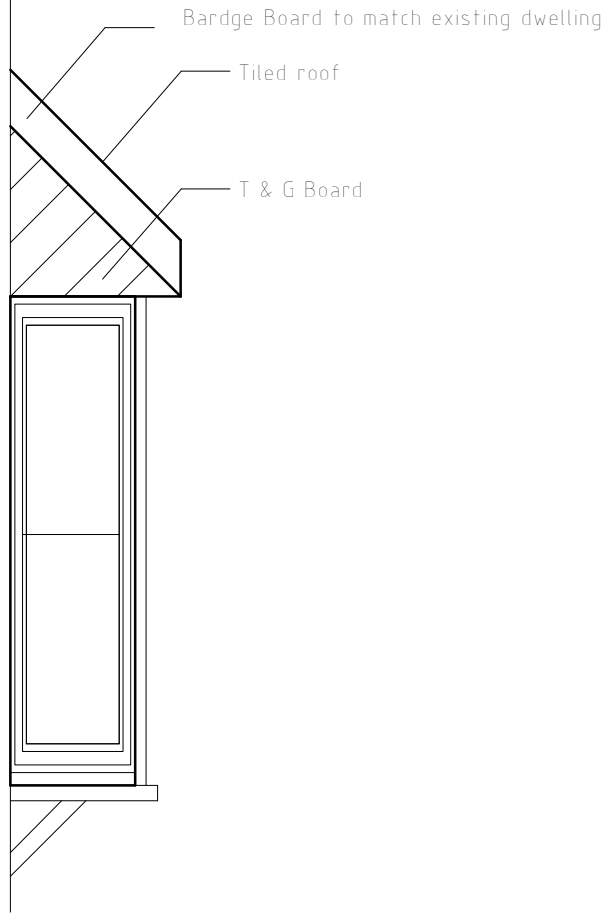
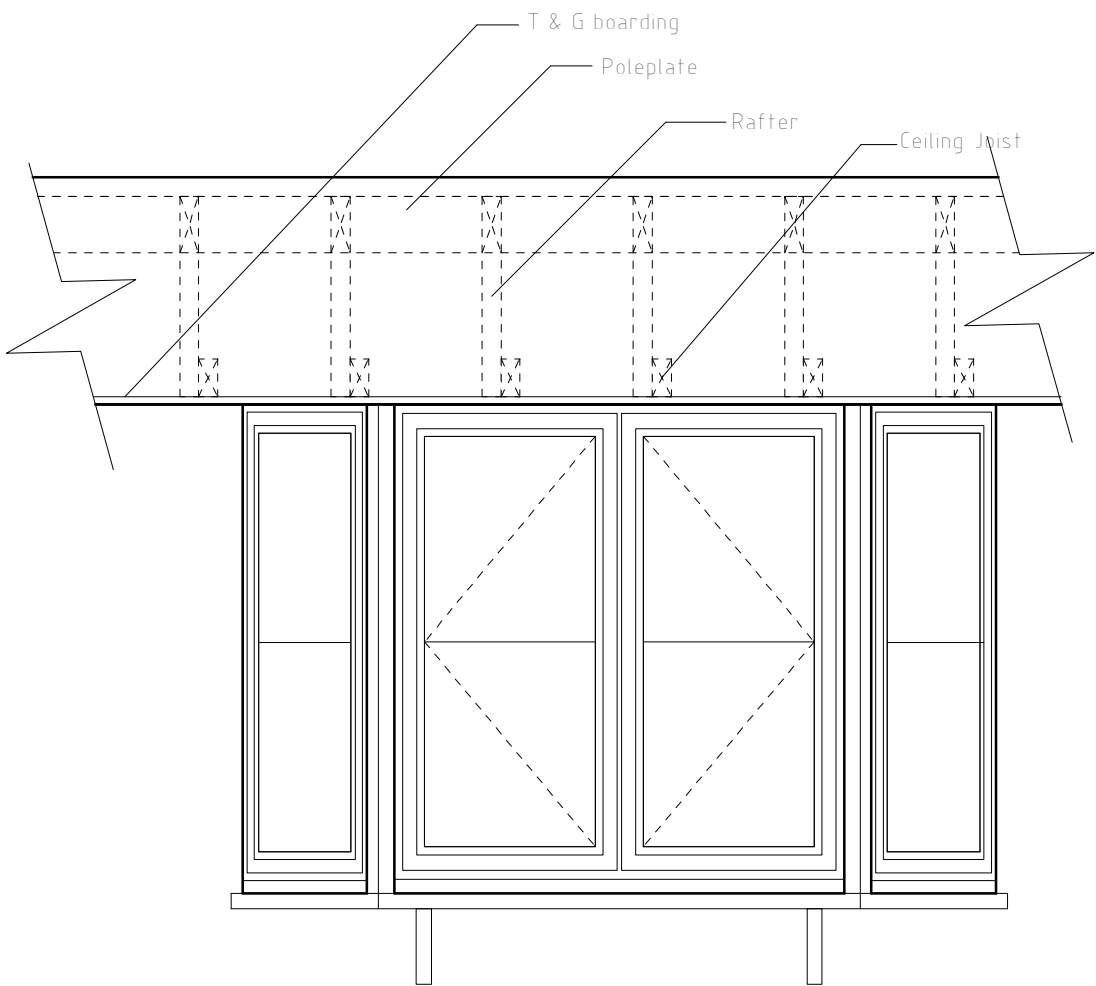
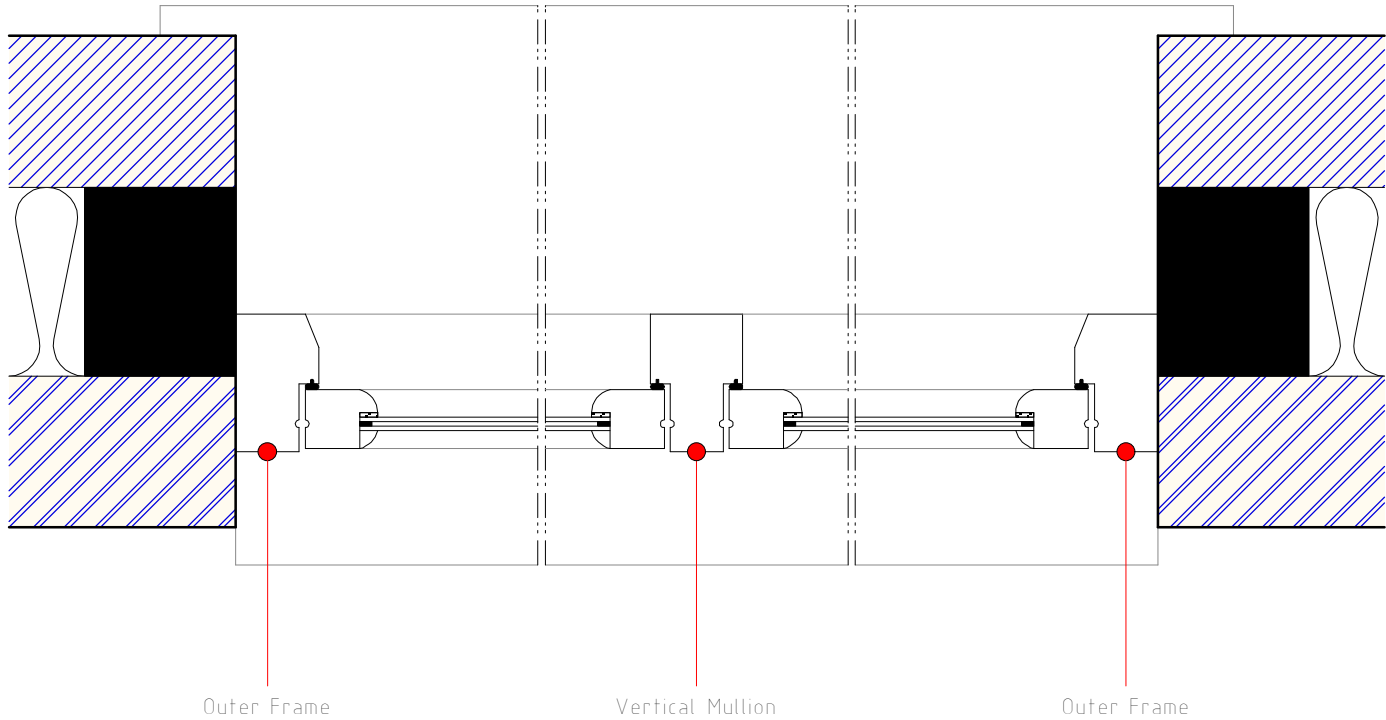




