



OUTDOOR MODULAR SPACES

GARDEN ROOMS

Designed for LUXURY  
Built for LIFE

## CDR Range - Brochure



Western Red Cedar  
Cladding

# Hello...



CDR Range  
Western Red Cedar Cladding

Using a mixture of **Western Red cedar** and **anthracite grey aluminium** fascia's, our rooms are designed with style and functionality in mind.

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# Pleased to meet you...



*Firstly, thank you for your interest in Outdoor Modular Spaces.*

*I'm Ollie and, with the help of my team, I run Outdoor Modular Spaces.*

*The team is made up of qualified and highly skilled carpenters, builders, electricians, fabricators, glazers, plumbers, heating/ventilation engineers, designers, architects and structural engineers.*

*Since our launch, the team have built modular rooms on-site using timber and steel-frame construction methods, as well as bespoke rooms. We have built rooms in a variety of dimensions, working under permitted development, building control and planning restrictions.*

*Whatever your requirement, I am absolutely confident my team can deliver your project to your exact requirements.*

*I take enormous pride in the work that we do and ensure everyone in the team has the same passion as I do.*

*Feel free to reach me directly by using the contact details to the right.*

**ollie@outdoormodularspaces.com**

**+442079781200**

*Ollie Fusco*

*We are a company of excellence.  
We strive to be the very best,  
giving you our top-quality service  
within your budget allocation.*



# Our Values



## VISION

Our aim is not necessarily to be the biggest company but the very best in our field. We want to be recognised as the leading brand within the extended living market. Design & functionality is at the heart of what we do.

## MISSION

It's our mission to provide you with a garden building that will prove to be one of the best investments you ever make. The beauty of our design-led outdoor garden rooms is that we make it inclusive for all of the family to enjoy.

## PROMISE

Our promise to you is that we will deliver the garden room of your dreams. Attention to detail is key for us to grow as a business and we strive to exceed expectations..

# Our Designs



Cuffley, Hertfordshire

## **The Claremont**

Starting from  
£16,000.00 +vat

## **The Caldecot**

Starting from  
£18,000.00 +vat

## **The Athenia**

Starting from  
£18,000.00 +vat

# Our Designs



St Albans, Hertfordshire (with secret storage room)

**The  
CLAREMONT**



# Our Designs



Ware, Hertfordshire

CDR RANGE

**The  
CLAREMONT**

# Our Designs



## The CALDECOT

Sutton Green, Guildford

CDR RANGE

07

# Our Designs

OVS

Sutton Green, Guildford

CDR RANGE

The  
**CALDECOT**

07

# Our Designs



## The ATHENIA

Cuffley, Hertfordshire (with cedar fascia)



# Our Designs



CDR RANGE



## The ATHENIA

Cuffley, Hertfordshire



# Standard Features & Optional Extras



# CDR Range - STANDARD FEATURES



All standard room sizes are built up to 30 square meters, with a maximum depth of 5m and height of 2.5m. If you require dimensions above this, additional charges will apply due to structural alterations.

## CLAREMONT

- Timber frame
- Western Red cedar cladding
- Anthracite grey aluminium fascia
- Fully insulated
- Plastic gutter & downpipe
- Standard Footings
- EPDM Rubber Roof
- 8mm Laminate Flooring
- Plastered finish
- 2m French or sliding doors
- 1.8m x 0.5m Side Window

## Electrics & Heating

- "Garage" consumer unit
- 3x Double sockets with USB
- Downlights with light switch
- Electric heater with fused spur
- White fittings

## CALDECOT

- Timber frame
- Western Red cedar cladding
- Anthracite grey aluminium fascia
- Fully insulated
- Plastic gutter & downpipe
- Standard Footings
- EPDM Rubber Roof
- 8mm Laminate Flooring
- Plastered finish
- 2m French or sliding doors
- 1.8m x 0.5m Side Window

- 0.5m Canopy
- Canopy lights

## All Windows & Doors

- PVC doors & windows
- Double glazing
- Lockable
- Trickle vents

## ATHENIA

- Timber frame
- Western Red cedar cladding
- Anthracite grey aluminium fascia
- Fully insulated
- Plastic gutter & downpipe
- Standard Footings
- EPDM Rubber Roof
- 8mm Laminate Flooring
- Plastered finish
- 2m French or sliding doors
- 1.8m x 0.5m Angled Side Window

