

NO PLANNING PERMISSION
REQUIRED IN MOST CASES*

Home Office, Gym, Garden Retreat, Art Studio,
Games Room, Music Room, Home Cinema,
Den, Reading Room, Granny Annexe,
Teenagers Pad, Snooker Room,
Nursery, Sewing Room,
Holiday Home,
Classroom,
.....

Call them what you will, we call them

'INSPIRED GARDEN ROOMS'

**INSPIRED
GARDEN
ROOMS**

www.inspiredgardenrooms.com

Tel: 0161 222 5930 or 292 3353

SHOWROOM NOW OPEN

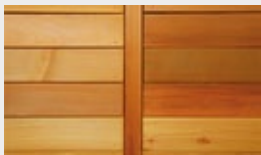


CANOPY range

The CANOPY range incorporates a projecting roof and side walls which are clad in powder coated aluminium, in a colour of your choice. The projecting fascia provides additional solar protection and shelter to the garden room.

The 'Canopy Inspired range' comes as standard with cedar cladding and superior quality powder coated aluminium double glazed doors & windows.

This compact and contemporary range starts with a room measuring 2.5m x 2.5m ideal for a small home office or garden retreat.



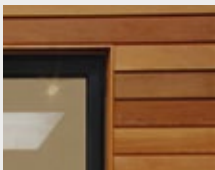
CUBE range

The CUBE range takes on a very simplistic cube form with clean lines.

The 'Cube Inspired range' comes as standard with cedar cladding and superior quality powder coated aluminium double glazed doors & windows.

This range starts with a compact and contemporary room measuring 2.5m x 2.5m ideal for a small home office or garden retreat.

All our garden rooms are designed for each individual client so we can tailor sizes to suit your needs. See our website for details and standard sizes.



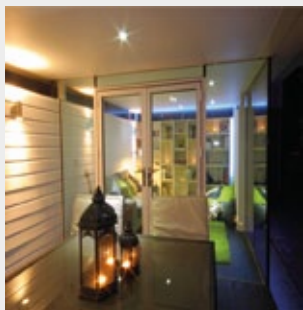


PITCHED range

The Pitched range is designed to maximise the volume within the garden room. If the garden room is more than 2m from any boundary, under permitted development (P'D') you are allowed to build up to 4m high to the ridge for a 'double' pitched roof without needing planning permission.

This range comes with a choice of tiled, slate or metal roofs. We offer a choice of exterior timber cladding for all of our ranges but as standard we install cedar cladding and powder coated aluminium double glazed windows & doors. This range starts at 5m x 2.5m which is ideal for an office for 2 or garden retreat.





TERRACE range

The TERRACE range is designed to create both garden room and sheltered external space all as one structure. The sheltered area could also be located close to your home to provide a more direct sheltered link to the garden room ideal for sheltered al fresco dining.

The sheltered space has many potential uses including dining, outside kitchen / BBQ area, space for a hot tub, covered external lounge,the possibilities are endless.

All our garden rooms are designed to highest possible standard with clean lines and using latest technology including frameless glazing as an option.





MAXI range

The MAXI range is designed to create large open plan flexible multi use space suitable for many uses including exercise room, large home office, granny annexe, teenagers pad, nursery, holiday home, classroom, art studio, snooker room, games room, guest suite, dance studio,.....and much much more.

So let us tailor a room to suit your needs & create your Inspired Garden Room.





BESPOKE

The BESPOKE approach. With over 25 years' experience in the architectural and construction industry, this allows us to create an exquisite and unique garden room tailored to suit your needs.

Our Managing Director and his Fully chartered architectural practice, M T Architectural Consultants will personally develop your brief and create an elegant and lovingly crafted design which will add value to both your family life and your property.



Specification bullet points

Foundations: 1m deep pile foundations as standard.

Structure: Factory fabricated robust treated traditional timber frame structure, sourced from responsible supply chain designed to comply with current building standards all with a 10 year structural guarantee.

Insulation: All floor, walls and roof insulated with Kingspan or similar rigid insulation to surpass current building regulations 'U' values, unlike many of our competitors who just install cheaper quilt insulation which is far inferior.

Windows & Doors: As standard we install highest quality thermally broken powder coated aluminium windows and doors. We offer Bi folds, sliding doors or hinged doors, all with thin sightlines and a 10 year guarantee, all available in a choice of standard RAL colours or our unique texture range. All glazing is 28mm double glazed toughened units with low E coating and argon filled cavities to provide excellent thermal properties.

Cladding: As standard we install a breather membrane to the timber clad structural frame which is then clad with cedar, we also offer a range of different timbers and profiles both horizontally and vertically.

Roof Membrane: As standard we install a single ply rubber roofing membrane with a 25 year guarantee and a typical life expectancy of 50 years.

Internal Finishes: All internal walls and ceiling are plaster boarded and skimmed ready for you to decorate or we can arrange for decoration on your behalf. Prior to plastering we install an internal plastic vapour check layer to the timber frame & create a ventilated internal void. To the floor on the inspired range we also include an allowance for installing a laminate floor or carpet which can be chosen from our extensive range.

