



Birou Garden Office – 3 x 2 M

£5,676.88

Specifications

FLOOR (U-Value 0.30 W/m²K)

- Waterproof Breather Membrane
- Wood Fibre Insulation
- Bearers: 40x100 mm - Pressure Treated³
- OSB: Thickness 18 mm
- Soundproof Barrier
- Laminated Floor: Thickness 8 mm
- Termite resistant

WALLS (U-Value 0.30 W/m²K)

- Exterior Cladding: T&G 19 mm thickness - Pressure Treated
- Battens: 28x45 mm - Pressure Treated
- Waterproof Breather Membrane
- OSB: Thickness 10 mm – already fitted
- Wood Fibre Insulation: Thickness 100 mm
- Timber Frame Structure: 40x100 mm, already fitted - Pressure Treated
- OSB: Thickness 10 mm
- Vapour Barrier
- Battens: 28x45 mm - Pressure Treated
- MDF: 10 mm Thickness
- Termite resistant

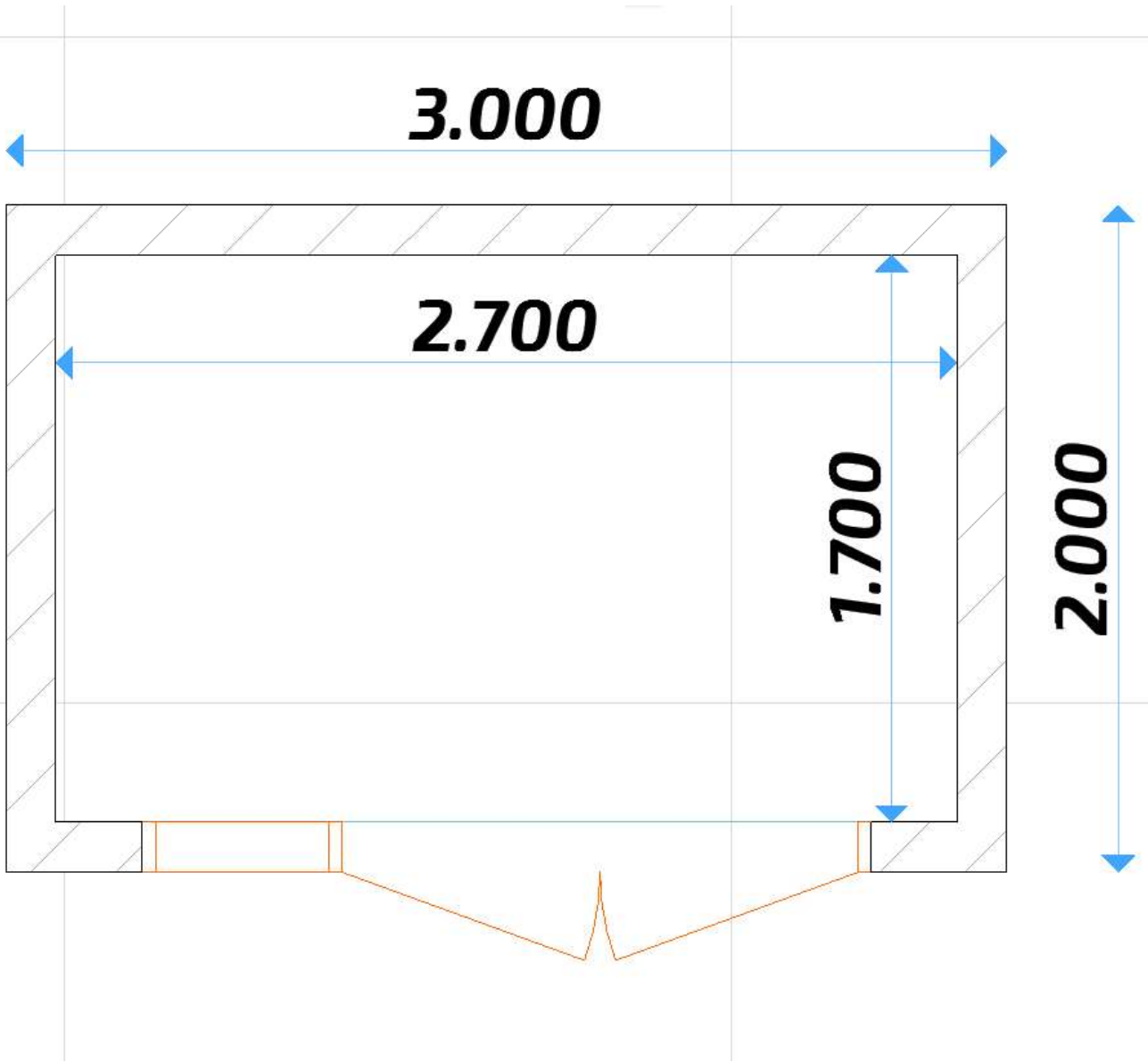
Specifications cont.

