



THE CUBE COLLECTION

— ESTABLISHED 2003 —

We design and build beautiful, tailor-made Garden Rooms. We have dedicated nearly 20 years in our constant pursuit of perfection to build remarkable, premium quality Home Offices, Art Studios, Teenager Rooms, Music Rooms, Home Gyms and more.

We select the finest master craftsmen and use only the highest quality materials. We are committed to excellence, and guarantee honesty, integrity and professionalism every step of the way in designing and building your perfect Garden Room.

ABOUT



Established in 2003, we are the market leaders in luxury Garden Rooms.

Since founding Garden Rooms, John Sherry has dedicated his career to understanding and creating beautiful Garden Rooms. John has become the leading voice on luxury Garden Rooms in the press and has earned enormous respect and recognition across the industry

Since 2003, Garden Rooms has built over 2000 Garden Rooms throughout Ireland, each one tailor-made to suit our customers individual requirements.

John has surrounded himself with a strong team of talent who have a wide background of experience in design, master craftsmanship and friendly customer service.

You can hear directly from our customers on how their journey with us has enhanced their life by viewing our customer testimonial videos and success stories on our website, www.gardenrooms.ie.

Garden Rooms has featured in The Sunday Business Post, Irish Times, The Gloss, The Irish Independent, The Sunday Times, Irish Homes, Interiors and Living and The Daily Mail.

So, whether you wish to work, train, study, entertain or just relax in your new Garden Room, we will work with you to make it happen.

We look forward to hearing from you.

