



ROOM EXTENSIONS

Add Value & Space to your Property

Conservatories

Orangeries

Lightweight Roofs

Single Storey Extensions



Lee Kelly
UPVC

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Energy Window	
	A
(Energy Index (kWh/m ² /year) <small>Energy Index calculated by BRAC and based on UK standard window. The actual energy consumption for a specific application will depend on the building, the local climate and the colour temperature.</small>	1
The climate zone is:	UK
Thermal Transmittance (U _{frame}) Solar Factor (g _{frame}) Effective Air Leakage (L _{frame})	1.4 W/m ² /K 0.45 0.00 W/m ³ /K



Security
 Awarded the Police 'Secured by Design' accreditation, Lockmaster has been rigorously tested to the very highest security standards, ensuring home owners the very best protection against unauthorised and forced entry

Lee Kelly UPVC have been providing Preston and the surrounding areas with high quality home improvement products for many years now. We offer only the latest in High Security, Energy Efficient, First Class products.

Take a journey into our conservatory, orangery and extension brochure and we can help make your dream living space become a reality.

Our **standard** building procedure that conforms to local building regulations.



- Excavate 750mm deep x 600mm wide
- Pour concrete footings at 600mm x 200mm deep
- Form fully insulated concrete slab 450mm deep total
- Construct double skin insulated cavity wall to agreed height
- Install lintels/steel work where required
- Man hole or drainage alteration where required

Note: On the rare occasion where the ground is not suitable for the above construction, we would check the options available and quote accordingly for the works to be carried out.

How far can you extend without planning permission?

In the case of single storey extensions, it must not extend beyond the rear wall of the original house by more than three metres if an attached house or by four metres if a detached house. The maximum height of your single-storey rear extension is not higher than four metres. For larger extensions, planning permission may vary.

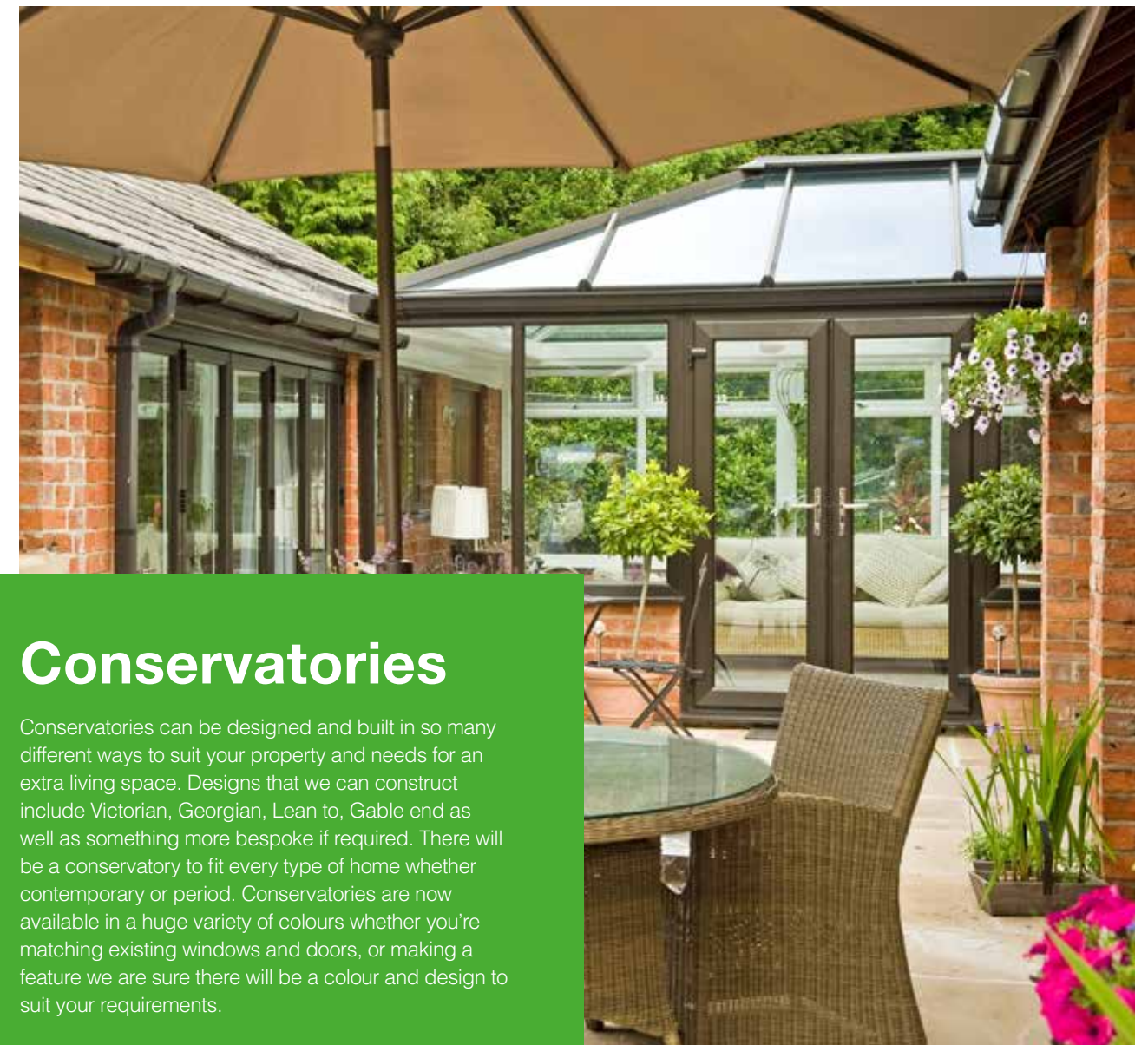
When building regulations are needed.

