WE MAKE BEAUTIFUL, HAND CRAFTED BESPOKE MODERN GARDEN ROOMS, GARDEN BUILDINGS & OUTDOOR LIVING SPACES DESIGNED FOR ALL YEAR ROUND USE.

www.moderngardenrooms.com
hello@moderngardenrooms.com
01423 603026
A Canopy room is the perfect space for blending home comforts with the beauty of nature. The glass façade allows you to gaze out onto the landscape, whatever the weather, without even having to go outside. The beauty of the Canopy room is that it can be customised to exactly what you want.

- WESTERN RED CEDAR CLADDING
- 1000MM CANOPY INCLUDING LOW VOLTAGE DOWNLIGHTS
- FULLY INSULATED AND PLASTERED READY TO PAINT
- BRUSHED ALUMINIUM ELECTRIC PACKAGE
- 1M TREATED TIMBER DECKING TO FRONT OF BUILDING
- FRENCH DOORS (1.5M) INCLUDING SIDELIGHTS (0.5M) AND FEATURES A SMALL SIDE WINDOW

WARM AND COSY ALL YEAR ROUND

When it comes to design, one size does not always fit all. That’s why we will do everything we can to personalize your room to suit your needs. From light fittings to custom shaped rooms, we’re here to help.

4m x 4.5m

5m x 3m

5m x 4m
With the Cube room, you can customise as you wish, choosing an optional 1m decking area if integrating an outside lounging space is of interest to you. Whether or not you choose to add this feature, the Cube room works fantastically as an outdoor living room or as a place in which you can let your creativity flow.

**CUBE ROOM**

- **WESTERN RED CEDAR CLADDING**
- **2 UP/DOWN EXTERIOR WALL LIGHTS WITH LED BULBS**
- **FULLY INSULATED AND PLASTERED READY TO PAINT**
- **BRUSHED ALUMINIUM ELECTRIC PACKAGE**
- **1M TREATED TIMBER DECKING TO FRONT OF BUILDING**
- **FRENCH DOORS (1.5M) INCLUDING SIDELIGHTS (.5M) AND FEATURES A SMALL SIDE WINDOW**

**NATURAL LIGHT**

The Cube room’s unique gift is that it allows maximum natural light into the room, giving an airy and inspired feel.
The Concave room is ideal for those who want added privacy but all the features of a Canopy room. The Concave includes a canopy with fitted downlights to allow you to appreciate the outdoors whatever the time of day and decking enclosed on all sides to provide you with a tranquil space in which to create and chill out in peace.

For a home office, the Concave is a great choice as it minimises distractions, yet allows natural light into the room to create a sense of calm, an optimal atmosphere in which to work.
ALL RENDERED GARDEN ROOMS COME WITH OUR STANDARD FRENCH DOORS WITH SIDELIGHTS AND AN OPENING WINDOW 800MM X 450MM.

WE CAN HOWEVER PROVIDE ANY SIZE AND CONFIGURATION OF WINDOWS AND DOORS.

Wall Coating Colours

We can provide a coating of any colour matched from our extensive collection of standard colours.

You can have an attractive and natural looking finish to blend well with its surroundings or a bold vibrant colour to really make your room stand out.

**White**  **Earth**  **Ivory**  **Sand**  **Green**  **Cream**  
**Brick Red**  **Parchment**  **Azure Blue**  **Granite Grey**  **Buff**  **Stone Grey**

Our Rendered Garden Rooms are like nothing else available on the market.

Using the latest building methods and materials coupled with modern design really sets them apart from the competition.

The Monocouch Render used comes in almost 20 different colours and truly is maintenance free. No painting – EVER!
Our new ‘border’ garden room features metal trim around the front. We have around 10 different colours for you to choose from – giving your garden room the perfect accent.

**New ‘Border Garden Room’ size: 9.9m x 5m**

**BORDER ROOM**

The border can have a reduced canopy of 300mm or the 1000mm overhang of our standard rooms. This really does add the ‘wow’ factor to any garden room.

The border is a metal coated finish so maintenance free and also adds a weather protection element to important connections of the building.
INFORMATION

As standard all rooms come with brushed aluminium fixtures and fittings. These include a track light with 4 adjustable spotlights, canopy lights, 4 double sockets, 1 light switch and 1.5kw heater. If you would prefer wall lights or need extra sockets, we’ll fit them to meet your requirements.

*Electrical power to a Modern Garden Room is the responsibility of the owner.

All rooms come with laminate flooring due to its hard wearing and stable properties - included is a 5-year manufacturer’s guarantee covering finish and wear. Oak-stained timber skirting completes the look. If you want your flooring different, either in colour or material, we will work with you to ensure it’s suitable and exactly what you want.

