



PLANNING

**GENERAL NOTES:**

Refer to structural engineer's details for all structural work and below ground drainage. Refer to M&E engineer's details for all services & above ground drainage.

All refurbishment flashings, soakers, dormers, ridges, valleys, etc are to be detailed in lead to the respective Lead Sheet Association details & codes.

**TARGET U-VALUES FOR REFURBISHMENT:**

External Walls: 0.28 W/m<sup>2</sup>K U-Value  
 Roofs: 0.16 W/m<sup>2</sup>K U-Value  
 Sloping Ceilings: 0.18 W/m<sup>2</sup>K U-Value  
 Ground Floors: 0.25 W/m<sup>2</sup>K U-Value  
 Windows: 1.6 W/m<sup>2</sup>K U-Value

**TIMBER TREATMENT:**

All buildings to be refurbished are to be surveyed for rot & infestation by an independent surveyor and to be treated as specified by the surveyor in a manner that ensures that the each building is covered by insurance backed guarantees & warranties for the whole building in regards to both rot & infestation to the satisfaction of Bicester Heritage's building insurers.

**DAMP PROOFING & TANKING:**

All refurbished buildings are to be surveyed for damp by an approved specialist surveyor and to be treated as specified by the surveyor using a Delta or RIW system for floors & walls in a manner that ensures that the buildings are covered by a full warranty in regards to damp penetration to the satisfaction of Bicester Heritage and in line with details as approved by the planning & conservation officers.

**BUILDING STANDARDS:**

All refurbished buildings are to be designed, detailed & constructed in accordance with current building regulations wherever possible, while conforming to conservation details agreed with the planning & conservation officers.

**PLANNING & LISTED BUILDING CONSENTS:**

Planning permission should be gained for all proposed works including listed building consent for those buildings effected by listing status.

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Client  
**Bicester Heritage**

Project  
**BICESTER HERITAGE PLANNING**

Title  
**TYPICAL DETAIL C**

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**GAUNT FRANCIS Architects**

# BICESTER CONSERVATION DETAILS