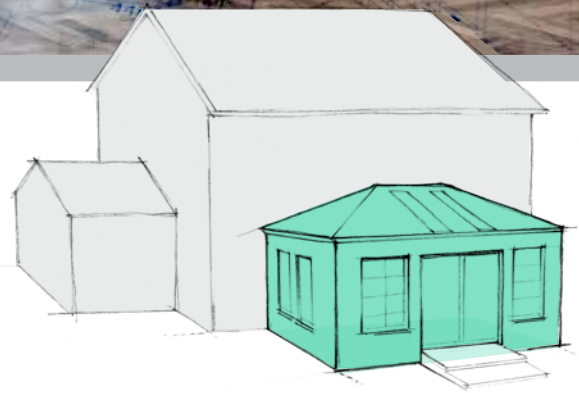




The Revolutionary  
Home Extension System  
*make space for living*



  
**Guardian**  
Home Extension

*"The Guardian Home Extension has opened a world of possibilities for us at home. It has given us extra flexibility with our living space and allowed us to make the perfect family home"* **Dan – Guardian Home Extension homeowner**

# Make Space For Living

Creating the perfect home for you and your family is something that everyone wants to achieve, and quite often we simply need more space or a different configuration to release the potential of our homes.

With outstanding thermal efficiency, wide ranging design flexibility and efficient build times, the Guardian Home Extension is the revolutionary and modern method of construction that is transforming homes across the country. Continue reading to gain the information, knowledge and inspiration to extend your home with confidence and ease.

*"Home is not just a place, it's a feeling"*







“The Guardian Home Extension is efficient in every way and is a great way to increase the value of your home”

## The Benefits of a Guardian Home Extension

# Benefits

The Guardian Home Extension is a revolutionary, advanced energy-efficient home extension that can transform your house into the home you have always dreamed of. Installed in just 3 weeks,\* the Guardian Home Extension is low fuss, low disruption and will enable you to have that extra space for living in far less time than a traditionally built extension.



### ENERGY EFFICIENCY

The Guardian Home Extension uses high performance insulation systems and has been tested and proven to reduce energy costs compared with a traditional build extension.



### SPEED OF BUILD

The Guardian Home Extension is fully offsite manufactured and supplied in kit form, eradicating waste and reducing disruption usually experienced with traditional builds. Construction is up to 5 times quicker than a traditional build and can continue in any weather.



### QUALITY

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



### SPACE

The Guardian Warm Wall is less than half the thickness of a traditional cavity wall that achieves the same thermal value. Significant internal extra space is automatically created with the Guardian Home Extension.



### DESIGN FLEXIBILITY

The Guardian Home Extension is a flexible system allowing you to design your perfect home extension system with a range of roof types, shapes, sizes and finishes available.



### PEACE OF MIND

The Guardian Home Extension has been independently and rigorously tested by the Building Research Establishment (BRE) with the Guardian Warm Wall featuring the Kingspan TEK Building System being certified by the BBA (British Board of Agrément).

\* Installation times vary dependent on the project size, 3 weeks is an average time based upon a range of projects



# Warmth

"The light is what guides you there, the warmth is what keeps you there" Ellie Rodriguez

Creating your family home is about creating warmth - a space for you and your family to relax and play and to create the memories of a lifetime.

A Guardian Home Extension will enable you to create the perfect extension and make your home complete. It's also been developed with warmth in mind, combining the most advanced and industry leading thermally energy-efficient construction methods, keeping you and your family warm and your energy costs low.

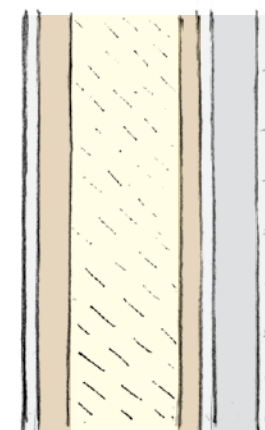
## Advanced & sustainable technology for superior thermal performance

Ensuring your new extension is well insulated and uses energy efficiently is a key priority. That's why the walls of our Guardian Home Extension are constructed using the highly insulated and innovative Kingspan TEK® Building System, not to mention the marketing leading Guardian Warm Roof system. Both systems have been rigorously tested to ensure they exceed the required thermal performance set by building regulations.

The Guardian Warm Wall will comfortably achieve a thermal performance U-value of 0.18 W/m<sup>2</sup>k once fully constructed with interior and exterior finishes. To achieve the same thermal performance from a traditional brick build construction would require a wall thickness double that of the Guardian Warm Wall.

GUARDIAN WARM WALL  
CROSS SECTION

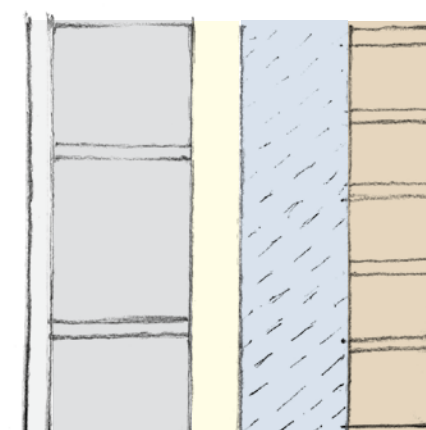
← 182 mm \* →



Cross section based on Kingspan TEK building system, exterior finish, breather membrane, battens and plasterboard.

TRADITIONAL BUILD  
CROSS SECTION

← 365 mm →



Cross section based on exterior brick, cavity, PIR insulation, blocks and plasterboard.

\* Measurements achieved from the outside of the base inwards





“Place is security, space is freedom” Yi-Fu Tuan

# Space

Having enough space for all the family is vital to ensuring a harmonious and happy house. Space creates that freedom of choice to relax, socialise, study and play when you and your family wish.

Adding an extension to your home will allow you to reimagine your living space just the way you and your family want it. Not only will your new extension provide you with a fantastic new space, but it will also allow you to free up other areas of your home enabling you to optimise and bring harmony through the whole house. The Guardian Home Extension, with its innovative Guardian Warm Wall technology, further maximises the sqm floor space vs traditionally built extensions.

## Gain internal floor space with the ultra efficient Guardian Warm Wall

The Guardian Warm Wall systems featuring the innovative Kingspan TEK® building system not only provides enhanced thermal performance versus a traditional brick-built extension, it also does it in a more space efficient way.

Optimising the wall thickness for thermal efficiency over a traditional brick-built extension allows for additional internal floor space. A typical 5mx4m will provide up to 20% more internal floor space.



