

# Garden Hideouts

# Granny Annexe Brochure

June '24





# Why Choose Garden Hideouts

The Garden Hideouts team excels in our delivery because we have built a process from years of industry experience.

Based in Shrewsbury and covering the whole of the UK, we have made a difference to many families like yours over the years – delivering quality garden rooms that bring a solution to their lives.

We pride ourselves in working with you to create a building that will perfectly enhance your lifestyle and add value to your property.

## Our Mission

**“At Garden Hideouts, it is our mission to assist our customers by understanding their needs and designing the perfect space that delivers everything they require now and future proofs where possible with innovative design and advice. Our contemporary buildings improve their lifestyle and realises the potential of their home and garden.”**

*Alain Jones* | Managing Director



## We Only Use Quality Products

We use only top-quality materials in our buildings. Sourcing from ethical suppliers to ensure your building stands the test of time whilst also being energy efficient and aesthetically pleasing.



## Outstanding Customer Services

From concept to completion, we will be your first and last point of contact before, during and after you've moved into your beautiful space. We pride ourselves on our 'personal touch' and will be with you every step of the way.



## Built For Value Not Price

We don't play a numbers game and give you an off-the-shelf product that can be erected in a few days. We take the time to understand your needs and deliver a garden room that delivers. A round peg for a round hole, this way we know we are giving you value for a lifetime of enjoyment in your space.



## Free Bespoke Design

Our friendly, professional design specialists will take the time to understand exactly how you want to use your garden room and create a detailed 3D design to meet your needs & budget.



# Our Process

## Initial Call

You get in touch and we discuss your requirements. The beauty of our offer is that whatever you need, there's a very good chance we can deliver. Our bespoke build offerings mean we get asked for many different scenarios and we always leave our customers with the best options for their needs.

## Free Site Survey

Free survey of your site to plan how your room will fit. Getting to know your site is integral to the project so we can offer you the best possible advice. We can work with most spaces and often our clients are surprised with the possibilities.

## Personalised Design

We work out the best way to meet your requirements. We offer a free 3d design meaning you can see your new project and understand how it will work for you. As well as standard builds, we can offer completely bespoke solutions.

## Delivery & Installation

We professionally deliver and construct your pod on-site. We will be on site on time, we have a friendly and respectful team of installers and we finish when we say we will with minimal disruption.

## After Care

We are on hand after the project to provide ongoing support. Once your build is ready to use, you may still have questions and we're always on hand to answer them.



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# Studio Annexe

From £95,000 | From 7.4m x 4.3m

## About this Annexe

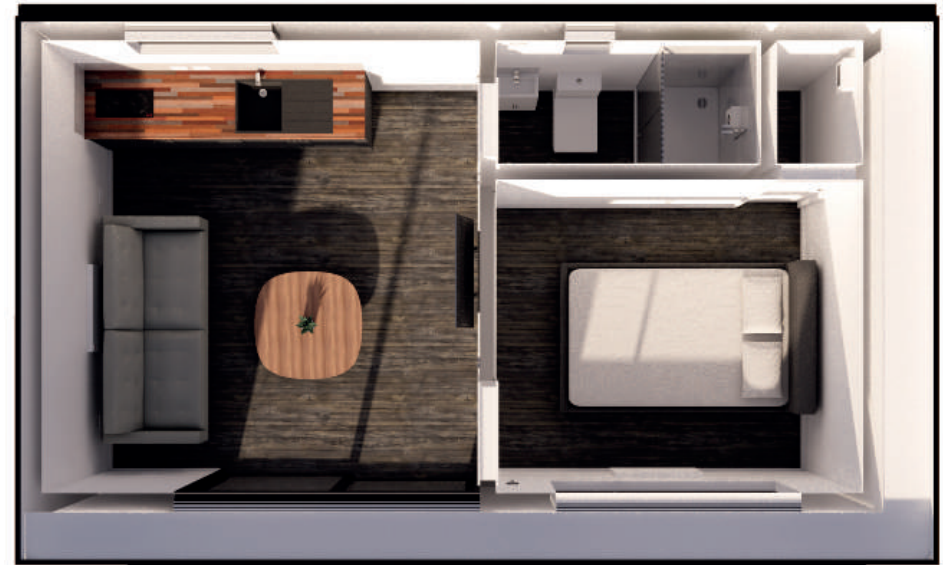
You may think that your garden is not big enough for an annexe, but you will be surprised at the spaces we can create for your convenience, even with little space.

Sizes for the studio annexe start from 7.4 metres by 3.4 metres. Add as much space as you would like to surround your build with and you have the answer for the total space you will need for the smallest of our annexe builds.

Outside space could include a small patio or something as simple as a path to lead up to your entrance. Depending on the space you have, we will work with you to find a desired outcome.

### Who will the studio annexe suit?

- A space for ageing parents who want to be close to family with a garden plot that is smaller than others
- A space for older children wanting to fly the nest who can't afford the first rung of the property ladder yet



### What's inside?

An open-plan living space comes with a fully equipped kitchen and provides a good space for your comfort and daily needs. What could be better than relaxing with your favourite TV programme while you look out into the garden.

