

Are you looking to expand your living space?



At Shanette, We Customise Buildings to Suit your Space! Discover the Perfect Solution with Our Steel Frame Extensions. Explore more options on www.shanette.ie

Reimagine the space you already have

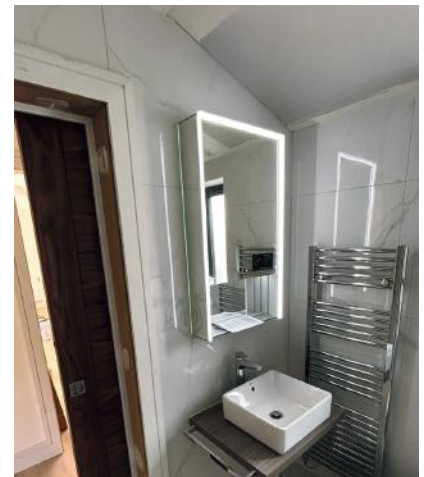
Your home should adapt as your life evolves. When space becomes limited, extending your home allows you to rethink how you live, without leaving the place you know best.

More homeowners across Ireland are choosing steel frame extensions to create additional space while adding long-term value to their property.

When your home needs more space, a home extension can provide:

- The open-plan kitchen and living space you've always wanted
- An additional bedroom for a growing family
- A downstairs bathroom or utility space for everyday convenience
- A dedicated home office or study

Extending your home allows you to create the space you need while staying in the location you love, designed around how you live every day.



How it works

BCAR with Ancillary Certs can be provided if required. Please notify our team when ordering.

CREATING YOUR HOME EXTENSION IS A STRAIGHTFORWARD PROCESS.

1. Design & Planning

Start by sharing your ideas with our team. We will work through the key details to ensure your extension is designed to integrate seamlessly with your existing home, including:

- **Access to your property**
- **Layout and size**
- **How the extension will connect to your existing home** (for example, a link corridor or direct connection, in coordination with your builder)
- **Level of insulation required**
- **Window and door options**
- **Exterior finish**

Once these details are agreed, we will confirm your order and provide a timeline for manufacture and installation. Your builder will manage all connections to the existing house, including linking structures and internal openings.

2. Installation

Once the base is prepared by your builder, our team will install the steel structure, including roof, windows and doors, in line with the agreed schedule.

3. Interior Fit-Out

Your builder and electrician then complete the internal walls, finishes and services to create your finished living space.





A smarter way to extend your home

House Extensions at a Glance

Create the space your home is missing:

- The open-plan kitchen and living space you've always wanted
- An additional bedroom for a growing family
- A downstairs bathroom or utility space for everyday convenience
- A dedicated home office or study

Manufactured

Kilbeggan, Co. Westmeath.

Installation

- Shanette installs the structure.
- Interior and connection completed by your builder.
- Excludes base, internal finishes and services.

Certified Structural Systems

- Our steel frame extensions form the structural framework of your new space, designed to integrate with your existing home and installed efficiently by our experienced team
- Once in place, your builder can complete the internal layout, finishes and connections to seamlessly bring the new space into your home.

This approach allows you to extend your home in a practical and efficient way, while maintaining control over the final layout and finish.



From a trusted Irish manufacturer

- For over 40 years, Shanette has been manufacturing high-quality steel buildings in Ireland.
- From our manufacturing facility in **Kilbeggan, Co. Westmeath**, we design and manufacture insulated steel structures engineered for durability and long-term performance.

Our Projects

To Move or Improve?

Last October, this family reached a decision point. Should they start fresh somewhere new, or find a way to make their current home work better for them?

They chose to stay and to extend. At the heart of their plans was a new kitchen at the back of the house. More space, more light, and a place for the whole family to come together.

With Shanette Superior Space, they found a straightforward solution. The build took place off-site, keeping everything on schedule and avoiding the common hold-ups of a traditional extension.

Today, their home feels more spacious and better suited to family life. No big upheaval, just smart planning and a quality result.

Shanette Superior Space. A better way to build.



From Cramped to Spacious Bliss with Our Steel Frame Extension.

Smart Space, Built the Smarter Way

This family needed more room but they didn't want months of disruption typical of a traditional build. That's why they chose a Shanette Superior Space extension with a Fortex finish.

It was a clever solution that gave them the extra space they needed, faster than a typical brick-and-mortar build.

With limited access, our team used a crane to lift the panels into place with ease. The process was clean, efficient and quick from start to finish.

Now, their extended home offers the extra room they need without the stress they didn't.



