

Quality to a 'T'

create your perfect new space

The Turkington Extensions Guide

Turkington
Windows & Conservatories



The Testimonials from recent clients

Mr. G

"This experience was excellent. The men who installed my conservatory were absolutely lovely and friendly. Nothing was too much bother to them."

Mrs. M

"From the start, Turkington provided us with accurate, detailed and professional advice ... We went to the best and got the best ..."

Mr. A

"An excellent service ... expensive but quality of service and product made it worthwhile."

Mr. T

"Great service, great job. Would certainly recommend to family and friends. Sales staff were very knowledgeable and gave good sound advice."

Mrs. H

"From the first telephone call to the finish Turkington were first class. I was kept up-to-date with everything going on and the workers were pleasant, helpful and very punctual. Extremely hard workers that knew what they were doing! I would recommend them for sure. Thank you for my lovely conservatory."

Mr. T

"A very positive experience from entering the Lisburn showroom until completion. All workmen arrived on time and as planned and were proficient in their areas of work. A special mention to Nigel who co-ordinated the entire project in an efficient and courteous manner. We look forward to enjoying the conservatory ..."

M.r & Mrs. H

"Very content with the whole experience."

Mr. P

"Gary and Tony removed the old conservatory very quickly without any mess and quickly installed the new framework. Very professional in all their work. They worked really hard taking little time for lunch etc. Adjustments to windows were carried out as requested."

Mr. McL

"Very pleasant and efficient installation team who left the window and room in perfect condition. Many thanks."

Mr. J

"A superb job in the middle of winter... all the staff excellent."

Mrs. W

"My experience from Turkington windows from beginning to end has been very satisfactory and I would recommend Turkington windows to anyone."

Mr. T

"Great service, great job. Would certainly recommend to family and friends. Sales staff were very knowledgeable and gave good sound advice."

Mr. C

"Very prompt and efficient service."

Mr. & Mrs. H

"Very content with the whole experience."

Mr. P

"Gary and Tony removed the old conservatory very quickly without any mess and quickly installed the new framework. Very professional in all their work. They worked really hard taking little time for lunch etc. Adjustments to windows were carried out as requested."

Mr. C

"Excellent service. Installation went like a dream. Good quality windows – why use anyone else?"

Mr. S

"This is the second time we have dealt with your company and have again experienced an excellent service. The installation team were excellent... the end result was a first class finish and again our thanks..."

Mr. A

"From the outset of the process of deciding upon a conservatory for my property I contacted Turkington as I had previously used their services in a previous property. The whole process went smoothly as planned. Advice, planning, preparation, construction, erection and completion of the conservatory proceeded without any problems. Excellent workmanship and attention to detail and professional services provided by the staff was very much appreciated. The whole experience was an enjoyable one sitting in a first class addition to my property. I would wholeheartedly recommend Turkington to others ... A first class experience from start to finish."

Mrs. McK

"Very impressed with this firm from the first time I entered the showroom and spoke to the salesman until today when the work was completed. A very professional job from beginning to end."

Mr. G

"...our experience so far has been of professionalism by all members of the team: Sales, Surveyor and Installation by David and Ross. Long may it continue!"

Mr. M

"...great workmanship which we have previously experienced through Turkington."

Mr. B

"Satisfied from the start. No pressure from the salesman. All questions answered and everything explained before contract signed."

Mr. P

"Seamless service throughout. Excellent service from start to finish. Many thanks."

Our customers are happy customers

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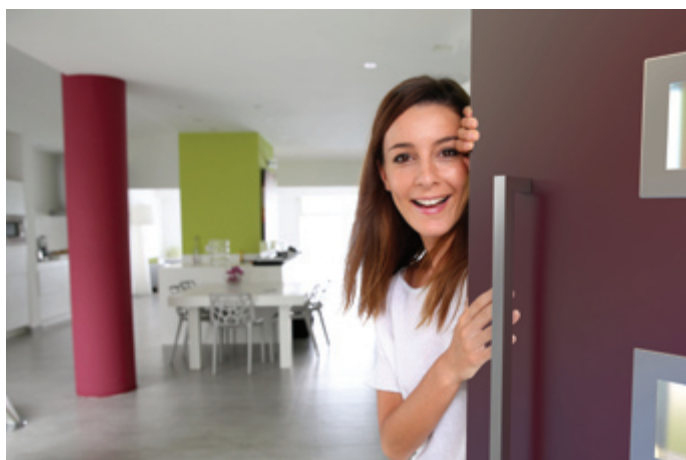
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Why use Turkington?

