

# Next Generation Home Extension

Transform your home with the most advanced, energy-efficient building system available, to create a comfortable and affordable living space



Featuring the  
Kingspan **TEK**® Building System

# The Future of Home Extensions

Guardian provide a spacious, open-plan extension to your home using cutting edge construction techniques. Your new extension will be comfortable and warm with outstanding energy-efficiency with a U-value of  $0.10 \text{ W/m}^2\text{K}$ , it is the most energy saving home extension available.

The Guardian extension, built using the Kingspan TEK® Building System and Guardian Warm Roof technology, is factory-built for consistently high quality and offers huge financial and performance advantages over conventional extensions.

All components are pre-assembled factory engineered with high performance insulation.

These superior build methods provide up to 60% faster on-site construction resulting in up to 30% cost savings with superior quality over conventional on-site construction.



Guardian Roof construction allows you to create a spacious and light vaulted roof which may not be achievable with conventional timber roof structures.

As featured in the award-winning Kingspan 'Lighthouse' Net-Zero Energy home



## Roof System

Ridge cappings to match roof tiles or slates

Choice of roof tiles or slates in a range of colours

Standard rainwater systems

Breathable waterproof membrane

Exterior grade plywood

Structural pre-engineered frame

Ventilated roof eliminates condensation and mould growth

3 layers high performance rigid insulation board (125mm)  
U-value 0.18 W/m.K (England & Wales) and 0.15 W/m.K (Scotland)

## Wall System

Choice of external finish

Kingspan TEK® Building System

Internal flooring

External flooring



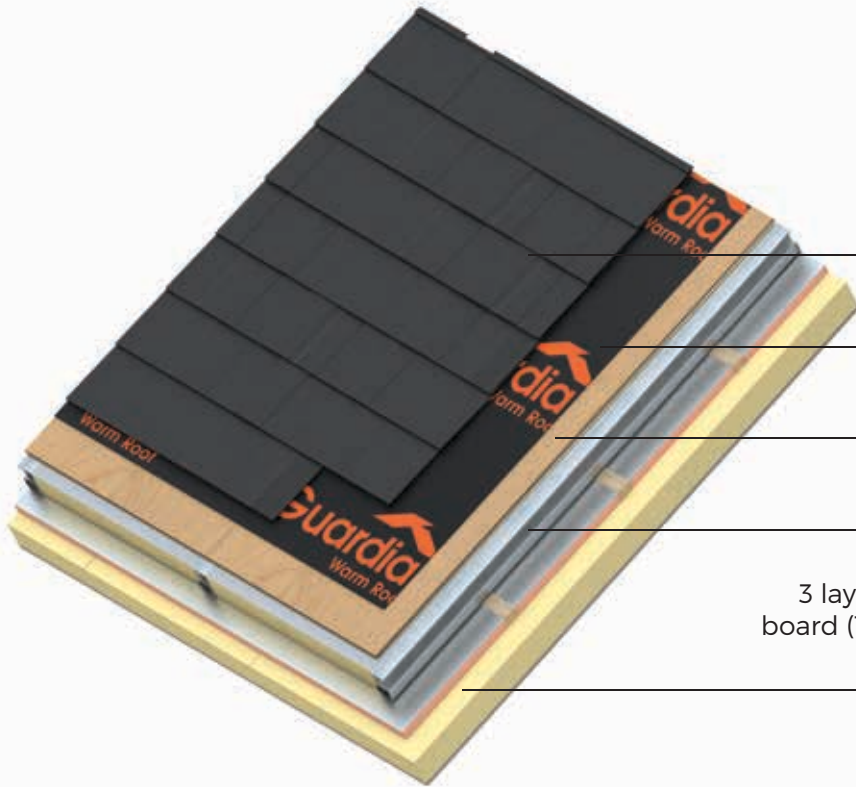
To find out more watch the video at  
[www.guardianhomeextension.co.uk](http://www.guardianhomeextension.co.uk)







