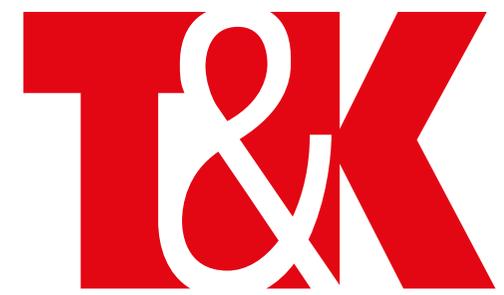




Garden Rooms

Extra Living Space....
with a World of Possibilities



Home Improvements

HASSLE-FREE, COST-EFFECTIVE, AND CONTEMPORARY

At T&K we always want to be able to help our customers make the home improvements they want, which is why we are delighted to be able to offer our new range of beautifully crafted Garden Rooms.

Made from a robust, solid timber structure, with insulation providing thermal efficiency all year round, our Garden Rooms are a separate building to add additional home living space and provide a cheaper alternative than a more traditional extension.

They are also pre-assembled, so installation is quick and easy and there is no mess or cutting on site, while there are plenty of options to choose from, with pitched and flat roof options, six colour external cladding options to fit with your existing garden furniture and soffit overhangs that can be added to give a contemporary look.

So, if you want to increase your living space, our Garden Rooms are perfect.





THE POSSIBILITIES ARE ENDLESS

Whether you want an outdoor living space or something much more functional, our timber Garden Rooms open up a whole host of possibilities.

With electrics and insulation ensuring they are cool in the summer and warm in the winter months, our Garden Rooms can be used all year round. And as they are built specifically to your design and finish requirements, the choice is yours for how you want to use it.

Perhaps you want an ideal relaxation space and hobby room in the idyllic surroundings of your garden? Maybe you want a comfortable space for a home office or a home gym? Or do you just want the perfect space to entertain friends and family?

Our Garden Rooms are ideal for whatever you have in mind.

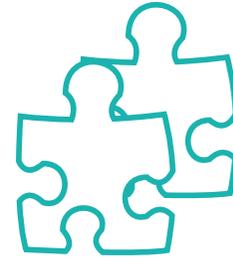


WHY CHOOSE A T&K GARDEN ROOM?



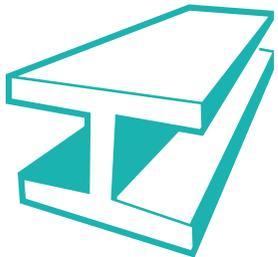
Thermal performance

We use a multi-foil honeycomb insulation for maximum thermal efficiency helping to keep your garden room cool in the summer and warm in the winter.



Pre-fabricated pod system

Our unique pod system provides a stress-free build, dramatically reducing installation time and meaning less disruption to your garden as a result.



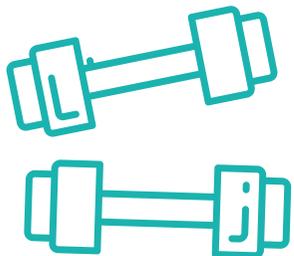
Concrete base system

Our concrete base system is fully reinforced and insulated to stand the test of time and keep you warm in the winter months.



Bespoke service

Our highly experienced team are here to guide you through the design process to create your dream space, customised to you.



Robust structure

Our garden rooms are made from a robust, solid timber structure supported by corner posts for maximum strength.



Make it your own

We offer a choice of external and internal finishes such as soffit and pelmet details, windows and door styles and colours to suit your needs.

DESIGN FEATURES

Soffit Detail

Optional soffit detail, perfect for adding spot lights.

