16 Abbotstone Avenue, ALegg & RMcleary

Garden Room Build Specification Report

1. Project Overview

This document outlines the specifications for the construction of a timber-framed garden room, intended for use as a games room / home office.

2. General Dimensions

Element	Measurement
Overall Length (Front → Rear)	5700mm
Overall Width (Left → Right)	3670mm
Overall Height	2850mm

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3. Orientation

- Front Elevation: 3670mm (entrance side)
- Rear Elevation: 3670mm
- Right-Hand Wall (RH): 5700mm
- Left-Hand Wall (LH): 5700mm

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4. Openings (Door & Window)

4.1 Door Specification

- Type: uPVC door
- Width: 900mm
- Location: Front elevation
- Position:
    - 800mm from right-hand corner (RH)
- Installation:
    - Set within structural opening with appropriate lintel support
    - Threshold aligned with finished floor level

4.2 Window Specification

- Type: Standard double-glazed window

- Size: 1200mm (W) x 900mm (H)

Position (Horizontal)

- Located on Right-Hand Wall (RH)
- Starts 650mm from rear corner
- Spans from 650mm to 1850mm along RH wall

Position (Vertical)

- Sill height: 1250mm above ground floor level (GFL)
- Head height: 2150mm above GFL

Purpose

- Provides natural light suitable for desk/workspace positioning
- Maintains privacy while allowing adequate daylight

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5. Construction Method

5.1 Foundation

- Type: Concrete slab
- build-up:
    - 100mm compacted hardcore
    - Damp Proof Membrane (DPM)
    - 100mm concrete

5.2 Wall Construction (Timber Frame)

build-up:

- External cladding (timber)
- Breather membrane
- OSB sheathing
- Timber studs (approx. 100mm)

- Insulation between studs
- Vapour control layer
- Internal plasterboard finish

5.3 Roof Construction

Type: Flat roof

- Slight fall for drainage (height in this report includes the highest point on this fall)
- Warm roof construction
- Insulated roof deck
- Waterproof membrane (Felt mineral)

6. Internal Layout Considerations

- Open-plan internal space
- Usable internal dimensions (approx.):
    - ~5460mm x ~3430mm (after wall thickness)
- Suitable for:
    - Desk/workstation
    - Seating or gaming area

7. Electrical Installation

Electricity supply required (no plumbing)

- 4–6 double sockets
- Data/ethernet point (for office use)
- Ceiling lighting