GUARDIAN WARM WALL FEATURING THE KINGSPAN TEK BUILDING SYSTEM

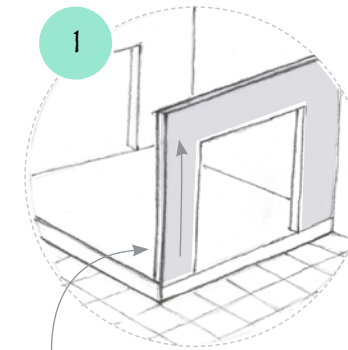
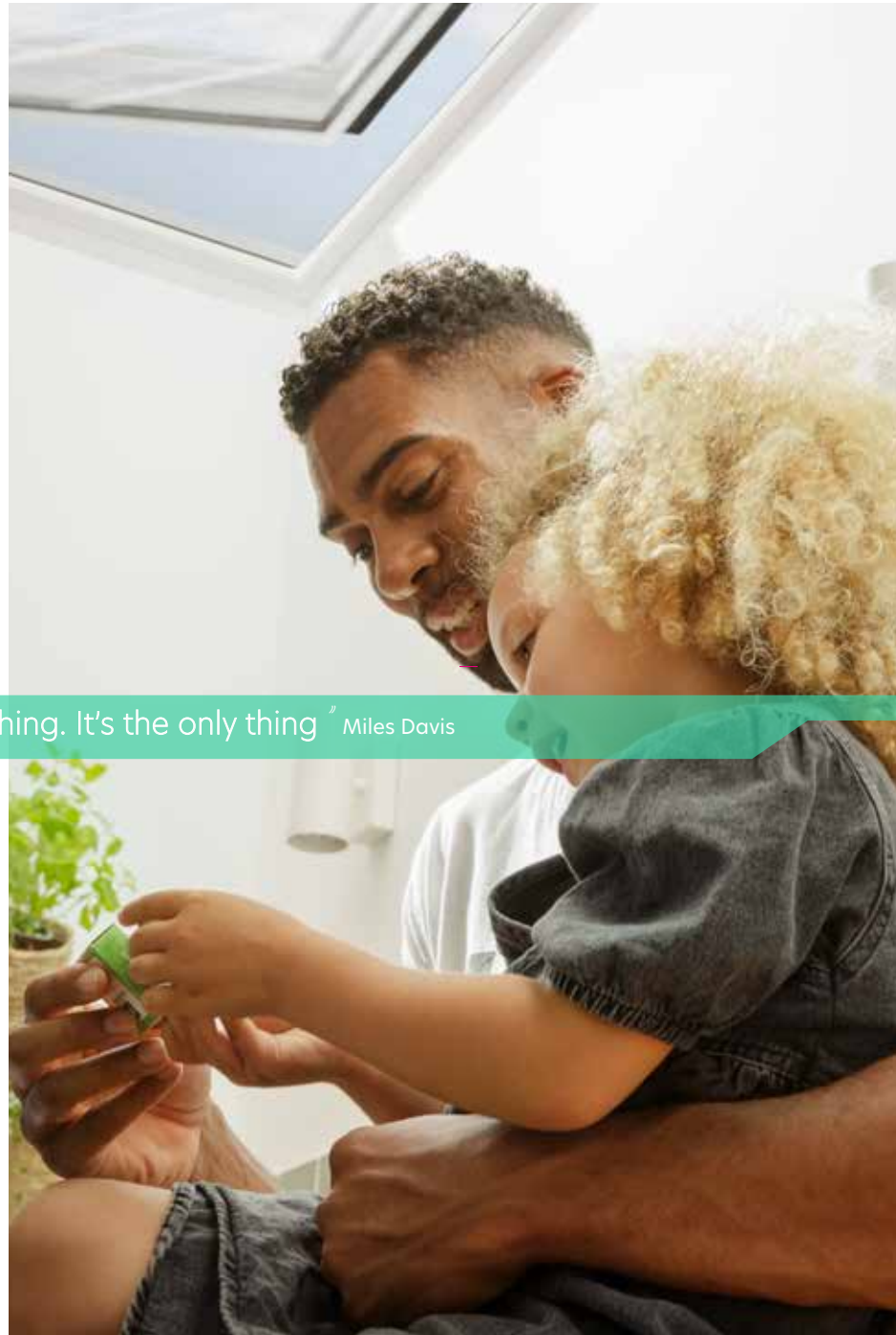


# Time

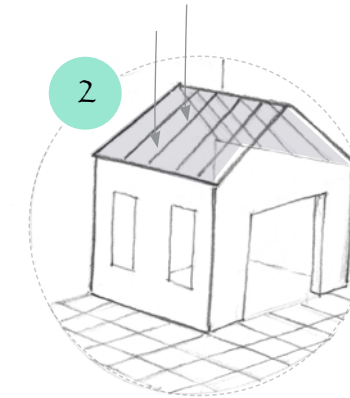
Making the most of your time at home with your family is precious. Creating the right environment at home will make that time all the more enjoyable.

*"Time isn't the main thing. It's the only thing"* Miles Davis

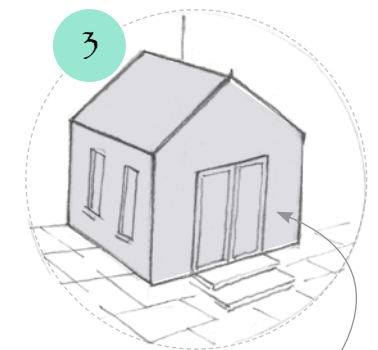
The thought of undertaking a home extension project can seem daunting, with the prospect of months of disruption and turning your home into a building site. The Guardian Home Extension simplifies and speeds up the build process whilst also reducing disruption. Careful preparation and innovative construction technology will ensure that your home extension is built in a timeframe that will amaze you and your family.



1  
Installation of the high-performance Guardian Warm Wall



2  
Installation of the market-leading Guardian Warm Roof



3  
Application of internal and external finishes

## A modern rapid build technology

Guardian Home Extension system has been developed to be built at speed ensuring the minimum of disruption to you and your family. Whilst all extension builds are different, the average construction time is over 60% quicker than a traditional brick-built extension.

Both the Guardian Warm Wall and Guardian Warm Roof are precision fabricated and pre-assembled in quality control factory conditions to your exact specifications. This speeds up the installation process significantly, reducing waste and onsite disruption allowing for follow on trades to apply the internal and external finishes sooner.



# Endless Design Possibilities

There are endless possibilities both in the exterior and interior design of your home extension. Specifying the roof style, windows, doors, exterior finishes and interior trims are all things to consider.

The good news is that the Guardian Home Extension has been developed with flexibility in mind, it is truly configurable to your bespoke requirements and needs. Your installer will be able to guide you through the process and advise you what's possible with the space and ideas that you have.

## For Your Inspiration

We've developed 5 different types of Guardian Home Extension, to provide you with some ideas and inspiration as to what is possible for your home. Over the next pages you will see a range of styles, finishes and interior designs all aimed to get the creative juices flowing. We are pleased to have collaborated with interior stylist, Joanna Thornhill in bringing to life the concepts.



**Joanna Thornhill is a commercial interiors stylist, writer, author and consultant.**

As well as designing room schemes and writing for magazines about the secrets of interior design, she works as a trend reporter for global forecasting agency WGSN and lectures at the KLC School of Design, as well as hosting talks and events for brands. She offers design strategy and consulting for both design businesses and homeowners, and has authored four interior design books, most recently writing the official companion book to the BBC1 TV series, Interior Design Masters (published by Quadrille).

*Get the look*

On the following pages look out for carefully selected tips from Joanna to help you style your new room.



**SOCIAL+** EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

The Guardian Home Extension system is a versatile and flexible system allowing you to create the perfect home extension for you and your family. Here are some of the key features that have been specified on the SOCIAL+ extension:

#### Roof Light

The Guardian Roof Lantern is an all aluminum, thermally efficient roof light that will flood your extension with light and create a wow factor at all times of the day. Bespoke lantern sizes are available with a choice of internal and external colours.

#### Exterior Finish

A render finish provides a clean and contemporary statement and is the perfect canvas for a modern flat roof finish and large span bi-fold doors. Render finishes allow for increased design flexibility and can create a bold statement.

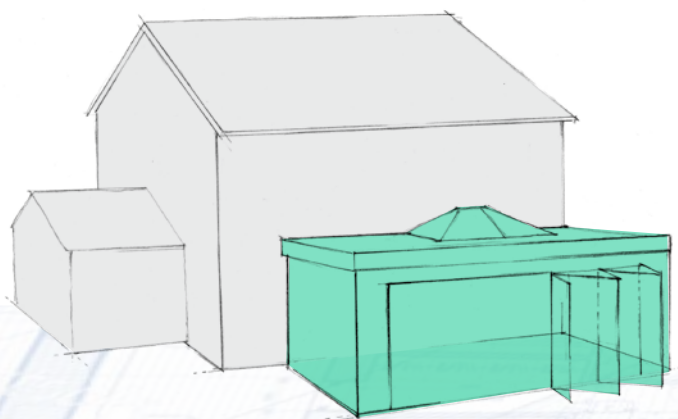
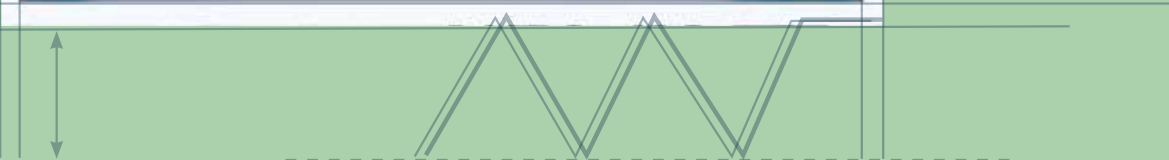
#### Bi-Fold Span

Large bi-fold doors are perfect for creating a light airy space that help to bring the outside in. Fully retractable bi-fold doors allow you to open the room up completely whilst saving on space.



