

Specifications

Building Dimensions

- Garden building built to the external dimensions 7500mm x 36000mm - As per floorplan diagram
- Overall height of 2500mm measured to the top front of the building
- Roof to fall to rear
- Base area 27.00m² - Internal area 23.76m² - Roof area 30.75m²

Design detail (see attached CAD renderings)

- Roof overhang of 500mm to the front elevations
- Solid cheeks

External Wall Specification

- Cladding choice attached to 19mm x 38mm pressure treated batten
- 11mm structural OSB3 covered with Breathable membrane.
- 100mm x 50mm C24 studwork at 400mm centers

External finish

- Composite cladding to the front elevation
- Corrugated steel sheeting to the rear and side elevations

Roofing and rainwater system

- Pent roof with EPDM rubber roof covering
- 18mm structural OSB3
- 195mm x 45mm C24 pressure treated joists
- uPVC roof trims to perimeter of roof
- uPVC round line black guttering & black downpipe

Floor construction

- 125mm x 47mm pressure treated base plate covered with a DPC membrane & 18mm moisture resistant tongue and groove

Insulations

- Wall insulation of 100mm Ecowool
- Floor insulation of 50mm expanded foam board.
- Roof insulation of 100mm expanded foam board.

Internal finish

- 12.5mm plasterboard & Double skim plaster finish
- Paint finish will be – Pure Brilliant White
- Bull nose skirting finished with white eggshell paint

Flooring Finish

- Howdens Premium V-fit laminate flooring
- High Density 12mm over 8mm underlay - Colour - TBC
- Visit www.howdens.com for colours available or visit your local Howdens store to see samples.

Doors and windows

- Double doors at 1800mm x 2040mm
- 2 Opening windows at 900mm x 1000mm
- Upvc profiles
- Anthracite Grey (RAL7016) externally and internally
- 28mm Argon filled double glazed units
- Toughened safety glass with Low-E UV coating
- Dark hinges and Black handles
- Five point insurance backed locking system
- Euro barrel cylinder lock

Internal Electrics (positioning to be discussed)

- Recessed LED lighting
- Warm white LED
- 60deg beam angle
- IP65 rated - Dimmable
- Brushed chrome bezels
- 10 internally
- 5 externally in roof overhang
- 5 Switched double sockets (2 with USB ports)
- 1 double dimmer switch
- Brushed chrome
- All internal electrics with concealed wiring, routed to appropriate corner of the building
- Electrical supply and Cat6 run to be connected to garden room.
- Garden room electrics to be tested and certified.

Heating / Cooling (Air Conditioning)

- 2.5kw warm/cool remote-controlled unit

Groundworks/Base requirements

- Clear area of shrub and paving slabs (keep slabs for client)
- Create concrete base to dimensions of garden room
- Skip hire
- Concrete Pump Hire
- Composite decking to the front elevation 500mm deep