BESPOKE
OUTDOOR LIVING

Create your dream outdoor living space with our bespoke garden rooms.

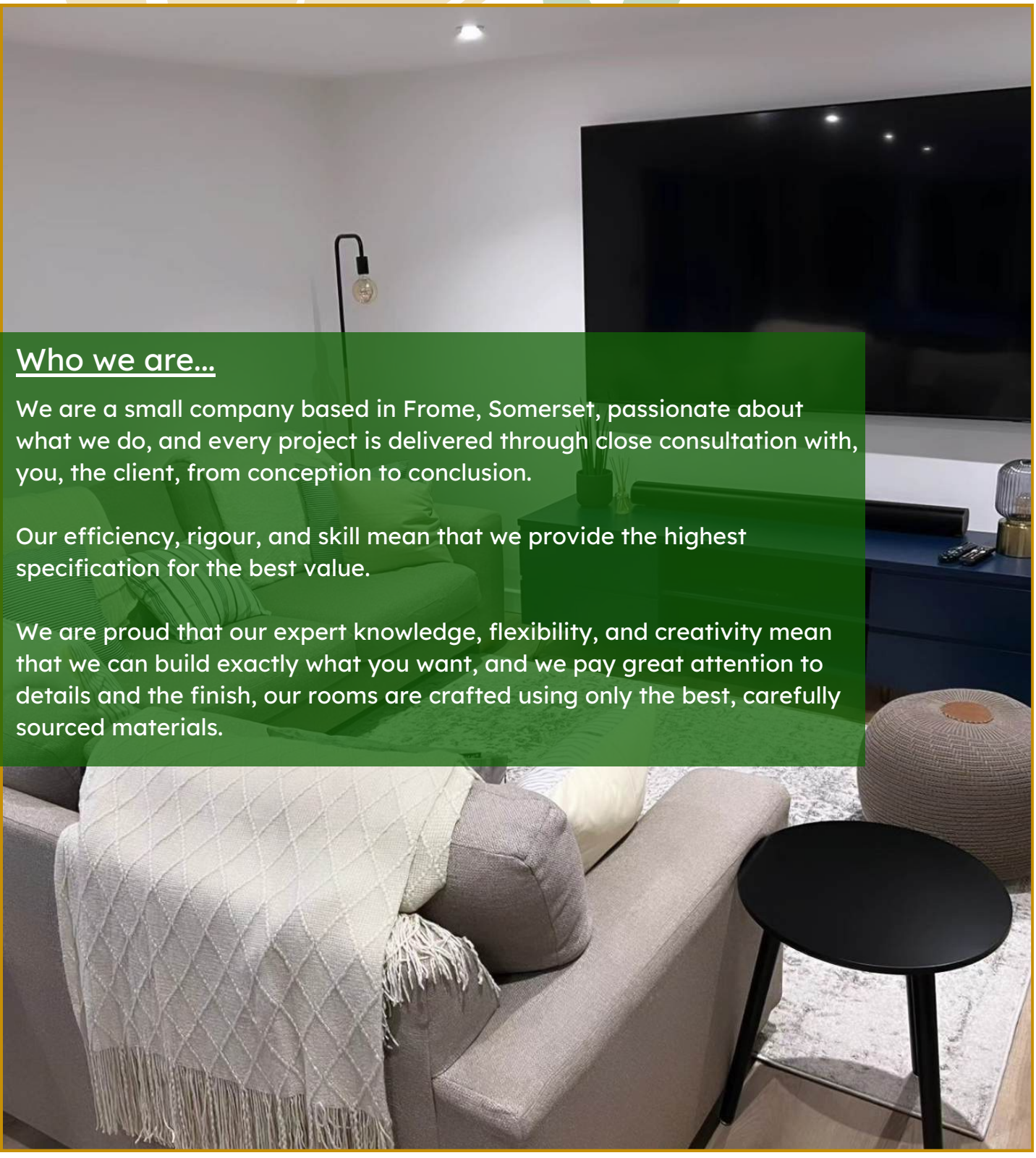
IMPERIUM
GARDEN ROOMS

2025

Are you utilising your outdoor space to its full potential?

