

MCG2465

FLAT 1, 16 LYNDHURST GARDENS NW3 5NR

The logo for Vale Garden Houses is located in the top right corner. It consists of the words "VALE", "GARDEN", and "HOUSES" stacked vertically in a white, serif font against a dark blue rectangular background.

## **DETAILS OF EXTERNAL MATERIALS**

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### ROOF STRUCTURE

Our roof system incorporates a high performance, double glazed system supported by very fine glazing rafters. The glass rests on structural aluminium glazing rafters and immensely strong integral frame produced in our welding department.

Externally an aluminium glaze bar cap with attractive mouldings, secures the glass in position. This cap is powdercoated ensuring the longevity and low maintenance of the roof.

The roof glass is 6mm float, 16mm Argon filled cavity and a 6.4mm laminate, with a soft coat Low E glass internal coating. It offers superb thermal efficiency and will remain intact in the unlikely event of damage from falling tiles etc. The laminate layer also provides a high UV protection.

The garden room is designed to incorporate a traditional classical eaves detail with a secret gutter positioned behind. The insulated secret gutter has been designed as an integral part of the roof structure. It is fabricated from aluminium and forms a continuous gutter, supported by a structural aluminium chassis. Rainwater will dispense into decorative cast aluminium hoppers, which allows water to expel into aluminium downpipes.

Two traditional roof vents will be incorporated; these have a fixed opening position of 300mm for security.

### SIDE STRUCTURE

Structure is to sit on masonry low walls to match the existing building.

Main frames, doors and windows are manufactured in a combination of painted Grade 1 Douglas Fir, Sapele and other timbers where appropriate all on hardwood cills. Side frames, doors and panels receive Protim pressure treatment, where appropriate, for long life and protection against rot and fungal attack. All timberwork is traditional mortice and tenon jointed and enhanced with decorative moulded edges and profiles.

The garden room incorporates one set of double doors. All door thresholds are fitted with a unique Architectural Bronze water-bar sitting on a large hardwood sill, stained in Walnut. Doors and windows are fitted with storm proof seals. Six top hung opening windows have also been incorporated within the design.

Side units are double glazed with an inner leaf of 4mm soft coat Low E glass, with an Argon filled cavity of 12mm, and an outer leaf of 4mm. All side glazing is a combination of standard float, with toughened units where required by Building Regulations. Glazing spacer bars will be finished in black.