

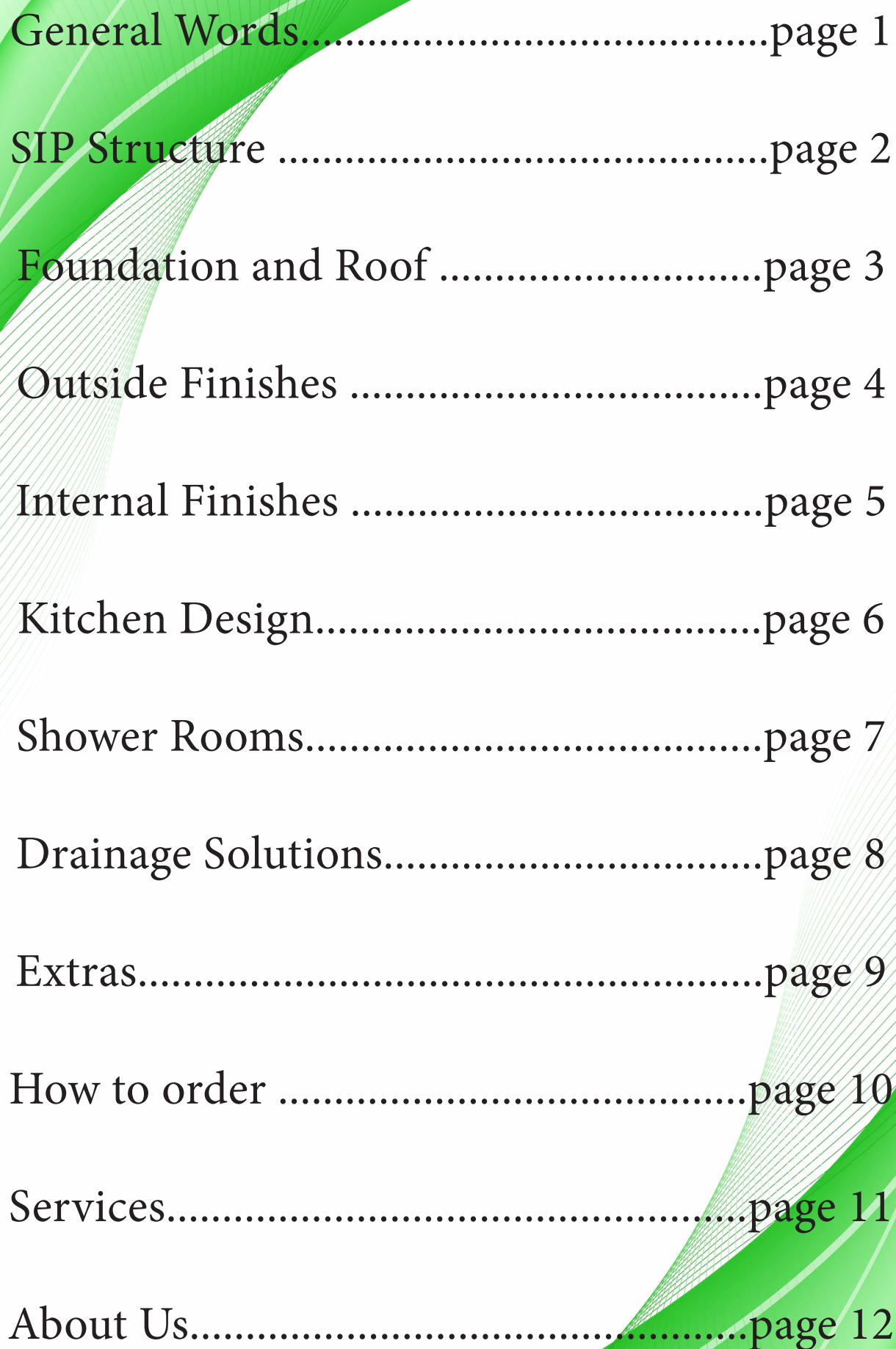
# *Sip Buildings*



*Embrace the Warmth,  
Elevate Your Garden Experience*







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#### TRJ Construction Ltd

VAT reg:153770309  
Company number:8174479



# GARDEN ROOMS

*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

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

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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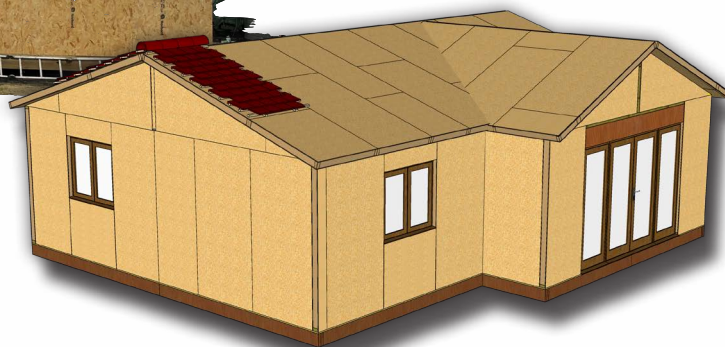
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# SIP STRUCTURE

## *A different type of LEGO !*



Structurally Insulated Panels (SIPS) will be the main component in your garden room. The walls, floor and roof of your garden room will be constructed using Structural Insulated Panels (SIPs), a modern method of construction which facilitates the creation of robust, well insulated, air-tight structures with a short build time. The insulation is integral to the panels so there is no scope for poorly fitted insulation and much less cold bridging between the outside and inside.

### Floor

Insulation U Value - 0.14 W/m<sup>2</sup>K

- > Screw piles foundation 1.2m deep
- > DPM membrane for protection .
- > Structurally Insulated Panel (SIPS) with 12mm OSB
- > sheathing board each side.
- > Your choice of flooring with accompanying

### Walls

Insulation U Value - 0.16 W/m<sup>2</sup>K

- > Structurally Insulated Panel (SIPS) with 12mm OSB sheathing board each side. Timber joining splines and head binding timbers for all panels.
- > Tyvek breathable membrane fixed to sheathing