Your garden is an extension of your home. But when you cannot use it in the harsh weather or even after dark, it can feel like a wasted space. Empower your outdoor space with a bespoke garden room, designed and crafted for your lifestyle!

Simply call us on 01373311337, email us at hello@imperiumgardenrooms.co.uk or visit imperiumgardenrooms.co.uk to make an enquiry today.



Who we are...

We are a small company based in Frome, Somerset, passionate about what we do, and every project is delivered through close consultation with, you, the client, from conception to conclusion.

Our efficiency, rigour, and skill mean that we provide the highest specification for the best value.

We are proud that our expert knowledge, flexibility, and creativity mean that we can build exactly what you want, and we pay great attention to details and the finish, our rooms are crafted using only the best, carefully sourced materials.

What we do...

IGR bespoke build beautiful, highly specified garden rooms. They are not 'posh sheds' or 'cabins', but fully finished home-like rooms ready for use.

Each room is lovingly and expertly finished and can be used all year round, thanks to the insulation installed in the floor, walls and roof and the economic electric radiators.

The design is always sympathetic to your outdoor environment, for example, skylights, bespoke doors, and windows, can be used to maximise light and views.

All features are customised to your needs ensuring the finished structure is of the highest standard, to your taste, and providing extremely excellent value for money.

Superior specifications, such as fully finished plastered interiors, top-construction grade timber, and LVT floors are all included and integrated into every room as standard!

These practical and stylish features guarantee that your garden room is not only distinctive but also exceptionally functional, cosy, and usable throughout the year, a true extension of your living space right in your garden!

Our rooms can be made to suit almost any purpose, thanks to each room being designed and manufactured just for you, whether it is a Studio, Office, Gym, Den, or even a Bar.

The Imperium garden room difference...

We all know that being in and around nature helps to improve wellbeing and reduce stress. So, when you need somewhere to retreat, there is no better place to go that is on your doorstep, than your own garden....

...But that is fine...if it is not raining, cold or dark...or even all three at once, this is Britain after all...

That is where a garden room can help, and we believe that we can tailor make a garden room to suit qnd enhance your lifestyle, home, and garden!

Our rooms are competitively priced with a superior build quality and our "standard" specification, we believe, exceeds all others.

Hand crafted in your garden!

- Each garden room is hand crafted to your specific size and in your own garden, meaning we can overcome most access issues.
- Built in the same methodology as American & Australian timber style houses are constructed, our garden rooms are made to last!
- Carefully designed so that planning permission is not required in 90% of cases*.

Luxury, Strength & Durability is standard!

Our standard build specification

- Bespoke layout to fit within your space!
- Foundations – Soft or Hard Ground – Galvanized/Zinc Plated Steel Adjustable System!
- Fully Insulated – 100mm Celotex (PIR) in Floor & Ceiling and 50mm Celotex (PIR) in the walls!
- Ex 100 x 47 & 94mm C24 Structural Grade Pressure Treated Base/Floor Framework.
- 22mm Moisture Resistant EGGER Protect Tongue & Groove Flooring inc Vapour Barrier.
- Ex 100 x 47mmm C24 Structural Grade Pressure Treated Wall Framework.
- OSB3 11mm Outer 'Skin' inc Breathable Membrane & 50 x 25mm Pressure Treated Battens set - in a crosshatch pattern for choice of cladding to be installed upon.
- Ex 125 & 100 x 47mm C24 Structural Grade Pressure Treated Roof Framework with Pressure - Treated Firring Strips!
- Tongue & Groove 18mm OSB3 Roof.
- EPDM Rubber Roof System.
- UPVC Soffits & Facias – Colour Coded to match Windows & Doors!
- UPVC Guttering & Downpipe.
- UPVC or Aluminium Windows & Doors.
- Double Glazing (Toughened, where required.)
- Internal Vapour Barrier.
- 12.5mm Plasterboard - Walls & Ceiling.
- Professionally plastered & painted white.
- Underlay, LVT (Luxury Vinyl Tile) Flooring & Skirting boards.
- Dedicated Consumer Unit (Electric board), 6 x Double Sockets, Electric Radiator & Fire Rated - LED Downlights.

