



BUILD SPECIFICATION

Fixtures and fittings:

As standard all rooms come with brushed-aluminium fixtures and fittings. These include a track light with 4 adjustable spotlights, canopy lights, 4 double sockets, 1 light switch, 1.5kw heater and consumer unit. If you would prefer wall lights or need extra sockets, we'll fit them to meet your requirements. Electrical power to a Modern Garden Room is the responsibility of the owner.

Flooring:

All rooms come with oak-laminate flooring due to its hard wearing and stable properties; included is a 5-year manufacturer's guarantee covering finish and wear. Pre-primed timber skirting completes the look. If you want different flooring, either in colour or material, we will work with you to ensure it is suitable and exactly what you want.

Wall Construction:

Using modern and advanced construction technology, the walls are multi-layered:

- 18mm timber cladding
- 25mmx35 tanalized timber to create air circulation space
- Waterproof membrane
- 4"x2" c16 structural timber containing acoustic insulation
- Celotex rigid insulation
- Plasterboard and plaster skim coat

Externally the western red cedar timber cladding gives a warm and vibrant feel to the building. This will gradually fade to shades of grey, blending in with its surroundings. However, there are products that you can use to maintain the 'brand new' look. Internally the room is finished with a professionally plastered finish, once dry (up to 2 weeks) its ready for you to paint.

Roofing System:

Our roofing panels & profiles are produced to form an insulated roof system that meets the modern need to create energy-efficient and aesthetically pleasing buildings.

Windows and doors:

Every MODERN garden room is accessible from the outside by french doors including sidelights and features a small side window. Options include a choice of colours, bespoke sizes and shapes. Aluminium bi-fold doors or sliding doors are also available upon request.

Foundations:

Our pile foundation system comes as standard with all our rooms whereby approximately deep holes are dug at approximately 1m intervals around the perimeter of the structure and internally, filled with concrete and then galvanised metal stilts are inserted onto which the structure is built.

Insulation:

In total the **walls** are 175mm thick comprised of the cladding, timber joists packed with 75mm of rockwool insulation, 25mm of celotex insulation, a waterproof membrane, plasterboard and finished with a plaster skim. The U-value of the walls is 0.27w/m²k although we could increase rockwool insulation from 75mm to 100mm which would take the u-value to 0.23w/m²k. The **roof** is a commercial grade composite panel system including 100mm of insulation with no thermal bridging externally finished with metallic roof sheets in anthracite grey to match the door/window frames. Internally, again, the ceiling is finished with a plaster skim. The **floor** provides 75mm of rockwool insulation between the joists and 25mm of kingspan insulation. Atop is an 18mm subfloor and then your choice of flooring - typically a laminate. As standard our **windows and doors** come double-glazed and based on r value and air leakage calculation are A-rated.