



4.8m x 3.6m (16' x 12') Ickenham with optional 4.8m x 4.8m (12' x 12') open area for a hot tub. The building has been painted in 'Slate Grey' with 'Slate Grey' doors/windows

## Regent Garden Rooms

Our Regent Garden Rooms add an extra dimension to your home allowing you to move your office or hobby room out of the house and into fresh, new surroundings. Built to your own design it is guaranteed to be a productive environment for working from home or ideal as a place to inspire you whilst you undertake your favourite leisure activity. Whichever use you put the building to - the options are only limited by your imagination - it will always provide an appealing light and warm interior which is comfortable for year round use.

All buildings will feature residential quality PVCu doors and windows with 28mm double glazed sealed units - manufactured by market-leading Veka - with the frames coming in a choice of 14 different colours (see overleaf). Externally the exterior of your building will be painted in your choice of any colour from the Sadolin Superdec range. The building will be insulated to walls and roof using Celotex/Kingspan - and under the floor using Jablite - to ensure that you are comfortable year-round - before being lined internally with a decorative T&G style MDF finish. Prior to handover we will lay a good quality laminate flooring and the walls will receive two coats of emulsion (choice of White or Magnolia colour) leaving the building ready for immediate occupation.

We pride ourselves on the outstanding quality of our garden rooms and garden offices. Our personal service and customer care are second to none; why not pop in to our Sutton Green display centre to view examples of this range and to talk through the options. Your home may just thank you!



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



4.8m x 2.4m (16' x 8') Richmond Pent painted in 'Fair and Square' with 'Silver Grey' doors/windows



2.4m x 3.6m (8' x 12') Wimbledon Apex painted in 'Gull Grey' with 'Agate Grey' doors/windows



5.4m x 3m (18' x 10') Ickenham Long Ridge Apex with optional integrated store painted in 'White' with 'White' doors/windows



3.6m x 2.1m (12' x 7') Ickenham Long Ridge Apex painted in 'Light Grey' with 'Anthracite Grey' doors/windows

# Specifications

## WALLS

A sturdy 75mm x 50mm (70mm x 45mm finished) joinery grade frame - diagonally braced - is protected with a VPL vapour barrier and clad externally with a top grade of 19mm (15mm finished) Redwood T&G Shiplap or T&G Loglap to suit. The exterior receives two coats of Sadolin Superdec in your choice of colour to give a contemporary style and to protect the timber from the elements.

Internally we fit the highest specification insulation - 50mm Celotex/Kingspan foil-backed PIR - between the framing and skin the interior with a 9mm MDF primed lining to which we apply two coats of emulsion paint in white or magnolia.

## FLOOR

A heavy duty 22mm Caberboard (moisture-resistant particle board) provides a strong and robust flat surface atop a generous 100mm x 50mm (95mm x 45mm) pressure treated floor frame. For insulation purposes we insulate between the floor joists and we finish the interior with an 8mm laminate floor manufactured by Kronospan to ensure that you have a hard-wearing, practical and easy to clean floor area.

## ROOF

All apex roof buildings come with long-lasting decorative felt tiles (in a choice of green, red, grey or black) as standard with an option of a warm and natural cedar shingle roof available. Roofs on pent buildings are covered in a heavy duty polyester based rolled roofing felt. Like the rest of the building, the roof will be insulated with 50mm Celotex/Kingspan and lined internally with 9mm MDF.

## GUTTERING

Black PVC gutters and downpipes are fitted as standard in order to harvest the rainwater run-off whilst protecting the building.

## HEIGHTS

By their bespoke nature all building heights can vary but our standard design would see a generous clear internal height - shown below - whilst remaining below the critical 2.5m height restriction imposed when installing a building under Permitted Development. Please note that these are indicative dimensions which may vary depending upon building design and roof covering:

### Ickenham and Wimbledon Apex models:

Eaves height: Internally 2.02m (80") Externally 2.28m (90")  
Ridge height: Internally 2.21m (87") Externally 2.47m (97")

### Richmond Pent models:

Low wall height: Internally 1.95m (77") Externally 2.21m (87")  
High wall height: Internally 2.08m (82") Externally (to top of roof canopy) 2.47m (97").

