



GARDEN ROOMS

- ✔ **Local Business**
- ✔ **Quality Products**
- ✔ **Reliable Service**
- ✔ **Highly Recommended**
- ✔ **Competitive Prices**

Create your perfect setting for work or play – your size, your colour, your choice. Your low-profile Garden Room meets planning rules to fit the tightest spaces. Highspec insulation, security and triple glazing make our Garden Rooms your ideal space all year round.



BUILD SPECIFICATIONS

- True Zero Maintenance Exteriors
- Fortex Cladding in various colour options
- External Door to Integral Storeroom
- Fully Plasterboarded & Skimmed Interiors
- Super Warm Insulated
- Flat Ceilings Inside but Sloped Roof Outside
- Foundations Included
- 10yr Treated Timber Frame
- 10yr Rubber Roof Membrane
- Breathable & Ventilated Structure
- Underboarded for Vermin Control
- Triple Glazed UPVC Doors/Windows
- Comprehensive Electrical Package inc 2KW Heater
- Prices Include Fitting & VAT
- Built Like a House, Not a Shed!



GENERAL

We offer a top of the range specification with maximum insulation for year-round usage, with or without a canopy. The top section incorporates a soffit and fascia board with a fully ventilated roof to avoid condensation. We can offer lower specifications in order to save money such as reducing the amount of insulation to offer a lower cost option.

COMBI STYLE models include an internal wall to create a separate storeroom with a secure external UPVC panelled door.

EXTERNAL SIZE

See our packages for external width and depth. Add 1m (approx) depth for full width Decking or Roof Canopy when specified.

INTEGRAL STOREROOM

Uninsulated Ply-lined walls, ceiling mounted fluorescent light and switch.

INTERNAL SIZE

Deduct 350mm from width and depth quoted in our packages to establish approximate interior floor space.

OVERALL HEIGHT

This building complies with the 2.5m height limit for Permitted Development under current Planning Regulations.

WALLS

Fully Insulated & Ventilated Cavity Walls comprising, overall thickness 170mm (approx), 19mm composite cladding or self coloured render, ventilated cavity, breather membrane, 9mm OSB3 exterior grade sheathing for rigidity, 96mm x 47mm (approx) treated C16 or C24 structural grade timber frames, 75mm (approx) PIR foiled foam primary insulation layer, vapour control membrane, 12.5mm plasterboard and skim to interior walls, 3" primed MDF skirting around base of interior walls.

CLADDING

Our standard supply is a high quality Fortex cladding material with a 10 year guarantee offering ZERO maintenance and available in multiple finishes.

FLOOR

Fully Insulated Floors comprising: (minimum) 125mm tanalised treated C24 Floor Joists, Double Joist Perimeter, PIR Foam Insulation, under boarded for rodent protection, Damp Control Membrane, 22mm Industrial Grade Moisture Resistant Floor Boards.

ROOF

Fully Insulated & Ventilated Roof comprising: Fatra single membrane system, 18mm OSB3 Exterior Grade Structural Roof Boards, 170mm (minimum) tanalised treated C24 grade Roof Joists, 50mm Ventilated Cavity for cross-flow air ventilation, 75mm PIR foiled foam primary insulation between joists, Vapour Control Barrier, 12.5mm Plasterboard and skim.

BASE

Poured concrete foundation laid on hardcore and sand with reinforcement in centre.

GUTTERS & FASCIAS

Plastic gutters and downspouts connected to water butt with integral tap. Installed fascias and fully vented soffits.

DECKING

Optional extra cost, composite decking can be included to help finish off the exterior of your garden room.

PATIO DOORS

Triple Glazed twin or single doors (Sliding Doors cost option) in Grey outside/white inside (other colours no cost option) UPVC (aluminium available as a cost option), Multipoint Insurance Rated Security Locking system.

WINDOWS

Triple Glazed UPVC (aluminium available as a cost option). Scotia or Planetherm Glass as standard, Security Locks.

FIXINGS

All assembled with stainless steel, galvanized or green coated exterior fixings.

