

# *Your journey starts here*



*Our modern and contemporary modular garden rooms ,garden offices and granny annexe go way beyond building normal building standards. They provide the ideal home improvement product that quickly expands your living space and adds value to your property. Installed with minimal disruption, usually without the need for planning permission Our Garden Buildings are the perfect solution for expanding your living space. Whether you want a new office, gym or guest room, our range of traditional lodges are sure to meet your needs.*

Images for illustration purposes only



**TRJ Construction Ltd**  
39 Rushleigh Avenue ,Waltham Cross ,EN8 8PP  
Company Reg No: 8174479 VAT no: 153770309

**Reference no:**

**Client Details:**

## About us

Building Premium Quality Garden Rooms and Grannyannexes Since 2012

TRJ Construction Ltd is a United Kingdom-based garden building design-build firm specializing in the construction of quality garden rooms, granny annexes, garden lodgings, and more.

Our uniqueness stems from our ability to design and construct garden buildings of any magnitude and design complexity for both residential and commercial purposes at the most competitive prices in the market.

### Superior Workmanship

Our team consists of skilled professionals with decades of collective experience in the design and construction of SIP modular garden building structures. We construct our buildings using advanced modular garden building structure technology to deliver sustainable, energy-efficient builds at fast turnaround times without compromising on the structural integrity of your garden buildings.

TRJ Construction partners with the best contractors on and off-site to deliver structures with consistent finishes, engineered to perfection.

### Affordable Services, Quality Guaranteed

We deliver our services at the most competitive rates in the market using the best quality material and non-conventional, durable building alternatives that give your structures added strength and durability at affordable costs .

From charming granny flats, playrooms, and garden gyms to picturesque garden offices, we construct our homes using Structural Insulated Panels to make them more energy-efficient and sustainable.

This is an advanced, modern approach to timber frame constructions. Widely used throughout America and Europe; and now being seen more and more in the UK. It provides a cost effective approach to new buildings and extensions by using the structural Insulated Panel System (SIPS) to create a building's structural load bearing elements. SIP is an accepted building technology and is the most economical method of meeting new building requirements.

SIP panels are quicker to build . Every customer is unique. That's why we customise every one of our plans to fit your needs exactly. Whether it's a small garden room or a big grannyannexe , we'll sit down with you, listen to your requests and prepare a customised plan. SBS Structural Insulated Panels provide superior thermal performance, which will last the life span of the building. This is due to the solid core of polyurethane (PUR) insulation throughout the structure which ensures that the building is heated evenly, remains free from cold spots and will benefit from reduced heating costs.

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# Our products



*Garden rooms*



*Granny annexe*



*Comercial buildings*



*Gym*



*Man Caves*



*Garden office*



*School buildings*



*Exhibitions Excel –Garden Studio*



*Home extensions*

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# External finishes and structure .

## Foundation

Standard foundation is based on screw piles 1250 mm long but we can accommodate a raft foundation as well ,all depending on size of the building and soil condition .



## Structure

SIPs are an advanced method of construction offering excellent thermal performance, light-weight structural strength and time and cost saving benefits over traditional construction methods or systems.



## Cladding

The basic starts with Thermowood cladding but you can upgrade to Western Red Cedar ,Cedrol ,Render boards with K-Rend silicone render in different colours ,Brick slips ,Feather edge boards and even Composite cladding .



## Roof

The ideal alternative to traditional felt roofing, EPDM rubber roofing membrane is unmatched in terms of longevity and performance, offering 100% waterproofing over an expected lifespan of more than 50 years.For pitched roof we have standard roof tiles .



