

Flat Roof Dormer  
Plan View

35 North Avenue  
Letchworth Garden City

1:20 Scale  
Updated 11.08.25

All measurements in cm



Flat Roof Dormer

External Dimensions  
212cm high x 165cm wide

Dormer Finish  
Face and cheeks to be clad in tile to match with existing roof tile.

Window  
120cm high x 100cm wide  
White Upvc with external Georgian bars to match the house. Equal sight lines.

Roof Light  
98cm high x 55cm wide  
Black surround finish

Rainwater Goods  
Black, round UPVC

Fascias  
Black painted wood to match with the house.



98

874

368

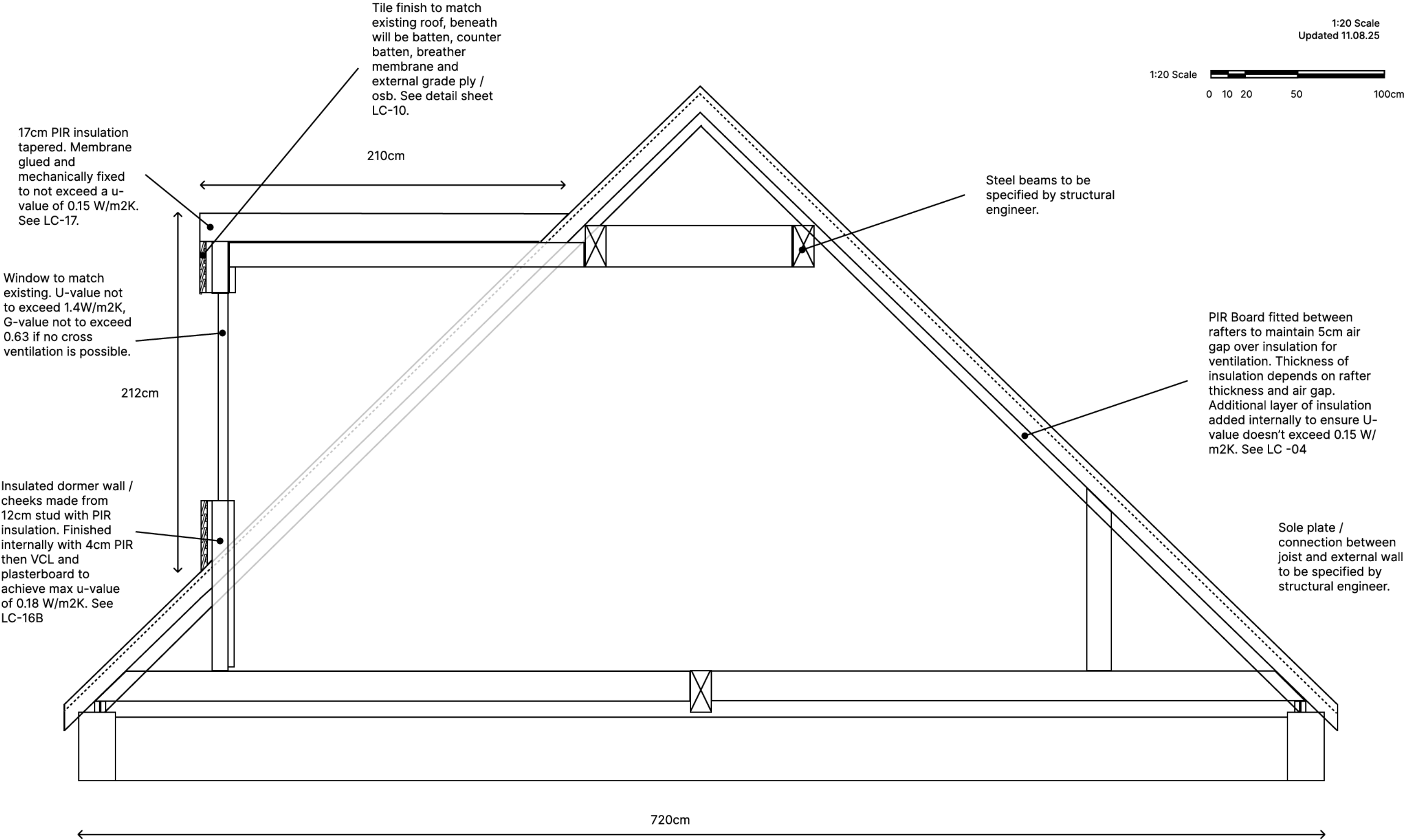
506

531

**Flat Roof Dormer  
Section View**

35 North Avenue  
Letchworth Garden City

1:20 Scale  
Updated 11.08.25

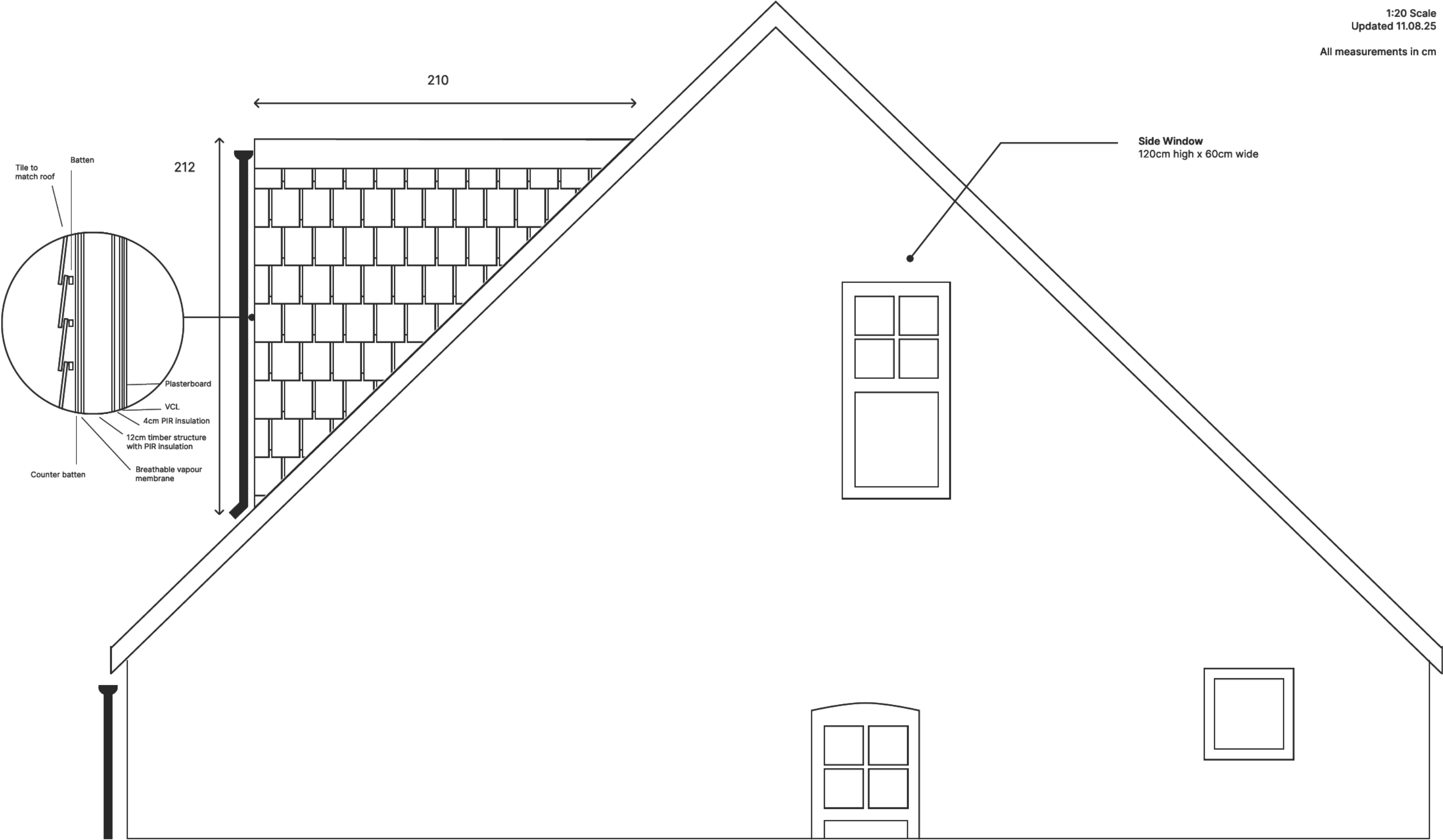


Flat Roof Dormer  
Side Elevation

35 North Avenue  
Letchworth Garden City

1:20 Scale  
Updated 11.08.25

All measurements in cm



Flat Roof Dormer  
Top Down Section View

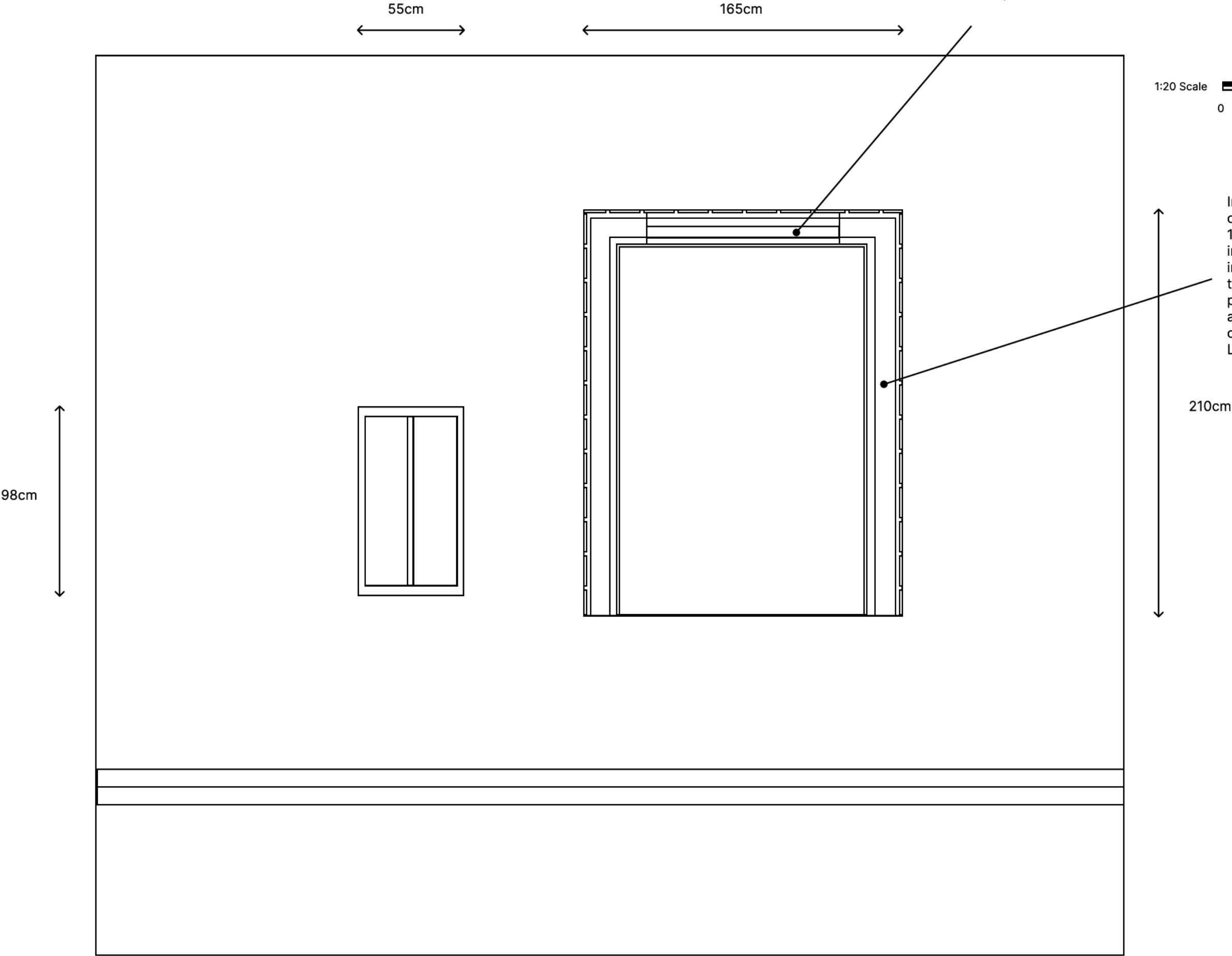
35 North Avenue  
Letchworth Garden City

1:20 Scale  
Updated 11.08.25



Window to match  
existing. U-value not  
to exceed 1.4W/m2K,  
G-value not to exceed  
0.63 if no cross  
ventilation is possible.

Insulated dormer wall /  
cheeks made from  
12cm stud with PIR  
insulation. Finished  
internally with 4cm PIR  
then VCL and  
plasterboard to  
achieve max u-value  
of 0.18 W/m2K. See  
LC-16B



Flat Roof Dormer  
Proposed Floorplan

35 North Avenue  
Letchworth Garden City

165cm Wide Dormer

1:50 Scale  
Updated 11.08.25

All measurements in cm

