

Extend your Living Space



A **Guardian Warm Roof** can transform a conservatory into a beautiful garden room that you can use and enjoy all year round. It's the ideal solution for new-build conservatories and it's also perfect as a replacement for your existing conservatory roof.

A **Guardian Home Extension** can be designed, built and installed in a matter of weeks - from start to finish. The high tech, energy efficient system incorporates a range of advanced materials that combine to give you a beautiful, comfortable new room.



Your logo
to go here

Market leading Guardian Warm Roof

A revolutionary step forward in home improvement – a high performance, lightweight roof system that has been designed to replace your existing glass or polycarbonate roof or be specified as an alternative option on a new conservatory project.

The Guardian Warm Roof System dramatically transforms a conservatory into an ambient, much needed space that can be used and enjoyed every single day of the year.



Less sun glare and furniture fade



Cooler in summer



Less rain noise and 100% weather-tight



Warmer in winter

The Future of Home Extensions

The Guardian Home Extension provides 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 W/m²K, it quite simply, the most practical and technically superior home extension currently available.

The Guardian Home Extension is built using some of the latest high tech building materials that combine to deliver outstanding thermal efficiency – which is great news for your future heating bills and brilliant for the environment!

All the separate components that make-up your new extension are pre-assembled & factory engineered which in turn gives you two distinct benefits, first of all, we know for sure that it's going to fit together perfectly and secondly, the construction process significantly reduces the on-site build time – typically by around 60%



The Guardian Home Extension:

Roof System

Ridge cappings to match roof tiles or slates

Choice of roof tiles or slates in a range of colours

Standard rainwater systems

Keylite Roof Lights

Breathable waterproof membrane

Structural OSB 3

Structural pre-engineered frame

Ventilated roof eliminates condensation and mould

3 layers of 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 – see page 10

High performance SIP (Structural Insulated Panel)

