

Superior garden room

All of our buildings are made to order by our skilled tradesmen at our workshop in Holt, this ensures the very best standard of workmanship, materials and quality control.

Our new range of superior garden rooms takes this ethos to new heights. Delivering a fully bespoke design and build service, fulfilling our customers exacting requirements.

Specification

Ground Works:

Our specialist pile foundation system comes as standard with all our buildings and is ideal for most of the ground conditions that we find. A typical installation involves excavating holes at no more than 1 metre intervals across the footprint of the structure. These are filled with concrete into which metal rods are cast, the base of the building is attached to these with washers and nuts. This system gives us the opportunity to ensure that the base is completely level and secure which is vital for the success of the project

Another principal benefit of this system is that it is more environmentally friendly, using much less concrete than a traditional pad and allows better airflow to preserve the building for longer.

Wall Construction:

Timber framed 4"x2" graded framing timber which is covered with 11mm OSB sheets to give the structure strength and rigidity. The building is then wrapped in a one way breathable membrane which is waterproof to the outside so as to aid weather tightness and to allow any moisture out. The outside is counter battened with treated timber to which the external cladding is attached, this ensures airflow behind the cladding giving it a much longer life.

Our cladding of choice is Siberian larch which is known for its longevity and its hard-wearing properties. Other options include cedar cladding or almost any cladding material to customers specification (customers will be advised as early as possible of any extra cost as a result of their cladding choice).

The walls are filled between the timbers with 50mm Celotex ridged insulation, which is a foil sandwich rigid foam board with excellent insulating properties.

Roof:

Specialist graded timbers are used to support the roof, the sizing of these depends on the span. These are covered with 18mm OSB 3 tongue and groove board which is perfectly specified for the purpose and 100mm Celotex rigid insulation board is inserted between the rafters.

The roof is covered with an EDPM rubber roofing system that comes with a 25 year manufacturers guarantee and is finished with kerb trims and gutter trims.

Soffit and fascias are then fitted to complete the look and ensure the roof is weather proof; 100mm soffits to sides and back, 300mm soffit to front.

As standard black UV resistant plastic half round gutter with downpipe is fitted into supplying a waterbutt, it is understood that customers may want different guttering systems to suit the style of their building, we are happy to discuss alternative systems and costs

Exterior;

Three elevations of the building are clad in Siberian larch which is treated with 2 coats of clear OSMO oil, a very high specification product, to keep the natural colour of this outstanding timber.

The rear of the building clad in a range of coloured box profile sheeting which will be maintenance free for those hard to reach areas.

Internal Finish;

Plasterboard is fixed to the full interior which is skim coat finished ready for paint colour of your choice (This is to be done by the customer unless discussed prior)
8mm MDF laminated flooring finish in various colours of choice
White primed MDF skirting and architrave around doors and windows

Electrics;

The standard specification for all our buildings is:

- 4 double sockets
- 6 internal down lighters
- 3 external downlights
- Light switch
- 1.5kW heater provided

Extra sockets, heaters and lights can be added on request.

Doors:

As standard we supply and fit 3 metre wide powder coated bifold doors to a standard range of colours. These doors are fitted with sealed double glazed units. We are happy to discuss different door arrangements and the addition of extra windows if required. Standard colours of these doors come in White, Black or anthracite. Bespoke RAL colours can be chosen but would be charged for the cost of spraying them.