- > Your choice of clad-

### Flat Roof

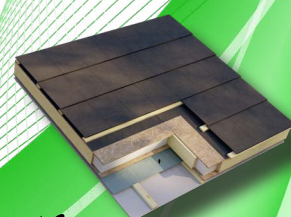
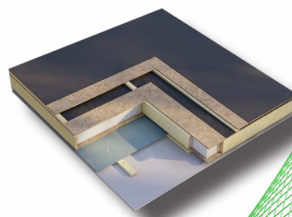
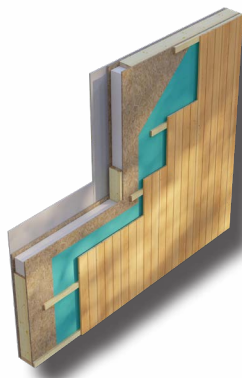
Insulation U Value - 0.14 W/m<sup>2</sup>K

- > Structurally Insulated Panel (SIPS) with 12mm OSB
- > sheathing board each side.
- > Firestone EPDM single ply roofing membrane with 20 year
- > guarantee, expected life 50 years.
- > Black plastic rainwater goods with gutter

### Pitched Roof

Insulation U Value - 0.14 W/m<sup>2</sup>K

- > Structurally Insulated Panel (SIPS) with 12mm OSB sheathing board each side.
- > Marley roof tiles on a 16° roof pitch
- > Upvc fascia and soffit
- > Dry verge system
- > Black rain gutter



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# FOUNDATION

*The low-carbon solution that doesn't cost the earth*



Discover the capabilities of our efficient, low-carbon screw pile foundations and the expertise of our installation teams in our completed and ongoing projects here.

In the realm of challenging landscapes, where conventional foundation methods may falter, ground screws rise to the occasion. Whether the endeavor involves transforming a confined garden corner into a cozy retreat or embarking on the ambitious venture of expanding an existing residence, ground screws offer a transformative solution. These unassuming yet powerful elements prove invaluable, providing stability and strength to structures that navigate the intricacies of uneven terrains or restricted spaces. We can accommodate a raft foundation as well, all depending on size of the building and soil condition.

