



WarmerRoom

Extensions and Conservatory Replacement

Faster *Warmer* Smarter

Warmer Room are the leading UK manufacturer of modular home extension kits. Using our existing innovative pod system, we have created the most stunning, beautifully crafted extensions that will transform and expand any home living space forever.

A Warmer Room can take all the worry and much of the effort out of any new project. What is more, our competitive pricing, rapid manufacturing and delivery turnaround mean that you can enjoy a brighter, more spacious home quicker and cheaper than a traditional extension.

A few reasons why homeowners love Warmer Room Extensions

- ✓ Huge cost savings
- ✓ Add significant value to your home
- ✓ Rapid build time



Relax, *WarmerRoom* are your home extension experts

At Warmer Room we understand your home is more than just a place to live, it's somewhere you should be proud of and reflects who you are. When the time comes to make changes to your home, you'll want to work with a company that operates to the highest standards. Look no further. We offer a personalised service to all our customers ensuring you feel comfortable from start to finish and understand the best design options suited to your property.

Why choose a **WarmerRoom Extension** over a traditional system?

..... Transform your home



Quick Installation

Warmer Room Extensions are much quicker than traditional methods, reducing the amount of machinery needed, making you huge savings.



Less mess, less waste

Our extensions arrive in kit form to ensure a stress free installation. This means far less excavation work and waste material to dispose of compared to other methods of construction.



Guarantee

All Warmer Room Extensions come with a **25-Year Guarantee** to give you peace of mind and confidence in the product provided.



Thermal Performance

Exceptional thermal performance helps to keep your extension cool during the summer and retains heat during the winter.



Make Huge Savings

Warmer Room have gained the recognition for providing high quality extensions at the most competitive prices, exceptional value for money without compromise to quality or performance.



Pre-Approved System

Your Warmer Room Extension has been tested and certified by an accredited national building control approvals agency.