ELECTRICAL

Minimum 2 Gang RCD protected Consumer Unit, LED Ceiling Spotlights to suit size of room, minimum 4 Double Switched Sockets, interior Light Switches, all fascias in brushed or chromed steel, Exterior Water-Proof Socket, 2 Exterior Wall Lights or 4 canopy lights, 2KW Electric Convector Heater with Timer and Thermostat, external Connector Box for incoming SWA electrical cable - connection of Garden Building to incoming supply.

PRESSURE TREATED TIMBERS

All Structural Floor and Wall Timbers pressure preservative treated for minimum 10 year life expectancy.



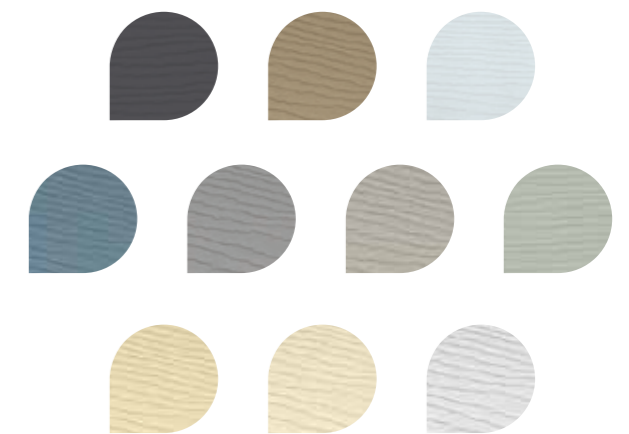
WINDOWS & DOORS

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 triple 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.



CLADDING

We offer a range of innovative exterior cladding products that provide the benefits of low maintenance PVC. They feature an attractive embossed wood effect finish in a choice of two styles, double shiplap and weatherboard. A wide range of subtle colours including Pale Gold and Pale Blue to Storm Grey, Slate Grey and Argyl Brown, all of which will complement any design.



ROOFING

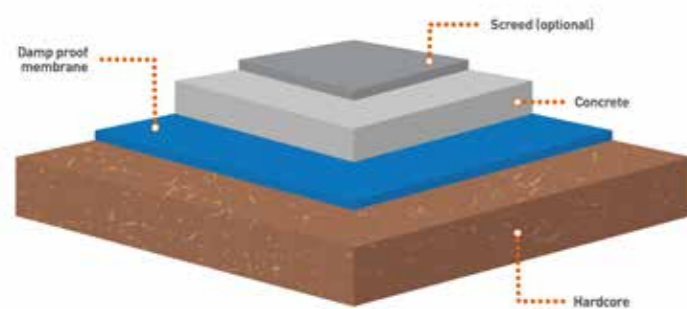
We use a rubber roofing system which has many advantages to your room as well as being cosmetically pleasing. There are very tight seams on a Fatra single membrane rubber roof that won't crack in heat or cold. The life expectancy for it is also longer (50 years) than any other roof covering. Our aim is to have your room maintenance free and the Fatra roof adds to this factor. Once fitted, we install a stainless steel surround fixed to your new fascia boards. We feel it finishes off your Garden Room perfectly with no worries of any leaks in the future.

HEATING OPTIONS

In order to keep your Garden Room cosy through periods of cold weather, we fit high quality German manufactured electric radiators with 24/7 programmable heating, silent operation, energy saving and a durable finish. Couple this with our excellent insulation you can be sure that your Garden Room will always be cosy when you are utilising it.

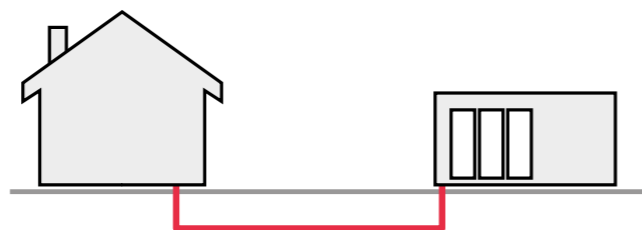


FOUNDATIONS & GROUND PREPARATION



The concrete base is 350-400mm deep. We use type 1 hardcore on the base then sand which is compacted down before we fit a damp proof membrane before pouring the concrete to the height 70mm below finished floor level. We lay floor joist and Kingspan boards then fit the flooring.

We will arrange for an electrician to connect power safely from your home to your garden room and hide all cables below ground.



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

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

ANNANDALE HOME IMPROVEMENTS