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# Flooring

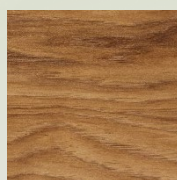
## BASIC



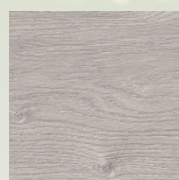
Howdens Professional V Groove Light Grey Oak Laminate Flooring



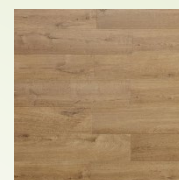
Howdens Professional V Groove Tawny Chestnut Laminate Flooring



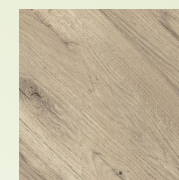
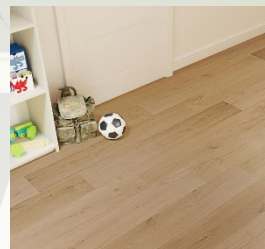
Howdens Professional V Groove Hickory Laminate Flooring



Howdens Premium Professional V Groove Silver Grey Oak Laminate Flooring



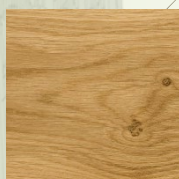
Howdens Professional V Groove Oak Laminate Flooring



Howdens Professional Chevron Light Oak Laminate Flooring



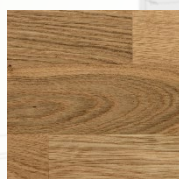
## UPGRADE



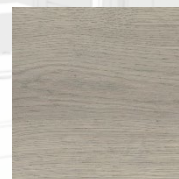
Howdens Rustic Oak Engineered Flooring



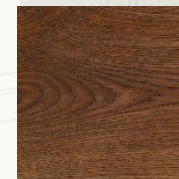
Howdens Oak Engineered Flooring



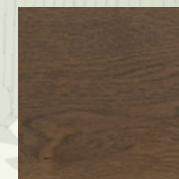
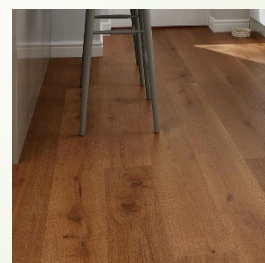
Howdens 3 Strip Oak Engineered Flooring



Howdens Light Grey Oak Engineered Flooring



Howdens Chestnut Oak Engineered Flooring



Howdens Dark Oak Engineered Flooring



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## Internal doors



Howdens Shaker White  
Primed 4 Panel Door



Howdens Shaker White Primed  
4 Panel Clear Glazed Door



Howdens Shaker Oak  
4 Panel Clear Glazed Door



Howdens Shaker Oak  
4 Panel Door



## External doors and windows



UPVC French doors  
and windows



Aluminium Folding  
and Sliding doors



Roof Skylight



Hidden door



Aluminium Folding doors

## Extras



LG AC units with Wi-Fi



Composite decking and lights



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# Kitchens



## Clerkenwell Gloss or Super Matt

AVAILABLE IN 9 COLOURS



White ,ivory,cashmere,pebble,dove grey,grey,slate gray ,graphite,navi

All our kitchens same as the buildings are fully bespoke  
As standard we are using Howdens Clerkenwell Kitchens  
but we can accommodate all customer requests .

We keen to use proper integrated appliances on our kitchens  
Including washing machine ,dishwasher ,oven ,hob ,extractor.

Standard worktop comes in square edge laminate but we can  
upgrade to solid timber or even granite or quartz .

Stainless stell sink ,swan tap and Ariston under sink water heater.



Images for illustration purposes only



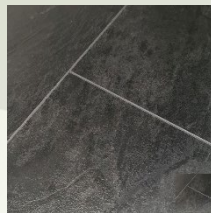
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# Shower rooms specification

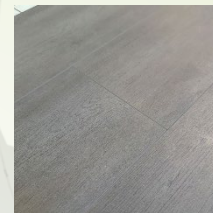
## Standard shower room



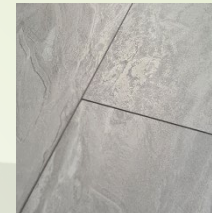
Binyl Pro 8mm  
Brecon Slate Tile  
Effect 4V  
Waterproof  
Laminate  
Flooring



