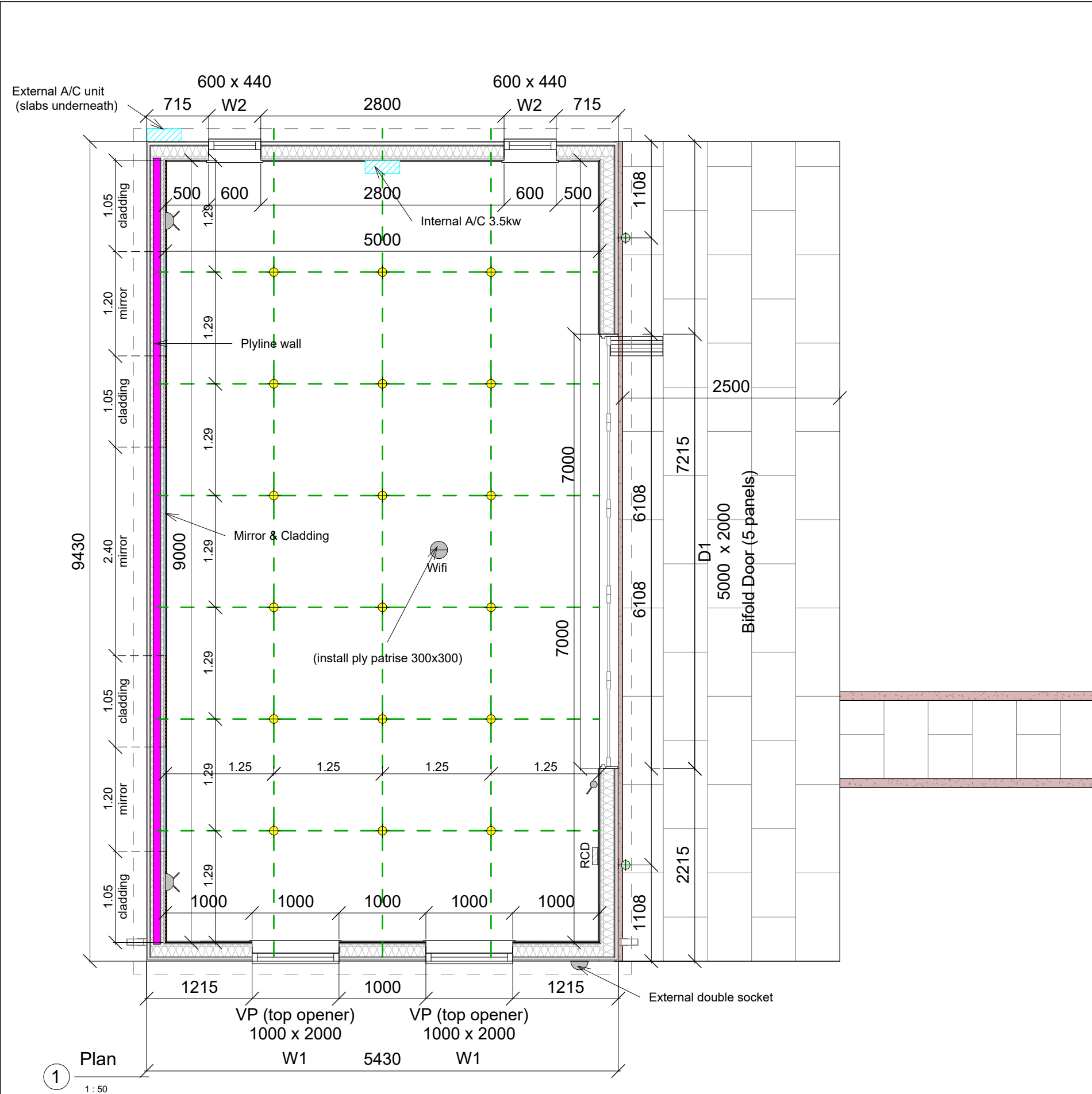




GARDEN ROOM DETAILS:

Base: Reinforced Concrete (PC Sum - subject to structural report)

Garden Room Dimensions: 51.2m² external 9.43 x 5.43m
Orientation: approx. 14.05m from back boundary, approx. 6.6m from side
(from cladding) *see site plan for specs*

