13. GENERAL:

EXISTING FOUNDATIONS, LINTELS AND WALLS TO BE CHECKED ON SITE FOR ADDITIONAL LOADINGS.

ALL WORK TO BE IN STRICT ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS & TO COMPLY WITH ALL RELEVANT BRITISH STANDARDS & BUILDING CODES OF PRACTICE.

THIS IS NOT A WORKING DRAWING. ALL DIMENSIONS & LEVELS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE. USE WRITTEN DIMENSIONS ONLY.

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:

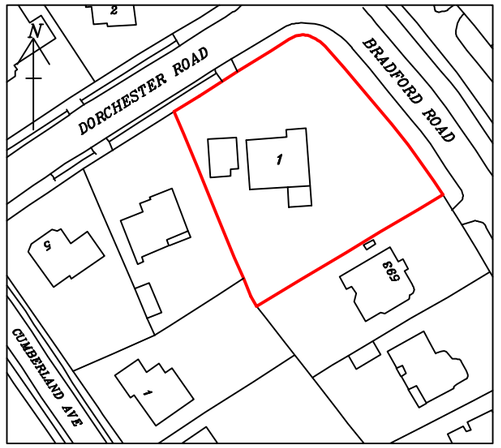
EPDM RUBBER ROOF MEMBRANE ON 18mm PLY DECK/ OSB3 BOARD. CROSS BATTENS WITH MIN 50mm AIR GAP ON 200x50mm JOISTS @400mm c/c. HEAD POST 250x100mm. CORNER POSTS 100x100mm. FASCIA BOARD 200x25mm. INSULATE WITH 100mm KINGSPAN KOOLTHERM K7 B/W JOISTS & 50mm KINGSPAN BELOW JOISTS. U-VALUE: 0.15W/m2K. SIDE FASCIA 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:

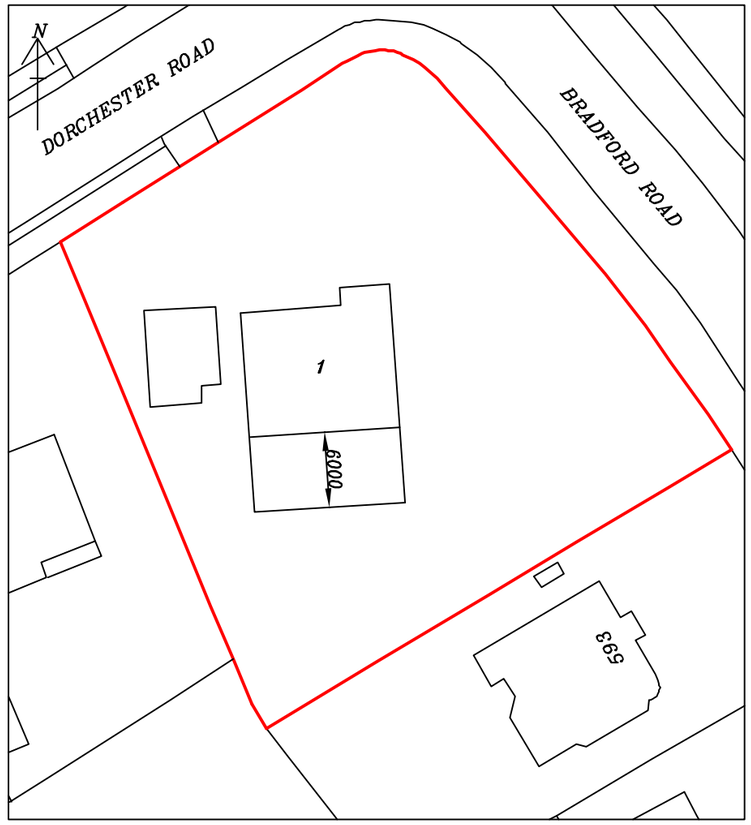
NATURAL SLATES ON 50x38mm TANALISED BATTENS ON SARKING FELT ON 10mm WBP PLYWOOD ON 100x50mm S.W. FRAME. 12.5mm KNAUF PLASTERBOARD & SKIM. INSULATE WITH 70mm KINGSPAN KOOLTHERM K12 BETWEEN TIMBER & 40mm KINGSPAN OVER TIMBERS. U-VALUE: 0.18W/m2K

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.



LOCATION PLAN
SCALE: 1:1250



SITE PLAN
SCALE: 1:500

PROPOSED 1-STOREY REAR EXTENSION, CONVERSION OF GARAGE TO LIVING SPACE, LOFT CONVERSION, & REAR DORMER WINDOW AT 1 DORCHESTER ROAD, HUDDERSFIELD, HD2 2JZ, FOR MRS MUNAZA MIR

SCALE: 1:100(A3)	DATE: JAN 2026	DRAWN BY: ZESHAN KHAWAJA
PLANNING/BUILD REGS		DRAWING NUMBER: 26/4124/MM5

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