# ROOF SYSTEM

## Flat Roofs

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.



## Pitched Roofs

We have a selection of low pitch tiles that can be used to match a traditional clay, slate or concrete aesthetic. This includes the brand-new Mendip 12.5, a concrete interlocking tile which has been designed for extension projects. Its special weatherproofing channels mean that it can be used down to a very low 12.5 degree pitch.



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# OUTSIDE FINISHES

*Where innovation meets aesthetics !*

## **Thermowood Cladding:**

Characteristics: Thermowood is usually a modified softwood, treated to improve durability and stability.

Benefits: It's often chosen for its natural appearance and resistance to decay.

Considerations: While it's a durable option, its performance can depend on the specific treatment process.

## **Western Red Cedar:**

Characteristics: Western Red Cedar is a naturally durable softwood with a distinctive reddish-brown color.

Benefits: It's known for its attractive appearance, natural resistance to decay, and lightweight nature.

Considerations: It may require more maintenance compared to some other options.

## **Cedral:**

Characteristics: Cedral is a brand that offers fiber cement cladding, which is a composite material.

Benefits: It's durable, low-maintenance, and comes in a variety of finishes.

Considerations: Installation may require specific expertise, and it tends to be heavier than some other options.

## **Render Boards with K-Rend Silicone Render:**

Characteristics: Render boards are often made from cementitious materials, and K-Rend is a brand of silicone render.

Benefits: Provides a smooth, modern finish. Silicone render can offer water repellency.

Considerations: Proper installation is crucial, and the long-term performance depends on the quality of the materials and workmanship.

## **Brick Slips:**

Characteristics: Thin sections of brick used as cladding.

Benefits: Gives a traditional brick appearance without the full weight and thickness of traditional bricks.

Considerations: Installation may require precision, and the overall effect depends on the quality of the slips.

## **Feather Edge Boards:**

Characteristics: Typically wooden boards that taper towards one edge.

Benefits: Often used for a rustic or traditional look.

Considerations: Maintenance and durability can depend on the type of wood used.

## **Composite Cladding:**

Characteristics: Made from a combination of wood fibers and plastic.

Benefits: Low maintenance, durable, and often available in various styles.

Considerations: Quality can vary, and some composites may be prone to fading over time.

cladding system.

Western Red Cedar cladding



Thermowood cladding



feather edge cladding



Cedral cladding



Thermowood cladding



Western Red Cedar cladding



K-Rend cladding



Brick slip cladding



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# INTERNAL FINISHES

*Transform spaces into personalized havens !*



Flooring brings comfort and style into a home and is a crucial part of any interior design. A selection of high-quality and durable materials is available to suit various decors and themes, including natural timber and manufactured wood that introduce an abundance of warmth and character for that organic and homely feel.

## *Laminate flooring -Included*

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 Chevron  
Light Oak Laminate  
Flooring



