

**17 GARDEN
ROOMS**

THE FUTURE OF CONSTRUCTION



START YOUR 17 GARDEN ROOMS JOURNEY

Our mission is simple. Here at 17 Garden Rooms, we aim to construct the highest quality builds whilst remaining cost and speed efficient *and* environmentally friendly.

We operate on being as open and honest with all key stakeholders, from enquiry to completion and will work with any size budget.

What makes us special is our ability to offer a bespoke service meaning that our team of architects and structural engineers can bring your vision to life, no matter how weird or wonderful!

OUR KEY PARTNERS



We truly believe in the saying "competition makes us faster, collaboration makes us better".

With that said, we are proud to collaborate with the following businesses; from how we construct our products, to how we run as a business operationally, you can be confident that 17 Garden Rooms will deliver you a high quality product 100% of the time.



MEET THE TEAM

It's not just about what we do. Meet our friendly experts who make our business tick:



ADAM MULLIN
Managing Director

With over 35 years in construction in the corporate sense and within the trade (Adam was a plasterer when he first started out); Adam has developed an abundance of knowledge and contacts within the construction industry which he has used to build a great team at 17 Garden Rooms.

Adam is also the chairman of a successful grassroots football club here on the Norfolk/Suffolk border and you will find him on most Saturdays on the touch line!



SAM BORRER
Sales & Technical Director

With 7 years of experience in Education and Management; Sam recently took the plunge and became our full-time Sales & Technical Director to help drive the business forward.

Sam's favourite pastimes include spending time in his pain cave on his beloved Wattbike, captaining his football team on a Saturday and walking his black Labrador, Noosa - named after his favourite beach in Australia.



AMY MULLIN
Operations Manager

With a degree in Sociology, Amy is very much a people person and enjoys her role as Head of Operations for 17 Garden Rooms. Amy has already gained experience in a number of industries such as retail, fashion and workwear and financial services to name a few so you could say she has experienced all walks of life!

Away from getting her teeth stuck in with the construction industry, Amy keeps herself busy by walking her Cocker Spaniel puppy Freddie.

She also keeps active having recently completed the London Marathon.



FROM DESIGN TO COMPLETION

There are lots of factors to consider when choosing a garden room, therefore our aim is to make the whole process hassle-free for you.

From initial consultation to enjoying your beautiful new space, it is as easy as 1, 2, 3!

1 UNDERSTANDING YOU

We will carry out an initial call to understand your needs, budget and space available.

We will then arrange a site visit on a date and time that is convenient for you.

You will then be provided with a tailored quotation within 48 hours!

2 YOUR DESIGN

Once you have accepted your quotation and upon safe receipt of your deposit, our team will process your order and prepare the initial design.

Your design will be sent to you for final approval, which will be placed into production following confirmation from you that you are happy to proceed.

3 BUILDING YOUR NEW SPACE

Whilst your order is in production, you will be contacted with proposed dates for planned construction.

Once our team have completed the works, you will be issued with an aftercare pack which includes any relevant warranties, certificates and maintenance information.

You can now enjoy!



HAND BUILT WITH PRIDE
IN EAST ANGLIA



NATIONWIDE DELIVERY
AVAILABLE



CONTACT US TODAY TO
BOOK YOUR NO-
OBLIGATION SITE VISIT



OPEN HOUSE

There's no better way to experience a 17 Garden Room than seeing one in person.

Our beautiful showroom based in Suffolk is open for visitors by appointment only, plus we have a network of customers who are happy to show their 17 Garden Room to potential customers who are not local to the area.

Contact us today to arrange a viewing!

THE FUTURE OF CONSTRUCTION



17 Garden Rooms are proud to partner with the world's leading system for end-to-end light gauge steel applications, FRAMECAD.

All of our products are constructed using their state-of-the-art machinery which manipulates light gauge steel and is used globally for structural framing in buildings of all sizes and purposes.

Traditional building methods such as timber framed structures are increasing in price - in October 2021 alone, the price of some imported timber has increased by over 23%! Therefore, using our light gauge steel FRAMECAD system, we are able to construct our builds in less time, at a reduced cost and with better building performance.