#### OVERVIEW SPECIFICATION

- 5m x 3m internal floor spec
- Flat Roof
- Guardian Roof Lantern
- Matching render finish
- Large bi-fold windows



*Social+*

is a contemporary extension that connects kitchen, dining and living space in one, opening up a large space perfect for social gatherings with family or friends. Light floods into the space with the addition of wide span bi-fold doors and the slimline and elegant Guardian Roof Lantern.





# Get the look

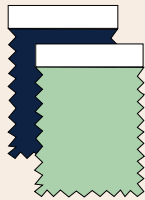
design tips & styling by JOANNA THORNHILL

**Make the most of an open-plan family space by ensuring it has clearly defined functions and uses, while still being versatile enough to accommodate ever-changing needs, from homework and hot desking to hosting a family party.** Opting for a wall of bi-fold-doors allows you to seamlessly open the space up to the outside for al fresco entertaining, while a large roof lantern above will ensure the finished space feels light and airy.

This smart yet inclusive design incorporates plenty of space for mealtimes, while a sumptuous family sofa on one side offers a space to relax. Across the room, a generous lounge chair next to a home bar space provides a novel, adults-only nook. The predominantly blue and green palette reflects its connection to the garden beyond, though opting for bold mint and peacock blue tones keeps things punchy and glamorous, while luxe metallic accents help the space feel smart enough for hosting special occasions.



**Loveage wall light in Antique Gold with Empire shade in peacock dupion silk**  
(H46 x W14cm), £112  
Pooky ([www.pooky.com](http://www.pooky.com))



**Helmsley two-tone snuggler in Teal, Ocean and Duck Egg velvet**  
(W124 x H80 x D106cm) £1,971  
Sofas & Stuff ([sofasandstuff.com](http://sofasandstuff.com))



**Taxidermy Birds luxe velvet cushion in Gold by Daniel Heath**  
(60 x 60cm) £95  
Curious Egg ([curiousegg.com](http://curiousegg.com))



**Twilight decanter** £110  
Dartington  
([www.dartington.co.uk](http://www.dartington.co.uk))



**Textured gold leaf bowl** £40  
Cox & Cox ([coxandcox.co.uk](http://coxandcox.co.uk))

"Spotlights are a great option for general ambient lighting, but incorporating a range of wall and floor lamps too can be more conducive to socialising and relaxation in the evenings."

Joanna



"Create a playful twist on traditional architecture by painting the lower two thirds of your wall in one colour, then adding a thin band of contrasting colour above this to act as an alternative 'picture rail'."

Joanna

"Opting for a mix of chairs and benches at a dining table makes it easy to accommodate fluctuating visitor numbers, and gives a more informal look."

Joanna





CREATIVE+ EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

The Guardian Home Extension system is a versatile and flexible system allowing you to create the perfect home extension for you and your family. Here are some of the key features that have been specified on the CREATIVE+ extension:

#### Guardian Esprit Shingle

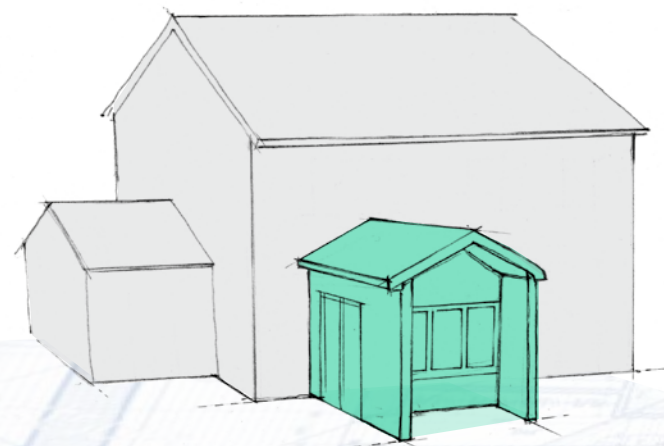
The Burnt Umber Esprit Shingle roof tile not only provides an authentic pop of colour to the roof it's also a lightweight high-grade steel tile with Aluzinc coating. This provides incredible strength and resistance and features a 'hidden fix' that leaves no nails exposed to corrosion. A choice of colours are available.

#### Exterior Finish

A contrasting exterior cladding can provide a stylish and striking statement to your home extension. Vertical charred dark wood cladding, as shown, provide a natural and sophisticated feel that will stand the test of time.

#### Guardian Downlights

Adding interior and exterior LED downlights provide a contemporary and energy efficient look and feel. The Guardian Downlight is available in both white and chrome finish and has up to 30,000 hours of life before it needs replacing.



*Creative+*

allows you to create a quiet and tranquil space for you to develop your creative passion or a professional and dedicated space to work. Creating a clear division between home and work is vital for a balanced homelife, the Creative+ home extension can provide that perfect balance.



#### OVERVIEW SPECIFICATION

- 3m x 3m internal floor space
- Guardian Solstice
- Gable roof with projected overhang
- Guardian Esprit Shingle in Burnt Umber
- Vertical charred dark work cladding



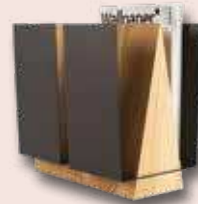


# Get the look

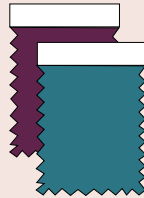
design tips & styling by JOANNA THORNHILL

With working from home now commonplace for many office-based employees, whether your work is fully remote or hybrid, a dedicated home office space has quickly moved from the realms of nice-to-have-luxury, to an essential requirement in today's home. Creating an extension that accommodates this need can be transformative, even with a relatively modest add-on, as well as providing space for crafts, hobbies and side hustles, too.

Greens and blues are well known to help create a sense of calm, though in a working space it's also important to feel inspired: going bold and creating an immersive feel with wraparound teal walls, and a jolt of contrasting raspberry trim on woodwork, will help keep motivation levels up, while opting for a mint green finish across door and window frames nods to the outside space leading directly off this room.



**Namous magazine stand in Black** £165  
Gaia Homeware (gaia-homeware.com)



**Hatton Distressed Abstract area rug in Black**  
from £49.99  
Kukoon Rugs (kukoonrugs.com)



**Positano Pot in Forest green** £10  
Garden Trading (gardentrading.co.uk)



**Fonda dining chair in Desert Pyramid textured weave**  
(W64 x H70 x D55cm) £460  
Sofa.com (sofa.com)



**Standing faux coral**  
£75 Cox & Cox (coxandcox.co.uk)



"To create a versatile working area where you can spread out and incorporate space... opt for a fitted worktop spanning the width of the space, rather than a standalone desk. Placing it directly underneath a picture window will allow you to connect more with nature without leaving your chair." *Joanna*

"Hanging plants suspended from ceiling hooks can be a great option if floor space is limited, while statement plant stands provide an attractive focal point when grouped together!" *Joanna*

"Play up on the space's connection to creative hobbies by incorporating painterly details into accessories, such as this abstract art-inspired rug and chair." *Joanna*

**Flooring** Una Kimono cork flooring planks in Brown, from £46.80 per m<sup>2</sup>  
Recork (recork.co.uk)

**Decoration** Walls / Loving Teal emulsion (on walls), Serene Peach emulsion (on ceilings) and Loving Pink eggshell (on woodwork), all at YesColours (yescolours.com)





PLAY+ EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

The Guardian Home Extension system is a versatile and flexible system allowing you to create the perfect home extension for you and your family. Here are some of the key features that have been specified on the PLAY+ extension:

#### Guardian Solstice

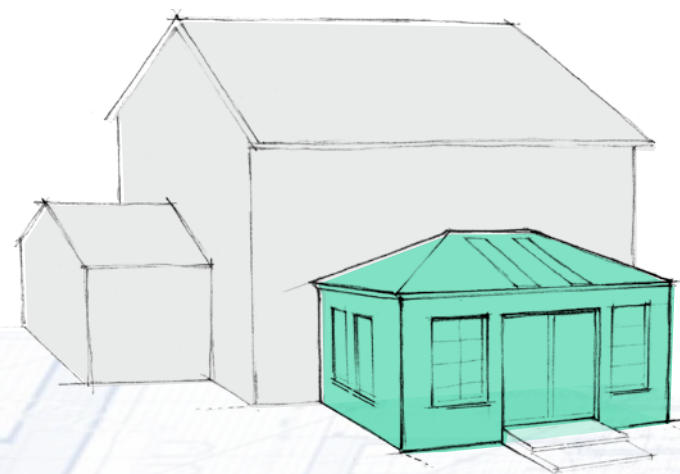
The Guardian Solstice roof light is an elegant and impactful way to maximize the amount of daylight in your extension. With a flush-fit finish, the Guardian Solstice roof light utilizes the full roof height of the Guardian Warm Roof and still provides excellent thermal efficiency with its double glazing.

