

550x1180 velux roof window and flashings installed to manufacturers details, with 25+12.5mm thermal laminate to reveals. Double rafter trimming to specialist truss manufacturer details.

extract to discharge to inline tile vent.

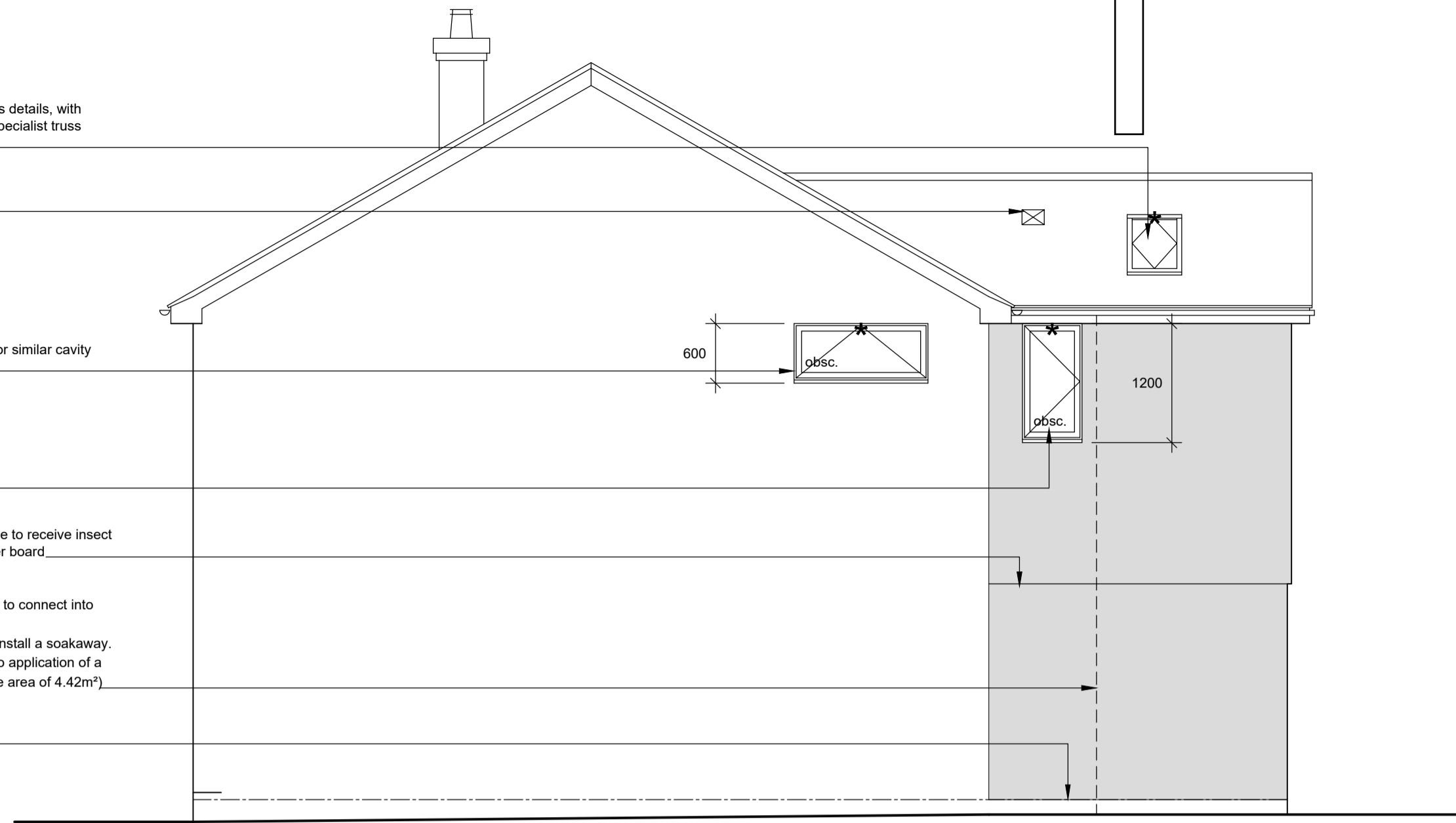
form new opening with lintel over to SE details, include thermabate or similar cavity closers to cills and jambs.

head and cill level of new window to line with front gable window.

line of underside of upper cladding (refer to section) with bottom edge to receive insect mesh, and provide permanent ventilation to rear of render and carrier board.

new rwp to discharge over new roddable trapped access gully, and to connect into existing combined system
NOTE: sufficient space to the front of the property does not exist to install a soakaway. The change in levels to the rear of the property does not lend itself to application of a soakaway, and the additional roof drainage area is minimal (effective area of 4.42m²).

underside of render to blockwork lines with dpc.



side elevation (south)

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ventilated ridge to give 5,000mm²/m.

eaves detail, line and level to match existing.

rwp to discharge onto lower roof via shoe.

continual ventilation void to rear of render at upper level, with insect mesh to base.

