

*"We have created
the warmest, most
prestigious garden
rooms not only on
the market
but on the PLANET"*



Graham Orrin Installations have teamed up with the leading UK manufacturer of replacement conservatory roofs to create the stunning WARMER ROOM range.

Using their existing innovative pod system they have created the most stunning, beautifully crafted garden room / home office that will transform and expand your home living space forever.

Years of planning and development with the latest manufacturing technology and our highly skilled design team has enabled us to create the perfect Room for our customers.

Would you like a home gym, office or simply the chill out room you have been craving. We will create the space perfectly suited to your needs.

Graham Orrin
INSTALLATIONS
WINDOWS + CONSERVATORIES + DOORS + ROOFLINE



WHAT MAKES US DIFFERENT ?

Graham Orrin
INSTALLATIONS
WINDOWS + CONSERVATORIES + DOORS + ROOFLINE

GO Garden Room

- ✓ 243mm total wall thickness for extra strength and rigidity
- ✓ 155mm total insulation for exceptional thermal performance
- ✓ Insulated Steel Durabase System with brick slip boarder
- ✓ Pre-assembled pod system - no mess or cutting on site
- ✓ Bespoke design service - we will design your warmer room from scratch
- ✓ Low maintenance cladding options

COMPETITORS

- ✗ Standard wall thickness range from 44 - 100mm
- ✗ Standard insulation thickness range from 30 - 80mm
- ✗ Timber base
- ✗ Lots of cutting and disruption to your garden during installation
- ✗ Pick from a standard range of designs.
- ✗ Wood treatments required to preserve appearance

DESIGN FEATURES

1. Firestone EPDM Rubber Roof

2. Optional soffit detail
with downlights

3. Contemporary Patio or
French Doors

4. Optional full-height window
or fanlight opening

5. External cladding - 6 colour
options

6. Brick slip boarder - 4 colour
options

**OUR STANDARD INTERNAL CEILING
HEIGHT IS 2.1M**



MAKE IT YOUR OWN



External cladding options

Choose from a range of cladding options to fit in perfect situ with your existing garden furniture.



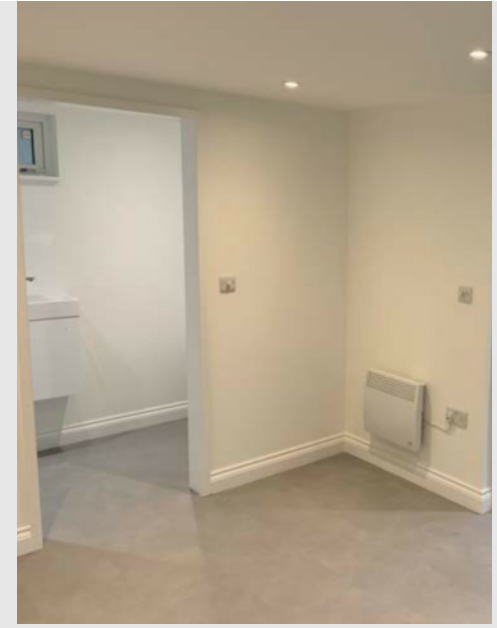
External soffit overhangs

Add soffit overhangs to give a contemporary look- perfect for adding down lights



Roof and wall opening windows.

Maximize light and take advantage of those bright sunny days by adding opening roof vents or contemporary fixed glass plates for your pitched roof. You may wish to have fixed or opening casement windows. The choice is almost unlimited.



Maximize Privacy

Share your garden room with the family by adding internal walls - perfect for offices, shower room, storage or even a home drinks bar.



BEAUTIFUL INSIDE AND OUT

KEY FACTS



Robust Structure

All our garden rooms are made from a robust, solid timber structure all supported by corner posts for maximum strength.



Thermal Performance

We use a multi foil honeycomb insulation for maximum thermal efficiency and all year round use.



Roof Styles

Pitched and flat roof options available, all with external soffit detail as standard.



Manufactured in UK

All Warmer Rooms are manufactured in our UK factory to ensure ultimate perfection and quality control



Full Technical Support

We offer full technical support to ensure your Warmer Room installation is carried out as smoothly as possible.



Pre Fabricated

Our unique pod system will provide a stress-free build and dramatically reduce installation time. We do the hard work so you don't have too!



Maintenance

All our garden rooms are maintenance friendly. Just sit back and enjoy!



lights

Add internal AND external spot lights to maximize light and create mood settings.



Bespoke Service

We offer a bespoke service. Why not let us design your perfect Warmer Room from scratch.



Door & Window Options

Configure a wide range of window and door options to suit your personal preference.



Durabase System

Not your standard base! We offer a fully insulated steel base system with brick slip border for that finishing touch.