John Sherry
Managing Director

CUBE 15





CUBE 17





CUBE 20





CUBE 23





CUBE 25







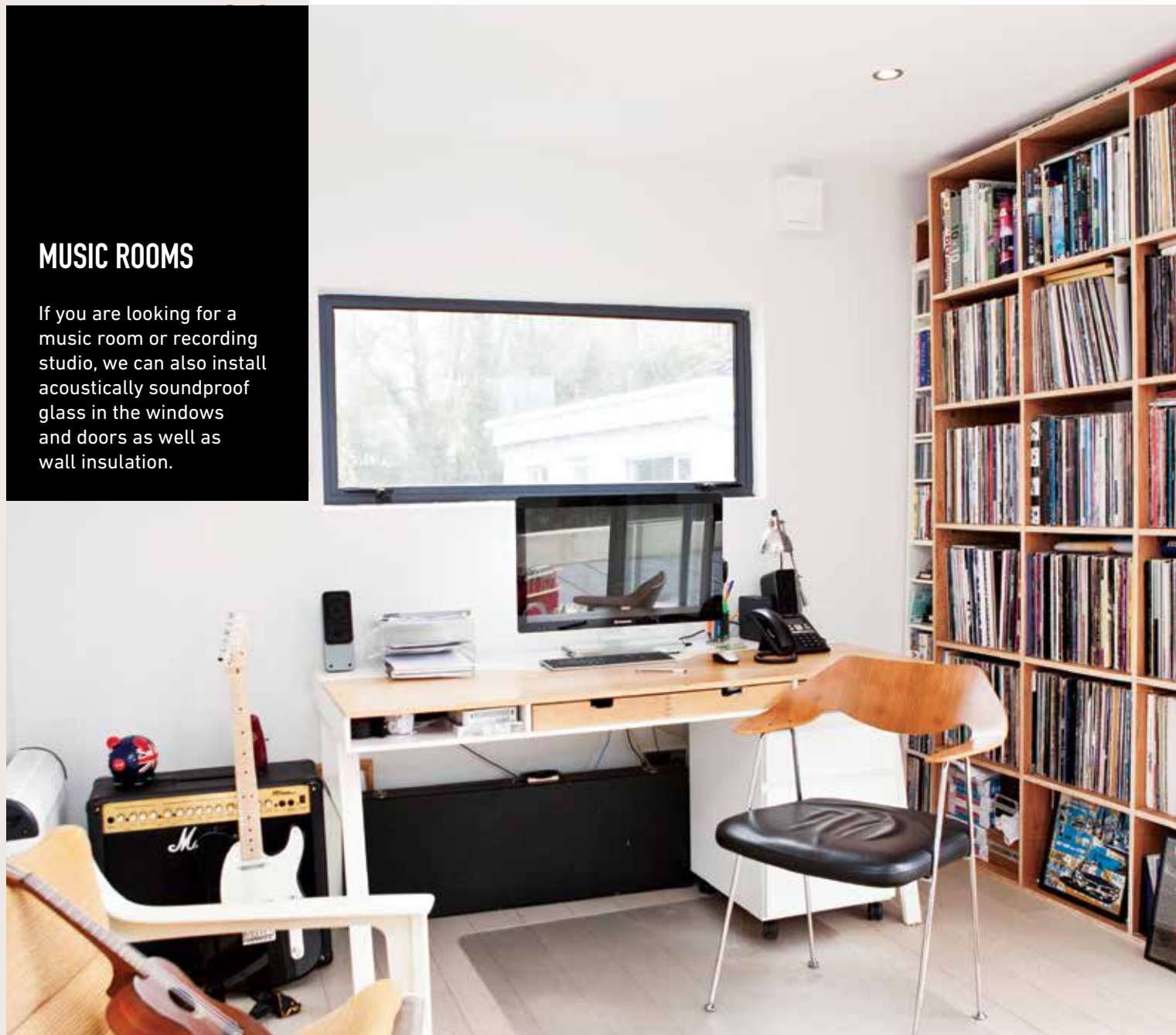


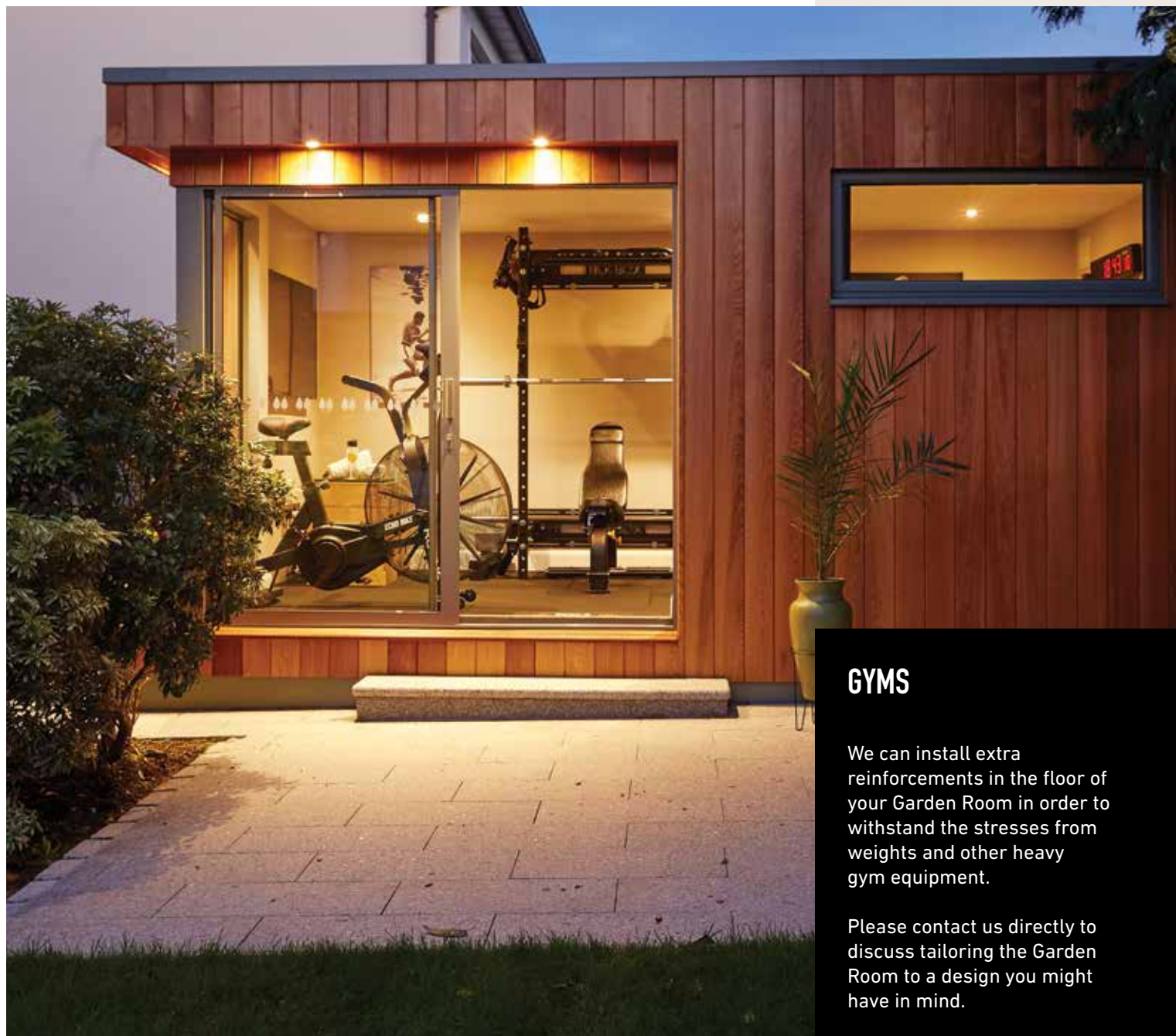
CUSTOM DESIGNED

All of our designs can be altered to suit your requirements. We can move the windows and doors around to optimise sunlight in your Garden and the dimensions can be altered specifically to suit your garden size. There is no extra cost for this service.

MUSIC ROOMS

If you are looking for a music room or recording studio, we can also install acoustically soundproof glass in the windows and doors as well as wall insulation.





GYMS

We can install extra reinforcements in the floor of your Garden Room in order to withstand the stresses from weights and other heavy gym equipment.

Please contact us directly to discuss tailoring the Garden Room to a design you might have in mind.