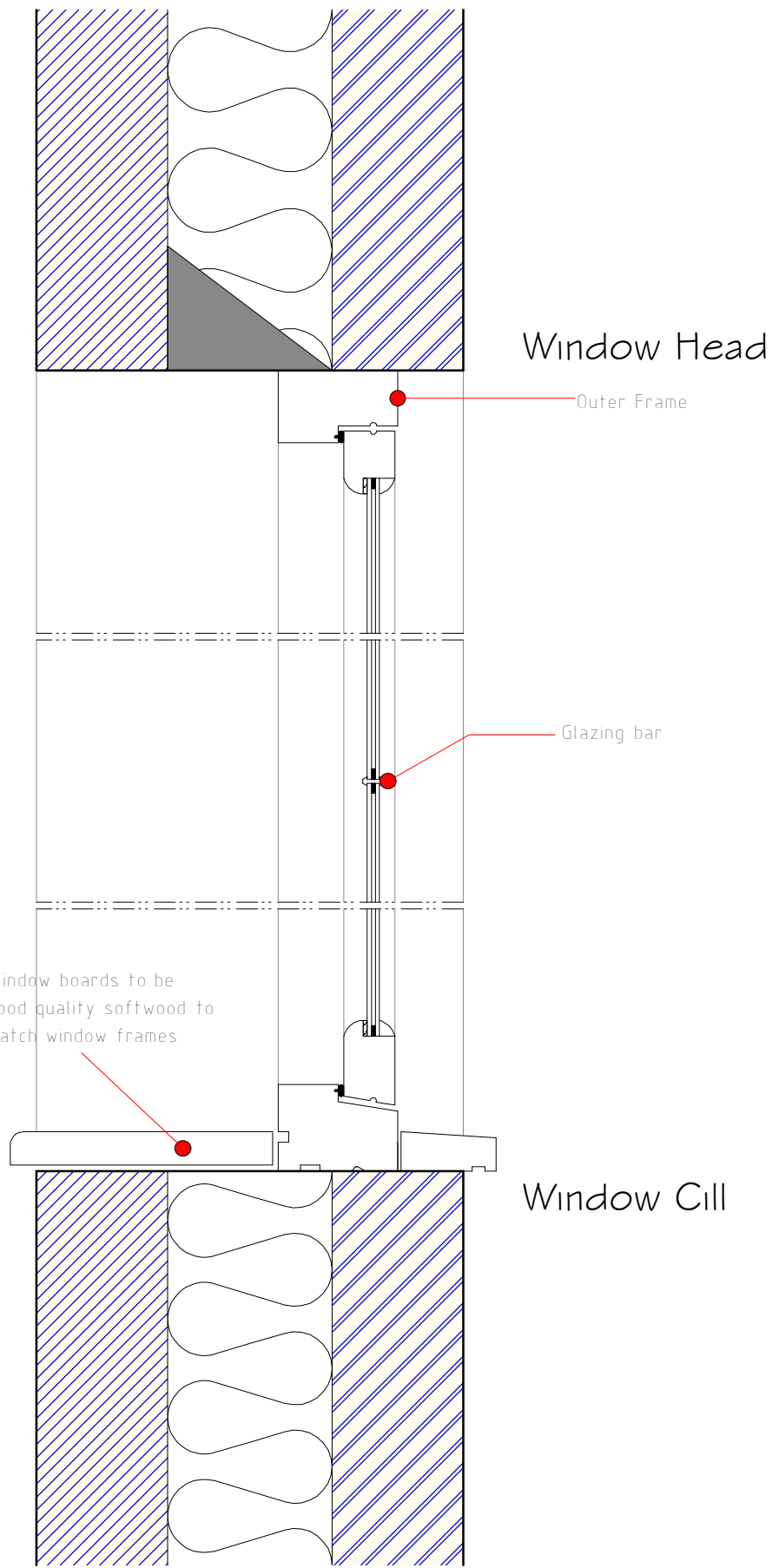
GABLE ABOVE BAY WINDOW
Oak timber imitation truss applied to gable above bay window. Face of wall to have K-rendered finished applied to expanded metal over 19mm thick external quality ply. Allow for 500G visqueen vapour barrier fixed to stud frame. Contractor to install code 4 lead flashing at all roof/wall abutments with cavity tray above.