## Guardian Warm Roof System



Choice of roof tiles or slates in a range of colours

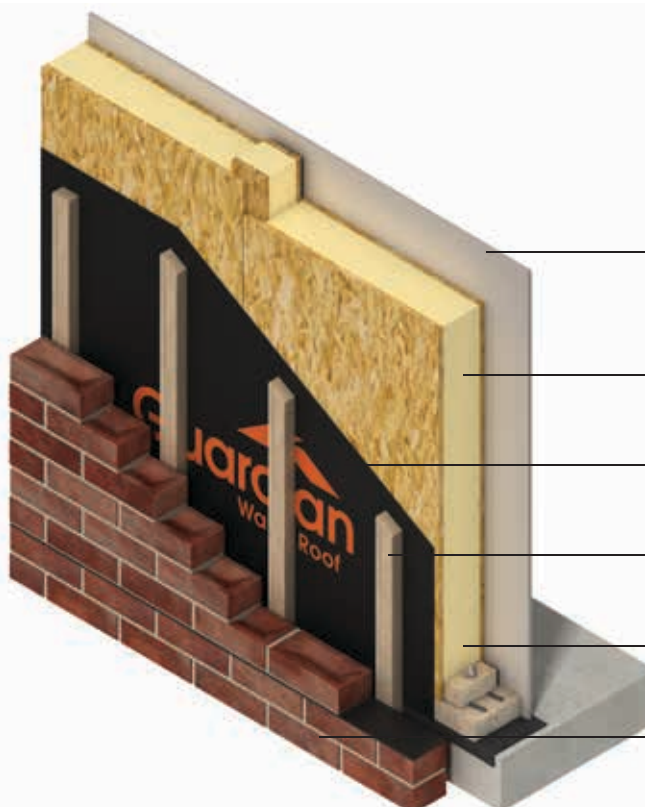
Breathable waterproof membrane

Exterior grade plywood

Structural pre-engineered frame

3 layers high performance rigid insulation board (125mm) U-value 0.18 W/m.K (England & Wales) and 0.15 W/m.K (Scotland)

## Kingspan TEK® Building System



Plasterboard

High performance Kingspan TEK® Building System

Breathable waterproof membrane

Timber battens

U-value 0.16 W/m.K

External finish



# System Benefits

**50%**  
FASTER  
INSTALLATION

## Rapid Installation

The whole extension installation only takes a few days and is completed with minimum disruption to your home.

**30%**  
ON-SITE LABOUR  
COST SAVINGS

## Quality Pre-engineered

Each Guardian Home Extension is engineered precisely to your individual requirements and pre-assembled under controlled factory conditions to ensure the highest quality for reduced installation costs.

**60%**  
LOWER ENERGY  
COSTS

## Superior Energy Efficiency

It has been independently proven that a Guardian Home Extension can save you money on your energy bills through the use of high performance insulation systems.

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The Guardian Home Extension is a great way of adding both square footage and value to your property

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## Range of External Finishes

We supply a range of finishes to match or compliment your existing structure. From timber cladding to render for the walls, and tile or slate for the roof, offering the perfect look for your building design.



## Regulation Compliance

The Guardian roof is a superb system and is LABC and LABSS approved (fast track building approval).

The Kingspan TEK® Building System is recognised by major building warranty providers such as NHBC (mortgageability).





# Ensuring Your Peace of Mind



## QUESTION ANSWER

**How can Guardian Home Extension be superior quality yet 30% cheaper than conventional building?**

The factory built pre-engineered system enables a fast track building process, which helps to reduce construction time. Once the Kingspan TEK® Building System and the Guardian Warm Roof are erected, the shell is weather-tight and the follow on trades can start work sooner, the internal fit-out can commence at the same time as the external finishes are applied.

Guardian off-site construction delivers the project up to 50% faster reducing labour costs by up to 30%. Traditional building methods rely on wet trades needing time to dry, delaying the roof assembly.



**How can the Guardian Home Extension save energy costs over a traditional extension?**

With a U-value of 0.16 W/m<sup>2</sup>K, the Kingspan TEK® Building System is the most thermally efficient, insulated wall construction available today and is now specified as the first step in achieving Net-Zero carbon housing.

The Kingspan TEK® insulation core is 100% thermally efficient and continues to save the same amount of energy over its life, unlike mineral fibre that is prone to sagging and degradation resulting in a loss of insulating properties.





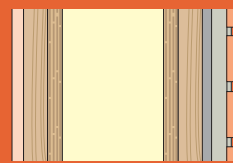


## QUESTION ANSWER

**How can the Guardian Home Extension save internal space?**

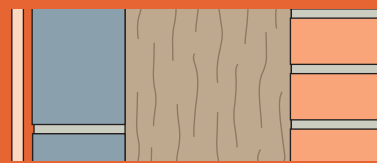
The Kingspan TEK® Building System has a superior U-value of just 0.16 W/m<sup>2</sup>·K with a total wall thickness of 275.5 mm. To achieve an equivalent U-value using traditional methods of construction the wall would have to be 453 mm thick.

