

SULIS

GARDEN ROOMS



Beautiful garden rooms, ecologically engineered
for home office or leisure

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Front Cover image:
Pomona Garden Room
finished with 3x4" exterior
hardwood slats



Above image:
Minerva Garden Room
with custom triple glazed doors
and birch wood panelling



WHAT IS A SULIS GARDEN ROOM

Sulis Garden Rooms are a specialist steel frame company designing and installing luxury buildings providing extra space for home working, leisure time or family life.

Our garden rooms are built on an engineered steel superstructure with galvanised steel lined framework offering superior strength and longevity over many timber-based garden rooms. Additional advantages of our steel construction method are the requirement for only small pad foundations and the ability to locate the non-combustible building close to garden boundaries, therefore maximising space.

The steel-clad external wall and roof panels are highly resistant to weathering and require little or no maintenance.

The integrated thermal insulation in the walls, floors and ceilings allows the garden room to be enjoyed comfortably all year round. They can be used as

a garden office for working from home, a garden studio for fitness and wellbeing, a garden workshop for hobbies or business, or simply a garden den to socialise in at weekends.

The Sulis design team will work with you to create a bespoke garden room perfectly suited for your needs which will also add value to your property and enhance the natural beauty of your garden.

Based close to Bath and covering Bath, Bristol and the South West we pride ourselves on offering an efficient turn-key solution, managing the whole process from foundations to finished room in just a few days.

We can survey your garden, help plan your space, and advise on planning if needed; Specify and install suitable electrics, heating, and data and even help with internal finishes such as decoration and flooring.

A Sulis Garden Room delivers a contemporary, stylish addition to your home and garden and is the perfect way to expand your space.



THE SULIS QUALITY DIFFERENCE

Sulis Garden Room's unique welded steel frame and eco-friendly material choices guarantee longer lifespan compared with timber construction.

- ✓ The steel superstructure offers extremely long building life span and enables versatile building shapes, to sit seamlessly within your garden.
- ✓ Due to the integral strength of the steel superstructure only pad foundations are required, saving on cost and installation time.
- ✓ Sulis Garden Rooms are constructed mainly from non-combustible materials, allowing the garden room to be located closer to boundaries, maximising the use of your space.
- ✓ Our complete steel and glass structure ensures the buildings are hermetically sealed, resistant to the elements and impenetrable to wood boring pests and not affected by damp, rot, mildew or mould.
- ✓ Locally manufactured and pre-assembled, the units are then packed in sections for quick site installation.
- ✓ Sulis Garden Room's steel construction, without the use of timber, removes the worry of compromising decay.
- ✓ We install high quality 'Smart Systems' aluminium windows and doors with triple or double glazing. Luxury integral blind options are available.
- ✓ Sulis Garden Rooms are constructed with acoustic and thermal insulation as standard, providing the ideal quiet working space all year round.
- ✓ Moving home? Sulis Garden Rooms are constructed in a method which allows you the option to relocate your garden room if you move home.
- ✓ All our exterior finishes are virtually maintenance free.

MINERVA GARDEN ROOM

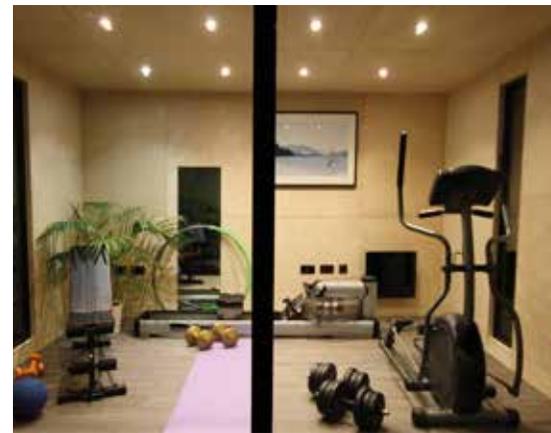
Our Minerva garden room is designed in a contemporary minimalist style, with roof trim flush to the powder coated steel panel walls. This room can work well in a garden where space is tight, and the expansive glass frontage reflects your garden foliage, helping it blend in.

INCLUDED

- No planning permission typically required
- A structurally engineered, solid steel frame
- Exterior architectural finishes in wood or galvanised steel
- Interior walls MDF paneling
- Flooring in hard wearing, low maintenance, quality vinyl planks
- Fitted with 8 downlights, 6 power outlets and 2 external lights
- High quality 'Smart Systems' Aluminium Double glazed windows and sliding or bi-fold doors
- Exterior finish in contemporary steel wall panels in a choice of colours
- Low maintenance, steel insulated roof system

OPTIONAL

- Hard-wired CAT 7 data cabling from main building hub.
- Ceiling lightbox for mood lighting
- Windows with integral window blinds
- Solar panels
- Interior walls plastered or birch ply
- Bespoke flooring finishes, including underfloor heating
- Electric heating or air conditioning available
- Plumbing including showers, toilets and kitchenettes
- Green Sedum roofs
- Land scaping design and construction available
- Herman Miller office furniture
- Fitness studio equipment
- Hot tub
- Wood burner
- Integral fitted flat screens
- Surround sound system





POMONA GARDEN ROOM

Our Pomona garden room has a more natural feel with the addition of wash stained timber slats across the exterior walls. With an extended roof line and extra timber slats over a veranda area, the building is shaded from extreme sun.

