

# NORDICROOM

fully insulated timber frame garden buildings



*A piece of Scandinavia in your garden...*

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## *What is a Nordic Room*

Nordic Room is the Scandinavian inspired timber frame garden room from Nordic Wood Limited. Each garden room is bespoke and fully insulated for all year use. The Nordic Room in your garden can offer extra valuable space for guests, teenage pad, home office, leisure and exercise, sun-room, a home business, granny annex and many other usages.

## *Outstanding Quality*

Nordic Room is proud to supply only the finest Scandinavian materials for each of our cabins. All our timber is at the highest standard of softwood, graded specifically for structural/load bearing use. You can also rest assured we only source our timber from environmental sound sources.

Whilst many of our cabins aren't used for accommodation purposes, we build each cabin to buildings regulations standards. As every project is different, Nordic Room can provide help and advise each step of the way – working with you to make sure the project complies accordingly.

Not only do we work with you in producing your dream cabin, it also becomes a sound investment for the future!

## *Why has Nordic Room become so Popular?*

There are many reasons to buy a Nordic Room;

- First and foremost - Quality! Believing in Scandinavian quality and seeing the materials we use and speaking to our existing clients gives an understanding of the quality we supply. We can arrange a tour of an existing cabin to see the standards we live up to
- Our customers also value our genuine support and advice. Because every cabin is completely unique, whether it's picking colours or ensuring the cabin meets building regulations, we provide good old-fashioned honesty throughout. For example did you know 7 out of 10 of our cabins are built within permitted development rights and did not require planning permission?
- We strive to be environmentally friendly. To us that does not only mean recycling the office paper, but taking responsibility in only using certified timber supply and make sure the cabin performs well in insulation and heat control.
- On-going service plan – once your cabin is built, we don't stop there. As timber frame constructions are prone to a some movement over time, we ensure we come and check your cabin within the first 12 months to make any adjustments necessary and ensure the cabin gets the care it deserves.





## *Suitable Usage*

Home Office  
Home Gym  
Art & Music Studio  
Spare Bedroom  
Games/Play Room  
Teenage Den  
Leisure Room

## *Nordic Room - Customised To Fit Your Needs And Taste*

### **Size**

We can make your Nordic Room any size you like. In general if its over 30sqm we need to get Building Control involved, and of course if your room is for living purposes or you have planning for something special. You can also have an integrated shed, additional room or WC/Shower room.

### **Roof & Height**

You can choose the right roof for your garden, either a pitched or pent (flat with slight slope) roof. Standard is 2.5 meters height to fall under the Permitted Development Rights in a pent version to maximise internal space. But if you want or have planning for something higher we can adjust the Nordic Room to any height. Standard is a EPDM rubber roof sheet that is glued down.

### **Windows & Doors**

You choose, from our extensive range of Danish timber windows and doors, what you like the best. A standard pack, as we call it because this is what most customers choose, consist of one double French glass door, two full height glass panels and a top hung airing window. Ask us for any size and we can have it made! You can also choose colour, any RAL colour will do. Our most popular are Anthracite Grey 7016, Slate Grey 7015 and of course White 9010. Popular is also bi-fold doors from Panoramic Doors for those that want a bi-fold door option as an upgrade. See more on Page 8.

### **External Cladding**

We now only use Siberian larch wood because it is very durable, dense and weathers beautifully. As it grows in very harsh conditions the wood gets its character from the nature. High in sap and slow growing it makes a perfect choice for cladding and decking. You can choose horizontal or vertical cladding. Oil or let it weather grey.

### **Internal Finishes**

Included in all our Nordic Rooms is a Smartpanel wall system that come in a variety of colours and profiles. See page 10-11 for choices. The top floor is finished in a second generation laminate flooring, also stocked in a variety of colours. See page 9 -13 for further information.

### **Foundations**

We always include in our standard quotes a concrete point foundation that we put down. We feel this is a better option to a full concrete foundation as it retains the natural drainage of your garden, is quicker & cheaper to put down but also unnecessary as a timber frame is classified as a lightweight structure. Your site has to be prepared and made flat before we start building.

### **Sauna**

We can bespoke build saunas using Aspen wood for a smooth finish. A standard sauna cost around £3,500 built and ready to use. Talk to us about your sauna need as there is a lot of options!







## **Incorporated Shed**

Everyone is in need of storage! Instead of an ugly shed we can incorporate a “hidden” shed into the cabin. We normally finish this in a raw OSB sheeting to keep cost down. We do however recommend to keep the insulation in floors and roof to keep frost and damp out.