#### Guardian Slate

The Guardian Slate maintains an authentic and traditional aesthetic of a natural slate but with the benefits of modern technology. The Guardian Slate is up to 60% lighter than a traditional slate - available in five natural shades all of which have been rigorously UV tested and have an A-grade fire rating when used with a standard membrane.

#### Exterior Finish

Making sure your extension is in keeping with your existing house can be a very important requirement. External brick style finishes can be coloured matched to your home ensuring you get that design continuity you require.



*Play+*

is the perfect space to have fun with all the family, allowing you to regain control of other areas in your house. It is designed to be a large airy space with light flooding in from the Guardian Solstice roof light and large window and doors. Versatility is key, allowing you to adapt the room according to your families' requirements.



#### OVERVIEW SPECIFICATION

- 6m x 4m internal floor space
- Edwardian Guardian Warm Roof
- 2 Guardian Solstice roof lights
- Matching Brick Slip
- Grey Guardian Slate
- Crittall style doors and windows





# Get the look

design tips & styling by JOANNA THORNHILL

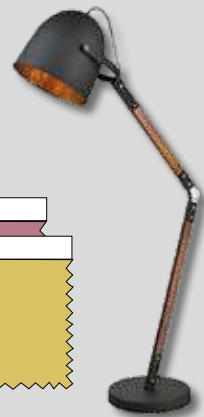
**Make the most of an add-on extension by ensuring it works in a multitude of ways, for all members of the family. By utilising existing double doors as access into the new space (where they had previously led directly into the garden), you can avoid the complications of knocking down internal walls, creating a room which feels connected to the rest of the house that's also private (perfect for noisy child's play or teenage get-togethers!)**

Decorating a family-friendly room needn't mean a compromise on adult aesthetics - instead, lean into bright colours and graphic shapes for a dopamine-filled look that feels fun and energetic. Stripes can be a great way to add interest without visual overwhelm, so use them creatively, such as laying striped flooring diagonally across the space, or adding contrasting bands of colour to the tops of your walls. Opting for Crittal-style glazing also picks up on this motif: anthracite is a smart (and highly popular) colour choice, but you could also go bold and spec a bright tone here, too.



**Table tennis set**  
£12.95 Rex London  
(rexlondon.com)

**Brick Lane Arc wooden floor lamp in Black and Gold**  
(W35 x H180 x D120cm) £470  
Amos Lighting (amoslighting.co.uk)



**Clawdia Cushion in Blush**  
(43 x 43cm) £30  
Lust Home  
(lusthome.com)



**Bluebell armchair in Prism Stripe by Olivia Rubin**  
(W88 x H91 x D106cm) £1,210  
Sofa.com (sofa.com)

**Snug Accent stools in Pink and Saffron (shown)**  
(W41 x H35 x D41cm)  
£249 each  
Snug (snugsofa.com)



"Look for children's furnishings and accessories that compliment the overall aesthetic without compromising on a little one's fun, such as this monochrome teepee design, which looks good enough to be left out on show."

*Joanna*

"Both the walls and ceiling of the PLAY+ room are a pale, greyed-off lilac tone - said to enhance creativity, which is perfect for a space designed for fun and frolics - and act as a simple yet interesting backdrop which allows colourful accent furniture and accessories to shine."

*Joanna*

"Ensure your space has plenty of storage for toys and games - cabinets with a mixture of open shelving and enclosed cupboards can offer the best of both worlds here, allowing you to hide anything less than lovely out of sight."

*Joanna*

**Flooring** Ultra Striped carpet in City Stripes  
£34.99 per m<sup>2</sup>, Carpetright (carpetright.co.uk)

**Decoration** Graceful Lilac emulsion (on walls and ceiling)  
YesColours (yescolours.com)





REST+ EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

The Guardian Home Extension system is a versatile and flexible system allowing you to create the perfect home extension for you and your family. Here are some of the key features that have been specified on the REST+ extension:

#### VELUX Roof Windows

Welcome in daylight and fresh air while maintaining a connection to the outdoors with VELUX roof windows. Make the most of your new home extension by specifying the correct size and number of windows.

#### Advanced VELUX features

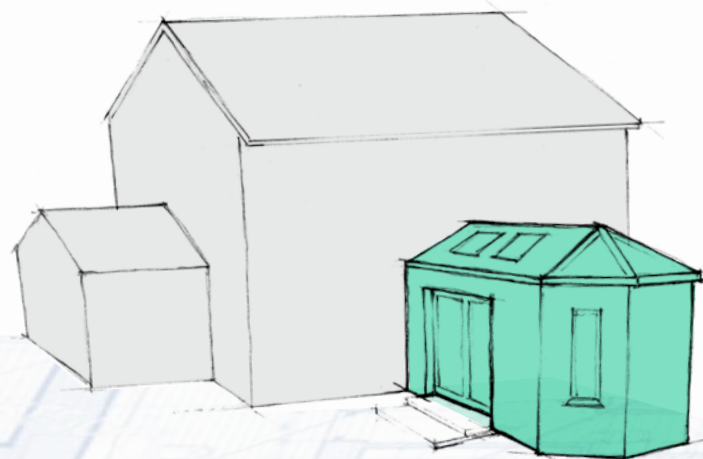
Consider the addition of solar or electric roof window operation, or original VELUX blinds for a perfect fit, beautiful design and long-lasting performance. Add VELUX ACTIVE providing connected technology to your roof windows.

#### Victorian exterior design

In this example Rest+ has been modelled to replace an existing Victorian style conservatory. The Guardian Home Extension can be the perfect replacement to an old or worn-out conservatory. Its design flexibility allows it to replace or significantly change what was already existing.

*Rest+*

provides a dedicated and self-contained sanctuary for your elderly relative or young adult. Perfectly proportioned and equipped to provide independence while still being connected to the family home. Large double doors provide a light and airy connection with the garden.



#### OVERVIEW SPECIFICATION

- 3m x 5m internal floor space
- VELUX roof windows with original blinds
- VELUX ACTIVE connected operation
- Victorian exterior design
- Guardian Esprit Shingle in **Blister Brown**





# Get the look

design tips & styling by JOANNA THORNHILL

**Growing housing and care home costs are causing a rise in multi-generational living set-ups, with family homes increasingly required to accommodate both adult children and ageing parents in addition to the nuclear family unit.** An additional downstairs self-contained bedroom space can be invaluable to accommodate changing needs, to house occasional overnight guests, provide a more independent space, or to act as an alternative assisted living suite for an elderly relative. Incorporating doors into the garden means the room can be independently accessed while ensuring other members of the household are close by if needs be.

To ensure this space has a tranquil feel, and to enhance a feeling of connection to the garden, choose comforting sage greens and muted blues to aid relaxation while leaving wooden window and door trims in their natural finish. These natural materials can also be picked up elsewhere in the space, from cosy cork flooring topped with a jute rug, to earthy tones and organic shapes selected for cushions and accessories. Opting for a sofabed or a double daybed means the space can function as a second living room when not required as a permanent sleeping space. And while fully insulated, the addition of a wood-burning stove at the far end creates a characterful focal point and additional feeling of retreat during colder months.



