



Q. DO I NEED PLANNING PERMISSION?

A. Usually not, planning permission regulations were revised (relaxed) in October 2008. This now means that as long as you comply with a simple set of basic rules you can avoid making a planning application even if you live in a conservation area.

Q. WILL MY GARDEN ROOM HAVE TO COMPLY WITH ANY BUILDING REGULATIONS?

A. Most of our Garden Rooms are exempt from the majority of building regulations. However, if necessary our Rooms can be modified and upgraded to comply with all current building regulations.

Q. WHAT IF ACCESS TO MY GARDEN IS RESTRICTED?

A. All of our rooms are built on site so the materials used can be brought through the house if necessary.

HOW MUCH WILL A GARDEN ROOM COST?

A. All of our garden rooms are fully bespoke meaning it will be tailored to match your needs perfectly.

To give you a rough idea of cost take the total floor area in M2 and multiply this by £1200 plus vat.

Costs can vary quite considerably depending on specification i.e. window & door type, cladding used etc.

Q. WHAT IS INCLUDED IN THE PRICE?

A. Our prices include VAT and the full cost of installation, including suitable foundations (subject to a site survey). The only other requirement is the power supply from the house which we quote for separately.

Your final price, including any optional extras you may have selected, is the price you pay.

Olive Garden Rooms
4 Pembroke Place
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Q. WHO WILL INSTALL MY GARDEN ROOM?

A. Our fully trained, professional and highly experienced installation team will carry out the installation process in a safe and orderly manner with the minimum of fuss and with total respect for your property and its surroundings. On completion the building is thoroughly cleaned and the area tidied, the keys are then handed to you with the building ready to use immediately.

Q. WHAT KIND OF RETURN ON MY INVESTMENT CAN I EXPECT?

A. The installation of a Garden Room will add significantly to the value of your property. Typically you can expect to recuperate up to 80% of the Studio cost on the value of your house, and in certain prime locations even more. We do not offer an off the shelf set solution but a tailored design that will fit your garden perfectly and make very best use of the available space.

Q. WHAT ABOUT INTERNET CONNECTIVITY?

A. We have various solutions to provide internet connectivity to your garden space depending on the speeds required and distances from the main dwelling house. The simplest and neatest way is to send the broadband signal down the power line. Alternatively we can provide a full solution to manage your services, including network cabling, following a full site survey.

Q. CAN MY GARDEN ROOM BE TAKEN WITH ME IF I MOVE HOUSE?

A. No. We design buildings to fit a particular space and when designed and installed correctly they will add most value staying where they are.

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Q. HOW LONG WILL I HAVE TO WAIT FOR MY NEW ROOM?

A. Obviously each customer's requirements are quite unique in terms of positioning, personal preferences and optional extras, but our lead-time from placing the order to starting the build is typically 4-6 weeks.

Q. WHAT AREAS OF THE COUNTRY DO YOU COVER?

A. The Northwest of the UK.

Q. HOW WELL INSULATED IS IT, CAN I USE IT ALL YEAR ROUND?

A. The extensive use of highly thermally efficient insulation throughout, within the roof, floor & wall structures, means that our rooms are between 30 – 40% better insulated than most homes. Usable 365 days a year no matter what the weather conditions are outside.

Q. WHY IS MY GARDEN ROOM BETTER THAN AN EXTENSION?

A. Firstly tranquillity, being detached from your main living space, perfect for work, also flexibility position your room where you want it. Generally you will not need planning permission, or have to meet building regulations either.

Please note that a garden room is an ideal replacement for that tired old conservatory that is too hot in summer & too cold in winter, in most cases the existing base and floor slab can be used.

Please visit the website www.olivegardenrooms.co.uk and click on the before & after tab.

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