Binyl Pro 8mm  
Quicksilver Tile  
Effect 4V  
Waterproof  
Laminate  
Flooring

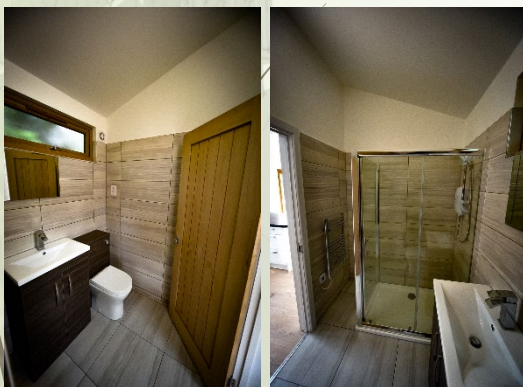


Binyl Pro 8mm  
Charcoal Oak  
4V Waterproof  
Laminate  
Flooring



Binyl Pro 8mm  
Moonstone Tile  
Effect 4V  
Waterproof  
Laminate  
Flooring

## Upgraded shower room



### Standard shower room

- Aqua panels or wall tiles shower cubical only
- Aurora Stone Rectangular Shower Tray - 1200 x 800 x 40mm
- Milton 1200 Sliding Shower Door
- Neo Modern Basin Tap + Waste
- Valencia LH 1100mm Combination Bathroom Suite Unit with Basin + Round Toilet
- Extractor fan
- Surface LED waterproof light
- 450 mm Electrical Towel Radiator with Thermostat
- Triton 8.5Kw Electrical shower
- Waterproof laminate flooring
- Subject to change based on stock at the time –new options to be discussed with customer .

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## How to Proceed with Your Order

### Quotation Terms and Conditions:

Quote based on client removing existing structures, hard landscaping, foliage and roots prior to installation unless different stated

Should planning permission be required, we charge £1,500.00 including VAT for the drawings, submission and the council's fee for planning – excluded from quotation.

We are happy to provide a maximum of 4x quotes per household free of charge. We can provide additional quotes for £125.00 including VAT per quote.

### Payment Breakdown:

Payment of 25% payable once order is placed , 25% payable on commencement of groundworks, 40% stage payment on installation of plasterboard and on completion the final 10% payment.

*Our standard Terms and Conditions apply. Quote valid for 14 days.*

**It is imperative the above details and our Terms and Conditions are read and understood prior to the signing of this quotation. Any changes made after this signature may not be technically possible or incur additional costs.**

Your signature is required to confirm you have read and understood our Terms and Conditions supplied with this quotation, outlining you agree to proceed with the entire project and are liable for the full annexe costs.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

To place your order please sign and date above and return along with completing a bank transfer for your initial deposit payable to:

Account Detail	
Company Name	TRJ Construction Ltd
Bank	Barclays Bank
Sort Code	20-58-51
Account Number	43225445
Reference	YOUR SURNAME. YOUR NAME

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# Terms and Conditions

Interpretation Agreement The Order Form, the Order Acceptance confirmation, the Site Survey Form, and the Terms herein Company TRJ Construction Ltd Company Number: 8174479 Customer The person(s) firm or company who purchases a Studio from the Company Installation Site The site specified by Customer for installation of the Studio The Extension specified in the Order Form and/or Order Acceptance confirmation (which for the avoidance of doubt shall not include any Optional Extras) Non Structural Elements Means any parts of the Studio which are not either Structural Elements or Optional Extras including (without limitation) all internal cladding, windows and doors. Optional Extras The optional extras supplied by third parties made available to the Customer and specified in the Order Form Order Acceptance confirmation The order confirmation issued to the Customer following receipt of an Order Form and the requisite deposit Order Form The order form signed by the Customer confirming acceptance of these Terms Property The property within or upon which the Installation Site is located

