



Current house

Proposed.



45 mullway - garden room specifications

	Size	Material	Colour			
<b>Floor area</b>	24m2					
<b>Material</b>	SIPS panels					
<b>Roof</b>	fibre cement weather board trim + 174mm sips panels					
<b>Roof Covering Material</b>	EPDM roof covering material					
<b>Roof Area</b>	26m2					
<b>Roof Overhang (front, back, sides)</b>	10cm	Fasia will be a small trim matching the cladding				
<b>External Dimensions (WXD metric)</b>	600cm x 400cm					
<b>Llving Space</b>	21.55m2					
<b>Wall</b>	124mm sips panels	fibre cement weather board cladding - wood effect finish	light brown	<a href="https://www.cedral.world/en-gb/cladding/">https://www.cedral.world/en-gb/cladding/</a>		
<b>Base</b>	600 x 400	concrete base + DPC				
<b>Eaves height</b>	235cm					
<b>ridge height</b>	249cm					
<b>floor</b>	sips panels + laminate					
<b>doors</b>	200cm (W)x 195cm (H)	UPVC French doors	Anthracite Grey			
<b>window</b>	Two windows measuring 100cm (W) x 195cm (H) each	UPVC double glazed windows A+ rated. Clear glass, no glazing bars. Flush casement. Doesn't open.	Anthracite Grey Both Sides			
<b>window</b>	500 (H) x 1400 (W)	UPVC double glazed A rated window. Flush casement with top hung. clear glass, no glazing bars.	Anthracite Grey Both Sides			
<b>guttering</b>		standard plastic gutter connected to a water butt at the back of the garden room	Black			