



Bespoke Garden Studios

What could be better than embracing the great outdoors...!
well..! Your own bespoke garden studio,

Not an 'off the shelf' product, flat packed with limiting
specification to your needs, but a truly bespoke model built
just for you!



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Key features of our bespoke Studios

- Structural timber frame
- Fully insulated walls, floor & roof
- EPDM (rubber) roofing system
- UPVC Patio door and window as standard (other options available)
- Multiple foundation options to suit your conditions
- Multiple cladding options from HardiePlank, Cedral, Timber and other hardwood/softwood finishes
- LED lighting internally with external PiR lighting
- Options of wall mounted or Electric Underfloor heating
- WC and kitchen provisions subject to planning conditions
- External landscaping and outdoor kitchen additions



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Welcome to Garden Studios

As a general rule our bespoke buildings start from £1,450 per m².

An example for a 3x5m (15m²) building with:

- No internal separate rooms,
- cited away from the boundary (at least 1000mm),
- with internal plaster finish,
- pent EPDM roofing,
- Externally clad in UPVC or featheredge timber cladding
- 2.4m UPVC patio door, and single 1.8m Triple window.
- 8 x LED downlights with 6 x USB wall sockets, armoured cable connection (up to 25m distance from mains fuse board)
- External switched or PIR lighting wall lighting x 2
- Electric wall mounted thermostatic radiator
- Tiled floor finish
- Non decorated (Decorating can be arranged)

Starting project price for a build of this nature would be £21,750+VAT.

These are not off the shelf items, but bespoke products designed with the client to meet their exacting needs. A full site survey will help determine any main restrictive factors to any build such as location, planning, building regulations, heavy duty floors for Gyms and hot tubs. Extra large doors and windows etc.

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The Legal stuff!

You will need to seek planning permission if the building you want to construct in your garden does not conform to the following restrictions (these vary from area to area):

1. **Area:** Planning rules say you can cover up to half your garden. However, under building regulations, the maximum floor space your unregulated garden building is allowed to cover is 30 square metres. That sounds like a large area, but if you want a combination room that gives you more than one function, such as a lounge and a gym, or an office and a bathroom, this may become a consideration. You could, of course, have more than one building.

2. **Height:** The maximum height of your building depends on its proximity to neighbouring properties. If you want your garden room less than two metres from your boundary, the maximum overall height is 2.5 metres from the highest ground next to the building, assuming you do not build a platform above 300mm. But if you are able to build more than two metres from all boundaries, you can have:

- A maximum eaves height of 2.5 metres
- A pent roof of up to 3.0 metres
- A peak of an apex roof up to 4.0 metres

3. **Proximity:** Planning rules suggest you can build as close as you like to the border between your property and your neighbour. Building regulations, however, prefer you to leave at least one metre between you and the boundary to be made from a non-combustible material. You will also need planning permission if you want your garden room to be closer to the road than the front of your house is.

4. **Location:** You will face restrictions if you live in a listed building, or if your house is in a national park, an area of outstanding natural beauty (AONB) or a conservation area. Those restrictions are as follows:

- National parks and AONBs: Within 20m of the rear of the house, or less than 10 square metres
- Conservation areas: Directly behind the house
- Listed buildings: Planning permission is always required

5. **Use:** Your new garden room cannot be used as self-contained living accommodation. It may not become, in effect, a separate address or dwelling.

Each individual project is assessed and considered carefully, and any planning and associated building regulations requirements can be discussed with clients to ensure their project is compliant.

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