



Elegans Studio.

Example pricing to act as a guide, nearly all our projects are bespoke

Studio Centre. Centrally mounted doors and windows

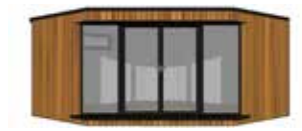


Model	External size (m)	External size (feet)	Internal size (m)	Internal size (feet)	Internal area (m ²)	RRP (inc VAT)
2 x 2 C	2.7 x 2.5	8' 10" x 8' 2"	2.4 x 2.2	7' 10" x 7' 3"	5.2	£12,600.00
3 x 2 C	3.9 x 2.5	12' 9" x 8' 2"	3.6 x 2.2	11' 10" x 7' 3"	7.7	£16,300.00
3 x 3 C	3.9 x 3.7	12' 9" x 12' 1"	3.6 x 3.1	11' 10" x 10' 2"	11.0	£19,300.00
4 x 3 C	5.1 x 3.7	16' 8" x 12' 1"	4.8 x 3.0	15' 9" x 9' 10"	14.6	£22,200.00
3 x 4 C	3.9 x 4.9	12' 9" x 16' 0"	3.6 x 4.3	11' 10" x 14' 1"	15.0	£22,800.00
5 x 3 C	6.3 x 3.7	20' 7" x 12' 1"	6.0 x 3.0	19' 8" x 9' 10"	18.2	£24,000.00
4 x 4 C	5.1 x 4.9	16' 8" x 16' 0"	4.8 x 4.2	15' 9" x 13' 9"	20.5	£25,500.00
6 x 3 C	7.5 x 3.7	24' 6" x 12' 1"	7.2 x 3.0	23' 7" x 9' 10"	22.0	£29,700.00
5 x 4 C	6.3 x 4.9	20' 7" x 16' 0"	6.0 x 4.2	19' 8" x 13' 9"	25.3	£30,100.00
7 x 3 C	8.7 x 3.7	28' 6" x 12' 1"	8.4 x 3.0	27' 7" x 9' 10"	25.6	£32,600.00
8 x 3 C	9.9 x 3.7	32' 5" x 12' 1"	9.6 x 3.0	31' 6" x 9' 10"	29.2	£34,700.00
6 x 4 C	7.5 x 4.9	24' 6" x 16' 0"	7.2 x 4.2	23' 7" x 13' 9"	30.0	£35,000.00

Studio Left & Right. Offset doors and windows



Model	External size (m)	External size (feet)	Internal size (m)	Internal size (feet)	Internal area (m ²)	RRP (inc VAT)
2 x 2 R & L	2.7 x 2.6	8' 10" x 8' 6"	2.4 x 2.3	7' 10" x 7' 5"	5.6	£14,500.00
3 x 2 R & L	3.7 x 2.7	12' 1" x 8' 10"	3.4 x 2.4	11' 1" x 7' 10"	7.5	£17,800.00
3 x 3 R & L	3.7 x 3.7	12' 1" x 12' 1"	3.4 x 3.4	11' 1" x 11' 1"	10.2	£20,700.00
4 x 3 R & L	5.0 x 3.7	16' 4" x 12' 1"	4.7 x 3.4	15' 4" x 11' 1"	14.4	£23,900.00
5 x 3 R & L	6.2 x 3.7	20' 3" x 12' 1"	5.9 x 3.4	19' 3" x 11' 1"	18.4	£27,000.00
4 x 4 R & L	5.0 x 4.9	16' 4" x 16' 0"	4.7 x 4.6	15' 4" x 15' 0"	20.0	£28,600.00
6 x 3 R & L	7.4 x 3.7	24' 3" x 12' 1"	7.1 x 3.4	23' 2" x 11' 1"	22.5	£30,200.00
5 x 4 R & L	6.2 x 4.9	20' 3" x 16' 0"	5.9 x 4.6	19' 3" x 15' 0"	25.5	£31,700.00
7 x 3 R & L	8.6 x 3.7	28' 2" x 12' 1"	8.3 x 3.4	27' 2" x 11' 1"	26.6	£33,100.00
8 x 3 R & L	9.8 x 3.7	32' 1" x 12' 1"	9.5 x 3.4	31' 1" x 11' 1"	30.0	£35,400.00
6 x 4 R & L	7.3 x 4.9	23' 11" x 16' 0"	7.0 x 4.6	22' 10" x 15' 0"	30.0	£34,900.00



Studio Corner. Diagonal doors and windows

Model	External size (m)	External size (feet)	Internal size (m)	Internal size (feet)	Internal area (m ²)	RRP (inc VAT)
Ten	3.5 x 3.5 (max)	11 '6" x 11 '6" (max)	3.2 x 3.2 (max)	10 '6" x 10 '6" (max)	10.0	£20,100.00
Fifteen	4.7 x 4.7 (max)	15 '3" x 15 '3" (max)	4.4 x 4.4 (max)	14 '3" x 14 '3" (max)	15.0	£24,600.00
Twenty	5.3 x 5.3 (max)	17 '2" x 17 '2" (max)	5.0 x 5.0 (max)	16 '2" x 16 '2" (max)	20.0	£28,500.00
Twenty Five	5.7 x 5.7 (max)	18 '6" x 18 '6" (max)	5.4 x 5.4 (max)	17 '7" x 17 '7" (max)	25.0	£31,400.00
Thirty	6.2 x 6.2 (max)	20 '2" x 20 '2" (max)	5.9 x 5.9 (max)	19 '2" x 19 '2" (max)	30.0	£35,000.00

Upgrades: our most commonly selected upgrades are listed below

Upgrades	Description	Cost
Flooring	Change from engineered wooden flooring to rubber round stud tile flooring	£15 per m ²
Lighting	Directional / Repositional LED downlights	£20 per light
Lighting	Dimmable LED downlights	£25 to upgrade from GU10 £75 per additional light

Full specification: the following luxury specification included:

Foundations/Floor

Galvanised steel pile foundations 865, 1000 or 1200mm depth depending on ground conditions.

Main Structure

Wall and ceiling are made from structurally insulated panels system (SIPS) – filled with highly thermally efficient expanded polyurethane. SIP's thermal efficiency values range from U = 0.21 - 0.27 w/m² k (equivalent to 320mm - 450mm of mineral wool).

Roof Construction

Single ply Firestone rubber (EPDM) roofing system (20 year guarantee, 50 year expected life) finished with powder coated aluminium trim (RAL7016 - Anthracite Grey) and black plastic rainwater guttering (including gutter guard).

Doors, Windows and Screens

1 off - 1.8m wide x 2.05m high French Doors, 2 or 3 off - 0.9m wide x 2.05m high fixed window screens and 1 off - 1.2m wide x 0.48m high top hung opening window; all in powder coated aluminium trim (RAL7016 - Anthracite Grey) with high security locking to doors, key operated locks to windows and high performance double glazing (Argon gas filled, heat reflective, thermal insulating, UV protective & easy clean) with toughened glass.

External Cladding

Western Red Cedar (kiln dried, without knots, zero maintenance) external timber cladding with secret fixing. External timber painted in Tikkurila ultra paint – RAL colour coded to perfectly match glazing frames.

Internal Finish

Walls: Fully plastered finish & decorated interior (matt white) with 4" painted skirting boards.
Floor: Solid engineered wooden flooring in a variety of finishes (30 year residential warranty).

Fixtures and Fittings

Double light or triple switch (brushed metal), double power sockets (brushed metal), internal recessed downlights (brushed metal), external recessed downlights (brushed metal) and consumer unit with RCD.