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Planning and Building Control



Quality to 'T'

Quality from Start to Finish

As one of Northern Ireland's biggest installers, we have the ranges and variety to give you the best option for your home:

- ✓ Broad range in Windows, Doors and Home Extensions.
- ✓ Written detailed quotations with clear simple pricing.
- ✓ Professional survey and installation.
- ✓ 10-year written guarantee.
- ✓ Local family run business with over 70 years experience.
- ✓ Fully accredited and insured.

Happy Customers

- ✓ 98% Customer satisfaction rating.
- ✓ Majority of our work comes through recommendation and referral.
- ✓ Dedicated aftersales team.
- ✓ Window frame, glass and installation all guaranteed for 10 years.
- ✓ GGF agreed code of conduct covering Sales, Contracts, Surveys, Installation and Aftersales.
- ✓ We are audited for quality, environmental and health and safety standards.

Turkington Installation

- ✓ Fully qualified and experienced surveyors.
- ✓ Installations are to GGF standards.
- ✓ Our experienced installers fit exclusively for us.
- ✓ We bolt-fix, foam-seal and trim all windows and doors.
- ✓ We use dust sheets to protect your home and clean-up on completion.
- ✓ We remove and environmentally dispose of all waste products.
- ✓ We hold all required contractors, public and professional liability insurances.

Turkington Awards and Accreditations

- ✓ BFRC approved 'A' Rated Windows.
- ✓ Members of Glass and Glazing Federation (GGF).
- ✓ Safe-T-Cert approved.
- ✓ ConstructionLine approved.
- ✓ Investors in People.
- ✓ ISO accredited for quality, environmental and health and safety.
- ✓ Trading Standards Approved Code.



Turkington
Windows & Conservatories



Summer Rooms

What is a Turkington Summer Room?

A Turkington Summer Room is focused on outdoor living, a space to enjoy your garden and patio area.

A Turkington Summer Room offers you a beautiful place to relax, entertain, or simply use as an extended part of your home and garden most of the year round. Our Summer Room will protect you from the weather in a bright open setting where you can enjoy your patio or garden regardless of the wind and rain. Entertaining guests, having some quiet time or simply enjoying the outdoors is the essence to these fabulous spaces.

The bronze tinted roof will help protect you from the worst of sun heat and glaze, whilst the double patio doors will open the room to the outside. Here in Northern Ireland our weather is unpredictable, even in the summer, so a Turkington Summer Room gives you the opportunity to enjoy being outdoors, even when the weather is not quite like Saint Tropez!

How much does a Summer Room cost?

✓ A Typical Summer Room starts at £15,000 inc VAT.

What are the benefits of a Turkington Summer Room?

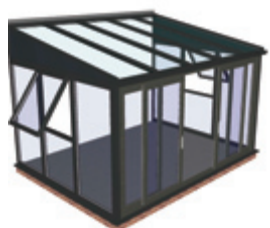
- ✓ Increase the value of your property.
- ✓ A fast build.
- ✓ Bronze tinted double glazed roof.
- ✓ Additional entertaining space.
- ✓ Modern functional design.
- ✓ Wide opening with double sliding doors.
- ✓ Opening double glazed windows for added comfort.
- ✓ Allows garden access throughout the year.
- ✓ Usually no planning or building control requirements.
- ✓ Insulated floor.