Optional Preparation for a Smoother Fit-Out

Some customers choose additional preparation to make the internal fit-out easier for their builder and electrician.

- If required, Shanette can manufacture frames with 600mm steel centres, allowing internal roof and wall slabbing to be installed quickly and accurately.
- Frames can also be pre-drilled to meet your electrician's specifications, helping to streamline electrical installation.
- In addition, units can be partitioned to create flexible, multi-purpose spaces, depending on how you plan to use the building.



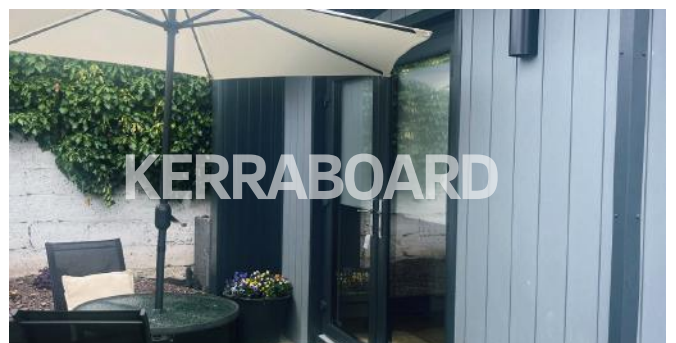
Designed Your Way

EXTERIOR FINISHES TO MATCH YOUR STYLE

Your home extension can be finished with a range of modern exterior options including:

- Insulated horizontal flat panel
- Kingspan box profile panels
- Standing seam cladding
- Fortex façade
- Kerraboard finishes

This allows your extension to complement your home and garden environment.



Window and Door Options

OPTIONAL EXTRAS

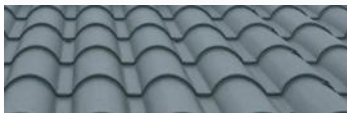
We have a large selection of window and door options for your home extension, please find a sample of some of our most popular choices below and request price from one of our sales team.

Window & Door Options



Optional Extra Roof Options

Tiled roof options cost extra & are subject to availability



Tiled Effect

Slate Effect

All Prices include VAT @13.5% - Prices are subject to change without notice. We reserve the right to change prices and specifications of products without prior notice. Descriptions, colours, photographs, technical information and specifications are for guideline purposes only.

PLEASE DISCUSS SITE ACCESS WITH ONE OF OUR SALES TEAM

Access Requirements

- Garden buildings are delivered on a small truck and trailer.
- Side access is required, with adequate width and no overhead restrictions.
- Where access is restricted, crane hire may be required at an additional cost.

Free delivery & installation within 100km of Kilbeggan Factory.



www.shanette.ie |





FAQs House Extensions

Do house extensions come finished inside?

- No, Shanette installs the insulated steel structure, including the roof, windows, and doors.
- Internal finishes such as walls, plumbing, and electrics are completed by your builder or electrician, allowing you to customise the interior to suit your needs.

How long does it take to install a house extension?

Installation is typically completed within a few hours to a few days, depending on the size of the unit. This helps minimise disruption at your home.

How does the extension connect to the house?

If your fascia and soffit are high enough to allow for the concrete base and unit, the extension can be connected directly to your house.

If not, a link corridor can be created between the house and the new space. Your builder will then weather this connection to ensure it is fully sealed.

The best option will depend on your existing house and should be discussed with your builder.

Do I need planning permission for an extension?

Planning permission is often required for house extensions, depending on the size and design of the project. As regulations can vary in Ireland, we recommend checking with your local authority or consulting your builder or architect to confirm your specific requirements.

Will the exterior finish complement my home?

While finishes may not be identical to a rendered house, a range of cladding options are available to ensure the extension complements your home's overall look.



How do payments work for a house extension?

A 50% deposit secures your order, with the remaining balance payable in instalments before installation. This allows you to plan your project with flexibility.

Who prepares the concrete base?

All Shanette house extensions will require a concrete base and the concrete base is prepared by your builder before installation. Our team will advise on the base size and specifications required for your exact order.

Do not pour your base before finalising your order.

Our Certification

All Shanette buildings are manufactured in Ireland at our Kilbeggan facility, using controlled systems designed to meet strict EU requirements for structural steel. Our processes, materials, and systems are independently certified to ensure consistent quality, structural integrity, and long-term performance.

