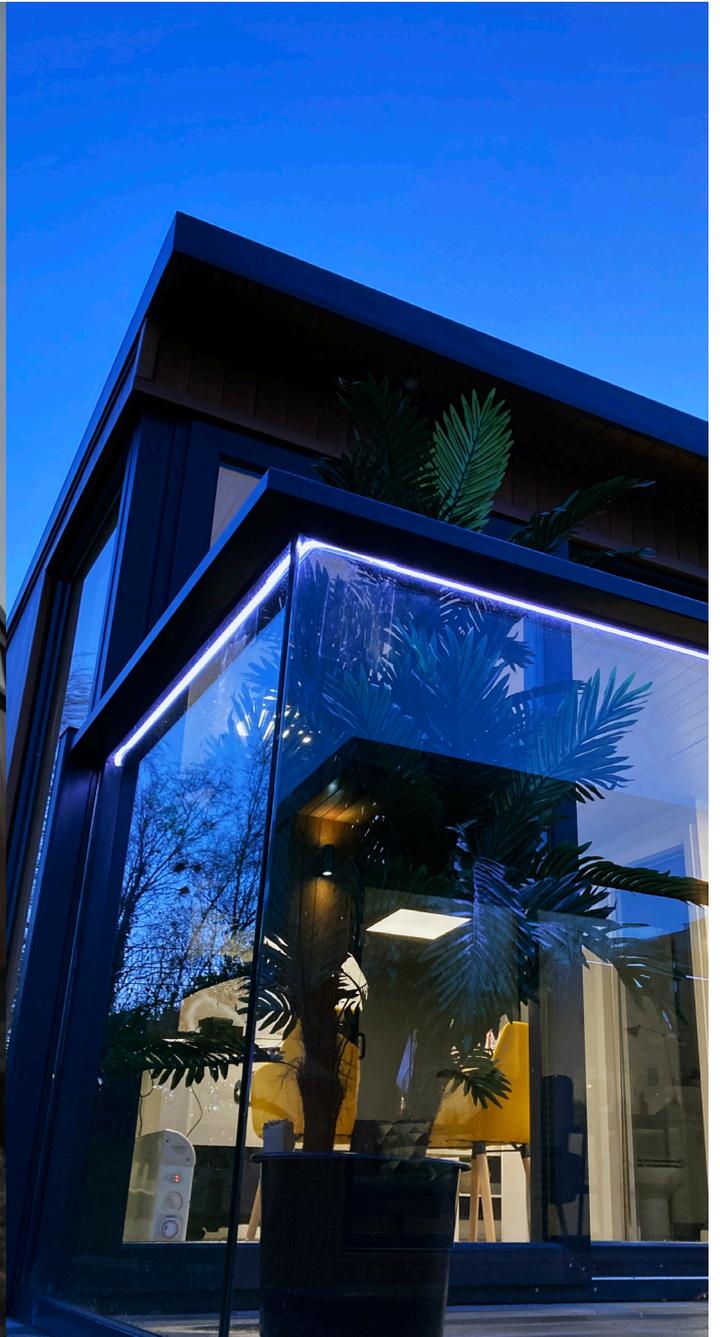


2022 Collection



 **Total Garden Rooms**
Total peace of mind



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Why Total Garden Rooms

Total Garden Rooms is a part of the UCS Group – Northern Ireland's leading **manufacturer & installer** of Windows, Doors, Conservatories, Roofline & Garden Rooms.



20 years
manufacturing
experience



Experienced
& highly skilled
installers



Minimal fuss
or mess



Highest quality
design &
installation

Having been located at our premises in **Belfast since 2002**, our history includes years of quality Window, Door & Conservatory installations together with an impressive list of Commercial and Trade clients.

Our experienced Fitters & Surveyors are among the best you'll get, and will get the job done on time and with minimal fuss or mess.

Your Garden Room design & installation will be carried out to the highest standard set by Building Control.



What is a Garden Room?

A Garden Room is a standalone & insulated building in your garden – separate from your main residence.

Our Garden Rooms are **luxury structures** – made from the **highest quality** materials, architecturally beautiful & fully insulated, allowing for a beautiful multi-purpose space which can be enjoyed year-round.

No planning permission

Fully insulated

Choice of finishes

10 year guarantee

Plumbing & electrics





Why a Garden Room?

A fully insulated garden room is the perfect way to extend your living space, with a range of benefits.