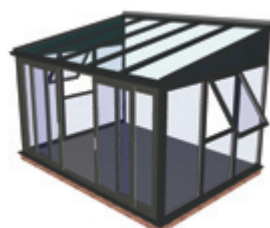
Plan View



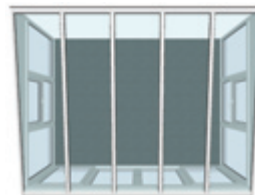
Front View



Front Left View



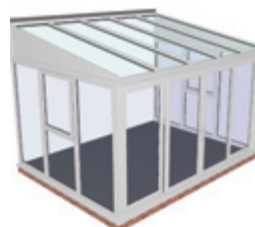
Front Right View



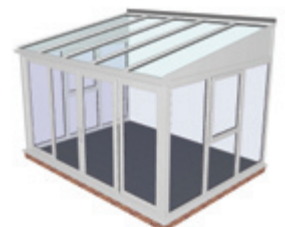
Plan View



Front View



Front Left View



Front Right View



Conservatories

What is a Conservatory?

There are few things which will enhance your home or add to your lifestyle quite like a new conservatory from Turkington. Whether you'd like to bring the garden into your home, have a little extra room to relax, or simply indulge yourself in a light and tranquil setting all year round, then we have the answer for you. From the simple to the luxurious, a tailor-made Turkington Conservatory is the perfect way to add style, space and value to your home.

A conservatory has a fully glazed roof in glass or polycarbonate. They allow lot of light in and add a new type of room to your home. To facilitate sunshine, conservatories are built with at least 50% and 75% of glass on the walls and roof respectively.

We have a broad range of contemporary and modern designs and options to make your conservatory your own.

Design options include:

- ✓ **Edwardian (Georgian)** The classic style that offers excellent use of floor space due to its square or rectangular base.
- ✓ **Gable** Offers a high vaulted ceiling height throughout on a square or rectangular base.
- ✓ **Victorian** This distinguished design features a 3, 5 or 7 bay front combined with a steeply pitched roof and ornate ridge.
- ✓ **Lean-to (Mediterranean)** Simple clean lines and ideal for properties with limited or awkward space in which to fit a conservatory.
- ✓ **P or T Shape** Taking 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.

How much does a Conservatory cost?

- ✓ A conservatory full build starts at £25,000 inc VAT.
- ✓ A Conservatory top-half replacement (frames and roof) starts at £15,000 inc VAT.

What are the benefits of a Conservatory?

- ✓ Brings light into your internal room and see the stars at night.
- ✓ Budget friendly.
- ✓ Multiple uses meeting most peoples' needs and compliments most homes.
- ✓ No impact on your rates bill.
- ✓ Easy clean roof glass, with blue tint.
- ✓ Roof glass incorporates solar control and is highly thermally efficient.
- ✓ Quick build of around six weeks*.
- ✓ Building control not always required.
- ✓ Can be added to an existing base.
- ✓ Fully insulated walls and floor.
- ✓ Broad range of individual design and finishing options.





UltraRoof

What is an UltraRoof Extension?

This specialised modern system combines a heavily insulated tiled vaulted roof with large spans of glass. This brings plenty of light into the extension and adjoining rooms whilst keeping the space at a comfortable temperature throughout the year.

UltraRoof's stunning interior features an internal pelmet which is the perfect place to house downlights or speakers. Ultraroom never needs a tie bar which means that the interior will always feature an uninterrupted vaulted ceiling, which adding to the sense of space.

On the outside, UltraRoof can be personalised with a decorative cornice, an external soffit, and a choice of lightweight tiles, to tie closely into your home.

One advantage of our UltraRoof is that it can be installed onto the existing base (subject to survey) and save potentially expensive additional building costs.

Ultraroom is designed for large spans of aluminium bi-fold doors and can span up to 4m unsupported. The integrated full length glass panels in the roof ensure your extension and any adjoining rooms are flooded with natural light.

Our specialist software ensures that every UltraRoof is structurally engineered to withstand the worst potential wind and snow loads for your specific full postcode – providing you with complete peace of mind, whatever the weather.

How much does an UltraRoof Extension cost?

