



HEADLINE SPECIFICATION

INCLUDED IN THE PRICE

ALL GREEN STUDIOS GARDEN ROOMS ARE DESIGNED FOR FULL YEAR-ROUND-USE AND AFFORD THE HIGHEST QUALITY OF ACCOMMODATION AND FINISHES, TYPICALLY ON A PAR WITH A NEW-BUILD HOUSE. WE ARE PROUD TO LEAD OUR MARKET IN THE USE OF SUSTAINABLE, ENVIRONMENTALLY-RESPONSIBLE MATERIALS AND PRACTICES AND FURTHERMORE, WE GUARANTEE TO BEAT ANY LIKE-FOR-LIKE QUOTATION.

WITH UNRIVALLED EXPERIENCE OF HUNDREDS OF GARDEN ROOMS CRAFTED OVER THE LAST 18 YEARS, YOUR NEW GARDEN STUDIO WILL BE AS INDIVIDUAL AS YOU AND YOUR GARDEN.



FOUNDATIONS

Building Regulation compliant. Ground Screw Pilling foundation system - designed to sit within the building with no over-hang. Robust heavy duty components. Installed by specialist company. Minimum of mess and site preparation. Site to be clear & level by client prior to installation.

INCLUDED



DOUBLE GLAZED DOORS & WINDOWS

('A' ENERGY RATED Anthracite Grey powder coated aluminium)
 1 No. 1.6m wide by 2.09m high double door;
 2 No. 0.8m wide by 2.09m high fixed windows;
 1 No. 1.6m wide by 2.09m high 2 No. ventilation windows over fixed windows.
 1 No. 0.9m wide by 2.025m high Hardieplank clad solid and insulated door.

INCLUDED



ELECTRICS

LED lighting installation to provide approx. 300 lumens output per square metre floor area with manual, non-dimming switching. Lighting in warm white colour temperature. (At our pre-start survey meeting, we'll confirm the exact configuration of lights).
 6 No. double power sockets;
 1 No. RCD-protected consumer unit;
 6 No. LED down lights (outside, soffit);
 3 No. lighting circuits.
 1 No. LED strip light to the toilet room;
 1 No. through wall extractor fan:
 (Both fan and light to toilet room to be on an automatic switch.)

INCLUDED



STRUCTURE (BUILDING REGULATION COMPLIANT)

The structure will be constructed using Structural Insulated Panels (SIPs) to current Building Regulations standards for thermal insulation. The building will be finished using sustainable materials with a high proportion of recycled materials (more than any other UK modular building provider).

INCLUDED

YOUR PERSONAL DESIGN

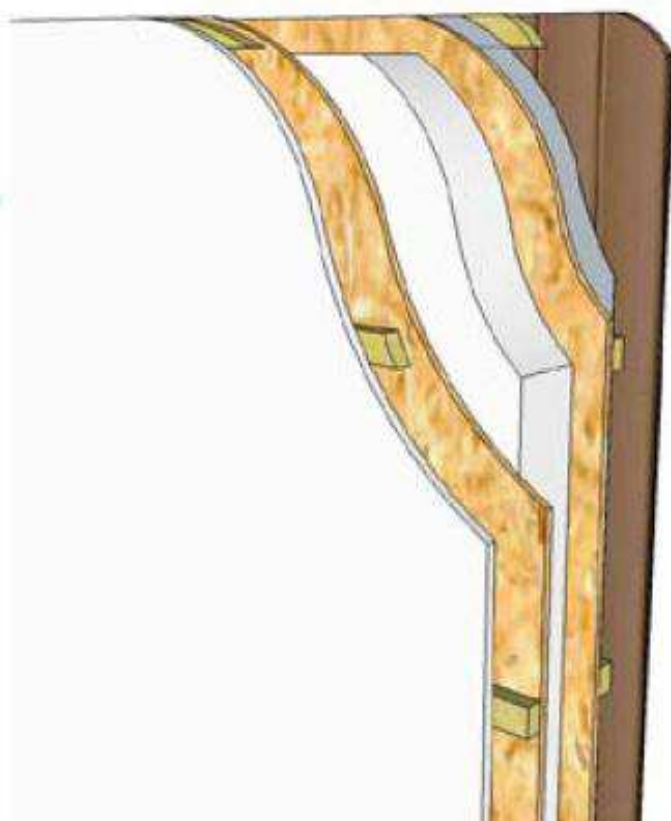
SUPERIOR BUILD QUALITY

141mm thick walls, comprising:

- 100mm SIP (12.5mm OSB sheathing with 75mm solid PU* insulation core)
- Breathable vapour membrane
- 25mm counter batten
- Hardieplank external cladding in a colour of your choice shown in the enclosed drawings.