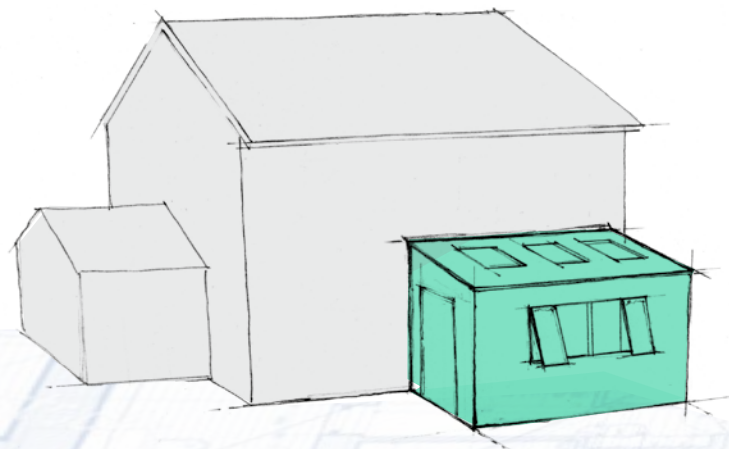
**Flooring** Una Kimono cork flooring planks in Broken White, from £46.80 per m<sup>2</sup>  
Recork (recork.co.uk)

**Decoration** Oceans emulsion (on walls) and Champagne Jenny eggshell (on woodwork), all Fenwick & Tilbrooke (fenwickandtilbrooke.com)





UTILITY+ EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK



*Utility+*

provides the perfect opportunity to declutter and create separation from those vital household chores and your family home. A functional lean-to extension will open up an array of possibilities to create a well organised space to undertake household tasks in space and comfort.

EXTERIOR | TECHNICAL | INTERIOR | GET THE LOOK

The Guardian Home Extension system is a versatile and flexible system allowing you to create the perfect home extension for you and your family. Here are some of the key features that have been specified on the UTILITY+ extension:

#### Flexible window openings

The shape and size of your window openings can be made bespoke to your requirements, allowing you the flexibility to balance storage space and creating a light environment with the perfect outlook onto your garden.

#### VELUX Roof Windows

Welcome in daylight and fresh air while maintaining a connection to the outdoors with VELUX roof windows. Make the most of your new home extension by specifying the correct size and number of windows.

#### Exterior Finish

Horizontal shiplap cladding in Thorndown Field Green wood paint provides a timeless and personalized look.



#### OVERVIEW SPECIFICATION

- 3.5m x 2.55m internal floor space
- VELUX roof windows with original blinds
- Guardian Slate in Mulberry
- Thorndown Field Green exterior cladding





# Get the look

design tips & styling by JOANNA THORNHILL

**Extensions don't necessarily need to be physically large to make a big impact: sometimes, simply having a little more space to spread out for daily housekeeping jobs or maintenance tasks can help your whole home run a lot more smoothly, without eating up too much exterior square footage.**

When it comes to creating a utility room, don't overlook the aesthetics: yes, this is a functional 'working' space but it will make chores feel easier if the environment is a pleasant one to be in (and if space permits, you could even sneak in an armchair to act as a corner of respite). Practicality is key, so bring in hard-working surfaces like wood and metal, opt for easy-clean flooring such as tiles or vinyl, and include lashings of storage and shelving alongside a few aesthetic pieces such as plants and pretty storage baskets.

Industrial accents make sense here, but equally bringing in some country-style elements can help create a look that feels smart-rustic rather than austere. Utilising simple block designs, such as chequerboard flooring and a graphic patterned floor runner, will add interest and personality, and can provide you with a colour palette to pick up on across walls and skirting boards, to tie the space together.

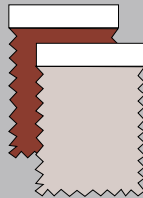
**Island Breeze extra large cupboard in Potter's Clay with Brass knob handles**  
(W96.5 x H198 x D38cm) £1,190  
The Painted Furniture Company  
([paintedfurnitureco.co.uk](http://paintedfurnitureco.co.uk))



**Andree Jardin Mr & Mrs Clynk long handled dustpan & broom set** £85  
Gaia Homeware ([gaia-homeware.com](http://gaia-homeware.com))



**Large seagrass basket in Navy Blue**  
(Dia 42 x H45cm) £24.95  
Rex London  
([rexlondon.com](http://rexlondon.com))



**Distressed cut-out clock**  
(Dia 40cm) £65  
Cox & Cox  
([coxandcox.co.uk](http://coxandcox.co.uk))



**LED hurricane lantern in Light Blue** £19.95  
Rex London ([rexlondon.com](http://rexlondon.com))



**Farrington luggage rack** (W70 x H20 x D20cm) £65  
Garden Trading ([gardentrading.co.uk](http://gardentrading.co.uk))



"Make the most of any spare wall space: could some wall mounted hooks be put to use for storing fold-up garden chairs out of season, or sports equipment like bikes, to free up floor space as well as protect them from the elements?" *Joanna*

"Make the most of high ceilings with tall cupboards, but incorporate surface space too for tasks such as folding laundry or potting plants." *Joanna*

"Wall mounted shelves can be handy for smaller items you need to access frequently: make sure they're working hard by installing as many as you can accommodate - you could even add a hanging utensil rail underneath your lowest shelf, for keeping everyday items like scissors and tape close to hand." *Joanna*

**Flooring** Vinyl Flooring

**Decoration** Mellow Mocha emulsion (on walls) and Burnished Copper eggshell (on woodwork), all Dulux ([dulux.co.uk](http://dulux.co.uk))

# Roof Lantern



The **Guardian Roof Lantern** is a versatile and attractive choice to capture natural sunlight and flood a room with radiant energy.

Our Roof Lantern transforms the lighting in any room, making it brighter and lighter. The extra light, combined with the additional ceiling height will make your room feel even more spacious.

Sleek and elegant in design, our Roof Lantern has been innovatively designed to maximise visibility with slimline rafters. GUARD-Lock technology maximises the security and thermal performance of the lantern as well as aiding efficient installation.



- Minimalist design for maximum natural light - ultra-thin 12mm 'V' profile
- Strong, light and robust. Machine-finished aluminium inside and out
- A flexible and scalable configuration with only four bars up to 2.4 x 3 metres\*
- Excellent thermal performance achieving a U-Value as low as 0.6 W/m2K
- GUARD-Lock technology for security, thermal performance and efficient installation
- Double and triple-glazed options for incredible sound proofing
- Available in 3 standard colours with bespoke options available

\* Text for asterisk?

# Guardian Solstice Skylight



The **Guardian Solstice roof light** offers elegance and impact for your home extension whilst maximising the daylight in your new space.

The roof light can be specified to utilize the full roof height of the Guardian Warm Roof and can be positioned to your specification and requirements. A double-glazed unit provides exceptional thermal efficiency, maintaining an ambient temperature whether it is summer or winter.





# Design with Daylight

Realise the VELUX® potential in your extension

**VELUX®**

We all look for the perfect place where we can relax, recharge and feel content – or even be more productive. And often, without us noticing, it is a place filled with daylight and fresh air.

What's more, natural light is essential to your wellbeing. Window size, as well as the number of windows, is fundamental to how your space will look and feel. It's never been easier to achieve the optimum amount of daylight and fresh air with VELUX roof windows, perfectly integrated into Guardian Home Extensions.

## 5 reasons to choose VELUX roof windows



Healthier indoor climate



Twice the natural light



Enhanced ventilation



Remote operation



10-year guarantee\*

## Bringing the outside, inside

Whatever you use your extension for – living room, playroom or open plan kitchen – you want to make sure it's a comfortable and airy space that everyone loves spending time in. Enjoy a brighter, more comfortable space with VELUX products designed to improve the amount of daylight and fresh air in your home and enhance your connection to the outdoors.