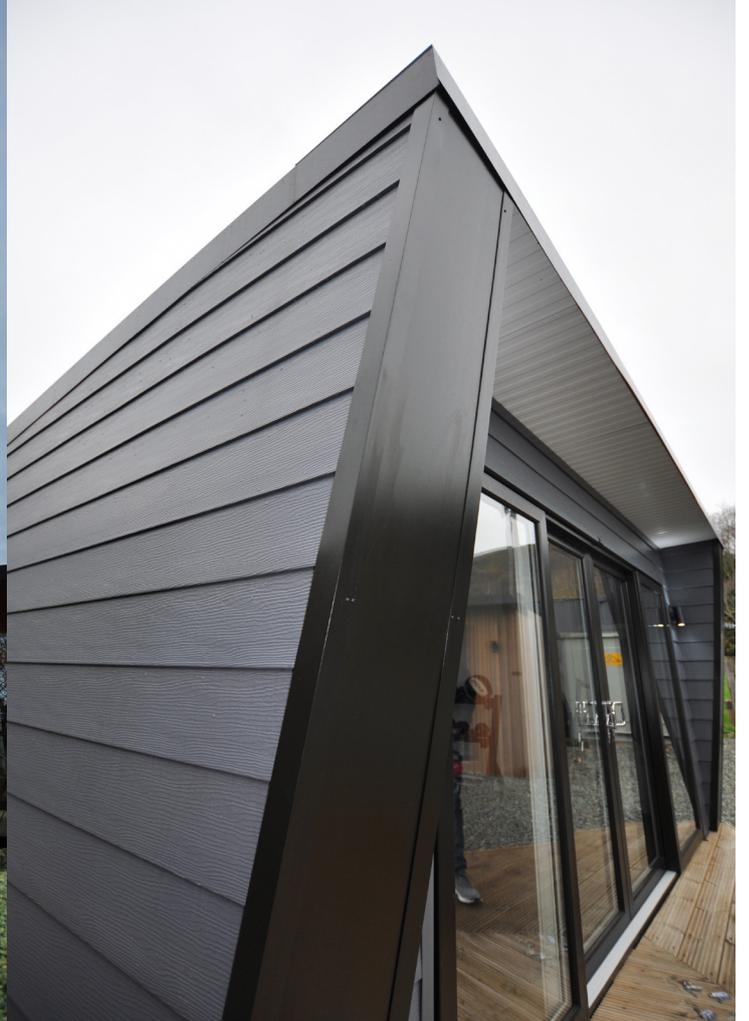
Garden rooms can act as an easier alternative to a home extension. Home extensions can be a complex process that takes a lot of time due to editing the existing property by adding another build, which normally requires planning permission.

Garden rooms are a versatile solution for you to create your very own personal space, without the hassle or complications of a home extension. Installing a garden room eliminates the lengthy process of building a home extension, with our insulation time being **3-5 days**.

For however you want to use your garden room, our expert team have you covered. They will help you design and tailor your garden room to perfectly fit your style and your garden's size. Whether you are looking to create your own quiet work space, to avoid that morning traffic or rising fuel prices- all of our garden rooms can be fitted with full electrics and technology you may need.

With our range of finance options, with as little as £260 a month, you can have yourself a new perfect personal space in any style and design to match your current home design.





Create a space for;



Home Office



Garden Room



Guest Room



Kids Playroom



Man Cave



Cinema Room



Hair & Beauty Salon



Hot Tub Room



Games Room



Therapy Room



Hobby Room



Workshop



Home Gym



Music Room



Business Start-up



Teenagers Den



Study Room



Craft Room



Spa Retreat



Photography studio



Yoga studio



Quiet Space

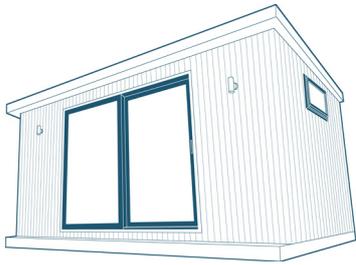


Garden Bar



Glamping Pod

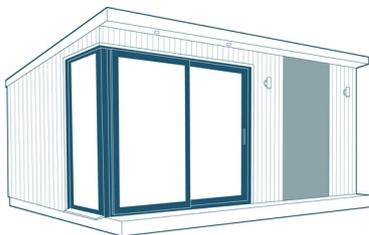
Our Garden Rooms



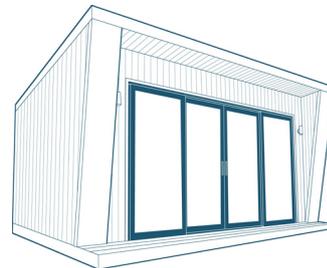
Lagan : see page 8



Sperrin see page 9



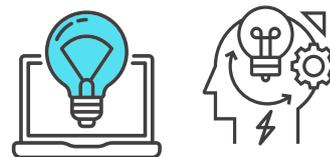
Mourne : see page 10



Strangford : see page 11



Erne : see page 12



Bespoke : see page 13

Lagan



The Lagan garden room allows for a traditional feel and connects the outdoors with its integrated single step decking.

The Lagan is a stunning garden room style which features a choice of down lighting to illuminate the area as it gets dark. The projecting canopy provides shelter from the elements and doubles as a stylish feature.



Key features:

- 1. Sloped roof design
- 2. Projecting canopy on three sides for a traditional look
- 3. Single deck step

Sperrin



The Sperrin Garden Room is a perfectly modern addition to your garden.

There is an added projecting canopy with enclosed sides and contemporary external PPC cladding. The modern square sides give it a clean and sophisticated feel. The three board decking feature of this garden room, acts as a distinguished entrance, with the addition of down lighting from the projecting canopy.



Key features:

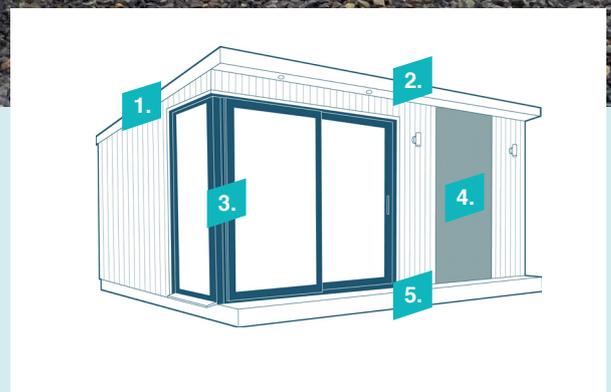
- 1. Projecting canopy with enclosed sides
- 2. Stylish black or natural side panels
- 3. Modern square sides
- 4. Three board decking

Mourne



The Mourne Garden Room features a glass balustrade and a projecting canopy feature, providing shelter from all weather, whilst giving your Mourne garden room an architectural edge.