***What is PU insulation?**

Polyurethane is formed by mixing an isocyanate, such as methylene diphenyl diisocyanate (MDI) with a polyol blend. These components are mixed to form a rigid, cellular foam matrix. The resulting material is an extremely lightweight polymer with superior insulating properties.



Roof covering

Single ply EPDM membrane (Firestone Rubbergard), bonded to form a seamless, water-tight roof with a 20 year manufacturer's guarantee and 50 year expected life, with surface-mounted black square-line rainwater guttering.

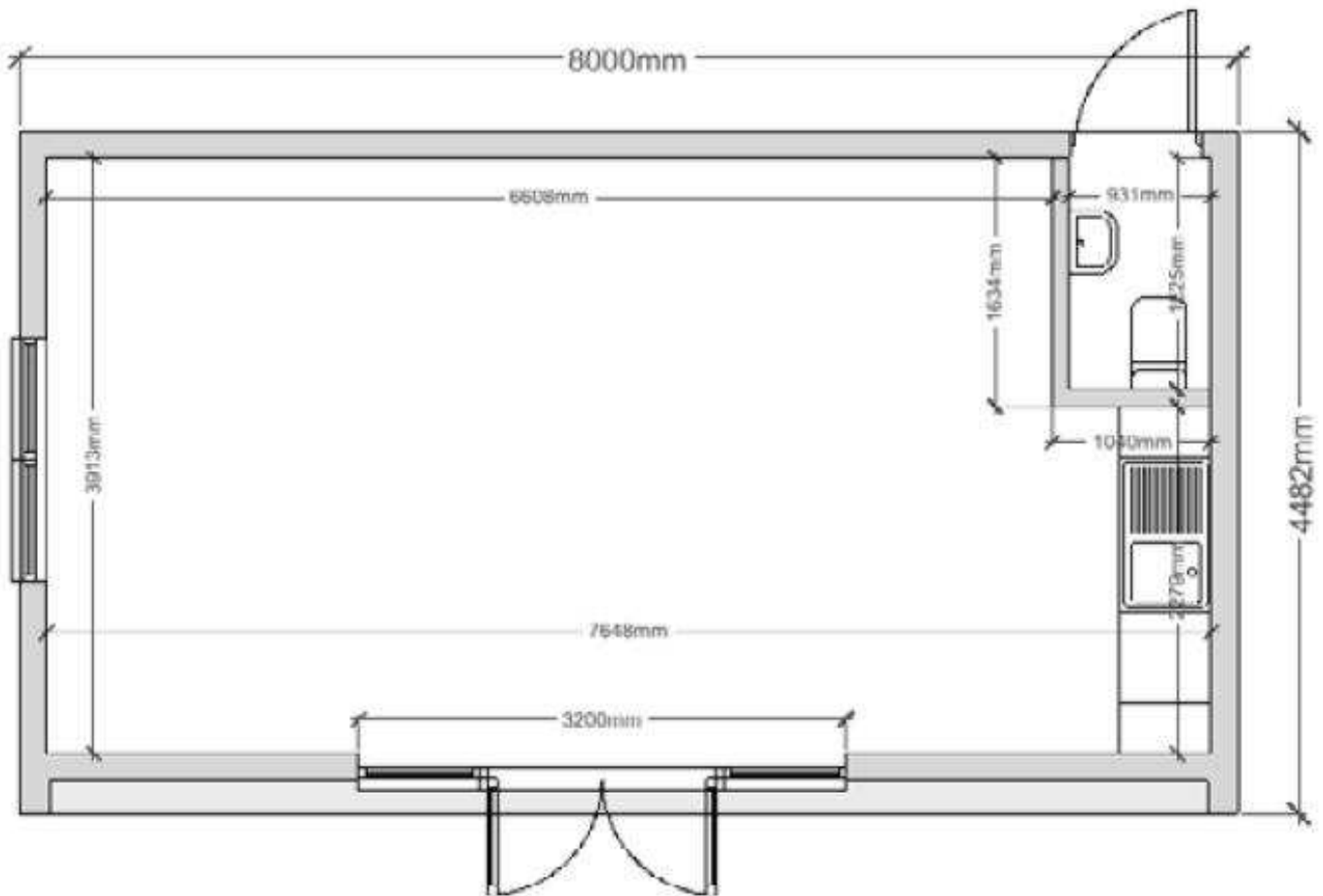
Uncompromising quality, exceptional specification comprising:

- hardieplank cladding
- anthracite grey Aluminium doors and windows
- housing standard insulation



YOUR PERSONAL DESIGN

FLOOR PLAN: Internal Height: 2.4m/2.1m; External Height: 2.89m/2.49m

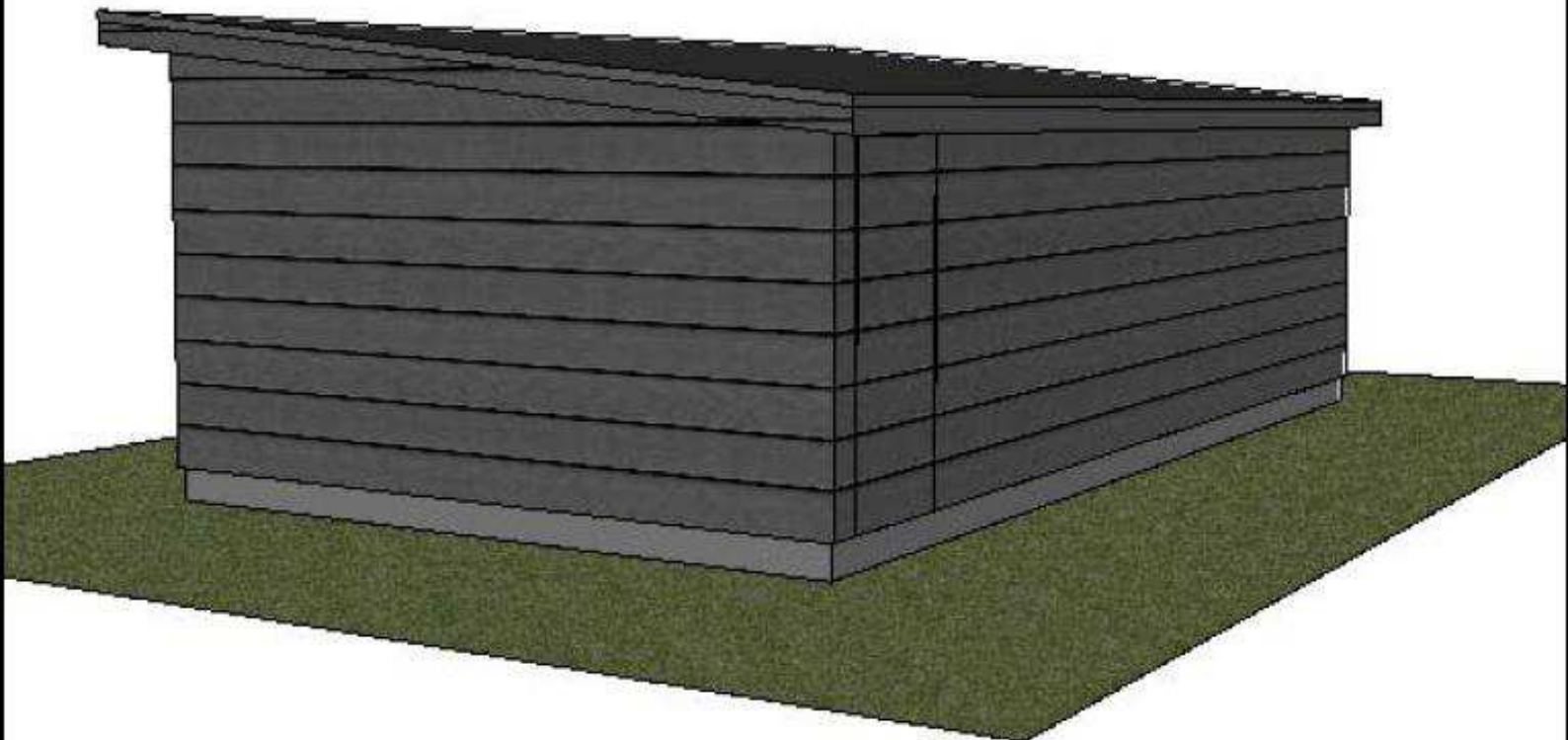


PERSONAL DESIGN & QUOTATION



Green
Studios

YOUR PERSONAL DESIGN



PERSONALISE YOUR DESIGN

DOOR CONFIGURATION

Left or right handed opening (viewed from outside)