## **Electricity**

Included in the price is the cable run inside the cavity walls and a row of LED lights inside the front soffit (under roof overhang). The rest of your needs, such as laying an armoured cable and hooking the electrics up with your main dwelling, installing lights, switches, sockets etc. is done by 3rd party suppliers. We work with an excellent company that would be happy to quote for your requirements or you perhaps have a local electrician you'd prefer. Either way our carpenters will liaise with them to make the build and installation smooth.

## **WC and Shower Room**

A lot of our client want a WC and a small shower room inside their Nordic Room. We have a standard wall and floor finish that you can read a bit further about on page 13. You would have to source your own fixtures and fittings as well as a 3rd party plumber. Our carpenters will liaise with plumbers for a smooth build.

## **Heating**

It is essential to keep some sort of heat on all year around to avoid swelling of doors and keeping moisture out. We import electrical panel heaters from Norway that have thermostats to keep our Nordic Rooms nice and dry from moisture. We have white 800 Watts and 1200 Watts heaters as well as a sleeker white glass heater in same outputs. They range from £118 to £237. You can of course supply your own!

## **Decking**

We stock high quality Larch wood decking planks that the majority of our clients chose to match the Nordic Rooms. We can do any size from a step into your cabin to big sun decks. Price is from £84 per built square meter including foundations and VAT.



# NORDIC ROOMS







## *Planning Permission & Permitted Development Rights*

Outbuildings are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met. Permitted development essentially allows home owners to construct an outbuilding in their back garden, covering up to 50% of the original garden, providing it is:

- **Less than four metres in height with a pitched roof.**
- **Less than three metres high with a flat roof or eaves to be no higher than 2.5metres.**
- **No taller than 2.5 metres; if closer than two metres to the boundary.**
- **Not in the grounds of a listed building.**
- **Not In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites where special rules applies.**

## *Building Regulations*

Building regulations will not normally apply if the floor area of the building is less than 15m<sup>2</sup>. If it is between 15m<sup>2</sup> and 30m<sup>2</sup>, you will not normally be required to apply for Building Regulations approval providing that the building is either at least 1m from any boundary or it is constructed of substantially non-combustible materials. In both cases, Building Regulations do not apply ONLY if the building does not contain any sleeping accommodation.

## *Nordic Rooms*

Our Nordic Rooms fall in most cases within the Permitted Development Rights, but can in cases where a Planning Application is necessary, be adapted to suit the particular gardens requirements.

If in doubt, call you local planing authority to make an inquiry. It is ultimately the responsibility of the owner to comply with regulations. For more information on Planning Applications and Permitted Development Rights go to: [www.planningportal.co.uk](http://www.planningportal.co.uk)



## *Doors & Window Choice*

You can choose from an extensive range of standard door and windows from our supplier in Denmark. We can also bespoke make any size for an upgrade cost. Made for the residential market these solid wood, top U-value and safety glass, pre-coated in factory with a 10 year warranty are high quality. We only use EU certified 6 lever locks and internal security hinges.

A standard pack consist of one double french glass door, two full glass panels either side of doors and a rectangular airing window. See below top left picture. You can also choose colour, any RAL colour will do. Our most popular are Anthracite Grey 7016, Slate Grey 7015 and of course White 9010.

You could also have bi-fold doors from Panoramic Doors if you want to be able to open the room up completely. This option is an upgrade. See top right image.

**Standard pack plus one extra glass panel in RAL 7015**



**Upgrade to Panoramic Doors 4 leaves in RAL 7016**



**Double door, four panels and side panel with window in RAL 7016**



**Double door, bespoke side panels and airing window in RAL 7016**



**Two Panoramic Doors; 3 leaves and 4 leaves and one glass panel in RAL 7016**





## INTERNAL FINISH

### *Internal Choices For Walls & Ceiling*

Smartpanel is a trademarked product manufactured in Norway. It is a pre painted MDF board with a click sytem, a bit like a floor but come in 600mm wide panels that click together on the wall. You chose what colour you like best.

