



# GARDEN ROOMS

JERSEY  
CHANNEL ISLANDS



Enhance your outdoor  
space with *Garden Rooms*.

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# Before you start.

## Introduction

Have you ever looked at that space in your garden and wished you could do something with it?

Are you needing to work from home more or wanting a shorter commute, or need a base for your business with low overheads?

Our attitudes to work, home and our environments are changing. Our living spaces are now vital to our everyday life. A home gym, office, cinema or hangout for teenagers, or just a multi purpose room - the possibilities are endless - this is your space!

Every space is different, and every budget too. We offer a customised and bespoke service, where pod designs are created by you via our personalised configurator. The configurator can be accessed online or via one of our showrooms. You choose the size, how many windows you would like and the colour and finish of your pod. You can see your finished pod before it has even been built! Our configurator can help you design your space with finance and practicalities in mind.

With over 25 years of upscale manufacturing in modular building, we pride ourselves on a high quality product and design with prompt delivery and installation.

## Why us?

Our Garden Rooms are uniquely manufactured and designed so that each panel is externally prepared, cladded and finished in our factory. Once completed, each panel is designed to interconnect and locate onto a sole plate. This provides a seamless installation process from factory to delivery to your space. Reducing mess, tools and materials.

All screws and fixings within the panels are hidden from view to create a completely finished aesthetic.

All our Garden Room floors are made from lightweight steel making them easy to handle and hard wearing, protecting against vermin.

All roof's are finished with an EPDM rubber roof providing a long lasting and low maintenance finish.

## What you need to do.

Before you even start thinking of choosing your pod, there are a few things you will need to consider.

### The Site

Where do you want your Garden Room? What is the ground like? We can come and survey the site and establish what is required.

### Planning Permission

Do you need planning permission? All of our pods are designed to fall below planning permission requirements. They are no higher than 2.5m from the ground to the underside of the eaves and no larger than an area of 30m<sup>2</sup>. For bigger pods, speak to one of our designers who can support you through the design, planning and build process.

### Utilities

We can help you source all the necessary utilities for your pod so everything is in place in time for installation.

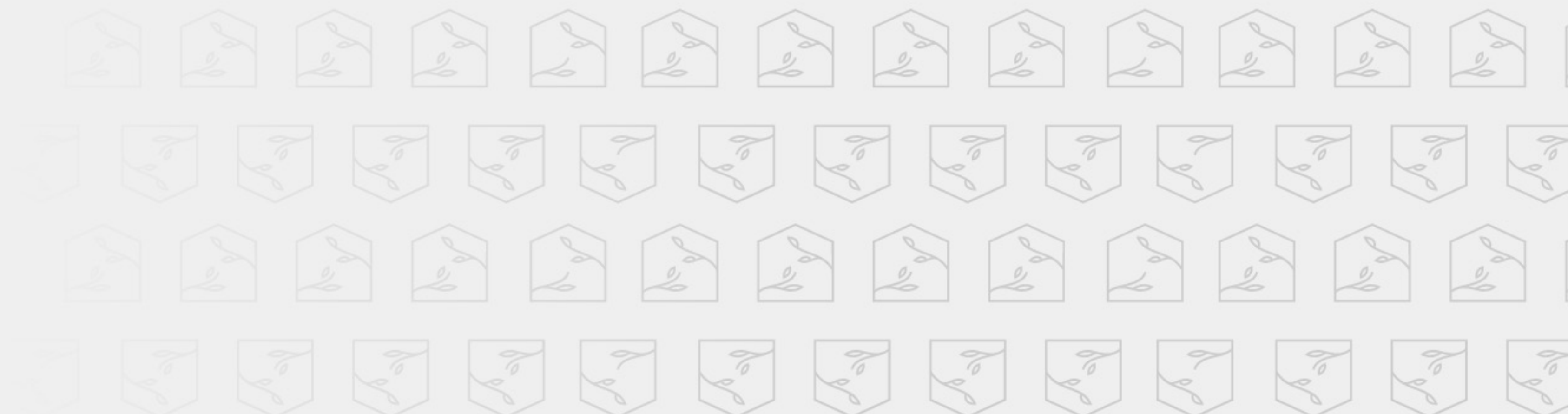
# Beginning the design process.



