

GARDEN ROOM BROCHURE

SMART & SIMPLE HOME IMPROVEMENTS



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At Smart & Simple Home Improvements, we pride ourselves on delivering the highest quality garden buildings that are built to last and withstand the harshest of weather the UK has to offer. Our unique build system overcomes the main and most commonly found issues residents experience with garden rooms. Our garden rooms are incredibly durable and designed solely with the client's planned use for the building in mind.

What are the main pitfalls with standard garden rooms?

- Foundation issues
- Structural integrity
- Insulation issues
- Leaking roofs

What makes our garden rooms different?

The design and build of our garden rooms directly addresses the 4 main factors mentioned above to provide a 'peace of mind' solution:

FOUNDATION:

The strength and durability of any building is based mainly on its foundation. An accepted foundation for any garden room is a standard concrete base. However, the pitfalls of this method mean any building placed on top can be subject to corrosion after a very short time.

We use the EasyPad, and EasyPad for Hard Surfaces foundation systems. These comprise either a concrete or metal support, into which a large threaded bar is inserted. Due its corresponding screw thread, it can be adjusted to the millimetre by simply turning the bar – this allows for simple levelling of the foundation.

STRUCTURAL INTEGRITY & INSULATION:

We are one of the only local installers of garden rooms that utilise SIPs panels for the main structure of the building. SIPs panels are constructed in a way that is structurally superior as well as fully insulated. This combats both structural failure and insulation issues in one product.

LEAKING ROOFS:

Typically, one of the most common failures of a garden building other than the foundation, is the roof. Roofs generally have felt coverings, or a similar alternative, which is overlapped and over time can be prone to becoming compromised.

Our garden rooms are installed with the EPDM Rubber Roofing system as standard. This system is one piece of rubber that has no joins or overlaps, thus making the building watertight as soon as it is installed. The rubber has a proven life expectancy of 50 years and because we are certified installers of this system, a 20-year guarantee comes with each installation as standard.

We use EasyPADs for the foundations of our garden rooms – a very robust and heavy-duty foundation solution.

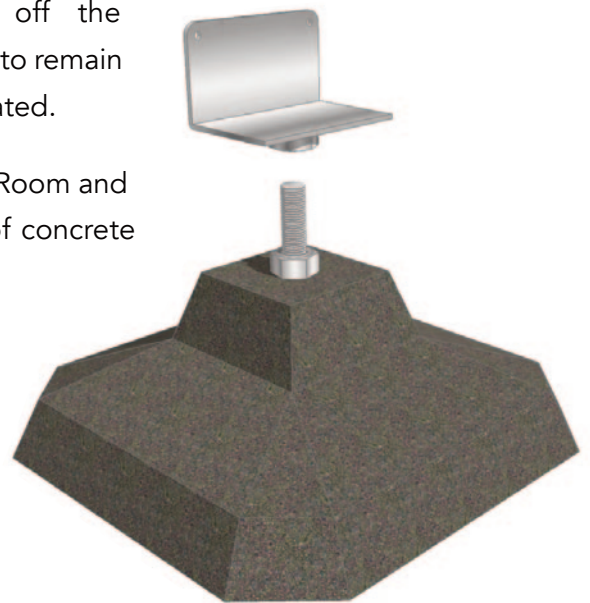


EasyPADs are incredibly strong and durable, and have a safe handling weight of between 1.5 and 2.5 tonnes each. There are different options depending on whether they are being installed on top of soft ground or hard surfaces (see images).

EasyPADs elevate the base of the building off the ground, allowing it to remain dry and well ventilated.

They also allow for highly accurate levelling of your Garden Room and provide an eco-friendly solution by reducing the amount of concrete required compared to traditional foundational slabs.

We install a vapour barrier membrane in between the building base and the EasyPADs to not only allow the building to breathe but to prevent moisture transference to the building also.



Due to the significant benefits they provide over a standard construction method, our garden rooms are constructed using SIPs (Structural Insulated Panels), rather than traditional studwork. They provide world-class thermal performance and air tightness, and meet all the most current Building Standards Regulations.



World-class Thermal Performance

Structural Insulated Panels offer one of the highest levels of Thermal Performance of any readily available building material. Thermal efficiency is maintained throughout a building's life when SIPs are used. For example, a house built with SIPs will give energy savings of 40%-60% compared to a timber framed house of equal size and insulation U-value. The closed cell foam does not allow moisture ingress to degrade the insulation performance as can occur with mineral wools and blown cellulose fibre products.

