



The project involved the demolition and rebuild of the southern end of the Black Water Club House and minor alteration works throughout.

The construction of the new two storey extension was built of reinforced concrete foundations, incorporating reinforced concrete retaining wall and waterproof tanking system. The frame comprised of structural steels, traditional cavity blockwork and masonry superstructure to the groundfloor and insulated structural timber frame to the first floor. The roof incorporated breathable roof shield membranes and hand cut timber counter battens with clay slate tiles, Powder coated aluminium windows and doors were installed to a marine grade.

The internal finishes include both facing brickwork to the ground floor and traditional plasterboard and plaster skim to the first floor. Internal finishes include M&E works, joinery and internal timber doors, vinyl and carpet floor finishes and full internal decoration.

The external finishes consisted of brickwork and feather weatherboarding incorporating vapour barriers and breather membranes, UPVC fascia and soffits.

CLIENT Blackwater Sailing Club
ARCHITECT Ken Rush Associates
VALUE £455,000
PERIOD 26 weeks
COMPLETED April 2020