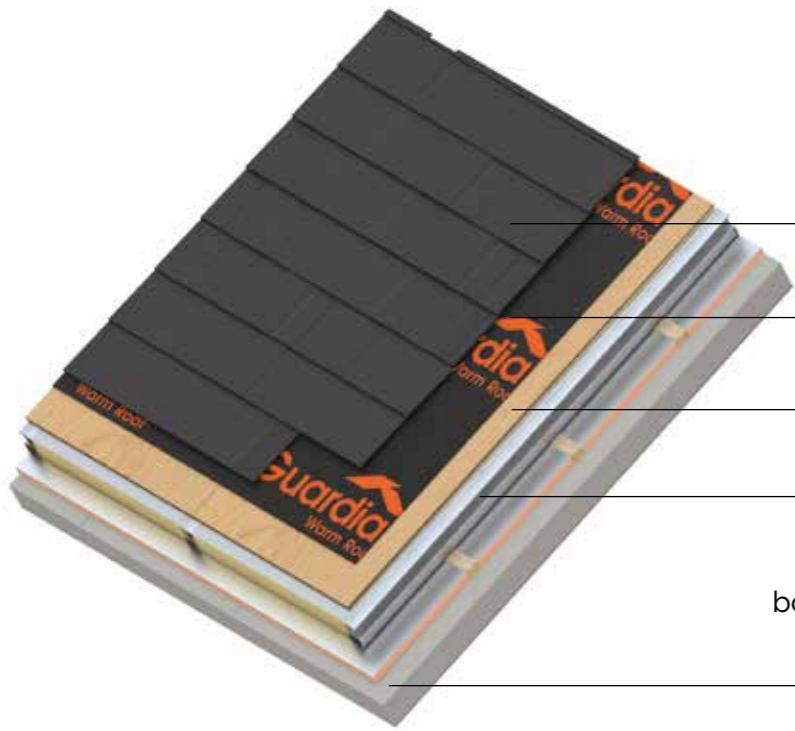
Huge choice of window & door systems

Exterior floor can be specified to suit your home & garden





Guardian Warm Roof System



Choice of roof tiles or slates in a range of colours

Breathable waterproof membrane

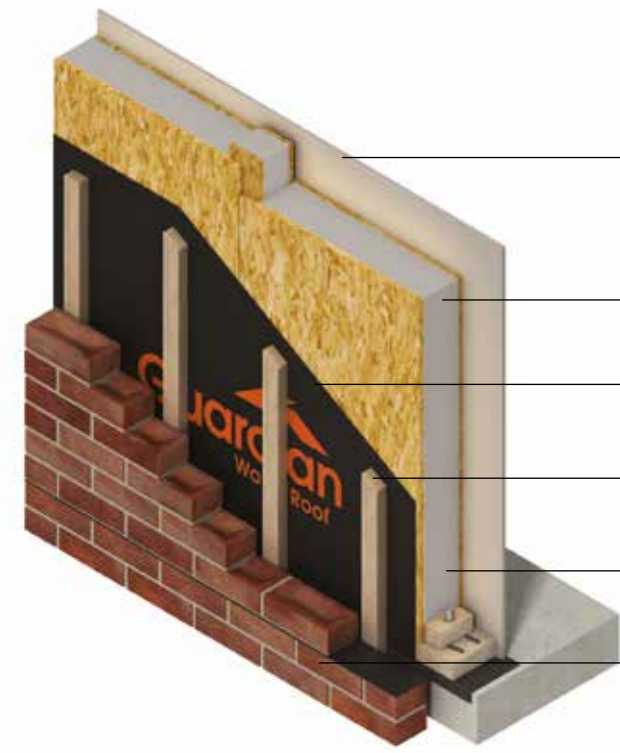
Structural OSB 3

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)

The Guardian Warm Roof and Home Extension Systems are based on a combination of clever engineering and the use of thermally efficient components - and the results are amazing...

Guardian Home Extension Wall Construction



Plasterboard

High performance, strong, yet lightweight SIP panel

Breathable waterproof membrane

Timber battens

U-value 0.16 W/m.K

Choice of external finish

Only registered Team Guardian installers are authorised to build the Guardian Home Extension and because they have been trained - it only takes around 3 weeks

With Building Control approval, internal dividing doors or walls can be removed to provide an open-plan living space.



Rapid Installation

Installed by our Team Guardian Registered Installers, the whole conservatory roof installation only takes a few days and is completed with minimum disruption to you and your home.



Engineered for Quality

Each Guardian Home Extension is engineered precisely to your individual requirements and pre-assembled under controlled factory conditions to ensure the highest quality before delivery to site.



Energy Efficient

It has been independently proven that a Guardian Home Extension can save you money on your energy bills, using a number of high performance insulation materials that achieve superior U-values.



Quiet & Comfortable

Although the materials that make-up the Guardian Home Extension were originally designed and chosen for their insulation value, one of the additional benefits is their sound-proof qualities

It means that your new room will be ideal for literally any use you may require, a TV or music room, a home office, kids playroom, a dining room or extended kitchen area. There are virtually no limits.



Temperature Control

One of the common problems with typical home extensions is the ambient temperature. So one of our challenges was to make sure that the Guardian Home Extension would fit seamlessly into the rest of your downstairs living area, just one more advantage of our clever engineering



Complete Peace of Mind

The Guardian Warm Roof and Home Extension is approved throughout the UK



Roof Designs



Edwardian

The Classic conservatory shape. Together with attractive roof windows the Edwardian Guardian Roof is the traditional option for styling and convenience, maximising the room space below.



Lean-To

The Guardian Lean-To is ideal to maximise space at the rear of the house. The ends can either have one or two hips (slopes). Ideal for kitchen extensions, the roof can go as low as 15° with roof windows.



Victorian

The Victorian roof is also ideal if you may not have much available space in your garden. The internal plaster finish on the roof has an attractive appearance with its facet front finish.



Combination

A P-Shape simply combines the benefits of two different styles to maximise your living environment. A T-Shape combination is available, as well as bespoke solutions to make your conservatory as individual as you are.



Gable Ended

The gable ended main feature is the continuous height it brings to the room due to its long central ridge.

The gable end allows you to get the most from your roof windows providing a light and airy space.

Suitable to replace your existing conservatory roof and an alternative on new conservatory installations.



Guardian Tiles

Lightweight roof tiles available in a range of colours to compliment virtually any home.