FOUNDATIONS

Each garden will be suited to vastly different foundations, which is why we offer a soft and hard ground system. For soft ground - Galvanized Steel Ground Screws and for hard ground - Zinc Plated Steel Adjustable Feet!

Both systems have unique benefits which will determine which one we will use in your garden! and most importantly no costly digging out or concrete!

FRAMEWORK

All the timber we use for our framework is structurally graded - C24 AND pressure treated, our build method ensures NONE of our framework is in contact with the ground, significantly reducing the risk of rot!

Our floor framework is insulated with 100mm Celotex (PIR) then a Vapour Barrier is installed and 22mm moisture resistant tongue & groove boards are glued and nailed to the frame! The walls are then erected and fixed with 11mm OSB3 and wrapped in a water-resistant breathable membrane, which allows the walls to 'breathe'.

The roof framework is then installed and firring strips attached to give the roof a 'fall,' we then glue and nail 18mm tongue & groove OSB3 boards to this framework.

WINDOWS & DOORS

We use UPVC or Aluminium windows & doors. All the glass is double glazed and can be upgraded to feature 'built-in' Blinds between both panes of glass! Our windows & doors also come with a 10-year guarantee!

CLADDING

Cladding is installed onto pressure treated battens, standing off from the building to allow airflow behind the cladding keeping it dry on both sides and allowing the building to 'breathe' sufficiently.

We offer British & Canadian Western Red Cedar, Balau (Hardwood), British Larch or Thermowood Cladding! We also finish off the bottom edge of our cladding with a colour coded (to match Windows & Doors etc) galvanized steel drip edge! Keeping water away from the underside of the cladding.

ROOF

We use a single-piece EPDM rubber system with UPVC fascias (colour coded to match windows & doors) to complete the 'look.' The single-piece rubber membrane ensures there are no joins, which means, no leaks on your roof! The rubber is glued to the 18mm OSB3 T & G using PVA before installing all the trims and UPVC gutter and downpipe!

INTERNALS

Internally, we insulate the walls with 50mm Celotex (PIR) and the ceiling with 100mm Celotex (PIR), the room is then 'wrapped' with a vapour barrier and 12.5mm plasterboard is attached to the framework and professionally plastered! Once dry the walls and ceilings are painting matt white. The floor has a moisture resistant underlay and LVT (luxury vinyl tile) flooring is installed along with the skirting boards before finally installing all the sockets, lights, radiators etc.

Our Packages

Package Features	Packages: Serenity	Elegance	Opulence
Our Standard Build Specification	✓	✓	✓
British Larch or Thermowood - (Redwood) Cladding	✓	–	–
British Western Red Cedar Cladding	✗	✓	–
Canadian Western Red Cedar, Balau or Thermowood (Ayous) Cladding	✗	✗	✓
UPVC Windows and/or Doors	✓	–	–
Aluminium Windows and/or Doors	✗	✓	✓
Bi-Folding Door(s) Option	✗	✓	✓
Integrated Blinds inside the Double Glazed Glass Units	✗	✗	✓
External LED Lights	✗	✓	✓
External Double Socket	✗	✗	✓
CAT6 (Ethernet) Sockets	✗	✓	✓
Electric Radiator	✓	✓	–
Wi-Fi Enabled Electric Radiator	✗	✗	✓
White Switch & Socket Faceplates	✓	–	–
Decorative Switch & Socket Faceplates	✗	✓	–
Decorative, Screwless Switch & Socket Faceplates	✗	✗	✓
Additional 2 x Double Sockets	✗	✓	–
Additional 4 x Double Sockets	✗	✗	✓

Guide Prices*

2.4m x 2.4m = From £12,200 inc VAT - Based on "Serenity" Package
(Includes UPVC French Door & Top Hung Window)

3m x 3m = From £13,750 inc VAT - Based on "Serenity" Package
(Includes UPVC French Door & Top Hung Window)

4m x 3m = From £15,500 inc VAT - Based on "Serenity" Package
(Includes UPVC French Door & Full Height Tilt & Turn Window)

5m x 3m = From £17,500 inc VAT - Based on "Serenity" Package
(Includes UPVC French Door & Full Height Tilt & Turn Window)

