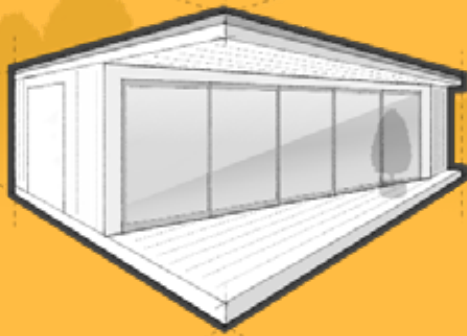




WHAT'S INCLUDED

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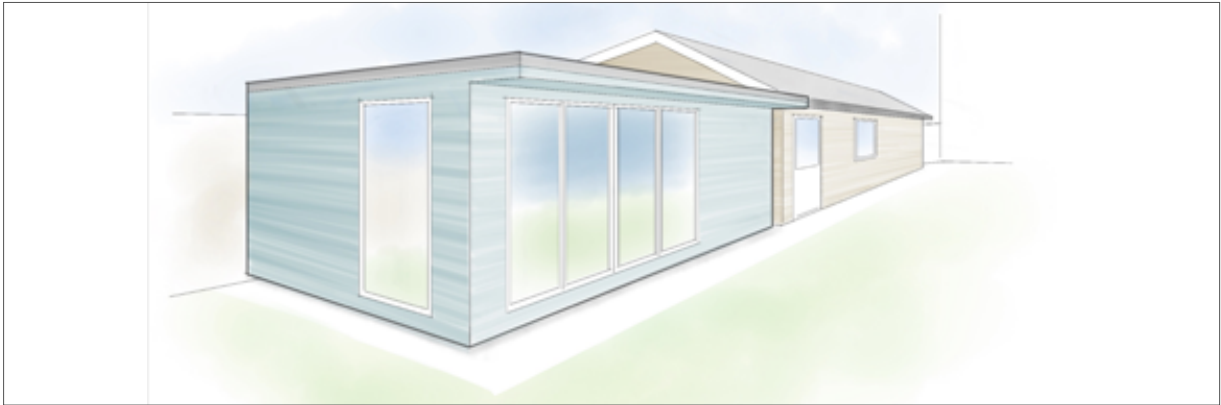
INCLUDED AS STANDARD

Our service takes you from your first idea all the way through to delivery of a finished, fully connected garden room, ready to decorate. With no hidden extras or surprise requirements, we'll take care of all the hard work so you barely have to lift a finger.*

*Lifting of one finger may be required to authorise payments!



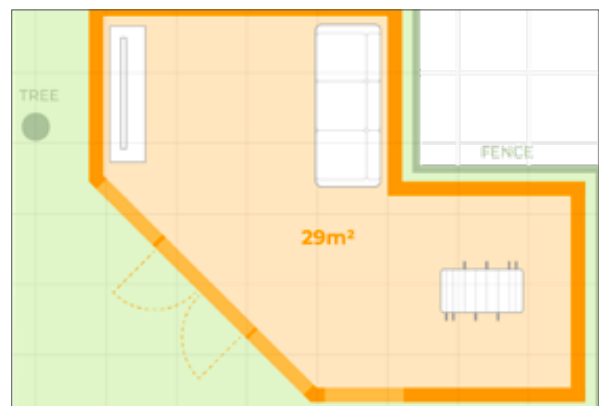
BESPOKE ROOM DESIGN



If you already have a clear idea of what you want, that's great - but we don't expect you to have to make design decisions without knowing the impact they will have. Our job is to guide you to get the best possible room for your scenario.

