

Living Spaces

A brighter way to extend your home

Our range of products transform your home by letting in light and adding space.

From conservatories and orangeries to replacement roofs and extensions, we can help you to make your perfect home. Our products are designed and tested to the highest standards, and manufactured to your specific postcode meaning they are resilient against all kinds of weather and temperatures to remain in good condition for a very long time.



"A conservatory you can relax in and enjoy all year round"

Central lighting panel

With a central lighting panel from Ultraframe, there is no restriction to the style of light that can be fitted in your conservatory. The panel adds an insulated electrical housing system to the centre ridge under-cladding of a glazed roof (or where the roof meets the house wall on a lean-to style conservatory). This wider platform enables you to install a wider selection of lighting than normal giving your conservatory a more 'room-like' feel.



Furthermore, the central lighting panel insulates the ridge area, helping your room to remain warmer in winter and you get to choose from the widest range of lights on the market and can be decorated in a colour to suit your home.



The classic roof is so configurable that your preferred retailer will be able to create a design to suit your home.



GEORGIAN

Sometimes also known as an Edwardian. A flat-fronted style that offers excellent use of floor space due to a square or rectangular internal shape.



GABLE

A high roof slope and the same floor space as a Georgian. The front panel of the roof remains upright rather than sloping back to the centre as on a Georgian.



VICTORIAN

Its distinguishing architectural feature, a bay front, with either an angled (3 bay) or slightly curved (5 bay) front, combined with a steeply pitched roof and ornate ridge.



LEAN-TO

Ideal for properties with limited space under the eaves or an awkward area in which to fit a conservatory. A lean-to offers a variable pitch to suit your home.



P or T SHAPE

The P & T shapes take their name from the plan view of each design. Ideal for larger conservatories, a P-shape can combine for example a lean-to and a Georgian. The styles are better suited to larger properties.

Choosing the style of your conservatory is an important decision and one you should consider carefully.

There's a range of options, each offering their own benefits. It's worth taking the time to consider what best suits your home – not just in terms of complementing the style, but which will use your new space in the way you envision.

A traditional conservatory could be for you, depending on the architectural style and period of your home. Whether in aluminium or PVC, the classic feature adds light and character in your home, you'll wonder how you ever lived without it.

The ability to open up virtually whole elevations of a conservatory through the use of bi-folding doors or large in-line sliders gives a whole new edge to your property. You can also combine with differing elements like full height walls for the ultimate in modern design.

Your standard conservatory can be given an 'orangery' feel by adding the optional perimeter pelmet internally which will also automatically improve thermal performance.

Why not?

1. Enjoy the light from a conservatory with the feel of an extension - providing greater overall value and the best of all worlds.

2. Live more comfortably with improved thermal efficiency when compared to a standard conservatory (additional insulation quilt can be added by your retailer for enhanced comfort).

3. Experience a real room/living room with more styling and furnishing options and the perimeter ceiling is perfect for down lighters or spotlights.



Orangeries

Orangeries feature a 'lantern' glazed roof on a perimeter 'deck' supported by pillars or columns.

Inside, an orangery gives you all the light of a conservatory, but with added height and space; its pillars give it a grandeur and privacy that feels more substantial, more like a proper home extension.

The UltraSky system takes the orangery to a new level. The UltraSky is slim and elegant, allowing the maximum amount of light.

The Ultrasky orangery system

Lighter and brighter, the UltraSky orangery system delivers in terms of 'wow' factor. Rather than sitting on a 'deck' or flat roof, the UltraSky orangery uses the maximum roof space for glazing. Combined with its slim bars and ridge, a lot more light enters compared to a traditional orangery.

The UltraSky orangery system features a full glass roof, with a cornice externally and the plastered pelmet system internally. The insulating pelmet allows you to enjoy the light from a conservatory with the feel of an extension - providing greater overall value and the best of all worlds. It also improves thermal efficiency when compared to a standard conservatory.



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UltraSKY

A traditionally built orangery featuring the UltraSKY roof lantern. It reduces the need for a chunky roof ridge and maximises the amount of glass that allows light to flood into your room.



Why not embellish your conservatory with the unique cornice - flat or curved - for a smoother finish?

The Ultrasky lantern roof & deck

The UltraSky lantern rooflight is designed to perfectly complement your property's style and is easily installed on a new-build extension, traditional orangery or existing flat roof to bring light and space into your home.

