



### Free Design Consultation

We are always happy to hear from customers and potential customers alike, and our helpful and friendly staff are always on hand to field questions and queries about our products and services.

To book your free design consultation or if you have any questions you would like our dedicated team to answer please contact us by emailing [info@beverleybespoke.co.uk](mailto:info@beverleybespoke.co.uk)

If you would prefer to talk in person, please give our dedicated team a call on 01482 679655

## Hub-10 Specification

### Footprint (externally)

3.6m long  
2.4m wide  
2.5m high

### Floor Construction

Our floor construction is made up from 120x45 C16 structural treated timber, insulated with 100mm mineral wool insulation. We then install a vapour barrier before fitting 18mm thick moisture resistance chipboard flooring. You can then choose the desired floor finish from our standard range.

### External Walls Construction

Our external walls are constructed from 89 x 38mm C16 structural timber, insulated with 80mm Eco Therm rigid insulation. We install a vapour barrier internally and wrap the external side with a high-performance breathable membrane. After this we install treated timber cladding rails to create an air gap for the cladding. The Hub-10 is then finished off with a high-quality Thermowood cladding as standard.

### Roof

Our roofs are made up from 120x45 C16 structural treated timber, insulated with 100mm Eco Therm ridged insulation. We then install a 15mm Smart ply OSB deck and then cover this with a 1.14mm Firestone rubber roof blanket. This roof covering comes as standard with a 10year warranty. As we do on the walls and floors, we also install a vapour barrier internally for added protection.



### Free Site Survey

Our garden rooms have been specifically designed to meet the requirements of the current planning permission permitted development rules. Our garden rooms comply with the 2.5m maximum height requirements.

Planning permission is not normally required, however we would always advise you to discuss your proposals with the relevant local planning authority before starting work.

We offer a FREE no obligation site survey with further options for bespoke sizes and to fully customise your garden room to your individual requirements.

## Hub-10 Specification

### External Doors & Windows

The Hub-10 comes as standard with anthracite UPVC windows and doors, all the glazing is double glazed, and argon filled with silver spacers. This in conjunction with our super insulated walls, floor and roof means the Hub-10 is suitable for use all year round.

1 no. door 1800mm x 2050mm

2 no. windows 400mm x 1850mm

### Electrical Services

6 no chrome spotlights (inside)

1 no chrome double light switch

2 no chrome double Sockets

1 no distribution board

1 no black electric heater

1 no chrome switched fuse spur (heater)

2 no. black up/down lights (outside)

On-site mains connections excluded.

### Internal Finishes

Internal walls and ceiling finished in hardwood plywood.

Painted plasterboard finish can be added at an additional cost.

### Foundations

All our garden rooms as standard are installed on steel ground screws. Our installation process provides a quick, cost-effective, easy and mess free solution. Our specialist equipment removes the need for excessive manual work or spoil removal, offering a quick, clean, green foundation solution across the whole of the UK.