



Garden annexe, Cairngorms

PROJECT:
GARDEN ANNEXE,
CAIRNGORMS

DATE:
COMPLETED 2015

CLIENT:
PRIVATE

MAIN CONTRACTOR:
JML GARDEN ROOMS

ARCHITECT:
JML GARDEN ROOMS

SIZE:
33 SQM

LATEST AWARD



Project overview

We were approached by a client and her family looking at various options to extend the family home to allow their mother to live with them. Whilst less able to live independently than she had once been, the family were not keen on a retirement home for their mother as she continues to enjoy her own space, independence and keeping up with friends and hobbies.

Whilst carrying out research on extending the property home, they became increasingly aware of the high cost, time and disruption it could take, as well as the associated planning issues. After finding JML Garden Rooms online and our garden annexe design – a fully standalone option with a bedroom, bathroom, kitchen and living area that can be sited near the house – this became the family's choice. They soon came to realise that our annexe offered the exact design and high standard of finish they were looking for.



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Challenges

Situated within the Cairngorm National Park, the first issue was always going to be gaining planning permission. Our experienced architectural team knew the preferred vernacular of properties within the Park, including materials and finishings suitable for this area of outstanding natural beauty. In addition, the highly unpredictable weather meant that construction time needed to be kept to minimum and the property was erected to a wind and watertight standard within two weeks. The garden annexe, measuring approximately 30m², creates a highly insulated envelope with energy efficient spaces throughout. Heating bills are virtually non-existent and being so close to the house means that the family are always near each other, without getting under each other's feet.

Services delivered

From the client's initial discussions to the final service connections, JML Garden Rooms carried out all works including site clearance, foundations, the manufacture, supply and erection of the SIPs kit, roof finishings, external works and all internal finishings. Underfloor heating was installed, along with triple-glazed, Aluclad Scandinavian windows and doors to complete this highly insulated building.

Client Testimonial:

"I found JML Garden Rooms through an internet search. I did contact a few companies, but JML emailed me a quote the very next day and I was immediately impressed by the service. I arranged to visit the company headquarters in Auchterarder and see first-hand one of the Garden Rooms. I met the owner John Langley and their in-house architect. I was confident that they would provide me with a great Garden Annexe. They started and finished on time (which was a delight) and the building is of the highest quality both in workmanship and fittings. It has been much admired. They did everything I asked for and more."