



3.0m x 2.4m (10' x 8') Royal Pent in pressure treated Loglap cladding with 'Anthracite Grey' frames. Photo shows optional central double door upgrade and pelmet style fascia



3.0m x 3.6m (10' x 12') Royal Apex in 'Aged Grey' Strongcore cladding with 'Silver Grey' frames. Photo shows optional central double door upgrade



4.8m x 3.6m (16' x 12') Royal Pent in 'Slate Grey' Strongcore cladding with 'Anthracite Grey' frames. Photo shows optional offset double door upgrade and pelmet style fascia



3.0m x 2.4m (10' x 8') Royal Pent in pressure treated Loglap cladding (stained 'Ash Grey') with 'Anthracite Grey' frames. Photo shows the standard configuration of offset single door and standard fascia



5.4m x 3.0m (18' x 10') Royal Pent in 'Cream' Strongcore cladding with 'Beck Brown' frames. Photo shows the standard fascia but the optional central double door upgrade as well as an internal partition and extra door and windows to create an additional room

Royal Garden Rooms

When we designed our Royal Range of garden rooms we sat down with a blank sheet of paper and set out to create what would truly be the Rolls Royce of our extensive range of quality garden spaces. We determined that they should fuse the finest of traditional values - gleaned from our decades in this industry - with the very latest materials to create a building which offers the very best experience to everyone who steps inside of it.

Whilst you will always need to heat and cool any building we felt it essential to minimise this ongoing expense as much as possible so we specified the building as highly as we could. All buildings boast residential quality PVCu doors and windows with 28mm double glazed sealed units for maximum performance. The building is insulated to all sides: the warm-deck roof and underfloor insulation being foil-backed PIR; the walls being upgraded to benefit from the space-age properties of the latest multifoil insulation from Superquilt. These combine to ensure a snug warm building in winter and a comfortable place to spend your time in the summer.

We have also gone all-out on reducing maintenance by offering the building in the market-leading Strongcore cladding (a resin and engineered wood composite material) as our preferred option with a pressure treated timber cladding for instances where the building needs to blend to a more traditional setting.

We pride ourselves on the outstanding quality of our garden rooms and garden offices and, with thousands upon thousands of happy customers, our personal service and customer care are second to none. Why not pop in to our Sutton Green display centre to view an example building and to talk through the options. Your home may just thank you!



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

Specifications

WALLS

A sturdy joinery-grade framework with a total finished dimension of 85mm x 34mm provides the strong skeletal structure at the heart of the wall structure. This is screwed together and the exterior protected against the elements by way of a VPL vapour barrier and an external cladding of your choice:

- LP Strongcore resin and engineered wood composite cladding (painted externally in a colour from the Tikkurila Opaque paint system range)
- 19mm (15mm finished) Pressure treated T&G Shiplap
- 22mm (20mm finished) Pressure treated T&G Loglap

We sandwich the revolutionary Superquilt multifoil insulation between the wall framing to create an insulation barrier with superior performance before cladding the interior with 16mm (12mm finished) thick horizontal T&G pine matchboarding for a warm soft appearance. We can clad vertically upon request for a small additional sum.

FLOOR

19mm (15mm finished) pressure treated T&G floor boards set on a 70mm x 34mm enclosed floor frame and joists. For insulation purposes we insulate between the floor joists with Celotex/Kingpan foil-backed PIR insulation. There is an option to specify 22mm (20mm finished) T&G floor boards in lieu and you can even specify laminate flooring in a selection of colours from the Howdens Professional V Groove range if desired (see colour options below).

ROOF

All roofs are constructed using the principles of a 'warm deck' roof system to maximise space within the building using Celotex/Kingspan foil-backed PIR insulation laid atop the roof deck. Pent roof buildings benefit from being covered with the market leading Firestone RubberCover EPDM rubber roof membrane which is glued to the roof deck with a special adhesive. The roof covering is designed to last the entire lifespan of the building. Apex roof buildings come with long-lasting decorative felt tiles (in a choice of green, red or black) specified as standard with an option for Onduvilla (a traditional clay-tile effect), Tapco (a classic slate effect roof tile) or a warm natural cedar shingle roof.

GUTTERING

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

HEIGHTS

Our standard design would see a very generous clear internal height. Please note that all dimensions quoted are indicative/nominal and that these may vary depending upon building design and roof covering:

Pent models:

Low wall height: Internally 2.12m (7') Externally 2.21m (7' 3")

High wall height: Internally 2.25m (7' 5") Externally (to top of roof canopy) 2.49m (8' 2").

Apex models:

These buildings are made to order but a typical configuration might see the following dimensions used:

Low wall height: Internally 2.12m (7') Externally 2.21m (7' 3")

Ridge height: Internally 2.25m (7' 5") Externally 2.80m (9' 2")

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.

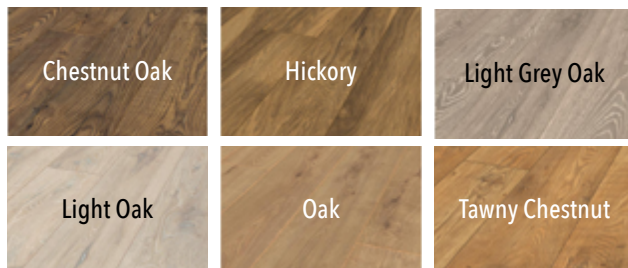
ALL YEAR ROUND USE

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 the high grade insulation throughout the building ensure that your investment 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



Strongcore clad buildings include for two coats of Tikkurila Opaque paint finish to be applied in the factory.



Buildings supplied with pressure treated cladding can be supplied with a factory-applied stain finish for an additional sum.

Colour choices can be viewed in our online photo gallery or visit our show site to view our colour boards