

# MODULAR DESIGNS



Luxury Garden Rooms





**M** MODULAR  
DESIGNS





# Garden Rooms

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Imagine walking into your new luxury garden room for the first time.  
At long last you have a beautifully designed, eco-friendly and  
comfortable space designed for your wants and needs.

Our luxury bespoke eco-friendly structures are created by  
experienced designers and master craftsmen. Quick to build, they're  
secure and fire-safe; cool in summer and warm in winter.  
Perfect for you.

# INSTALLATION

Modern methods of construction

- Quick and Easy ●
- Modern Methods of Construction ●
- North London and home counties ●
  - Wide range of products ●
    - Personalization ●
    - Garden Rooms ●
    - Affordable ●



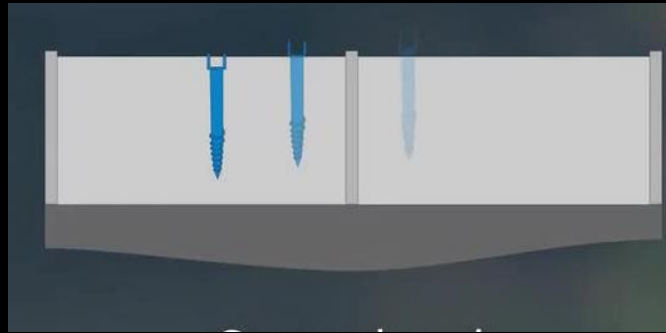






Bespoke designs available

# GROUND WORK



# Ground Screws

Foundation screws bored into the ground.

- Specially manufactured
- Modern method to support buildings
- Earthquake proof
- No digging, no mess
- Green
- Economical
- Allows us to go around trees and other obstacles
- Quick and easy

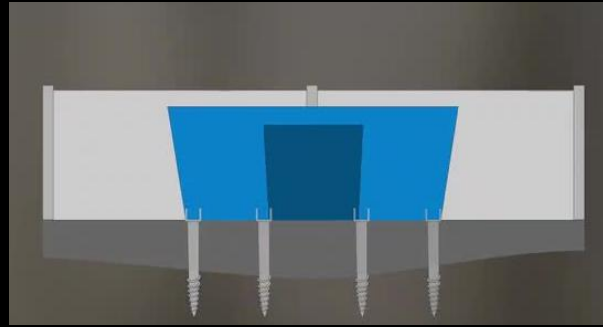








# FRAME WORK





# Chassis Frame

Joists that support the building.

- Quick and easy to fit
- Supportive
- Water-proof
- Sits on ground screws



# SIP Panels

Structurally Insulated Panels forming the walls and roof.

- Quick and easy to fit
- High thermal properties
- Water-proof
- Fire resistant
- Sit on the chassis frame





# EDPM Roof

Specialized rubber roof.

- Green, made from recycled tyres
- Strong
- Resistant
- Quick and easy fit
- 50 year lifespan
- Glulam beam calculated
- Take the weight of snow
- Structurally engineered





Everybody has a  
vision...

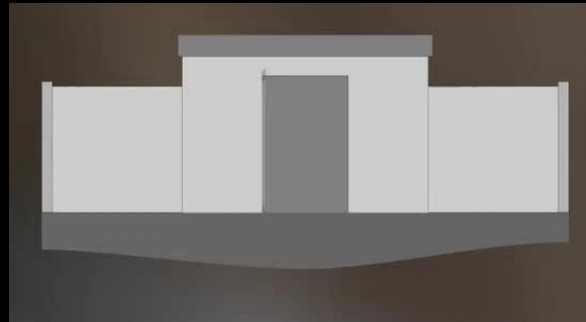






What's your vision?

# FINISHES





# Cladding

A protective and decorative finish.

- Range of colours
- Maintenance free
- Easy and quick
- Protective
- Resistant
- No colour fade
- Fire resistant



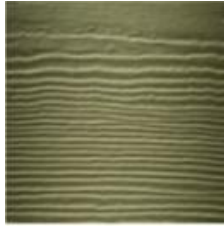


All Cladding can go horizontally and some can be vertical.