The option of down-facing external lights and the addition of the handrail Led light feature, constantly light up your path. The stone cladding panel still gives it a traditional feel with a unique contrast between the external finishes.



Key features:

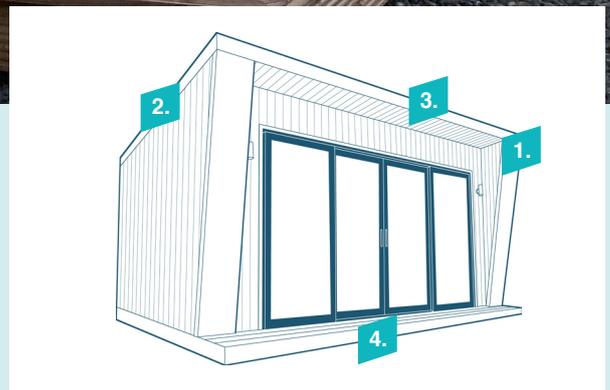
- 1. Sloped roof design
- 2. Projecting canopy
- 3. Corner window
- 4. Stone clad feature panel
- 5. Single deck step

Strangford



The Strangford Garden Room is a visually striking. It features an architecturally distinctive forward leaning façade, with a sloped roof design and a projecting canopy.

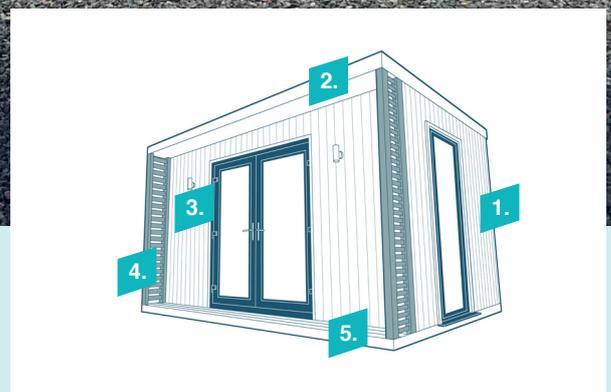
Completed with a three board decking, to stunningly distinguish from your garden. The design of the Strangford makes it a modern and prominent feature in your garden.



Key features:

- 1. Architecturally distinctive forward leaning facade
- 2. Sloped roof design
- 3. Projecting canopy
- 4. Three board decking

Erne



The Erne Garden Room features a projecting canopy paired with a shallow frame façade to achieve an elegant look and maximise internal floor space for your new multi-purpose room.

The addition of a stylish louver partition, can divide your space for your own needs. The Erne also features a single deck step as standard made from the finest quality materials.

Key features:

1. Modern square sides
2. Projecting canopy
3. Shallow frame facade
4. Stylish louver partition
5. Single deck step

Bespoke



Design your very own Insulated Garden Room.

Our Bespoke package allows you to decide upon an array of optional extras to construct a Garden Room just as unique as you are and that fits your individual taste and style of living.

Our in-house Design Team can give you advice based on their wealth of experience to create your dream Garden Room.

Make it your own:

1. Select your building style and size
2. Choose your preferred finishes and options
3. Choose the perfect layout and position in your garden.
4. Get a full quote and breakdown
5. Find out finance options

Make noise...

We design and manufacture fully insulated bespoke Garden Rooms, perfect for an additional entertainment space for you and your friends and family.

We can create you the ultimate space to enjoy, without making any disruptions inside your home. If you would like to make noise with a complete surround sound music or television

system, or install a fully functioning bar for you to enjoy with your loved ones- Here at Total Garden Rooms, we can help you bring your ideas to life.

Popular entertainment spaces we have previously installed have been; home cinemas, man caves, garden bars, games rooms and music rooms.





Work from home...

Working from home has become increasingly more popular and has become many peoples' new normal, a garden room can be your perfect new work space.

Our insulated garden rooms can be the solution to find that ideal work/life balance, allowing you to avoid that morning rush-hour traffic and

rising fuel prices but still having a peaceful and private space to work all year-round.

Whether you are looking for a new spacious office area or a garden studio with space to create, we can tailor your garden room to fit any of your work from home needs.





Stay fit...