- ✓ A typical UltraRoof full build starts at £35,000 inc VAT.
- ✓ A typical UltraRoof top-half replacement (frames and roof) starts at £25,000 inc VAT.

These prices exclude any building control, SAP or planning fees.

What are the benefits of an UltraRoof Extension?

- ✓ Building Regulation compliant.
- ✓ Elevated vaulted ceiling so bright and airy.
- ✓ Fast to build for less disruption.
- ✓ Unrivalled thermal efficiency so a warm and cosy space throughout the seasons.
- ✓ Full length roof glazing.
- ✓ Fully fire tested.
- ✓ Complete warm roof system, with no cold bridging.
- ✓ Fully insulated so retains warmth in winter and keeps your room cool on a hot day.
- ✓ Extensive range of design options so compliments most homes.
- ✓ Roof Tile options.
- ✓ Striking design.
- ✓ Multiple uses which add an extra room for your home.
- ✓ Build includes heating, plumbing and electrics if required.
- ✓ Electrical certificate upon completion.
- ✓ Side walls with 'A' Rated toughened glass, internal cills and high security locking.





Sunrooms

What is a Sunroom?

A Sunroom is basically an extension with lots of windows designed to offer panoramic views. Sunrooms are specifically designed to strengthen the connection between indoors and out, allowing more natural illumination into the house and better views of the garden.

A sunroom is for those who really require an extension to their home to create more space. They can be used day or night any time of the year, so if the kids want to watch TV in the new room on a winters night then they can. Most of our clients choose to use these rooms as social spaces, often integrated into a large kitchen-diner. Some prefer to have a zone that allows them to easily relax 'outside'. A sunroom is a flexible space for relaxing, as well as entertaining and it will become a go-to space all year round.

Turkington Sunrooms come in a number of design options, and we will help you choose products and materials that work in aesthetic harmony with your home. Sliding and bi-folding doors can work as windows and an entrance – they'll look great and help connect with the outside. Additionally, skylights are also common to help flood internal rooms with natural light.

How much does a Sunroom cost?

- ✓ A typical Sunroom starts at £35,000 inc VAT fitted (excluding building control and architect fees).

What are the benefits of a Sunroom?

- ✓ Bright and airy with a vaulted ceiling.
- ✓ Multiple uses which add an extra room for your home.
- ✓ Compliments most homes.
- ✓ Build of around 8-10 weeks*.
- ✓ Broad range of individual design and finishing options.
- ✓ Fully managed installation process including plumbing, build and electrics.
- ✓ Building control certification.
- ✓ Electrical certificate upon completion.
- ✓ Bespoke design and multiple colour options.
- ✓ Side walls with 'A' Rated toughened glass, internal cills and high security locking.
- ✓ Fully insulated walls, floor and roof for all year use.





Garden Room

What is a Turkington Garden Room?

A Turkington Garden Room is basically a conservatory with a solid flat roof and ceiling incorporating a lantern roof. It can be described as a contemporary extension incorporating the best of a conservatory and sunroom in a modern eye-catching design.

Our Turkington Garden Room range offers modern clean lines and an eye-catching contemporary feel. The roof lantern floods the interior with light, and the addition of large glass walls and roof overhang enhances the overall feel and practicality.

We use a Sika-Trocal roof which is designed for low maintenance utilising lightweight, durable and flexible membranes. Secondly, we build the shoulder higher than a standard sunroom or conservatory which lifts the ceiling higher which emphasises the big, tall and bright feeling of the Turkington Garden Room.

The roof incorporates an overhang around one, two or three sides and is a practical shelter where downlighters can also be fitted to create a lovely ambience.

Our garden rooms are designed to be open and airy, and we often install aluminium Lift & Slide doors or Bi-folding doors to enable you to open the room out into the garden and to enjoy being inside but outside!

How much does a Turkington Garden Room cost?

A typical Garden Room will cost from around £35,000 inc VAT fitted (excluding building control and architect fees).

What are the benefits of a Turkington Garden Room?