Structural Elements Means the floor, roof and external walls of the Lodge

Terms

The terms and conditions set out below

1. Basis of Sale

1.1 The Company will sell the Lodge subject to these Terms.

1.2 The Customer agrees that the Agreement constitutes the entire understanding between the parties hereto and there are no representations, warranties, conditions or terms or obligations (implied or otherwise) whether written or oral, express or implied by custom or otherwise other than those specifically contained in the Agreement

1.3 Any advice or recommendation given by the Company or its employees or agents to the Customer or its employees or agents as to the Studio, which is not confirmed in writing by the Company, is followed or acted upon entirely at the Customer's own risk, and accordingly the Company shall not be liable for any such advice or recommendation which is not so confirmed.

1.4 Any typographical, clerical or other error or omission in the order confirmation invoice or other document or information issued by the Company shall be subject to correction without any liability on the part of the Company.

1.5 In these Terms, reference to a statute or statutory provision includes a reference to it from time to time, amended, extended or re-enacted.

1.6 The headings in this Contract are for convenience only and shall not affect their interpretation.

1.7 In these Terms where two or more individuals are included in the expression "the Customer" any obligation provided by them shall be deemed to be made by such persons jointly and severally.

2. Orders

2.1 All Order Forms will be formally accepted by the Company by the issue of an Order Acceptance confirmation. An Order Acceptance confirmation will only be issued following receipt of an Order Form together with the requisite deposit.

2.2 If for whatever reason no formal Order Acceptance Confirmation is issued by the Company, the Order Form in accepting delivery and installation of the Lodge shall be bound by these Terms and Conditions.

2.3 Once the Order Acceptance confirmation has been issued by the Company to the Customer it may only be cancelled or the installation date deferred with the written agreement of the Company signed by a director and on the condition that the Customer indemnifies the Company for all costs incurred as a result of the cancellation or deferral including labour, materials, any other charges and expenses.

3. Customer Warranties

The Customer warrants that:

3.1 The Company will always have unrestricted access to an adequate supply of electricity during the installation at the Property

3.2 It will always grant the Company suitable access to the Property until payment in full has been made

3.3 The Installation Site and any access route to the Installation Site have the capacity to support a maximum load of 10 tonnes

3.4 The Installation Site is accessible and free from any dangers. In particular that the Installation Site is sound, level and free from any obstructions.

3.5 It is the proprietor of the Property

3.6 It has obtained all required consents for the installation of the Studio including (without limitation):

3.6.1 consent from any mortgagee or charge of the Property

3.6.2 consent or planning permission from any local or public authority

3.7 The installation of the Studio does not contravene any planning or other regulation or legislation

3.8 The installation of the Studio does not contravene any planning or other regulation or legislation

The Customer hereby always agrees to keep the Company indemnified against all claims costs demands and liabilities arising as a result of the Customer's breach of any warranty in this Clause 3 including (without limitation) the costs incurred by the Company as a result of any delay whilst such consents are obtained.

4. Installation

4.1 The Studio shall be installed by the Company at the Property unless otherwise agreed in writing. For the avoidance of any doubt the Studio is installed as an empty unit.

4.2 Any date specified by the Company in the Order Acceptance Confirmation for the installation of the Studio is approximate only and will be confirmed by the Company at least 5 working days before installation. This date shall not be made of the essence by virtue of this confirmation. Where no dates are specified, installation will be within a reasonable time. Subject to the other provisions of the Terms the Company will not be liable for any loss, costs, damages, charges or expenses caused directly or indirectly by any delay in the delivery or in the actual installation of the Lodge, nor will delay in installation entitle the Customer to terminate or rescind the Agreement. Any liability of the Company for non-delivery of the Studio shall be limited to refunding the deposit (if any).

