



Garden Offices



- Extremely low maintenance
- High standard specifications
- 20+ year life expectancy
- Almost infinite customisation

Our range of Garden Offices or Garden Rooms are a bespoke range of prefabricated buildings delivered to site ready for immediate use. Garden Offices are fully lined and insulated buildings pre-fitted with electrics, lighting and heating.

Garden Offices are ideal for use as extended office space (separate from the main house) or general Garden Rooms for everyday use. These units can also be fitted with bathroom and kitchen facilities, air conditioning, French Doors, different styles of external cladding and more.



20ft x 10ft (6m x 3m) Garden Office



32ft x 10ft (9.6m x 3m) Garden Office



12ft x 10ft (3.6m x 3m) Garden Office



Gatehouse Cabins - Technical Specifications

Walls

Framework & External Finish.

70 x 34mm CLS timber stud framework clad externally with Thermowood timber cladding. Alternative external cladding options are priced on request.

Internal Lining

12.5mm vinyl faced plasterboard (white - plaster finish) is fixed to the timber wall framing; joints capped with special PVC 'H' section trims.

Skirting and Cornice

45 x 10mm two part white upvc skirting and top cornice.

Roof (soffit type construction)

Design, Deck & Finish

The roof comprises 38 x 125mm softwood roof joists (400mm centres) chamfered to the ends to create a dual fall each way from centre. 12mm Stirling Board (OSB) is fixed to the joists covered with Marley rubberised roofing blanket. The roof is drained via upvc downpipe outlets at each soffit end of the roof.

Internal Ceiling Finish

12.5mm vinyl faced plasterboard (white - plaster finish) is fixed directly to the timber roof joists; joints being capped with special PVC 'H' section trims. 60mm Fibreglass insulation quilt is fitted between the roof joists to help reduce heat loss.

Floor

38 x 125mm timber floor joists, fixed to 50 x 100mm timber skids and 45 x 125mm timber side plates. 18mm V313 T&G moisture resistant chipboard is fixed to the timber joists to give a level floor deck, covered with 2mm welded Polyflor XL vinyl "Graphite Grey". Insulated with a single layer of floortherm foil thermal insulation.

Alternative flooring finishes priced on request.

Insulation Values

Walls 'U' = 0.58w/m2k

Roof 'U' = 0.56w/m2k

Floor 'U' = 0.52w/m2k

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Doors

External doors

Kirncroft steel composite insulated doors with a 10 point locking system, paint finished in any standard BS or RAL colour. Vision panels can also be added to these doors as an optional extra.

Alternatively, we can also offer single or double upvc fully glazed door sets, also foil wrapped to match the windows.

Internal Doors

Internal door casings are white timber frames and stop laths with white painted architrave's. Internal doors are pre-finished solid core oak laminate type hung on 2No. 75mm loose pin butt hinges.

Windows

1175x1000mm FOV top hung upvc framed double glazed units in standard clear glass complete with trickle vents and restrictor stays. Window linings are a white upvc one piece section. All windows are white finish internally and foil wrapped externally with a choice of 3 colours - Black, Anthracite or Golden Oak.

Electrics

Consumer Unit

An 18th Edition single phase consumer unit complete with RCD & MCB's is fitted with an external inlet box. Your Jackleg Cabin will arrive direct complete with lighting, heating and power fitting. All units are pre-tested in accordance with current regulations and have written certification.

Lighting and Power Points

Quantity of double power points will vary according to unit size/type and client requirements. Standard lighting is provided by 1500mm LED strip lights to main areas and LED bulkhead lights to smaller areas.

Heating

Is by means of individually controlled LOT20 2Kw convector heaters with 7 day thermostatic timers to main areas and tubular frost-stat heaters to WC and shower rooms.

Air-conditioning can also be supplied as an optional extra.

Structural Design

The structure is designed and constructed in accordance with the following standards:-
EN 1990 - Basis of Structural Design (UK Nat Annex)
EN 1991-1-1 - Actions on Structures - Densities & Imposed
EN 1991-1-3 - Actions on Structures - Snow Loads
EN 1991-1-4 - Actions on Structures - Wind Loads
EN 1991-1-7 - Actions on Structures - Accidental Actions
EN 1993-1-1 - Steel Structures - General Principles
EN 1993-1-2 - Steel Structures - Hot Rolled Elements
EN 1993-1-3 - Steel Structures - Cold Formed
EN 1993-1-5 - Steel Structures - Plate Elements
EN 1995-1-8 - Steel Structures - Joints
EN 1995-1-1 - Timber Structures - General Principles
EN 1995-1-2 - Timber Structures - Structural Fire Design
Building Regulations for England & Wales
Timber Designers Manual

Variations from this 'Standard' specification for specific units will be noted in our quotations for same.

Due to the company's policy for continuous improvement to its product range, we reserve the right to change and/or alter specifications without prior notice. Clients will of course be notified accordingly.

Revised - 01.04.20



Garden Offices (Skid-Mounted) - Cut section drawing

