[redacted]

UNIQUE retreats

HAND MADE CONTEMPORARY GARDEN ROOMS

18 Sunnydale Close
Patcham
Brighton
BN1 8NS

Date: 23rd October 2021

Acceptance form

Address:
[redacted]
68 Slonk Hill Road
Shoreham

Re : New hand Built Garden Room

Dear [redacted],
Thank you for your kind enquiry, I have pleasure in submitting my quote for carrying out the build of your Unique Retreat based on below design and specification

Retreat size: external 6m x 3.5m
Retreat Design: Flat roof and similar to below but rectangular as per spec



Retreat Specification

Roof:
Flat roof construction comprising of Single Ply EPDM Reinforced Membrane roof covering on 18mm Structural Grade 18mm timber boards, fixed down to 150 x 45mm Preservative treated timber joists at 400mm centres. Anthracite grey plastic Fascia & soffit boards ***incorporating vital air circulation vents***. Black guttering and downpipes. Soffit overhang is to front of Retreat.

Walls:
External walls are constructed from 19mm thick Siberian Larch cladding to front and sides of Retreat, High grade maintenance free green corrugated cladding fixed to rear on 25 x 50 treated timber battens, over industrial grade breathable protective membrane, stapled to 11mm Exterior grade OSB board fixed to preservative treated 95mm x 45mm timber studs at 400mm centres. High Grade Steel lintels placed over doorways.

Floor & Foundations:
22mm moisture resistant tongue and groove chipboard flooring glued and fixed to preservative treated 95mm x 45mm timber floor joists incorporating Galvanised vermin

mesh & damp proof membrane to underside, fixed to a High Grade Galvanised laser levelled Ground Screws

Insulation:
The roof is insulated with 75mm PIR rigid insulation, floor is filled with 40mm PIR rigid insulation and the walls are filled with 100mm high density eco friendly insulation.

Internal finishes & Floor coverings:
Ceiling and walls to be 12.5mm duplex foil backed plasterboard , plaster skim coated and painted with 2 coats of brilliant white matt emulsion, 100mm bullnose skirting boards are fixed and finished in a white eggshell paint . Floor finish is a V grooved wood effect professional laminate flooring (choice of colours) laid onto acoustic thermal underlay boards and membrane.

Doors & windows:
Doors and windows in Anthracite Grey outside and white inside and glazed with 28mm argon filled double glazed units & High security locking systems.
Door: Fully glazed French doors and sidelights
Windows: 1 x Top Hung 1000 wide x 1200 high window
1 x 1400mm wide x 1200 deep picture window
1 x 1000mm wide x 450mm high top hung fanlight window

Electrics:
Internally fitted recessed Eco friendly LED cool white down lights in ceiling with dimmer switch. Externally fitted Eco friendly LED cool white down lights in soffit overhang, double switched sockets, one incorporating USB charging point positioned to clients details. 5 Way internal consumer unit fitted at low level in Retreat and connected by a 3 core armoured cable fed from Retreat and connected to existing Supply . (Subject to final survey)
Electric wall heater.
Internal lights: up to 8
Soffit lights x 4
Internal sockets x 4

Decked area:
Create a full width by 2m deep timber decked area and steps

If you have any further questions please do not hesitate to contact me

Yours faithfully,

Daniel Coom (Advanced City & Guilds)

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PRICING

VAT REGISTRATION NUMBER: 921 3064 61

1x 6m X 3.5M Unique Retreat [redacted]
Inc vat @ 20%

Decking area
Timber structure with a :
Composite decking: [redacted]

Running of Cat 6 Data cable from house to cabin
And connecting [redacted]

Supply and fitting of a POE
Ubiquity AC lite wifi Access point: [redacted]

Total inc vat: [redacted]

This estimate is valid for 30 Days, due to covid 19 and Brexit, the cost of materials may increase

Kindest regards

Danny Coom

ACCEPTANCE

UNIQUE retreats
HAND MADE CONTEMPORARY GARDEN ROOMS

FORM
[redacted]
68 Slonk Hill Road
Shoreham

1 x Unique Retreat Home Office/chill space

Total inc vat: [redacted]

Deposit: [redacted]

I/We accept the above quotation.....

Date.....

VAT REGISTRATION NUMBER: 921 3064 61

Unique Retreats are not responsible for applying for or checking any building regulations or planning requirements that may be required for this build

Deposit Details:

[redacted]

[redacted]

[redacted]

[redacted]