- 0.5m Canopy
- Canopy lights
- 0.5m Composite decking
- Decking lights

For current pricing please visit our website  
- [www.outdoormodularspaces.com](http://www.outdoormodularspaces.com)

# CDR Range - OPTIONAL EXTRAS



*The list of upgrade options is endless. Following on is a list of common choices, however, please feel free to ask for any specific requirements you may want us to provide pricing for.*

## External

- Steel frame
- Brick frame
- Composite cladding
- Cement board cladding
- Aluminium soffit
- Aluminium / steel guttering
- Aluminium corner trims
- Composite decking
- Groundworks
- Landscaping
- Paving
- Storage / workshop
- Secret doors
- External rear door
- Canopy side return
- Steel roof

## Sizing

- 30sqm+
- 3m heights (flat roof)
- 4m height (pitched roof)

## Internal

- Integrated window / door blinds
- Composite or ply wall panels
- Engineered wooden flooring
- Gym flooring
- Painting
- Sound insulation
- Bathroom
- Kitchen
- Bespoke bars
- Partitioned walls
- Plumbing
- Tiling

## Windows & Doors

- Bi-folding doors
- Aluminium doors & windows
- Additional windows
- Different sized windows & doors
- Triple glazing

## Electrics

- Full electrics installation from house
- Decking lights
- Canopy downlights
- External up/down lights
- External sockets
- Electric under floor heating
- Air-conditioning / dehumidifying units
- Chrome / brushed chrome fittings
- Broadband
- Recessed / outdoor speakers
- Home automation
- TV / Media wall
- TV / AV mounting
- Home cinema
- Recessed LED strip lighting
- PIR motion sensors

# Construction Details



# Construction Details



## Frame

As standard our buildings are a timber frame construction. This is built to a very high standard using c24 timber and external grade ply & OSB. Our rooms are based on a quality design and build. Due to our attention to detail, our rooms will outlast all of our competitors.

Where we differ is we increase the size of the stud (and reduce the centers of the stud) based on room size. All of the timber used in our designs is based on UK span tables, ensuring that we work to the very highest standards.

Our timber frames are the **strongest** on the market because we bridge multiple studs. This also helps to combat cold bridging which effects the warmth of your room.

Another thing we do differently is our frame build-up. We have a very effective technique to ensure that your building has sufficient air-flow around the frame. Wind will drive rain through the smallest of gaps and, with insufficient air-flow, water would simply sit behind your cladding. Two things would happen - your cladding will eventually discolour (*and eventually rot*) and the heat from the building will pull the moisture in resulting in damp spots. **Our design prevents this happening.**

Each wall panel is made as follows:

- Cladding
- Battens
- Breathable membrane
- Outer skin
- Timber stud
- 100mm PIR insulation
- Plasterboard
- Skim



# Construction Details



## Flooring

Our flooring is built to the same high standards as our walls.

Depending on the size of the room, and what it will be used for, will determine both the size of the timber joists and their centers.

Each standard floor panel is made as follows:

- 8mm Laminate floor
- Underlay
- Ply sheets
- c24 timber joist
- 100mm PIR insulation board

It's important to allow a minimum gap of 50mm underneath the base of the garden room for sufficient air-flow.

Our **footings** will always sit above the ground (to allow for air-flow).

\*If you would like the building to be level with existing patio or decking, the ground beneath your room will need to be excavated to accommodate the timber frame and to allow air-flow.

*\*Priced separately.*

# Construction Details



## Roof

The roof of our buildings is again based on UK span tables, which allow for wind uplift, rain, snow and a deadweight loading.

As standard, our rooms are built to appear square from ground level, however, all of our flat roofs have a minimum 4 degree fall on them from front to back. We frame the front and sides to give a more modern appearance.

The front of the roof is finished with an aluminium fascia, whilst the sides & back has a PVC fascia, gutter and downpipe.

Our roof is designed in accordance with UK span tables and is described as a “cold roof” build up, with ventilation in the front & rear soffit, and with sufficient space above the insulation to allow the roof to self-regulate.