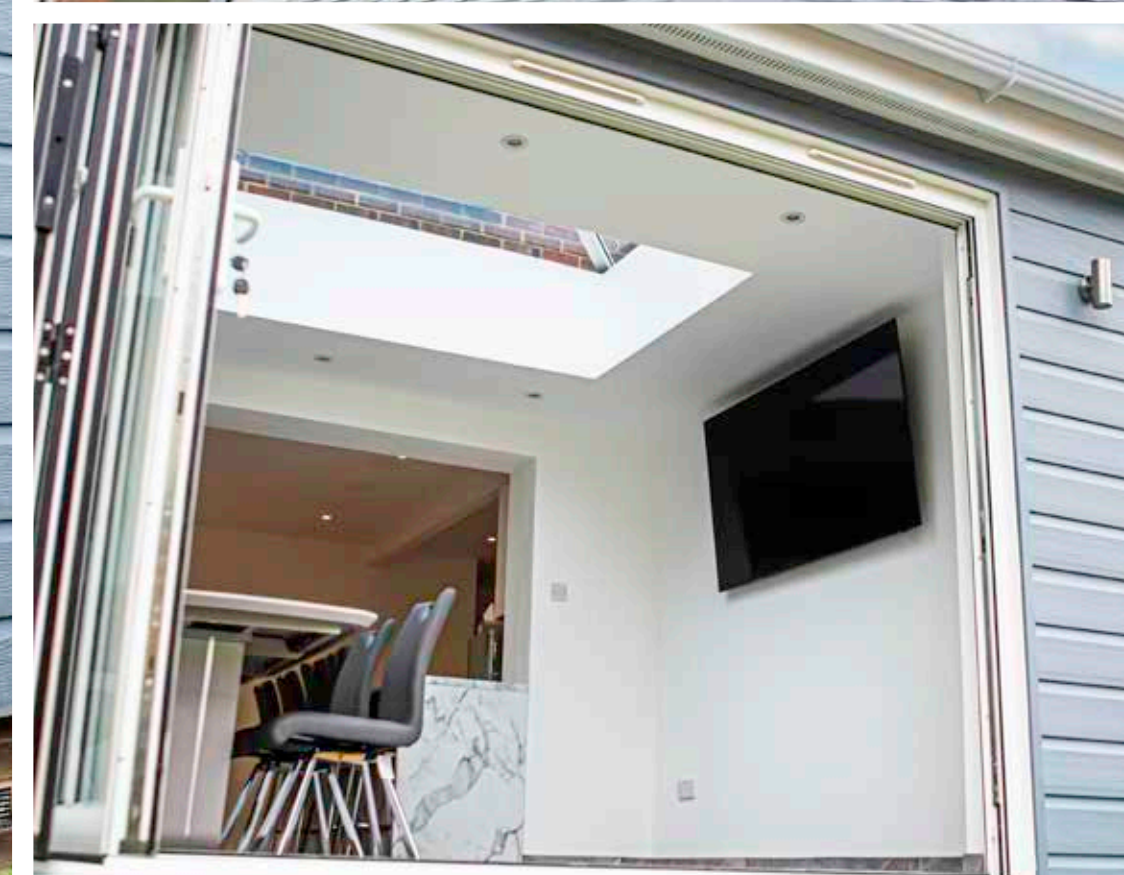
Outside





Installation

Our unique, pre-fabricated **modular pod system** ensures a speedy installation with minimal disruption to your home and garden.



Planning Permission



Planning permission refers to consent from your local authority for a proposed building, which is in place to deter inappropriate developments. It is usually required when building a new dwelling or making extensive changes to an existing one. There are many aspects that should be considered when dealing with planning permission as each and every project or application is different. Advice should be sought from your local authority. Warmer Room do not take part in the planning permission process.

We have our own network of Planning Officers to help assist you with the process.

... tried, tested and trusted

Extend your living space and give your home the wow factor

Warmer Room offer a collection of the highest quality home extension kits, designed to create visually stunning, ultra modern solutions tailored to your stylistic and practical needs. Engineered without compromise, our range of breathtaking extensions have the power to redefine your home whilst adding value to your property.



Sean & Holly

..... *our WarmerRoom experience*

Based in Bournemouth



“ It’s modern, better and easy living. Our new Warmer Room Extension has completely changed our lives! ”

How our Warmer Room Extension has transformed our home.

“ We were faced with the conundrum as we wanted to expand our property but we didn’t want to move. We liked the local area and our two children were settled into the nearby school. We just couldn’t afford the prices of a traditional extension as they were out of our budget.

We were incredibly happy with the speed of the build, as was our builder, which took just ten days from the start and that was something we just didn’t expect.

We have had our first and best Christmas in our new home. Our new space is a life saver and it feels like a different property altogether.

Everything arrived for the delivery in kit form, it all came on time and prompt. The Warmer Room Extension in-house team processed the Building Control application and dealt with all matters which took the stress away from the project, making things extremely easy. ”