Using our online configurator you can experiment with different shapes, sizes and layouts to suit your space. You can track your budget as you go.

As you design, an image of your pod will be formulated. This can be changed as you go along.

See which colour cladding you prefer, try a bi-fold or patio door, look at the difference between a canopy or overhang. It's your design.  
[www.gardenrooms.je](http://www.gardenrooms.je)



# External design, timber choices

*The material of your Garden Room  
will make a statement and create  
the overall feel of your space.*

From Siberia, Scandinavia and North America, all of our timber comes from sustainable wood sources with an FSE certificate.

This is wood that is managed responsibly. It is socially beneficial to the surrounding communities and both economically and environmentally viable.



## Redwood

A popular choice for external cladding. Redwood is a soft wood that is naturally rot and insect resistant.

Shades vary from dusky yellow tones to creamy pale brown hues. A perfect choice for a simple, stylish pod. For a painted finish we offer two choices using Tikkurilla ultra classic timber paint Anthracite, a dark grey tone or Sage Green.

Colours Available



NATURAL



ANTHRACITE



SAGE GREEN





## Larch

Our Siberian Larch, grown at high altitudes, offers a more durable, stronger wood.

Golden brown in appearance with bold annual rings, it exudes natural beauty. We offer a choice of finish for this product: Shadow or Whiskey.



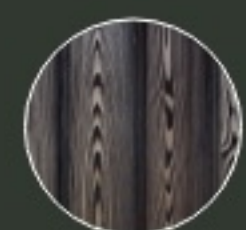
Colours Available



NATURAL



SHADOW



WHISKEY

## Cedar

Our Western Red Cedar is a firm favourite for cladding.

North American Timber, with shades of reddish brown mixed with dark and light rich tones.

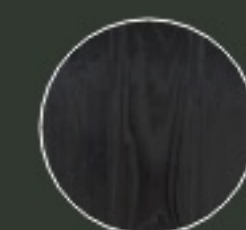
This aromatic and sturdy wood provides an impressive, stand alone feature. Our Western Red Cedar is our premium product.