Each roof panel is made as follows:

- EPDM rubber & adhesive
- Ply sheets
- c24 timber joist
- 100mm PIR insulation board
- Plasterboard
- Skim

# Exterior



## Cladding

We have a very strong relationship with one of the UK's largest and very best suppliers of cedar.

Our CDR range is based on Western Red cedar, a Canadian cedar tree that holds many benefits over the European and British equivalent.

Canadian cedar has a beautiful surface, is slower growing (& more dense) and smells amazing.

It's a mixture of reddish brown, that, left untreated, will silver over time. Treating cedar is easy - apply Osmo oil every 12-18 months to retain the colour and protect the timber.

Canadian cedar also has less visible knots than British cedar.

See the two photos from previous builds for examples of the different appearance.



# Interior

## Electrics & Heating



We use a team of electricians who are well known to the business, have the necessary qualifications & experience and who's work we trust. Although not employed directly by us, they form part of our team and will provide the necessary certificates for each installation.

As standard, we include 3x white double sockets, each with 2x USB ports, white switches and 1 white spur for the heater.

The size of each room will determine the amount of downlights we install and their position is spaced out equally. Based on your design choice, any canopy lights will match those internally.

An electric, wall-mounted heater will be installed as part of your package. The size (wattage) of this is based on your room size and again based on UK based standards (BTU - British Thermal Unit).

A consumer unit will be installed in your room, which will allow you to turn on/off sockets and switches.

At the end of the build, we will provide you with an electrical certificate for the work carried out.

If you do not have power to the location of your build, we can take care of this for you. Although not part of our standard cost, we can provide a quotation for a full electrical installation - connecting your home fuse board to ours by way of armoured cabling. This quote is based on the distance from your fuse board to the garden room, the size of the cable required and any obstacles. Please feel free to ask for a quote.

We are happy to accommodate any special requirements, including extra lights, sockets or broadband and these can be quoted for separately. Again, please feel free to ask.

# Satisfied Clients



Ware, Hertfordshire

We feel privileged to have worked  
with some amazing clients,  
including:



**Claremont**  
Stuart & Patricia  
Leeds,  
Yorkshire



**Caldecot**  
Nick & Kate  
Sutton Green,  
Guildford



**Athenia**  
Michael & Zoe  
Cuffley,  
Hertfordshire





# The Claremont

CDR RANGE

**Client :** Stuart & Patricia  
**Year :** 2020  
**Purpose:** Office & Workshop  
**Size:** 5m x 3m x 2.5m (W x D x H)  
**Cost:** £23,250.00+vat (\* excludes extras)



**Features:** Western Red Cedar  
PVC Sliding Door  
Aluminium Fascia  
EPDM Rubber Roof  
8mm Laminate Flooring  
Fully insulated  
Gutter & Downpipe  
Internal Electrics & Heating

**Extras:** PVC French Door  
Workshop Build  
Integral Blinds  
Melamine Wall Panels  
Aluminium Soffit  
Composite Decking  
Decking Lights  
Canopy  
Canopy Downlights  
Aluminium corner flashings  
Steel Cladding to Rear  
Broadband



**Client :** Nick & Kate  
**Year :** 2021  
**Purpose:** Office & Yoga Studio  
**Size:** 5m x 3m x 2.5m (W x D x H)  
**Cost:** £25,250.00+vat (\*excludes extras)