In October 2021 alone, the price of some imported timber has increased to over 23%

THE BENEFITS OF USING LIGHT GAUGE STEEL

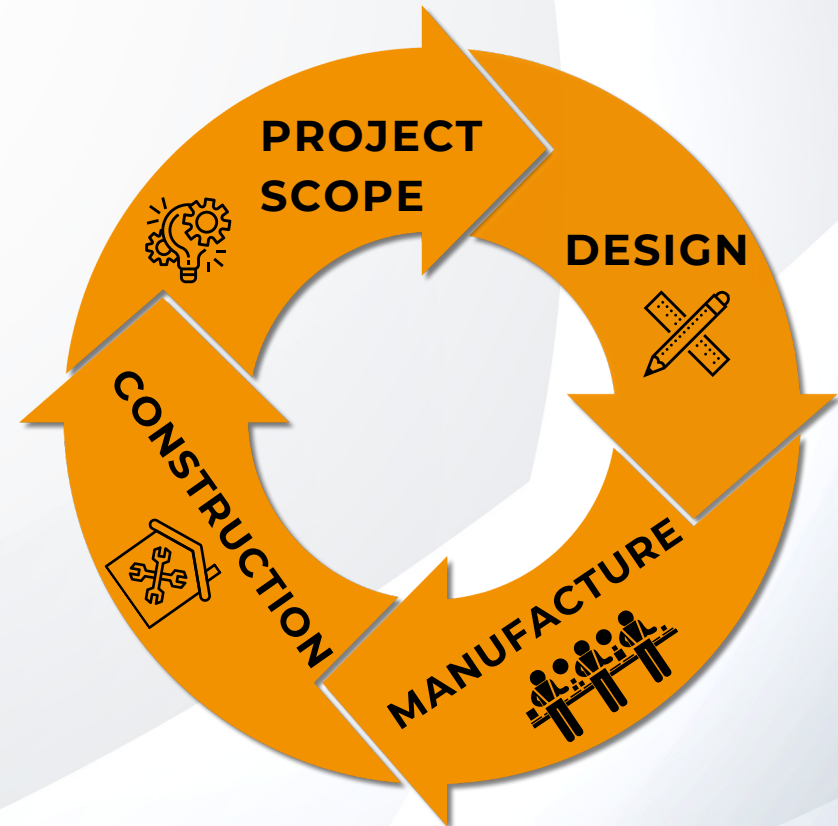
- ✓ **Moisture-Resistant**
- ✓ **Accurate**
- ✓ **Cost Effective**
- ✓ **Strong**
- ✓ **Efficient**

FULL END-TO-END PROCESS

Our FRAMECAD machine is so versatile that it can oversee the end-to-end process of a project, from initial scope to construction.

As light gauge steel construction is a design led process, the initial design stage is key as the skills required for construction is based more within the design rather than on site.

Furthermore, the light gauge steel frames and components are produced and fabricated from quality steel coils manufactured within the UK, and the frames are delivered to site pre-assembled from our factory with clearly identifiable markers for construction without the requirement for cutting or welding on site - meaning this is a efficient process for construction!





🕒 9.00AM



🕒 12.00PM



🕒 2.00PM



🕒 5.00PM

RAPID CONSTRUCTION: THE SMART WAY

From rolling off the steel on our FRAMECAD machine in the factory, to erecting the structure of the building at your premises - it really does take a matter of hours.

Take a look above to see a typical timeline in action!

This particular example already had the foundations secured and ready for us prior to install. Please note that foundation time is not included within the timeline above

SCREW PILING - AN INNOVATIVE FOUNDATION TECHNIQUE

So what exactly is a screw pile, and what are the benefits?

A screw pile is essentially a giant screw that ranges in size (from 0.6m to 1.5m) that is wound into the ground using our mechanical drill.

The screws are then carefully placed at regular intervals which are determined by our structural engineer and load testing results to support the steel framed flooring system.