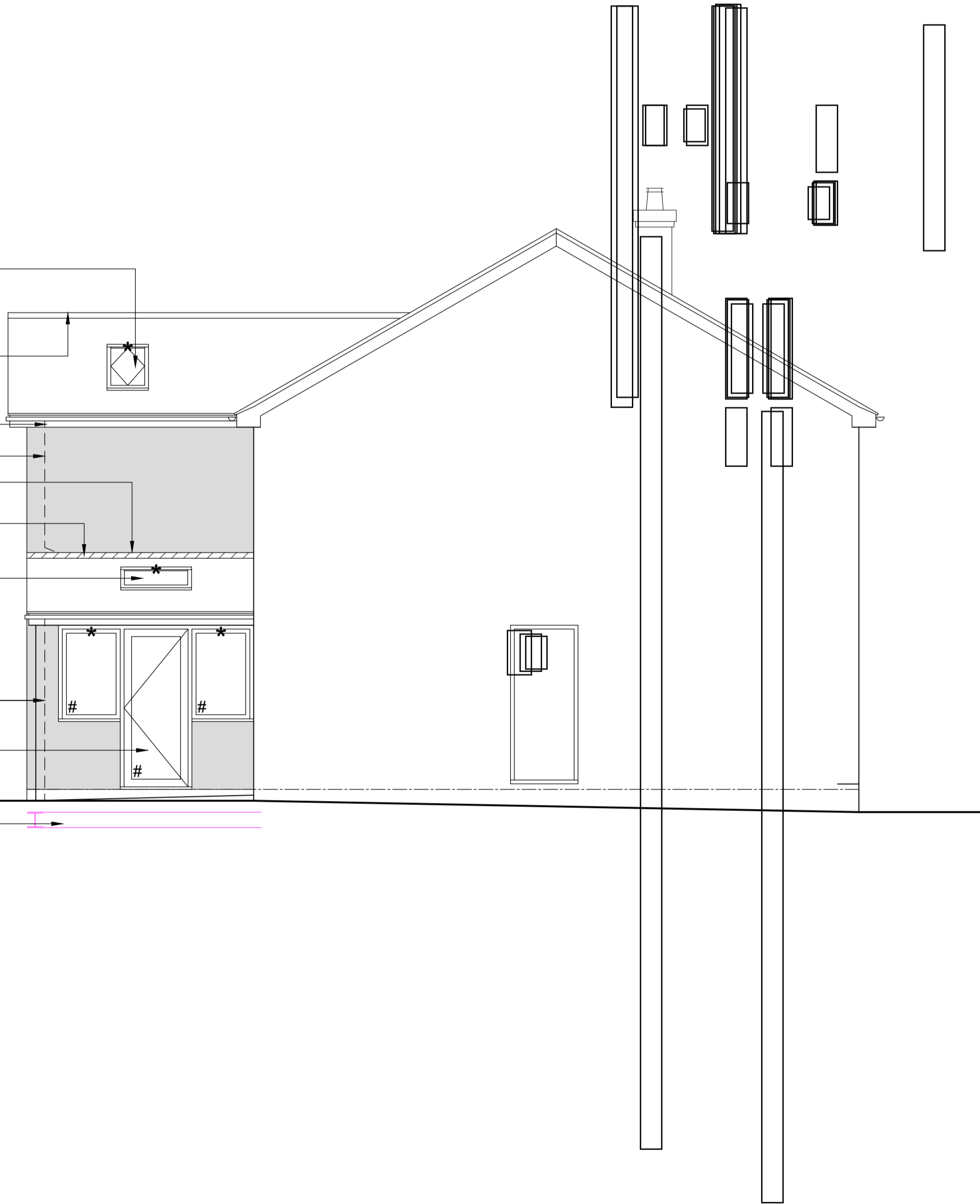
code 4 lead flashing at abutment, dressed up sheathing min 150mm and secured with breather membrane dressed over.

940x550 velux roof window and flashings installed to manufacturers details, with 25+12.5mm thermal laminate to reveals. Double rafter trimming to SE details.

adjust position of existing garage rwp, and adapt existing below ground drainage to suit.

min clear opening with 800mm.

pink lines denote new substructure steelwork to SE details, with top of steelwork set to underside of precast floor beams.



side elevation (north)

denotes safety glazing to BS6206

* denotes location of Trimvent Select Xtra R16 (or equal) trickle vent to give 4,600mm²

esc. denotes escape window: clear opening min 0.33m², with min width / height of 450x750mm, and cill at max 1100mm af.

obsc. denotes obscure glazing

svp to discharge to inline tile vent, 900mm above window heads within 3m.

valley lines, formed with proprietary grp valley troughs, installed to manufacturers details.

eaves detail, line and level to match existing.

head and cill level of new window to line with existing bedroom window adjacent.