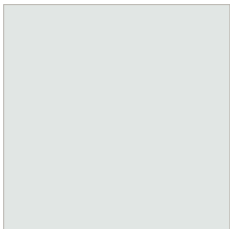


smartpanel®

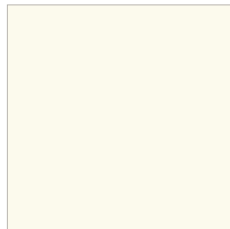


## *Smartpanel for Walls*

Visit our Show Room in Byfleet for real life samples. Our carpenters also have a samples in their vans. We stock Smartpanels for walls in a Shadow profile in five colours:



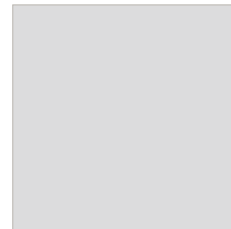
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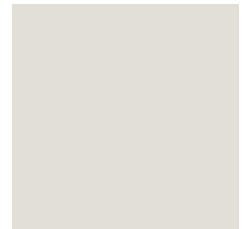
Cotton



Dempet Blue



Concrete



Lys Sand

## *Smartlist*

Smartlist is a series of decorative skirting, coving and architraves, which really puts the finish to the job. Cotton White only.



101696 Architrave  
70x12 mm



100697 Coving/skirting  
58x15 mm



100613 Corner Beading  
16,5x16,5 mm







## *Smartpanel for Ceiling*

Only stocked in Cotton White in Shadow profile. Single Ceiling Board is a panel that gives you a stylish ceiling in no time.



## *Laminate Flooring Choice*

The laminate flooring we have chosen for the Nordic Room is of a second generation quality laminates. Imported from Norway with a 12mm thickness and a surface guaranteed for 25 years they will compliment the interior with an extremely high wearing resistance. The standard floor plank are 188mm wide and come in 1845mm lengths. We stock these colours to add a touch of that Scandinavian flare:

**EVERST OAK BRONZE**



**MACRO OAK GREY**



**EVEREST OAK WHITE**



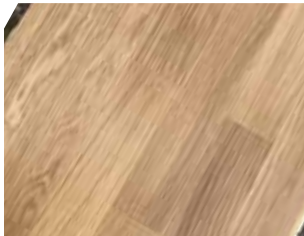
**EVEREST OAK BEIGE**



## *Upgrades to Engineered Wood Floor*

We can offer an upgrade to real wood floors in a 3 strip engineered click system. Our supplier in Norway constantly come up with new exiting finishes and colours so just ask us and we can show you samples of the newest flooring. We always stock these three colours:

**CLASSIC OAK NATURE**



**CLASSIC OAK WHITE**



**CLASSIC TITAN ASH**



Everest Oak White



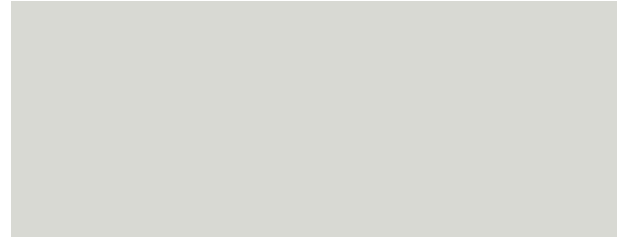
## *WC Walls & Floor Choice*

We have a standard solution for all our WC and shower rooms. As top floor we use a Hydra Cork flooring suitable for wet areas. This is a superior product that create a warm and soft floor to walk on. Walls we cover with a Smartpanel made for wet rooms, that we stock in two colours.

CONCRETE SMARTPANEL WC



STONE GREY SMARTPANEL WC



HYDRA CORK FLOORING



LIMED GREY OAK



You can of course ask us for other colours that we can source for an upgrade cost.

# NORDIC ROOM INTERIORS





# NORDIC ROOM INTERIORS

















## Why Timber Frame?

With 70% of people in the developed world living in a Timber frame home, this construction method is quickly becoming the most popular building technique in the UK. Here at Nordic Room, we specialise in Timber Frame buildings for a variety of purposes. These are the benefits of building in timber frame:

**Speed** – Our specialist carpenters can typically build a cabin in between 2 – 4 weeks depending on size and specification. We ensure we deliver the materials to your site in four building stages to aid efficiency and avoid cluttering your garden whilst we work.

**Thermal Performance - Standard Walls** – All our cabins are fully insulated with air gap, membranes, Rockwool insulation, Kingspan insulation and an important cold bridge to stop heat leaking through the wood. For a full breakdown of our external walls see drawing on this page. Our Scandinavian insulation system with membranes and insulation materials are well tested and gives the cabin a completely wind proof, warm and damp proof internal room, fantastic for year round use.

**Thermal Performance - Scandinavian PLUS** – Larger cabins that need to comply with UK Building regulations should have the upgraded walls to Scandinavian Plus. Here we add a thicker timber frame and one extra layer of insulation and membranes. This creates a construction that performs well with regulations.

