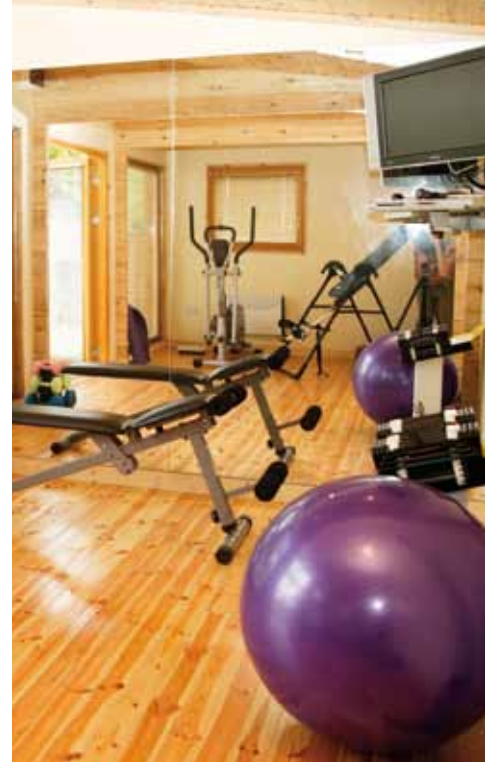


Contemporary Garden Buildings



BEAUTIFULLY CONSTRUCTED AND FINISHED LOG BUILDINGS, THAT ENHANCE YOUR GARDEN AND GIVE YOU THE EXTRA SPACE THAT YOU NEED.

IS THERE A CORNER OF YOUR GARDEN WAITING FOR SOMETHING TO HAPPEN?

The best Gardenroom for you?

Our expertise in designing the best buildings, with the most appropriate log thickness, insulation and electrical packages; ensures that you are getting the best available Gardenroom to suit your garden and meet your needs. To continue meeting your needs, all Gardenrooms come with a 10 year structural guarantee.

Showrooms

Come and visit our Dublin showrooms just off the M50, at Beech Vista Garden Centre, Coldwinters on the Ashbourne Road and experience the warmth and beauty of a Gardenroom for yourself.

Site visits

To help you visualise the best position for your Gardenroom, we will visit your garden and with wooden pegs, mark out the area that will be used. Appointments are available day or evening to suit you.



Why choose Gardenrooms?

We have constructed Gardenrooms for use as home offices, teenager rooms, artist studios, reflexology therapy rooms and games rooms.

Testimonials

A big thank you to everyone at Gardenrooms for a job well done! Our new log cabin looks amazing! We are definitely the envy of our families and friends. We want to let you know just how delighted we are with the service and the log cabin. The whole construction went like clockwork.
Declan Ryan

All the people involved from the day we decided to go ahead have been brilliant, friendly and hard working. It was a pleasure dealing with your company and we have no hesitation in recommending you and your team to anyone considering a Gardenroom.
Jean Wilde

I now have the best of both worlds. I get to work from home, and don't spend two hours a day in traffic. Clients can call in any time. I love it.
Lorraine O'Reilly - Graphic Designer

We can't get the kids out of the log cabin. Gerry and I had to set up a rota. We use it as an office during the week and the kids get it at weekends. We would recommend a Gardenroom to any growing family.
Paula Butterly - Primary school teacher

We had considered moving house as we had our second child on the way, we wanted to stay in the same area, but could not afford a 4 bedroom house. Gardenrooms has provided the extra space we needed and it worked out so much cheaper than moving. Everybody in Gardenrooms was so helpful and professional.
Elaine and Peter McNally

To anyone that's thinking about getting a Gardenroom in their garden, my advice is just do it. I can't believe how warm it is and how beautiful it looks, nestled in the back garden.
James and Rachel Maguire



FREQUENTLY ASKED QUESTIONS WHAT DO WE PROVIDE?