Structure

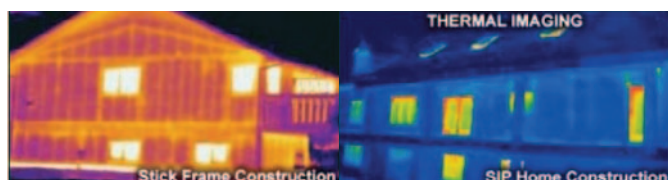
SIPs can be used as structural walls, floors, roofs & internal partitions, either together or independently. However, the greatest savings in time, energy and materials used is achieved when the complete structure is made with SIPs. These are some of the reasons why we use SIPs as our preferred structural choice. Any type of conventional finish can be applied to a SIPs building shell both inside and outside.

Panel thicknesses

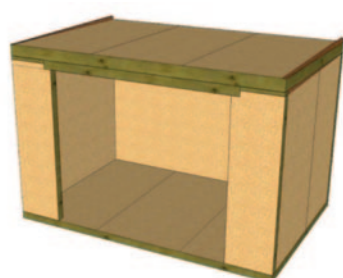
SIPs panels are most commonly produced in the following thicknesses: 100mm, 125mm, 150mm & 175mm. They are also available 200mm, 225mm & 250mm thickness if required at an additional cost. Depending upon the internal and external finish of the walls, different thicknesses of SIPs panels can be used to provide the most energy efficient combination to suit your needs.

Thermal efficiency

The below images show the difference in thermal efficiency between a SIP's home and a traditional timber frame construction.

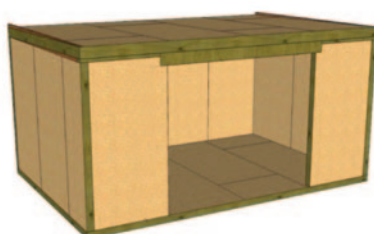


GARDEN ROOM SIZE OPTIONS



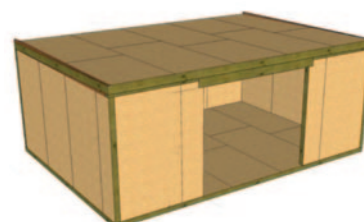
**Within permitted
development - no planning
permission required**

Height at front2.477m
Height at back2.430m
Width3.660m
Depth2.440m



**Within permitted
development - no planning
permission required**

Height at front2.477m
Height at back2.430m
Width4.880m
Depth3.050m



**Possibly within permitted
development - check with
your local council**

Height at front2.477m
Height at back2.430m
Width6.110m
Depth4.200m

We can provide garden rooms to whatever specification is required. However, we offer the 3 above standard sizes of garden room as they are the most popular sizes for most UK gardens. The first and second options will always fall within the current 15m² permitted development criteria so no planning permission will be required. The third is also unlikely to require planning permission but this can differ from council to council so should be checked with your local authority prior to commencement of the project.

We also offer other bespoke size and style options. If you have a specific size space or a particular list of needs and / or requirements please ask about this.

VAPOUR BARRIER

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To ensure our garden rooms are fully moisture proof, the walls and base is fully wrapped in a breathable membrane.

This barrier prevents moisture from reaching the building structure itself but also allows the building to breathe.

From the foundation upwards, the membrane is laid across the EasyPAD (with a 300mm-400mm overhang on each side) and the SIP's panels are installed directly on top.

Once the wall panels have been installed, the base membrane is attached to the walls. The walls are then also wrapped in the breathable membrane with the layers overlapped from the bottom onwards, with a final overlap where the wall membrane meets the floor membrane.



EXTERNAL CLADDING

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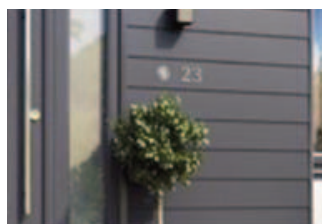
There are several options for the external finish of your Garden Room. Those finishes fall into 3 categories:

DELUXE

PREMIUM uPVC



Cedar



Contemporary



Double Embossed

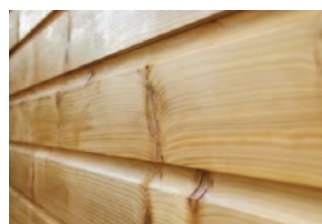


Wood effect

STANDARD TIMBER



T&G



Shiplap



Loglap



Black Featheredge

INTERNAL CLADDING

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The internal walls of each garden room are fully battened out and the wall covering installed on top.

The wall covering mounted on the battens allows a gap in between for the electrical wires to be surface mounted. This ensures minimal disruption to the structure of the panels during construction.