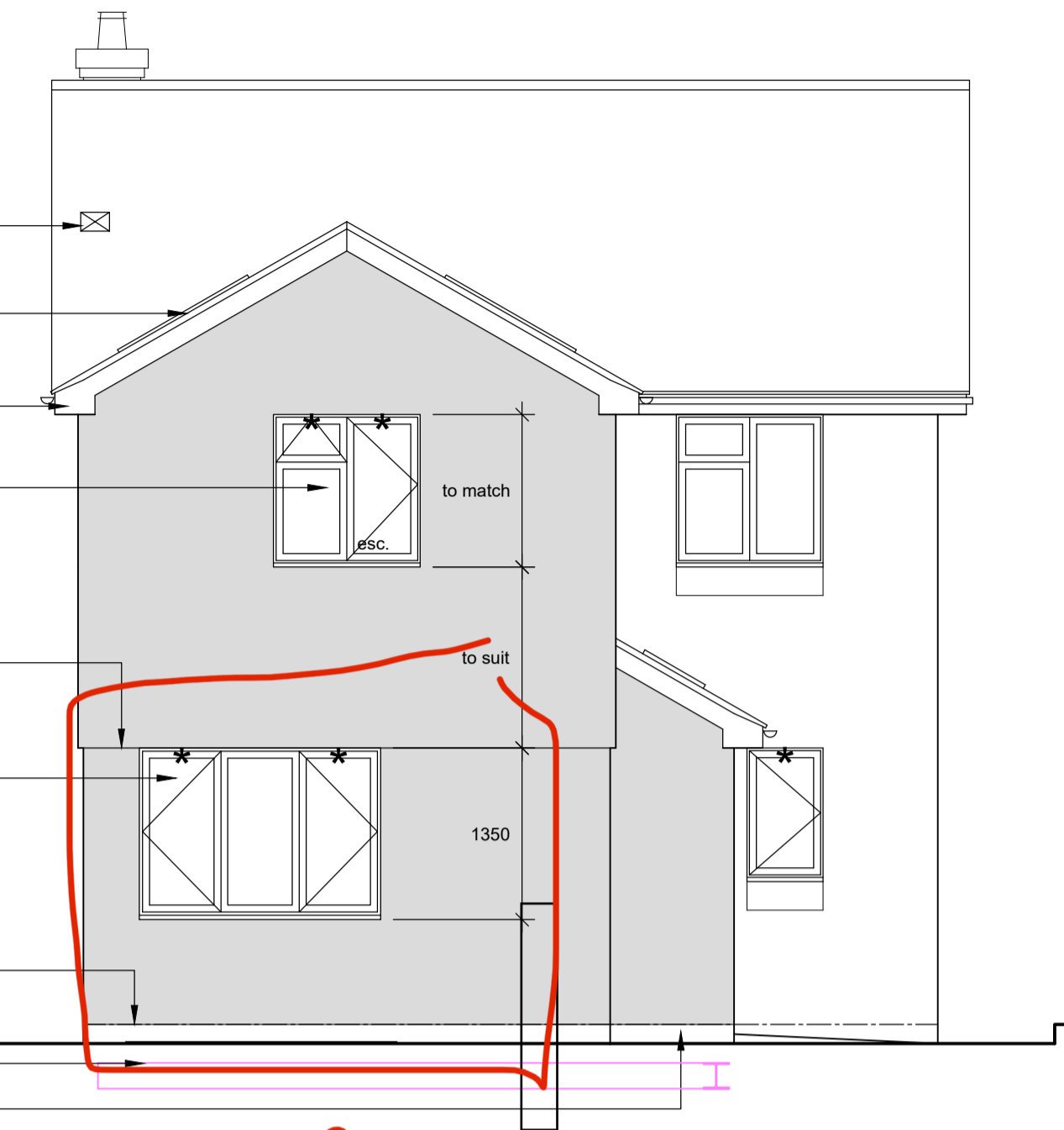
line of underside of upper cladding (refer to section) with bottom edge to receive insect mesh, and provide permanent ventilation to rear of render and carrier board.

head level of new window to line with existing kitchen window adjacent.

underside of render to blockwork lines with dpc.

pink lines denote new substructure steelwork to SE details, with top of steelwork set to underside of precast floor beams.

blockwork plinth at low level.



front elevation (east)

From 1900cm to 2100cm

Rev. Date Details Drawn Checked

Issued for:

BUILDING CONTROL

Project/Client: 31 Newell Rise Claydon for Mr & Mrs Russell

Project No: 1748

Draw No: 110

Scale: 1:50

North: @ A1

Drawn By: nb

Date: 05.09.22

Checked By: nb

Date: 05.09.22

ga elevations

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Contractors must work only to figured dimensions which are to be checked on site
This line measures 90mm at stated sheet size