The Building Regulations require that certain work is approved by a building control body who will ensure that the project meets the requirements of the regulations.

Please read our attached leaflet for further information on planning permission and building regulations.

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Conservatories

Conservatories can be designed and built in so many different ways to suit your property and needs for an extra living space. Designs that we can construct include Victorian, Georgian, Lean to, Gable end as well as something more bespoke if required. There will be a conservatory to fit every type of home whether contemporary or period. Conservatories are now available in a huge variety of colours whether you're matching existing windows and doors, or making a feature we are sure there will be a colour and design to suit your requirements.



Specialised roof glazing

The ultimate in performance glass

At **Lee Kelly** we can offer you the very best in performance glazing for your conservatory roof. Visually it has a strong blue tint which serves to enhance colour viewing from the inside without darkening the room. Elite glazing is the best option for conservatories that are south facing and in exposed locations, this will ensure you can use the room in increased comfort. With heat reflection up to 78%, u-value of 0.9, uv protection up to 94% and a self cleaning coating it excels in performance. A glass roof conservatory will maximise the amount of light that enters the room.



Orangeries



Orangeries can be a more extravagant extension to your home. They date back to the 18th century where they were looked upon as symbols of prestige and wealth. They stood in the grounds of the most fashionable residences, creating a warm oasis where homeowners could relax and propagate their expensive and fashionable citrus fruits. The orangeries of today look very similar and consist of more brickwork and less glass compared to a conservatory. They have a lantern roof and a concealed gutter creating a pelmet inside the room.



Orangeries are designed to let light flood into your home but with the added insulation they will keep you warmer in the cold winter months which in turn will help to reduce energy bills. An orangerie can add a great deal of value to your home and can be designed and built to blend in to the existing property as shown in the images.

At **Lee Kelly** we understand that not everyone can afford to invest in a more extravagant orangerie. As shown below we can offer a more affordable Hybrid orangerie which can be designed to suit most budgets. We have two options in this category.

Internal Light Housing



The PVC option

The most cost effective solution uses a PVC shelf system which will allow for down lighters to be fitted within the internal pelmet.



The plastered option

Will give you the look and feel of an orangerie from the inside. Using a traditional style conservatory roof with an internal plastered pelmet system. The most popular option on our range. Both of these options will give that perfect, ambient lighting to your orangerie.



Lightweight Solid Roof

Warm roofs for new and existing conservatories

A solid roof means a warm roof offering you a highly functional, flexible and luxurious new living space for both new installations and conservatory replacement projects. Our warm roofs are engineered for every day living all year round.

- Available in all shapes and sizes
- Lightweight tile or slate option
- Warmer in winter / cooler in summer
- Reduced energy bills
- Less sun glare and furniture fade
- Less rain noise and 100% weathertight
- Ventilated roof eliminates condensation and mould growth
- Sky light options available
- Conservatory upgrades normally 2 to 3 days installation time



Rapid Installation



Energy Efficient



Temperature Control



Engineered for Quality



Reduces Noise & Sun Glare



Complete Peace of Mind

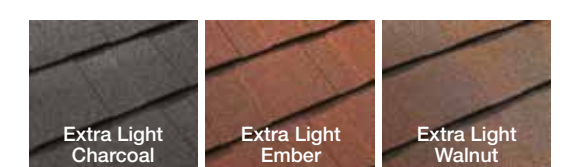


Roof finishes

Slate – Our lightweight natural slate alternative has no risk of cracking or breaking. It has been engineered using the most advanced technology in material development and is manufactured using resin bonded crushed limestone. It is extremely durable, impact and heat resistant and offers the highest level of uv protection. Our lightweight slate is available in 4 different colours.