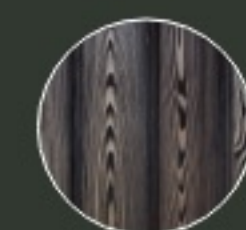
Colours Available



NATURAL



SHADOW

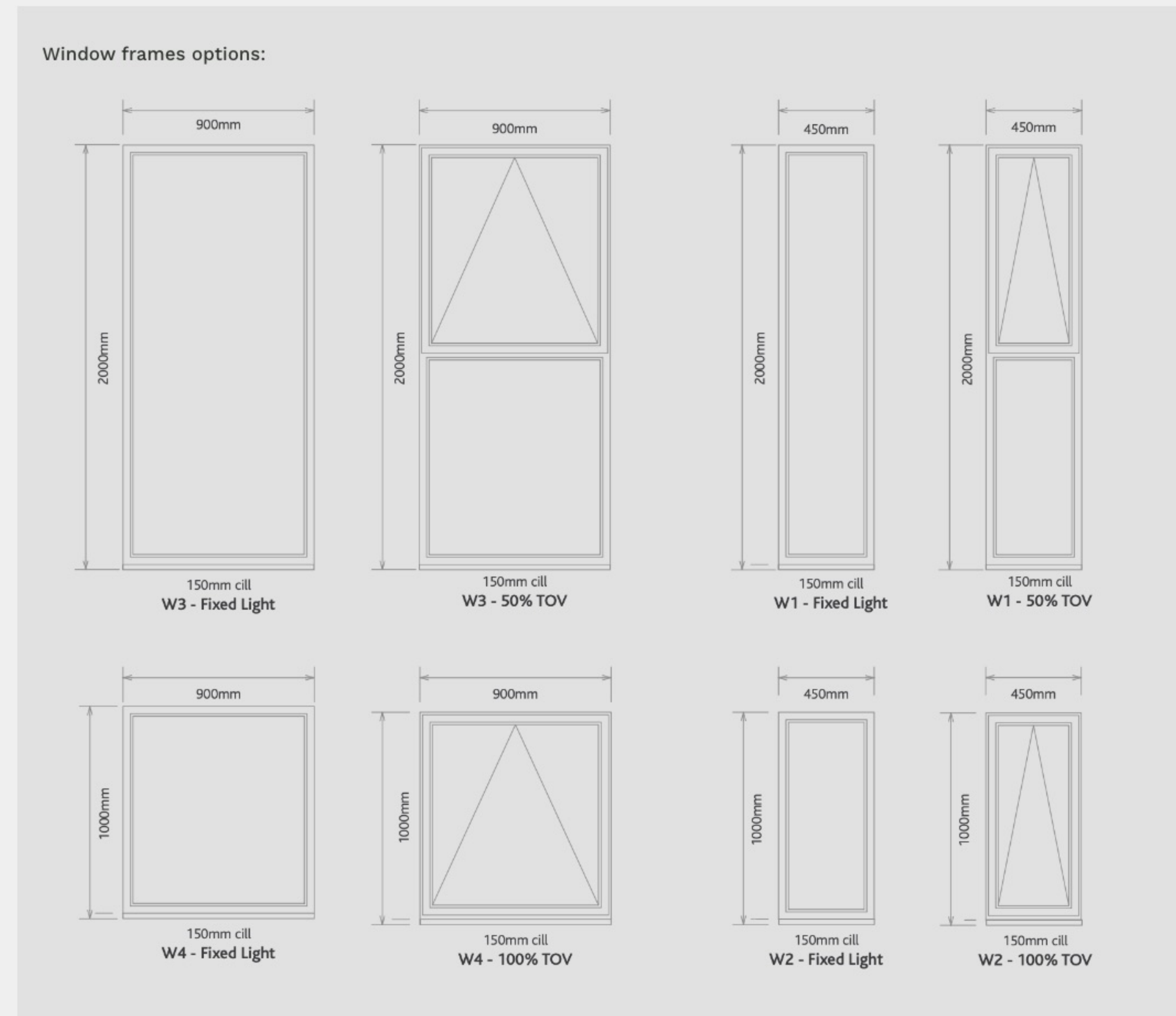


WHISKEY

# Glazing.

## Windows

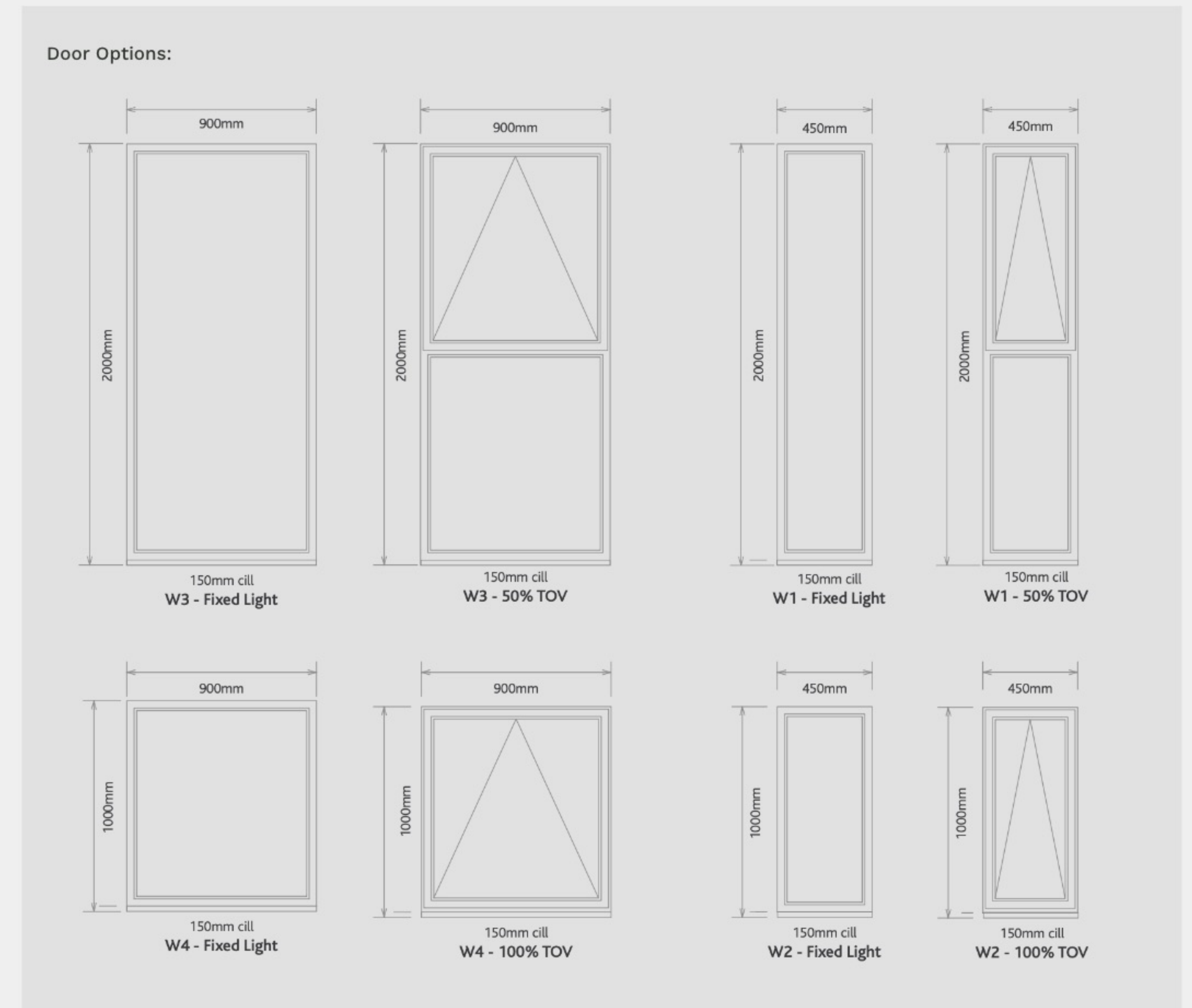
All windows come in UPVC with a choice of either black or anthracite frames with colour on both internal and external sides.



# Glazing.

## Doors

All doors come as UPVC with a choice of either black or anthracite frames with colour on both sides. All bi-fold doors come with aluminium frames. There is the option of a solid clad door which can match your choice of external cladding.



# External

## External Design features

### As Standard

All pods come with fascias and accompanying trims. Guttering and fall pipes come as standard in black or anthracite to match windows and doors.

### Canopies

To enhance design, canopy and overhang features can be added to your pod. These can provide much needed shade during summer months and extra shelter and warmth in the colder months. Canopies can serve as cover for an outdoor kitchen, hot tub or an alfresco dining area.

### Lighting

Ambient lighting and outdoor heating can be added to external pod areas to add comfort and style.