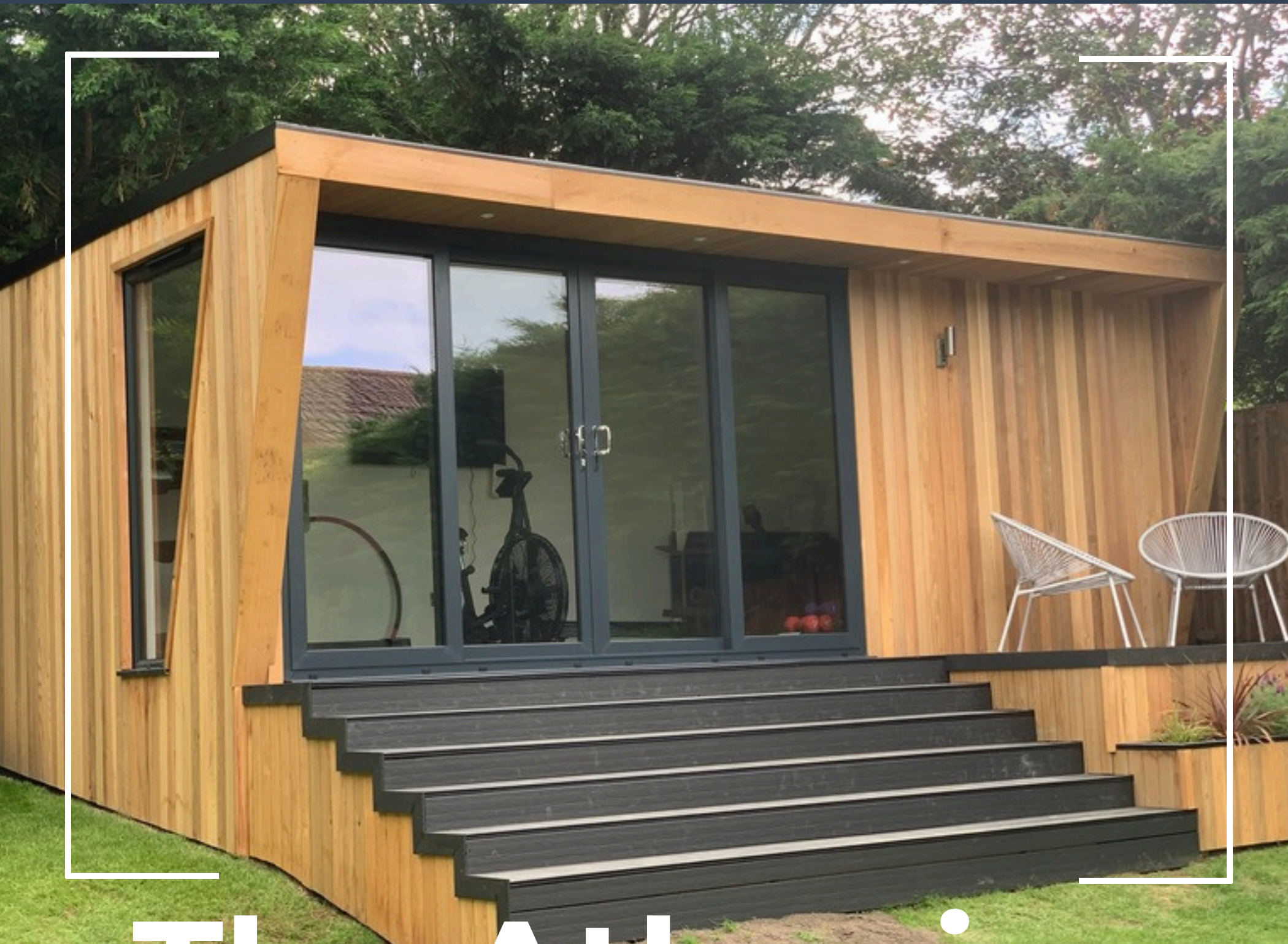


**Features:** Western Red Cedar  
Aluminium Fascia  
Canopy & Downlights  
EPDM Rubber Roof  
8mm Laminate Flooring  
Fully insulated  
Gutter & Downpipe  
Internal Electrics & Heating  
Plastered Finish

**Extras:** Aluminium Sliding Doors (PVC standard)  
Aluminium Windows (PVC standard)  
Top-hung rear window  
Aluminium Side Return  
Aluminium Soffit  
Composite Decking  
Decking Lights  
Aluminium corner flashings  
Air-conditioning unit  
Broadband

# The Caldecot





# The Athenia

CDR RANGE

**Client :** Michael & Zoe  
**Year :** 2021  
**Purpose:** Gym  
**Size:** 6m x 3m x 2.5m (W x D x H)  
**Cost:** £25,250.00+vat (\*excludes extras)



**Features:** Western Red Cedar  
Canopy & Downlights  
EPDM Rubber Roof  
Composite Decking  
Decking Lights  
8mm Laminate Flooring  
Fully insulated  
Gutter & Downpipe  
Internal Electrics & Heating  
Plastered Finish

**Extras:** Cedar Fascia  
Aluminium French Doors (PVC standard)  
Aluminium Window (PVC standard)  
Broadband  
TV Wall Support  
External Up/Downlight  
Bespoke Veranda in Composite Decking  
Cedar Planters



# Client Testimonials



**Harminder Tumber**  
Ware, Hertfordshire

We found Ollie and his team to be very professional. Any questions we had or any issues that arose were quickly resolved. Even defects were resolved in a timely manner. We are very happy with our finished product.