**Kingspan TEK® Building System**



275.5mm

**Conventional construction**



453mm



**What disruption will there be to my home?**

The Guardian Home Extension is a pre-assembled, factory engineered modular construction that is delivered, ready-made, directly to site for assembly meaning that they are not subject to site weather conditions.

This results in less trades being involved in the construction of the extension and minimises disruption to your home.

The Guardian Home Extension is very speedy to erect, meaning that the construction can be walled and roofed quicker than with other forms of construction, making it easier and quicker to knock-through.



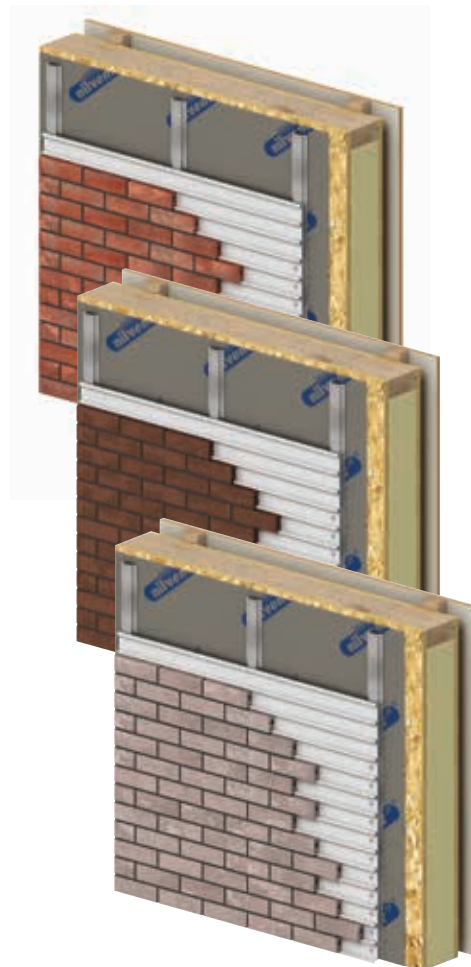
# Exterior Wall Finish Options



## Finishes

Other finishes are available on request. Contact Guardian on 0800 0665832 for further details.

Brick slip



Brick



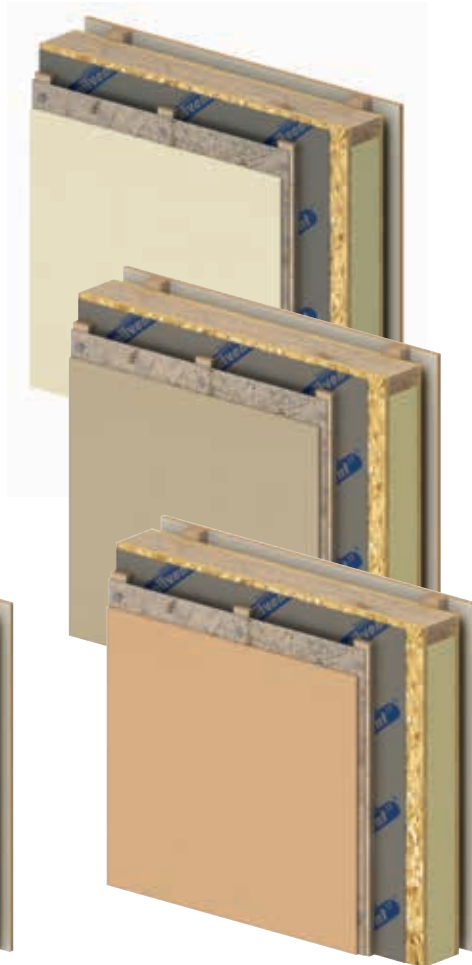




Stone



Render



Timber



# Roof Tile and Slate Options



## Guardian Tile

The Metrotile is made from lightweight high grade steel with Aluzinc® coating for incredible strength and resistance and features a unique 'hidden fix' feature that leaves no nails exposed to corrosion.

The choice of colours means the tiles can match or compliment virtually any home.