# Internal

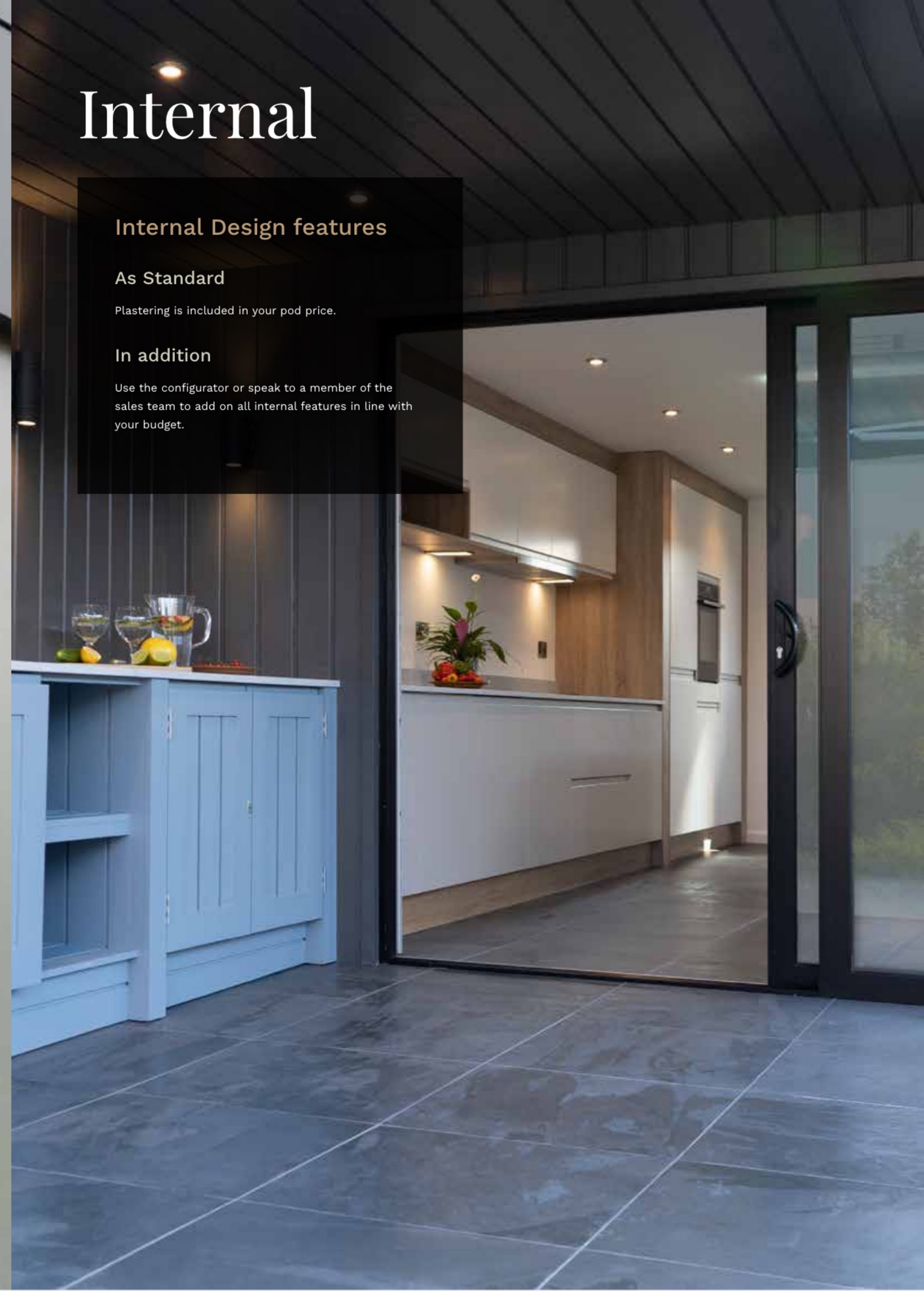
## Internal Design features

### As Standard

Plastering is included in your pod price.

### In addition

Use the configurator or speak to a member of the sales team to add on all internal features in line with your budget.



# Electrics.

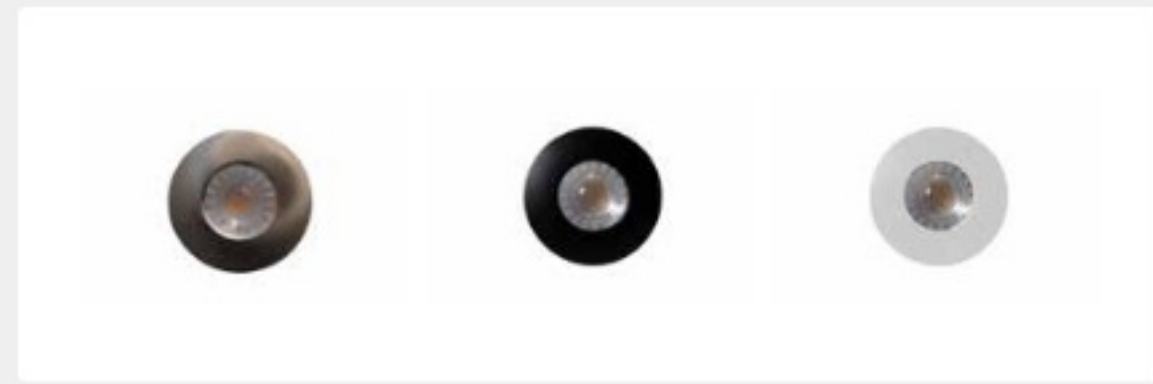
Use the configurator to add in power and lighting points to your Garden Room. Provision needs to be made for mains power first!