- **Foundations:** Post Foundations
- **Construction:** Of the log cabin
- **Double Glazed:** 5-lock, tilt and turn windows and doors
- **Full Insulation:** In the surrounding walls, floor and ceiling
- **Lighting:** 3 bar spot lights as standard
- **Heating:** Timer controlled electric panel heater
- **Telephone points:** As required
- **Plumbing:** Available on request
- **Plaster:** Finish on all internal walls
- **Floor:** 32mm tongue and groove flooring
- **Ceiling:** Timber cathedral ceiling
- **Roof:** 30 year weather security guarantee on the roof covering
- **Varnish:** 3 coats (Preservative, base stain and final coating)
- **Fast Construction:** It takes as little as 10 days to build a Gardenroom
- **Design Service:** We can design and manufacture any size or style of Gardenroom, just give us the floor plan and how many windows and doors you need
- **Measuring your garden:** When deciding the position of your Gardenroom, please allow an additional 2ft gap between the Gardenroom and your boundary wall or fence. This will allow you access to varnish your Gardenroom.

Where does our timber come from?

All our timber is from re-planted forests from across the Baltic region. The Baltic Pine we use is high-grade timber due to its slow growing qualities and comes from an area, which practices excellent forestry management resulting in woodland areas now increasing in area.

What is the life expectancy of a Gardenroom?

A Gardenroom will last 2-3 generations once properly treated and maintained.

What maintenance is required?

Sikkens, the experts in outdoor timber treatment, recommend that you re-varnish the log cabin every 5-6 years.

Will it be warm?

Timber is cool in the summer and warm in the winter. Our Gardenrooms retain 40% more heat than block or brick.

Do you need Planning Permission?

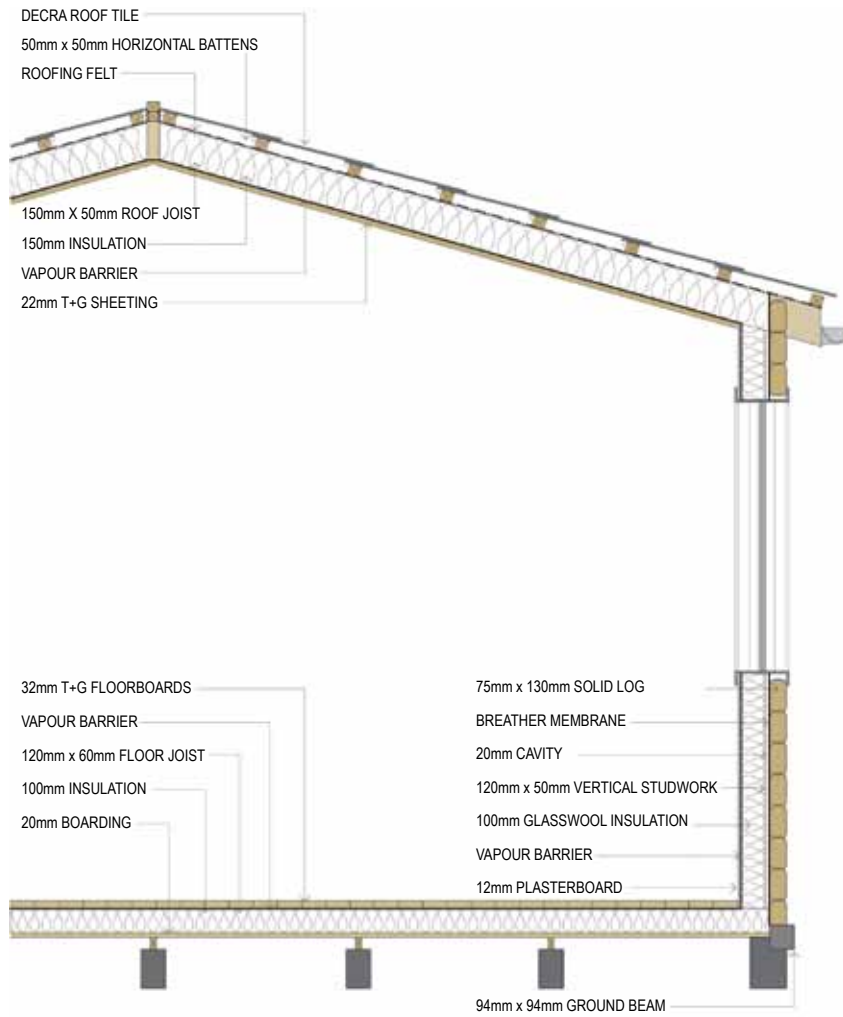
All our Gardenrooms are 25sq meters (270sq ft) or under in floor area. This means they fall within the exempt category of the planning laws. Exempt development is any development for which planning permission is not required. However it is possible that you have used up some or all of your 25 sq meters exemption in your garden. Gardenrooms will be happy to carry out a site visit.