The thermally efficient glazing reducing heat loss and intrusive noise, your room stays warm and cosy. And the addition of a roof vent - available in selected sizes with manual or automatic openers, or an automatic opener with rain and temperature control - keeps it feeling comfortable all year round. Choose a stylish White PVC finish to match modern window frames, or add an extra touch of elegance with aluminium, available in white, anthracite grey or satin black as standard.



Livinroof

Features Black PVCu gutter as standard — but you can upgrade to cornice to create a subtle difference.

Upgrade from polycarbonate to glass, high performance glass or why not consider a solid roof as a replacement?

Whether you've bought a home with an existing conservatory or require a change to your current setup, there are a number of options for replacing your roof. We have a way that helps you get the best of all worlds.

Livinroof is the first roofing system designed to give you the flexibility to choose a full solid roof or combine solid and glazed roof seamlessly. It can be formed into virtually any shape or roof style. Glazing panels can be inserted just about anywhere to help you maximise the use of natural light and give you a truly bespoke design.

Ultrarroof is the most advanced replacement roof available on the market today. An authentic tile finish and range of external options for capping and fascia boards makes this roof stand apart.

Internally you can configure the ceiling to incorporate spotlights or speakers and at the apex choose a flat panel to insert down lights or hang pendant lights for main or mood lighting.



Before



After

Replacement Roofs

Ultrarroof

Ultrarroof is fully compliant with building regulations and overcomes the problem of your conservatory being too hot in the summer and too cold in winter. Moreover, it creates a beautiful vaulted plastered ceiling inside without ever needing a tie-bar as well as stunning lightweight tiles finish in a choice of three colours. You will not need to compromise on light either, as Ultrarroof gives the option of full length glass panels or velux roof windows.

Ultrarroof is extremely thermally efficient and as the complete roof is pre-manufactured, installation is hassle-free with minimal disruption to your home.

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Extensions

**Quoted
in advance.
Approved
in advance.
Manufactured
in advance.**

The ExtensionsPlus collection are all Building Regulation Compliant and the doors into the existing property can be removed. Your retailer will take care of 'red tape'.



Whatever your reasons for wanting additional space, a home extension brings all sorts of benefits.

Whether you want extra room to spread out and relax after a hard day's work, a play area for the kids, or just some extra space to your home, an extension can transform your living space.

Often extensions are written off as obstructive, requiring lots of hassle with frustrating amounts of red tape and escalating costs, without even taking into account the mess and disruption caused. With **ExtensionsPlus**, this can all be avoided – using a different and more advanced approach, you can save yourself money, time, and rising stress levels.

Putting together your perfect extension starts with SafeChoice. We'll ask all the right questions to find out what you want from your extra space, make suggestions and discuss all the options with you.



Flat roof extension & skylight
An orangery-style glass roofed extension offering a true feeling of light and space, using a combination of a flat roof, lantern and super insulated columns / internal pelmet.



Livinroof extension
A versatile extension with a wide range of shapes possible using super insulated columns and the fantastic Livinroof.



Ultrarroof extension
Our ultimate extension with the Ultrarroof offering a spacious, vaulted ceiling on the inside and a tiled or slate finish outside to perfectly match your home.

"No building regulations to worry about means faster completion"*

SAFECHOICE **EXTENSIONS**



The heart of **ExtensionsPlus** is the ingenious super insulated engineered columns. They not only give your building inner strength and solidity, but are constructed around a super insulated core.



Here's a puzzle: What's the difference between a conservatory and an extension?

Essentially, it comes down to whether it has to have doors separating it from the rest of the house and that's all to do with being well-insulated. If a structure has a sufficient 'u-value' - which measures thermal efficiency - to meet the current Building Regulations*, it can be classed as a domestic extension with no need for internal doors giving you a beautiful, practical living space that really feels part of your home.

ExtensionsPlus super insulated engineered columns are five times more thermally efficient than a similar sized brick column - and means your extension will meet Building Regulations.

Depending on the look you choose, Loggia columns can be wide or narrow and can be clad in brick or an aluminium finish to complement or contrast your property. For aluminium clad columns you can choose from a simple smooth cladding infill or select the elegant fluted infill, as well as options from a stunning and distinctive colour palette of classic white, chartwell green, anthracite grey or cream. Bespoke colours can be considered too.