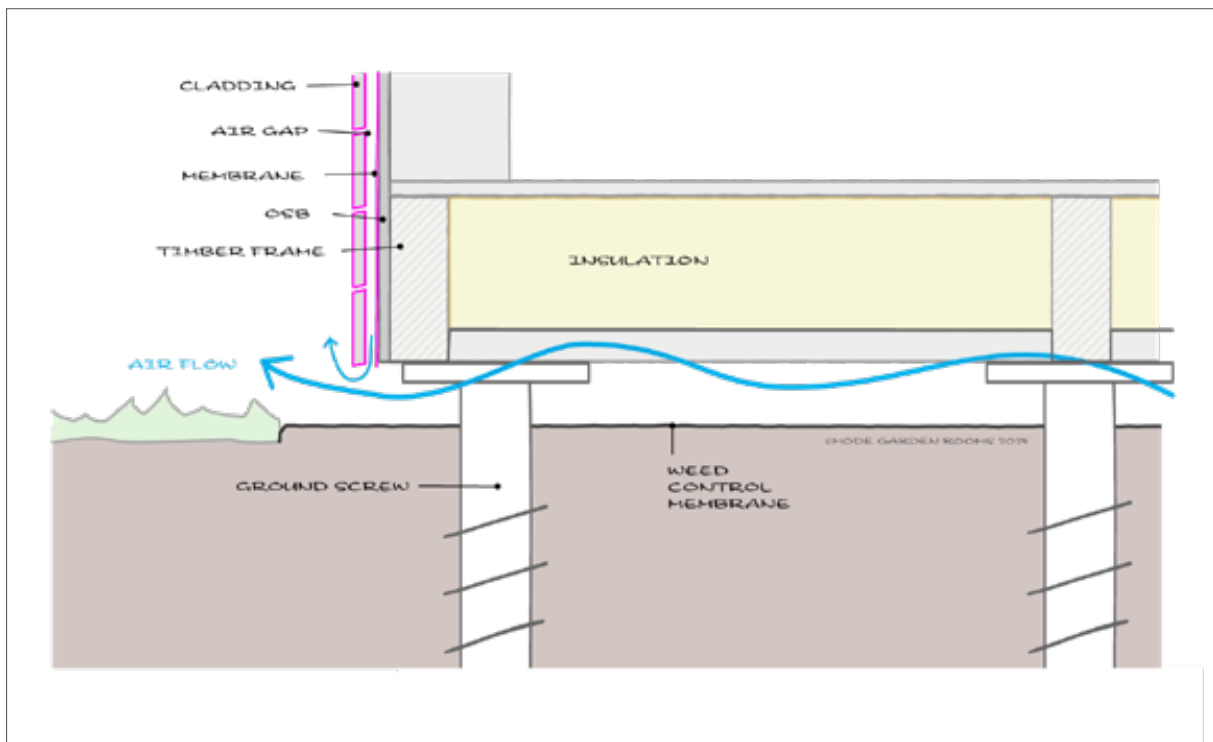
Included as standard:

- Free garden survey and consultation
- Bespoke room design to maximise usable space
- Plan and drawing to visualise the room
- Door, window and canopy position for light control & ventilation
- Consideration for acoustics and any specialised equipment



BASE & GROUND SCREW INSTALLATION

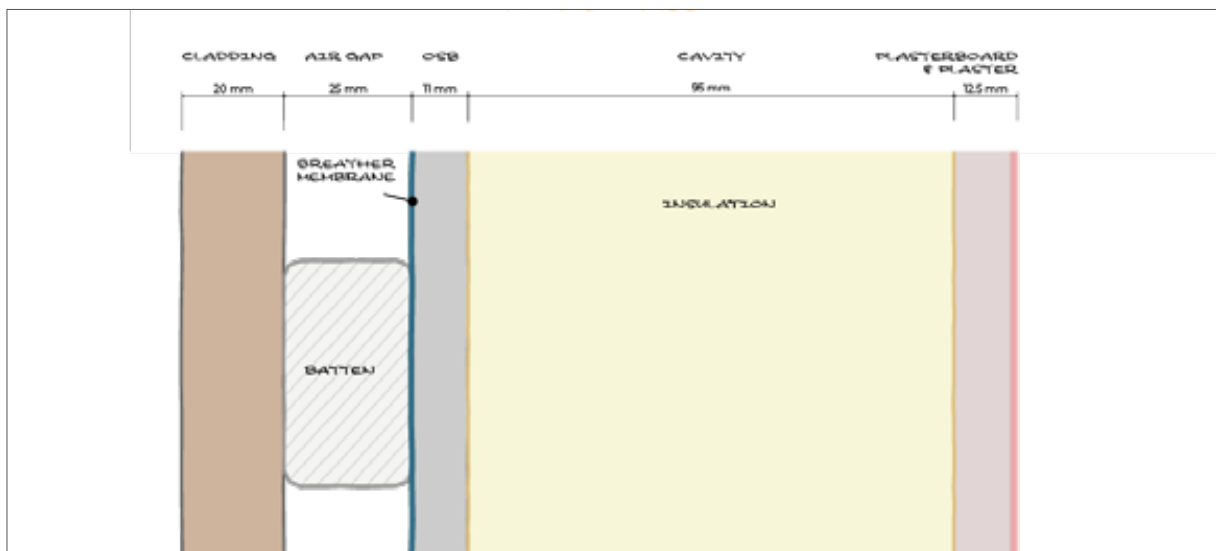
Ground screws are structurally stable, quick to install, help prevent moisture ingress, and are more environmentally-friendly than concrete footings. They are installed in a grid to create a solid, level, foundation regardless of any slope in the ground beneath. They provide a critical air gap beneath the room that prevents any build-up of moisture and ensures longevity of the building.