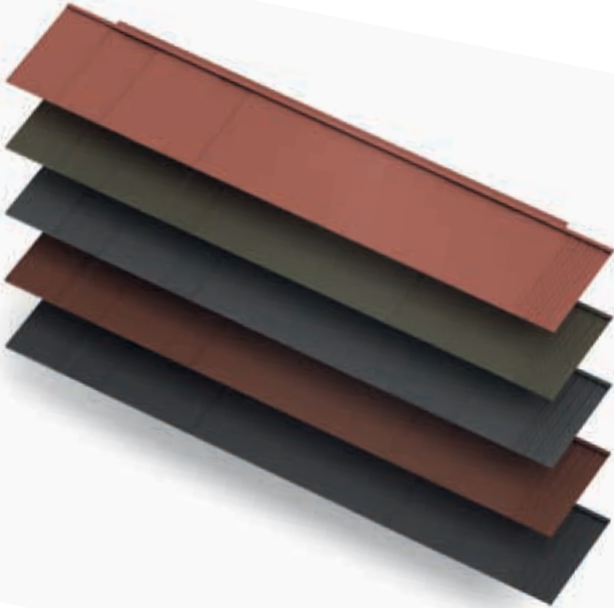
Antique Red

Moss Green

Charcoal

Burnt Umber

Ebony



Ebony



Burnt Umber



Charcoal



Moss Green



Antique Red

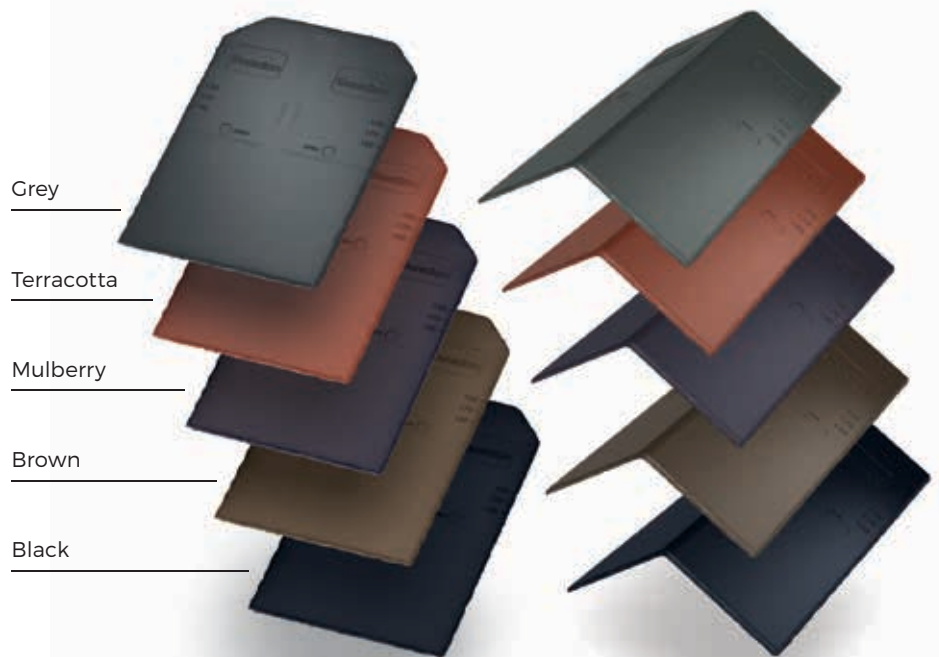




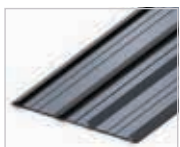
## Guardian Slate

Guardian Slate is an innovative roofing system featuring the aesthetic appeal of natural slate without the risk of cracking and breaking.

Guardian Slate is available in a choice of five natural colours, providing you the opportunity to add texture and style to your home. The colours have been tested to high UV exposure and exhibit virtually no fade and with no trace of cracking or splitting.



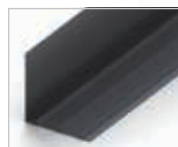
### Accessories



Slate trim



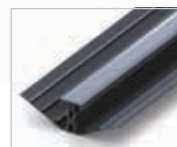
Soaker



Soaker singles



Tray



Valley



Verge



Verge trim

# Transformed in just a few days

## Typical build programme

### Day 1-2



Base is laid to the correct specifications for your Guardian Room.

Installation of the high-performance Kingspan TEK® Building System.



Wall and sole plates installed ready to receive the Kingspan TEK® panels.



Subsequent panels are installed with specified window and door openings.

### Day 3-4



Structural ringbeam is sealed and secured to the top of the Kingspan TEK® wall structure.

Installation of the market-leading Guardian Warm Roof.



The aluminium roof structure is secured to the ringbeam and exterior grade plyboard is fixed.