Our new space



Internal



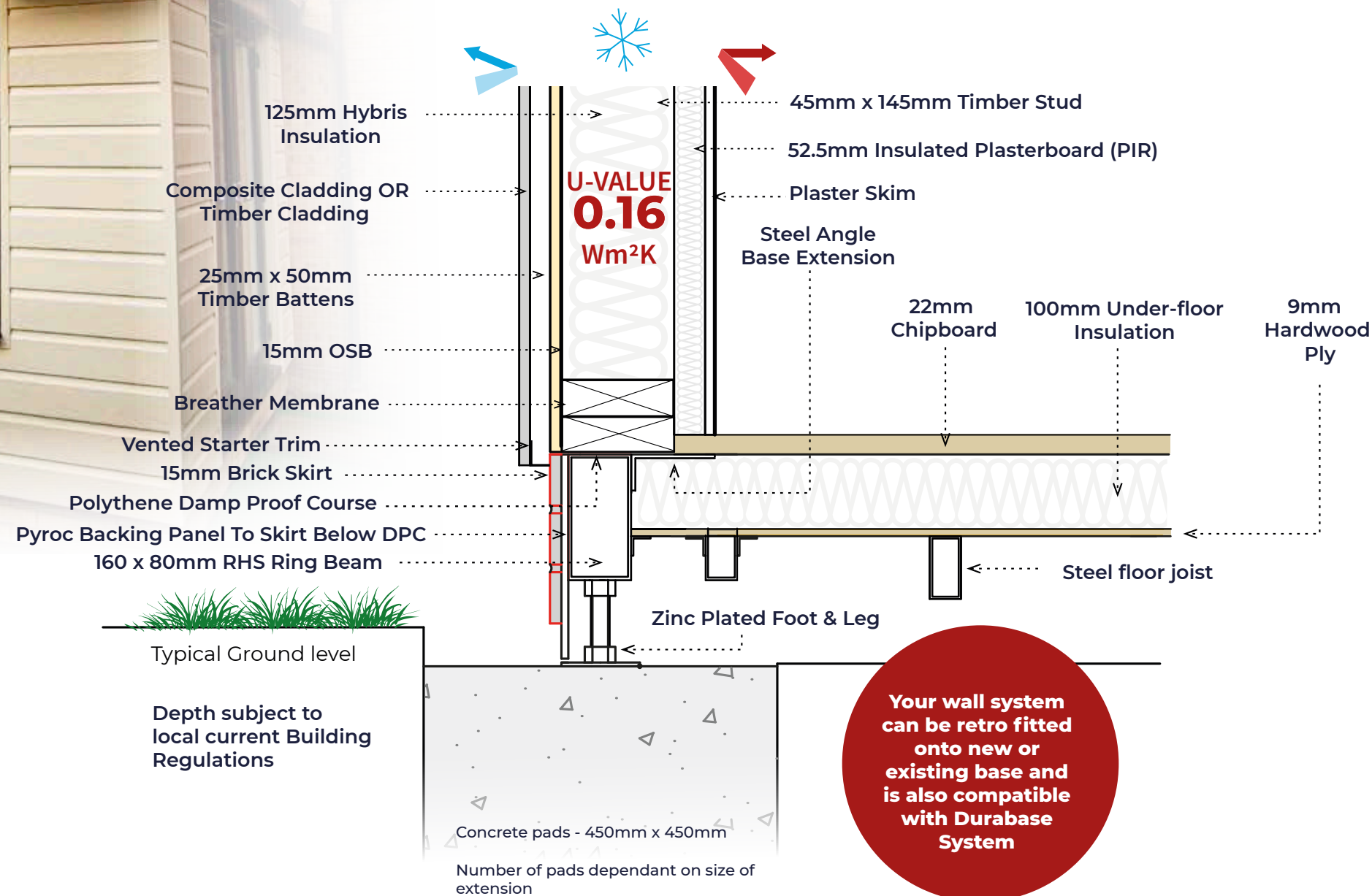
We are now
so proud to show off our home
to family and friends



Before

..... *After*

WarmerWalls



How it *all* Works



Tile Breather Mesh

Provides air flow gap underneath tiles, allows roof to breathe preventing condensation.

Breather Membrane

Waterproof membrane protects from water ingress and allows roof to breathe.

Multi Foil Insulation

125mm honeycomb insulation for exceptional thermal performance

Eaves Protector

Provides added protection to eaves beam from extreme weather conditions.

Insulated Plasterboard

52.5mm or 82.5mm Insulated plasterboard for additional thermal and vapour protection

U-VALUE 0.15 Wm²K AS STANDARD

Warmer Roof PLUS U-Value as low as 0.12Wm²K

Roof Tiles

Choose from a range of tile options to blend in with your existing house tiles

15mm OSB

OSB outer skin for extra strength and rigidity.

Gutter & Fascia

Stylish Ogee Gutter System and Fascia.

Timber Frame

Natural timber skeleton manufactured with a unique modular pod system.

Glulam Ringbeam

A robust, carefully engineered ring beam that is light enough to sit on your existing frames.

Your Pre-Approved System

Building Control is often perceived as a burden when making improvements to your home which puts off prospective customers from investing in a home extension. Warmer Room have created a process which eradicates all the hassle, meaning a smooth process from start to finish.

Your Warmer Room Extension has been independently tested and certified. These tests involve detailed analysis and verification of the roof and walls from independently sourced structural calculations, along with further assessment checks on thermal performance and condensation risk analysis and as a result granted with a System Approval Certificate.



