1.1. DORMER FRAME:
FIX DORMER FRAMES TO 203x133x30UB's. PARTITIONS BELOW UB's TO BE 100x50mm S.W. FRAME WITH 12.5mm KNAUF PLASTERBOARD & SKIM. UB's NOT TO BE SUPPORTED IN CHIMNEY. STRAP DORMER FRAME TO EXISTING WALL. ALL ELECTRICS TO AD(P).
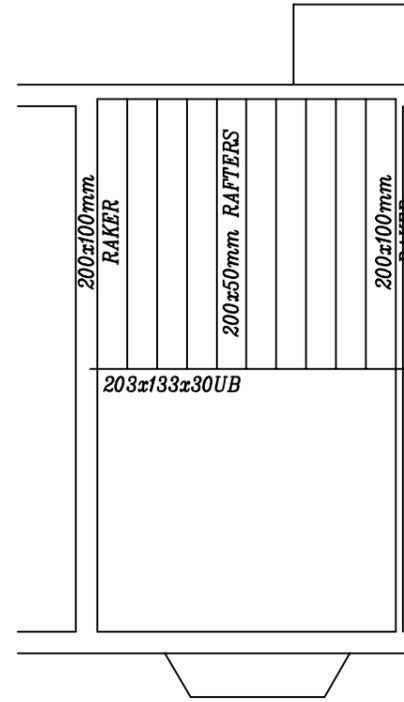
1.2. DORMER ROOF:
EPDM RUBBER ROOF MEMBRANE ON 18mm PLY DECK/ OSB3 BOARD. CROSS BATTENS WITH MIN 50mm AIR GAP ON 200x50mm JOISTS @400mm c/c. HEAD POST 250x100mm. CORNER POSTS 100x100mm. FASCIA BOARD 200x25mm. INSULATE WITH 100mm KINGSPAN KOOLTHERM K7 B/W JOISTS & 50mm KINGSPAN BELOW JOISTS. U-VALUE: 0.15W/m2K. SIDE FASCIA BOARDS TO BE PACKED OFF 12mm OR VENTILATED SOFTFIT STRIP. 100mm KINGSPAN KOOLTHERM K7 B/W RAFTERS & 50mm KINGSPAN BELOW RAFTERS WITH AIR GAP TO SLOPING CEILING. U-VALUE: 0.15W/m2K.

1.3. DORMER CHEEKS:
NATURAL SLATES ON 50x38mm TANALISED BATTENS ON SARKING FELT ON 10mm WBP PLYWOOD ON 100x50mm S.W. FRAME. 12.5mm KNAUF PLASTERBOARD & SKIM. INSULATE WITH 70mm KINGSPAN KOOLTHERM K12 BETWEEN TIMBER & 40mm KINGSPAN OVER TIMBERS. U-VALUE: 0.18W/m2K

1.4. DORMER VENTILATION:
WINDOW OPENING AREA FOR EACH DORMER NOT LESS THAN 1/20th FLOOR AREA OF ROOM WITH TRICKLE VENTS. U-VALUE: 1.4W/m2K. IF REQUIRED, EXTEND SVP TO TERMINATE MIN. 900mm ABOVE TOP OF WINDOW.

PROPOSED ROOF PLAN

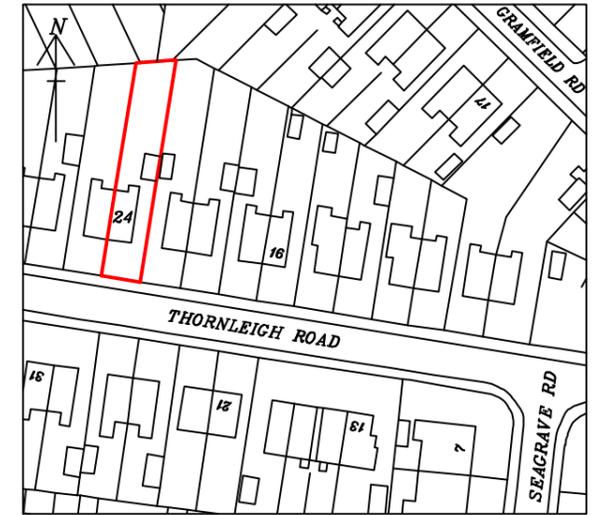(roof plan labels: 200x100mm RAKER, 200x50mm RAFTERS, 200x100mm RAKER, 203x133x30UB)

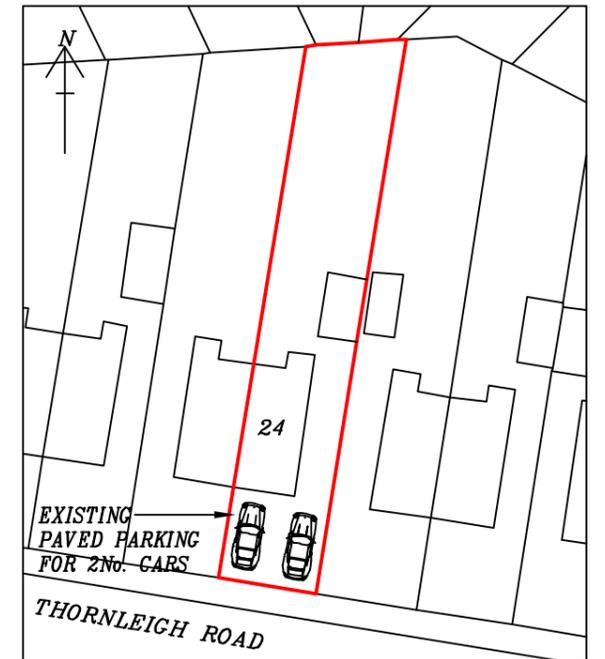RIDGE: 203x133x30UB

RAFTERS: 200x50mm

DORMER CHEEKS TO HAVE 30mins FIRE RESISTANCE TO BOTH SIDES OF WALL & HAVE CLASS 0 EXTERNAL WEATHER FINISH

ALL UB's SET ON CONCRETE PADSTONES WITH 30MINS FIRELINE 100x50mm TIMBER BOLTED TO UB's RAFTERS SPIKE TO TIMBER

NATURAL SLATES TO ROOF

LOCATION PLAN
SCALE: 1:1250

EXISTING PAVED PARKING FOR 2No. CARS

SITE PLAN
SCALE: 1:500

PROPOSED CHANGE OF USE FROM DWELLING(C3) TO CHILDREN'S CARE HOME(C2), HIP TO GABLE EXTENSION WITH REAR DORMER WINDOW AT 24 THORNLEIGH ROAD, HUDDERSFIELD, HD4 5PY FOR MR SALEEM & MR SHAFIQ	SCALE: 1:100(A3)	DATE: SEP 2025	DRAWN BY: ZESHAN KHAWAJA
	PLANNING/BUILD REGS		DRAWING NUMBER: 25/4089/SS4

Khawaja PLANNING SERVICES
TEL: 01274 618780   MOB: 07956 184960