

MATERIAL DESCRIPTION WFH STUDIO

- INCLUDED AS STANDARD

- UPGRADES AVAILABLE

FOUNDATION

Our standard foundation is a point foundation of concrete blocks. The foundation consists of a number of points to support each corner of all the floor frames. This varies with size of cabin; Small (12), Medium (15), Large (18) and X-Large (21).

Materials:

- Hardcore.
- Concrete blocks 100x120x240mm.
- Damp course membrane (DPC).
- Steel metal mesh between concrete blocks.

FLOOR

Timber frame materials are based on C24 construction grade FSC timber. Each floor frame is measuring 1220mm x 1880mm. Front and back has a long joist binding all frame s together.

Materials:

- Concrete mix.
- Floor joists in 2" x 5" construction grade timber
- Frame sill in 1" x 4" pressure treated softwood timber.
- Subfloor; 18mm Bitumen fibre board (rodent proof).
- Baton; 25x25mm lath to hold down subfloor.
- Insulation between joists; 100mm mineral wool.
- Floorboards; 22mm P5 Caber Board (particle board).
- Floor Underlay; Acoustic and moisture barrier membrane.
- Floor finish 12mm laminated floor with choice of colours.
- Skirting; 58mm plain whiter skirting.
- Consumables; screws, nails and mastic.

EXTERNAL WALLS

Timber frame materials are based on C24 construction grade FSC timber. Each standard wall frame is 1220mm wide and 2055mm high. Front wall frames are lower and has a cross glulam lintel over most of the front to allow for glass or bi-fold doors. Back wall frames have a top sill for strength and each side has both sill and furring to make the gradient fall.

Materials:

- Wall joists in 2" x 4" in construction grade timber
- OSB boarding 9mm outside frame for bracing.
- Siberian Larch cladding 21x137mm tongue and groove.
- Siberian Larch corner trim in 21x95mm PAR.
- Siberian Larch architraves in 21x95mm PAR.
- Siberian Larch drip edges 21x68mm angled.
- Batons behind cladding 25mm (+9mm if vertical cladding)
- Cabling for electricity and data inside frame.
- Insulation between joists 100mm mineral wool.
- Tyvek moisture membrane over insulation.
- OSB boards on top for bracing inside and support.
- Wall finish in painted panel fibreboards.
- Internal architraves 58mm plain white.
- Window and door reveals 20mm white tounge into frame.
- Corner beadings 16mm white Scotia, any external corners flexi-list.
- Consumables; screws, nails, mastic, insulation and glue.

WINDOWS AND DOORS

Our wide range of Danish doors and windows means we can even accommodate bespoke sizes and types. Our cabin comes with a standard choice as follows in anthracite grey:

- Double French door with handle and 6 lever lock with 3 keys; (1490x1950mm) All standard models.
- Small: 2 x Fixed glass panels; (590x1950mm).
- Medium: 2 x Fixed glass panels; (890x1950mm).
- Large and X-Large: 4 x Fixed glass panels; (740x1950mm).
- Opening window lockable handle; (990x590mm) 1 x in Small, 2 x in Medium and 3 x in Large and X-Large.

ROOF AND CEILING

Our pent roof is 2.5m high at front and 2.4m at the back. This to comply with Permitted Development Regulations. Standard roof overgang is 400mm at the front and 100mm all other sides.

Materials:

- Roof joists (rafters) in 2" x 5" construction grade timber (C24)
- Roof boards 22mm Caber boards P5.
- Roof cover EPDM rubber roof.
- Siberian Larch facias and soffit boarding 21x137mm.
- Black aluminium edging on rubber roof.
- Gutters with down pipe at back in black PVC.
- Insulation; 100mm mineral wool and 25mm Celotex.
- Tyvek membrane over insulation.
- 11mm Ceiling cladding pre-coloured in white.
- 45mm Ceiling coving in white.
- Consumables; screws, nails, mastic, glue and noggins.

ELECTRIC PACK INSIDE OF CABIN

(not connected to mains)

The standard cabins are supplied with a certain level of electric components and lighting. The number of items for the various models are in brackets behind each type:

- Consumer unit; 6-way fuse box. (all units)
- Cabling inside wall to each appliance.
- Ceiling lights ROBUS track light (S:8, M:10, L:12 and XL:14)
- Switch 3-way for ceiling, soffit and up/down light.
- Soffit lights 10 x LED lights in overhang over entry door
- Up/Down outdoor LED lights on each side of doors.
- Double wall sockets (S:4, M:5, L:6 and XL:7), whereof 2 sockets in each cabin are with USB ports.
- Single wall socket; one for each panel heater.
- Beha panel heater: (S: 1kWh, M: 1.25kWh, L: 1.5kWh and XL: 2 x 1kWh).

UPGRADES

All upgrades will be quoted seperatly.

- Variation in windows and doors.
- Partitioning walls inside.
- Fire wall cladding for walls nearer than 1m to boundary.
- Triple glazing in windows and doors (exluding in bi-folds).
- Decking and railings.
- Floor finish 21mm engineered wood floor with choice of colours.
- CAT six data cable available (but not included).

NORDICROOM

fully insulated timber frame garden buildings