BUILDING STRUCTURE



The room's frame is hand built on site from pressure-treated timber, ensuring it's the perfect size and shape for your space. Walls are lined with 11mm OSB and wrapped with a vapour barrier to protect the frame from the elements. The floor is lined with 22mm chipboard and the roof frame topped with 18mm OSB for strength and stability.



Cross section of garden room wall showing layers and insulation thickness

HIGH SPEC INSULATION

Good insulation is critical for maximising comfort, and minimising energy required for both heating and cooling the room.

We use 100mm thick PIR insulation in the floor, 90mm of Actis Hybris insulation in exterior walls, and a whopping 140mm of Actis Hybris insulation in the roof.



EPDM RUBBER ROOF

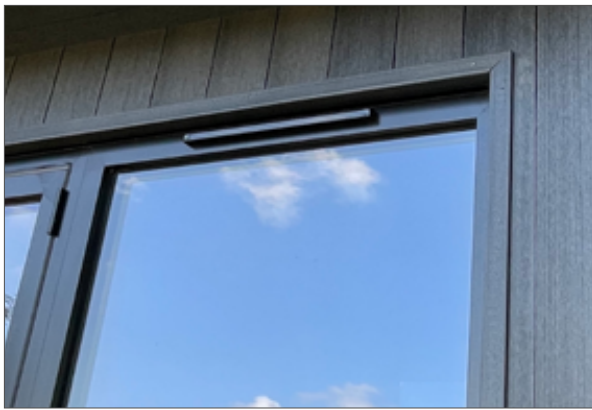
The materials used and care taken when fitting the roof are critical to the lifespan of the garden room. We use 1.5mm EPDM rubber which is incredibly tough and long-lasting, and comes with a 15 year guarantee.



ALUMINIUM DOORS & WINDOWS

It's not just about slim frames that allow maximum light in, and the lovely range of frame colours. It's about the satisfying click of a well-made door being shut. It's the sudden drop in outside noise when you close it, and the feeling of a strong, secure mechanism in action.

It's also the knowledge that the room will stay dry and comfortable whatever the weather, and that the doors and windows will still look and feel good for years to come.



Included as standard:

- Aluminium low-profile frames
- High quality mechanisms
- Wide choice of frame colours
- Double-glazed glass as standard
- Minimum 28mm thickness

CANOPY



A canopy can add weather protection and visual interest to your room - whether one is required will likely depend on the overall design and the extent to which shade may be required.

Please check your specification to see if this is included.

EXTERNAL FINISHES

Cladding is a critical part of your garden room's specification. As well as defining the overall look and keeping the rain off, it must be designed and fitted to allow some movement when temperatures change

Cladding – Natural

Well-specified and installed wood cladding is stunning to look at and – with a small amount of maintenance – will stay that way for many years.



Golden Oak Cladding



Western Red Cedar Cladding

Cladding – Midrange Composites

There are many suppliers of composite cladding offering near-identical looking products, but we have some tried and tested favourite brands, offering great value in terms of looks, cost, material quality, and durability. A huge range of colours and styles are available. Colour will fade a little over time – but, that aside, composite cladding will only need brushing off, or the occasional hose down, to stay looking great.



Cladding – Fibre Cement Board

Fibre-cement board looks like painted wood and is excellent for creating a traditional feel in its usual overlapped arrangement.



Plain Black Cladding

Where a wall is largely unseen – or very close to a fence, for example, we will fit maintenance-free plain black plastic cladding. This helps minimise cost, overall wall thickness, and build time.



INTERNAL PLASTERED FINISH



Your garden room should feel like part of your house - not like a shed or a caravan*. That's why we offer a fully plastered finish, with floor laid and skirting boards fitted, all ready for you to decorate (or we can do that for you too as an optional extra)

* No disrespect intended to sheds and caravans. They are loved and respected. They're just not garden rooms.

HEATING

Because the rooms we build are so well insulated, they require relatively low levels of heating or cooling. As well as smart heating units we will also provide options for highly efficient Air-to-air Heat Pump / Air Conditioning units.