6m x 3m = From £19,990 inc VAT - Based on "Elegance" Package
(Includes Aluminium 3 Stage Bi-Folding Door & Full Height Tilt & Turn Window)

7m x 3m = From £21,550 inc VAT - Based on "Elegance" Package
(Includes Aluminium 3 Stage Bi-Folding Door & Full Height Tilt & Turn Window)

4m x 4m = From £18,950 inc VAT - Based on "Elegance" Package
(Includes Aluminium 3 Stage Bi-Folding Door & Full Height Tilt & Turn Window)

5m x 4m = From £23,450 inc VAT - Based on "Opulence" Package
(Includes Aluminium 3 Stage Bi-Folding Door & Two Full Height Tilt & Turn Window)

6m x 4m = From £25,750 inc VAT - Based on "Opulence" Package
(Includes Aluminium 3 Stage Bi-Folding Door & Two Full Height Tilt & Turn Window)

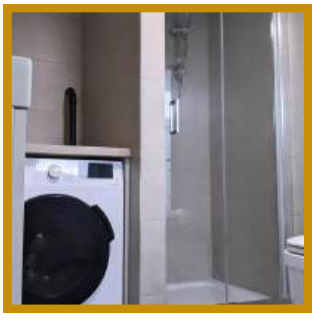
7m x 4m = From £28,150 inc VAT - Based on "Opulence" Package
(Includes Aluminium 3 Stage Bi-Folding Door & Two Full Height Tilt & Turn Window)

*Prices are INCLUSIVE of VAT; sizes are EXTERNAL sizes, and all QUOTATIONS are subject to site survey. PRICES listed are GUIDE PRICES ONLY. For ANY dimensions not listed please contact us directly.

Please note:
Our standard Garden Buildings are electrically equipped and wired internally only. Although we are happy to quote for the installation of an armoured cable from the house to the Room as required, it is not included in our standard Garden Room prices due to the many on-site variables such as: distance from the main house to the Garden Room; footpaths, patios, driveways and obstacles in the way etc.

Optional Extras

- Additional windows.
- Additional doors.
- Sedum roof.
- Tiled floor.
- Air conditioning.
- Acoustic insulation to increase soundproofing.
- Wall partitions - make your space more than one room - includes door liners and doors, where required.
- Side storage areas with separate external doorway inc flooring and LED lighting.
- Bar - add a bespoke bar to the build for the ultimate home-bar experience!
- Media wall - add a bespoke media wall including tv mounting bracket!
- Kitchenette - including appliances.
- Bathroom - including incinerator toilet, shower unit, hand basin and plumbing!
- Plumbing - as little as an outdoor tap!
- Decking - attached or stand-alone!
- Pergola / gazebo / outdoor covered seating or hot - tub area.
- Google or Amazon smart system including Phillips Hue LED lighting.



Outdoor Buildings Planning Permission Guide

Outbuildings are generally considered to be permitted development, and do not need planning permission, subject to a number of limits and conditions.

We recommend that customers contact their local council planning department for specific advice.

The most important factors are:

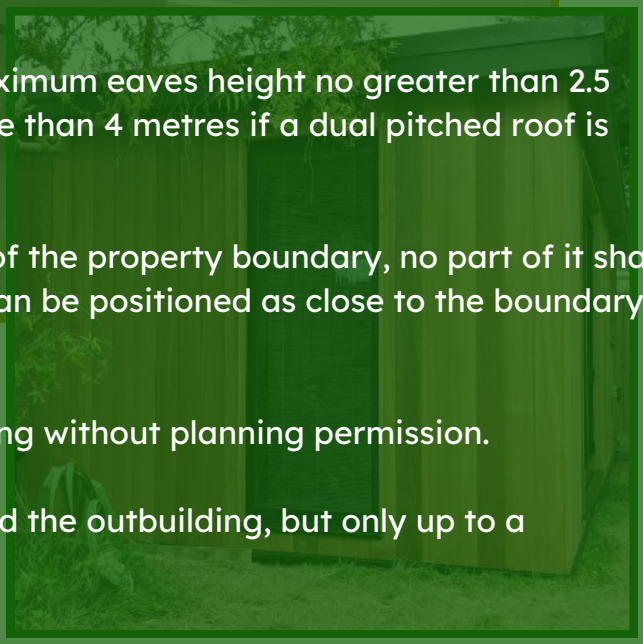
- That the building is no higher than 2.5m from the bottom of the building to the top of the roof (Our garden rooms comply with the 2.5m maximum height requirements.)
- That you do not take up more than 50% of your garden area with this or any other building
- It is not to be used for living accommodation
- Garden rooms up to 15m2 internal floor area are installed 0.5m from any boundary or substantially constructed and/or clad from a non-combustible material.
- Garden rooms over 15m2 internal floor area and up to 30m2 internal floor area are installed 1m from any boundary or substantially constructed and/or clad from a non-combustible material.