Flooring

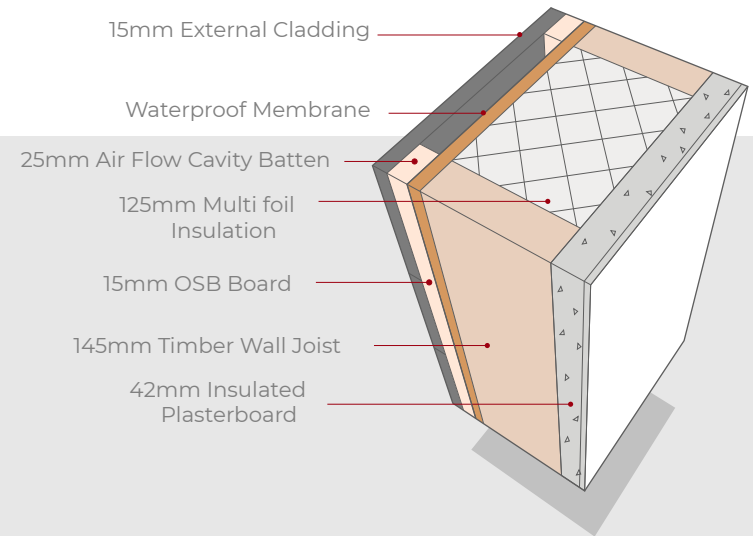
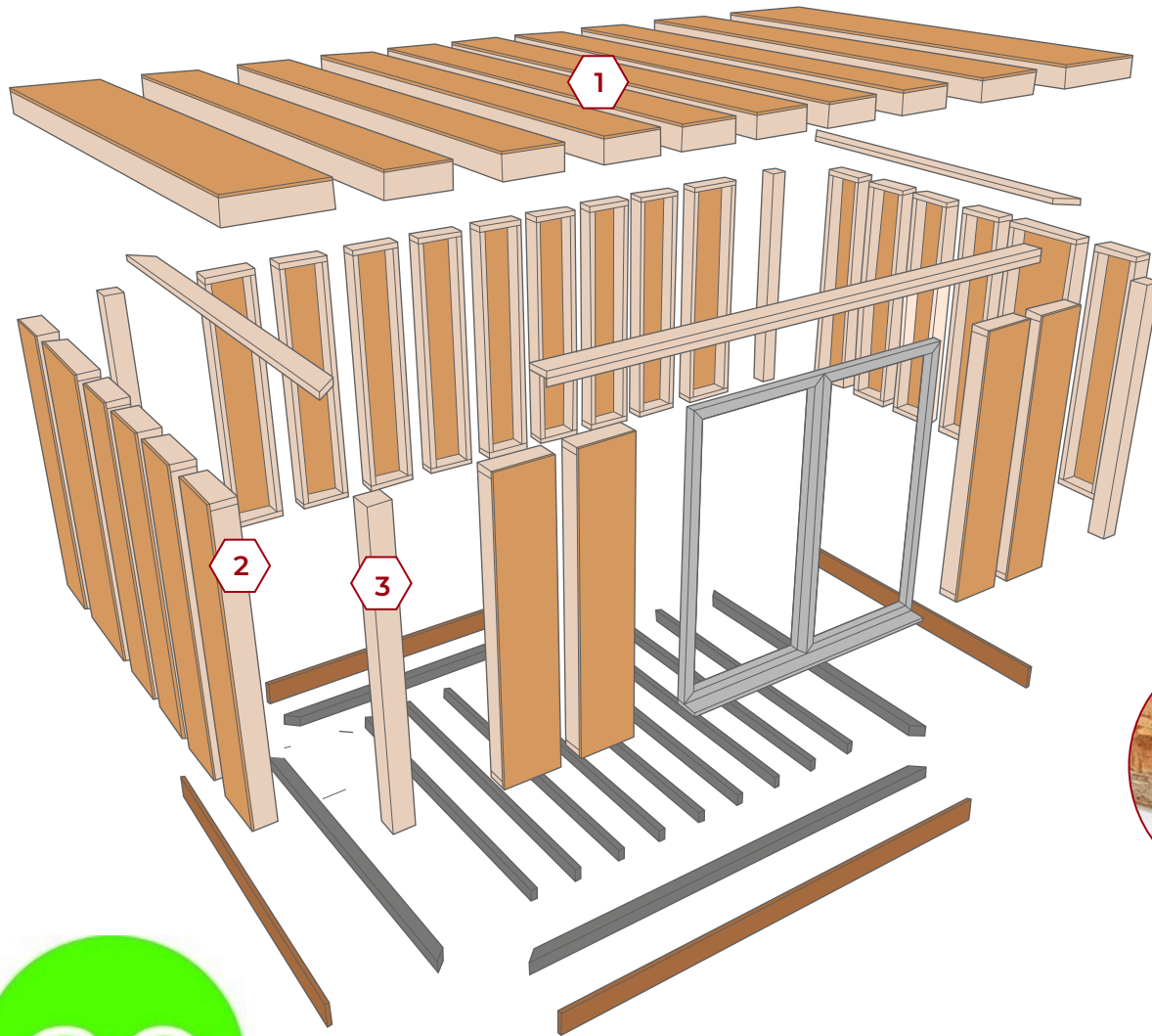
Choose from a wide range of contemporary laminate wood flooring options.