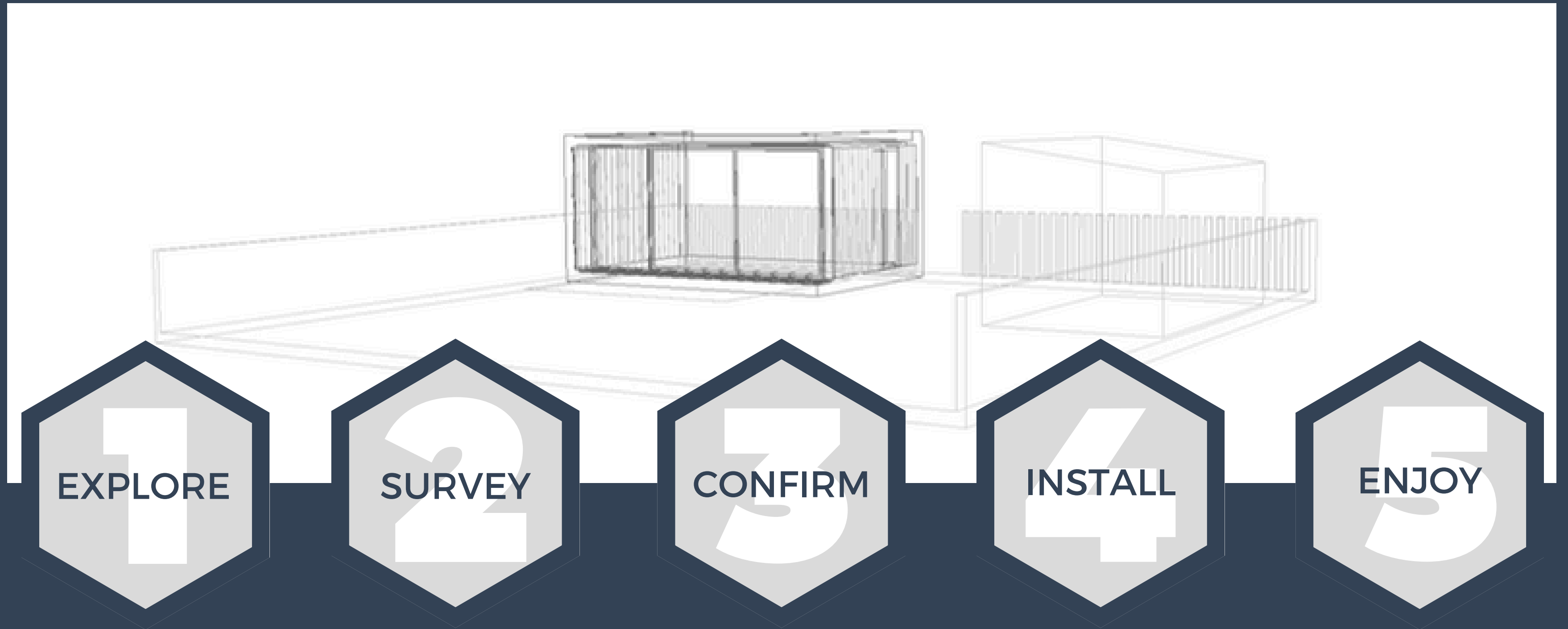


**Michael Holloway**  
Cuffley, Hertfordshire

If you're thinking of having a garden room look no further than @outdoormodularspaces. Experts in their field with a supportive hands on and friendly approach. Very happy to recommend!



# OUR PROCESS





# OUR PROCESS



The first step in the process is to **EXPLORE** your options. By scheduling a video/call with our team (*you can do this [HERE](#)*), we will run through the following key points:

1. What is the purpose of the room?
2. Who will use the garden room the most?
3. What size do you need?
4. What are your must-have requirements?
5. What would you like in an ideal world?
6. What is your budget?