### Bring in twice the daylight

VELUX sloping roof windows bring in twice as much daylight as vertical windows of the same size, making both your original space and your extension feel so much brighter by allowing daylight to reach far deeper into your home.

### Taking comfort to the next level

By choosing electric or solar VELUX roof windows, you can easily ventilate and refresh your space throughout the day. At the touch of a button, your VELUX roof windows can be set to open, close, operate blinds, and adjust the ambience of the room in an instant.

### A lighter, brighter home

VELUX white roof windows help reflect even more daylight into your extension. They also compliment other white windows in your home, creating a contemporary, unified look. Control the amount of warmth, daylight, and add personal style to your new extension with authentic VELUX blinds and shutters. Sit back, relax, and enjoy daylight for years to come.



FEATURED: VELUX Low pitch roof windows

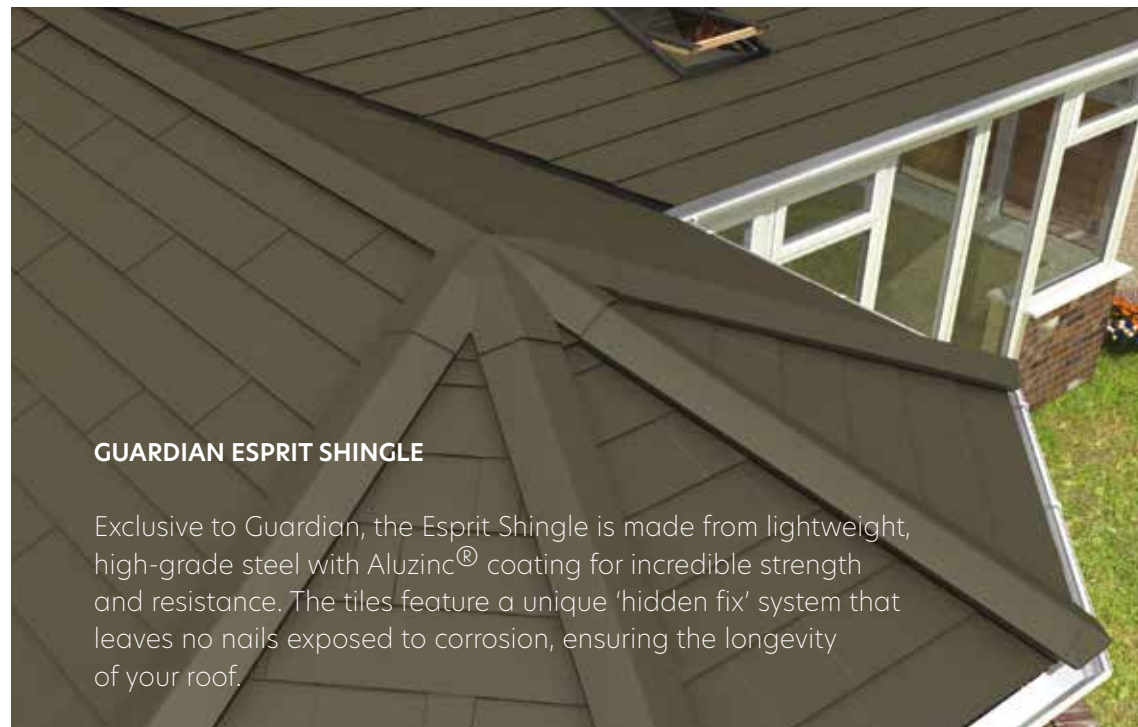


FEATURED: VELUX Electric roof windows



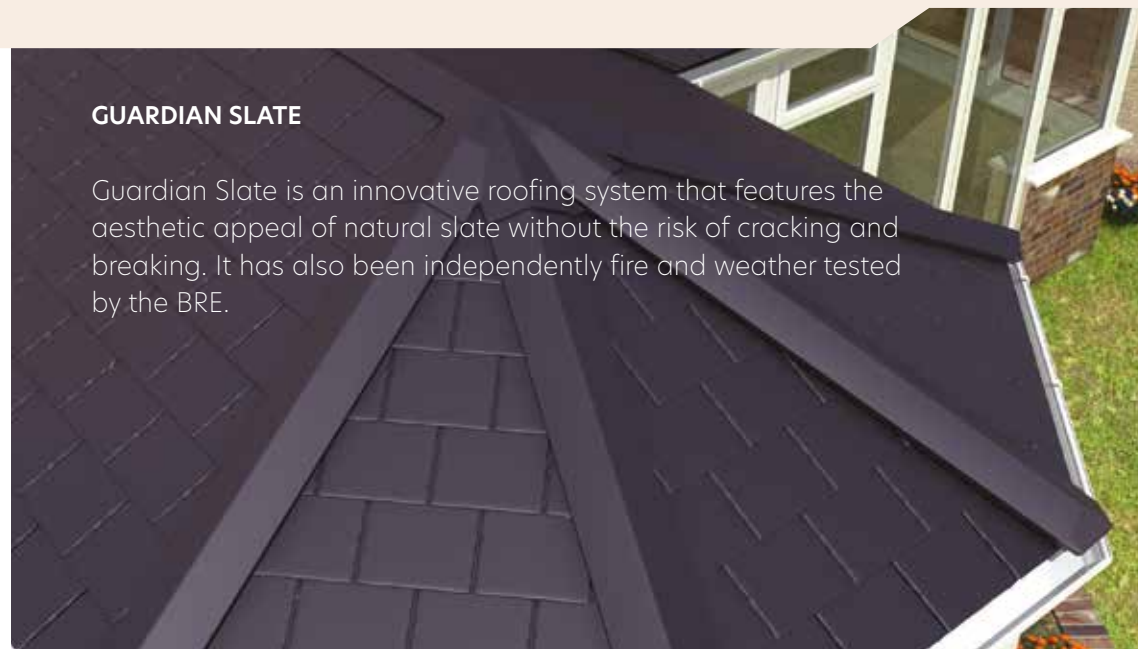
FEATURED: VELUX flat roof windows

\*ON MANUAL ROOF WINDOWS



### GUARDIAN ESPRIT SHINGLE

Exclusive to Guardian, the Esprit Shingle is made from lightweight, high-grade steel with Aluzinc® coating for incredible strength and resistance. The tiles feature a unique 'hidden fix' system that leaves no nails exposed to corrosion, ensuring the longevity of your roof.



### GUARDIAN SLATE

Guardian Slate is an innovative roofing system that features the aesthetic appeal of natural slate without the risk of cracking and breaking. It has also been independently fire and weather tested by the BRE.



# The Finishing Touches

There is a wide range of options to consider when choosing the finishing touches for your home extension. From brick finishes to rendered walls, or traditional tile to a natural styled slate, all of these options can further personalise your home extension.

## Exterior Finishes

A range of exterior finishes can be applied to your Guardian Home Extension. Whether you want to colour match the existing brick work with a brick slip or add a contemporary statement with a stylish render or timber cladding. The design possibilities and choices are vast.



### RENDER

A modern render can be applied effortlessly and allows for ultimate colour personalisation.



### BRICK SLIP

Colour match your existing house with a brick slip. Thinner than normal bricks, they are installed onto a special system to ensure uniformity.



### TIMBER CLADDING

A range of horizontal or vertical cladding options in a variety of colours can be applied for a natural and stylish look.



### BRICK

A traditional brick exterior can be applied.



OUR EFFICIENT BUILD PROCESS

The average construction time of a Guardian Home Extension is over 60% quicker than a traditional brick-built extension.



Build Process

# Our Build Process



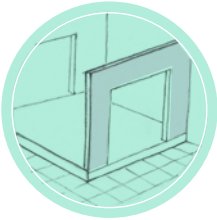
**SURVEY**

Once you have made contact with us, we will be happy to arrange a visit to your home to conduct a survey. We can discuss your requirements, answer any questions and provide advice as well as taking some basic measurements to provide you with your initial quote.



**THE QUOTE**

We will come back to you with a thorough and easy to understand quote, we will highlight exactly what is and what isn't included so you know exactly where you stand.