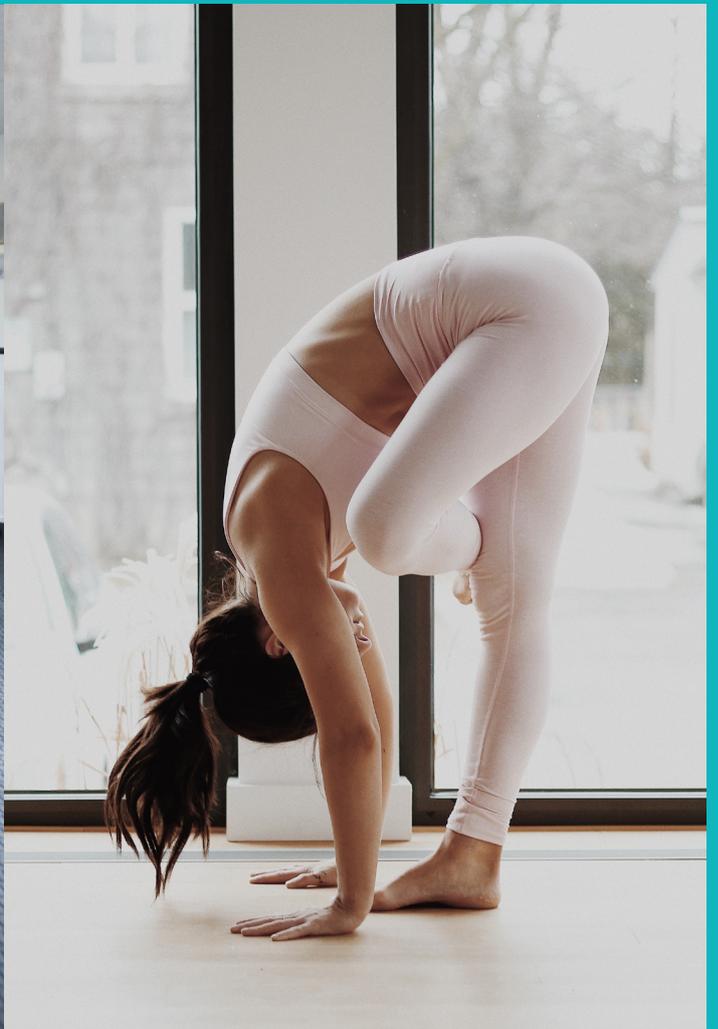
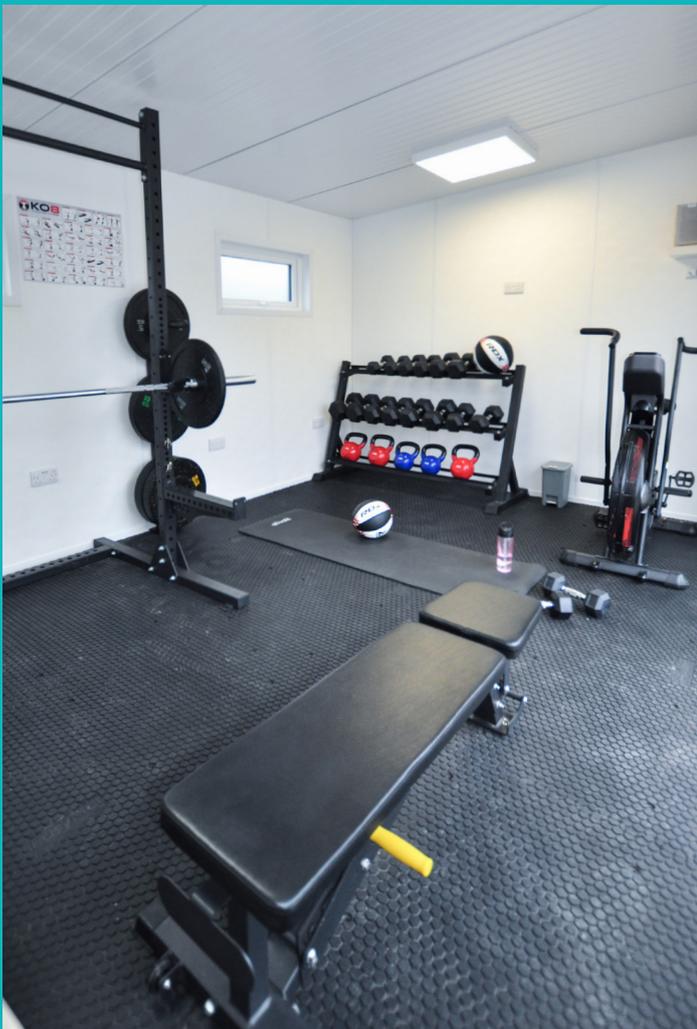
We can create the perfect space for you to stay fit, right on your door step.

Whether you are looking for a garden gym, a garden yoga or dance studio, we can trailer our garden rooms including sports flooring to create

the most comfortable space for you to work out.

You will never have to commute to the gym again or worry about gym closing times, with your own garden room work out space, you can implement a healthy lifestyle into your routine.





For family...

With the increase in property prices and first-time buyers often finding it difficult to secure a mortgage. Young people are now moving back into their family homes in order to save up for a deposit or because they are struggling to afford rent.

A garden room is the perfect solution for this, allowing occupants to still live completely independently with garden rooms fitted with bedrooms, kitchens and bathrooms.

Our garden rooms are also the perfect alternative for teenagers to have a private space, giving them more responsibility but whilst never being too far from home.

Creating this space can also act as a perfect getaway area for your family and friends to stay when they come and visit, avoiding the price of accommodation and giving you both space.





Finish in style...

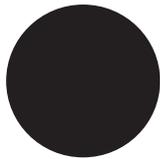
Design your garden room with any these external or internal finishes, to perfectly suit your desired style.