INCLUDED

- No planning permission typically required
- A structurally engineered, solid steel frame
- Exterior architectural finishes in wood or galvanised steel
- Interior walls MDF paneling
- Flooring in hard wearing, low maintenance, quality vinyl planks
- Fitted with 8 downlights, 6 power outlets and 2 external lights
- High quality 'Smart Systems' aluminium Double glazed windows and sliding or bi-fold doors
- Exterior finish in contemporary steel wall panels in a choice of colours
- Low maintenance, steel insulated roof system
- Solid timber wood slats

OPTIONAL

- Hard-wired CAT 7 data cabling from main building hub.
- Ceiling lightbox for mood lighting
- Windows with integral window blinds
- Solar panels
- Interior walls plastered or birch ply
- Bespoke flooring finishes, including underfloor heating
- Electric heating or air conditioning available
- Plumbing including showers, toilets and kitchenettes
- Green Sedum roofs
- Land scaping design and construction available
- Herman Miller office furniture
- Fitness studio equipment
- Hot tub
- Integral fitted flat screens
- Surround sound system

DOOR AND WINDOW CHOICES

Your Sulis Garden Room comes with a choice of high spec 'Smart Systems' aluminium Sliding Patio Doors or Bi-fold Doors as standard. Our stylish aluminium window frames are all made in the UK to extremely high standards. Window and door colour can be specified to your choice.

Aluminium Sliding Doors

Security, architectural design and energy efficiency are all essential elements that our Aluminium Sliding doors offer. Our doors have been awarded the coveted Swiss Minergie component label, which is widely recognised as a quality indicator for high-insulation systems. This system is also very high performing in terms of noise reduction, weather resistance and security.

- Double-glazed fitted as standard.
- Triple-glazing optional
- Strong and durable
- Secured by Design accreditation
- U-value as low as 1.07W/m2k

Aluminium Bifold Doors

Our doors are High performance, Double weather seal, Low threshold and Flat bottom. As with all of our aluminium windows and doors, they are high performing in terms of thermal insulation, noise reduction, weather resistance and security.

- Secured by Design accreditation
- Inward or outward opening
- High-spec stainless steel rollers
- Integral blind optional
- U-value as low as 1.64W/m2K

Windows

In combination with superior insulation capabilities, our window system provides the perfect harmony between durable material, clean design and reliability needed for your Garden Room. Our Slim frame aluminium windows ensure high security, noise and energy efficiency.

- Slim frame
- Double-glazed fitted as standard.
- Triple-glazing optional
- Strong and durable
- Integral blind optional
- U-value as low as 1.4W/m2K

SLIDING DOORS



BI-FOLD DOORS



WINDOWS





CUSTOMISED EXTERIOR FINISHES

Sulis Garden Rooms are finished externally with insulated, powder coated steel panels. Available in a range of profiles and colours, our wall panels offer a variety of styles all with great performance. Specifically engineered joint details ensure an absolute weather tight building envelope. We finish our Pomona Garden rooms with treated Timber Slats to create a contemporary natural aesthetic.

Biological

Sulis Garden Rooms insulated wall panels are virtually immune to attack from mould, fungi, mildew, and vermin. No urea formaldehyde is used in the construction, and the panels are not considered deleterious.

Environmental

The Life Cycle Assessment of our panels list them as a Type 3 Ecolabel. They are certified with Ecospecifer Global Green Tag as a Greentag Gold Plus with a GreenRate Level A rating.

Acoustic Performance

For sound transmission reduction, our panels typically have a single figure weighted sound reduction index (SRI) of $R_w = 24\text{dB}$.

Fire Performance

Our insulated wall panel products have an extensive fire testing background, which covers both insurance and regulatory areas. This enables Sulis Garden Rooms to be placed close to boundaries, unlike timber clad buildings.

Quality & Durability

The panels are manufactured from the highest quality materials, using state of the art production equipment to rigorous quality standards, ensuring long-term reliability and service life.

STANDARD COLOUR RANGE





INTERIOR OPTIONS

We offer a selection of interior wall and flooring options to customise your Sulis Garden Room to your taste. We display a small selection from the extensive floor collection, however many more are styles are available. Other wall finish options are available, including birch wood paneling as pictured.

Internal Wall Options

As standard you can choose between MDF paneling or plastered walls to finish your Sulis Garden Room. With both these finishings the wall colour choice is unlimited with either paint or wallpaper. Other options are available at an additional cost, including Birch wood ply paneling. We are happy to discuss and advise.

Quality Hard Wearing Vinyl Plank Flooring

The anti-slip and water-resistant design of the vinyl flooring make it particularly ideal for garden rooms as it is both hard-wearing and durable. The easy maintenance, together with great sound and heat insulation properties ensures value for money combined with high wear resistance and excellent product life span.

VINYL WOODEN PLANK FLOORING



Verdon Oak 24117



Blackjack Oak 22215



Chester Oak 24948



Baltic Maple 28884



Fazino Maple 28920



Verdon Oak 24984



Mexican Ash 20245

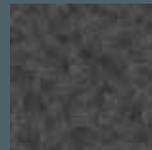


Chester Oak 24838

VINYL STONE TILE FLOORING



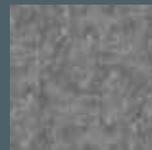
Desert Stone 46210



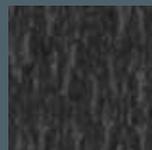
Jura Stone 46975



Azuriet 46919



Steel Rock 46940



Concrete 40986



Jura Stone 46935



Azuriet 46939



Concrete 40876

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