

Garden Room 'Pod' :

Size: 4m wide x 3m deep x 2.5m high

Ground screw foundations

SIPS construction with hidden weather proofing layer

Exterior:

Cedar cladding,

1 x 1.6m x 2m uPVC Grey on Grey French Doors inc Locks and Handles

1 x 0.8m x 2m Grey on Grey Fixed Window inc Trickle Vent

1 x 0.5m x 0.6m uPVC Grey on Grey Top hung Opening Window inc Trickle Vent Interior

2 steel downlights.

Roof:

Single pitched, one piece rubber roof, Sedum green roof, grey guttering to rear

Interior:

Insulated Floors, Walls and Roof (100mm thickness). plasterboard walls and skirting.

Partition wall for Toilet and basin located in the rear left corner

Plumbed in water supply for toilet and basin

Full Electrics Package inc Consumer Unit, Sockets, Lights and Switches.

Water heater for hot tap. Silent extractor fan – opening to the left side.

Underfloor heating.



Front aspect



right side



Rear side



Left side