



1

Option 3 - Renovation with Pre-School Extension

1:100

**OPTION 3 WORKS:**

**PART A:**  
As Option 2 with exception of extending soft play area.

See separate drawing.

**Part B:**  
Construction of new Pre-School Extension

**Substructure**  
Assume 200mm thick reinforced concrete raft thickened at perimeter and under load bearing partitions to 600mm  
75mm screed to take finish on 75mm rigid PUR insulation on DPM

**External Walls**  
100mm blockwork dry lined, VCL.  
150mm SFS frame with 150mm phenolic insulation  
25mm overboard insulation  
18mm ply sheathing  
Breather membrane  
38mm treated s/w horizontal battens  
100 x 25 western red cedar cladding on continuous insect mesh  
Solid section timber to door and window reveals

**Internal Walls**  
100mm blockwork or dry lined load bearing walls  
Gyproc/Knauf acoustic 45dB other partitions  
Corridors to be 1 hour protected routes

**Suspended Ceilings**  
Zentia 600x600 T suspension systems  
2.7m to main area, 2.5m elsewhere

**Roof structure**  
Timber T joists to specialist design  
Underboarding with plasterboard on VCL to form airtightness line  
Exterior grade deck  
Cul-to-fall insulation  
Single ply membrane system  
uPVC Gutters and 6 no downpipes.  
Decs throughout - painting  
Floor finishes 50% carpet 50% safety vinyl

**Heating:** underfloor from ASHP. Local instantaneous water heaters

**Electrical install** incl. power, fire alarms and detection, intruder system, lighting (LED).

**Foul drainage** to connect to existing pumped system

**Surface water** to new soakaway

**Externals:**  
Excavate existing soft play area. Make good with sub and top soil. Seed.  
Make good to pavings disturbed by the works  
Remove existing railing. New bow top fence to soft play area  
New soft play area  
Clovis canopies (or similar)  
1500mm high roll top fence, PPC finish

Connection to existing Hall. New partition and door to link corridor.

**notes**

- OPTION 3 WORKS**  
1. All works as identified in Option 2 for the refurb of the existing:  
External cladding  
Demolish former water tank housing and make good roof structure  
New roof finish  
Minor glazing works (unit replacement) as condition survey  
Security installation  
2. Construction of new extension for pre-school with interface works  
(See general spec notes on this drawing)

drawing status:

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job title:  
**Feasibility Study (Refurb Option)**  
Capel Village Hall  
Five Oak Green  
drawing title:  
**Option 3 - Renovation with Pre-School Extension**

scale:  
1:100 @ A1 1:200 @ A3  
drawn by:  
MH  
date:  
31/11/23  
drawing number:  
3055-RF/06  
rev.:  
P05

rev.	date	description
P05	18/11/24	Rename as Option 3
P04	14/12/23	Add existing play area annotation
P03	7/12/23	Enlarge outdoor play area to 100m2
P02	4/12/23	Update with plan details
P01	31/11/23	First Issue