Our In-house Building Control Service

We understand the process can seem daunting for any first-time Building Control users. For this reason, Warmer Room have created a dedicated in-house team to process your application. This personal touch is designed to save any unnecessary heartache and delay in obtaining Building Control certification

U-VALUE
0.13
Wm²K

U-VALUE
0.16
Wm²K

U-VALUE
0.18
Wm²K



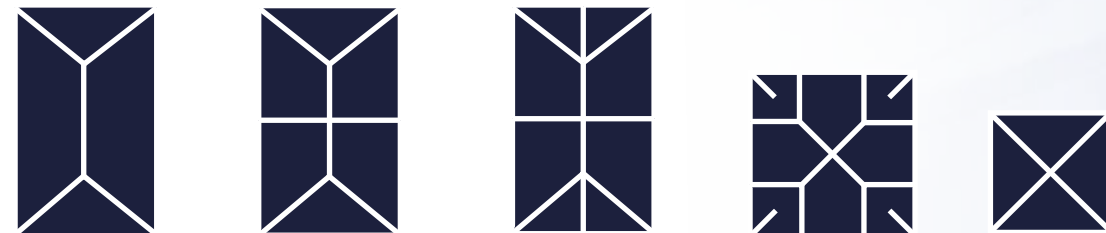
Let there be light



With unrivalled looks and thermal performance, the Warmer Beam flat roof system combined with our S1 roof lantern will bring stylish ambience to your home whilst maximising natural light and provide you with a bright and airy living space.

Our timber I Beam system, filled with 125mm of honeycomb insulation offers exceptional thermal performance, covered externally with EPDM rubber for extreme durability and complemented with a contemporary external soffit detail, perfect for adding spot lights.

Design will vary dependent on size. All Roof Lanterns are made-to-order.



WarmerBeam Flat Roof I Beam System

U-VALUE
0.13
Wm²K

... *There's a style for every home*

Thanks to our **unique pod system** and **innovative design**, the Warmer Roof can be adapted to all roof styles. Our timber frame allows us to create **completely bespoke designs** suited to **the space you have available** for your extension.

Internal Finish

Finished with a smooth plasterboard finish, creating a blank canvas for you to add the finishing touches.

WarmerRoof Design Options



keylite®

Roof Windows

Manual & Electric operated Roof Vents

Our most versatile window, suitable for single or multiple applications in any roof with a minimum pitch of 15°



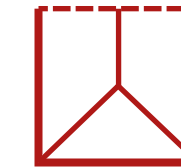
WarmerGlaze

Fixed Glazing Panels

Allow natural light to flood in by including our very own integrated fixed glass panels, now available in a range of shapes to add a contemporary look and feel to your room.

Standard Roof Styles

Bespoke options available



Edwardian

A simple but effective shape made up of three sides sloping towards ridge.



Double Edwardian with box gutter

Double sided Edwardian with aluminium box gutter.



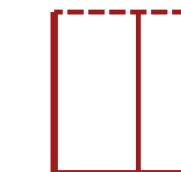
Lean-to

A simple, mono pitched roof offers clean lines. Perfect for adding large opening vents.



Hipped lean-to

Same shape as a lean-to with the addition of two hips creating two extra sloping sides.

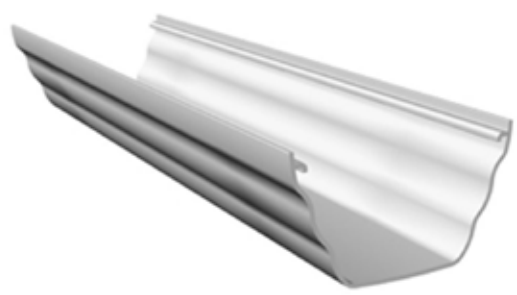


Gable

A contemporary look with the option of a glass gable frame to front to maximise natural light.

The choice Is yours

- ✓ Lightweight - Easy to install
- ✓ 40-year manufacturing warranty
- ✓ Building Control Approved
- ✓ Fully tested - fire rating wind, driven rain & water absorption.



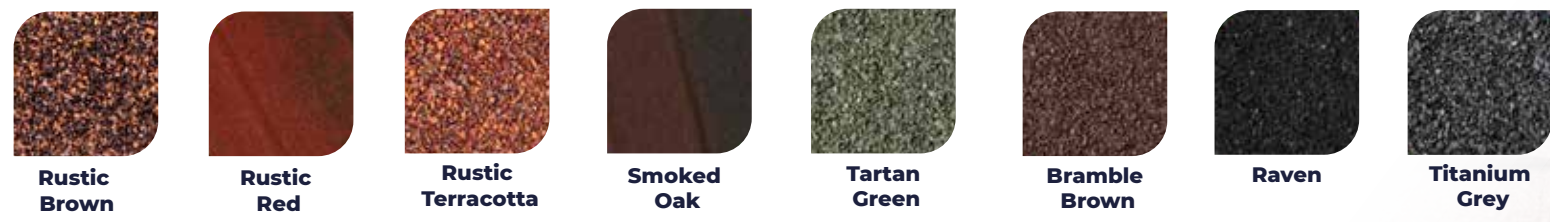
Stylish Double Ogee uPVC Gutter System



Slate Tiles



Shingle Tiles



Stylish roof
tiles that
**blend in with
your home**

Slate

Slate options manufactured from recyclable blend of limestone and polypropylene mimic the appearance of genuine slate with textured surface and riven edges.