Bay Window Detail 1:20

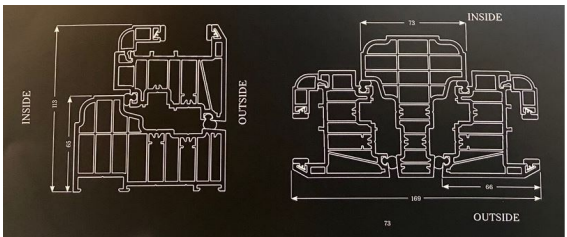
WINDOWS / DOORS / GLAZING
All windows are to comprise sealed double glazed units set within good quality softwood frames painted off white to front elevation with Heritage 9 uPVC frames to side and rear elevations. Sealed double glazed units are to achieve a minimum U-value of 1.4 W/m²K. Doors to achieve a U value of 1.4W/m²K. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms with locking mechanism that provides minimum 8000mm² background ventilation. Windows to habitable rooms to have opening lights of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide. The bottom of the openable area within the window should be no more than 1100mm above first floor level. Window Cills positioned within 800mm of First Floor level to have removable guarding fitted. Glazing in critical locations such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors is to consist of laminated toughened safety glass in accordance with BS 6202 and permanently marked.



Window Plan Timber (Casement) 1:5



Window Section Timber (Casement) 1:5



Window Section & Plan (Heritage 9)

Rev	Date	Detail	Initial
B	08/23	Amended details	D.J.E.
A	07/23	Amended and additional details	D.J.E.

Project: Proposed Alterations to, Ty Newydd, School Lane Overton, Wrexham	
Title: Window Details	Scale: (A2) 1:5 & 1:20

Drawn By: D.J.Edwards	Date: Feb 2023
Drawing No: W175/007	Sheet: 1 of 1



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