

PROPOSED ROOF PLAN

DOUBLE UP RAFTERS EITHER SIDE OF PROPOSED FRONT DORMER

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

1.1. DORMER FRAME:

FIX DORMER FRAMES TO UB's. PARTITIONS BELOW UB's TO BE 100x50mm S.W. FRAME WITH 12.5mm KNAUF PLASTERBOARD & SKIM. STRAP DORMER FRAME TO EXISTING WALL. ALL ELECTRICS TO AD(P).

1.2. DORMER ROOF:

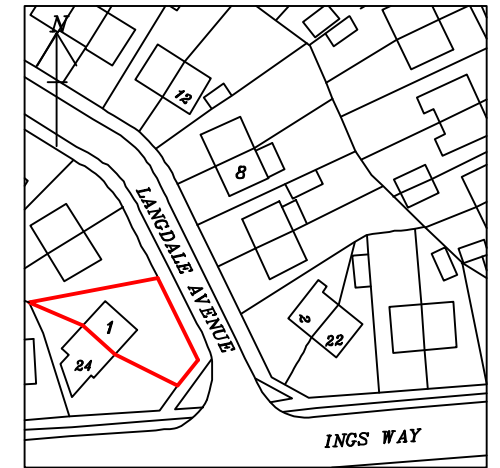
EPDM RUBBER ROOF MEMBRANE ON 18mm PLY DECK/ OSB3 BOARD. CROSS BATTENS WITH MIN 50mm AIR GAP ON 200x50mm JOISTS @400mm c/c. HEAD POST 250x100mm. CORNER POSTS 100x100mm. FASCIA BOARD 200x25mm. INSULATE WITH 100mm KINGSPAN KOOLTHERM K7 B/W JOISTS & 50mm KINGSPAN BELOW JOISTS. U-VALUE: 0.15W/m²K. SIDE FASCIA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

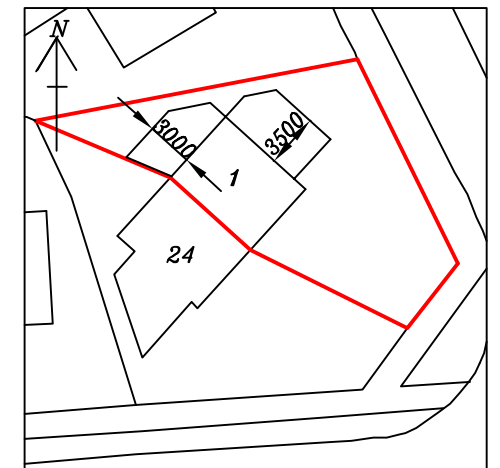
CONCRETE TILES ON 50x38mm TANALISED BATTENS ON SARKING FELT ON 10mm WBP PLYWOOD ON 100x50mm S.W. FRAME. 12.5mm KNAUF PLASTERBOARD & SKIM. INSULATE WITH 70mm KINGSPAN KOOLTHERM K12 BETWEEN TIMBER & 40mm KINGSPAN OVER TIMBERS. U-VALUE: 0.18W/m²K

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: 1:1250



SITE PLAN
SCALE: 1:500

PROPOSED 1-STOREY REAR EXTENSION, 2-STOREY SIDE EXTENSION & HIP TO GABLE EXTENSION WITH FRONT & REAR DORMER WINDOWS AT 1 LANGDALE AVENUE, BRADFORD, BD8 0LT, FOR MR ZAFEER MOHAMMAD

SCALE: 1:100(A3) | DATE: NOV 2023 | DRAWN BY: ZESHAN KHAWAJA

PLANNING/BUILD REGS | DRAWING NUMBER: 23/3023/ZM4

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