***INSTALLED
IN DAYS...***

***LASTS FOR
DECADES***

A SYSTEM LIKE NO OTHER



*DESIGNED AND FABRICATED WITH PRECISION, THEN
TRANSPORTED TO YOUR GARDEN FOR FAST AND EASY
INSTALLATION*

All our garden rooms are pre-fabricated in our factory using our unique pod system. Our system means there is no timber cutting required on site. We believe in causing our customers the least amount of disruption possible during installation.



OSB Outer Skin
for extra rigidity



45 x 145mm strong
timber structure



145 x 145mm corner
post supports



A STRUCTURE FIT FOR ALL CONDITIONS



MAKE THE MOST OF THOSE DARK WINTER NIGHTS





We offer a durable steel base system, all delivered in kit form to ensure a smooth installation with no large amounts of concrete or building materials needed just like traditional methods. The steel frame is placed on concrete pads, fully insulated for maximum thermal efficiency then finished off with a brick border to give the perfect finishing touch to your Warmer Room.

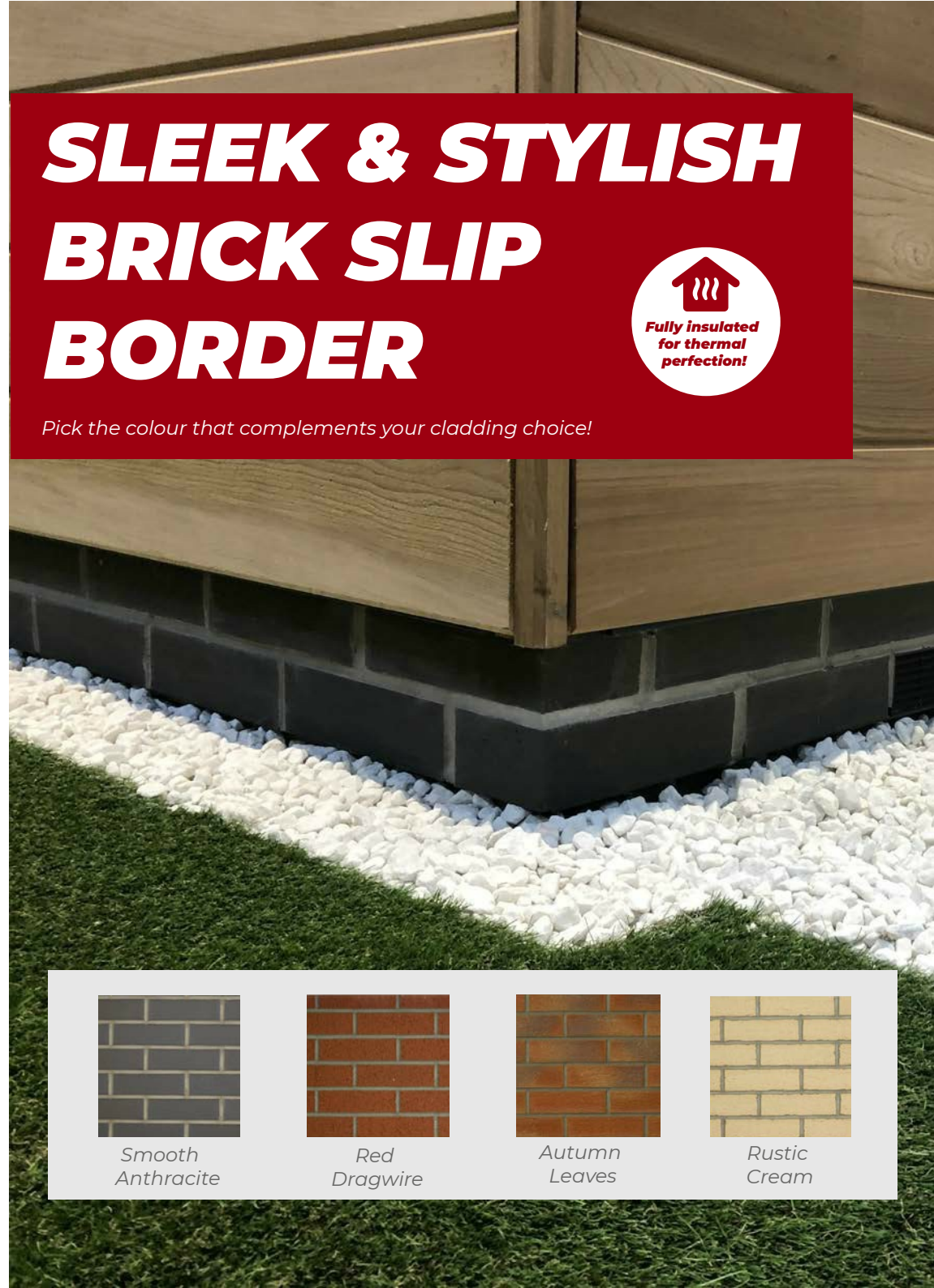
A DURABLE AND RELIABLE BASE SYSTEM



SLEEK & STYLISH BRICK SLIP BORDER



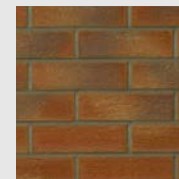
Pick the colour that complements your cladding choice!



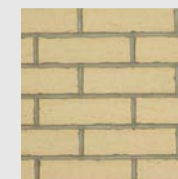
Smooth
Anthracite



Red
Dragwire



Autumn
Leaves



Rustic
Cream

THE CHOICES THAT MAKE ALL THE DIFFERENCE

Flooring



Major Oak - 53830



Major Oak - 53926



Major Oak - 53850

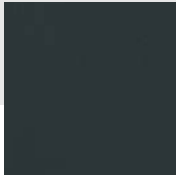


Somerset Oak - 52921



Somerset Oak - 52119

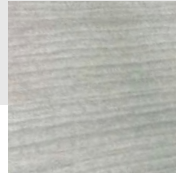
Composite Cladding



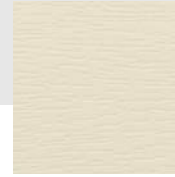
Anthracite Grey



Grey Cedar



Cement Grey

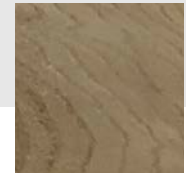


Cream



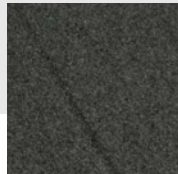
Misty Grey

Wood Cladding



Red Cedar

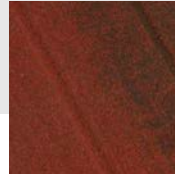
Metrotile (only applicable for pitched roofs)



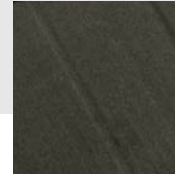
Charcoal



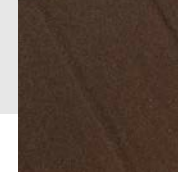
Moss Green