STANDARD SPECIFICATIONS

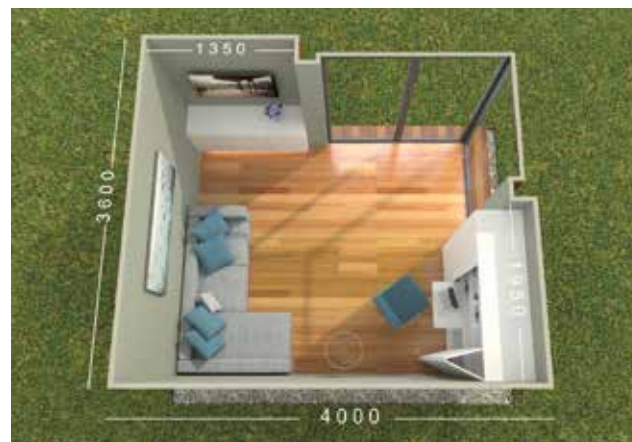
- **Foundations:** Post foundations in concrete.
- **Double Glazing:** Energy rated aluminium framed windows and doors.
- **Insulation:** Walls are specified with two layers of thermally efficient insulation, the first layer is 40mm thermally efficient Foilback insulation while the second layer is 100mm high density and acoustically sound Earthwool Insulation. The floor has 80mm thermally efficient Foilback Insulation and the ceiling has 150mm high thermal and acoustically effective Earthwool Insulation. This ensures Garden Rooms have a long term superior level of sustainability and warmth.
- **Floor:** Platinum Grey Oak Laminated flooring.
- **Ceiling and Walls:** Plastered and skimmed.
- **Roof:** Firestone EPDM 30 year weather security guaranteed.
- **External Cladding:** Vertical cedar cladding.