Electric: We install a consumer unit within the garden room which controls all electrics within the room including double switched sockets, recessed internal LED lights and external lighting. Quantities vary per room, see website prices for further details. All that needs to be arranged on site is to provide an electrical feed from your house to the new garden room which we can do as an optional extra if required.

See our website & price list for more details on specification, quantities & optional extras.
A full specification is issued with every quotation.



Mark Thorley MCIAT, MSAI, MFPWS

Chartered Architectural Technologist,
Member of the Society of Architectural Illustrators,
Member of the Faculty of Party Wall Surveyors.

Founder & Managing Director of both Inspired Garden Rooms Ltd and M T Architectural Consultants Ltd.

Marks background and passion is in architecture and he has over 25 years experience of the architectural and construction industry. M T Architectural is a Fully chartered architectural practice.

As well as designing Garden rooms for Inspired Garden Rooms, M T Architectural also specialise in new houses and house extensions and also has a diverse portfolio of work ranging from £1.5m to £20k on projects for schools, dental surgeries, European holiday homes, golf club houses, Willow Wood Hospice and much much more.

Mark will personally guide you through the planning, design & pricing process of your garden room and will project manage your room for you and be your main contact throughout.

useful links: www.inspiredgardenrooms.com www.fpws.org.uk
www.mtarchitectural.co.uk www.sai.org.uk
www.ciat.org.uk



Tracy Thorley

Finance and Marketing Director
Inspired Garden Rooms &
M T Architectural Consultants.
Tracy has over 20 years
experience in accountancy.

Allan Walker

Construction Director of Inspired Garden Rooms. Allan has over 15 years experience as a joiner and general builder with a vast range of knowledge and expertise.

Allan will personally manage all works on site and be your main contact during construction.



m t architectural consultants ltd



Why invest in an Inspired Garden Room?

If you need more space to work, entertain, relax or space for your business and family to grow, then an Inspired Garden Room is just what you need! More and more people are now considering working from home, or giving up their expensive rented office space & investing in a more economical garden room to save on running costs and to improve work and family balance.

Inspired Garden Rooms has its own in house fully Chartered Architectural practice (M T Architectural Consultants Ltd). With over 25 years experience in the architectural and planning industry we can creatively tailor designs to suit clients' needs.

Our approach will be professional from start to finish. We will design and construct you a stylish building which will be a long term economical investment. We will leave you with a Garden Room which will add value to your life and home.

Even though building regulations may not be required, all our Garden Rooms are built to surpass current building standards to create an energy efficient addition to your home. Our rooms rarely need planning permission when constructed within the garden of an existing house. On the rare occasion that planning is required we can handle this on your behalf.

We have created a range of styles which can be constructed to any size you choose and we offer a range of finishes all to suit your needs. We can make any amendments required to our standard rooms. Anything is possible; an extra window, roof light, frameless glass wall, different timber cladding, some decking, green roofing, shower room, kitchen, wc, etc ...

Our range can be adapted to use for mobile exhibitions, holiday home, school classrooms, nurseries, pavilions, clubhouse, open plan offices, the only limit is yours & our imagination. So don't hesitate in contacting us or coming to our Manchester showroom where we usually have at least 6 rooms on show, all at different stages of construction. We look forward to meeting you and helping you to create your unique 'INSPIRED GARDEN ROOM'.

Mark Thorley Founder & Managing Director of Inspired Garden Rooms & M T Architectural Consultants

Tel: 0161 222 5930 Mobile: 07986 453541 Email : mark@inspiredgardenrooms.com

Allan Walker Construction Director of Inspired Garden Rooms

Tel: 0161 222 5930 Mobile: 07595 951747 Email : allan@inspiredgardenrooms.com

- **NO** planning permission required in most cases.*
- **NO** building regulations required in most cases.**
- **NO** fuss, No red tape... Just agree design, cost & build.
- Typical construction 6 - 8 weeks.
- Use all year round with exceptional thermal performance.
- More cost effective than extending.
- Guaranteed fixed build cost before work commences.
- No Architect or engineers fees.
- No mess in your home.
- 10 year guarantee.
- Exceptional build quality surpassing current building standards.
- Showroom open, so come and meet us and see our work.
- All designed by our In House Fully Chartered Architectural team.
- Relocation service available for your room if you move home.
- Factory fabricated allows better build quality & quicker construction.

* All garden rooms are designed to be constructed under permitted development. In most cases planning permission will not be required within the rear and side gardens of an existing dwelling. We have over 25 years experience dealing with planning applications and we would be happy to discuss and advise you further. In the unusual case that planning may be required we can deal with this on your behalf.

** Whilst all our Garden Rooms are constructed to surpass current building standards, building regulations are not required to garden rooms under 30sqm if they don't have a bedroom. Garden rooms over 30sqm will need building regulations which we will deal with on your behalf and hand over a completion certificate at the end of the project.



Managing Director
Mark Thorley
MCIAT, MSAI, MFPWS
Mobile : 07986 453 541
Email : mark@inspiredgardenrooms.com

Construction Director
Allan Walker
Mobile : 07595 951747
allan@inspiredgardenrooms.com

Finance & Marketing Director
Tracy Thorley
Mobile: 07986 453 540
tracy@inspiredgardenrooms.com

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6D, Arrow Trading Estate, Corporation Road, Manchester, M34 5LR