Each screw can hold around 6-7 kilonewtons - so they are an incredibly strong and safe method of securing the foundations of your garden room!

BENEFITS

- ✓ Can be used on uneven ground
- ✓ Negates the need to use concrete
- ✓ Installed in hours
- ✓ Ecologically friendly
- ✓ No digging needed
- ✓ No drying time needed that could impact the speed of the build
- ✓ Lightweight and accessible

CASE STUDY: SUFFOLK, ENGLAND

THE TASK

17 Garden Rooms were delighted to recently assist a regular client with their requirement for an outdoor kitchen and entertaining space.

Selecting a spacious 6 x 4 metres room from our Wilby range, the client was specific with their vision and requested that this was externally fitted with top-of-the range anthracite grey bifold doors, a rendered finish with small sections of contrast tiling and automatic outdoor lighting.

The interior was also fully completed at the client's request including stunning navy matte finish cupboards and doors and white marble surfaces.



CASE STUDY: SUFFOLK, ENGLAND

THE FEEDBACK

The client was delighted with the end result, and more importantly with how quickly the works were completed with minimal disruption. Susan Harvey, commented:

"When you are having works built on your property, you are prepared for weeks of disruption and mess - this certainly wasn't the case with 17 Garden Rooms! I couldn't quite believe how quickly the structure was constructed meaning we could get back to normal daily life very quickly and entertain our friends and family in our new outdoor space!"





THE RISE OF THE GARDEN ROOM

Working from home is now a norm within most businesses across the UK.

With this practice set to stay, it is easy to see why having a garden room as a separate working space is an attractive solution.

A garden room is not only a great method of separating home and work life. They can be used in a variety of ways - from a home gym, to an additional storage solution or even separate living accommodation - it is easy to see why garden rooms are becoming a popular investment on your property!

BEST SELLING SIZES



3 X 2 METRES



4 X 3 METRES



5 X 3 METRES



6 X 4 METRES

KEY FEATURES



Our standard garden rooms meet planning permission and building regulations



Fully insulated meaning they are designed for use all year round



Supplied with a range of warranties from the cladding, to the windows and doors and the roofing



Constructed from incredibly robust light gauge steel, meaning there is minimal maintenance or repair



Full turn key package from ground works to completion

OUR RANGES



All of our garden rooms are hand built with pride here in East Anglia.

Therefore when it came to naming each of our designs, it seemed only fitting to dedicate each one to a town or village located in Norfolk or Suffolk.

Which one will you choose?



THE MELLIS

The Mellis is perfect for smaller size plots and can be customised with a range of cladding or render options.

This style is our most compact but due to the design, this is one of our most versatile rooms yet.

With the abundance of natural light flowing in from the full length windows and French Doors, this space would be perfect to use as a home gym or garden office.

The exterior can also be customised with a range of cladding options.



The model featured has been finished with treated western red cedar cladding, and anthracite grey French Doors and windows

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC double glazed French Doors and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Choice of long lasting woodgrain composite cladding or natural western red cedar cladding

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty with 400mm canopy that can incorporate downlights within the soffit

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated using a YBS breather quilt membrane that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE FLIXTON

The Flixton is best used as a separate living space, with internal door and dividing wall, ideal for both storage and comfort.

This stylish garden room is the perfect addition to any size plot.

With a separate area installed for additional storage, this space can be used for both quality family time as well as freeing up the space in your home.

The exterior can also be customised with a range of cladding options.



The model featured has been finished with composite cladding, and anthracite grey French Doors and windows

FOUNDATIONS

- ✔ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✔ UPVC double glazed sliding French Doors, UPVC single door and windows, available in a range of colours from our standard range
- ✔ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✔ Choice of long lasting woodgrain composite cladding or natural western red cedar cladding

INTERIOR FINISH

- ✔ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✔ Comprehensive EPDM roofing system with a 20 year warranty with 600mm canopy that can incorporate downlights within the soffit

ELECTRICS AND LIGHTING

- ✔ Both internal and external options for lighting from our standard range
- ✔ Full internal electrics with a double socket one each wall

INSULATION

- ✔ Fully insulated using a YBS breather quilt membrane that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE SOUTHWOLD

The Southwold is a classic, traditional garden room or office space designed to stand the test of time.

