

MODULAR DESIGNS



Luxury Garden Rooms





M MODULAR
DESIGNS



Garden Rooms

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

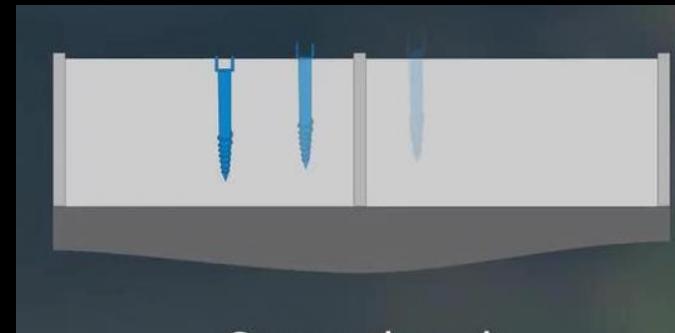
- Quick and Easy ●
- Modern Methods of Construction ●
- North London and home counties ●
- Wide range of products ●
- Personalization ●
- Garden Rooms ●
- Affordable ●





Bespoke designs available

GROUND WORK



Ground Screws

Foundation screws bored into the ground.

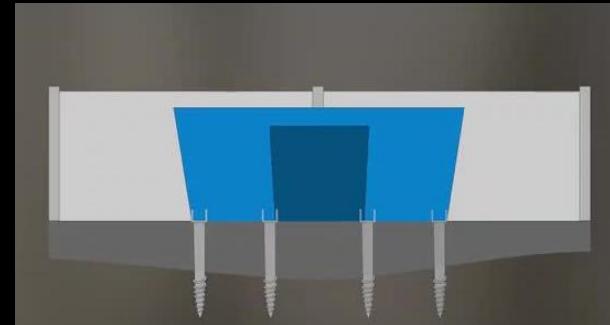
- Specially manufactured
- Modern method to support buildings
- Earthquake proof
- No digging, no mess
- Green
- Economical
- Allows us to go around trees and other obstacles
- Quick and easy







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



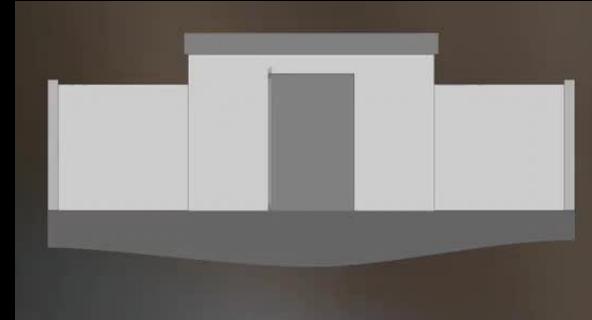
Everybody has a
vision...





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



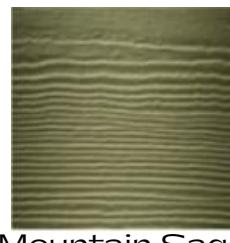


All Cladding can go horizontally and some can be vertical.

Cladding colours:



Rich Espresso



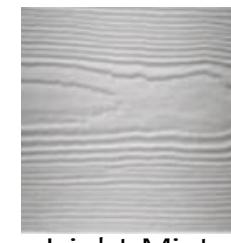
Mountain Sage



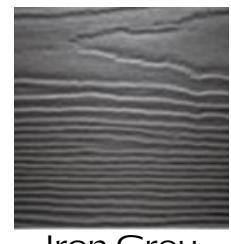
Monterey Taupe



Midnight Black



Light Mist



Iron Grey



Khaki Brown



Heathered Moss



Grey Slate



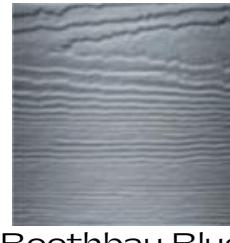
Evening Blue



Cobble Stone



Chestnut Brown



Boothbay Blue



Anthracite Grey



Arctic White



Woodland Cream



Traditional Red



Timber Bark



Soft Green



Sail Cloth



Pearl Grey



Double Glazing

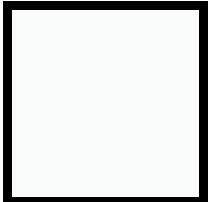
- Keeps the building warm and insulated
- Air vents for air circulation
- Most popular: bi-fold, french, sliding and windows
- Fitted by professionals
- Fensa guarantee