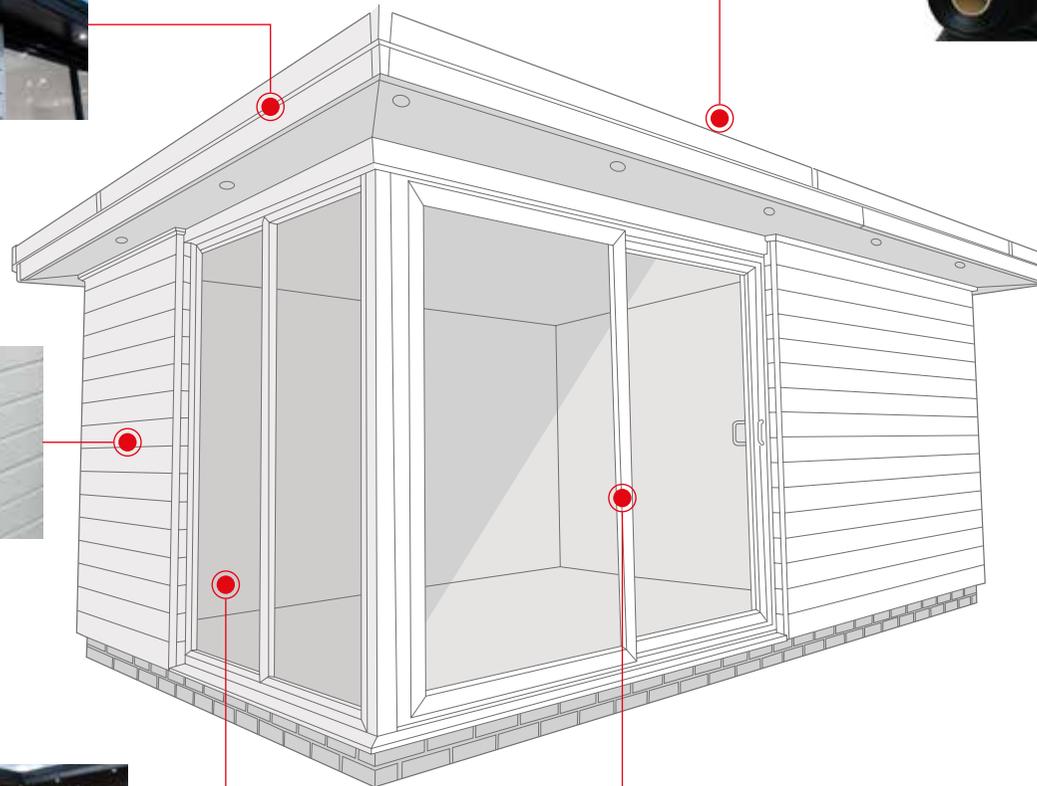


Firestone EPDM Rubber Roof

Firestone rubber roof providing durability and longevity.

External Cladding

6 colour options available.



Full Height Window

Optional full height window or fanlight opening, perfect for maximising natural light.



Patio, French or Bifold Doors

Contemporary style doors in a range of colours.





YOU DECIDE

Designed and fabricated with precision, our Garden Rooms can be customised inside and out so you can make it your own with stylish exteriors and stunning interiors that will bring your Garden Room to life.

Composite Cladding

Choose from a wide range of composite cladding colours to suit your your home and contrast with your windows and doors.

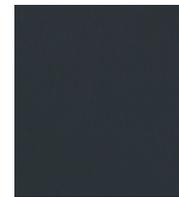
Door & window options

Configure a wide range of window and door options, colours and styles to suit your personal taste. Choose from Bi-Fold Doors, Patios, or Traditional French doors.

Lighting

Add internal and external spotlights to maximise light and create mood settings for those dark winter nights.

Composite Cladding



Anthracite Grey



Grey Cedar



Cement Grey



Cream



Misty Grey

Wood Cladding



Red Cedar

TECHNICAL SPECIFICATION

Base System

We offer a fully reinforced and insulated concrete slab as standard. Where there may be access issues to the garden you can upgrade to our a steel modular base system which can be transported through the home.

Wall Construction

Our wall construction is made from carefully selected, high quality C24 timber wall pods all supported by 150 x 150 corner posts and covered with a 15mm OSB outer skin for extreme rigidity and strength. Each wall section is filled with 125mm multi foil, honeycomb insulation for exceptional thermal performance. The whole structure is protected by a waterproof breather membrane.

Windows & Doors

We have a range of contemporary UPVC and Patio or French door options, or Aluminium Bifolds, all in a range of colours. Full height, pocket, and corner return windows are also available. All sizes and positioning of frames are completely bespoke.