4.3 The Company shall use all reasonable endeavours not to cause damage to the Customer's property and shall make good any damage caused

4.4 If in the reasonable opinion of the Company the installation site is not accessible or does not otherwise comply with Clause 3 the Company may without limiting its rights and in its absolute discretion defer installation to a later date subject always to the Customer indemnifying the Company for all additional costs incurred due to such deferment or the Company may cancel the Agreement with immediate effect whereupon the Customer's deposit will be refunded less an amount in respect of all the Company's charges and expenses in connection with the Agreement up to the time of such cancellation.

4.5 It is the Customer's responsibility to arrange for a qualified electrician to connect the Studio to the Customer's electricity supply and the Company excludes all liability in this respect. For the avoidance of doubt, notwithstanding that the Company may have agreed at additional cost to lay or install cables or conducting media to and from the Studio it remains the Customer's responsibility to specify the type of cable/conducting media required and arrange for a qualified electrician to connect the Studio to the Customer's electricity supply.

5. Company Warranty

5.1 The Company warrants that the Structural Elements of the Studio will be free from any significant defect for a period of 10 years from the date of the Agreement for purchase. In addition, the Company warrants that upon installation the Studio shall be free from any significant defect in other materials or workmanship.

5.2 If the Studio does not conform to these warranties the Company will take such steps as it deems necessary to bring the Studio into a condition where it is free from such defects or, at the option of the Company, refund the purchase price of the Studio to the Customer provided that the liability of the Company shall not in any event exceed the total purchase price of the Studio and the taking of the steps it deems necessary shall constitute an entire discharge of the Company's liability under this warranty. If the Company opts to refund the purchase price any such refund is conditional upon the Customer providing the Company with access and all reasonable assistance that it reasonably requires in order to remove the Studio and upon such removal ownership of the Studio shall vest in the Company.

5.3 The Company shall not be liable for a breach of the warranty set out above relating to workmanship and materials other than Structural Elements, unless the Customer gives written notice to the Company within one month from the end of the build.

5.4 Any repair or replaced goods will be guaranteed on these terms for the un-expired portion of the one month period.

5.5 All warranties, conditions and other terms implied by statute or Common Law (save for conditions implied by Section 12 of the Sale of Goods Act 1979) are to the fullest extent permitted by law excluded from the Agreement.

5.6 Where the Studio is sold under a consumer transaction (as defined by the Consumer Transactions (Restrictions on Statements) Order 1976) the statutory rights of the Customer are not affected by these Terms.

5.7 Nothing in these Terms excludes or limits the liability of the Company for death or personal injury caused by the Company's negligence or fraudulent misrepresentation.

5.8 The warranty given in this Clause 5 shall not apply to any defects in the Studio arising as a result of any breach of the Customer's Warranties set out at Clause 3 above or as a result of any subsidence, landslide or land-heave affecting the Installation or any other form of instability affecting the Installation Site.

5.9 The Company provides no warranty in relation to any Optional Extras save that it will use all reasonable endeavours to assign the benefit to the Customer of any manufacturer's warranty relating to the Optional Extras capable of assignment.

6. Alteration in Specification

The Company reserves the right to make any changes in the specification of the Studio which do not materially alter their quality or function or where it is necessary to conform to any applicable safety or other statutory requirements.

7. Property and Risk

7.1 Risk in the Studio shall pass to the Customer upon handover of the keys to Studio and responsibility for effecting and maintaining insurance cover passes to the Customer at that time.

7.2 Title in the Studio shall not pass to the Customer until the Company has received payment in full (whether in cash or cleared funds) of all sums due to it in respect of the Studio.

8. Price and Payment Terms

8.1 The price for the Studio and any Optional Extras shall be set out in the Order Acceptance Confirmation. The price shall be inclusive of any value added tax unless stated otherwise but excludes any other applicable tax which the Customer shall pay in addition to the price.

8.2 All prices quoted are valid for 14 days from the date stated below. Any orders placed after this 14 day period has elapsed may be subject to price changes.