Step 2 in the process is arranging a **SURVEY**. During the survey we'll discuss:

1. Access - how much room do we have to work
2. Are there any restrictions or obstacles to overcome
3. Will the dimensions work
4. Foundations - what will work best
5. Finer details - to be able to provide you with an accurate quote, we'll run through the finer details of the build and answer any questions you may have.

# OUR PROCESS



After the site survey, we'll be armed with enough information to be able to provide you with an accurate quote.

There will never be any hard-sale from us. We're here to help guide you and answer any questions you have.

Once we are all in agreement, we can **CONFIRM** your order and set the wheels in motion for your dream garden room.



This is the day you've been looking forward to - it's the day of **INSTALLATION!**

You will have received a phone call or an email confirming the main point of contact during your build, along with the names of the team who will be building your garden room.

This will be a busy period with lots of deliveries and lots of activity, however, we'll do our very best to minimise disruption.

# OUR PROCESS



The last step in the process is to simply **ENJOY** your new space.

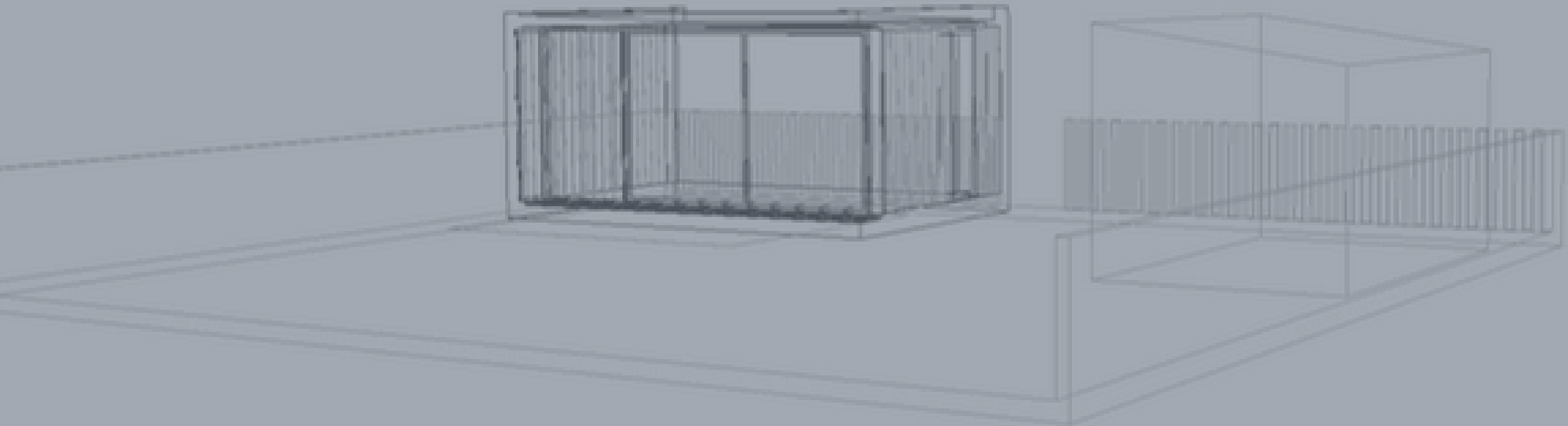
As part of our hand-over, we will walk through every aspect of your build, recommending any tips to ensure the up-keep of your investment.

Now all you need to do is kit it out to your style and start enjoying your beautiful garden room!

Our team are on hand to help with any questions, concerns or problem-solving.

If you're happy with your garden room and want to share any photos please tag us and use the hashtag #LoveOMS

# Warranty & Guaranties



## 10 YEAR INSURANCE BACKED GUARANTEE

We offer a **10 year, insurance-backed guarantee** with all of our garden rooms (upon completion of works and final balance paid). This is underwritten by HomePro (Jan2023) and guarantees that any design and manufacturing faults to the structure of the building will be taken care of by our team.

Depending on the manufacturer of your doors and windows, you could also benefit from a guarantee of **up to 20 years!** Again, this goes live upon completion of works and final balance being paid.