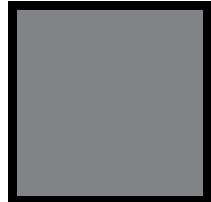


Doors and Windows can come in UPVC or Aluminium

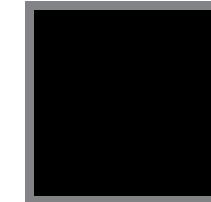
Door and Window Colours:



White



Grey



Black

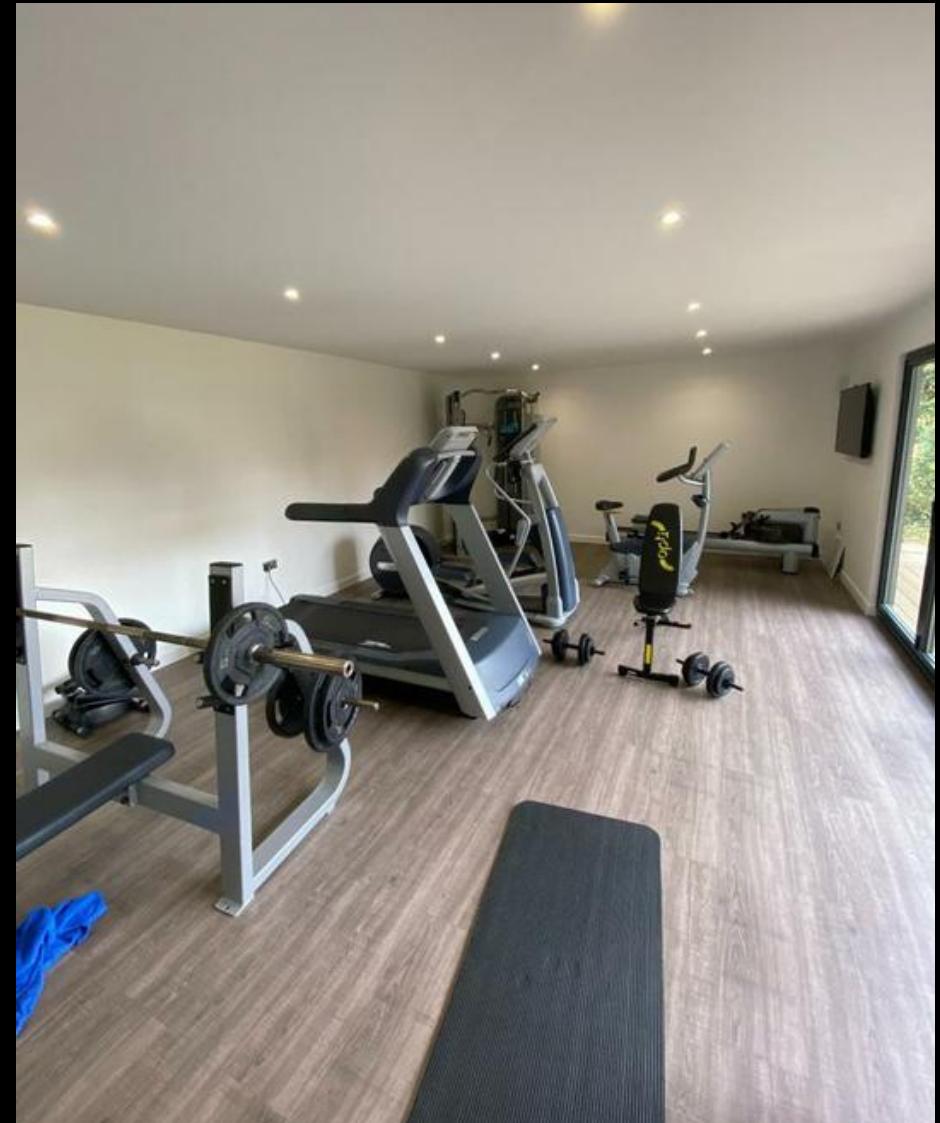
More colours available...



Flooring

← LVT (Luxury Vinyl Tile) flooring

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

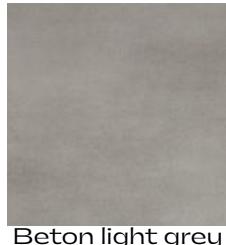




Vinyl Tarkett flooring comes in many different types, colours and patterns.