Using modern and advanced construction technology, the walls are multi-layered:
• 18mm timber cladding
• 25mmx35mm tantalized timber to create air circulation space
• Waterproof membrane
• 4”x2”x16 structural timber containing acoustic insulation
• 25mm rigid insulation (celotex/kingspan)
• Plasterboard and plaster skim coat

Externally the western red cedar clean and clear grade timber cladding gives a warm and vibrant feel to the building. This will gradually fade to shades of grey, blending in with its surroundings. However there are products that you can use to maintain the ‘brand new’ look.

Want to know more?
01423 603026

SPECIFICATION

What’s included?

WE USE HIGH QUALITY MATERIALS TO CREATE A GREAT ENVIRONMENT IN WHICH TO WORK, REST OR PLAY. ALL OUR GARDEN ROOMS USE A COMBINATION OF MATERIALS TO CREATE THE BEST POSSIBLE SPACE FOR EVERY CLIENT.

ELECTRICAL PACKAGE

4 INTERNAL DOUBLE SOCKETS FINISHED IN BRUSHED CHROME
1 INTERNAL TRACKLIGHT WITH 4 SPOTLIGHTS INC LED BULBS
1 LIGHT SWITCH
1 1500KW ELECTRIC WALL MOUNTED HEATER WITH THERMOSTAT
1 CONSUMER UNIT READY FOR YOUR ELECTRICIAN TO CONNECT

WALLS AND INSULATION

FULLY INSULATED FOR ALL YEAR ROUND USE, ALMOST 200MM WALL THICKNESS MADE UP OF A NUMBER OF LAYERS OF INSULATION. INTERNALLY ROOMS ARE PLASTERBOARDED ON THE WALLS AND CEILINGS AND ARE FINISHED WITH 2 COATS OF PLASTER READY FOR YOU TO PAINT ONCE DRY.

ROOF

OUR ROOF SYSTEM IS A COMMERCIAL GRADE PRODUCT INCLUDING 140MM INSULATION WITH NO THERMAL BRIDGING. EXTERNALLY FINISHED IN ANTHRACITE GREY WITH MATCHING TRIMS.

FOUNDATION

OUR PILE FOUNDATION SYSTEM IS INCLUDED IN THE PRICE. CONCRETE PILES SUPPORT THE STRUCTURE ALLOWING A FREE FLOW OF AIR UNDERNEATH, ELIMINATING THE RISK OF RISING DAMP AND CONDENSATION.

PLANNING

UNDER 2.5M HIGH SO PLANNING PERMISSON NOT USUALLY REQUIRED. WE HAVE AN OPTION OF 2.75M HIGH IF BUILDING IS 2M FROM BOUNDARIES OR HAS PLANNING PERMISSION. THIS OPTION IS POPULAR FOR GYMS.

INSTALLATION

FULL INSTALLATION ANYWHERE IN THE UK IS INCLUDED IN OUR PRICES.
**Planning Permission**

Rules governing outbuildings apply to sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, saunas, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwellinghouse.

Other rules relate to the installation of a satellite dish, the erection of a new dwelling or the erection or provision of fuel storage tanks.

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

---

**OUR PROCESS**

**What’s next?**

**DESIGN AND PLANNING**

Due to our innovative on-site manufacturing processes, we tailor all of our garden rooms to your individual requirements. If you have a particular style in mind but can’t see the design amongst our garden rooms, it doesn’t mean it’s not possible. With a multitude of garden rooms to choose from, between us we can tailor a building to your specific needs. Either send a very rough sketch or just describe how you would like it to look.

---

**SITE SURVEY/VISIT**

We will carry out a free, no obligation site survey to help you with the design of your room and also to make sure your garden is suitable.

We will go through all design options with you and explain the construction process and also any additional extras you may like to add to the room.

Whilst in your garden we will measure the plot and make sure the access is suitable and advise on any site preparation required before the build.

At no point will we pressure you into placing an order.

---

**FINAL STAGE/CONFIRMING YOUR ORDER**

Once you are happy with the final design (we will make as many changes as needed) we will confirm your order with us and give you a list of our available installation dates.

To secure an installation date we require a small refundable deposit of £250.

4 weeks prior to your installation date we require the deposit which is between 30% and 50% depending on the size of your building.

Upon completion of your room we will show you around making sure you are happy with every aspect and hand you the keys - we will then ask for the final balance to be paid.

---

**Planning Permission**

Rules governing outbuildings apply to sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, saunas, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwellinghouse.

Other rules relate to the installation of a satellite dish, the erection of a new dwelling or the erection or provision of fuel storage tanks.

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

We offer a full planning application service if required. Please do call us for a chat or send an email and we will go through your options.