- ✓ Bright and airy.
- ✓ Striking contemporary design.
- ✓ Build of around 8-10 weeks.
- ✓ Fully insulated walls, floor and roof.
- ✓ Compliments most homes.
- ✓ Multiple uses which add an extra room for your home.
- ✓ Bespoke design and multiple colour and finish options.
- ✓ Fully managed installation process, including plumbing, build and electrics.
- ✓ Professional clean on completion.
- ✓ Building control certification.
- ✓ Electrical certificate upon completion.
- ✓ Side walls with 'A' Rated toughened glass, internal cills and high security locking.
- ✓ Fully insulated walls, floor and roof for all year use.
- ✓ Flat roof with lantern glazing.







Why use Turkington?

What comes as standard with a Turkington Extension?

- ✓ Built to building control standards.
- ✓ CAD design software to help you design your new extension to your needs and vision.
- ✓ Fully managed installation process including plumbing, build and electrics (when required).
- ✓ Professional clean on completion.
- ✓ Building control certification (where required).
- ✓ Electrical certificate upon completion.
- ✓ Multiple bespoke design and colour options.
- ✓ Side walls with 'A' rated toughened glass.
- ✓ Internal cills and high security locking.
- ✓ Fully insulated walls, floor and high performance roof / fully insulated roof for all year use.
- ✓ Engineered to postcode.
- ✓ 10 year guarantee.

Can I upgrade my design?

Yes, you have upgrades available including:

- ✓ Cornice guttering.
- ✓ Loggia columns.
- ✓ Pelmet with downlighters in conservatories.
- ✓ Aluminium Bi-folding doors or Lift & Slide doors.
- ✓ Electrical underfloor heating.
- ✓ Roof overhang with downlighters on Garden Rooms.
- ✓ Roof lights in Sunrooms.
- ✓ Downlighters fitted into the ceiling in Sunrooms and Garden Rooms.

What do I need to do when Turkington have finished?

Once we are complete you will need to add skirting board, your floor finish be it tiles, carpet or wood and give it a coat of paint. Then enjoy...

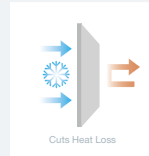
Suggested prices correct at November 2023.

Specification may vary and prices dependent on build and individual circumstances.

Build times are guide times and will depend on weather, materials used and the individual circumstances.

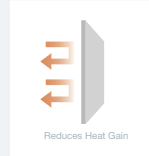


Roof Glass Specification



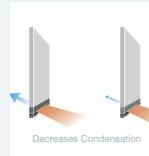
'U' Value 1.0

Measures heat loss through the glass unit in winter months. The lower the 'U' Value, the warmer in winter the room will be and with a **1.0 W/m²K** 'U' Value, this is almost three times better than a standard clear unit and 20% better than the UK's best selling low-e glass.



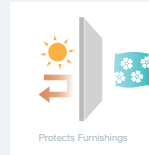
Solar Control

Helps reduce the build up of heat in the summer months, SMARTGLASS®-W typically blocks out 52% of the sun's rays and offers 240% more solar protection than standard glass.



Warm Edge Spacer

Avoids heat loss at the edge of the unit, reducing internal condensation especially at the glass edge. Warm edge spacer is typically up to 950 times less conductive than standard aluminium.



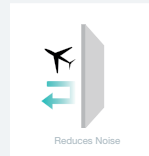
Anti-fade

Blocks out 98% of the harmful UV rays that cause damage to soft furnishings.



Enhanced Security

An additional security interlayer within the glass holds the fragments together in case of impact, making it significantly harder to gain entry this way.



Enhanced Acoustics

For a quieter conservatory this option reduces audible sound by 40% more than standard glass.



True Self Clean

Uses the same coating as the roof, to prevent the build up of dirt and grime and reduces the frequency of cleaning.





The Turkington Build Process

These are the steps once the contract is signed and the cool-off week is complete.

Site Survey

An onsite survey will take place where the dimensions and specification will be checked with the customer.