8.3 Unless otherwise stated a deposit of 25% of all sums payable to the company is payable on ordering the Studio from the Company. A further stage payment of 25% is due at the end of the first day of construction work. 45% when plasterboard is started, and the balance of such sums are payable at the time the keys to the Studio are handed over to the Customer and time for payment shall be of the essence. For the avoidance of doubt the full price of the Studio will be payable on the date that the keys are handed over notwithstanding that any Optional Extras may not have been installed or are not functional.

8.4 The Customer shall make the full payment due without any deduction whether by way of set-off, counterclaim or otherwise and no payment shall be deemed to have been received until the Company has received cleared funds.

8.5 The Company reserves the right to alter its price at any time

9. Failure to Make Payment

9.1 If the Customer fails to pay the full payment on the due date then without prejudice to its other rights and remedies the Company may charge interest both before and after Judgement on the amount unpaid at the rate of 10% per annum above the Lloyds TSB base lending rate from time to time compounded monthly until payment is made in full with a part of a month being treated as a full month for the purposes of calculating interest.

9.2 Notwithstanding the above, if full payment has not been made on the due date the Agreement may be terminated forthwith by the Company serving not less than 48 hours written notice to the Customer, whereupon the Company shall be entitled to remove the Studio and for such purpose the Company shall have an irrevocable licence or authority to enter upon the Installation Site with such transport as may be necessary to recover the Studio. The Customer shall render all reasonable assistance to the Company to enable the Customer to disconnect the electricity supply and dismantle and remove the Studio from the site.

9.3 If the Company takes the action permitted by Clause 9.2 the Customer shall pay a removal charge being £2500 plus VAT together with the cost of arranging for an electrician to disconnect the power supply.

10. Enforceability and Severability

Any provision of these Terms which is held to be illegal, invalid, unenforceable or unreasonable whether in whole or part shall to the extent necessary be deemed severable and the other provisions of these Terms and Conditions shall remain unaffected.

11. Amendment

These Terms shall not be amended, modified or varied except in writing signed by a director of the Company.

12. Assignment

12.1 The Customer shall not be entitled to assign or transfer the benefit of the Agreement or any part of it without the Company's prior written consent.

12.2 The Company may assign the Agreement or part of it to any person, firm or company.

13. Damages

Save as described in these Terms and Conditions the Company shall not be liable to the Customer for any loss or damage whether direct or indirect and howsoever caused. In any event the Company's liability to the Customer in respect of the nonperformance of any of the Company's obligations shall be limited to the price of the Studio.

14. Force Majeure

The Company shall not be liable to the Customer or deemed to be in breach of these Terms and Conditions because of any delay or failure to perform any of the Company's obligations if the delay or failure was due to any cause beyond the Company's control.

15. Insolvency

If the Customer shall go into liquidation whether compulsory or voluntary (except the purposes of a bona fide reconstruction or amalgamation) or if a petition shall be presented or an order made for an administrator or if a receiver, administrative receiver or manager shall be appointed over any part of the assets or undertaking of the Customer or the Customer being an individual shall become bankrupt or make any arrangement with its creditors, then without limiting its remaining rights the Company shall be entitled immediately to recover from the Customer all sums then due and all losses arising to the Company as a result of such circumstances arising, and shall be entitled to give notice to the Customer to terminate the Agreement pursuant to Clause 9.2.

16. Notices

Any notices to be given shall be in writing and be deemed to be given if left at last known address of the Company or the Customer or sent to the same by first class post or email and shall be deemed to have been received two working days after despatch if sent by post or on receipt of a transmission in legible form if by facsimile or on delivery if by hand.

17. Waiver

No failure or delay on the part of the Company to exercise any right or remedy under these Terms shall be construed or operate as a waiver thereof. The rights and remedies provided are cumulative and are not exclusive any rights or remedies provided by law.

18. Governing Law

Any claim or dispute arising out of these Terms shall be governed by the laws of England and Wales and the parties submit to the exclusive jurisdiction of the English courts.

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