Tiles – Our lightweight tiles are made from high grade steel with an aluzinc coating for incredible strength and features a unique hidden fix feature that leaves no nails exposed to corrosion. The choice of colours means that the tiles can match or complement virtually any home. Our lightweight tile comes with a 40 year warranty and is the most cost effective solution. Our lightweight tile is available in 3 different colours.



Replacement Roofs

Over the last few years **Lee Kelly** has replaced a large number of conservatory roofs. Unfortunately some of the early versions of conservatories have been of a very poor standard and specification and this has been down to the roof glass/polycarbonate having very little UV protection and no thermal efficiency.

There are now quite a few options available to upgrade your conservatory, you can either upgrade the roof only or for better thermal efficiency you can also upgrade the glass in the windows and doors. (On some occasions it may just only be the roof that requires replacing).

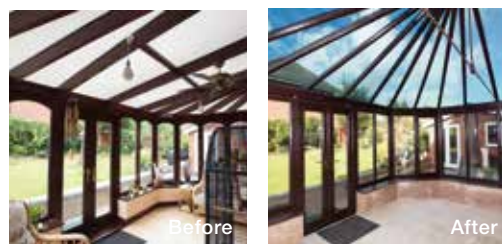
To get the best upgrade possible our three most popular roof options are:



1 Heatguard Polycarbonate

Heatguard Polycarbonate is a higher specification than standard polycarbonate.

- 10 year warranty
- Superb thermal insulation
- Excellent fire performance
- Soft diffused lighting effect
- Damage and impact resistance
- Reduced heat gain by up to 50%
- Bring in high levels of natural light
- Weatherable long life UV protection



2 High Performance Glass

High Performance Glass (our most popular glass Celsius Elite). This is used in all our refurbishments and new builds. The Celsius Elite gives 0.9 in U value (The lower the value the better the thermal performance). Also now available is 35mm triple glaze, giving better noise reduction and a better U value.

Please see our conservatory page for more information.



3 Solid Roofs

You can now change your old conservatory roof for a new lightweight warm roof and effectively turn your old conservatory into a new extension that can be used all year round. The complete changeover takes just a few days with very minimal disruption to your household.

Please see our lightweight solid roof page for more information.



Lanterns & Flat Rooflights

The lantern roof has evolved...

Our purpose designed full aluminium lantern roof systems are discreet yet stylish. They allow light to flood in to your home's interior, the ideal modern lantern solution, coupling sleek contemporary looks with truly outstanding performance.

Designed from the ground up around an innovative thermally broken system, it provides excellent thermal performance – keeping cool in the summer and warm in the winter – while delivering the architectural refinement you would expect of a high end aluminium lantern system.



Whether you're building a new kitchen-diner extension or replacing an existing lantern roof we can help redefine your home, creating light airy spaces for you to enjoy. Available in a variety of colours.



Flat rooflights - Introducing all sky, no roof

Creating the illusion of open roof space, their minimalistic external and internal sightlines create a sleek, modern appearance and can be a stunning addition to any home extension.

Our flat rooflights deliver superior thermal properties and include an easy-cleaning external coating on the glass. They will transform a mundane flat roof into a breathtaking light pool. Available in white, black or grey in 3 standard sizes.



Bespoke sizes and special colour options are available up to a maximum size of 1200mm x 2500mm & 1400mm x 2000mm



At **Lee Kelly**, we have noticed a change in the room extension market. More and more home owners are opting for flat or pitched roof single storey extensions to extend or add an extra living space to their homes. Single storey extensions are becoming the new forefront for family dwellings where kitchens and living rooms merge together to create light, open plan living space where families can enjoy more of their precious time together.



Single Storey Extensions



We can take care of everything from the bottom of the footings right to the top of the roof cover, working with our clients, architects and building control. To create that dream living space that our customers can enjoy for many years to come.

