

Model #: Garden Room

16th July 2014
Amended 19th
March 2016

As a DIY Flat Pack pre-panalized kitset. Designed as an Ancillary Outbuilding to a High Quality Garden Shed Spec. Add .700 mtr to width for the Veranda & Deck.

Size :

- 2.400 wide x 3.000 long (Standard Stud 60x50 No Building Paper) 7.2 sq mtrs
- 2.400 wide x 3.600 long (Heavy Stud Version ex 70x40 with Paper) 8.6 sq mtrs
- 2.400 wide x 4.200 long (Heavy Stud Version ex 70x40 with Paper) 10.0 sq mtrs
- 3.000 wide x 3.600 long (Heavy Stud Version ex 70x40 with Paper) 10.8 sq mtrs

Specificaton: (See also Separate Technical & servicing Sheet.)

- Two 1.050 m x .685 m Opening Windows using Traditional casement stays.Includes glass.
- One set of 1.800m x 1.310m French Doors Antique Hinges & Handles & Mortise Key Lock
- Eaves Height 2.060 mtrs.Wall Framing Size ex 60x50 or 70x40.In large Pre-built Panels.
- Pre-sealed & stained Joinery-Floor-Roof-Veranda-Deck-Trusses-balustrade's-Posts (requires 2nd coat on assembly).Wall panels not pre-stained.
- Scandinavian Redwood Tanalised Cladding Ex 19mm Shiplap .
- Floor included Ex 16mm Tongue & Grooved Redwood on joists at .300 centres Pre-sealed
- Roof Exterior Heavy Duty Traditional green chipped asphalt.(like residential shingles)
- Roof Interior Beautiful lined pre-stained ex16mm Tongue & Grooved Redwood lining.
- A frame Trusses, Doubled Studded panel joints & Bolted.Roof fixed with metal wind ties.
- Foundation sub frame customer supplies (150x50 H4 SG8 grade timber) Plan supplied.
- Underfloor silver insulation paper supplied. Exterior Corner Cover Battens Villa Moulded.
- Designed for Typical/Lifestyle & Residential Garden Locations.Studios ,Hobby Room etc
- Buildings do not come with interior lining or insulation,customers have upgraded & lined as an overnighter for visiting friends.Refer to Separate Specification



Garden Room 2.400 x 3.000 plus Veranda & Deck



Garden Room 3.0 wide. Garden Rooms come with attractive brown insulation paper to walls.Designed to have an attractive natural Interior appeal even when unlined.



Above: Georgian windows have an Iron Sand Trim and header flashings..

Left : 2.400 x 4.200 Garden Room as an Artist Studio.The Customer has lined .Floor has been varnish to enhance the Redwood





Left & Right 2.400x4.200 Garden Rooms with or without Veranda/Deck Optional Black Antique Guttering



Customers Assembling a Garden Room.Allow 2 days



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Square mtrs calculated over the external Building Floor area.(As a flat packed pre-panalized kitset designed as an Ancillary Outbuilding

All Assembly Panels are Pre-built with French Doors –Locks- Windows pre-fitted & pre-stained .Attractive Brown Building paper to walls which can be cut out if you wish for a full wood look.All TG&V Redwood Roof panels are pre-built complete with soffit boards fitted & pre-stained .Simply lift into place & fix.



Typical Flatpack



Underfloor insulation paper supplied in kitset

Studio with Style

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