

1.1. DORMER FRAME:

FIX DORMER FRAMES TO 300x100mm PURLINS.
PARTITIONS BELOW PURLINS TO BE 100x50mm S.W.
FRAME WITH 12.5mm KNAUF PLASTERBOARD & SKIM.
PURLINS NOT TO BE SUPPORTED IN CHIMNEY. PURLINS
SUPPORTED ON GALV. STEEL HANGERS. 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:

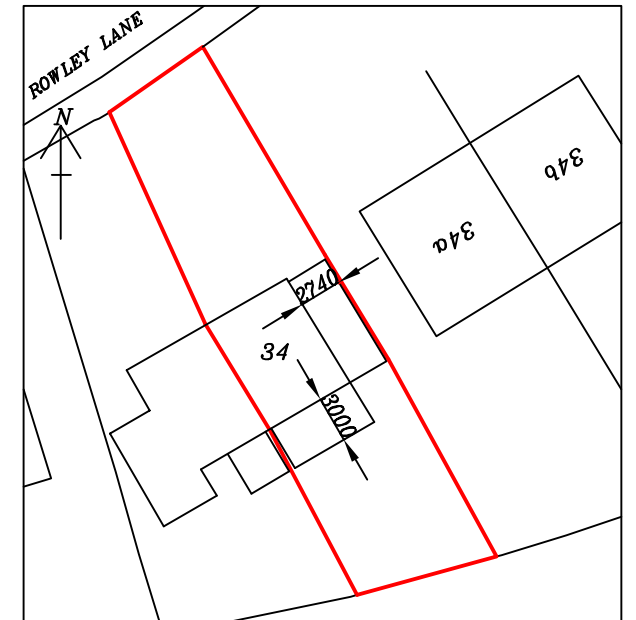
CONCRETE TILES ON 50x38mm TANALISED BATTENS ON
SARKING FELT ON 10mm WBP PLYWOOD ON 100x50mm
S.W. FRAME. 12.5mm KNAUF PLASTERBOARD & SKIM.
INSULATE WITH 70mm KINGSPAN KOOLTHERM K12
BETWEEN TIMBER & 40mm KINGSPAN OVER TIMBERS.
U-VALUE: 0.18W/m2K

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.



LOCATION PLAN
SCALE: 1:2500



SITE PLAN
SCALE: 1:500

PROPOSED 1-STOREY REAR
EXTENSION & 2-STOREY
SIDE EXTENSION WITH
FRONT & REAR DORMERS AT
34 ROWLEY LANE, LEPTON,
HUDDERSFIELD, HD8 0JD,
FOR MR LEWIS GRIFFIN

SCALE: 1:100(A3) DATE: MAR 2026 DRAWN BY: ZESHAN KHAWAJA

PLANNING/BUILD REGS DRAWING NUMBER: 26/4158/LG4

Khawaja
PLANNING SERVICES

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