- ✓ Side frames and glazing.
- ✓ Roof layout and glazing.
- ✓ Handles and cill colours.
- ✓ Foundations.

Materials Ordered

Following a satisfactory site survey all materials will be ordered for roof and glass, side frames and glass and accessories. Normally it will take three weeks for standard items but longer for angled frames and aluminium products.

Base Build

Building work (when required) will take place whilst the materials are on order and includes the digging and pouring of concrete foundations, building of the base and the installation of gullies and steps.

Frames and Roof Installation

On completion of the base works the Installation Team will install the side frames and glazing and the roof and glazing. Before they commence the works they will collect the second stage payment.

First Fix Electrics

After the installation of the frames, glazing, etc the first fix electrics takes place. The electrician will ask you where you would like the sockets and heaters positioned (where applicable) and he will set the boxes and conduits before plastering begins.

Plastering

Plasters will plaster all internal and external walls where required.

Laying the Floor

The next stage will be the laying of the sand and cement screed floor. Allow 3-4 days before walking on the floor so that it has time to set.

Second Fix Electrics

The Electrician will return and carry out the second fix electrics, which will involve fitting the socket faces, fitting the heater (where applicable) and any lights that may be required and connecting of the electrical supply.

Final Inspection and Snagging

A final inspection will be arranged by the Installation Manager to check if there are any snags that need addressed. The fitters will return to finish off any snags and on completion of the snags they will ask that you sign off that the work has been completed and they will collect the final balance on the account.

Guarantees and Cleaning

Should your contract include a professional clean this will be carried out once the final payment has been agreed. On receipt of the final balance we will forward all guarantees, the Electrical Certificate (where applicable) and a Maintenance Pack.





Planning and Building Control

Do I need planning permission?

At Turkington we will endeavour to give you best advice and guidance, but please also consult your local authority and visit www.planningni.gov.uk for more detail.

Generally you don't need planning permission for conservatories and extensions and will need to comply with the rules set out for a single storey extension (see illustration).

Planning Permission is not needed if:

- ✓ It is less than 4m high.
- ✓ The height of the extension and the eaves are no higher than the existing dwelling.
- ✓ The extension is not closer to a road on either the front or side elevation than the existing dwelling.
- ✓ It is more than 3.5m away from the rear boundary if there is a road at the rear of the dwelling.
- ✓ It is single storey and extends no more than 4m from the rear wall of a detached dwelling or 3m from the rear wall of a non-detached dwelling.
- ✓ It is within 2m of the boundary the eaves are not more than 3m high.
- ✓ It is to the side elevation the width of the extension is less than $\frac{1}{2}$ the width of the dwelling
- ✓ The dwelling is within a Conservation Area, World Heritage Site, Area of Outstanding Natural Beauty or a National Park then further restrictions apply.



Do I need Building Control?

Building control will generally be required if you want to add a solid roof extension to your home. The Building Regulations are intended to protect people's safety, health and welfare in and around buildings. The regulations are also designed to improve conservation of fuel and power, protect and enhance the environment and promote sustainable development.

What will Building Control often entail?

- ✓ You will usually need to pay for and submit architects plans. Approx £650.
- ✓ You will need to pay a fee to building control. Approx £350.
- ✓ Building control will inspect the build process.
- ✓ You may need to include items such as cavity trays or base inspection.

SAP Tests

We recommend double glazed doors between the extension and the house. If you prefer 'open plan' then you will need to undertake SAP (Standard Assessment Procedure) calculations and make possible energy improvements to your home.