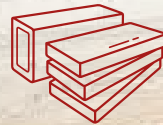
Shingle

Shingle options are manufactured from galvanised steel sheet with a stone-coated finish. These are a practical, economical and sustainable tile option for your roof.

BRITMET
LIGHTWEIGHT ROOFING



Complete Kit One Supplier



FACTORY ASSEMBLED MODULAR KIT

A unique, prefabricated modular pod system ensures a speedy installation with no onsite disruption. Average install time 5 days.

- ✓ **160mm Wall structure**
A 6x2" structural grade timber wall section, covered with a 15mm OSB outer skin.
- ✓ **Roof System**
Choose either a Pitched Roof or Flat Roof System for your extension made from structural grade timber with a 15mm OSB outer skin.
- ✓ **Premium Insulation**
125mm multifoil honeycomb insulation pre-fitted into all wall and roof sections for maximum thermal efficiency.
- ✓ **Wall Finish Kit**
Waterproof breather membrane, treated timber battens, DPC, starter trims and fixings.
- ✓ **Insulated Plasterboard (PIR)**
52.5mm Insulated Plasterboard for a smooth internal finish ready to be skimmed and decorated.
- ✓ **Rainwater Goods**
Stylish double Ogee gutter system.
- ✓ **Roof Tiles or EPDM Rubber**
Choose from our range of synthetic slate or Shingle tiles. EPDM Rubber provided with all Flat Roofs.
- ✓ **Soffit and Fascia Board**
We have a range of soffit and fascia colour options available to complement your cladding choice.
- ✓ **Extra's**
Keylite Roof Windows, Fixed Roof Glazing Panels, Window Blinds, and much more.....



Delivery

All our roofs are delivered in sign written vehicles so you know you are receiving genuine Warmer Room Extension.



5-day delivery

Built in days.....

Lasts for decades





Give your **WarmerRoom**
a rendered finish.

Choose your base system

Your Warmer Room is compatible with Durabase or alternatively retrofit onto new or existing concrete foundations. All foundations must comply with current building regulations.

Think about size

Think about the space and budget you have available. Warmer Room will manufacture your extension to almost any size.

Windows and doors

Think about positioning of all frame openings.

Choose your roof system

Warmer Roof Tiled System or Warmer Beam Flat roof options available, all with external soffit detail as standard.

Think style and colours

Which cladding colour will match my roof tiles? Brick Slips to match the house bricks? The choices are yours.

Check out all the optional upgrades

Opening roof windows or fixed glass panels can be added to the pitched roof system to maximise the natural light coming into your extension. Ask a member of staff to see what added features are available for you.

Create something
extraordinary
with *WarmerRoom*

When making an investment to improve your home it is always satisfying to add personalised features that will separate your extension from the rest.

From stunning soffit overhangs, roof windows, blinds, glass panels, internal pelmets and much more. These added features will provide the finishing touch and give your project the wow factor.



Why is it such a good price?