The internal walls of the garden rooms will normally be finished with a plastered plasterboard finish. However, there is also an option to have a tongue and groove timber finish if required.



DOORS AND WINDOWS

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The garden rooms in our most popular sizes (as illustrated in the **Garden Room Size Options** section) have a front opening for doors of approximately 2440mm. This allows for any of the below door and window combinations to be installed. There are multiple colour options to suit all styles and preferences.



UPVC French Doors with Sidelites



Patio Doors



Bi-Fold Doors

LIGHTING AND ELECTRICAL

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Each garden room will have an electrical installation completed by our qualified electrician of over 20 years. Each installation will comprise the following as standard:

- Separate fuse board (isolation ensure no effect on the main house)
- Single light switch
- Ceiling downlighters
- Double internal socket points

3.660m Width – 2.440m Depth

- 6 x ceiling downlighters (3 x 2 rows)
- 1 x switch
- 6 x double sockets

4.880m Width – 3.050m Depth

- 8 x ceiling downlighters (4 x 2 rows)
- 1 x switch
- 8 x double sockets

6.1000m Width – 4.200m Depth

- 18 x ceiling downlighters (6 x 3 rows)
 - 1 x switch
 - 10 x double sockets
-

There are also a number of additional extras that can be installed, for example:

- Outdoor waterproof sockets
- Garden room front overhang down lighters
- Outdoor front up and down lighters

All our garden rooms come complete with an EPDM rubber roof as it is considered a leading roofing product in the industry. We are certified installers of this system, which means each EPDM roof installation comes with a 20-year guarantee. Further information on the system can be found below:

An EPDM rubber roofing system offers the following core benefits:

- A 'PROVEN' 50-year life expectancy
- A 20-year guarantee (if installed by accredited installers)
- One-piece installation
- Leak free
- No maintenance = no worries
- Lasts up to 3-4 times longer than standard felt roofs.
- Permanently flexible
- Highly resistant to UV and infrared light
- Highly resistant to acids from rainwater
- Environmentally friendly
- No shrinkage or dimensional changes over a temperature range from -40 to +120 °C

What are some of the typical applications of EPDM?:

- Garden rooms
- Flat roof extensions
- Garage roofs
- Gutter linings
- Balcony floors
- Shed roofs

What does EPDM protect against?:

- Extreme weather cycles
- Changing climates
- Acids found in rainwater
- Constant exposure to direct UV



How is EPDM different to a traditional felt roof?

A traditional felt roof is supplied in strips and joined together. On a pitched roof the felt is overlaid so that any rainwater runs off the roof. However, when it is laid on a flat roof, water collects, pools, and begins to break down the felt, and subsequently that wooded boarding underneath. The natural next step in this process is that leaks will start to occur.

EPDM is a specially designed alternative flat roof material and because it is installed in one piece, with no overlaps, rainwater is unable to reach beneath its surface.

As EPDM is also a breathable material, it allows any vapour to escape and repels moisture - this prevents the well-known 'blistering' effect on the roof. EPDM also does not suffer from cracking or grazing sustained with age as it is resistant to both UV (Ultraviolet light) and IR (Infrared light) light.

What is the life expectancy of EPDM rubber roofing materials?:

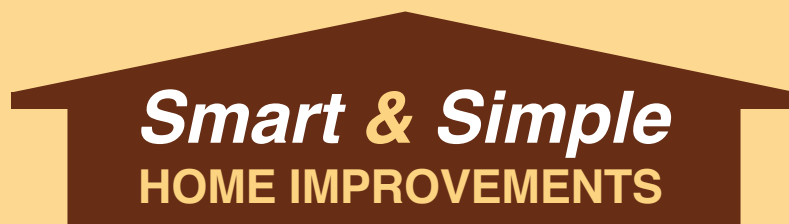
Due to its level of durability, the EPDM flat roofing materials we install boast an incredible life expectancy in excess of 50 years.

To date, the longest lasting rubber roof is 55 years old and is still alive and kicking! Given its 'proven' long life expectancy, it makes it a far more cost effective and efficient roofing solution than some of the alternatives available.

It is also an environmentally friendly product in that when it has finished its journey as a roofing solution, it can be recycled and is commonly used in such places as children's playgrounds or used as fuel.







We would be more than welcome to provide you with further information and discuss your Garden Room needs and requirements.

To book in your free consultation or if you have any questions, please contact us:

☎ 07954 168 666

✉ enquiries@sshhomeimprovements.co.uk

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📷 ss_home_improvements

www.sshhomeimprovements.co.uk