[Visit our Showroom to see the full range of colours and options.](#)

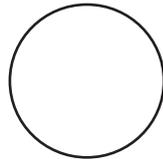
Windows and Doors finishes



Grey



Black



White



Over 30 colours available

Flooring finishes



Dark Grey Oak Laminate



White Oak Laminate



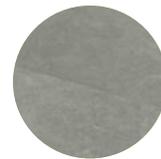
Grey Oak Laminate



Classic Oak Laminate



Grey Carpet Tile



LVT Tile- Luxury Vinyl Tiles * (multiple options)



Sports Flooring

Exterior finishes



Canadian Red Cedar



Siberian Larch



Painted pine



PVCu Weatherboard Cladding * (multiple options)



Stone Cladding

Internal wall finishes

We offer a wide range of internal finishes for walls. Our standard package includes a maintenance free vinyl plasterboard and skirting option. Upgrades include acoustic insulation and plasterboard, plastered and painted finish, vinyl wall tiles and decorative PVCu wall panels. Visit our showroom to for more details.

Options

We have lots of options for your Garden Room, just visit our showroom or talk to our design team to find out more.

Sockets

With incorporated USB charging points- Complete your garden room with new every must-have electrical accessory. USB has become the most standard connection for all devices charging, allowing you to always stay connected inside your garden room.

Lights

Instantly brighten your garden room with integrated lights. Choose from hanging, spotlight or any wall lights you desire.

External lights and sockets

Brighten your garden room from the outside with the addition of external lights and sockets. Need extra sockets on the outside of your garden for outdoor speakers or even a hot tub? **We can install these for you.**

Doors

Choose from our wide range of manufactured doors to transform your garden room. We offer sliding patio doors, French doors, Bi-Folding doors and residential doors in a variety of colours and styles, including their frames and glass styles.

Other options include:

Internal partition walls and doors

Heating solutions

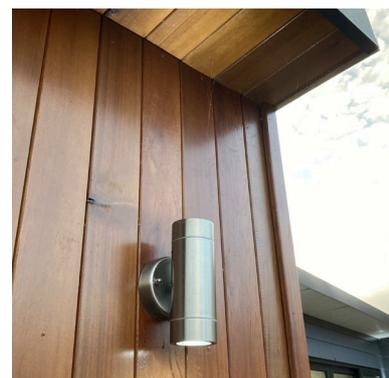
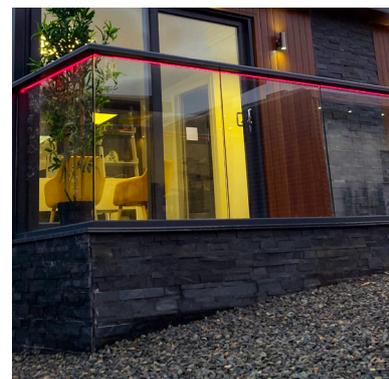
External roof overhangs

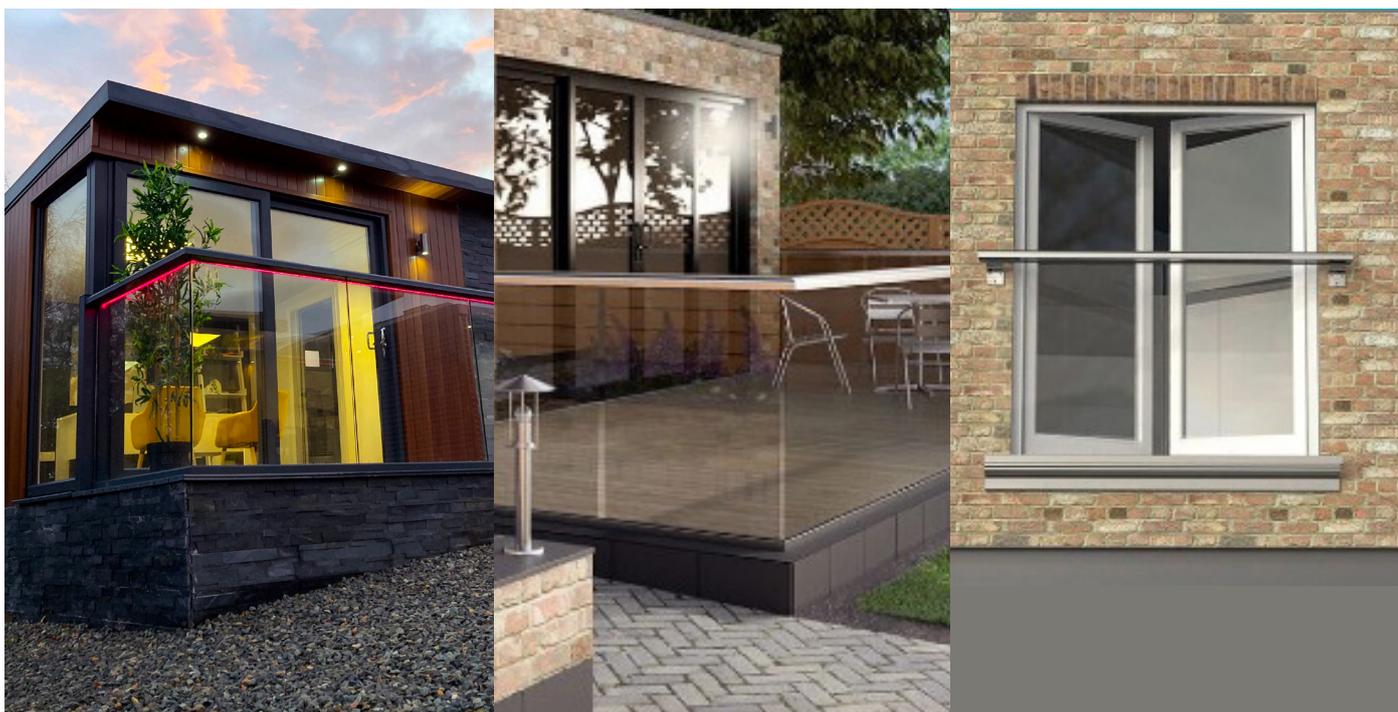
Veranda options

Glass roof lantern

Higher than standard ceiling heights

Optional storage solutions





Balustrade

Bring together the very best in safety, coupled with design led aesthetics, resulting in a range of products which lead the way, both in terms of practicality and stunning good looks. Ideal for projects on residential properties and commercial buildings.

