

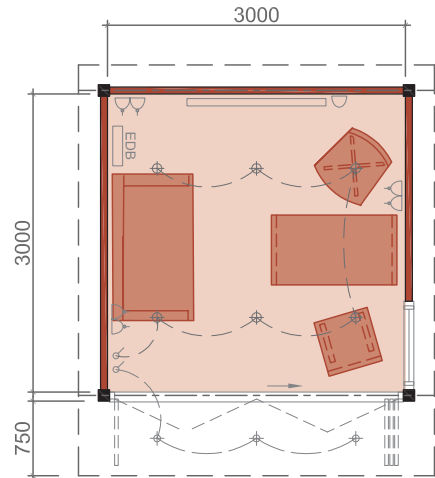
Key Benefits of the Inovar Range

- Planning Permission is generally not required for the standard range of Inovar buildings as they are under 2.5m high
- Building Regulations do not apply to structures under 30m² unless the building is within 1m of the boundary and is over 15m² (5m x 3m)
- Our beautiful wooden structure requires no interior decorating or wall finishes and does not require plaster or timber board lining
- The building is maintenance free on the inside and will not require redecorating
- There are a multitude of glazing options, including a fully-glazed bespoke option
- The unique I-Key joint allows for a variety of different angles, shapes and sizes so we can design our buildings to suit your garden space and provide any configuration of internal partitions
- We only use sustainable timber from managed forests
- Inovar buildings make great music studios as there is no echo from timber
- Inovar has an eco-friendly foundation system as an alternative to a concrete base. This means less excavation, removal of soil and no concrete in the ground.