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. There are two versions of Metrotile and both are ideal partners for the Guardian Warm Roof. Plus the Metrotile Shingle comes complete with a 40 Year Guarantee.



Metrotile Shingle

A versatile profile with the appearance of a small riven slate.



Metrotile Esprit Shingle

Sleek and geometrically precise: perfect for the modern building or conservatory roof.



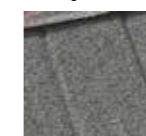
Antique Red



Ebony



Burnt Umber



Charcoal



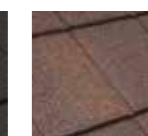
Moss Green



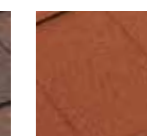
Scarlet



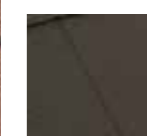
Coal Black



Bister Brown



Burnt Umber



Charcoal



Greenstone



TapcoSlate is much more than just a lightweight alternative to real slate. Even when looking at it close-up it has all the characteristics of its more traditional cousin. The TapcoSlate is authentically shaped with textured surfaces and riven edges that have been moulded from actual slates to make it almost indistinguishable from the real thing – yet it has an even more refined appearance. TapcoSlate will not crack, break or delaminate, and its product formulation and manufacturing processes provide durability, performance, and longevity for many years to come.

We specify this product because of the many advantages it brings along; it's lightweight and easily-installed there's hardly any waste and it's a perfect partner for our Guardian Warm Roof.

Just some of the benefits...

- Lightweight - as low as 12kg per square metre
- Easy to install with pre-marked nailing and exposure guides and spacers.
- Easily cut with a fine-toothed saw or sharp utility blade.
- Built-in camber for tighter fit when fixed in situ.
- No sorting, clipping, or drilling prior to roof loading. Packaged in bundles of 25 for easy handling.
- Fittings (ridges and hips) are mechanically fixed.
- Choice of colours (6 standard colours stocked for immediate availability.).
- 40-year warranty.
- Fully tested to BBA, ETA and CE standards, including fire rating, wind, driven snow & rain, and water absorption.
- TapcoSlate is manufactured from recyclable limestone and polypropylene.

TapcoSlate

Slate... but not as you know it!

Traditional Roof slate has been around for centuries mostly because of its durability and aesthetic appeal, but it does have drawbacks with its weight, pitch restrictions and brittleness.

British Board of Agrément (BBA) certified TapcoSlate Classic combines all the positive features of this beautiful, natural product, but adds practicality and enhanced performance to create a gorgeous roof that won't break or delaminate, survives substantial impact, is very light in weight, easy to install, no sorting, clipping or drilling, has a 40-year warranty, can be used on lower pitches than those achievable with natural slate and overall roof costing is very competitive.



Stone Black Pewter Grey Plum Brick Red Chestnut Brown





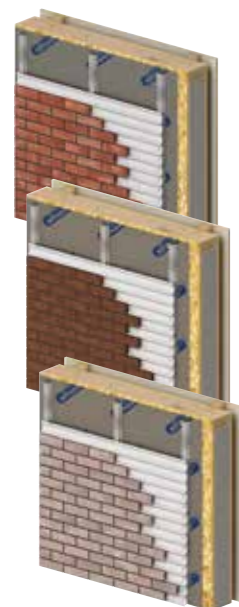
Exterior Wall Finishes

Roof Windows can make such a Difference

Beautiful finishes to match your home.

Other finishes are available on request. Contact us for further details.

Brick Slip



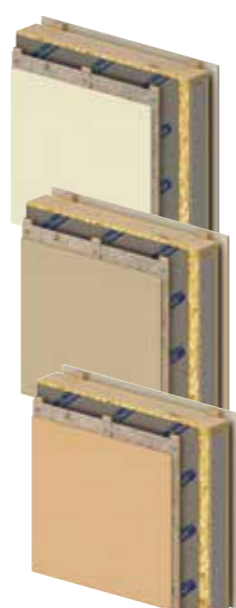
Brick



Stone



Render



Timber



Increase light & ventilation and create a bright and fresh interior

Introducing the new generation of roof window which are attractive, practical and virtually maintenance free.

We can offer a wide range of sizes with features including blinds, security locks plus remote control electric open and close options.