Manufactured in advance

Anyone that tells you there's always mess with building work has never seen ExtensionsPlus. Piece by piece, each component part of your project is crafted in our factory, assembled as far as possible and then delivered to your home ready to be installed.

Why? It means we can make sure every part of your extension is up to our extremely high quality standards, and your extension can be constructed more quickly.

As well as meaning there's a lot less mess and disruption for you to put up with and not only will you have a beautiful new extension — including plastering, electrics lighting and even flooring — in a fraction of the time it takes to build a traditional one, it's fully guaranteed for 10 years too.

It's yet another reason ExtensionsPlus is the most advanced home extension system available.

ExtensionsPlus pre-approved

ExtensionsPlus system components such as the Loggia columns and different roofing types have been designed and pre-approved to meet the regulations*.

So you know in advance that your extension is fully approved, with none of the usual waiting around for your local council to approve*.

*This fast -track pre-approved methodology only applies in England & Wales. The traditional compliance route is followed in Scotland & N. Ireland.

Living Spaces

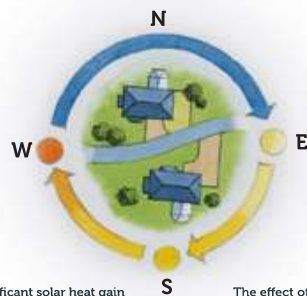
The small details

There are a variety of options to customise the exterior and interior of your new space. Here we explore just some of the ways you can add your own, unique finishing touches to the final design.

Climate control

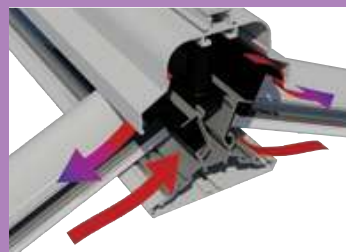
It's vital to the maintenance of a comfortable environment - ventilation is often overlooked by some manufacturers, but SafeChoice installer roof systems take care of it.

The type of ventilation needed is specific to each conservatory, based on many considerations such as size, shape and most importantly, aspect in relation to the sun. South facing conservatories need to take into account the direct sunlight they receive in summer, whilst north-facing sites need to consider heating options for the colder months of the year. Other factors to consider include overshadowing of the conservatory from obstacles such as trees and buildings and the severity of wind and snow in your area.



Significant solar heat gain due to extended periods of sunshine should always be considered.

The effect of shading by surrounding trees/buildings should be a consideration.



Ventilation

Trickle ventilation system in the ridge & lean to wall plate

As warm air rises, we have developed a ventilation system to allow this air to escape via the roof, minimising the possibility for condensation to form.

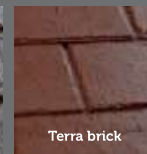
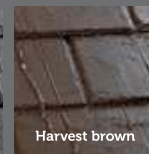


Ultrarroof

At the ridge and hips choose between a modern aluminium or a more traditional tile roof capping. External fascia boards are available in white, black, rosewood and oak. A lightweight tiled finish is available in:

- Carbon grey - Harvest brown - Terra brick

If you choose glazed rectangular panels for your roof, high performance glazing can be used to help reduce glare from the sun and control the amount of heat that you allow into the space.



Opening roof vents

Better than a window, a roof vent is a fast and effective way of allowing warm air to leave your conservatory. Our roof vents are supplied with either manual or electric openers. If you opt for electric openers then thermostats and rain sensors will allow for automatic opening and closing.



Roof glazing

When designing a conservatory, choosing the right specification of roof glass is crucial to your enjoyment and comfort. To enable a conservatory to be used all year round, a glazing material must be selected that deflects heat from the sun in the summer and retains the warmth from heating appliances in the winter. Also needed is a material that allows maximum light into your home.



- Our sealed units offer a range of performance attributes - perfect for roofs
- All roof units are toughened safety glass: 4mm glass - 16 mm Argon filled cavity - 4 mm glass with black warm edge spacer as standard
- All roof units are manufactured in specialist roof glass factories and are warranted for 10 years
- Optional specifications include true 'self-cleaning' and a range of solar control properties

Above left: Rain sensor and thermostat
Above right: Pole operated screw jack mechanism