

Roof Structure

Extruded aluminium patent glaze bars support the roof glass above neoprene seals. External moulded caps are powdercoated in a complementary colour and incorporate concealed fixings and seals. Moulded timber trims are applied to the internal underside of the structural glazebar in proportion to surrounding hip and ridgebeams.

Where required tie bars / crank beams / support castings or internal columns may need to be incorporated.

Treated softwood rafters support 18mm plywood decking and insulation board which is then covered with a waterproof single ply membrane to form an insulated 'warm roof' construction. The underside will be plasterboarded.

Roof Glass

Roof glass is double glazed sealed safety units comprising 6mm float, 16mm argon-filled cavity and 6.4mm laminated glass. Softcoat low emissivity glass throughout.

Side Structure

Structure is to sit on a cavity wall prepared in materials to match the existing as closely as possible. Main frames, doors and windows are manufactured in a combination of Grade 1 Douglas Fir and Sapele Mahogany, 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.

Side Glass

Side units are double glazed of 4mm/12mm argon-filled cavity/4 mm. A combination of standard and toughened units are used. Softcoat low emissivity glass throughout.

Rainwater Goods

Heavy duty aluminium gutters to our own patterns in the traditional Ogee shape, with stop ends, hoppers and outlets to suit requirements. Guttering sits into recess of framework with no visible brackets and clips. Round section downpipes with brackets, clips and shoe outlets to ground floor level.

Ventilation

One set of four-leaf folding doors.

One set of double doors and one single door opening outwards.

Two top hung opening windows.

Two electrically and thermostatically opening ridge ventilators.

Erection and Leadwork

Fixing of framework to low walls and house walls.

Fitting of fixed panels and hanging of windows and doors.

Glazing of roof and sides - sealing watertight.

Code 4 lead flashing to all ridge, valley and hips.

Step flashings are fitted on the joint of the garden room to the house side.