Definition of “Permitted Development”

The provision of any outbuilding within the curtilage of the dwelling for a purpose incidental to the enjoyment of the dwelling, or the maintenance, improvement or alteration of such building or enclosure.

Essentially, this means that so long as the purpose of the development is incidental to the enjoyment of the dwelling it will be classed as permitted development except in the following circumstances

- You are not allowed an outbuilding which projects forward of the front elevation of the original house
- Any outbuilding must be single storey and have a maximum eaves height no greater than 2.5 metres. The maximum overall height must not be more than 4 metres if a dual pitched roof is specified, or 3 metres for any other roof.
- If the outbuilding is to be positioned within 2 metres of the property boundary, no part of it shall exceed 2.5 metres in height. So below 2.5m height it can be positioned as close to the boundary as is practical.
- No balconies or verandas are allowed on an outbuilding without planning permission.
- Decking or other raised platforms can be fitted around the outbuilding, but only up to a maximum height of 300mm.



Definition of “Permitted Development” Continued...

- Any outbuilding must not be used as self-contained living accommodation, and must not have a TV, or satellite type of aerial. Planning permission will be required in these cases.

- Outbuildings and other additions must not take up more than half the area of land around the original house. “Original House” means the house as it was first built, or as it was on 1st July 1948 (If built before that date). Extensions, timber sheds and all other outbuildings must be included when calculating this limit. Although you may not have built an extension, the previous owner could have done, and this needs to be included in calculating the overall limit.

- In Areas of outstanding natural beauty such as national parks, the broads, conservation areas and world heritage sites, the maximum size of an outbuilding within 20 metres of ANY WALL of the house will be limited to 10 square metres.

- On designated land, outbuilding at the side of the house will require planning permission.

- If the original building has listed status, all outbuildings will need planning permission.

Note: The permitted development allowances referred to above apply to houses, not flats, maisonettes or other such buildings. If in doubt, check with your Local Planning Authority as they may still apply if “Article 4 directions” have been removed.

Imperium Garden Rooms will not be held liable for any breach of Permitted Development/Planning regulations applicable to your property. This guidance applies to planning regulations in England only. Policy for Scotland and Wales may differ slightly please check with your Local Authority.

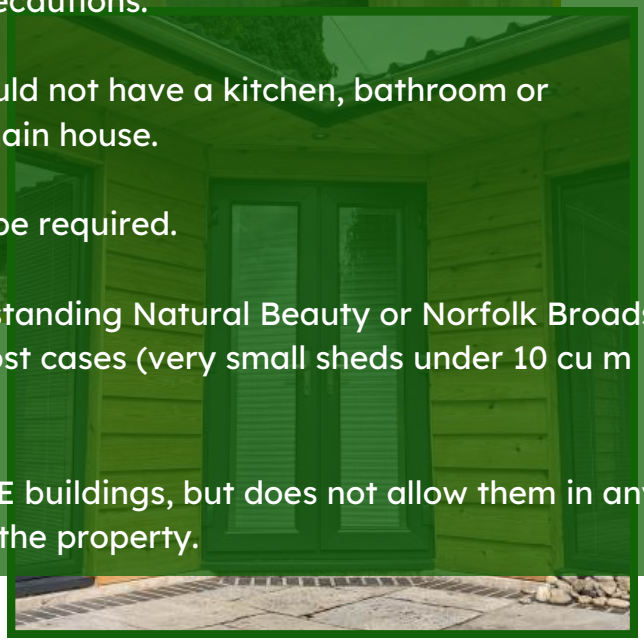
In addition, although our Garden Rooms are designed to be below the 2.5m maximum height allowance for permitted development including allowing our buildings to be placed right up against a boundary, Please note that we usually need a minimum of 300mm clearance all around our buildings to facilitate assembly and health and safety precautions.