# Cladding colours:



Rich Espresso



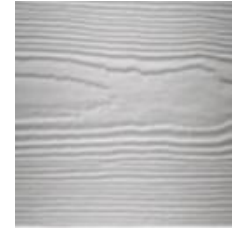
Mountain Sage



Monterey Taupe



Midnight Black



Light Mist



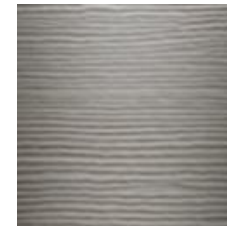
Iron Grey



Khaki Brown



Heathered Moss



Grey Slate



Evening Blue



Cobble Stone



Chestnut Brown



Boothbay Blue



Anthracite Grey



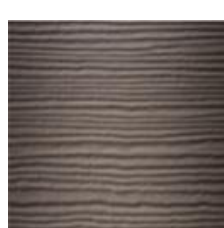
Arctic White



Woodland Cream



Traditional Red



Timber Bark



Soft Green



Sail Cloth



Pearl Grey





# Double Glazing

- Keeps the building warm and insulated
- Air vents for air circulation
- Most popular: bi-fold, french, sliding and windows
- Fitted by professionals
- Fensa guarantee

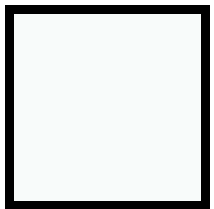




Doors and Windows can come in UPVC or Aluminium



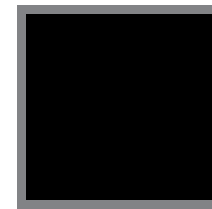
# Door and Window Colours:



White



Grey



Black

More colours available...



# Flooring

## LVT (Luxury Vinyl Tile) flooring

- Range of colours and patterns to choose from
- High quality finish
- Quick fit







Vinyl tarkett flooring comes in many different types, colours and patterns.

# Loose - Lay:

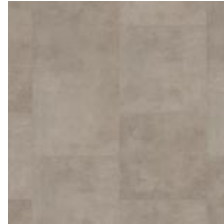
## Vinyl Minerals:



Beton light grey



Beton grey



Concrete Sand



Concrete white



Concrete anthracite



Slate relaxed

## Vinyl Wood:



Limed oak grey



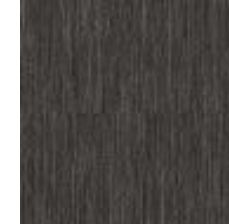
Limed oak beige



Limed oak honey



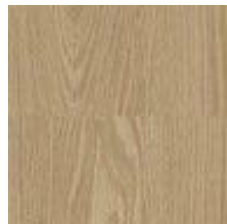
Delicate wood grege



Delicate wood black



Delicate wood white



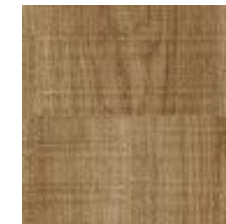
Elegant oak beige



Elegant oak natural



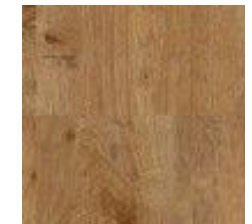
oak light grey



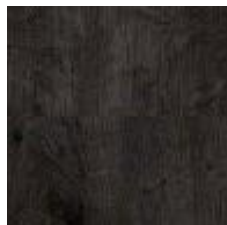
Sawn oak brown



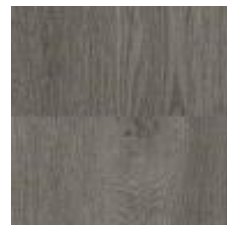
Sawn oak grey



Mountain oak natural



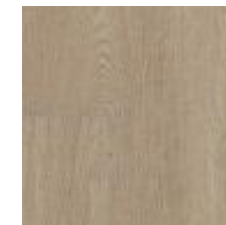
Mountain oak black



Living oak brown



Living oak grey



Living oak natural









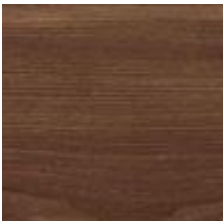

















Christmas pine  
natural



Christmas pine  
white

# Glue-down and Click:

## Vinyl Natural Wood:

						
Chatillon oak natural	Chatillon oak beige	Chatillon oak brown	Variant oak beige	Variant oak Grey	Variant oak natural	Chestnut smoked
						