..... well it's simple

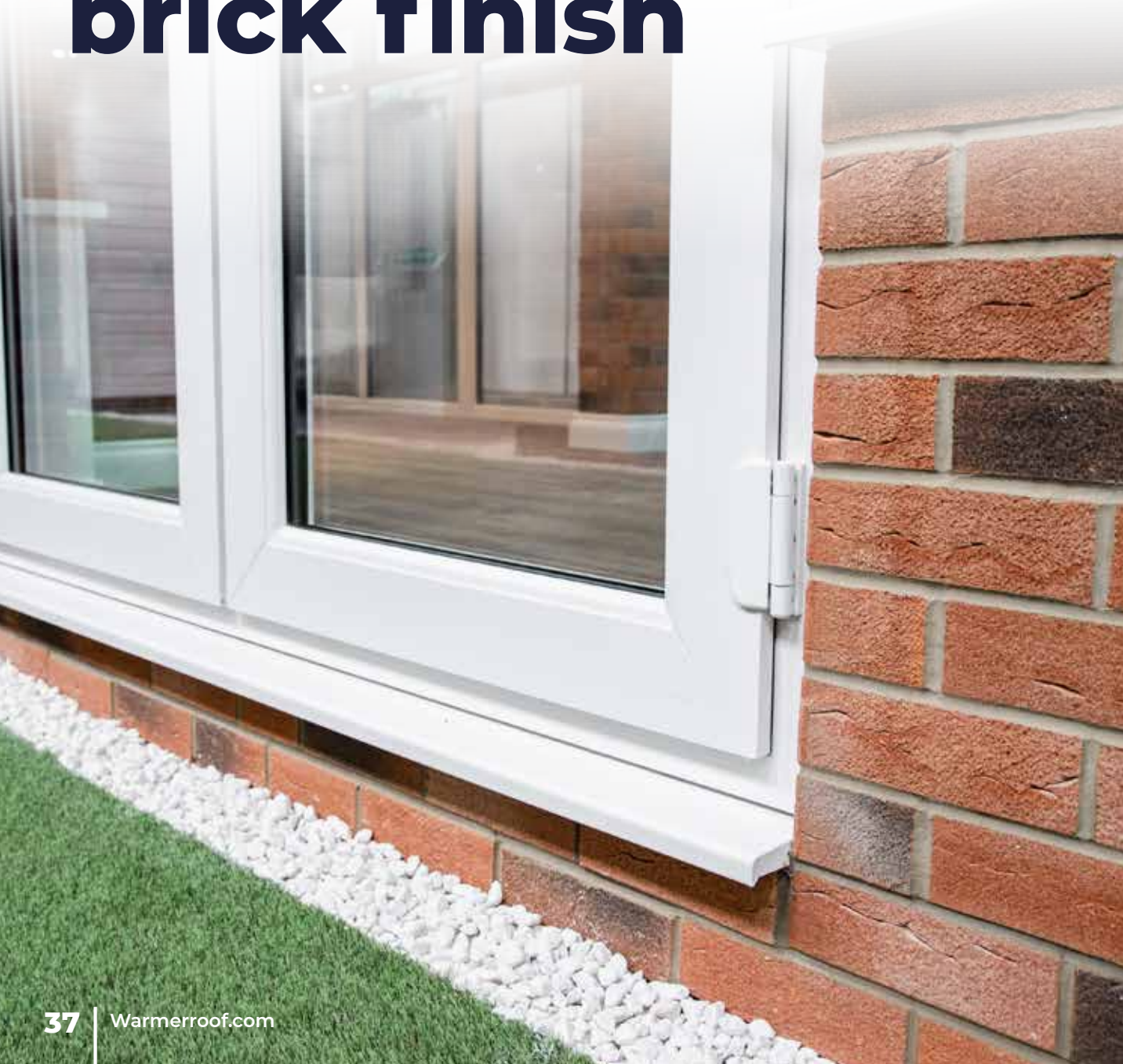
“ You're dealing directly with the manufacturer, no middle man mark ups or over inflated overheads which you end up paying for ”

At Warmer Room you get the **true cost of the kit and materials, ensuring you **make huge savings**, whilst also not cutting corners.**

70%

**SAVE THOUSANDS
Vs TRADITIONAL
BUILDS**

Fast fix, lightweight **brick finish**



Over **30** brick slip
finishes to choose from

Your **WarmerRoom** Extension is pre-fabricated in our **40,000 sq ft** UK manufacturing facility for ultimate perfection and quality control

All Warmer Room Extensions are manufactured using a 'state of the art' German CNC Machining Centre based in our manufacturing facility. This provides a more precise timber cutting method allowing us to produce a high-quality product whilst overseeing all quality control. Your extension is then assembled by our highly experienced in-house production team to ensure perfection is maintained.



Add value to your home

Building an extension is one of the most popular home improvements homeowners undertake. It is a great way to add much-needed extra space to your home without the costly, lengthy process of moving whilst also adding significant value to your property. With a more substantial feel and appearance than a conservatory, a Warmer Room Extension is also far more thermally efficient adding a versatile space to your home.

Based on £350,000 valued property

6 rooms in total.