ELECTRICAL PACKAGE INCLUDES:

- x5 - 7 Double Sockets (Brushed Chrome Finish).
- x1 Fuseboard.
- x1 Smoke Alarm.
- x6 - 8 LED Spotlights (Brushed Chrome Finish).
- x2 Kw Heater.
- x3 Outside LED Spotlights (Brushed Chrome Finish).
- x2 Up/Down Lights (Brushed Chrome Finish).

OPTIONAL EXTRAS

Quotations for heating and cooling air conditioning units, bathrooms, plumbing, partition walls, water, waste and electrical connection to main house are available on completion of our free site survey.



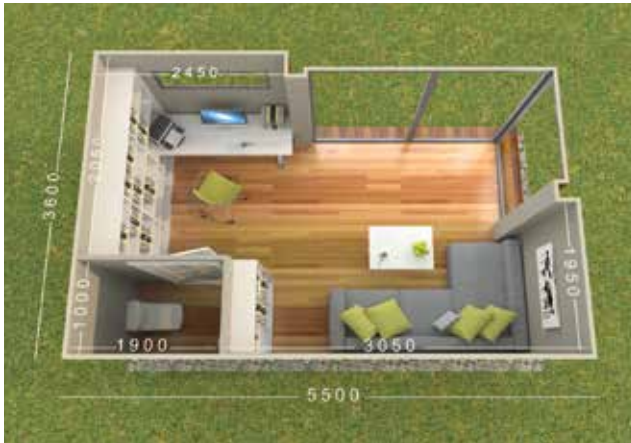
CUBE 15

3.6m x 4m



CUBE 17

3.6m x 4.8m



CUBE 20

3.6m x 5.5m



CUBE 23

3.6m x 6.4m



CUBE 25

3.6m x 7m

PLANNING PERMISSION

The law states that you are allowed to construct a garden building up to a maximum size of 25 m² (270 sq. ft.). You don't require planning permission for a Garden Room once you meet the following exemptions:

1. ALLOWABLE SIZE OF EXEMPT GARDEN ROOMS

You are entitled to construct a Garden Room up to a maximum size of 25 m² (270 Sq ft) provided you leave 25 m² of free space in your Garden (See illustration, p21). If you are planning a house extension down the line it is important that you leave the 25 m² free area after both the Garden Room and house extension are completed. The 25 m² free space can be made up of the side and the rear of the property.

2. HEIGHT OF GARDEN ROOMS

You may construct a mono pitch or single pitch roof up to 3m in height or you may construct up to 4m in height for a slated or tiled pitched roof.

3. POSITION OF WINDOWS

You are not permitted to place a window within 1m of a neighbour's boundary.

4. PLANNED USAGE

Garden Rooms can be used to enhance the family lifestyle. They can be used as an overflow to the family home ideally for a Home Office, Teenager Rooms, Art Studio, Hobby Room, Games Room, Home Study etc.

Note: These buildings are not permitted to be lived in or to be used for sleeping accommodation. This is important if emergency services need to attend a call out and are not aware that a habitable structure is at the rear of your property.

5. FRONT LINE OF THE PROPERTY

You can construct a Garden Room to the side or the rear of your property. If you are planning to construct the Garden Room to the side of the property, you must either screen the building with bushes, trees or fencing, or you must match the façade of the existing building, to meet the exemption criteria.

6. EXISTING GARAGE OR SHED

Please keep in mind existing timber or block sheds may take up some of your 25 m² exemption. If, however, you have a garage or shed that was included in the original planning permission granted when your house was built, you will still be entitled to the exemption of the 25 m² for your new Garden Room.

7. INFORMING NEIGHBOURS

Whilst your building is exempt under 25 m², we do advise you to inform your neighbours of your proposed Garden Room. The intention here is not to seek permission from them, but rather to inform them out of courtesy.