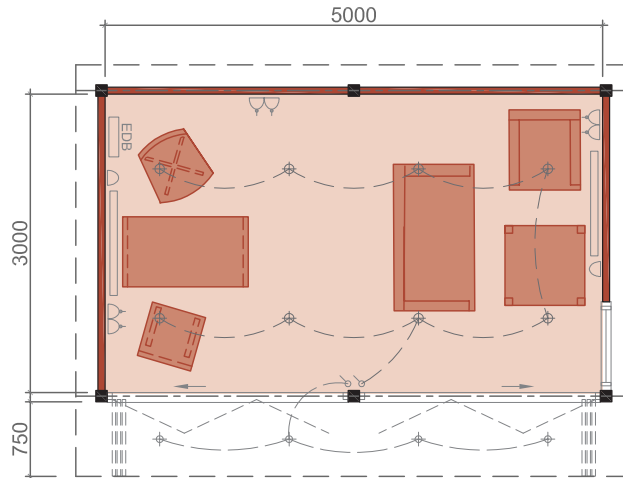


Inovar Garden Rooms

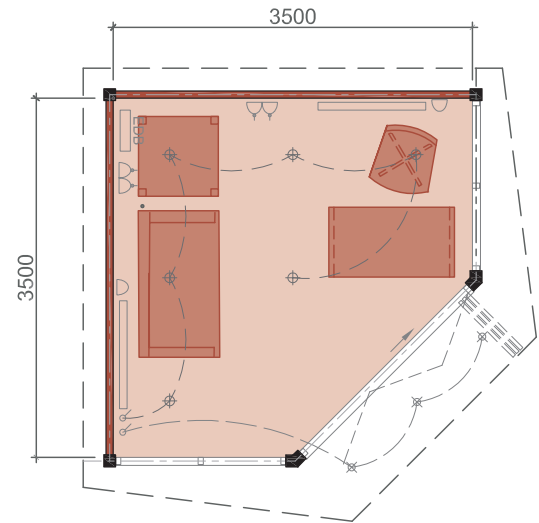
GR33 3m x 3m



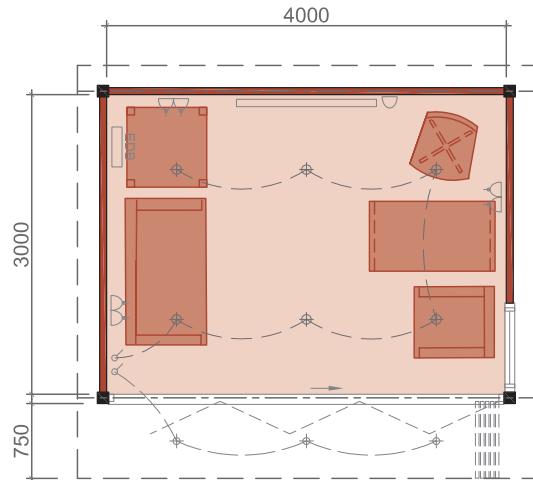
GR53 5m x 3m



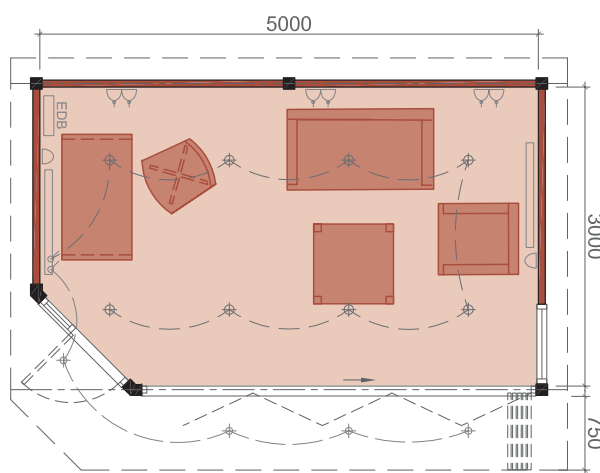
NEW GCR3.5 3.5m x 3.5m



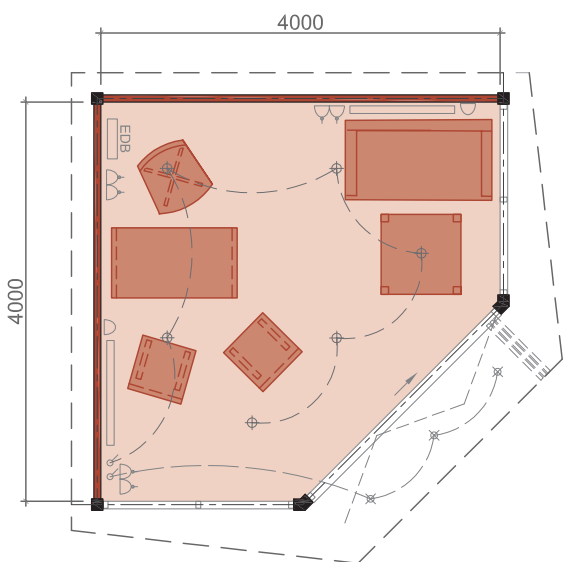
GR43 4m x 3m



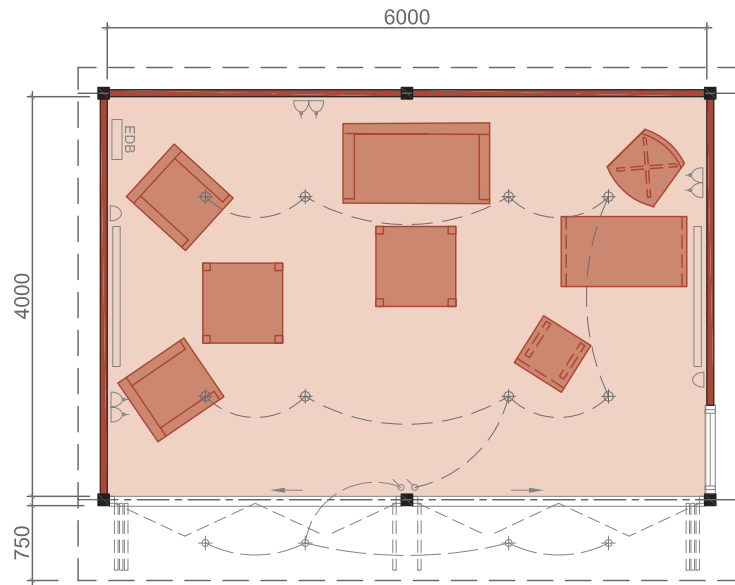
NEW GVR53 5m x 3m



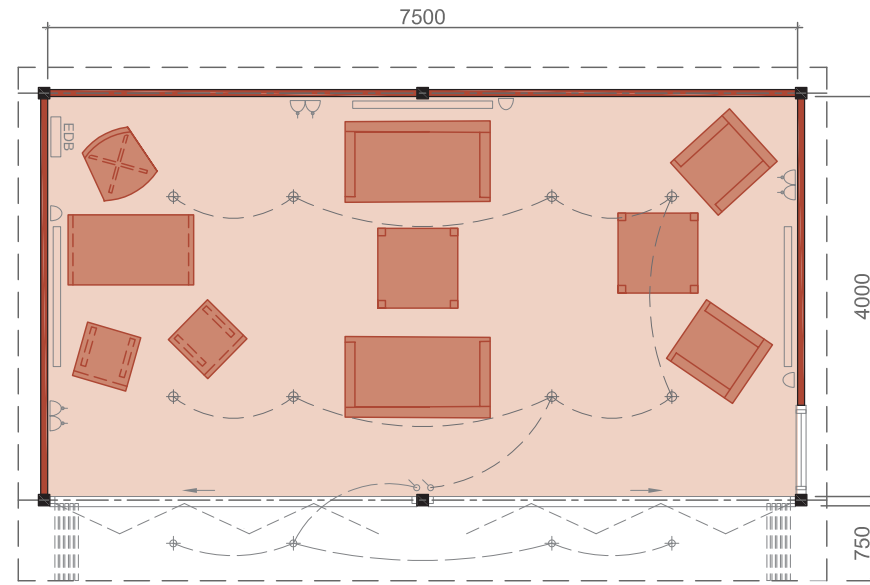
GCR44 4m x 4m



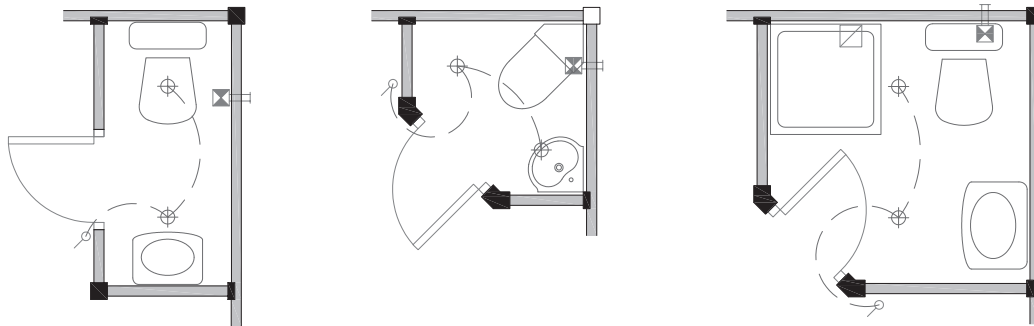
GR64 6m x 4m



GR74 7.5m x 4m



POPULAR ADDITION Toilet / Shower room



Inovar Specification

STRUCTURE

Walls

Comprising of 75mm nominal logs with a shallow round profile incorporating double tongue and groove located between Glulam laminated timber post sections all locked together using our unique I-Key joint system (patent pending). Laminated timber beam sections located into posts to receive the roof boarding and provide structural stability.

Roof

Comprising of 34mm nominal tongued and grooved roof boards with softwood rafters above. Earthwool insulation laid between and OSB-3 board fixed on top of rafters finished with Firestone Rubba-Seal EPDM single piece rubber membrane roof covering complete with purpose made verges and gutter trims finished in black. Black uPVC guttering and downpipes are provided as required.