The growing trend in the market seems to be a solid build with more brickwork for thermal values, practicality and with the use of one large patio door, small windows and a lantern roof or flatroof light which will allow the right amount of natural light to flood back into the room (see page 5 & 8 for more information on these products)

Flat roof cover technology has advanced and we can reassure you that our roof covers are the most durable, offering a minimum 20 year guarantee, using the latest innovative products (polyurathane liquid or epdm rubber membrane)



Patio Doors

Patio doors

At **Lee Kelly** we offer a full range of patio doors and our customers' most popular request is to seamlessly merge their home extension or conservatory with their garden. This all becomes possible with the use of aluminium doors where you can open up an entire wall or span huge glazed areas with minimal sightlines. All of our doors are available in a huge range of colours and designs to suit your home.



Bi-folding doors

Our bi-folding doors are manufactured from slim thermally broken aluminium profiles which provide strength and security, allowing you to fold and slide the panels back to the left or right and open up an unobstructed space. Depending on the configuration, there is the option for a main traffic door which will allow for every day use without having to open up any of the other doors. For openings 6 metres and above we recommend the doors to be split down the middle and fold and slide away from each other. All of our bi-folding doors have the option to open inside or outside.

Sliding doors

Our aluminium sliding doors will certainly give you a room with a view. With more glass and less frame they will allow more natural light to flood into your home and you can make the most of a great view. Our sliding doors are constructed from thermally broken robust sections which enable the creation of large passage-ways with panoramic views. Moveable panels that slide left or right are available in a twin or triple track (2/3/4 pane option) They can have much wider panels than a bi-fold.

Integrated blinds

Integrated blind systems are available in all of our windows and doors. They are operated by a cleverly designed magnetic slider which allows you to easily raise, lower and tilt the blinds. Integral blinds are a creative, contemporary and practical solution adding elegance and style while at the same time offering discreet privacy and a safe low maintenance answer to providing an effective control of light and heat. They are available in many different colours and will always remain free from dust and moisture

UPVC French, sliding and bi-folding doors are also available in many different styles, configurations and colours. We are certain we can find the right patio doors to suit your property and budget.



Premium Windows



As well as a full range of standard casement windows we can offer ungraded premium window systems to enhance the character of any build.



For a sleek **contemporary** design we recommend aluminium windows with minimal sightliness and outstanding durability. Available in any RAL colour to match existing windows or to stand out from the rest as a unique feature.

Warmcore windows are also available and are built around a belief that beauty doesn't have to compromise performance, Warmcore aluminium windows were created out of a desire to combine the desirability and durability of aluminium with unparalleled insulation and are 25% more thermally efficient than traditional aluminium systems.

For a more traditional design on a period style property we can offer UPVC heritage flush sash windows. They are virtually indistinguishable from timber but have two major advantages. Firstly, they are more affordable and can make a huge improvement to the comfort and appearance of a property where timber alternatives may be prohibitively expensive. Secondly, their insulating qualities, easy maintenance and recyclability make them an environmentally friendly alternative.



At **Lee Kelly** we are proud to be a supplier and installer of The Residence Collection ... a suite of distinctive and luxurious UPVC window systems that can suit any property type. Beautifully flush inside and out, available in a range of maintenance free finishes and a variety of styles, the residence collection is versatile without complication.



Ultraframe

Transforming light and space

Our Latest Range of Home Extensions



A lightweight tiled roof perfect for replacing an old tiled conservatory roof or creating a single storey extension. Incorporates full height glazed panels and is the fastest to install on the market. No tie bars / beams (ever).



The most configurable roof system on the market that incorporates full shaded glazing and a contemporary grey panel finish. Ideal for low pitch lean to as low as 5 degree pitch, replacement roofs or contemporary extension.



Designed for spectacular builds up to 8 meters x 5.6 metres wide. This slimline system with super strong bars and ridge. Letting in much more light than a traditional orangery or flat roof extension. Thermally broken inside and out.



External decorative cornice

A decorative cornice adds style and shape to the roofline of any build. A prestige option that hides the gutter and bar ends. Now available in four styles, the curved and the new flat cornices in 1, 2 and 3 tiers.

Columns



The ingenious super-insulated columns are constructed around a super-insulated core and are five times more thermally efficient than a similar sized brick column.

Other Products Available



- Verandas
- Carports
- Canopies
- Pergolas



Composite Decking



Composite Fencing



Composite Garden Rooms



Garage Doors



Roofline

**Full
Installation
Service
Available**

Ultraframe
Transforming light and space

synseal

stratus
thermal lantern roof

ATLAS
MORE SKY LESS ROOF

SupaLite
TILED ROOF SYSTEM

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