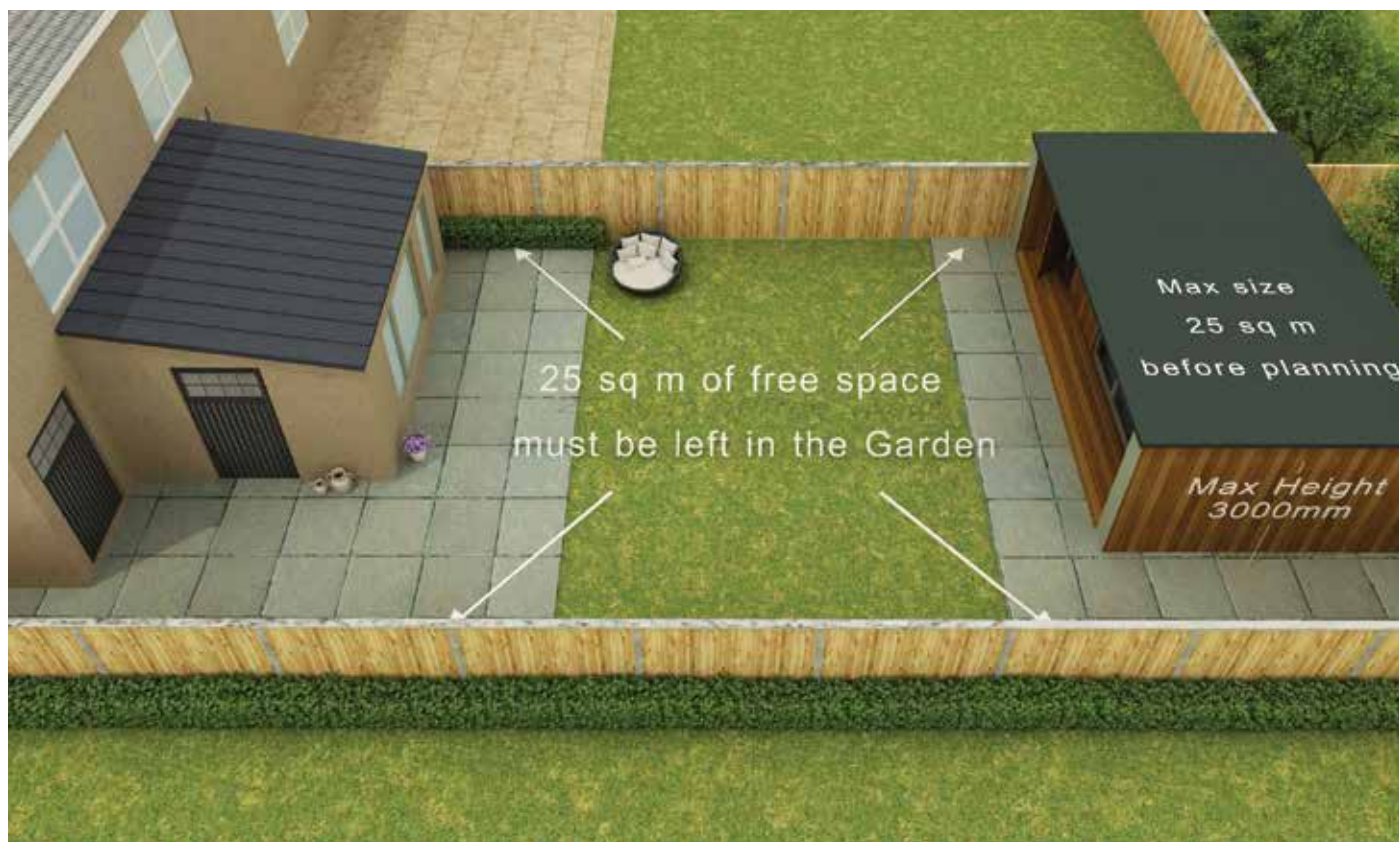


Illustration: Allowable size of exempt Garden Rooms.

Important: This is our understanding of the planning exemptions for a Garden Room in Ireland. Garden Rooms only build within the permitted planning exemptions.

