



## Lowlander 2, Edinburgh

**PROJECT:**  
LOWLANDER2, EDINBURGH

**DATE:**  
COMPLETED 2016

**CLIENT:**  
PRIVATE

**MAIN CONTRACTOR:**  
JML GARDEN ROOMS

**ARCHITECT:**  
JML GARDEN ROOMS

**SIZE:**  
13 SQM

LATEST AWARD



## Project overview

Our client wanted a room to relax, read and study in, away from the noise and bustle of the existing house in a secluded corner of the garden. Having researched extensively online, it was clear that a JML Garden Room offered the exact design and high standard of finish that was being sought. The clients travelled to our showroom in Auchterarder to get an understanding of the exact size and finish. Having recently landscaped the garden and keen to ensure the garden room would be in-keeping, the modern design of a Lowlander was chosen. Being situated within a conservation area, planning consent was required and we completed the drawings, application and enquiries on behalf of our client, securing permission in under eight weeks.



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## Challenges

Ensuring the client's recently landscaped garden was kept in a pristine condition was of paramount importance. Our precast pad foundations meant there was no unnecessary mixing or pouring of concrete to damage the surrounding area. In addition, a large gazebo was used with AstroTurf ground protection to the side of the house to keep dust, wood chippings and general construction debris away from the manicured lawns.

To finish off the garden room, our team installed a kitchenette that included storage, an integrated drinks fridge and a sink.

## Services delivered

We carried out all works from first inception to fitting in with the existing landscaping. This included the site clearance, foundations, manufacture, supply and erection of the SIPs kit, roof finishings, external works and all internal finishings. The client's love of cricket was also indulged with a bespoke double-glazed window positioned at the exact height to offer views over the local pitch. Underfloor heating was installed for comfort and Sky TV for any occasions when the local cricket match is rained off.

## Client Testimonial:

*"We were very impressed with the professionalism of the whole team, from start to finish!"*