A smaller but perfectly proportioned double bedroom gives you comfort for evenings and includes storage in a wardrobe. Accompanying it all is a shower room with accessibility equipment as required and a wash basin.



# One Bed Annexe

From £115,000 | From 6.3m x 10.5m



## About this Annexe

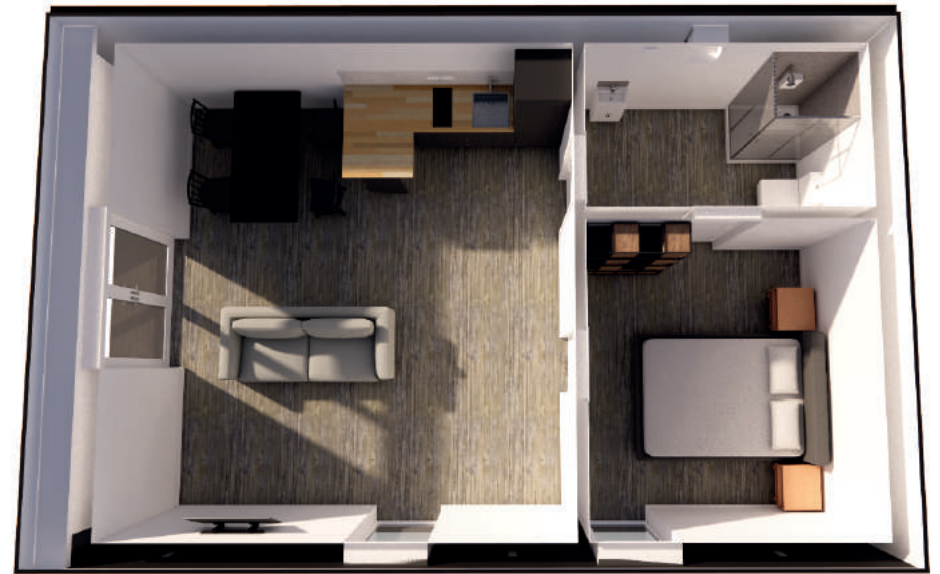
For extra space, our one-bedroom annexe provides the perfect open-plan living space with a separate shower room and bedroom. Like the studio annexe, this build comes with everything you need for garden living, but with more space to enjoy.

Sizes for our one-bedroom annexe start from 10.5 metres by 6.3 metres. The total space you need for a build comes down to what you would like outside.

You can add to the build with a beautiful patio or decking that complements your design. With either of these, you could create the perfect outside space for a table and chairs for enjoying a coffee in the garden.

### Who will the studio annexe suit?

- A larger space for ageing parents. With extra comfort, you can feel at home and rest assured that your family members are nearby.
- A space for older children wanting to fly the nest who can't afford the first rung of the property ladder yet.



### What's inside?

Included in the one-bed annexe is a larger open-plan living space and a fully equipped kitchen gives you greater space to enjoy your annexe life. You also have space for a dining table or alternative furniture.

The standard-sized double bedroom means you have more comfort and a space to create a peaceful evening at home. The one-bedroom annexe also includes a larger shower room with a basin.



# Two Bed Annexe

From £115,000 | From 9.4m x 6m

## About this Annexe

The largest of our annexes comes with two bedrooms alongside an open-plan living space with a separate shower room. Like the studio and one-bed annexe, this annexe is the ultimate space for enjoyment in your new garden lifestyle.

Sizes for our two-bedroom annexe start from 9.4 metres by 6 metres.

Included in our standard two-bedroom model is a small decking area for enjoying your outside space but just like our other sizes this can be added to for your own choices and enjoyment.

Whatever your need, the Garden Hideouts team will work with you to provide the perfect space.

### Who will the studio annexe suit?

- The ultimate space for ageing parents.
- A space for older children wanting to fly the nest who can't afford the first rung of the property ladder yet. With two bedrooms, this annexe can house two children.



### What's inside?

The two-bedroom model features a large open-plan living space complete with space for seating, and additional furniture for your creature comforts. A fully equipped kitchen is within this space with the mod cons you will need.

Bedroom one is a double room for comfort and space. Bedroom two is a perfect size additional room for a single bed and storage or you may wish to use it as an additional room to suit your lifestyle - be it an office, reading room or a place for arts and crafts, you're sure to find the space you need.



# What's Included in all our Annexes

As standard all of our annexes include:

- Professional Installation
- Ground-screw Foundations
- SIPS Insulated Panels
- Thermowood Cladding
- Internal Lighting
- Melamine Wall Finish
- External Lighting
- Three Double Sockets
- Shower Room with Sink, Toilet, Shower and Electric Radiator

Specifications vary with many different criteria to consider, however as standard, all of our builds include:

## **Internal Finish**

Internally we finish all our annexes to a plastered finish, with internal and external lighting, double sockets and an electric heater.

## **External Finish**

A SIPS (Structural Insulated Panels) building built on ground screws with Thermowood cladding to the 3 sides and cement particle board to the rear or any boundary sides.