Note: All electrics require a consumer unit to be included within your Garden Room.

## Internal

### Spot Lights

Available in three colours: chrome, black or white.



### Sockets & Switches

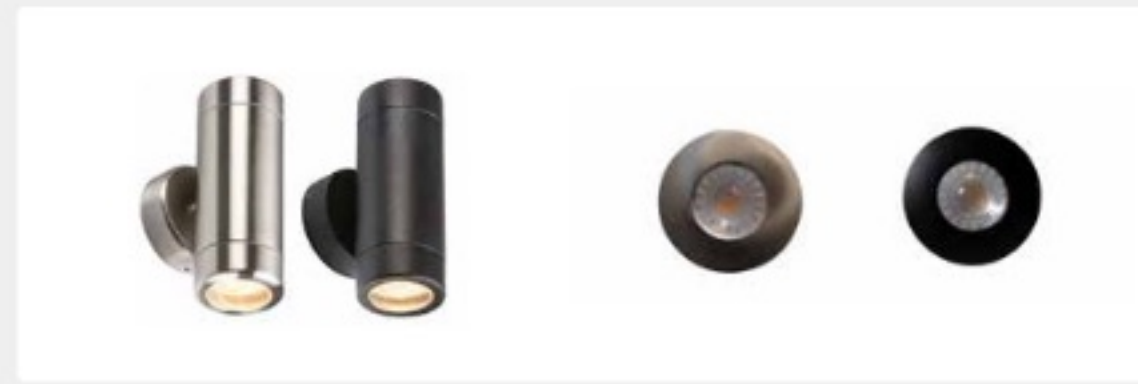
This range is available in: chrome (pictured), black or white.



## External

### Outdoor lights or spots

Available in: colours shown



### Outdoor sockets

Available in: double or single.



# Heating.

Use the configurator to add in radiators and heaters. Provision needs to be made for mains power first!

Note: All electrics require a consumer unit to be included within your Garden Room.

## Internal



### Underfloor Heating

Available with thermostatic control.

## External





# Flooring.

## Laminate flooring

There are three types of flooring available, or you can choose a no floor option and fit your own. Use the configurator to select your flooring.



Natural



Parquet



Ash



# FAQs

## Do I need planning Permission?

In certain circumstances planning permission may be required. At Garden Rooms Jersey all our units fall within planning guidelines.

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## Can I build a Garden Room anywhere on my property?

Jersey Planning Department don't particularly like Garden Rooms etc built on the front of a property but if built anywhere else then boundaries will have to be taken into account, the planning office can advise on this.

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## What if our garden is uneven?

Groundworks, concrete base etc can be discussed at the survey stage. If any groundworks are required we can carry out this work on your behalf (additional cost may be incurred).

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## Are these Garden Rooms insulated?

All our Garden Rooms are fully insulated throughout which gives you a space that can be used all year round.

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## How long does it take to install?

Depending on the size, ground area and weather, we normally say around 14 days to have a fully sealed usable Garden Room.

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## Can you supply decking?

We can supply and install decking for you, this can be discussed at the site survey.

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## Do you offer various finance options?

We work closely with Cherry Godfrey and can arrange finance packages to suit your budget, contact us On 50 50 90 for more information.

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## Do the Garden Rooms come with a guarantee?

All our Garden Rooms come with a 10 year structural guarantee.

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## Do I have to treat the wood cladding?

All the cladding comes oiled or painted and will require routine maintenance.

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## What about the delivery times?

We try our best to deliver all our Garden Rooms between 4-6 weeks.



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