Antique Red



Ebony



Burnt Umber

Tapco (only applicable for pitched roofs)



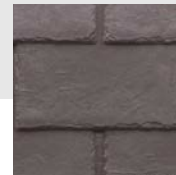
Chesnut Brown



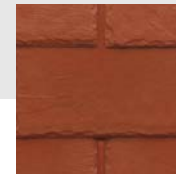
Pewter Grey



Stone Black



Plum



Brick Red



DESIGNED WITH PRECISION



PRECISION, INNOVATION AND CRAFTSMANSHIP ROLLED INTO ONE

All our garden rooms are constructed using the latest design and manufacturing technology and assembled by our experienced production team to ensure perfection is maintained. Our own unique saw system provides us with the most precise timber cutting method allowing us to produce a high quality product whilst overseeing all quality control.

Warmer Room prides itself in having some of the most highly skilled designers continuously producing innovative and exciting designs for our customers. If you want something completely different, why not take advantage of our bespoke service and book a design consultation with our friendly team, allowing you to visualise your ideas in person.

**BOOK A DESIGN
CONSULTATION
TODAY!**

We have a range of garden rooms to choose from. You can even mix and match multiple garden rooms into your ideal design.

Choose from either a flat roof, covered with EPDM rubber for durability or a duo pitched roof line covered with a wide range of tile options.



Pitched Roofline
(Planning may be required)



Flat Roofline

THE SKY IS THE LIMIT

A **WARM** ROOM WITH **GREEN** **CREDENTIALS**

We treat the environment like our best friend!!



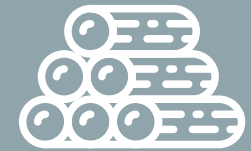
All our wood shavings are recycled, bagged up and distributed to small local businesses FREE OF CHARGE



We use recycled materials during production to dramatically reduce waste to landfill.



All timbers used in our production process are provided using sustainable forest regeneration programmes where 5 trees are planted for every 1 used.



State of the art wood burner , with emissions regulator to produce energy for factory (hot water and heating)



THE POSSIBILITIES ARE ENDLESS