£350,000 ÷ 6 = £58,333 per room

Cost of Extension = £18,000

... and style

A Single Storey Extension will provide that extra living space you have craved whilst adding style to your home leaving you thrilled to show off to family and friends.



WarmerRoom *and the* environment are best friends

Clean air

Think of trees as the world's air filtration system. Every day, through photosynthesis, forests all over the globe ingest CO², locking in the carbon, and generating fresh oxygen. Over a year, just one acre of forest will absorb twice the CO² produced by an average car.



Energy efficiency

The energy used to harvest, process and deliver the timber for our roofs is extremely low. This reduces the typical embodied carbon footprint of a timber structure. We use a state of the art wood burner, with an emissions regulator to produce energy for factory (hot water and heating)



Minimal waste

We use recycled materials during production to dramatically reduce waste to landfill. Södra's timber mills use everything harvested. Approximately 50% of log volume becomes sawn timber. The rest is used by the pulp industry and wood board industry



Wood shavings

All our wood shavings are collected and bagged up for distribution. We supply to small local businesses free of charge.



Planting

All timbers in our production process are sourced from companies involved in using timber from replenishable forest programmes and where three trees are re-planted for every one used. Harvesting and replanting forests sustainably, keeps the tree stock young and growing, which maximises the capture of carbon.



CO² Absorption

Trees absorb most CO² whilst they are growing, then as they age absorption declines. Each cubic metre of timber locks in about a tonne of carbon. Unless wood is either burnt or rots, the carbon remains safely stored.



Wildlife

Before deciding which trees to fell, our timber supplier will fly drones to identify zones that should be left alone. By leaving certain areas of woodland undisturbed, we ensure that wildlife continues to flourish.



Exceptional Performance

There is no construction material available that offers more environmental benefits than timber does. Renewable, non-toxic, recyclable, bio-degradable and forests absorb CO². Creating timber also uses far less energy than steel or aluminium.



Your WarmerRoom Extension *Has* **GREEN** credentials

Timber



All our extensions are manufactured using premium grade timber which is a great natural insulator, versatile and extremely durable coupled with sustainable sourcing.

Talk to

Our *WarmerRoom* Design Team

Don't worry if you're feeling overwhelmed by all the customisation options we have to offer. Our expert team are here to provide advice and recommendations throughout the process, so you'll never be left wondering which option is the right one for you.

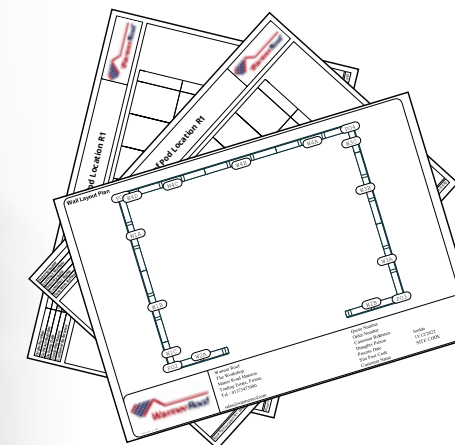
Design

Our team of professionals specialise in the creation of beautiful Warmer Room Extensions and all work towards the same objective. That is to produce high quality products through intelligent and insightful designs. From our design, manufacturing and customer support team each with their own role in this highly specialist field, all of which deploy professionalism in every aspect.

Our in-house design team working with the latest specialist software allow us to continuously improve and develop existing products through innovation.

Assembly Drawings

Supplied with all Extension Kits





Unrivalled Performance

Approvals

Does the extension you are investing in have all the relevant documentation to back up the Condensation Risk Analysis and U-Value Specification? Warmer Room Extensions' timber construction coupled with the very best roofing insulation available means we pass with flying colours.

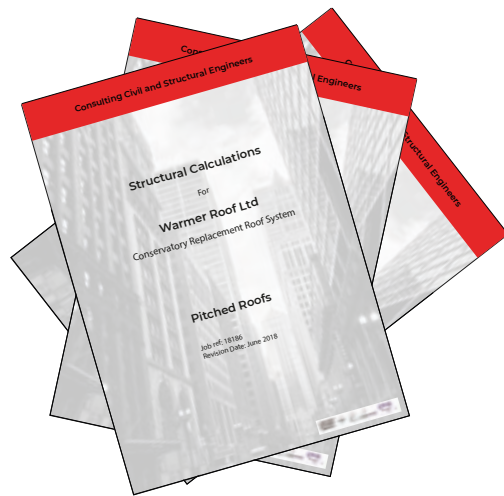
Testing & Approvals



Building Control approval made easy

Our in-house building control service provides a smooth, hassle-free approval process for all Warmer Room customers.