Breathable waterproof membrane is laid over the plywood and secured in place.

### Day 5



Breathable waterproof membrane is secured to the Kingspan TEK® walls.

Internal and external finishes applied.

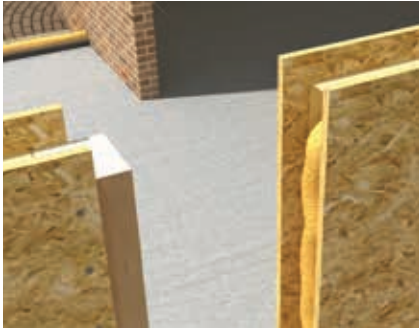


Timber battens are then secured to the outer.



Your chosen external finish is applied.

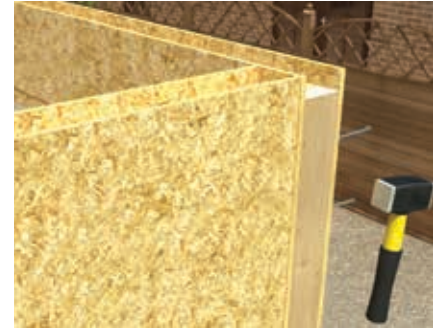




Expanding urethane sealant is used between all panel joints for superior airtightness.



Wall panels are securely fixed together with a nail gun.



Corner joints are nailed together to ensure structural strength.



Roof is battened and chosen tile is added ensuring weathertightness. The gutter and external trim are secured.



3 layers of high performance insulation (between and over rafters, and insulated plasterboard), is installed.



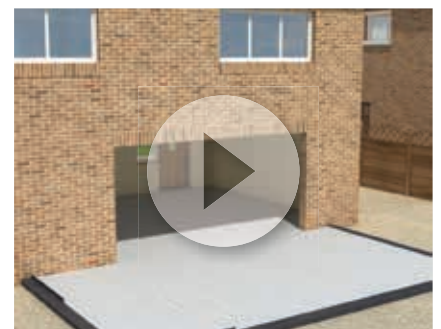
Your Guardian Room is now ready for internal finishes.



The interior has services added and is battened ready for internal finish.



Interior has the chosen finish applied. Your Guardian Room is now ready to enjoy.



To watch the video visit:  
[guardianhomeextension.co.uk](http://guardianhomeextension.co.uk)

# The Guardian Service Package



## Get it right first time

Building work of any kind can be a daunting process.

The Guardian Service Package is the hassle-free way to achieve the roof conversion you want. We will manage your project and keep you informed at every stage, providing a seamless process from your original enquiry, through planning permission to final installation and certification.

## Customer journey



\*LABC / LABSS approval may be necessary. Please consult your Team Guardian Installer.



# Team Guardian

## UK Approved Installer Network

The Guardian Warm Roof System is manufactured in the UK and there are over 200 companies nationwide who are registered Team Guardian members, fully authorised to install this unique product.

Simply ask to see their Team Guardian ID and you will be assured that your installer is trained, qualified and approved by us. The system has been designed to give you additional assurances, not just for the roof itself but also for the quality of the installation.

There are over  
200 approved  
Team Guardian  
installers across  
the UK

Make sure it's  
Team Guardian!



## Integrated Solutions from Guardian

### Guardian Roof



Conservatory solid  
roof system

### Guardian Room



Next generation  
home extension

### Guardian Slate



Ultimate lightweight  
slate solution

### Guardian CleverClick



Luxury vinyl flooring  
system

### Rubberlok Safety Tiles



Impact protection  
flooring

### Ecoturf Artificial Grass



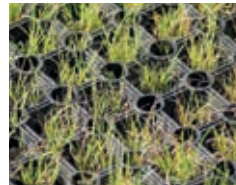
Realist, high quality  
artificial grass

### Duradek Decking



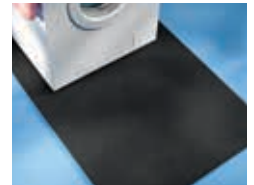
Low maintenance  
composite boards

### Safetygrass Rubber Matting



Hard wearing, durable  
grass protection

### Rubberlok Utility Mats



Anti-vibration mat for  
domestic appliances

### Guardian Roofs

Freephone: 0800 0665832

Email: [info@guardianhomeextension.co.uk](mailto:info@guardianhomeextension.co.uk)

[www.guardianhomeextension.co.uk](http://www.guardianhomeextension.co.uk)