



Garden Room
SANCTUARY

Building Contemporary Structures Nationwide



**Fully insulated Garden Rooms And Offices Built For Use
Throughout All Four Seasons**



Hand Built Contemporary Garden Rooms And Offices From Garden Room Sanctuary



At garden room sanctuary we pride ourselves on building high quality garden rooms, offices and lodges at competitive prices. Our aim is to be the country's leading garden room company offering our buildings nationwide. We have a vast range of garden rooms on offer but also build bespoke rooms, we will build our rooms to suit your needs. All garden buildings from us are hand built in your garden, giving you the chance to see how well built they are. You also get to see exactly what materials are being used to construct your garden room as opposed to pre-fabricated rooms when it could be anybody's guess what materials have been used. The other bonus to us building our garden rooms from scratch in your garden, is you have the freedom to choose exactly where your doors, windows and electrical points are positioned. Every garden room or office from us comes fully insulated with a minimum of 100mm insulation to the floor walls and roof leaving them truly habitable rooms for all year use. A garden room or office is a quick, easy and affordable way to add valuable extra space to your home while also adding value to your property.

Construction Methods And Materials Used



Floor base

The floor base is constructed using 145mm x 48mm pressure treated joists that are situated just above ground level, this is done to create an air gap and stop any rising damp issues. The timber base is then anchored to our galvanised steel pile foundations that are set into the ground in concrete. 100mm PIR rigid insulation is then put on counter battens between the joists. An 18mm chipboard sub floor is then laid on top of the joists.



Walls and roof

We construct our walls using 90mm x 38mm structural grade CLS timber. 75mm PIR insulation is fit between the studs. We then line the interior of the walls with 25mm PIR insulation and plasterboard. The roof is constructed using 125mm x 48mm joists with an 18mm OSB roof deck, 100mm PIR insulation is fit between the joists. The whole building is then wrapped in a waterproof breathable membrane, this keeps moisture out but allows the building to breathe.



Interior finish

All garden rooms and offices are internally finished with a professional plasterboard and plaster finish which, once it has dried out is ready for you to paint to your desired colour. Quality v grooved oak laminate is laid on top of the sub floor, other floor finishes are available such as grey oak and white washed oak. We also offer engineered oak floor as an upgrade. Pre - painted MDF skirting boards finish the room.



Exterior finish

Beautiful western red cedar cladding wonderfully completes our garden rooms. Cedar is well known for its excellent durability and dimensional stability as well as its flawless looks. A seamless rubber EPDM roof covering is bonded to the roof leaving no joints or fixing points eliminating the chance of any unwanted leaks. Black roof trims and guttering complete the roof. 1m of redwood decking is fit to the front of all our structures as standard. We also offer a composite decking upgrade.



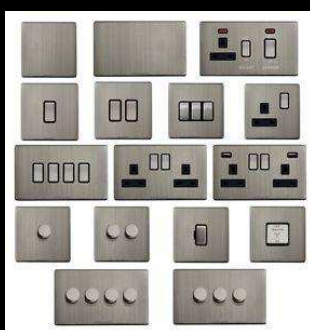
Insulation

We believe our garden rooms to be one of the best insulated structures on the market. A total of 100mm PIR rigid insulation goes into the floor, walls and roof. This together with our multi layered construction system brings the room u value to below 0.20 W/m²k, this is in keep with current building regulations. We offer an acoustic insulation upgrade with similar u values but better noise reduction. Acoustic insulation coupled with our optional upgrade of acoustic plasterboard reduces noise of up to 50 decibels.



Doors and windows

Each garden room or office is installed with high quality PVC doors and windows complete with toughened, argon gas filled, double glazed glass. All the different types of doors we fit have insurance approved 5-point locking systems leaving them highly secure. Many different door and window combinations and sizes are available as well as an upgrade to aluminium bi fold doors. Look through our online gallery for examples.



Electrics

All garden room and garden office electrics are installed to part P regulations and provided with an electrical safety test certificate upon completion. Our standard specification for all our range consists of four double sockets, two gang light switch, ceiling track light, outside spot lights or up/down lights depending on the style, 2kw electric wall panel heater and fuse box. Many other electrical options are available upon request. We do not connect the mains power supply, we recommend this to be done by a local electrician.





Planning Permission

Permitted development and planning requirements

We have designed our garden rooms, offices and garden lodges to comply with permitted development meaning you don't have to apply for the costly and time-consuming process of planning permission. The following limits and conditions must be met to comply.

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwelling house.
- No verandas, balconies or raised platforms.
- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from house to be limited to 10 square metres.
- On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings any outbuilding will require planning permission.

*The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

*Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Installation

Our professional fitting teams install and construct all our range from scratch in your garden. Nothing is pre-fabricated, although it would be easier for us to pre-fabricate our buildings, we believe that you should have the chance to see how they're built and what materials are used. This way you get to see the real quality in our garden rooms. You also have the chance to get a real understanding of the garden room whilst it's being built, then you can decide exactly where the doors and windows are to be positioned as well as the electrical points, rather than having to go with a set plan as you would with pre-fabricated rooms.

The construction of our garden rooms normally takes between 5 to 10 working days. The delivery and installation is included in the quoted price so no unwanted surprises upon completion. When construction starts our fitting teams will liaise with you on every aspect of the build, from where the room is to be positioned to where you want your sockets.

Garden rooms with an internal floor space of over 15m² must be positioned 1m away from any boundary to comply with building regulations and permitted development, if the building is within 1m the elevation wall next to the boundary will have to be fire proofed and building control notified. Garden rooms with floor space under 15m² can be positioned next to the boundary, but we do require a small amount of room to be able to work so please take this into consideration when planning your project. If you would like more information please don't hesitate to contact us.



Range

Coverdale



Malhamdale



Kingsdale



Littondale



Ribblesdale



Swaledale



Wensledale



Please visit our website for full specifications and price lists.

<http://www.gardenroomsanctuary.co.uk/range>