Note: It is the responsibility of the customer to examine the planning regulations, as every garden is different.



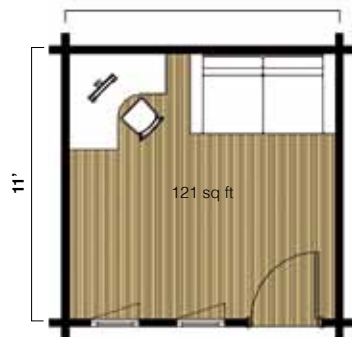
TECHNICAL SPECIFICATIONS

Our Gardenrooms are designed and built to the highest technical specifications.





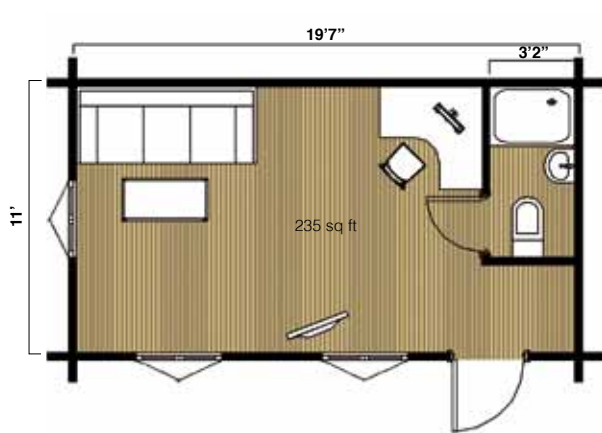
SOLIS



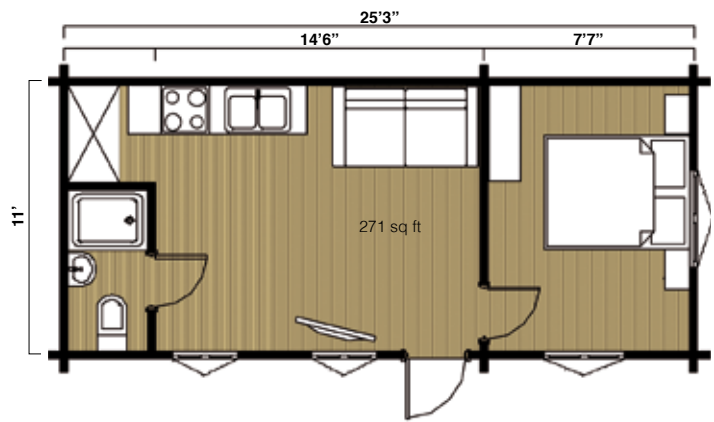
Solis 11



Solis 15



Solis 20



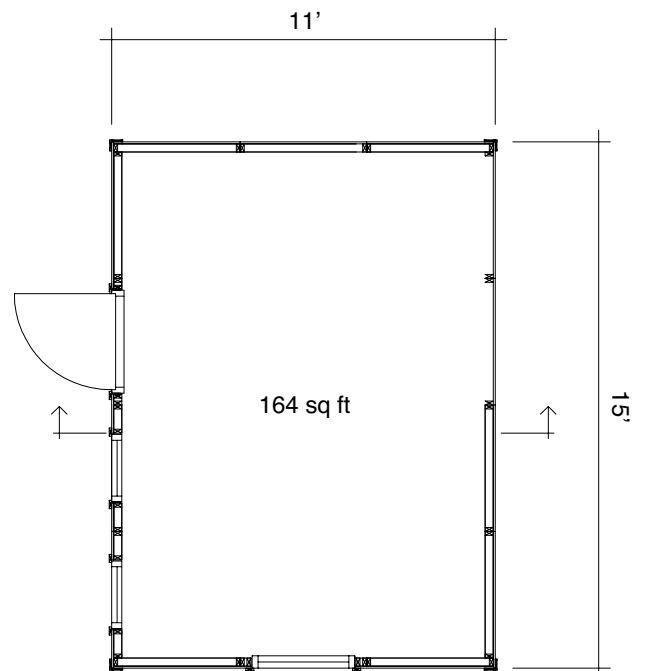
Solis 25



NEW DESIGN