## *Engineered flooring -Upgrade*

Howdens Rustic Oak Engineered  
Flooring



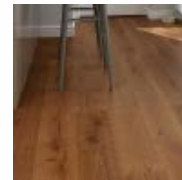
Howdens Oak Engineered  
Flooring



Howdens 3 Strip Oak Engineered  
Flooring



Howdens Chestnut Oak Engineered  
Flooring



Howdens Dark Oak Engineered  
Flooring



## *Internal doors*



Howdens Shaker White  
Primed 4 Panel Door



Howdens Shaker White  
4 Panel Clear Glazed  
Door



Howdens Shaker Oak-  
Primed 4 Panel Clear  
Glazed Door



Howdens Shaker Oak 4  
Panel Door

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# KITCHEN DESIGN

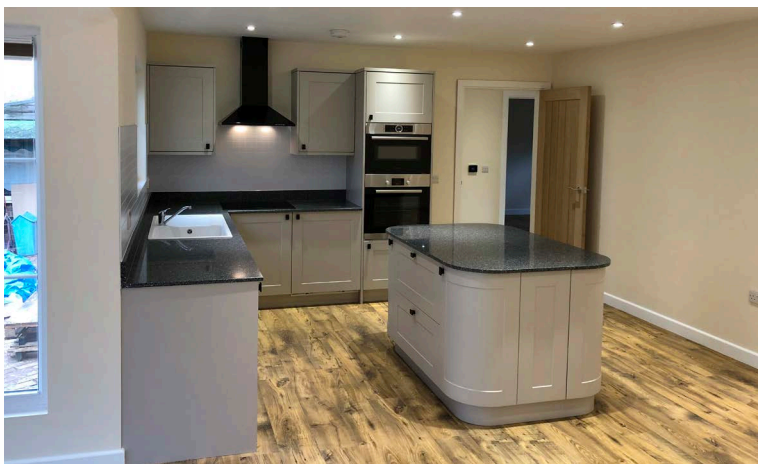
*Your Signature Kitchen Sanctuary!*



**Kitchens** installed in Granny Annexes are a thoughtful addition, addressing day-to-day needs with practicality and style. These culinary spaces are crafted to enhance the daily living experience, offering both convenience and comfort. Thoughtful layouts optimize space, ensuring functionality without compromising on aesthetics. Modern appliances seamlessly integrate into the design, providing efficiency for everyday tasks. From morning coffee rituals to evening meals, these kitchens cater to a variety of needs. The inclusion of storage solutions keeps the space organized, maximizing utility. Granny Annex kitchens are designed as more than just cooking spaces—they become central hubs for family gatherings and shared moments. By combining form and function, these kitchens contribute to the overall independence and self-sufficiency of the annex, enriching the daily lives of those who call it home.



From seamlessly integrated appliances to meticulously crafted cabinetry, these kitchens redefine luxury.



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# SHOWER ROOMS

*Immerse Yourself in Comfort !*



By installing a proper, functional shower room in your granny annexes and garden rooms, you are enhancing the overall utility and appeal of these living spaces. This not only adds convenience for the occupants but also broadens the potential uses of these annexes. It transforms them into fully-equipped, independent living areas that can serve various purposes, such as guest accommodation, a home office, or even a private retreat.

The ability to provide a dedicated and functional shower room within these spaces offers numerous advantages, including:

**Autonomy:** Occupants have the autonomy to manage their personal hygiene within the annex, promoting a more self-sufficient living arrangement.

**Extended Stay Comfort:** Guests or family members can enjoy extended stays with the comfort of a private shower, making the annex more accommodating for longer-term use.

**Increased Property Value:** Homes with well-equipped and self-contained living spaces, including proper shower facilities, may see an increase in overall property value.

**Versatility:** The versatility of the annex is enhanced, allowing it to serve a broader range of purposes, meeting the diverse needs of homeowners.

**Privacy:** The provision of a dedicated shower room enhances privacy for occupants, creating a more comfortable and secluded living experience.

**Market Appeal:** If the property is intended for resale or rental, the inclusion of a functional shower room can make it more attractive to potential buyers or tenants.



## *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
- Extractorfan
- Surface LED waterproof light
- 450mm Electrical Towel Radiator with Thermostat
- Triton8.5KwElectricalshower
- Waterproof laminate flooring-Vinyl planks
- Subject to change based on stock at the time-new options to be discussed with customer .

## *Luxury shower room*

Has all floor and walls tiled plus all the Standard room included .  
Also we can add electrical underfloor heating as well



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# ***DRAINAGE SOLUTION***

***Where Innovation Meets Reliability!***



## ***Gravity System***

The utilization of traditional gravity drainage systems in granny annexes and garden rooms, certified by building control and designed to meet British standards, signifies a strategic approach to structural integrity, compliance, and sustainability. The reliance on gravitational forces, coupled with meticulous adherence to regulatory guidelines, underscores the commitment to providing durable, functional, and environmentally responsible auxiliary living spaces. As these structures continue to evolve, the role of drainage systems in ensuring their long-term viability remains indispensable.



