



Bespoke Garden Room Brochure

CastlePrime Group
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About Us

Why CastlePrime?

We offer an end-to-end client experience that includes seamless communication. This includes a bespoke, detailed design incorporating our client's ideas for their outdoor space for every project. Our clients can then see their ideas come to life on a 3D design designed specifically to their ideas using cutting edge CAD technology.

Experienced and Creative Landscape Designers

We specialize in helping clients increase the value and beauty of their homes by creating elegant outdoor living spaces using modern materials. Our ultimate goal is to ensure that you are completely satisfied with the end result of your project.

We Care About the Details

Our company pays special attention to the details of every project to ensure the complete satisfaction of each client. Our goal is to enhance the exterior of your home, raise your property value, and beautify your whole neighbourhood.

Customer Satisfaction Guaranteed

Your satisfaction is our priority and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

Planning Permission / Permitted Development

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 (a platform must not exceed 0.3 metres in height)
- ~ 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 the 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

For more information on planning, please visit the outbuilding planning portal online

Please be aware that it is the homeowner's responsibility to check all aspects before build. CastlePrime is not responsible for checking the restrictions that may apply.

Our Standard Garden Room Specification

Base

Reinforced concrete base
Damp-proof Layers

Wall Construction

4x2 Treated timber construction
Heavy duty breathable membrane wrap
OSB board around entire exterior of the build

Roof

300mm overhang to the front of the room
5x2 / 6x2 treated timbers sloped to the rear of the build for water run-off
18mm OSB board for roof deck
1.2mm EPDM rubber roof membrane with colour trims
Black or white guttering into a downpipe to the ground

Doors & Windows

2400mm x 2100mm UPVC French doors with side panels

External Cladding

Composite Cladding / Cement board to all elevations

Internal

100mm Rockwool insulation in walls
100mm Rockwool insulation in ceiling
Heavy duty vapour barrier
Plasterboard and plaster
Laminate flooring and underlay
MDF Primed skirting boards

We don't offer decorating in our standard package, but we can recommend a trusted contractor

Electrics

6 internal spotlights
3 Double Sockets
Fuse Board
2 Exterior up/down lights either side of the doors
3 Downlights in the overhang
Armoured cable (up to 20m) to existing fuse board in the house (*an additional charge may occur if larger or longer cable is needed due to length of run*)
2.5kw Heater

◆ *Electrician to quote for the hook up to existing fuse board in house. This price is NOT included in contract and will be priced upon visit.

Additional Costs & Upgrades (Exclusive of VAT)

Insulation upgrade to Rigid insulation (PIR) £850	Cedar Cladding £160per m2	2 coats of cedar stain (osmo oil 420) £175	10 Decking lights £220	Additional Downlights £85ea
Additional double sockets £75ea	Painting by trusted contractor from £650	Composite decking £180per m2	Dual Heat pump air conditioner / heater £1800	Cat 6 Internet Cable £200
	Underfloor heating (electric) from £720	Convert garden room to smart room £350	Real wood flooring £55per m2	

Price Guide

Size (External)	Excluding VAT	Including VAT
3m x 3m	£12,570.00	£15,084.00
4m x 3m	£15,499.00	£18,720.00
5m x 3m	£17,900.00	£21,480.00
6m x 3m	21.600.00	£25,920.00
7m x 3m	£25,200.00	£30,240.00
8m x 3m	£28,800.00	£34,560.00
9m x 3m	£32,400.00	£38,880.00

Payment Terms

Stage Payments

~50% Deposit upfront

~40% Deposit after building is water-tight

~10% Deposit on completion of project

Specifications

Set up

~We will set up a temporary marquee to allow us to build our on-site workshop to allow us to work in all weather conditions.

Concrete base

~On arrival to site, the ground needs to be free of debris, tree's, bushes or anything that could obstruct our build.

~We will scrape off a layer of grass and soil to flat ready for the concrete shuttering to be put into place

~A Calculated amount of concrete will then be poured on top of a damp-proof membrane depending on the size of the build

Process

~ We use C24 pressure treated timbers for all of our builds for maximum strength.

~ A damp-proof layer will go between the concrete and timber to eliminate any damp rising to the timbers.

~ OSB board will be applied to the external elevations of the build for additional strength and weatherproofing

~ We will then install the roof timbers with a slope towards the back of the building to allow water run off

~ OSB will then be installed onto the roof timbers

~ EPDM rubber membrane will then be glued onto the roof deck

~ A Breathable membrane will then be installed onto the wall OSB to further protect the building

~ Pressure treated battens will be installed onto the wall OSB for the cladding to be attached to.

~ Doors and windows will then be installed by our fitters

~ Cladding will then be installed to the battens to complete the waterproofing stage

~ Insulation will then be applied to the internal walls and ceiling

~ First Fix electrics will then be installed

~ A vapor barrier will be carefully attached to the timbers

~ 12.5mm plasterboard will then be installed to the walls and ceiling

~ Our professional plasterer will apply a skim to the walls and ceiling

~ A thermal underlay will be installed ready for the laminate floor to be installed

~ Laminate flooring will be laid in a side-to-side orientation to make the room appear wider

~ The MDF skirting board will then be installed when plaster is fully dry

~ We will then finish all the reveals around the windows and doors

~ Silicone will be applied around doors and windows to stop any water ingress.

~ Second fix electrics will then be carried out by our certified electricians

~ Guttering will be fitted to the rear of the building into a downpipe. We recommend using a water butt to collect the water

3m x 3m Garden Room

A Cedar cladded Front and Right hand side Garden Room With Anthracite Bi-fold Doors

- Cedar Cladding
- Bifold Doors
- Insulation upgrade
- Underfloor Heating
- Composite Decking



4m x 3m Garden Room

A Fully Cedar Wrapped Garden Room With Anthracite Bi-fold Doors

- Cedar Cladding
- Bifold Doors
- Air Conditioning
- Insulation upgrade



5m x 3m Garden Room

A Cedar Wrapped Garden Room With Anthracite Bi-fold Doors and Tin Rear

- Cedar Cladding
- Bifold Doors
- Air Conditioning
- Insulation upgrade
- Internal Storage Room
- Composite Decking



6m x 3m Garden Room

A Larch Cladded Garden Room

- Larch Cladding
- Aluminum French Doors with Side panels
- Insulation upgrade
- Composite Decking



7.5m x 3m Garden Room

A Composite Oak Garden Room

- Composite Oak Cladding
- Aluminum Bifold Doors
- Insulation upgrade
- Composite Decking
- Internal Toilet & Basin
- Internal Storage Room
- Composite Storage room door
- Wind Free Air conditioning
- Integrated blinds in doors and window



5m x 5m Garden Room

A Cedar Garden Room

- Cedar Cladding
- large Aluminum Bifold Doors
- Insulation upgrade
- Composite Decking
- Wind Free Air conditioning
- Integrated blinds in doors and window
- Upgraded Roof with Steels
- Internal wired speakers, tv point, 4 wiring zones for lights
- Smart Room enabled





Contact Us

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