Ultimately it is the responsibility of the home owner to be aware of the planning exemption and we would recommend that you familiarise yourself with the exemption rules or contact your local planning authority if you feel you are not exempt. For more information please review the Development and Planning Guidelines. We are also happy to guide you as best we can.

FREQUENTLY ASKED QUESTIONS

DO THE GARDEN ROOMS COME WITH A GUARANTEE?

Yes, all Garden Rooms come with a 10 year weather security guarantee as standard.

WHAT TYPE OF WINDOWS AND DOORS ARE USED IN GARDEN ROOMS?

A 1.2 U-Value glass rating is typical as all our glass is A Rated, shatter proof and comes with argon gas as standard. All our windows and doors are manufactured in aluminium facilitating the clean slim lines you see in our Garden Rooms.

WHERE DOES OUR CEDAR COME FROM?

All our cedar is Canadian Red Wood Cedar. Sourced from Vancouver Island, Canada. We only use 250-300 year old, 100% PEFC Certified cedar. Our cedar has a Class 2 Durability rating, giving it a lifespan in excess of 40 years weather secured.

WILL I BE WARM ENOUGH IN THE WINTER?

Yes, all our Garden Rooms are double wall insulated as standard with 100mm earth wool and 25mm Kingspan insulation. As well as being thermally efficient, they are also acoustically sound and will keep you very warm and cosy throughout the coldest winters. Our buildings are for year round use and we pride ourselves on providing the highest standard of insulation.

HOW LONG FROM GIVING THE GO-AHEAD TO WORK COMMENCING?

On average it takes 4-6 weeks to order in all your doors, windows, capping etc. A typical installation then only takes between 7-10 working days depending on the size. This can work out slightly longer if you request any additional services, for example a bathroom.

HOW DO I PREPARE THE AREA BEFORE YOUR TEAM ARRIVE ON SITE?

We ask that the site is clear of existing structures, trees and shrubs. Tree stubs need to be cut down to ground level but it's not necessary to remove tree roots underneath the ground. Grass is fine and we can build over existing patio slabs if you don't want to remove them.

CAN I BUILD A GARDEN ROOM CLOSE TO THE BOUNDARY LINE WITH MY NEIGHBOUR?

Yes, we can build your Garden Room right up to the boundary line with your neighbour. Instead of using cedar cladding on the boundary side we can install an aluminium cladding. This comes with a 40 year weather security guarantee and happily does not require any ongoing maintenance.

CAN I CONSULT WITH A PREVIOUS CUSTOMER OF GARDEN ROOMS?

Yes, absolutely! We have a long list of obliging customers dating back to 2003, and we would be more than happy to give you their contact details. We would actively encourage you to contact them directly to see how they are getting on with their Garden Rooms, and to hear their assessment of our service.

If you can't find the answer to your question here, please visit our website at www.gardenrooms.ie for more information or contact us directly on **+353 (0)1 8642 888**.

SUCCESS STORIES



"Our Garden Rooms changed the dynamic of the garden, which has been transformed into an outdoor room now and gets far more use. It looks fabulous and we love it."

Sharon Curtain, Clonskeagh, Dublin 14.



"Multi-functional room, office Monday to Friday and family room at weekends. I would highly recommend Garden Rooms."

Niamh O'Carroll, Glasnevin, Dublin.



"Having a garden room has helped me be a lot more productive, the quality of my work has improved because I'm in a relaxed environment."

Cathal McAuliffe, Kilpatrick, Co Meath.



"I use my Garden Room for multiple uses, everyone should have one!"

Liam Patel, Dunshaughlin, Co Meath.



"Now I can separate my family life from my work life."

Helen Fagan, Portmarnock, Co Dublin.

SHOWROOMS

We welcome you to visit our Showroom, open Monday-Friday, situated just off the M50 EXIT 5 (close to IKEA and Blanchardstown Centre exits) where you can experience the quality and warmth of our Garden Rooms for yourself. We can also visit you at your home where we can help you visualise your own Garden Room in your back garden.

Contact us today for more information.

CONTACT

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