



## Bespoke Garden Rooms

CastlePrime Group  
VAT No. 376 7527 52 | Email: [Castleprimeconstruction@outlook.com](mailto:Castleprimeconstruction@outlook.com)  
Tel: 07596 473107  
[www.castleprimeconstruction.co.uk](http://www.castleprimeconstruction.co.uk)





# 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.**

# 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.

# 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)

£750

Cedar Cladding

£160per m2

2 coats of cedar stain  
(osmo oil 420)

£175

10 Decking lights

£220

Additional  
Downlights

£75ea

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	£11,999.00	£14,398.80
4m x 3m	£13,499.00	£16,198.80
5m x 3m	£16,999.00	£20,398.80
6m x 3m	18,499.00	£22,198.80
7m x 3m	£21,999.00	£26,398.80
8m x 3m	£23,499.00	£28,198.80
9m x 3m	£25,999.00	£31,198.80



# Payment Terms

## Stage Payments

~50% Deposit upfront

~30% Deposit after building is water-tight

~ 15% Deposit after plaster boarding is finished

~5% 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

RRP - £19,000





# 4m x 3m Garden Room

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

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

RRP - £22,000





# 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

RRP - £25,000





# 6m x 3m Garden Room

A Larch Cladded Garden Room

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

RRP - £24,000





# 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

RRP - £34,000





# 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

RRP - £39,000









## Contact Us

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[www.castleprimeconstruction.co.uk](http://www.castleprimeconstruction.co.uk)

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