It cannot be used for a house or “granny annexe”. It should not have a kitchen, bathroom or bedroom included. It should remain subordinate to the main house.

Is it a listed building? Class E does not apply and PP will be required.

Is it in a World Heritage Site, National Park, Area of Outstanding Natural Beauty or Norfolk Broads? If so Class E does not apply and PP will be required in most cases (very small sheds under 10 cu m might be allowed)

Is it in a Conservation Area? This does not prevent Class E buildings, but does not allow them in any area between the side of the house and the boundary of the property.



Definition of “Permitted Development” Continued…

For all other sites a Class E building must be…

- No larger than 50% of the grounds of the house (this is the normal garden area and does not include any paddock or new garden areas)
- Not be in front of the main elevation (this might not be the elevation that faces the road)
- Only allows single storey buildings
- HEIGHT – height is measured from the highest part of the ground immediately adjacent to the building. So on sloping ground the building can be higher if part of it has been cut down into the site.
- Pitched roof max height is 4m
- Any other shaped roof max height is 3m
- For any building within 2m of the boundary max height of roof is 2.5m
- Eaves height max is 2.5m
- No veranda, balcony or raised platform – decking can be okay if it is no higher than 300mm and does not cover more than 50% of the grounds.
- The building cannot be a dwelling
- The materials can be anything and there is no restriction on how close it can be to the house but it cannot be connected to it.

Popular Planning Permission Questions & Answers

Why Do I Need Planning Permission for my Garden Building?

In most cases, you don't. But there are certain restrictions to which your garden room must conform - around size, height and location in particular - of which you should be aware before proceeding.

What is the maximum permitted size without planning permission?

The maximum area of floor space you are allowed without planning permission if 50 per cent of the garden or 30 square metres for every single unregulated building. The height will depend on the location of your room - please see above for details.

How close to boundaries can I build my Garden Building?

Under planning rules, you can locate your garden room as close to the boundary as you like. Building regulations, however, suggest you should leave a metre between your room and the border or substantially construct or clad it from a non-combustible material.

Do I need Planning Permission for Garden Buildings near Listed Buildings?

If your property is listed, planning - and possibly listed building consent - will be required for any garden building.

Where do I find the rules for garden building planning?

You will find the rules on the government planning portal. CLICK HERE

The information given on this page is purely advice based on the best of our knowledge available at the time of writing for England, we recommend you should always seek independent advice where possible for the building regulations and planning rules in your area.

“WHY DO YOU NOT USE SIPS TO CONSTRUCT YOUR BUILDINGS?”

WHAT IS A SIP?

A SIP is a composite panel, consisting of a thick insulating layer of rigid core foam, sandwiched between two layers of OSB wood fibre board, which is used as a building material for walls, floors and roof structures.

Some of the arguments for building with SIPS include:

- Faster construction
- Cheaper pricing
- Factory Quality
- Improved U-Values

Should you use SIPS on your new Garden Room/Office/Annexe?

When we first started manufacturing garden buildings we looked at SIPs in detail. Being open to any new technology and innovation, we compared the pros and cons of SIPs compared to Traditional methods of construction, after all some of the large U.K. House Builders use them, so the thought was that they must be good. Right???...

...Here is what the process taught us about SIPS:

SIPs SAVE TIME

The biggest advantage in using SIPs is mainly an installers advantage due to the time saved on-site. Think about it - if the company can install in 3 days instead of say 7, that’s a massive increase in productivity and thereby, profit. The team using SIPs has started a second installation before the company using traditional methods has finished their first.

Conclusion: Big advantages to installers, but little advantage to the customer, other than the installers have come and gone a few days earlier.

CONTINUED...

SIPs PRICE ADVANTAGE

There are a number of SIPS panel suppliers around the U.K., however most of these are large suppliers feeding the big builders. They are certainly cheaper to produce than a traditional method so manufacturers of garden rooms/offices/annexes love them as they are able to offer competitive pricing or make bigger profit margins.