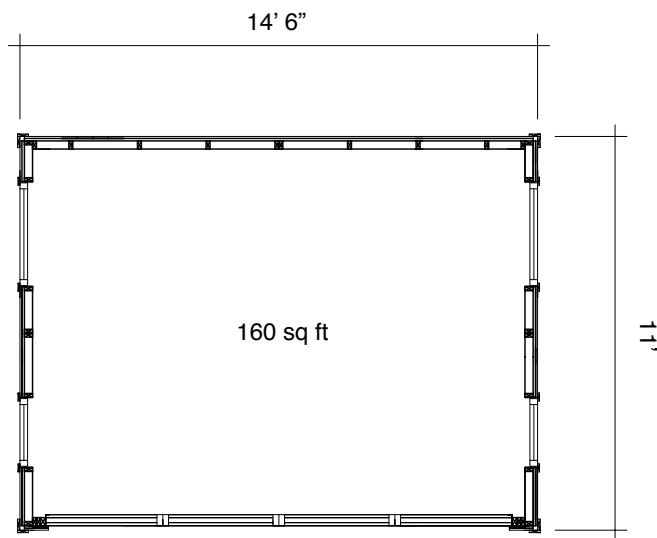
THE OFFICE



NEW DESIGN

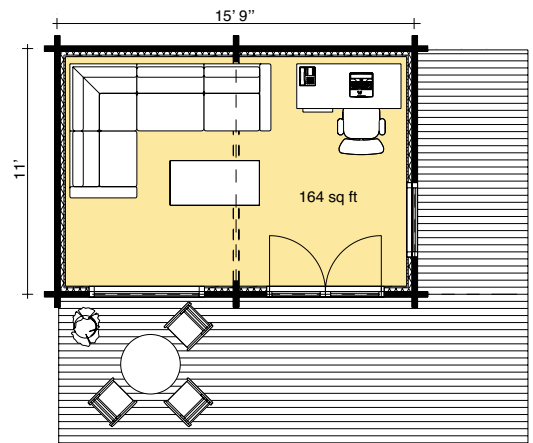


THE CUBE

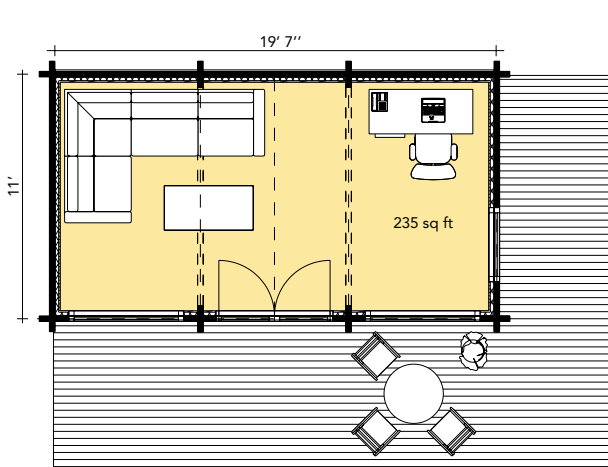




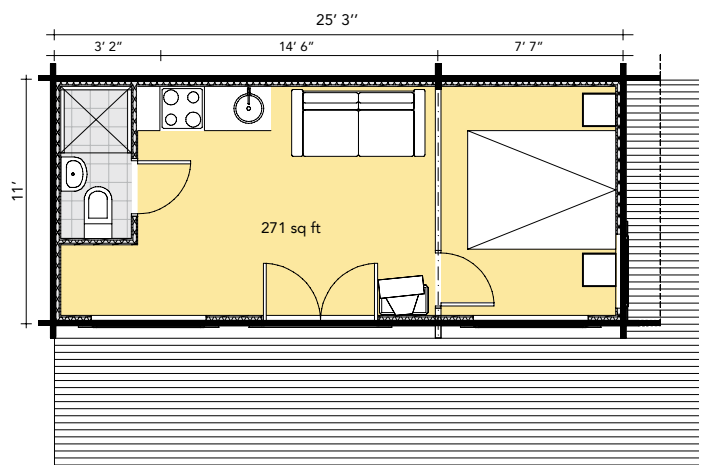
LIGHTHOUSE



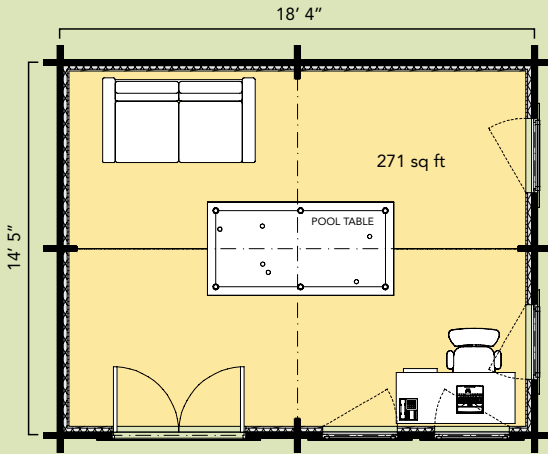
Lighthouse 15



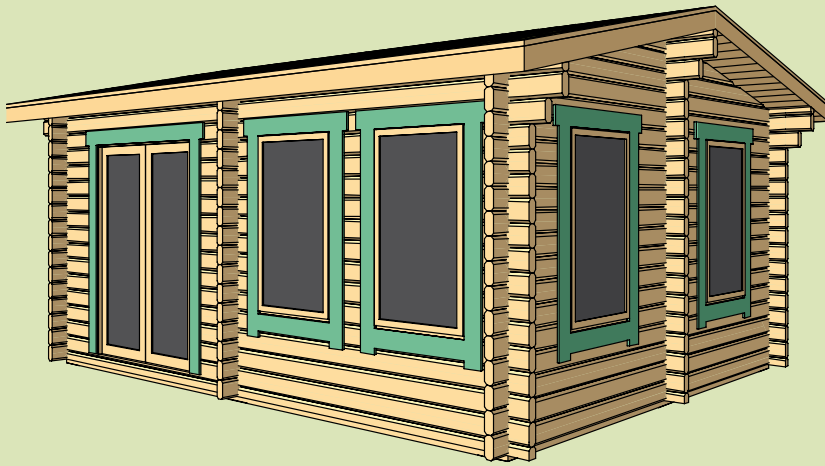
Lighthouse 20



Lighthouse 25



Helix 25



HELIX





CONSTRUCTION DETAILS

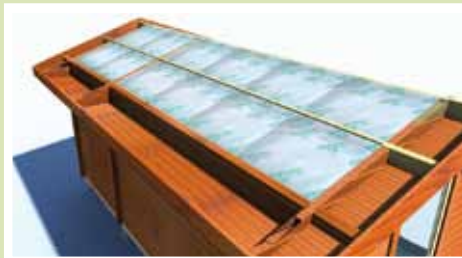
Roof Construction

Stage 1 - Ceiling



T+G Internal ceiling to carry Insulation

Stage 2 - Insulation



High density rock wool insulation

Stage 3 - 2nd Ceiling



Second T and G ceiling to sandwich insulation

Stage 4 - Membrane



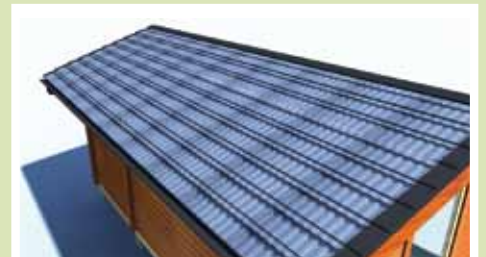
Breathable membrane

Stage 5 - Battens



Roof battens

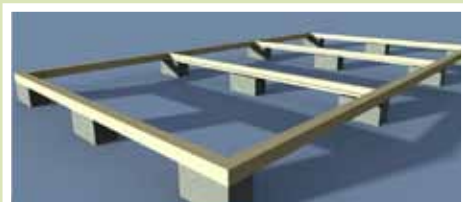
Stage 6 - Roof Tiles



Steel roof tiles with a stone finish which carry a 30 year weather security guarantee.

