

ANNANDALE HOME IMPROVEMENTS

Garden Rooms



Visit: ahi-windows.co.uk

Call: 01563 540762

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ANNANDALE
HOME IMPROVEMENTS

With over 15 years in the industry, Annandale Home Improvements, owned by Gary Allison, has established itself as Ayrshire's trusted choice for quality craftsmanship and exceptional service. Our reputation is built on delivering bespoke garden rooms, tailored to expand your living space and seamlessly blend with your natural surroundings. Known for our attention to detail and commitment to cleanliness, we take pride in our work from start to finish, ensuring that each project not only meets but exceeds your expectations.

At Annandale, we go beyond providing additional space – we create environments where you can work, unwind, entertain, or simply escape. Every garden room is crafted with the highest quality materials and designed to maximise comfort and energy efficiency, making it an all-season extension of your home.

Our team of experienced professionals brings the same high standards to every project, whether we're building your ideal garden room, installing energy-efficient windows, or transforming unused garage space. With Annandale, you can expect outstanding results, reliability, and a team that respects your home as much as you do.

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Garden Rooms

CREATE THE ULTIMATE SPACE
FOR YOUR FAMILY, POPULAR
USES FOR GARDEN ROOMS ARE:

- Office
- Gym
- Spa Room
- Hot Tub
- Garden Bar
- Kids Play Room
- Games Room
- Music Studio
- Guest Room
- Airbnb Rental

FOUNDATIONS

Our garden rooms are built on reliable, innovative ground spike foundations, providing a stable and durable base without the need for heavy concrete work. This foundation system eliminates the need for digging and concrete pouring, significantly reducing installation time and impact on your garden. Ground spikes offer exceptional stability and are designed to withstand the elements, ensuring your garden room remains level and secure.

NO MORE DIGGING
PART OF THE RADIX GROUP

THE UK'S MOST TRUSTED GROUND SCREW INSTALLER

Ground screws replace the need to dig up and damage landscapes and natural habitats for laying traditional concrete foundations offering a low-carbon alternative that helps protect our planet.

- ✓ **COMMERCIAL & RESIDENTIAL**
- ✓ **OFF-GRID LOCATIONS**
- ✓ **70% FASTER FOUNDATIONS**



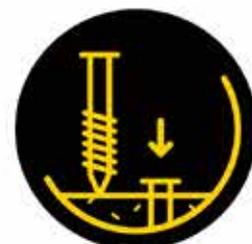
INSTALLED ALL YEAR ROUND

Ground screws can be installed at any time of the year in any weather. Unlike concrete, ground screw foundations are ready to build on straight away and without any delay.



LOW IMPACT FOUNDATIONS

There's no need to worry about digging up and damaging your beautiful garden. Ground screws are installed using hand-turning machines with minimal disturbance to the landscape.



DURABLE AND SUSTAINABLE

Our ground screws boast a lifespan exceeding 76 years, providing both permanent and temporary foundations for challenging terrains, making them an ideal choice for preservation areas.



CLADDING

Create a stunning, low-maintenance exterior for your garden room with premium cladding designed to blend beautifully with any landscape. Our cladding options provide the warmth and texture of natural wood, giving your garden room a welcoming, timeless look without the upkeep of traditional materials. Crafted with durability in mind, this cladding withstands weathering, retaining its fresh, vibrant appearance for years.



CLADDING SUPPLIERS



NeoTimber[®]
COMPOSITE CLADDING

ECOSCAPE UK

CLADCO
DECKING[®]

For a closer look at cladding options, visit our showroom, where you can explore an extensive range of finishes, textures, and styles to find the perfect cladding for your garden room. Whether you're looking for a sleek modern finish or something with a more traditional, rustic feel, we have countless options to suit your taste. If you have a particular colour in mind or want to match an existing design, we'll work closely with you to find the ideal product to help you create a garden room that seamlessly complements your outdoor space while reflecting your personal style.



AIR CONDITIONING

Our air conditioning units come with a comprehensive 10-year parts and labour warranty, provided they are serviced annually, giving you long-term peace of mind. Unlike other systems, WiFi control is included as a standard feature with every installation - no costly upgrades required.

Air conditioning offers efficiency that's 3.5 to 4 times greater than standard electric heating systems, delivering substantial savings on running costs. Plus, it has the added benefit of cooling your space during warmer months, something traditional electric heaters simply can't do.



WiFi

We provide WiFi connectivity in every garden room as standard, ensuring seamless access to the internet without any additional setup. This built-in connectivity makes our garden rooms ideal for modern home offices, media rooms, or family spaces, where reliable internet is essential.