## ***Mini Sewage Pumps***

Where the natural lay of the land poses challenges to conventional gravity-based drainage systems, the integration of mini sewage pumps emerges as an innovative and effective solution for granny annexes. These compact yet robust pumps are strategically employed to overcome topographical limitations, ensuring efficient wastewater management in a manner that aligns with the highest standards of safety and functionality. The versatility of mini sewage pumps allows for their integration into diverse architectural designs without compromising on the overall aesthetic appeal of the granny annex. Their discreet yet powerful operation ensures that the drainage system remains unobtrusive, seamlessly blending functionality with the visual harmony of the living space.



## ***Soak Away***

Soakaway systems often utilize specially designed crates or modular cells that are interconnected to create an underground structure. These crates, typically made from durable materials like plastic, allow for efficient water storage and infiltration. The interconnected voids in these crates enable rainwater to be collected and gradually released into the surrounding soil. The use of crates facilitates easy installation and customization of soakaway systems, making them suitable for a variety of applications, including drainage in granny annexes and garden rooms.



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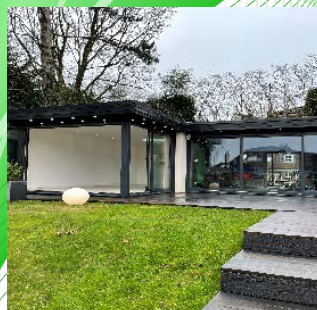
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# EXTRAS

*Elevate Your Garden Room Sanctuary!*



Transform your garden room into an oasis of luxury and functionality with our exclusive range of premium extras. Explore the possibilities of creating a space that seamlessly blends nature with modern comforts.

**Roof Skylights:** Bathe your garden room in natural light with our exquisite roof skylights. Embrace the beauty of the outdoors while enjoying the comfort of your indoor haven.



**Hidden Doors for Store Rooms:** Maximize space and maintain a sleek aesthetic with our concealed storage solutions. Our hidden doors effortlessly blend into the design, providing a stylish yet practical touch.

**Aluminium Bifold Doors:** Connect with nature like never before! Our sleek and durable aluminium bifold doors create a seamless transition between your garden and living space, allowing you to bring the outdoors in.



**Air Conditioning:** Ensure year-round comfort with our state-of-the-art air conditioning systems. Whether it's a cozy winter retreat or a refreshing summer escape, control your climate at the touch of a button.

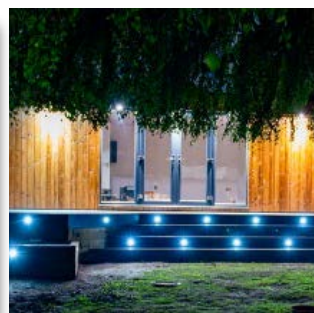
**Composite Decking:** Step onto elegance! Our composite decking offers a low-maintenance, high-style solution for your garden room flooring. Embrace the beauty of wood without the hassle of constant upkeep.



**Lights:** Illuminate your space with brilliance. Our carefully curated lighting solutions add a touch of magic to your garden room, creating a warm and inviting atmosphere for any occasion.

Ready to take your garden room to the next level? Explore the extraordinary possibilities of a space that reflects your style, enhances your lifestyle, and invites you to unwind in the lap of luxury.

**Unleash Your Imagination: Where Your Dreams Become Reality!**



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# HOW TO ORDER

*Your Vision, Our Expertise !*



The process of having a garden room typically involves the following steps:

**Initial Consultation:** The first step in the process is to discuss your requirements and ideas with the garden room supplier. This includes discussing the purpose of the room, its size, location, and any specific design features you may want.

**Site Survey:** The supplier will conduct a site survey to assess the location of the garden room and identify any potential issues, such as access, drainage, or levelling.

**Design and Planning:** Once the survey is complete, the supplier will work with you to design the garden room and create a detailed plan. This will include the materials to be used, the layout of the room, and any specific design features.

**Building Regulations:** Depending on the size and location of the garden room, it may require planning permission or/and building regulations approval. We will advise you on the necessary requirements and assist you with the application process.