Left Hand HINGED toilet door

Right Hand first to open double doors

SOCKET POSITIONS

Locations to meet your personal layout: you choose when your studio is being built.

Commercial surface mounted

Optional Extras: AVAILABLE AT ADDITIONAL COST WHERE STATED

UPGRADED TO ACHIEVE BUILDING REGULATIONS STANDARDS -FIRE SAFETY

If your Studio is larger than 15m² (internal floor area), to comply with current Building Regulations (fire-safety), we must advise you that you must:

- (a) either leave a minimum 1m gap between the building and ALL boundaries; or,
- (b) construct the building using "substantially non-combustible materials". Addition of Class 0 fire-rated cement board and a fire-cavity barrier. Coat the Cedar cladding in a fire-resistant coating (to restrict ignition and the spread of flame); does not need re-coating. Change the cladding on the boundary line to a fire-resistant CEMENT PARTICLE BOARD (CPB) alternative.



N/A

INTERNAL PARTITION WALL PANELS

Partition wall panels 38x89mm studs, faced BOTH SIDES with OSB to form a toilet area. External access is to be via a Hardieplank, solid and secure, door. First fix waste and water services are included.

INCLUDED

TOILET—FULLY INSTALLED(excluding water, waste & powersupplies)

Construct (internal) room, electrical installation. Plus the installation of a basin with vanity unit, 9.5kW water heater, hand dryer, tiled splashback, polished chrome electric towel radiator and close-coupled WC.

INCLUDED

PERSONALISE YOUR DESIGN

Optional Extras: AVAILABLE AT ADDITIONAL COST WHERE STATED

INTERNAL FINISH

OSB of the SIPs throughout

INCLUDED

KITCHEN

Please see attached drawings supplied by Howdens.

- 1 GSH514B Gwich Wh Smooth 600 PreFit Standard 3 Dwr Base White Cab
- 1 HYH8179 Silver Standard Cutlery Tray 600mm
- 1 GSH5271 Gwich Wh Smooth 1000 CC HiLine Base White Cab
- 2 GSH5431 Gwich Wh Smooth 600 CC Full Height Wall White Cab
- 1 GSH5451 Gwich Wh Smooth 1000 CC Full Height Wall White Cab
- 2 GSH591A Gwich Wh Smooth Cornice/Pelmet Square Profile
- 1 GSH5920 Gwich Wh Smooth Continuous Plinth 2.75m
- 3 GSH5933 Gwich Wh Smooth 910 Base Decor End
- 2 GSH5944 Gwich Wh Smooth 752 Full Height Wall Decor End
- 9 HKB1131 S/Steel Effect T Bar Handle 230mm
- 1 SNT5174 Lamona S/Steel Drayton 1.0 Bowl Sink, Chrome Rhone Tap and Waste
- 1 PLU1002 Plumbing Kit for 1.0 Bowl Sinks with 1 x Appliance Trap
- 1 HJA6132 A Lamona White Integrated Built-Under Fridge with Freezer Box 60cm
- 1 HYH8179 Silver Standard Cutlery Tray 600mm
- 1 WKP4660 Charcoal Bullnose Worktop 3m 38mm/8mm (600 Deep)
- 1 WKP5797 Charcoal Backboard 3000m x 600mm
- 1 WTC9457 Charcoal Backboard Sealer Strip 2.2m (Pack of 2)

INCLUDED

SECURITY ROLLER SHUTTERS

NOTES

We WILL NOT install these ourselves –

We will only do this with a specialist third party completing the fitting who can then be held to account for any subsequent warranty issues and we'll project manage them to issue their own quotation.

OTHER OPTIONS

Separate prices can be provided for power, waste and water services.



Kitchen Design Pack