Whether you're hosting virtual meetings, streaming entertainment, or simply staying connected with family, our WiFi-enabled garden rooms can do it.

WINDOWS & DOORS

We offer the best quality windows and doors to keep your new room safe and very warm. Choose either PVC or aluminium finished in the colour of your choice. We offer double glazing as standard on all our windows to maintain an even lower U-value. Our windows and doors are manufactured by Scotia Double Glazing who have a reputation for very high quality products.



Scotia windows & doors

 **PLANITHERM**[®]
Installer **Network**





ROOFING



At Annandale Home Improvements, we use the Firestone RubberCover EPDM roofing system, a market leader in durable and high-performing flat roof solutions. Specifically designed for residential applications, this roofing system not only enhances the functionality of your garden room but also ensures it remains maintenance-free for decades.

Firestone RubberCover EPDM membranes are built to last, with a remarkable life expectancy of 50 years or more. Unlike traditional roofing materials, this single-membrane rubber roofing system offers unparalleled flexibility and strength, standing up to the harshest weather conditions

without cracking, peeling, or deteriorating. Whether it's the intense heat of summer or the freezing temperatures of winter, your roof will remain watertight and resilient.



Installation. No trouble.

The RubberCover EPDM roofing membrane is lightweight, flexible, easy to work with and allows a short installation time. It comes in large sheets which can cover most residential roofs in one piece without any field seaming. Rolls are easy to handle and store and there's no need for special tools. Provided the structure is sound, RubberCover EPDM can be used on virtually any new or existing flat roof.



No flame. No trouble.

No flame is needed to install the RubberCover EPDM system. The membrane is simply adhered to the substrate using a contact adhesive. This cold application process thoroughly minimizes the risk of fire accidents.



Environment. No trouble.

Due to its exceptional durability, easy maintenance and suitability for recycling, RubberCover EPDM is one of the most eco-friendly roofing products on the market. Several third-party studies have proven that EPDM membranes have a lower environmental impact compared to other roofing membranes. RubberCover EPDM is chemically stable and releases no toxic ingredients. This makes it suitable for the recuperation of rainwater for sanitary use. In addition, the system is compatible with extensive green roofs and photovoltaic systems, further contributing towards a sustainable environment. Our production facilities hold ISO 9001 certifications, which reflect our commitment to quality.



Trouble-free for years!

RubberCover EPDM has excellent resistance to UV, ozone, microorganisms and severe weather conditions. It can elongate over 300% to accommodate building movements and temperature fluctuations. The membrane retains its physical properties over several decades and requires little or no maintenance. Additions like skylights or extensions can be integrated easily without affecting the system's performance.



Accessories. No trouble.

Only a few easy to use accessories are needed to install the RubberCover EPDM system properly.



TYPICAL COSTS OF OUR GARDEN ROOMS

Our garden rooms are built to the same high standards as modern houses, using 4" kits with building paper onto plywood, and Kingspan insulation expertly fixed to the walls and ceiling. We only use high-quality materials to ensure your garden room is durable, requires little maintenance and is built to last.

A guide for the cost of our garden rooms is £1500 per m², though this can vary depending on the features you choose such as the type of windows & doors, if you would like sliding doors and other finishing options on the exterior and interior. The cost may also differ depending on whether the room is built on flat ground or if additional groundwork, such as ground screws, is required for uneven surfaces.

If you'd like to explore your options further or discuss a project, feel free to pop into our showroom, give us a call, or drop us an email. We're here to help you bring your vision of your ideal garden room to reality.

Call: 01563 540762

Email: info@ahi-windows.co.uk

Visit: ahi-windows.co.uk

Showroom: Hurlford Road, Kilmarnock KA1 4JZ





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WHAT OUR CUSTOMERS SAY...

"I wanted to recommend all the team at Annandale! Garden room was built efficiently & professionally. The guys were always punctual, respectful & tidy. We are delighted with the end result!"

"We are so delighted with our new garden room/office/ cocktail bar/ spare en-suite bedroom!! Can't thank Gary and his fab team enough. They worked hard, were good fun & so tidy."

"We asked Gary & his team to build a small office out the back door. The service and quality of the work was spot on. Nothing was an issue if anything needed changed. The office was finished to a very high standard and the place left spotless. Would highly recommend. Thanks again, Louise & Allan"

"Excellent work from the guys on my Garden Room even during the terrible weather! Love it. Would highly recommend Annandale if you are thinking of getting something similar. Cheers."