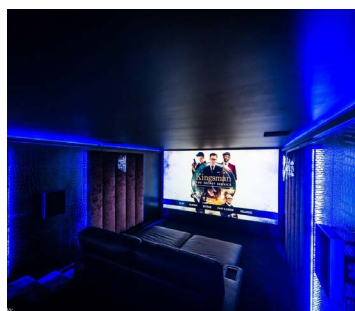
**Manufacturing:** Once the design and planning are complete, the supplier will manufacture the garden room off-site using SIP panels or other pre-fabricated materials. This process ensures that the construction time is significantly reduced, and the quality of the materials is consistent.

**Installation:** Once the garden room is manufactured, it will be delivered to your site and assembled on-site. The installation process typically takes a few days, depending on the size and complexity of the garden room.

**Finishing and Decoration:** Once the garden room is installed, the supplier will complete any necessary finishing work, such as installing electrical outlets, plumbing, and flooring. You can then decorate the space according to your preferences.

**Overall,** the process of having a garden room involves several stages, from initial consultation to finishing and decoration. By working with TRJ Construction Ltd , you can ensure that the process is smooth, efficient, and tailored to your specific requirements..

**From design to reality is just one small step .Call now !**



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# ***SERVICES***

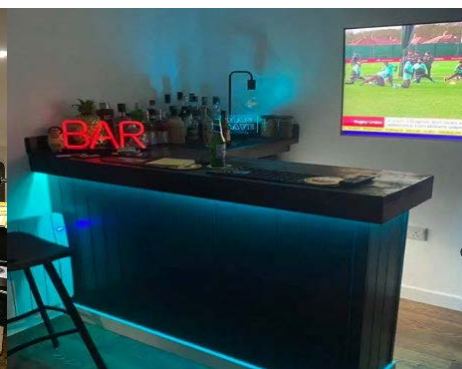
***SIP Premium Garden Buildings !***



***Garden Rooms***

***Home gym***

***Man Caves***



***Extensions***

***Granny Annexe***

***Granny Annexe***



***Classrooms***

***Garden Studios***

***Extensions***



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# ABOUT US

## *Building Premium Quality Garden Rooms and Granny Annexes Since 2003*



**TRJ Construction Ltd** is a leading construction company in the UK, specializing in the design and construction of high-quality garden rooms, granny annexes, and home extensions. With years of experience and a team of skilled craftsmen, we offer bespoke construction solutions that are tailored to the unique needs and preferences of our clients. From the initial design phase to the final build, we work closely with our clients to ensure that every project is completed to the highest standards of quality and craftsmanship. At **TRJ Construction Ltd**, we take pride in creating beautiful and functional spaces that enhance the beauty and value of our clients' homes. Contact us today to discuss your project and get a free quote.

### **Superior Workmanship**

From the design phase to the final build, the company's skilled craftsmen work tirelessly to ensure that every detail is meticulously planned and executed. This commitment to quality is reflected in the finished product, which is built to the highest standards of craftsmanship and durability. TRJ Construction Ltd takes pride in their workmanship and strives to exceed the expectations of their clients by delivering exceptional results that stand the test of time. Whether it's a garden room, granny annexe, or home extension, TRJ Construction Ltd is dedicated to providing superior workmanship that enhances the beauty and value of their clients' properties.

### **Affordable Services, Quality Guaranteed**

**TRJ Construction Ltd** is committed to delivering affordable and high-quality construction services to their clients. The company believes that everyone should have access to beautifully designed and well-built living spaces, regardless of their budget. To achieve this, **TRJ Construction Ltd** offers competitively-priced services while maintaining a high standard of workmanship and customer satisfaction. This means that clients can trust that their project will be completed to a high standard without breaking the bank. The company's commitment to affordability and quality has helped them to stand out in the crowded construction industry and has earned them a reputation for delivering exceptional value for money.

### **A garden office company TRJ Construction Ltd**

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Contact details  
**Costi Tiseanu**  
**07966800519**

Business Position  
Director

VAT no.  
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## GARDEN OFFICES

GETTING EXTRA ROOM TO WORK FROM HOME  
ALL THE SERVICES YOU NEED IN ONE PLACE

+44 7966 800519

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