**BUILD PHASE 1**

Once the base for your extension is complete, the build process for your Guardian Home Extension will start. The installation of the high-performance Guardian Warm Wall featuring Kingspan TEK technology will commence and you will be amazed how quickly and efficiently this happens.



**BUILD PHASE 2**

The market leading Guardian Warm Roof is then fitted, making your home extension watertight and exceptionally thermally efficient.



**FINAL BUILD PHASE**

The internal and externals of the home extension are prepared and ready for your desired finishing touches and decorations.



## Our Partners

Guardian Home Extension - a system created through industry-leading partnerships.

The Guardian Home Extension is a revolution in the home extension market, an energy-efficient, bespoke and quality system created from a combination of the very best in the industry.

Kingspan® is the global leader in high-performance insulation and building envelope solutions.

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® Building System 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.



VELUX® are the market leading daylighting experts creating better living environments for people around the world.

Using their passion for daylight, fresh air and better living environments, the Guardian Home Extension can be fitted with a wide variety of VELUX products that can add additional light to your extension.

Consider the addition of advanced VELUX features including the solar or electric roof window operation, or original VELUX blinds. Add VELUX ACTIVE providing connecting technology your roof windows.



### Our Partners

The market-leading Guardian Warm Roof is a perfect addition to the Guardian Home Extension.

A high performance lightweight roof system, it offers leading thermal efficiency and has been independently tested by the Building Research Establishment (BRE).

A range of different shapes and styles can be created by the bespoke network of fabricators and easily installed along with the other components of the extension.





# Get the look

## References

### Colours

#### SOCIAL+

For similar paint colours try Douglas Fern emulsion (on main wall areas), Fondant emulsion (on ceiling and above picture rail) and Tulsa Twilight eggshell (on woodwork), all Benjamin Moore (benjaminmoorepaint.co.uk)

#### CREATIVE+

For similar paint colours try Loving Teal emulsion (on walls), Serene Peach emulsion (on ceilings) and Loving Pink eggshell (on woodwork), all at YesColours (yescolours.com)

#### PLAY+

For similar wall colour try Graceful Lilac emulsion, YesColours (yescolours.com)

#### REST+

For similar paint colours try Oceans emulsion (on walls) and Champagne Jenny eggshell (on woodwork), Fenwick & Tilbrooke (fenwickandtilbrooke.com)

#### UTILITY+

For similar paint colours try Mellow Mocha emulsion (for walls) and Burnished Copper eggshell (for woodwork), Dulux (dulux.co.uk)



#### SOCIAL+

**Henley porcelain slate and aluminium oval dining table** (L220 x W110cm), Bridgman (bridgman.co.uk)

**Richmond dining chair with aluminium legs** (W67 x H85 x D63cm), £549 each, Bridgman (bridgman.co.uk)

**Brooklyn five wire spider pendant in Brass** (200cm drop, £434, Industville (industville.co.uk)

**Celine two tier trolley** (W70 x H76 x D34cm), £390, Sofa.com (sofa.com)

**Twilight decanter** £110, Dartington (dartington.co.uk)  
Glasses, from a selection, Dartington (dartington.co.uk)

**Taxidermy Birds luxe velvet cushion in Gold** by Daniel Heath (60 x 60cm), £95, Curious Egg (curiosegg.com)

**Loveage wall light in Antique Gold with Empire shade in peacock dupion silk** (H46 x W14cm), £112, Pooky (pooky.com)

**Helmsley two-tone snuggler in Teal, Ocean and Duck Egg velvet** (W124 x H80 x D106cm), £1,971, Sofas & Stuff (sofasandstuff.com)

**Dar Ephesus rectangle mirror in Rose Gold and Smoke Blue** (80 x 120cm), £348, Amos Lighting (amoslighting.co.uk)

**Warhol floor lamp in Brushed Gold** (W41 x H155 x D24cm), £153, Amos Lighting (amoslighting.co.uk)

**Acacia Tree curtains by Clarissa Hulse in Teal with eyelet heading** from £50 per pair, Curtains2Go (curtains-2go.co.uk)

**Tiffany sofa in Cruise** (W273 x H76 x D100cm), £1,750  
Sofa.com (sofa.com)

**Lowell drawer unit** (W128 x H87.5 x D33cm), £1,125, Cox & Cox (coxandcox.co.uk)

**Frosted ribbed vase** £50, Cox & Cox (coxandcox.co.uk)

**Hexagon gold wine rack** £30, Cox & Cox (coxandcox.co.uk)

**Textured gold leaf bowl** £40, Cox & Cox (coxandcox.co.uk)



#### CREATIVE+

**Positano pot in Forest Green** £10, Garden Trading (gardentrading.co.uk)

**Scallop 2 Sibling vase** £115, Curious Egg (curiosegg.com)

**Thimberly shelving unit in Anthracite and Oak** (W122 x H165.5 x D42cm), £749.50, Shelved (shelved.co.uk)

**Rievaulx modular hallway unit in Anthracite and Graphite** (W122 x H85.5 x D42cm), £662, Shelved (shelved.co.uk)

**Dar Elpise 7-light cluster pendant in Polished Chrome and Planet Glass** (125cm drop), £195, Amos Lighting (amoslighting.co.uk)

**Una Kimono cork flooring planks in Brown** from £46.80 per m2, Recork (recork.co.uk)

**Hatton Distressed Abstract area rug in Grey and Black** from £49.99, Kukoon Rugs (kukoonrugs.com)

**Fonda dining chair in Desert Pyramid textured weave** (W64 x H70 x D55cm), £460, Sofa.com (sofa.com)

**Rule & Compass copper planters in Small** £40 (30cm high), Medium, £50 (45cm high), Large, £60 (60cm high) and Extra Large, £70 (75cm high), Gaia Homeware (gaia-homeware.com)

**Namous magazine stand in Black** £165, Gaia Homeware (gaia-homeware.com)

**Mush table lamp in Antique Brass and Metal** £150, Gong (gong.co.uk)

**Faux potted String of Pearls** £60, Cox & Cox (coxandcox.co.uk)

**Standing faux coral** £75, Cox & Cox (coxandcox.co.uk)



#### PLAY+

**Clawdia Cushion in Blush** (43 x 43cm), £30, Lust Home (lusthome.com)

**Bluebell armchair in Prism Stripe by Olivia Rubin** (W88 x H91 x D106cm), £1,210, Sofa.com (sofa.com)

**The Big Chill left-hand chaise sofa in Blue Steel** (W300 x H85 x D88cm (sofa seating) / D168cm (chaise end)), £2,639, Snug (snugsofa.com)

**Snug Accent stools in Pink and Saffron** (W41cm x H35 x D41cm), £249 each, Snug (snugsofa.com)

**Ultra Striped carpet in City Stripes** £34.99 per m2, Carpetright (carpetright.co.uk)

**Longcot dining table in Oak** (W180 x H74 x D90cm), £1,200, Garden Trading (gardentrading.co.uk)

**Otto small sideboard with drawer in Grey** (W80 x H80 x D40cm), £129, Noa & Nani (noaandnani.co.uk)

**Playtent with black polka dot design** £119, Noa & Nani (noaandnani.co.uk)

**Atalaya embroidered cushion** (40 x 60cm), £35, Curious Egg (curiosegg.com)

**Cinders Mirror in Ruby Red in Large** (Dia 80cm), £260, and Green in Medium (Dia 60cm), £195, Pooky (pooky.com)

**A' 'B' and 'C' Framed etching by Guy Allen** (27 x 27cm), £65 each, Kelling Home (kellinghome.com)

**Table tennis set** £12.95, Rex London (rexlondon.com)

**Brick Lane Arc wooden floor lamp in Black and Gold** (W35cm x H180 x D120cm), £470, Amos Lighting (amoslighting.co.uk)

**Gumball coat hanger** (w30.5cm), £8.95, Rex London (rexlondon.com)

**Dip dye spiral candlesticks in Pink and Orange** £8.95 for four, Rex London (rexlondon.com)

**Velvet pom pom cushion in Aqua** (55 x 33cm), £19.95, Rex London (rexlondon.com)

**Chelsea dome pendant with black rose in Yellow, Burgandy and Orange** (117.5cm drop), £79 each, Industville (industville.co.uk)