## Kitchen

Our fully integrated kitchen includes white goods and appliances fitted to make the best use of space. All of these can be upgraded to the specific brands you choose when planning your annexe build.



## Shower Room

Included in your annexe is an accessible shower room to make life easier. We can also fit it with additional features including handrails and specific radiators to meet your needs.



## Flooring

Square edge skirting board and a choice of laminate are also included.



## Windows & Doors

The windows and doors are double-glazed uPVC, anthracite external and white internally.



## Roofing

The roof is EPDM rubber (Ethylene Propylene Diene Monomer) and trimmed with powder-coated aluminium roofing trim to match the windows and doors.



## Access

Thoughtfully designed access point featuring a Composite 450mm deck step. This step is not only sturdy and durable but also crafted to seamlessly blend with the aesthetic of your garden room.



# Planning Permission

Having supported so many families and businesses with their garden room needs, at Garden Hideouts, we understand the do's and don'ts of requiring planning permission. Some annexes need full planning permission while others can be granted permission under the Permitted Development rule. As with all things though, there are a set of certain conditions which must be followed to comply with that rule.

Various factors including its size, location, and intended use will help to decide.

Though annexes can fall under permitted development in some cases, as they are to be used for living in full time, most cases will need full planning permission

## Full Planning Permission

This process involves submitting a detailed planning application to your local planning authority (LPA). The application must include:

**Site Plan:** Showing the boundaries of the property and the proposed location of the annexe.

**Design and Access:** Explaining the design, materials, and intended use of the annexe.

**Neighbour Consultation:** The LPA will consult with your neighbours to consider their views on the proposed development.

**Environmental Impact:** An assessment of how the annexe will affect the local environment and amenities.

The LPA will assess your application against local and national planning policies

### **Got a Question About Planning? Get in touch**

Call us on 0330 133 5575 or drop us an email at [enquiries@gardenhideouts.co.uk](mailto:enquiries@gardenhideouts.co.uk)



## Building Regulations

Regardless of whether planning permission is needed, building regulations approval is mandatory. Building regulations set standards for the design and construction of buildings to ensure health and safety methods are followed. This includes structural integrity, fire safety, energy efficiency, and accessibility.

## Leave Planning To Us

As with all things planning it is crucial to consult the local planning authority, as specific restrictions can vary, and some properties, especially in conservation areas, may have different limitations. At Garden Hideouts we can take this worry away and consult with your local planning authority on your behalf.

**“Garden Hideout’s service is simply impeccable. The process as a whole was totally stress-free. I would 100% recommend them to anyone in a similar situation to me”**

Alexa | Annexe Customer







# FAQS

We get many questions daily. These are some of the most frequent.

## **Do I need planning permission for a Granny Annexe?**

Some annexes need full planning permission while others can be granted permission under the Permitted Development rule.

As with all things though, there are a set of certain conditions which must be followed to comply with that rule.

## **How long does it take to build a Granny Annexe?**

This all depends on the size and finish of your building but as a guide, a fully finished 5m x 3m building takes approximately 3 working weeks. Of course, this can be subject to our Great British weather and planning.

## **Can I have a bespoke Annexe built?**

Absolutely! We love taking your ideas and making them a reality, that's our speciality and what sets us apart from the rest. Whatever your need, our team can deliver an Annexe to meet your requirements.

## **What Warranties Are Provided?**

As well as a deposit protection certificate we also provide an insurance-backed 10-year structural warranty on all our builds. See our information on The Confederation of Roofing Contractors Insurance. Individual warranties are also included for such things as windows, doors and roofing systems.

Our builds are built to the standard of modern house buildings and therefore the expectation is for them to last a lifetime.

## **What are SIPs panels?**

SIPs stands for Structurally Insulated Panel System. The panels consist of an insulating foam core sandwiched between two structural facings, typically oriented strand board (OSB). SIPs are manufactured under factory-controlled conditions and use less timber than timber frame builds making them one of the most economical and eco-friendly forms of construction.

The high strength-to-weight ratio of SIP Panels allows large sections of your building to be fitted at once, speeding up the time required on-site for erection.

SIPs, through their strength and ease of connection, offer the designer more versatility than other construction materials, allowing possibilities beyond the conventional and properly maximises any building plot.

The result is a building system that is extremely strong, energy-efficient and cost-effective.

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# Our Bespoke & Complimentary Design Service...

Our approachable and highly skilled design specialists are dedicated to bringing your garden room vision to life with both precision and creativity. We will begin by thoroughly understanding how you intend to use the space, whether it's for living, relaxation, work, entertainment, or a unique purpose of your own.

Our friendly team will create a detailed 3D design, meticulously tailored to meet your specific requirements and budget. We pride ourselves on delivering more than just a design; we offer a comprehensive solution that brings together aesthetics, functionality, enjoyment and your own cost considerations.

This personalised service is provided at no additional charge and highlights our commitment to making your ideal garden room a reality.

You can rely on Garden Hideouts to offer a smooth and inspiring design experience, from the initial concept to the final creation and build. The perfect complimentary bespoke design service - created just for you.

**Call us today on 0330 133 5575 and a member of the team will start to making your dream a reality.**