Included as standard:

- Choice of wall-mounted, wi-fi enabled Smart Heaters
- Trickle Vents on non-opening doors and windows
- Letterbox windows for extra light & ventilation



Slimline electric panel heater



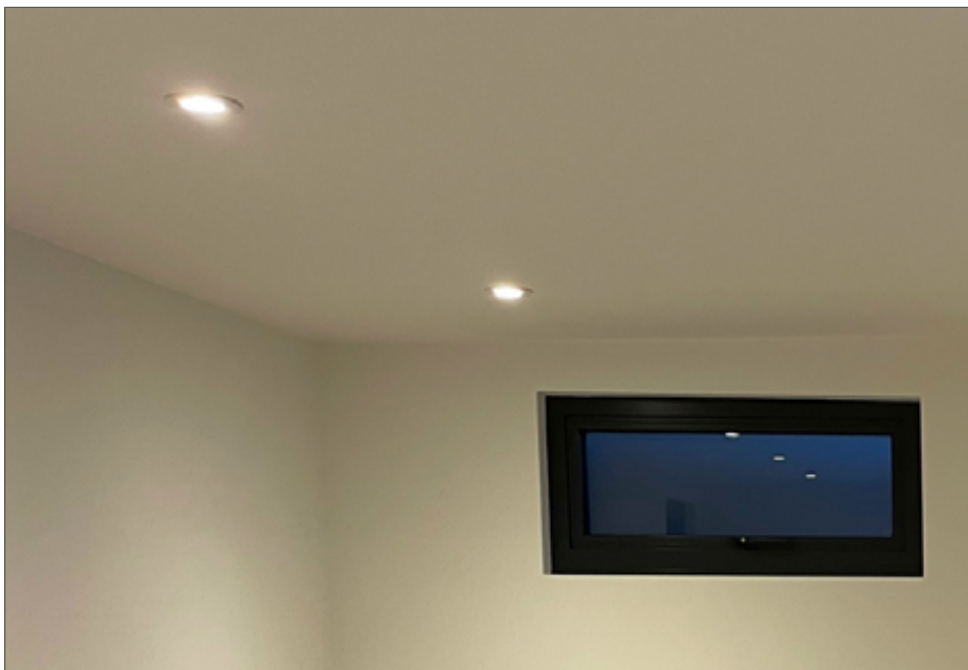
Aircon header unit (available as upgrade)



Aircon compressor unit (available as upgrade)

LIGHTING

We include LED light fittings flush mounted in the ceiling of the room, with dimmable switches on one or more zones depending on room layout. Recessed lights will also be fitted in canopies, or optional up/down wall lights as preferred. External lights can be wi-fi controlled or activated by a motion sensor - please check specification to see what's included.



FLOORING

There are a wide choice of flooring options for a garden room but by far the most popular is a high-quality wood or stone effect vinyl laminate flooring, such as Quick-step BLOS. It looks great, and is very durable, requiring little to no maintenance.



CERTIFIED ELECTRICAL CONNECTION

We will take care of everything - from surveying your house electrics, through to burying cables, installing a new consumer unit (fuse board) and making sure everything is working and officially certified before we hand the room over. This ensures maximum safety, convenience and peace of mind.

Included as standard:

- Certified electrical connection to mains
- Buried, armoured electrical cable
- External Garden Room Consumer unit
- Concealed cabling & flush-mounted wall sockets

DATA CONNECTION

Wherever possible, we will install a CAT6 Ethernet cable from the router in your house to an Ethernet port in your garden room.

A device with a wired internet connection (e.g. a PC, smart TV or games console) can be plugged straight into the socket to connect them to your home network.

If you need multiple wired devices, you can add a network Switch.

For wi-fi in the garden room you can add a UAP (Universal Access Point) which will create a new area of coverage for your home's existing wi-fi network – allowing you to use the same wi-fi login details as you do in the house.

EXTRAS

There are certain jobs within a garden room build - such as clearing an existing shed, decorating, or setting up AV equipment - which you may prefer to organise yourself. Or, we can do it for you if that's more convenient. We'll always discuss these at the start, so there are no surprises - and be as flexible as possible if you change your mind!

Extras

- Decking
- Air Conditioning
- Decorating
- Furniture / Unit Fitting
- Installing Wi-fi Access points
- Installing Sonos or other AV
- 'Concealed' Door
- Upgraded Cladding (e.g. Composite Slatted)
- Upgraded Flooring (e.g. Engineered Wood)
- Bathroom / Kitchen
- Skylight
- Landscaping