#### REST+

**Hillesley pot in Ivory** (Dia 28cm x H30cm), £50, Garden Trading (gardentrading.co.uk)

**Solna large side table in Green** (Dia 45.5 x H51cm), £40, Noa & Nani (noaandnani.co.uk)

**The Cloud Sundae daybed in Pine Green** (W226 x H98 x D158.5cm), £2,909, Snug (snugsofa.com)

**The Cloud Sundae footstool in Soft Teal** (W90 x H54 x D76cm), £649, Snug (snugsofa.com)

**Coco dining chair in Cappuccino Bubble Velvet** (Dia 60 x H79cm), £550, Sofa.com (sofa.com)

**Umage Forget-Me-Not wood cluster pendant in Oak** (300cm drop), £376, Amos Lighting (amoslighting.co.uk)

**Dar Blyton wood table lamp in Cream** £90, Amos Lighting (amoslighting.co.uk)

**Milan Trellis area rug in Neutral Greige** from £44.99, Kukoon Rugs (kukoonrugs.com)

**Namous Kupstas cushions in Rust, Brown and Grey** £70 each, Gaia Homeware (gaia-homeware.com)

**Ecoburn 5 S3 freestanding wood burning stove in Sandcastle** from £1,509.30, Arada Stoves (aradastoves.com)

**Island Breeze low three-door wide wardrobe in Little Boy Blue with Natural Oak top and wooden round knob handles** (W194 x H141 x D59cm), £1,820, The Painted Furniture Company (paintedfurnitureco.co.uk)

**Blossom Roman blind by Clarissa Hulse in Duck Egg** from £50, Blinds2Go (blinds-2go.co.uk)

**Urban round wall mirror with Copper frame in Large** (Dia 80cm), £219, and Brass frame in Medium (Dia 59.5cm), £189, Industville (industville.co.uk)

**Dill Storm curtains by Clarissa Hulse with eyelet header** from £50 per pair, Curtains2Go (curtains-2go.co.uk)

**Rue Jacquard cushion in Verdigris** £45, Clarissa Hulse (clarissahulse.com)

**Beehive throw in Ocean Green** (150 x 183cm), £74.99, The British Blanket Company (thebritishblanketcompany.com)

**Freja coffee table** (Dia 79.5 x H42cm), £625, Cox & Cox (coxandcox.co.uk)

**Hanging brass frame** (H15 x W10cm), £12.95, Rex London (rexlondon.com)



#### UTILITY+

**Santiago hand woven runner** (L200 x W70cm), £85, Curious Egg (curiosegg.com)

**Birce large sideboard in Flint** (W120 x H68 x D41cm), £1,199, Pilgrim House (pilgrimhouse.co.uk)

**Aldsworth welly bench in Spruce** (W110 x H63 x D40cm), £280, Garden Trading (gardentrading.co.uk)

**Farringdon luggage rack** (W70 x H20 x D20cm), £65, Garden Trading (gardentrading.co.uk)

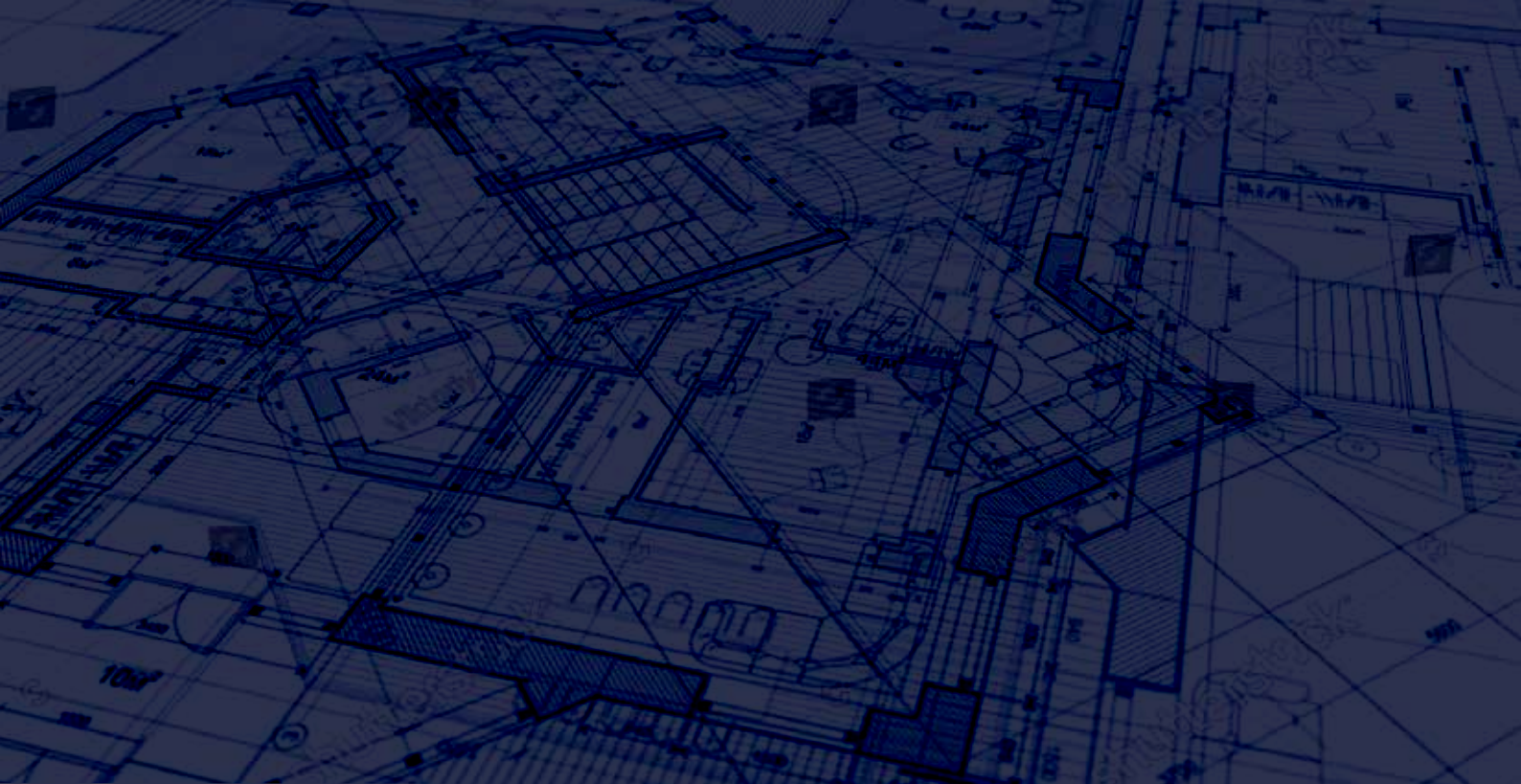
**Carpetright Floorgrip 592 Zora vinyl flooring** £22.99 per m2

**Island Breeze extra large cupboard in Potter's Clay with Brass knob handles** (W96.5 x H198 x D38cm), £1,190, The Painted Furniture Company (paintedfurnitureco.co.uk)

**Andree Jardin Mr & Mrs Clynk long handled dustpan & broom set** £85, Gaia Homeware (gaia-homeware.com)  
Distressed cut-out clock (Dia 40cm), £65, Cox & Cox (coxandcox.co.uk)

**Large seagrass basket in Navy Blue** (Dia 42 x H45cm), £24.95, Rex London (rexlondon.com)

**LED hurricane lantern in Light Blue** £19.95, Rex London (rexlondon.com)



Surefit Fabrications Ltd  
26 Birkdale Close, Manners Ind Est. Ilkeston DE7 8YA  
0800 101 7050

Whilst Guardian has made every attempt to ensure that this information is accurate and reliable at the time of its publication, we cannot accept responsibility for any errors, omissions, inaccuracies or any changes that have occurred since the date of publication or for the results obtained from the use of such information.

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