Soffit and Fascia

We have a range of soffit and fascia colour options available to complement your cladding choice.

External Finish

The external walls are covered with either a range of contemporary composite claddings in various colours, or in a real wood Cedar option. All cladding is supported by treated battens providing a breather space beneath.

Internal Finish

A 42mm insulated plasterboard is fitted to the internal structure providing extra thermal and vapour protection. The inside of your garden room is then plastered, providing a smooth internal finish ready for the decoration of your choice.

Roof Make-up

Our roof structure is made from C24 roof grade timber which is filled with multi foil honeycomb insulation and covered with 15mm OSB (Oriented Strand Board) which is twice as strong as plywood. The flat roof system is covered with EPDM Firestone Rubber for durability with guttering to rear.





THE GREENEST CREDENTIALS

At T&K we are passionate about helping the environment and securing the future of our planet and no construction material available offers more environmental benefits than timber.



Energy Efficiency

The energy used to harvest, process, and deliver the timber for our roofs is extremely low, reducing the typical embodied carbon footprint of a timber structure.



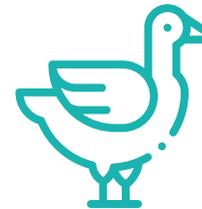
Minimal Waste

Recycled materials are used during the production of our garden rooms to dramatically reduce waste to landfill.



Planting

All timbers in the production process are sourced from companies involved in using timber from replenishable forest programmes and where three trees are re-planted for each one used.



Wildlife

Before deciding which trees to fell, our supplier will fly drones to identify zones that should be left alone.

YOUR QUESTIONS ANSWERED

It's only natural to have several questions about our Garden Rooms – we've done our best to answer the most frequent ones we are asked here.

Do I need planning permission?

In most cases, the answer is no. Under permitted development rules you can construct a garden room providing it doesn't exceed more than 50% of the original garden space. The garden room must have a maximum eaves height of 2.5m. Do not hesitate to get in touch to discuss any of the above.

What will the temperature be like inside?

Due to the high performing multi-layer insulation, your garden room will retain heat during the winter and be cool in the summer, saving you money on energy bills.

Will it withstand strong weather conditions?

Your garden room will withstand extreme weather conditions due to its durable foundation system and robust structure.

Will it eliminate external noise from inside?

Your garden room will substantially reduce external noise, especially as the roof insulation itself has acoustic performance properties.

Will it blend in with my house?

You can customise your garden room with a range of tile options, fascia, soffits, and brick borders to match the colours of your house and can even choose a cladding that will complement the colours in your garden.

Will condensation be a problem with the roof?

The wooden structure combined with exceptional thermal performance means that, unlike other roof systems, there will be no chance of damp patches, leaks, or plasterboard cracking.

Do I need Building Control approval?

Building Control approval is not normally required, however our expert technical surveyor will always check with your local council to make sure.



ABOUT T&K

T&K Home Improvements is one of the longest serving home improvement companies in the UK and has installed to more than 60,000 homes in Northamptonshire and the surrounding counties for over 40 years.

Our comprehensive range of home improvement products includes windows, doors, conservatories, replacement conservatory roofs, verandas, orangeries and timber windows and doors.

Last year we were voted Retail Business of the Year for 2019 and were recently awarded a Which? Trusted Traders Certificate of Distinction for the second year running.

For more information on our garden rooms, or any of our other products, telephone **0800 622 716** or visit **www.tkhi.co.uk**



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RATE
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* T&K Home Improvements Limited of 2-6 Huxley Close, Park Farm South, Wellingborough, NN8 6AB act as a credit broker and not the lender. Credit is provided by Hitachi Personal Finance, a division of Hitachi Capital (UK) PLC authorised and regulated by the Financial Conduct Authority. Credit is subject to application and status.





SEE FOR YOURSELF

From September 2020, if you want to see the quality of our garden rooms for yourself, visit our stunning showroom, one of the largest in the area.

You will be able to see the styles, shapes, and sizes we have available to help you decide the perfect garden room to fit your home.

If you want something completely different, or you would like to discuss the best option for you, speak to our friendly, knowledgeable team who will be on hand to help.



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