Joinery

High-performance double glazed Bi-fold sliding doors & side hung hinged doors are manufactured in laminated softwood. Windows are top swing design offering excellent security with lockable handles. Toughened low 'E' sealed double glazing is supplied as standard. All exterior doors and windows are factory finished with our RAL7016 colour.

Delivery and Installation

Delivery of all materials to site from our works based in Reading. Assembling the building including the provision of all tools and equipment to ensure safe installation in accordance with Health and Safety regulations. Good access is required with a maximum carry of 50 metres and a minimum path width of 1 metre. Electricity and water to be provided by others free of charge during construction. Small secure storage area (e.g. shed or garage) for storing materials along with the use of WC facilities during the assembly period, is to be provided by others.

OPTIONS

Eco Foundation System

Preparation of the site including clearing any shrubs, bushes, etc., stripping of topsoil leaving a level area for the siting of the building is to be undertaken/organised by the client and is not included in the services we offer. The client should also confirm the position of any services located in the area, alternatively a CAT scan of the area can be carried out at additional cost. Inovar will lay a root barrier membrane and install the Eco Foundation system as required to support the building. Assemble the Hammerite finished galvanised steel angle support frame and insert pre-assembled floor cassettes. Upon completion of the building shell lay Earthwool insulation between the joists and board over with moisture resistant particle board which is left ready to receive the laminate boarding later described or any other finish to be supplied and installed by the client.

Insulated Batten Timber Floor

For use where there is an existing foundation or an alternative foundation has been constructed by others. Damp-proof membrane laid across the foundation oversite. Impregnated timber base plate is fixed to the oversite under the wall. Impregnated timber floor battens with Earthwool insulation laid between and finished with moisture resistant particle board left ready to receive the laminate boarding later described or any other finish to be supplied and installed by the client.

Electrical Installation

Lighting and power points are provided in accordance with the drawings provided. All switches, sockets and face plates are finished in black glass/chrome. Internal wall lights and IP44 rated external recessed light fittings are finished in satin chrome.

Space heating is provided by Adax Neo Slim Line panel heaters, finished in black, white, red or silver with built in thermostats and programmers.

All logs are pre-drilled for electrical wiring to hide all wiring and face of logs routed to allow flush fitting of switches and sockets.

Stain Treatment

Base coat treatment of Osmo Natural Wood oil stain to client's colour choice is brush applied to all external timbers and finished with a top coat of Osmo UV Clear Protection Oil. Two coats of Osmo UV Clear Protection Oil is applied to all internal timbers. All joinery (doors and windows) are factory finished, standard colour RAL7016.

Composite Decking

Pressure impregnated timber joists/battens with Millboard Composite Enhanced Grain Slip Resistant decking finish, available in a number of colours, fixed using stainless steel fixings.

Eco Decking Support

Area to be prepared by client as described for the Eco Foundation system. Install the Eco Foundation system to support the Hammerite finished steel angle and the decking joists. Lay a root barrier membrane over the area ready to be dressed/covered with stone/bark or other finish by client.

Laminate Floor Covering

Supply and lay laminate flooring covering, available in number of colour options, with cushion underlay as required. Supply and fit softwood timber moulding skirting to the perimeter of the floor.

UNIVERSAL OPTIONS

Additional Electrical Installation Works

Various additional electrical works are available including double power sockets, wall lights, recessed lights and telephone/TV points.

Upgrade to remote controlled lighting is also available, this provides a convenient way to switch the lighting on in your garden building helping to light your way on the dark winter nights.

Upgrade of the space heating to an air source heat pump/air conditioning unit is also available, this provides you with a low running cost heating system with the added benefit of providing cooling in the summer.

Additional Joinery

Various additional doors and windows are available including bi-fold sliding doors, side hung doors and windows of various sizes.

Other Structural

Internal partition walls constructed using the same method as the external walls.

Internal Joinery

Pre-finished internal solid and glazed doors including ironmongery to afford access to internal rooms.

Additional Decking and Support

Composite decking as described above and support where required to form the decking area to your design.