ROOF (U-Value 0.30 W/m²K)

- Laminated MDF: Thickness 10 mm
- Battens: 28x45 mm - Pressure Treated
- Vapour Barrier
- Glulam Roof Beams
- OSB: Thickness 10 mm
- Waterproof Breather Membrane
- No roof covering supplied as standard
- Termite resistant

uPVC CARPENTRY (U-Value 1.00 W/m²K)

- Tripleglazed
- Safety glass: 5 mm thickness
- Glazing: 40 mm thickness panels
- Gasket Seal: 2 layers (1 on the interior, 1 on the exterior)
- Secure locks: Multi point locking system
- Multichamber uPVC windows & doors
- Termite resistant
- Opening outwards



Floorplan

TRIPLE GLAZED

PREMIUM uPVC windows and doors

- **Gasket Seal**

Three layers of gasket seal, 2 on the interior, 1 on the exterior

Secure Locks

Multi-points locking system with a set of 3 keys

Triple Glazed 40 mm thickness

Safety glass 5 mm thickness of each glass panel

Hinges

Hidden hinges for windows

U-Value 1.00 W/m²K

Low heat loss with our triple glazed multi chambered windows and doors

Strength

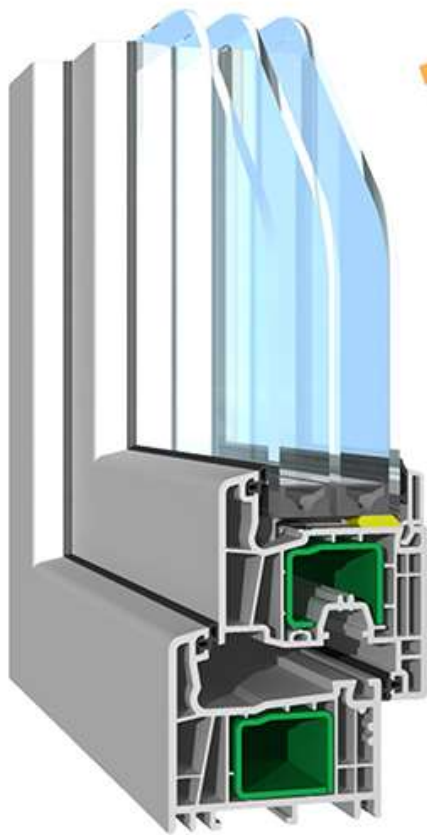
Reinforced with steel for heavy wind loads

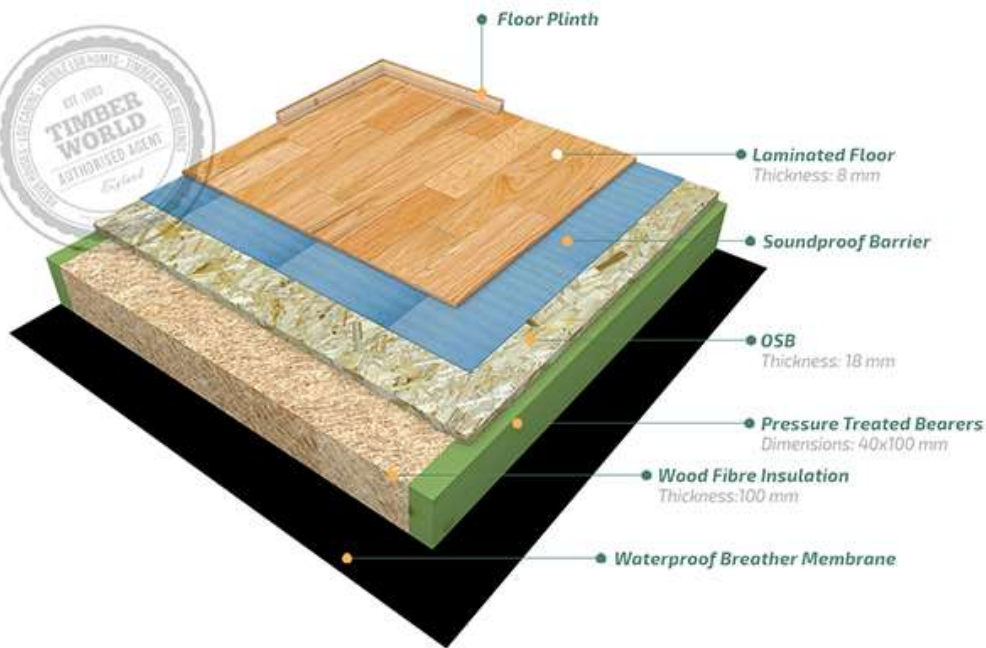
Low maintenance

UPVC windows and doors requires no painting; only routine cleaning

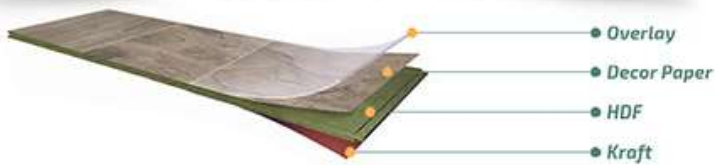
Termite resistance

UPVC windows and doors are not prone to termites





Laminated Floor Structure



U-Values

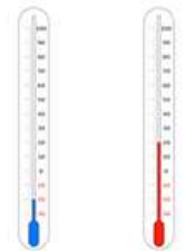
U-value: 0,34 W/m²K

Moisture proofing

Heat Protection

Phase Shift: 6,8 h

Temperature Simulation





U-Values

U-value: **0,30 W/m²K**

Moisture proofing

Heat Protection

Phase Shift: **7,3 h**

Temperature Simulation



Exterior
Temperature
-20°C



Interior
Temperature
20°C



● **Roof Covering**
Not supplied as standard

● **Waterproof Breather Membrane**

● **OSB**
Thickness: 10 mm

● **Glulam Roof Beams**

● **OSB**
Thickness: 10 mm

● **Vapour Barrier**
By Rothobloos

● **Battens**
Dimensions: 28x45 mm
Pressure Treated

● **Laminated MDF**
Thickness: 10 mm
Laminated

U-Values

U-value: **0,30 W/m2K**

Moisture proofing

Heat Protection

Phase Shift: **7,3 h**

Temperature Simulation



Exterior Temperature
-20°C



Interior Temperature
20°C



Structure



GARDEN STUDIO
rooms



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