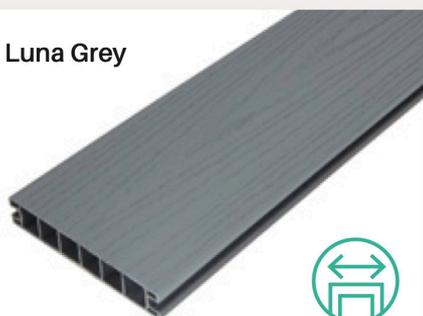
Maple*



Birchwood*



Luna Grey



Anthracite Grey



Decking

Total Garden Room provides a wide range of timber, composite and PVC decking to extend your outdoor living space or garden room. Talk to our design team to find out more.

Optional Extras

We can supply and install these optional extras, just discuss your specific requirements with our design team.



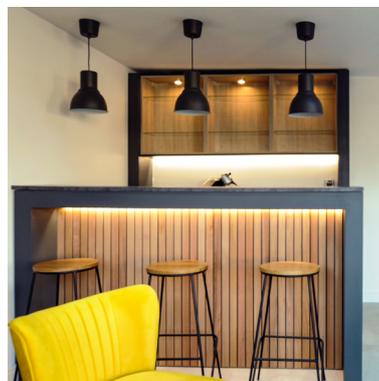
Bathroom/Shower - If you would like a bathroom installed, we can fit one into any of our garden rooms.



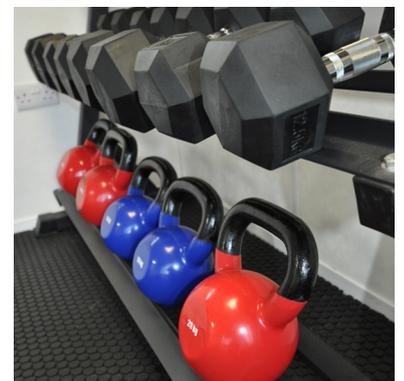
Bespoke kitchens - Complete your garden room with a fully bespoke kitchen, we can supply and install your garden room with a brand new kitchen, tailored to your culinary needs.



Media Wall
We can wire your garden room for any electrical extras you would like. We can organise the sourcing and installation of any additional electrics, such as, TVs and speakers.



Fitted Bar - Fitted bar- Never go thirsty, with a fully fitted bar.



Gym equipment
We can source and install your garden room gym with all the equipment you desire.



Artificial grass
Completely your garden room's outside decking with the addition of artificial grass.

Annex...

Garden annexes are becoming a very popular solution for families looking after their elderly or younger family members.

Due to the ever-growing costs in the housing market and care sector, a garden annex can be the perfect solution for an escalating modern-day problem. Provide your family members with

a comfortable, fully insulated home, with all the home comforts they may need.

Garden annexes allow your family members to keep their independence, whilst having your help, just metres away. These provide the perfect home from home, no matter what their needs may be.



Annex building control & planning permission

If someone requires to sleep in the garden room, building control is usually required. However, our expertise here at Total Garden Room's will manage your entire project from start to finish.

We will work with you to plan and carry out the planning permission, so it will always be stress free. We will obtain any building regulation certificates for your new annex space, required by your local planning authority.



Commercial uses

Glamping Pods

Our fully insulated garden rooms are a perfect and comfortable alternative for camping accommodation.

Garden rooms are a great investment that can be rented out on websites, such as Air Bnb.

A garden rooms is also a perfect alternative to rent out to others, rather than renting out a room in your home, maintaining you and your guests' privacy.



Classrooms

If you are interested in home-schooling or tutoring, one of our garden rooms are the perfect space to do so.

Garden rooms are the ultimate study space as they are quiet and have the space for all the studying materials you need. Differentiate your home and the perfect study zone, maintaining a quiet space, without any of the potential distractions inside your home.

If you are interested in taking private tutoring classes, garden rooms are the ideal space to keep your privacy and have an organised space, tailored solely for studying.