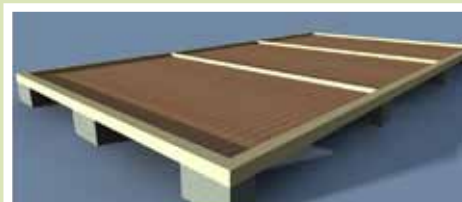
Floor Construction

Stage 1 - Sub Frame



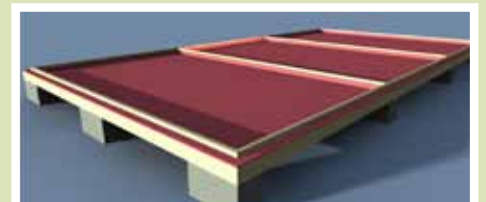
90mm x 90mm Sub frame on DPC

Stage 2 - Sub Floor



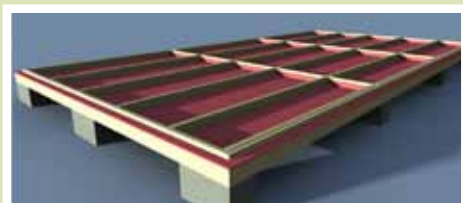
T + G Sub floor to carry floor insulation

Stage 3 - Membrane



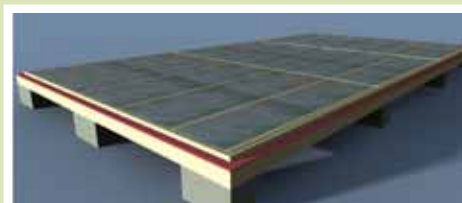
Floor membrane

Stage 4 - Joists



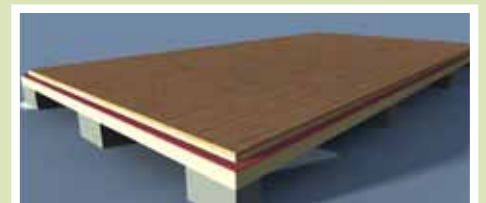
Floor joist

Stage 5 - Insulations



High density rock wool insulation

Stage 6 - Pine Floor



32mm Solid pine final floor finish



Twin Log Structure - for maximum insulation. *Available on all designs.*



Twin log walls are made up of 2 x 45mm solid logs with 50mm rock wool insulation sandwiched in between.



Twin wall structure - 2 x70mm logs.

The new twin log structure has minimum thermal loss

Compare the performance with single wall structures;

Wall build up		Ratings
Twin log wall	45mm thick + 50mm Kingspan insulation + 45mm wall	0,352 W/m2 K* (Highest rating)
Twin log wall	70mm thick + 50mm Kingspan insulation + 70mm wall	0,336 W/m2 K*
Single log wall	70mm thick / no insulation	1,856 W/m2 K*
Single log wall	70mm thick + 50mm Kingspan insulation + 19mm plasterboard	0,469 W/m2 K*
		<i>Euronorm max = 0.5 W/m2 K.</i>

Calculations are based on the following conditions:

- Outside temperature - 20C
- Inside + 20C
- Wind 10 m/s

*W/m2 K = Thermal loss in W on one m2 of the wall

*K = Kelvin measurement of temperature





DUBLIN SHOWROOMS, OPEN 7 DAYS A WEEK

Beech Vista Garden Centre, Coldwinters, Ashbourne Road, Finglas exit off M50, Dublin 11.

Directions: From the M50, take the N2 exit North at junction 5 signposted for Derry. Take the next exit signposted Coldwinters. At the T junction turn left. Beech Vista Garden Centre is approx 200m along cul de sac on left hand side.

Opening hours

Monday to Friday: 10.00am - 5.30pm

Sat and Sun: 2.00 - 5.00pm

Open Bank Holiday Mondays

Contact

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Email: info@gardenrooms.ie

www.gardenrooms.ie