Conclusion: Big profit advantage to the installer.

SIPs & SITE ACCESS

SIPs panels are large, typically at least around 8ft x 4ft so access to site needs to be sufficient to get these components to the build location. Getting into tight spaces is sometimes impossible with these large panels.

Conclusion: Some customers may not have sufficient site access for a SIPs built structure.

SIPs INSTALLATION

Another advantage in using SIPs is that you do not need a highly skilled workforce to erect them. Very often a company will use low-skilled sub-contractors for the installation. This saves the installer more money as this type of labour is much cheaper than time-served U.K. carpenters and tradesmen.

Conclusion: Again the installers big advantage is in being able to use cheaper, unskilled workers to erect them rather than time-served tradesmen, making a bigger profit in the process.

CONTINUED...

SIPs & DESIGN FLEXIBILITY

SIPs can work well when a building is designed to standard panel sizes so that orders placed with the manufacturing factory can be mass produced. This maximises factory efficiency but limits the overall design flexibility. Big factories don't like small quantities of bespoke sizes. Prices and lead times increase.

Conclusion: Standardised sizes will be pushed during the sale process and the customer persuaded that bespoke sizes will be much more expensive.

SIPs & THE WEATHER

SIPs panels should not be allowed to get wet during construction because if water gets into the panels the moisture has no way to escape from the composite structure. This can build-in the problem of mould. Mould in any timber structure is a massive problem, but in a SIPS building it is unfixable. Mould is also a serious health issue, and can significantly impact the wellbeing of occupants. By contrast, in a traditional timber framed wall, the structure is allowed to breathe, so the timbers can dry out even if moisture does get in during installation.

Conclusion: SIPs built structures should not be erected during inclement weather, or they should be weather protected, due to the high risk of rainwater saturation becoming 'locked-in', resulting in mould propagation and subsequent structural rot.

CONTINUED...

SIPs & BREATHABILITY

This is the biggest issue with building a Garden Room/Office/Annexe using SIP panels - it's so airtight that it becomes a sealed coffin. Yes, it's got slightly better U-values (not that you'd notice the difference). But it can't breathe, and neither can you. Yes, the large Housebuilders have in recent years started using SIPs, but they are subject to Building Regulations and must make their structures breathable using complex mechanical air flow & air replenishment systems. This is unrealistic in a Garden Room, these devices are too big, too complex and too costly to install. So moist air will just linger, and migrate into your plasterboard, creating long term mould issues. Some companies say they solve this problem by fitting an extractor fan in the wall and by providing an opening window. The only way this works is by leaving the window open, even in the freezing winter!

Conclusion: Unless effective mechanical ventilation systems are installed (almost impossible in a garden room), in our opinion SIPs panels are not suitable for building garden rooms.

FINAL CONCLUSION

So to summarise; companies supplying Garden Rooms/Offices/Annexes will try to convince you that SIPs are a great idea due to their superior technical advantages. The truth is that the main advantages belong to the installer - quicker build times and low skilled labour, resulting in higher profits. Yes, they are marginally warmer than a traditional timber structure, but in truth, not enough for you to notice.
But they will not mention the crucial disadvantage, the fact that they do not 'breathe'. It's a sealed box and, unless its ventilated, it could get very uncomfortable to work in as well as suffering the long-term problems mentioned with moist air and mould growth.

For the above reasons IMPERIUM GARDEN ROOMS rejected SIP based manufacturing early on in favour of the traditional, tried and tested, timber frame construction methods. These methods can take a little longer and require a more skilled workforce. But they have been proven over many decades, and crucially the resultant structures allow the timber frames to breathe (when built with correct membranes and venting techniques), whilst SIPs structures do not. Our Garden Rooms/Offices/Annexes are designed and engineered to avoid the build-up of mould and moisture over time, and we can still achieve similar levels of insulated U-Values and excellent air tightness far more reliably than you can with SIPS.

Think about it- given the above mentioned installer advantages, if we don't think SIPs panels are suitable for building Garden Rooms/Offices/Annexes, why would you?

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