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All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place.
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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

If the neighbouring boiler flue or soil pipe, requires raising or moving due to the proximity of the new dormer, then the cost of this is to be covered by the client at 11 Rhos Avenue.

Polyroof GRP roof finish, on 150mm Mannok Therm Roof MFR FFR insulation, on Vapour Control Layer, on 18mm ply deck, on C24 timber flat roof joists(designed by structural engineer) and 400mm centres, underdrawn with 12.5mm plasaterboard and skim.
U value of roof = 0.15W/m2K.

New velux roof windows to be fitted to manufacturers instructions and rafters to be trimmed using doubled up timbers, to structural engineers detail.

Add timber battens to run with underside of existing rafters, to increase depth of existing rafters, to allow for substantial thickness of insulation between rafters. Insulation to existing and new pitched roof to allow for minimum 50mm air gap above 100mm 100mm Mannok Therm Roof MR insulation between rafters. Underdraw rafters with 60mm Mannok Therm Roof MR insulation between timber battens, then 12.5mm plasterboard, with 3mm skim coat plaster.
U value of roof = 0.15W/m2K

