



## Extension Price List 2018/2019

Example pricing to act as a guide, nearly all our builds are bespoke.

All builds must include a Planning and building control fee of £3,000

Sizes in metres	2m	2.5m	3m	3.5m	4m	4.5m	5m	5.5m	6m	6.5m	7m
3m	£15,000	£15,000	£17,994	£20,493	£22,992	£25,491	£27,990	£30,489	£32,988	£35,487	£37,986
3.5m	£15,000	£17,493	£20,125	£23,408	£26,324	£29,239	£32,155	£35,070	£37,986	£40,901	£43,817
4m	£16,328	£19,660	£22,992	£26,324	£29,656	£32,988	£36,320	£39,652	£42,984	£46,316	£49,648
4.5m	£17,994	£21,742	£25,491	£29,239	£32,988	£36,736	£40,485	£44,233	£47,982	£51,730	£55,479
5m	£19,660	£23,825	£27,990	£32,155	£36,320	£40,485	£44,650	£48,815	£52,980	£57,145	£61,310
5.5m	£25,907	£25,907	£30,489	£35,070	£39,652	£44,233	£48,815	£53,396	£57,978	£62,559	£67,141
6m	£27,990	£27,990	£32,988	£37,986	£42,984	£47,982	£52,980	£57,978	£62,976	£67,974	£72,972
6.5m	£30,072	£30,072	£35,487	£40,901	£46,316	£51,730	£57,145	£62,559	£67,974	£73,388	£78,803

Sizes in feet	6'6"	8'2"	9'10"	11'5"	13'1"	14'9"	16'5"	18'1"	19'8"	21'4"	22'12"
9'10"	£15,000	£15,000	£17,994	£20,493	£22,992	£25,491	£27,990	£30,489	£32,988	£35,487	£37,986
11'5"	£15,000	£17,493	£20,125	£23,408	£26,324	£29,239	£32,155	£35,070	£37,986	£40,901	£43,817
13'1"	£16,328	£19,660	£22,992	£26,324	£29,656	£32,988	£36,320	£39,652	£42,984	£46,316	£49,648
14'9"	£17,994	£21,742	£25,491	£29,239	£32,988	£36,736	£40,485	£44,233	£47,982	£51,730	£55,479
16'5"	£19,660	£23,825	£27,990	£32,155	£36,320	£40,485	£44,650	£48,815	£52,980	£57,145	£61,310
18'1"	£25,907	£25,907	£30,489	£35,070	£39,652	£44,233	£48,815	£53,396	£57,978	£62,559	£67,141
19'8"	£27,990	£27,990	£32,988	£37,986	£42,984	£47,982	£52,980	£57,978	£62,976	£67,974	£72,972
21'4"	£30,072	£30,072	£35,487	£40,901	£46,316	£51,730	£57,145	£62,559	£67,974	£73,388	£78,803

## Full standard specification includes:

### Foundations/Floor

Galvanized steel pile foundation 865, 1000 or 1200mm depth depending on ground conditions. Insulated between with highly thermal efficient 100mm of celotex between the timbers

### Main Structure

Wall, internal walls and ceiling panels, are made from c24 structural timber, insulated between with highly thermal efficient 120mm of celotex between the timbers

### Roof Construction

Insulated between with highly thermal efficient 120mm of celotex between the timbers with a 50mm overboard  
Single osb Firestone rubber (EPDM) roofing system (20 years guarantee, 50 year expected lift) finished with aluminum trim and black plastic rainwater guttering

### Doors, windows and screens

1 off – 2.2m wide x 2.05m high French doors, 2 off – 0.6m wide x 2.05m high top hung opening windows; uPVC double glazing (smooth grey) with high security 5-point locking

### External cladding

Western Red cedar (kiln dried, zero maintenance) external cladding to the front and seen sides of the building. Thermowood (kiln dried, zero maintenance) external timber cladding to the back and unseen sides. Or K-Render

### Internal finish

Walls: fully plaster boarded with a tap and jointed finish and decorated interior with 4" painted skirting boards.  
Floor: A good choice of quality 8-10mm wood effect laminates (25 years residential warranty)

### Heating

ProWarm™ Electric Underwood Heating Mats provide a reliable and effective underfloor heating system that works with laminate floors, engineered wood floors and solid wood floors. Each ProWarm™ underfloor heating system and thermostat comes lifetime guarantee.

### Fixtures and Fittings

1 x light switch, 4-8 double sockets from 4-16 downlights, outdoor LED downlights to the overhang. Full electrical connection to existing house within 15metres.