

# ultraframe

Transforming light and space



Window & Door Products

Orangery Products

Glazed Extension Products

Conservatory Products

Skylight Products



**Kestrel**  
HOME IMPROVEMENTS

# Living room

Cross over extensions

*If you are considering extending your home - whether through the addition of a conservatory or extension - then you should consider **Livingroom** from Ultraframe*

Living Room is the best of both worlds, combining the light and sky of a conservatory with the walls and ceiling of an extension.

Living Room is truly multi-functional, creating a pleasant and relaxing space for meditation or it can be a 'full on' family room. Living Room offers more, lots more than either a conservatory or an extension. Consider these benefits when choosing Ultraframe's Living Room which features the Classic roofing technology.

- Enjoy the light from a conservatory with the feel of an extension - providing greater overall value and the best of all worlds.
- Creates a whole new dynamic to the space - a 'real room/living room' feel.
- You can maintain light and space by using windows all round OR have brick piers to give a greater sense of solidity.
- A holistic 10 year guarantee is issued to your chosen retailer.
- Better thermal efficiency when compared to a standard conservatory.
- This real room/living room feel means more styling and furnishing options and the perimeter ceiling is perfect for down lighters.

And lets not forget outside, the bit your neighbours see...

- Change the visual dynamics externally too by using Cornice for a smooth finish at the wall/roof interface.



Add Cornice for a smooth finish at wall/roof interface



## HOW WE TRANSFORM A CONSERVATORY INTO A LIVIN ROOM

### Outside



The starting point is the Ultraframe Classic roof with window frames all round sat on a traditional dwarf wall.



By the prudent use of more masonry at the corners and different window frame layouts and Ultraframe's Cornice, the whole look starts to change.

### Inside



The standard glass roofed conservatory is bright and airy - this is the start point on the journey



And now, the Living Room steelwork framework is added and plastered to create a perimeter ceiling, perfect for down lighters.

Combine this with plastered dwarf walls and piers to give a feeling of solidity.



The further insertion of another masonry pier divides the elevation into two and the swap from frames to french doors or patio doors creates a whole new dynamic.



And ultimately you can open up the front of your new cross over extension by using bi folding doors. A stunning transformation.



Change the design from dwarf walls to full height side glazing in the form of French doors or patio doors and you have the conservatory that thinks its an extension



And now with bi-folding doors - *Livi2* Room takes on its ultimate form. Stunning.

---

## NOW FOR THE TECHNOLOGY...

*Living Room uses an Ultraframe Classic glazed roof to which is attached a steel work ladder system at eaves and glazing bar positions. This is then plasterboarded and plaster skimmed to form a perimeter ceiling.*



Here are just some of the shapes we can offer Living Room in

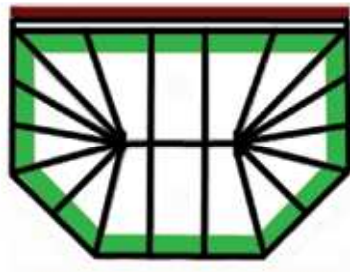
---

### Victorian Options

EQUAL BAY



DOUBLE ENDED



STRETCHED FRONT



VICTORIAN / GEORGIAN



## Lighting Layouts

Into the 12.5mm plasterboard, can be inset down lighters.

The ladder steelwork framework provides the perfect vehicle to transport wiring back to the dwelling's electrical circuit.

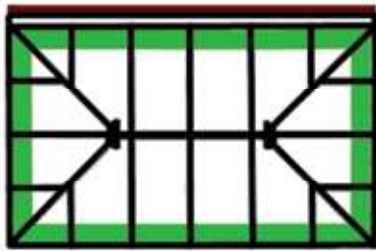


## Georgian Options

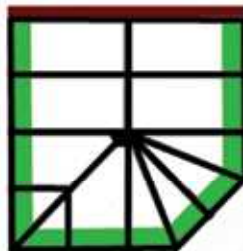
STANDARD



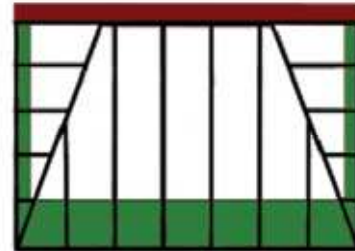
DOUBLE ENDED



HYBRID



## Lean-to



We also offer



Glazed Extensions



Conservatories



Composite Windows



**Kestrel**  
HOME IMPROVEMENTS

**ultraframe**

Transforming light and space

**22 High Street, Snodland, Kent. ME6 5DF**

**[www.kestrelhi.co.uk](http://www.kestrelhi.co.uk)**

**Tel: 01634 241236**