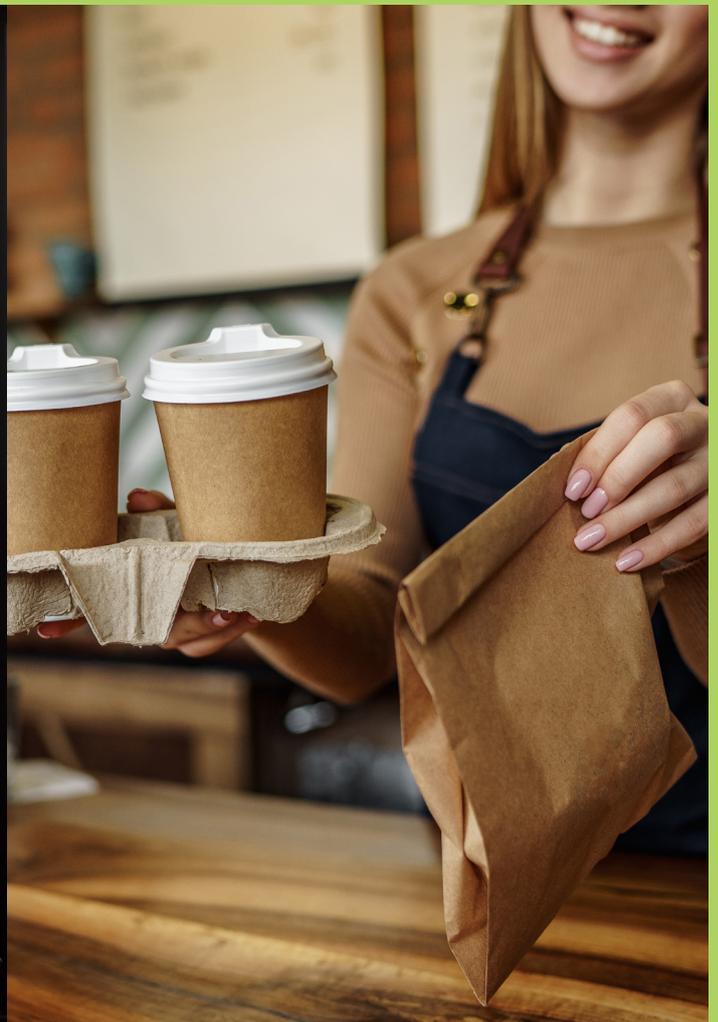
Coffee Hut

Our garden rooms are the ultimate coffee shop spot, as they are perfect size and can be situated in spaces that could not facilitate a building.

With the finance payments being less than most rental rates in Belfast, a garden room is a cheaper and versatile alternative.

We can tailor your garden room for any of your needs, so you garden room coffee shop can have its very own kitchen, bathroom and shelving.





Connected

Electrical connection

All Garden Rooms, as standard are fitted with a consumer unit for an electrical connection. During the initial site survey, we will collect information for the electrical team to deliver and install an electrical connection to your garden room. All Garden Rooms are fitted with three electrical sockets as standard but depending on the electrical needs of the garden room, many more can be installed.

Plumbing

If you require a kitchen, bathroom or any other facilities that require plumbed water or a waste connection- we can

organise a plumber to quote this for you. If you prefer to have your own plumber carry out this work, we are happy to prepare your garden room for plumbing and liaise further with your plumber.

Internet

We can install a direct internet connection between your garden room and home router via an armoured Cat6 internet cable. Installing a Cat6 internet cable will allow your internet signal to travel at high speed, having the same performance as the internet inside your home. There will be two new internet sockets; one inside your house and another, inside your garden room.



Manufacturing and Installation Excellence

Here at Total Garden Rooms, our highly qualified team work collaboratively to design, manufacture and install the highest quality garden room products for all of our customers.

Total Garden Rooms are completely manufactured on-site, here in Northern Ireland, so you always have total peace of mind that everything is made to the highest standards.

All of our highly trained staff work within-house, from our sales, customer service to our manufacturing team in our own factory. Your garden room creation is constantly monitored and developed by our fully qualified team to ensure all stages are always top-quality.

Come and visit us and our showroom today!



The process



Visit our website
totalgardenrooms.com
and discover our range of garden rooms or look into designing your own completely bespoke garden room.



Request / download a brochure



Contact us
Contact us through our website or give us a call on **028 9072 9688**. We will organise a free design consultation with one of our expert sale representatives.



Arrange site survey
Someone will come out to the property and will talk you through all of your options, measurements and potential planning permission.



Book an installation date.
Someone will come out to the property and will talk you through all of your options, measurements and potential planning permission.



Finalise your design.
Finalise your dream garden room, with any options or optional extras you desire.



Delivery and installation.
Installation takes 3-5 days once the base is set, depending on the size and extras you are including.

Your garden room is ready for you to enjoy!

Finance options

Easy to manage
monthly
payments to suit
any budget.

First payment
not due
until after
installation

Quick, easy
and efficient
application.

Choose from
0% or 10%
Deposit.

Option 1

Buy Now with Nothing to Pay for 12 months

11.9% APR Representative

Repay the agreement in full within the deferral period & there's no interest to pay
(£29 early settlement fee applies).

10% Deposit required

Representative Example

Cash Price: £240000;
10% Deposit £24000;
Amount of Credit £216000;
Duration of Agreement 132 months (incl. 12mth deferral);
120 Monthly Repayments of £180;
Interest Rate 7.80% p.a. fixed 11.9% APR Representative;
Total Amount Payable £42,464;
£29 Early Settlement Fee.

Option 2

Spread the cost with Pay Monthly Finance

9.9% APR REPRESENTATIVE

No DEPOSIT or Set-UP FEES

Available over 48-180 months
(4 years up to 15 years)

Representative Example

Cash Price: £240000;
£0 (No Deposit);
Amount of Credit £240000;
120x Monthly Repayments of £310.29;

Credit is subject to status and affordability. Terms and conditions apply. Total Home Improvements (NI) Ltd, 2 Advantage Way, Ballygomartin Road, Belfast, BT13 3LZ (Register no. 737685) is a credit broker and is authorised and regulated by the Financial Conduct Authority. Credit provided by Novuna Personal Finance, a trading style of Mitsubishi HC Capital UK PLC, authorised and regulated by the Financial Conduct Authority. Financial Services Register no. 704348. The register can be accessed through <http://www.fca.org.uk>

Sustainability

Caring for the environment is of principal importance in today's society and here, at Total Garden Rooms we have taken many steps to reduce our impact on the environment.