An adaptation on our popular Flixton garden room, this style was designed with versatility in mind.

Boasting a modest main space and generous separate storage area, it is easy to see why this is one of our best sellers.

The exterior can also be customised with a range of cladding options.



The model featured has been finished with treated western red cedar cladding, and anthracite grey French Doors and windows

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC double glazed sliding French Doors, UPVC single door and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Choice of long lasting woodgrain composite cladding or natural western red cedar cladding

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated using a YBS breather quilt membrane that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE THORNLEA

The Thornlea is a sleek, stylish design which is perfect for any contemporary natural light space.

The Thornlea is a customer favourite and where our first garden room design originated.

This style can be tailored to your requirements and can be installed with either bifold or French Doors, and with or without canopy.

The exterior can also be customised with a range of cladding options.



The model featured has been finished with treated western red cedar cladding, and anthracite grey French Doors and windows

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC double glazed bifold doors, available in a range of colours from our standard range. No windows
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Choice of long lasting woodgrain composite cladding or natural western red cedar cladding

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty with 600mm canopy that can incorporate downlights within the soffit

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated using a YBS breather quilt membrane that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE BRAMPTON

The Brampton is suitable for education spaces and outdoor classrooms.

The opportunities are endless with The Brampton.

Often used by schools as a reflection space, this style is our go-to design when working with educational settings as it is just the right layout to allow intimate sessions to aid learning.

The exterior can also be customised with a range of cladding options.



The model featured has been finished with composite cladding, and anthracite grey French Doors.

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC extended double glazed French Doors and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Choice of colours in our long lasting woodgrain composite cladding

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated using a YBS breather quilt membrane that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE OCCOLD

The Occold is an extremely flexible garden room with various uses.

The Occold is perfect for those larger size plots for people who want to compliment their existing garden space.

With two dividing walls to the left and right of the room, this build can be used as a separate living space fitted with a small kitchen and/or bathroom area.

The exterior can also be customised with a range of cladding options.



The model featured has been finished with composite cladding, and anthracite grey French Doors and windows.

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC extended double glazed French Doors and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Choice of colours in our long lasting woodgrain composite cladding

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty with 400mm canopy that can incorporate downlights within the soffit

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated using a YBS breather quilt membrane that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE WILBY

The Wilby is a mix of modern and vintage that creates a classy garden room.

The Wilby is the perfect hybrid between modern and vintage and is our only design which comes complete with a pitched tiled roof.

The generous space inside is often used as a kitchen, bar or entertaining area which is perfect for those family get togethers.

The exterior is finished with external wall insulation and rendered in a choice of colours from our standard range.



The model featured has been finished with external wall insulation and a white render top coat, and anthracite grey French Doors and windows.

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC double glazed bifold doors, available in a range of colours from our standard range. No windows
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ External Wall Insulation which is then rendered in a choice of colours from our standard range

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Pitched tiled roof with 400mm canopy that can incorporate downlights within the soffit

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated with 100mm Celotex with a breather quilt membrane or equivalent that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE KELSALE

The Kelsale is a highly stylish space, which differs from the rest with its versatile L-shaped design.

The Kelsale differs from your typical garden room with its stylish L-shaped design.

This space can be used as a separate living space fitted with a small kitchen and/or bathroom area.

The exterior can also be customised with a range of cladding options.



The model featured has been finished with timber feather edge cladding, and anthracite grey French Doors and windows.

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC extended double glazed French Doors and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Timber feather edge cladding with a 25mm batten covering the joins

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty with 400mm canopy that can incorporate downlights within the soffit

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated with 100mm Celotex with a breather quilt membrane or equivalent that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE ALDEBURGH

The Aldeburgh is a luxury option for those with an abundance of space in their garden.

The Aldeburgh is a truly stunning design, ready to steal the show in any garden or plot.

