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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

Flat roof to be constructed in single layer ply membrane on 150mm 'Recticel Powerdeck F' insulation, on vapour control layer, on 18mm plywood deck on 170x50mm C24 flat roof joists. Underdraw joists with 12.5mm plasterboard and skim.
U value = 0.15W/m²K.
Roof structure to be designed by Structural Engineer.

Add timber battens to run with underside of existing rafters, to increase depth of existing rafters, to allow for required amount of insulation between rafters. Insulation to existing and new pitched roof to allow for minimum 50mm air gap above 120mm Celotex XR4000 between rafters. Underdraw rafters with 60mm Celotex GA4000 insulation then 12.5mm plasterboard, with 3mm skim coat plaster, with 3mm skim coat plaster, **U value of roof = 0.15W/m2K.**

New Velux roof windows to be fitted to manufacturers instructions. Trim around opening with doubled up timber rafters, Velux to sit proud of roof line by no more than 150mm to be permitted development

