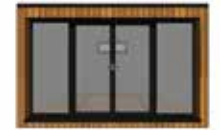




Elegans Studio.

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	£14,850
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	£19,250
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	£22,770
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	£26,290
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	£26,950
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	£28,380
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	£30,140
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	£35,090
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	£35,640
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	£38,500
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	£41,030
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	£41,360

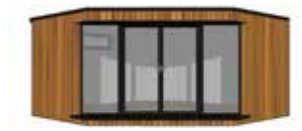
EXAMPLE PRICING ONLY
WE OFFER BESPOKE SIZES, LAYOUTS & SPECIFICATIONS

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	£17,160
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	£21,010
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	£24,530
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	£28,270
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	£31,900
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	£33,770
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	£35,750
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	£37,510
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	£39,160
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	£41,910
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	£41,250

EXAMPLE PRICING ONLY
WE OFFER BESPOKE SIZES, LAYOUTS & SPECIFICATIONS



Studio Corner. Diagonal doors and windows

Model	External size (m)	External size (feet)	Internal size (m)	Internal size (feet)	Internal area (m ²)	RRP (in 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	£23,760
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	£29,040
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	£33,660
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	£37,180
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	£41,360

Upgrades: our most commonly selected upgrades are listed below

Upgrades	Description	Cost
Flooring	Change from engineered wooden flooring to rubber round stud tile or gym flooring	£40 per m ²

Full specification: the following luxury specification included:

Foundations/Floor

Galvanised steel screw pile foundations 1250mm depth.

Note: If ground conditions are poor, we have several other foundation solutions such as adjustable plinths, insulated concrete rafts or strip foundations at our disposal.

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 or RAL9005 – Jet Black) and black plastic rainwater guttering (including gutter protection).

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 or RAL9005 – Jet Black) 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) with toughened glass.

We have many other fenestration options available such as sliding, bifolding doors, tilt and turn windows and rooflights.

External Cladding

Western Red Cedar (kiln dried, knot free, low maintenance) external timber cladding with secret fixing. External timber painted in Tikkurila ultra paint (or equivalent) – 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, 14mm thick, in a variety of finishes (20 year residential warranty).

Fixtures and Fittings

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