Roof: Slate pitched roof

ARMoured CABLE & HARD WIRED INTERNET
- DEPTH 150MM UNDER PATIO & PATHS AND 300MM UNDER GRASS

INCLUDED:

- Building regs compliant insulation
- Professional services (Building regs drawings, structural engineer's report, building control signoff)
- Slate pitched roof with vaulted ceiling
- 18m² porcelain patio, 30m porcelain path
- Provision for outdoor lighting
- Soakaway (pc sum - subject to engineer's report)
- Allowance for fire & security alarm electrics position and details to be confirmed by the electrician

ADDITIONAL ITEMS:

- Smaller footprint 51.2m² external (originally 65m²)
- Upgrade natural cedar external cladding to Millboard
- Cost reduction for removing 2.4m bifold
- Upgrade the 4m bifold to 5m wide
- Cost reduction for removing 2x 1000x2000 vision panels
- two aluminium letterbox opening windows 0.6x0.44m
- Cost reduction for removing 14 sockets
- Cost reduction for removing laminate flooring allowance (to be managed by client)
- 1 external socket
- Cost reduction for removing cloakroom and drainage
- Supply & fit mirror and cladding at the back wall
- Cost reduction for removing 1x air con
- Plyline the back wall

****LANDSCAPE INCLUDING HARDSCAPE, SOFTSCAPE & STEP/S TO THE GARDEN ROOM IF NEEDED, TO BE DISCUSSED & AGREED SEPARATELY ****

NOTES:

- Electric routes are provisional estimates: subject to the electrician's on-site survey
- Steps up to garden room if needed after groundworks are in place.

-All furniture shown in the drawings are for illustration purpose only (supplied by the client)

Legend:	
	Double socket
	Single socket
	Spurs
	External socket
	High level double socket
	Light Switch
	CAT 6
	Thermostat
	Extractor fan
	Pendant light
	Extenal wall light
	Electric Heater

	Internal Light		RCD
	External Light		Electrical Box
			Air con

Garden Room Spec.	
Garden Room: 51.2m ² externally 9.43 x 5.43m	
External Cladding: Manufacturer: Millboard Colour: Copper Oak Orientation: Vertical	
Flooring: Material: LVT and screeding inc. (managed by client)	
Landscape: Porcelain: Fooria Anthracite 900 x 600mm Gravel: tbc	

Internal Wall Finishes: Paints: <i>Paints supplied by client</i> Cladding: gym black cladding + Mirror Roof Tiles: Grey Slate	
---	--

Client	Daniel and Fran Gallo tel.: 07479 181821
--------	---

Location	Oregon House Range Road Finchampstead, Wokingham RG40 3NR
----------	---

NEW • GARDEN ROOM • COMPANY	
--	--

UNIT 3, THAMES PARK, LESTER WAY WALLINGFORD OX10 9TA Tel: 01865341000 Email: sally@newhomeimprovement.group stuart@newhomeimprovement.group	
--	--

Drawing Title Proposed Garden Room design and furniture layout	
--	--

Layout Id	GR01	Date:	16/04/2026
Rev.	01	Scale @A3:	1 : 50

Electrics Notes				
Lightings				
Position	Qty	Bezels	Temp.	Special req.
Internal Downlights	18	gym: black	Warm	-
External Wall Lights	2	grey	Warm	Up & Down Astro

Sockets & Switches			
Position	Qty	Plates	Special req.
Internal	2	Antique brass	Soho
External	1	-	-

Electric Heater			
Position	Qty	Size	Special req.
Air Con	1	3.5kw	-

Doors							
	Qty	Dimension (wxh mm)	Material	Panels	Colour	Mechsm.	Handle
D1	1	5000x2000	Alum.	5 panels	Anthracite	Bifold Door Opening: Left to Right	grey

Windows								
	Qty	Dimension (wxh mm)	Material	Panels	Colour	Mechsm.	Glass	Handle
W1	2	1000x2000	Alum.	2 panels	Anthracite	top opener 440mm	clear	grey
W2	2	600x440	Alum.	1 panel	Anthracite	top hinged	clear	grey

