



3.6m x 2.4m (12' x 8') Odiham Pent with felt roof

## Platinum Fleet and Odiham Home Offices

These fully insulated and double-glazed buildings are incredibly popular with the current shift toward home working but they also make ideal garden rooms where you can while away the hours enjoying your favourite hobby or simply relaxing. With the advent of modern communications, more and more people are taking the decision to hand back the keys to their company car and swap the commute for the benefits of working from home but is the spare bedroom really conducive to a professional and productive working environment? A light and airy office away from the drone of the washing machine and the screams of the kids will give you that vital space in which you can work productively and impress your clients. Just as importantly you can then lock the door and switch off at the end of the day as you step back into your family life.

Everyone has their own unique demands of their office so our ability to offer flexibility in design is what makes this building as versatile as it is beautiful and long lasting. Whether your needs are for a stylish home office; a games room; gym or simply an exquisite space in which to relax and unwind, then a Platinum home office will prove to be a valuable asset.



1.8m x 2.4m (6' x 8') Fleet Apex stained in 'Ash Grey', fitted with Classic windows and optional guttering and Black Onduvilla tiles



3m x 3m (10' x 10') Odiham Pent with Contemporary glazing



3m x 3m (10' x 10') Fleet with optional gutters and Shaded Red Onduvilla tiles



3m x 3.6m (10' x 12') Fleet Apex with optional gutters

## Specifications

### WALLS

Sturdy 75mm x 38mm (70mm x 34mm finished) pressure treated framing which is diagonally braced and screwed together before being clad with a good quality vapour barrier and your choice of:

- 19mm (15mm finished) pressure treated T&G Shiplap
- 22mm (20mm finished) pressure treated T&G Loglap

All walls are then fully insulated using the market-leading Celotex/Kingspan foil-backed PIR insulation and then lined internally.

### FLOOR

19mm (15mm finished) pressure treated T&G on 47mm x 47mm pressure treated joists. Option to upgrade to 22mm (20mm finished) pressure treated T&G if required.

### ROOF

A heavy duty green mineral polyester-based roofing felt atop 16mm (12mm finished) T&G matchboarding with roof purlins and rafters supported as necessary on sturdy roof trusses and beams. The roof incorporates a unique soffit venting system which ensures good airflow within the roofspace.

All roofs are insulated with Celotex/Kingspan foil-backed PIR insulation using the warm-roof principal and we offer a range of optional roof coverings including Onduline roof sheets, decorative felt tiles, Onduvilla roof tiles, classic Tapco slate effect tiles or the beautiful warm cedar shingles.

### HEIGHTS

#### Fleet Apex Home Office

There is a generous internal eave height of 1.94m (6' 4") raising to:

- 1.8m (6') apex = 2.16m (7' 1")
- 2.4m (8') apex = 2.24m (7' 4")
- 3.0m (10') apex = 2.24m (7' 4")
- 3.6m (12') apex = 2.24m (7' 4")

#### Odiham Pent Home Office

There is a generous internal eaves height of 1.93m (6' 4") raising to 2.16m (7' 1") at the high wall on all sizes.

All external roof heights comply with the 2.5m maximum height restriction imposed when erecting a building under Permitted Development.

### DOORS

All doors are constructed using hemlock for the greatest stability and durability, set in a solid frame with a traditional drip-cill and hung on heavy butt hinges. There is a choice of chrome, brass or black door furniture and the doors are fully glazed allowing light to flood in. We also offer an option of residential-grade PVCu framed double glazed doors in a choice of colours.

### WINDOWS

All models boast a generous number of glazed panes which have default positions within the relevant building but which can be moved at no extra cost. There will be a fixed pane either side of the double doors and one pane with top-hung fanlight-opener set within each side elevation to ensure adequate air circulation within the building. The standard (full length Contemporary style) glazing is approx 1.5m (5') high although there is a no cost option to switch this for 1.2m (4') or 0.9m (3') high Classic style glazing if you prefer a more discreet design. We also offer an option of residential-grade PVCu framed double glazed windows in a choice of colours.

### ALL YEAR ROUND USE

All Platinum Fleet and Odiham home offices are fitted with 14mm double glazed windows and feature an internal vapour barrier to the walls as well as insulated walls and roof (Celotex/Kingspan). The inside of the walls is then lined with a ply finish although we can upgrade that to a charming T&G matchboard finish if this is preferred.

- Pressure treated floor and cladding for long life
- Double glazed doors and windows to minimise heat loss
- Doors and windows can be moved to suit your requirements
- Option for exterior to be painted in a lacquer or coloured stain
- Free on-site installation in most areas
- Choice of Apex or Pent roof styles

All specifications are subject to change.  
All sizes are nominal. E&OE.