But the real advantages are the additional light and atmosphere they can create. Roof windows are the perfect partner for your new project.



Blinds



Security Locks



Remote Control Electric Open and Close



also see
pages 16 & 17

Built & Finished, right before your very eyes!

Typical build programme for a Guardian Home Extension

Day 1-2 Installation of the high-performance SIP panels.



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



02 Wall and sole plates installed ready to receive the SIP panels.



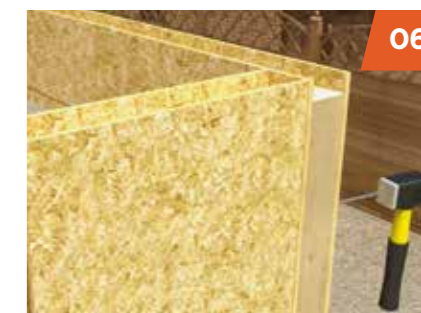
03 Subsequent panels are installed with specified window and door openings.



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



05 Wall panels are securely fixed together with a nail gun.



06 Corner joints are nailed together to ensure structural strength.

Day 3-4 Installation of the market-leading Guardian Warm Roof.



01 Structural ringbeam is sealed and secured to the top of the wall structure.



02 The aluminium roof structure is secured to the ring-beam and structural OSB 3 is fixed.



03 Breathable waterproof membrane is laid over the structural OSB 3 and secured in place.



04 Roof is batted and chosen tile is added ensuring weather-tightness. The gutter and external trim are secured.



05 3 layers of high performance insulation (between and over rafters, and insulated plasterboard), is installed.



06 Your Guardian Room is now ready for internal finishes.

Day 5 Internal and external finishes applied.



01 Breathable waterproof membrane is secured to the exterior walls.



02 Timber battens are then secured to the outer.



03 Your chosen external finish is applied.



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



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

At last... the Guardian Roof and Home Extension that ticks all the boxes

To watch the videos visit our website as seen on the back page.

Finishing Touches...

Whether you're considering a Guardian Warm Roof for your conservatory or a home extension, Bi-fold doors are a very impressive and practical option.

We are delighted to present WarmCore, the very best folding sliding doors on the market - class leading performance & gorgeous looks - what a combination!

Another Super addition for your project is a roof window, they can add extra light & ventilation to your room. Keylite have created a range of products that fit our roof system beautifully & we can definitely recommend them.

Stylish ideas that can transform home and give you a wonderful living environment that you can enjoy all year round



**25% THERMALLY
more EFFICIENT**

warmcore[®]
FOLDING SLIDING DOOR SYSTEM

Folding sliding doors

Modern living is about creating spaces that work for you and your family, that adapt to the needs of the moment. Gone are the days of rigidly defined spaces. WarmCore folding sliding doors were born from this ethos, and their flexibility helps your home become a space that works for you. Open and airy on beautiful summer days, warm and insulating in the colder months. WarmCore doors help integrate outside living space with interiors, enhancing both.

The innovative design of WarmCore folding sliding doors enables you to split the door sashes in whichever way suits your home. You can have all the sashes fold to the right or left, or have them split in any combination you choose.



Roof Windows & why we recommend



Extra performance, no extra costs

Keylite offers all its great features as standard, where other roof windows may require the use of additional cost accessories, just to achieve the same performance as Keylite.



Proven design, quality materials

Keylite is part of a leading UK building materials producer which has over 30 years experience in the design and manufacture of high performance building materials for the UK and European markets.

All our timber is FSC® certified and from well managed forests, so you can be assured of our responsible environmental credentials.



Patented Innovation

Keylite's innovation guarantees that our products' performance is unique.

Our patents mean that other conventional roof windows do not share many of our extraordinary features, all of which are designed to enhance performance and simplify the installation, operation and maintenance of our products.

10
Year
Guarantee

10 Year Guarantee

Keylite Roof Windows and Flashings are covered by a 10 year guarantee.

We are confident that our products will give trouble free performance throughout this period and beyond.

All electric components, blinds and accessories are covered by a 3 year guarantee.



Service

Keylite's technical experts are on hand to advise and assist you at the design and specification stage. When it comes to supply and delivery, our merchant stockists are at your service.