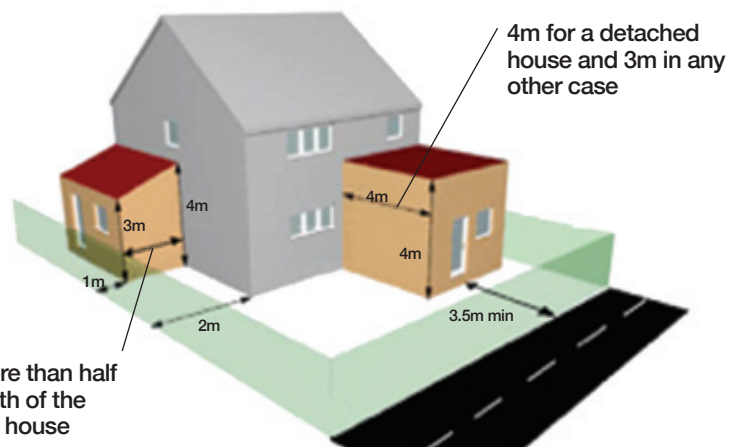
Conservatories are normally exempt from building regulations if:

- ✓ The floor area is less than 30m².
- ✓ There is a double glazed door between the conservatory and the house.
- ✓ There is an independent heating system (i.e. electrical heaters).
- ✓ A fixed combustion appliance or fixed cooling system is not installed.
- ✓ Safety glass is used (Part V).
- ✓ It is built at ground level and a Radon barrier is installed in affected areas.
- ✓ A porch is exempt if the floor area is less than 5m².

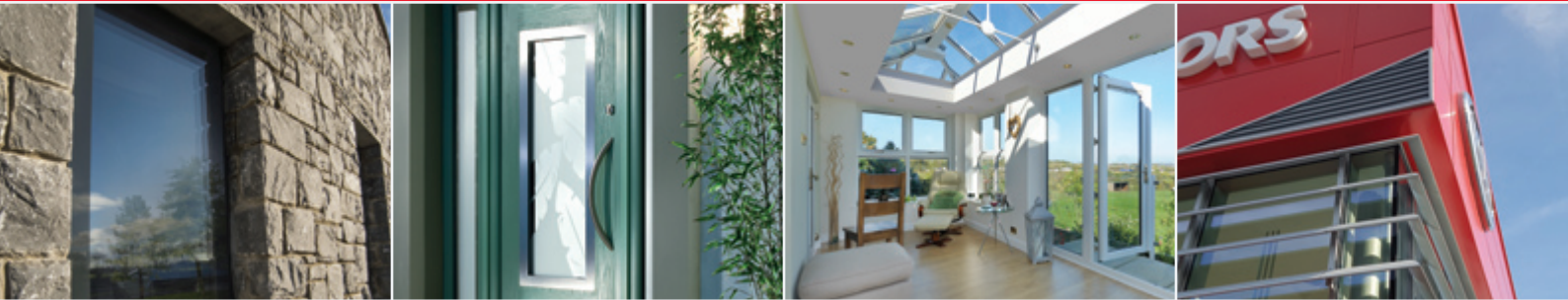
Can Turkington help me with building control?

Yes we can. We can guide you through the process with architect's drawings and the necessary paperwork and fees.

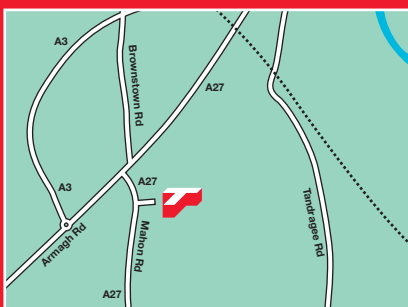
Not more than half the width of the original house



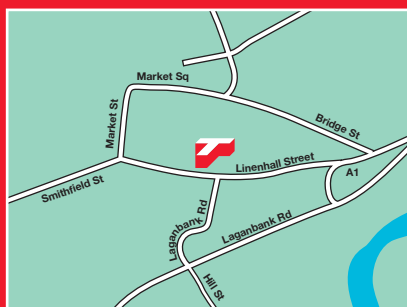
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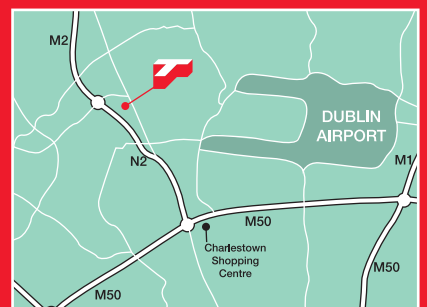
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