**Noise/Sound Insulation** – The materials we use also provide a secondary function, of keeping noise levels to a minimum! This also extends to the high quality windows and doors we produce in Denmark. For music studios we add an addition noise reduction membrane so neighbours won't kick off!

**Longevity & Strength** – Timber has proven to be a strong and durable material, and a well-built timber frame building, that's cared for over time, will last several lifetimes. Nordic Room use their expertise to ensure the cabins are built to last and that you are given advice on how to maintain the cabin for a long life.

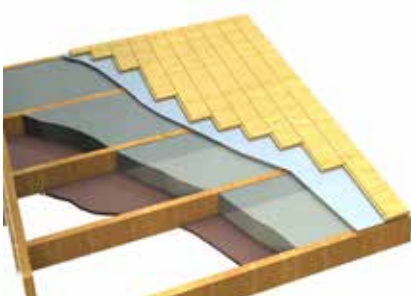
**Environmentally Friendly** – We source all our wood from renewable resources and from FSC qualifying stock. We make sure our cabins have excellent thermal performance and perform under the UK Environmental guidance of CO2 emissions.

**Flexibility of Design and Internal Finish** - Timber frame buildings is more rigid than log cabins and give more design options. We utilise this to maximise light in our garden structures. Our internal Smartpanel finish is already painted in very light and modern colours. Due to a cavity wall structure our cabins have concealed services that allows a much better internal design. Timber frame also lend it self much better to modifications and extensions at a later date.

Roof Construction



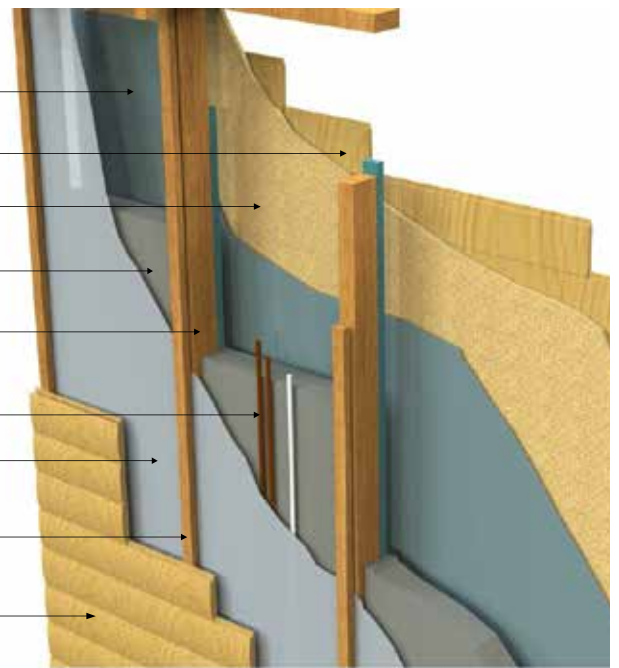
Floor Construction



Wall Construction Scandinavian PLUS

### Nordic Room Wall Construction

- Cold bridge  
6mm Airtex moisture barrier
- 11mm Smartpanel internal finish to  
colour of choice
- Bracing  
12mm OSB board
- 100mm Rockwool insulation between  
frame membranes  
+ 25mm Kingspan between joists
- 120mm C24 structural  
overall timber frame
- Services zone
- Breathing membrane  
12mm Vitielt breathable membrane (\*)
- 25mm x 44mm timber battens  
creating a 25mm air-gap
- 20mm Siberian Larch  
vertical or horizontal cladding



\*When using rainscreen external panels an additional breathing membrane of 1mm Tyvek UV Facade is used

# NORDICWOOD

fully insulated timber frame garden buildings

## Nordic Construction Team

All Nordic Rooms are built by our specialist build teams that have over 30 years combined experience in building in wood. They are all trained carpenters and specialises in building timber frame structures.

### OUR TEAM LEADERS



Kris



John



Dan



Johan

Nordic Wood Ltd is a Scandinavian business that has a Scandinavian management team. This enables us to make sure we offer our clients a full Scandinavian product design, quality and good old fashion service.

### OUR MANAGEMENT



Tess



Olaf



Agneta



Nora



Reneé

### Contact Information:

Nordic Wood's Office, Show Room and Warehouse is located at:

Unit 2, Glen Court  
Canada Road  
Byfleet, Surrey,  
KT14 7JL

Please call for appointments!