Approved

We take time to seek and win approval from relevant national bodies for both the company and our products. Our third party certifications give you the confidence that Keylite is the correct choice for your project.

Better Value!

- ✓ Expanding Thermal Collar as standard
- ✓ Recessed Fit as standard
- ✓ Warm Edge Glazing as standard





Get It Right First Time

Make sure it's Team Guardian

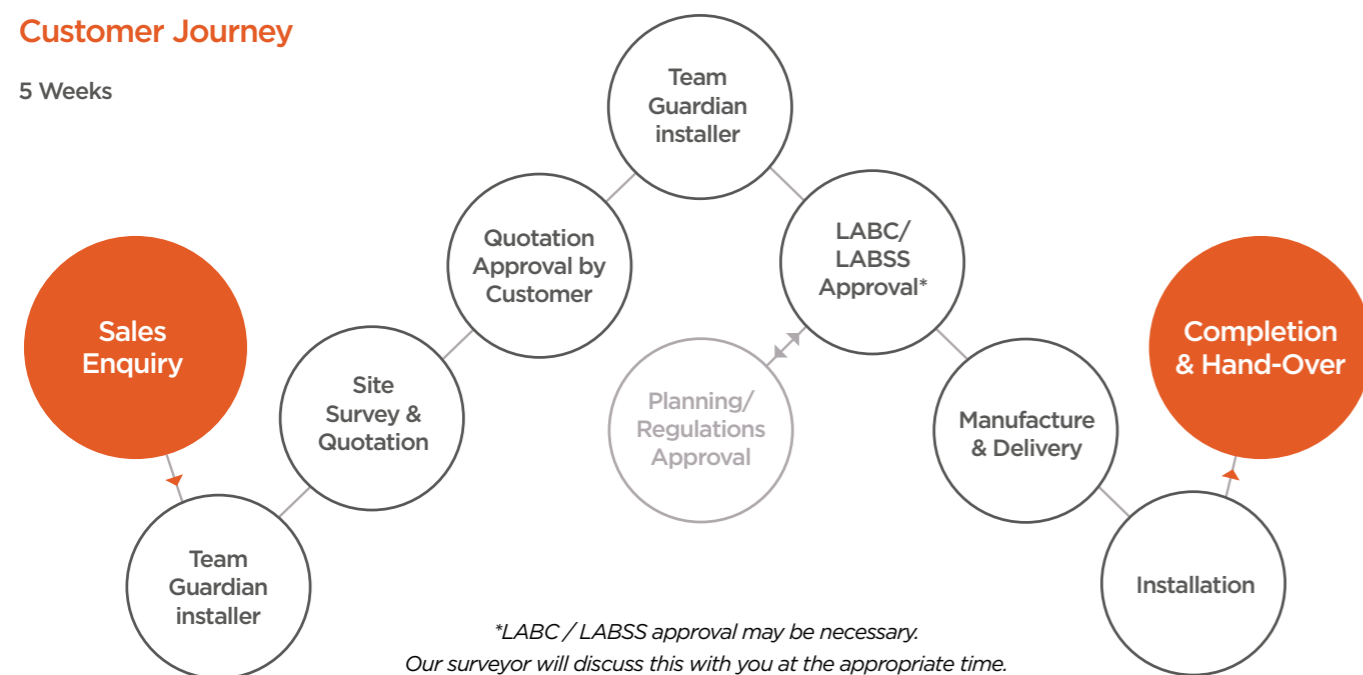
Make sure it's a genuine Guardian Warm Roof

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

5 Weeks



We are your fully approved Team Guardian Installers

The Guardian Warm Roof System and Home Extension is manufactured in the UK and It's crucially important that these new systems are installed professionally. Our installers have been trained, qualified and approved to fit both Guardian products. The installation is the most important process, so it's really important that your new roof or home extension is fitted perfectly.

Simply ask to see our Team Guardian members ID and you will be assured that your installer is going to do a great job. The system has been designed to give you additional assurances, not just for the roof itself but also for the quality of the installation.



Contact details

Name

Address

Telephone number

Email address


Guardian™

**Your logo
to go here**