Forest oak nutmeg	Forest oak pistachio shell	Forest oak natural	Swiss oak natural	Swiss oak smoked	Swiss oak stained	Chestnut original
						
Wagon board floated	Charred wood black	Creek oak beige	Creek oak natural	Creek oak brown	American walnut cinnamon	American walnut marron
						
Brushed elm beige	Brushed elm grege	Brushed elm natural	Nomad oak coffee	Nomad oak hazel	Douglas pine soaped	Douglas pine creme



## Vinyl Natural Stones:



Patina concrete light  
grey



Patina concrete  
medium grey



Patina concrete dark  
grey



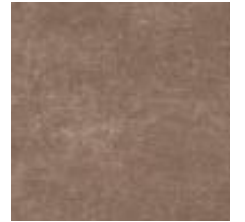
Century Dawn



Belgian stone  
dune



Belgian stone silt



Belgian stone  
loam



Emperador grey



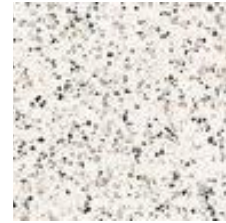
Emperador green



Emperador beige



Terrazzo classical  
terracotta



Terrazzo classical  
nero



Sediment grey



Sediment beige



Breccia grey



Cast concrete  
cement



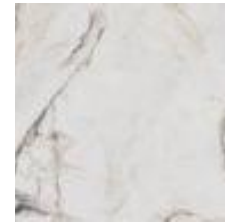
Moonstone dark  
blue



Liguria slate  
black



Rock grey



Carrara grande  
white



Marquina grande  
black



Vintage Zinc silver



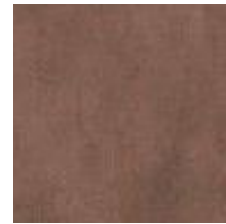
Vintage Zinc black



Oxide steel



Oxide black steel



Oxide copper



Composite cool grey



Fibra terracotta









## Domes and Pods

Our new range of dining pods, garden dome, unique private dining and/or chill area at home, new dining experience at pubs and restaurants, chill out/ hang out area in schools, colleges, hospitals and all outdoor spaces.

Our vision at Modular Designs, during these difficult times, is not to let the fun or work stop, but to continue in a fun and safe environment. These pods/domes along with our bespoke garden rooms allow us to do just that.

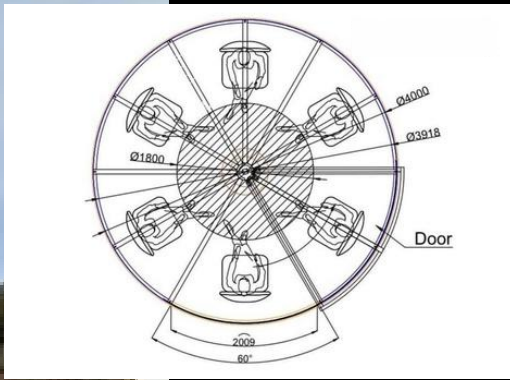
# Domes

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- 4m diameter x 2.4 m high
- Sliding door, air vents, UV coat
  - Non-corrosive, zero maintenance
  - +25 years life span







## - Features -

- A-grade aluminium
- Multiple coloured options
- polycarbonate sheets (12 times stronger than toughened glass)
  - UV coated

Cast nylon rollers and stainless steel fixings

- air vent extraction for air circulation
- Withstand heavy rain, snow and wind
  - Lockable doors
- High grade EDPM sealant, 100% leakproof
  - Almost 400kg, no flying away
  - Quick fit
- Ground screw foundation, no mess





## - Extras -

- Timber or composite decking
  - Flooring inside
  - Installation
  - Heating and lighting
- Remote control infrared ceiling heater
  - Colour changing LED strips











Modular

New

Big

Small

Sophisticated

Easy

Fun

Resistant

Heated

Trend

Eco-friendly

Sustainable

Peaceful

Innovative

Creative

Design

Comfortable

Gorgeous

Green

No Maintenance

Customized

Colourful

Perfect

Clean

Quick

Chill

Bright

Secure

Desire

Dream

Style

Beautiful

Well-priced

Luxury

Bespoke

Modern

Cosy





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