The generous space within this garden room means that you can use this build exactly how you see fit - even if this means it is used for a multitude of purposes!

The exterior can also be customised with a range of cladding options.



The model featured has been finished with Siberian larch cladding, and oak French Doors and windows.

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC extended double glazed French Doors and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Siberian larch cladding which can be installed either horizontally or vertically

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty with a 360 degree, 400mm canopy that can incorporate downlights within the soffit

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated with 100mm Celotex with a breather quilt membrane or equivalent that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE FRAMLINGHAM

The Framlingham is contemporary in design and forms the perfect connection between your garden room and the outdoors.

The Framlingham is bright and airy, and is a popular choice for those working from home due to the abundance of natural light that the room offers.

This model can be fitted with an integrated decking area for those wanting to enjoy all aspects of their garden room, both inside and outside!

The exterior can also be customised with a range of cladding options.



The model featured has been finished with Siberian larch cladding, and oak French Doors and windows.

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC corner double glazed bifold doors and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Siberian larch cladding which can be installed either horizontally or vertically

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated with 100mm Celotex with a breather quilt membrane or equivalent that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE STRADBROKE

The Stradbroke is a multi-dimensional space that is truly top of the range.

The Stradbroke is a truly unique design which will be the main attraction in your garden.

With an attractive canopy complete with downlights to illuminate the building entrance, this garden room is a stunning choice and creates a beautiful and modern look.

The exterior can also be customised with a range of cladding options.



The model featured has been finished with Siberian larch cladding, and anthracite grey French Doors and windows.

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC extended double glazed French Doors and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Siberian larch cladding which can be installed either horizontally or vertically

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty with a large canopy that creates a sheltered space to dine, entertain and relax

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated with 100mm Celotex with a breather quilt membrane or equivalent that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

THE THORPENESS

The Thorpeness is large enough to make an impact, but versatile enough to slot nicely in the corner of your garden.

Boasting a rustic feel mixed with stunning and unique design features, The Thorpeness is a breathtaking garden room.

Western red cedar or Siberian larch cladding is a popular choice for this style, which provides the building with definition and truly sets it apart from other contemporary styled buildings.

With that said, this garden room looks good however you wish to finish the exterior and is the number one choice!



The model featured has been finished with timber cladding, and anthracite grey French Doors and windows.

FOUNDATIONS

- ✓ Built on either a traditional concrete pad or screw piles

WINDOWS AND DOORS

- ✓ UPVC extended double glazed French Doors and windows, available in a range of colours from our standard range
- ✓ Meets building regulations specification standards of enhanced security performance

EXTERIOR FINISH

- ✓ Choice of Siberian larch or western red cedar cladding which can be installed either horizontally or vertically

INTERIOR FINISH

- ✓ Fully plastered, leaving you to decide on the colour you want to paint it

ROOFING

- ✓ Comprehensive EPDM roofing system with a 20 year warranty

ELECTRICS AND LIGHTING

- ✓ Both internal and external options for lighting from our standard range
- ✓ Full internal electrics with a double socket one each wall

INSULATION

- ✓ Fully insulated with 100mm Celotex with a breather quilt membrane or equivalent that offers a high level of thermal performance

**OPTIONAL
GUTTERING SYSTEM
AVAILABLE**

CASE STUDY: STRADBROKE PRIMARY SCHOOL

THE TASK

17 Garden Rooms were delighted to work with Stradbroke Primary School based in Suffolk on a project to invest into their school.

We provided a full turn key package to install a sensory and reflection space, and from groundworks to completion, the entire project was completed in just seven working days!

The main brief from the client was that the project needed to be started within the summer holidays and finished prior to the start of the next school term which posed no issues for us, as the light gauge steel structure was installed within one working day which is certainly an efficient option in comparison to other traditional build methods.



CASE STUDY: STRADBROKE PRIMARY SCHOOL

THE FEEDBACK

Students and teachers alike were extremely pleased with their new space to use. Hannah Hunt, Head of School, said:

"From the initial meeting, 17 Garden Rooms were knowledgeable and shared clear ideas about how we could make the building work most effectively.