Certification & Compliance

1) NSAI Agrément Certification – Certificate No. 22/0432

The Shanette Steel Frame Building System is certified under NSAI Agrément Certificate 22/0432. This independent technical certification confirms the system's fitness for purpose and suitability for use in construction, having been assessed for performance, durability, and compliance with relevant Irish building requirements. It provides designers, builders, and homeowners with clear, third-party assurance that the system is suitable when used as specified.

2) I.S. EN 1090-1:2009 + A1:2011 (EXC 2) CE Certification

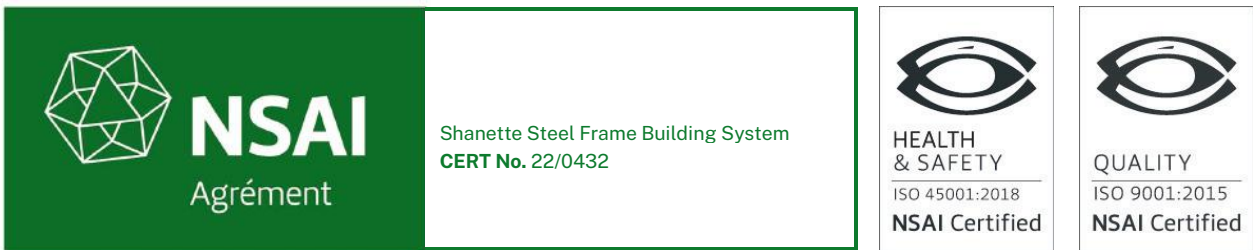
This certification confirms that our steel buildings meet European safety and quality standards for structural steel. It verifies that Shanette's systems, processes, and factory production controls are compliant and that our structures are manufactured for long-term structural performance.

3) I.S. EN ISO 9001:2015 Quality Management

ISO 9001 is an internationally recognised quality management standard. Certification is awarded following independent assessment by an accredited certification body. At Shanette, it reflects our structured approach to continuous improvement across design, manufacturing, and supply processes.

4) I.S. EN ISO 45001:2018 Occupational Health & Safety

This international standard recognises our commitment to occupational health and safety. Achieving ISO 45001 means Shanette has robust systems in place to protect our team, manage risks, and maintain safe working environments. For our clients, it provides reassurance that every project is delivered with safety as a top priority.



I.S. EN 1090 - 1:2009 + A1:2011 (EXC 2)



I.S. EN ISO 9001:2015 Certification:



I.S. EN ISO 45001:2018 Certification:

Why THESE CERTIFICATIONS MATTER TO YOU?

When you choose Shanette, you are choosing more than a building. You are choosing a manufacturing process that is independently assessed, consistently controlled, and designed for long-term performance.

- **Confidence in structural performance**

Certified systems and EN-standard structural-grade steels support strength, stability, and resistance to wind and environmental loads.

- **Independent technical assurance**

NSAI Agrément Certificate 22/0432 provides third-party validation that the Shanette Steel Frame Building System is suitable for its intended use when installed in accordance with the certification.

- **Consistent quality, every time**

ISO 9001 ensures repeatable processes, traceability, and continual improvement throughout design and manufacturing.

- **Safety-led delivery**

ISO 45001 confirms that health and safety are embedded into how our buildings are manufactured and installed on site.

Our commitment to quality is evident in our certified systems and CE-marked processes. Every stage of design, manufacturing, and supply is managed by our qualified and experienced team, ensuring a durable solution that meets your needs and adds value to your property.

The Following Ancillary Certs can be provided by Shanette at an additional cost.



(Ancillary Design Certificate)
Ancillary Certificate of Compliance : Design
 Commencement Notice | 7 Day Notice



Ancillary Certificate of Compliance on Completion
(Ancillary Completion Certificate)
 Design of the works



Ancillary Certificate of Compliance on Completion
(Ancillary Completion Certificate)
 Inspection Plan



Ancillary Certificate of Compliance on Completion
 Certificate signed by sub-contractor | Specialist Contractor |
 Specialist assigned by the builder | Main contractor on completion



Ancillary Certificate of Compliance : Design
 Commencement Notice | 7 Day Notice
 To be completed by a specialist or unregistered consultant



Ancillary Certificate of Compliance : Design
 (Completion)
 To be completed by a specialist or unregistered consultant



Ancillary Certificate of Compliance on Completion
(Ancillary Completion Certificate – Inspection)
 To be completed by a specialist or unregistered consultant

House Extension Options

If you are considering a house extension for your property, our team would be happy to discuss your project. Visit our show areas to explore our exterior finishes or contact our team to discuss your project and explore the best solution for your property.