Reduce transport pollution

We source most of our building materials locally, reducing transport pollution and supporting local businesses.



Recyclable materials

We ensure any new materials we source can be totally recycled or have already been recycled, leaving as little lasting damage on the environment as possible.



45% Solar Powered

Our Belfast production facility, as well as our showrooms and offices, are powered in part by our on-site solar farm. Power from the solar panels contributes to around 45% of our energy, cutting our carbon emissions nearly in half.



We are landfill free

Recycling our waste materials and off-cuts, we are able to ensure that we contribute zero waste to landfill.

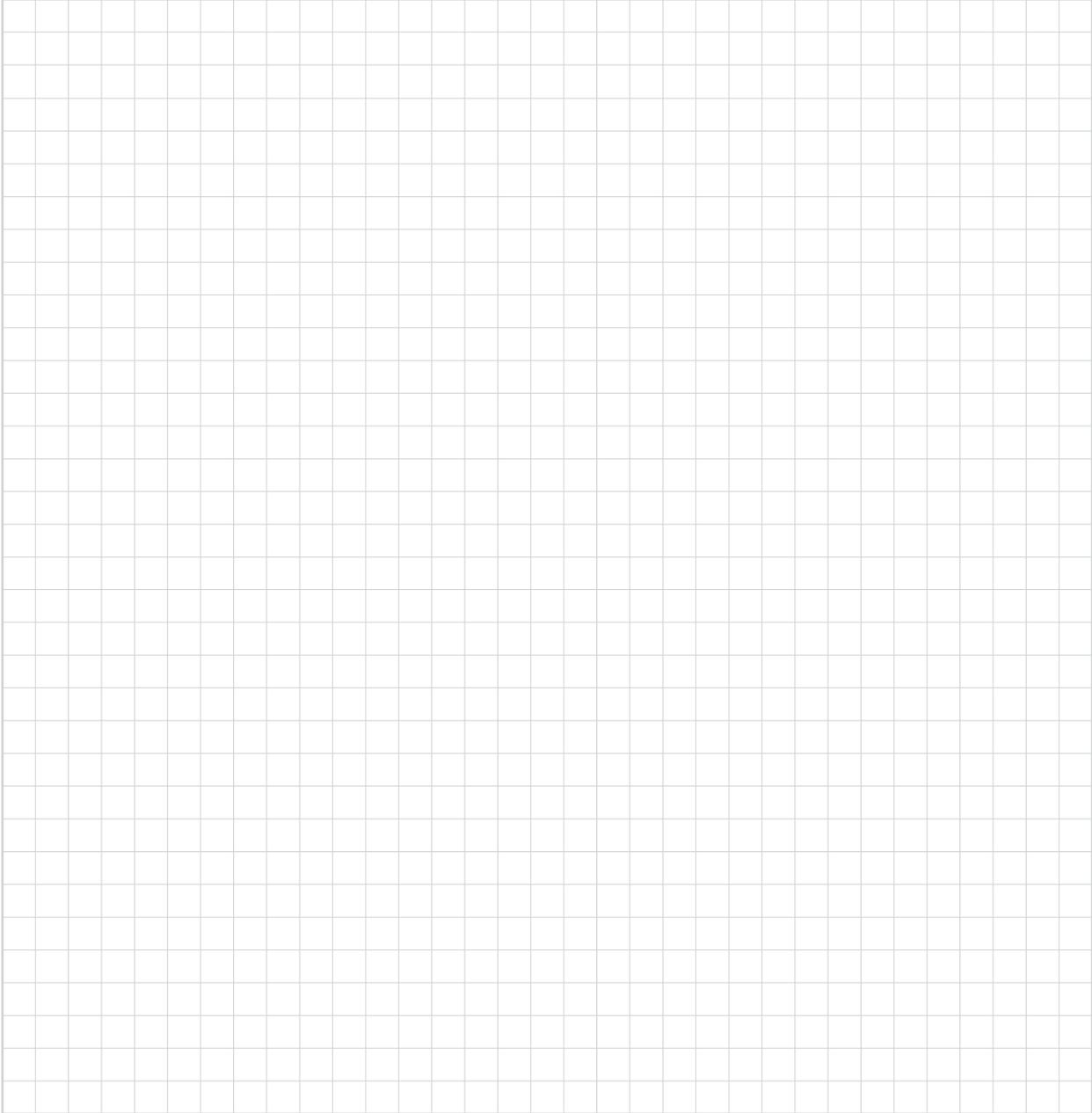
Any waste that cannot be recycled is given to our local recycling centre for incineration. This incinerator creates energy which is used as fuel to produce power for our local power grid.



FSC certified suppliers.

We only source timber from FSC certified suppliers; with 5 trees planted for every 1 used in our construction.

Lets plan...



Key dates & milestones

Visit the showroom DD / MM / YY

Site survey date DD / MM / YY

Part of the ucs group

UCS

UCSdesign.com



Glass and Glazing Federation