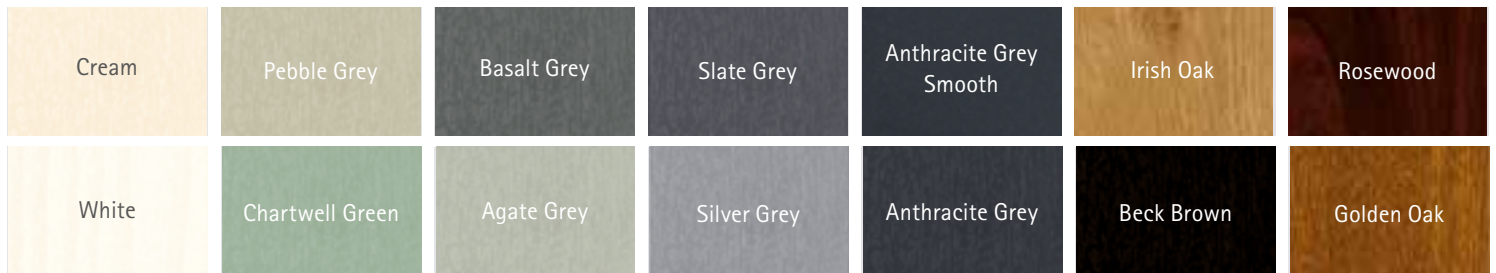
## DOORS & WINDOWS

We fit all buildings with high specification PVCu doors and windows as standard. These are similar to those fitted in modern residential properties and features include multi chamber frame profiles, draught excluders and a high standard of ironmongery. All glass within the doors and windows are 28mm sealed units and there is a wide range of colours available (see below) at no extra cost.

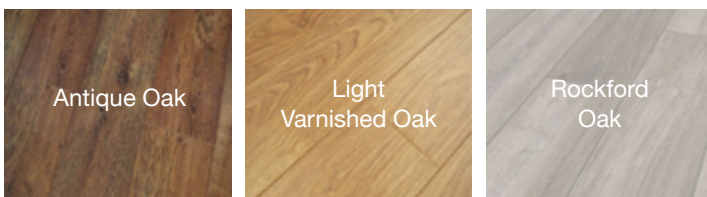
## ALL YEAR ROUND USE

With the highest specification throughout this is truly a year-round building which will be every bit as comfortable as your home itself. The double glazed windows and Celotex/Kingspan insulation within the walls and roof ensure that the building is warm in winter and cool in the summer.

## COLOUR OPTIONS FOR THE PVCU DOOR/WINDOW FRAMES

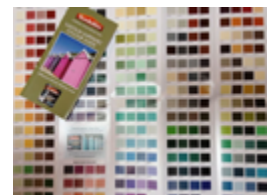


## COLOUR OPTIONS FOR LAMINATE FLOORING



## COLOUR OPTIONS FOR EXTERIOR WALLS

Choose any colour from the Sadolin Superdec range



## EXAMPLE PRICING

| Approximate size | 8' X 8' | 10' X 8' | 12' X 8' | 14' X 8' | 16' X 8' | 10' X 10' | 12' X 10' | 14' X 10' | 16' X 10' | 12' X 12' | 14' X 12' | 16' X 12' |
|------------------|---------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Building cost    | £10,633 | £11,587  | £12,540  | £13,933  | £14,887  | £13,053   | £14,007   | £15,400   | £16,353   | £16,940   | £18,333   | £19,287   |

**PRICE INCLUDES:** PVCu frames in choice of colour, Laminate floor - 3 colour choices, Felt shingles - 4 colour choices, Painted in Sadolin Superdec externally 15mm Shiplap or Loglap cladding, Painted internally with white or cream emulsion, MDF lining to walls and ceiling, 22mm Caberboard floor, Celotex/Kingspan insulation to walls and roof with Jablite insulation under floor Installation onto customers prepared, level and accessible base

**OPTIONAL EXTRAS:** £280 for additional single width full height window or rear vent window, insulated internal partition £75 per linear ft, timber personal access door £215, uninsulated store attachment POA, decked open area POA.