They drew up designs, ensured that all of our requirements were included and they went above and beyond."



LOYALTY SCHEME

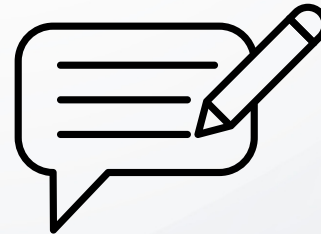
Here at 17 Garden Rooms, we value each and every customer therefore we believe it's important to thank you for purchasing one of our fantastic garden rooms.

Following completion of the works, you will be able to enjoy one of the following benefits:



RECOMMEND A FRIEND

Upon successful payment of your friend's order, you will receive a £500 cash back as a thank you for recommending our services. Your friend will also receive a £500 discount off their order!



POSITIVE REVIEW

Leave us a positive review on Google or Facebook and 17 Garden Rooms will send you a thank you gift!



SPONSORSHIP

By allowing 17 Garden Rooms to use your business as a case study, in return we will promote your business both in the case study and on our website.

PLANNING PERMISSION AND GARDEN ROOMS: EXPLAINED



Installing a garden room takes time to plan and perfect to ensure it is exactly how you envisioned.

Therefore, ensuring that the build is constructed within the regulations is key.

You will be pleased to know that all of our standard garden rooms fall within Permitted Development Rights and therefore an application for Planning Permission or approval from Building Regulations is normally not required.

However, if you are unsure then please feel free to contact one of our friendly experts for further clarification. We have over 30 years experience combined within the construction industry and we are here to help.



Approved

SUPPLY ONLY SERVICE

Are you a house developer, builder or fellow garden room supplier and interested in working in partnership with us?

As well as providing a full turn key package to customers on a number of commercial and residential projects, we also work with businesses and housing developments in supplying our light gauge steel on their projects.

We are keen to hear from you if you'd like any more information on why making the change from traditional building methods such as timber frame construction to light gauge steel construction is the way forward, or perhaps you would like to develop a long lasting relationship with a new supplier for your light gauge steel.

If this sounds like you, please contact us today to discuss!



HOW LONG DOES IT TAKE TO INSTALL?

As we offer a truly bespoke service, it is difficult to provide a blanket turnaround time however the speed of our build is much quicker when compared to timber frame construction or brick and mortar builds. Subject to the foundations already being in place sufficiently, your building can be made watertight in just a matter of days!

WHAT ARE YOUR PAYMENT TERMS?

Our payment terms are 40% of the quotation as a deposit on order, followed by 30% upon erection of the light gauge steel structure and the remaining 30% balance to be paid upon completion.

WHAT DO I NEED TO DO IN PREPARATION FOR DELIVERY AND INSTALL?

Depending on the advice we have given you following our site visit, it might be advised to have a concrete base ready for us to fix onto. Otherwise, we can use our screw piling technique that is more efficient and cost effective.

ARE YOU ACCREDITED?

We have recently gained our Advanced CHAS accreditation for the second year running, which stands for the Contractor's Health and Safety Assessment Scheme. Effectively, this means that our work has been reviewed by the UK's leading provider of compliance and risk management solutions to ensure that our health and safety processes for constructing on site meet excellent standards.

DO YOU OPERATE NATIONWIDE?

Whilst our warehouse and offices are based in Norfolk and Suffolk, we have partnered with a number of couriers to be able to deliver our garden rooms nationwide with recent works being completed in London, Surrey and Brighton!

IS YOUR WORK CARRIED OUT BY SUBCONTRACTORS?

With our team having over 30 years' experience combined within construction, we have built up a panel of reliable subcontractors who we work closely alongside when required, however we do have an increasing in-house team of experts from design, manufacture, installation and general construction which allows us to keep our costs down which we pass on to the customer through the pricing process. Essentially by doing this, we are able to provide a more cost-effective and quick process for the customer!



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17 GARDEN ROOMS

THE FUTURE OF CONSTRUCTION



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