Please ask our team for more details.

For an up-to-date and detailed explanation of our guarantee and warranties please visit our website [www.outdoormodularspaces.com](http://www.outdoormodularspaces.com)



# Windows & Doors



## Doors

As standard our CDR range comes with 2m wide PVC French or Sliding doors and windows in Anthracite grey, however, they can come in a variety of colours, sizes and variations. We offer the opportunity to upgrade these to aluminium.

Also if you prefer bi-folding doors, these are available, however, we always supply these in aluminium only.

Our standard double glazed units for these French and sliding doors are toughened safety glass, Low-E, soft coat Planitherm ONE coating, 90% argon gas filled sealed units, with a warm edge spacer-bar and a centre pane U-value of 1.1 W/M<sup>2</sup>K. You can also have triple glazed sealed units, but weight and size restrictions will apply.

- Sliding doors - 2, 3 and 4 panel configurations available.
- Excellent WER values.
- Multi-point locking system, consists of four sturdy bi-directional hook locks and a stainless steel one piece keep.
- Double or triple track option. 3 panels on a triple track, gives around a two-thirds clear opening.

Our sliding doors are fitted with high security multipoint locking as standard. The locking mechanism consists of a total of four bi-directional hook locks, which fully secure the sliding panels and help to prevent them from being lifted out of their track. The locking mechanism is operated by lifting the small lever on the handle, when the door is closed.

When closed the doors are secured by using a key to lock the cylinder, which in turn locks off the handle and prevents it from being used to operate the locks. These cylinders are highly pick resistant and drill resistant

# Windows & Doors

## Windows

Our designs are based on a modern looking garden room and so, unless specified, the windows are flush casement windows and are non-opening. However, for an additional cost, we can supply opening windows and tilt & turn windows in a variety of sizes, configurations and colours.

All windows are installed with a cill to allow water to run away from the building.

- All windows are supplied with 28mm clear & toughened glazing units and spacer bars
- Unique flush casement to inside and outside.
- Trickle vent for ventilation as standard
- Equal sightlines with dummy fixed casements as standard.
- Standard colour is Anthracite grey (RAL7016m) but also available in any of over 200 single or dual RAL colours.
- 'Polyamide' thermally broken profiles for energy efficiency.
- Internally glazed for extra security.

We have a highly experienced team who are many years installing doors & windows in a variety of sizes, shapes and for many different manufacturers. Through their knowledge of the market, we have selected a handful of suppliers to partner with. These partnerships have proven to be a huge success as, to-date, we have not had a single issue with any of our installations.

# Final Thoughts



We recognise that a garden room is a *big investment* and you want to make it **right, first time** around and **within budget**.

It is not our goal or ambition to be the cheapest provider of garden rooms. We know what quality looks like, how it should perform and **we do not cut corners** to increase profit.

A garden room designed by Outdoor Modular Spaces is a room that will evolve over time. *Your needs now will most likely change over the years.* We have built garden rooms for customers who initially needed a games room for their kids, only to turn it in a bar for their now grown up kids, 2 years later. Working from home has evolved since Covid and with more and more work flexibility being offered, a dedicated space to work will be at the forefront of most people.

A **beautifully designed, well-built** garden room that's been **well thought-out**, will, without doubt, **add value to your property**. It's **cheaper** than an extension, loft conversion or basement excavation. It's **quicker** and it's **less obtrusive** as it's built away from the main house.

New houses usually come with a smaller footprint. *Sacrificing a bedroom for a gym, an office or studio is not the best way to create more space.* A garden room increases your **workable footprint** *without* removing any **valuable living areas** inside the house. For anyone moving up the property chain, *this is key*.

All of our rooms are built to be used **throughout the year**, whether rain or shine, keeping you **warm in winter** and **cool** during the summer months.

If you'd like **more information** on our garden rooms, our **previous installations** or how *we can help* you plan your room, **please do get in touch** as we'd be delighted to **help**. Our **contact details**, **follow this page**.

Thank you again for your interest in Outdoor Modular Spaces and we hope to work with you very soon.

# Contact Us



BOOK A CONSULATION > Click Link [HERE](#)



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@outdoormodularspaces

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