Loose - Lay:

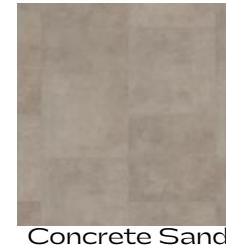
Vinyl Minerals:



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



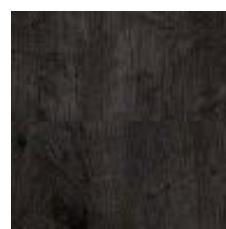
Sawn oak brown



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



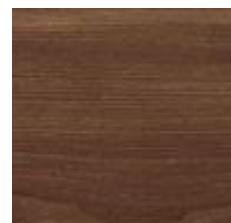
Variant oak beige



Variant oak Grey



Variant oak natural



Chestnut smoked



Forest oak nutmeg



Forest oak pistachio shell



Forest oak natural



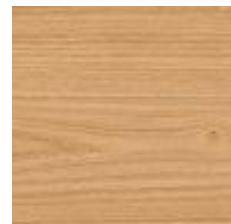
Swiss oak natural



Swiss oak smoked



Swiss oak stained



Chestnut original



Wagon board floated



Charred wood black



Creek oak beige



Creek oak natural



Creek oak brown



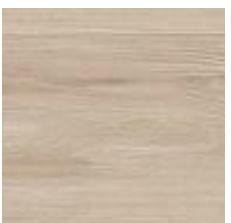
American walnut cinnamon



American walnut marron



Brushed elm beige



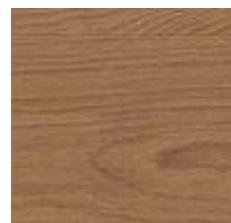
Brushed elm grege



Brushed elm natural



Nomad oak coffee



Nomad oak hazel



Douglas pine soaped



Douglas pine creme

Vinyl Natural Stones:



Patina concrete light grey



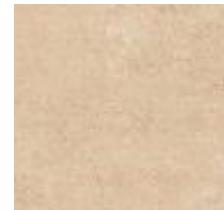
Patina concrete medium grey



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



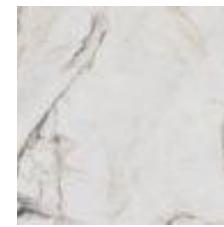
Moonstone dark blue



Liguria slate black



Rock grey



Carrara grande white



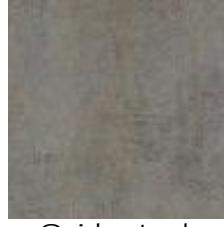
Marquina grande black



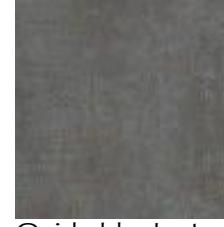
Vintage Zinc silver



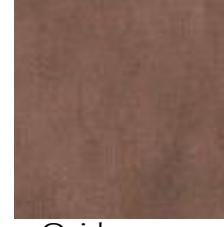
Vintage Zinc black



Oxide steel



Oxide black steel



Oxide copper



Composite cool grey



Fibra terracotta





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Domes and Pods

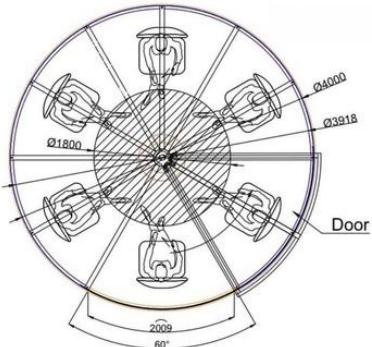
Our new range of dining pods, garden dome, unique private dining and/or chill area at home, new dining experience at pubs and restaurants, chill out/ hang out area in schools, colleges, hospitals and all outdoor spaces.

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

- 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 Big Luxury Bespoke Modern

No Mess Small Well-priced Style Dream

Fun Resistant Easy Beautiful Desire

Heated Customized Improved Perfect

Trend Economical Colourful Clean

Eco-friendly Sustainable Innovative Quick

Peaceful Creative Design Chill

Innovative Gorgeous Comfortable Bright

Green No Maintenance Secure



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