Your Warmer Room Extension has been independently tested and certified to gain System Approval Certification from accredited national Building Control Agencies. These tests involve detailed analysis and verification of the roof system from independently sourced structural calculations, along with further assessment checks on thermal performance and condensation risk analysis.



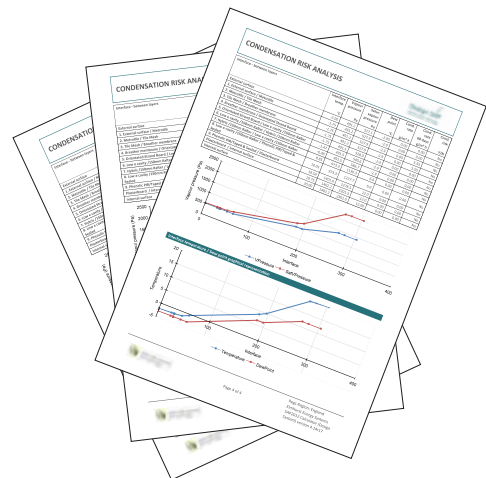
Structural Calculations

Your Warmer Room Extension is tested and approved by qualified independent structural engineers to ensure all design elements comply and exceed the requirements for Building Regulations as well as ensuring the system is safe and fit for purpose. Every aspect of your extension is rigorously tested using specialist software to ensure any structural issues are highlighted. These results are then compiled into a structural report which consist of formulas, span tables and design drawings all of which are submitted to building control for approval. These calculations form a vital part of the System Approval Certification.

Performance

The following calculations have been carried out by an independent Insulation Specification Specialist to achieve a 0.15 Wm²K for Pitched Roofs, 0.16 Wm²K for Walls and 0.13 Wm²K for Flat Roofs

The calculations also undertook a Condensation Risk Analysis and further assessments that calculate the predicted dewpoint temperature. The results show there is no risk of condensation / moisture build up within the roof or walls. These results are paramount to ensuring no gradual degradation of the construction materials or chances of mould growth.





Your Questions Answered

What will the temperature be like inside my Warmer Room Extension?

Due to the high performing multi-layered insulation, your Warmer Room Extension will retain heat during the winter and be cool during the summer, saving you money on energy bills.

Why is it a kit?

We've invested a huge amount of time and money into the future of home extensions, ensuring the kit is meticulously tested and surpasses all building regulations in England and Wales. It's the new way of doing things without breaking the bank.

Can I make the appearance of my new Warmer Room Extension blend in with my house?

Absolutely you can. Customise your extension with a range of tiles, fascia, soffits and brick slip options to match the colours of your house. You can even choose a cladding that will complement the colours in your garden.

Why timber?

Timber is the most naturally insulating raw material we have at our disposal, coupled with sustainable sourcing it has huge advantages over traditional methods and materials.

How long does it take?

Delivery in as little as 5-7 days from point of order and a start to finish build in as little as 1 week. Your step to adding valuable space to your home is weeks away.

Do I need Building Control Approval?

Yes, but don't worry, your Warmer Room Extension has full Building Control accreditation so this makes Building Control applications less complicated as an approved system is being used. Our in-house team will take care of your application from start to finish.

Do I need Planning Permission?

Not in most cases as your project may fall into Permitted Development Rights however, always check with your local planning authority for guidelines.

Will my new extension eliminate external noise from?

Your Warmer Room Extension will substantially reduce external noise especially as the roof and wall insulation itself has acoustic performance properties. This considerable noise reduction will allow you to be more relaxed especially during inclement weather.

Can I use my existing concrete base?

Yes, your Warmer Room Extension can be retrofitted onto a concrete base however always check with Building Control for approval as your base must comply with current building regulations.

Want to know more? Call our team today

T : 01373 473 900

Warmer Roof Ltd

The Workshop, Manor Road,
Marston Trading Estate, Frome, Somerset, BA11 4BN

T : 01373 473 900

E : sales@warmerroof.com

W: Warmerroof.com

