

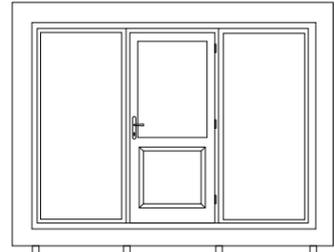
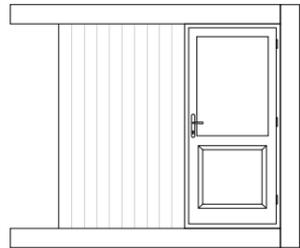
SWL 
WORKROOMS
WORK • CREATE • LIVE

“Our homes are our sanctuaries more than ever before which is why it’s so important to create spaces that will help us thrive. There is something truly wonderful about being in your garden, in a natural structure, in complete peace. It’s what a lot of us are looking for.”

Francesca Coleman Carr

Director

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Our story & vision

The Perfect Hideaway

SWL Workrooms was founded by Francesca Coleman-Carr, the director of Sash Windows London. SWL are the leading supplier & installer of windows & doors in London. Upon visiting clients working from home in London and having multiple conversations about the lack of space to work in peace, she decided to explore garden room options. She partnered with an experienced designer and furniture maker and they worked together to create the perfect workroom.

Our goal is to make beautiful garden buildings, that have the most gentle and conscious impact on the environment as possible.

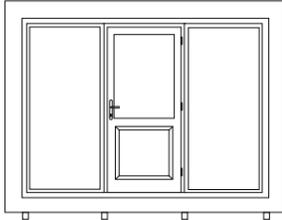
With an ever-increasing number of us either choosing or being asked to work from home, we believe it is fundamental to have the right space that promotes the perfect work-life balance. At SWL Workrooms, our hideaways have been designed from the ground up with work, lifestyle and wellness in mind. We have created a sustainable structure that will optimise the layout of your home which also presents a multitude of benefits - for us, for the planet and the companies we work for.

Each garden room design is beautiful and sustainable with no hidden extras. Consideration has been given to size, atmosphere and acoustics with no further construction required. Fusing design and nature we have invested in only the best materials that are ethical and gentle on our planet's resources. Our hideaways feature a full interior including handmade linen curtains, adjustable lighting, luxurious carpets, or oak veneer flooring. To tie everything together, the walls are painted with our carefully selected core colours from Farrow & Ball. We want our workrooms to evoke calm and serenity to help create an environment that is not only good for productivity but great for escaping and recharging.

We truly believe that our sustainable practices, quality materials and considered design, make our hideaways, the perfect space to enjoy all year round.



The Eden Room



Our signature double occupancy garden room is a large elegant building that's bright, spacious and versatile.

	External footprint (m)	Internal floor area (m)	Height (m)	Internal area (m2)
Eden Solo	2.4 x 2.5	2(w) x 1.8(d)	2.5	3.6
Eden Original	3.2 x 2.5	3(w) x 1.8(d)	2.5	5.4
Eden Plus	3.2 x 3	3(w) x 2.3(d)	2.5	6.9
Eden Large	4.2 x 2.5	4(w) x 1.8(d) (+0.4 x 0.9 nook)	2.5	7.6
Eden XL	4.2 x 3	4 (w) x 2.3 (d) (+0.4 x 0.9 nook)	2.5	9.7

Included

-  FSC Larch Cladding from Norclad Ltd. – or –  Millboard premium composite cladding in Black, or Antique Oak.
-  100% Ethical sheep's wool Carpet – or –  Engineered oak flooring
-  Solid FSC Timber doors and windows with double glazing and 5-pin mortice lock
-  Green sedum living roof
-  Ethical sheep's wool insulation
-  800w Premium WIFI controlled wall heater
-  Premium Ascali 4 spot LED track lights
-  Three double power points
-  Ply-lined, Farrow & Ball painted, internal walls and ceiling

Optional

-  Sustainable cork wall
-  Handmade thermally lined curtains



Designed and developed to be your at-home retreat

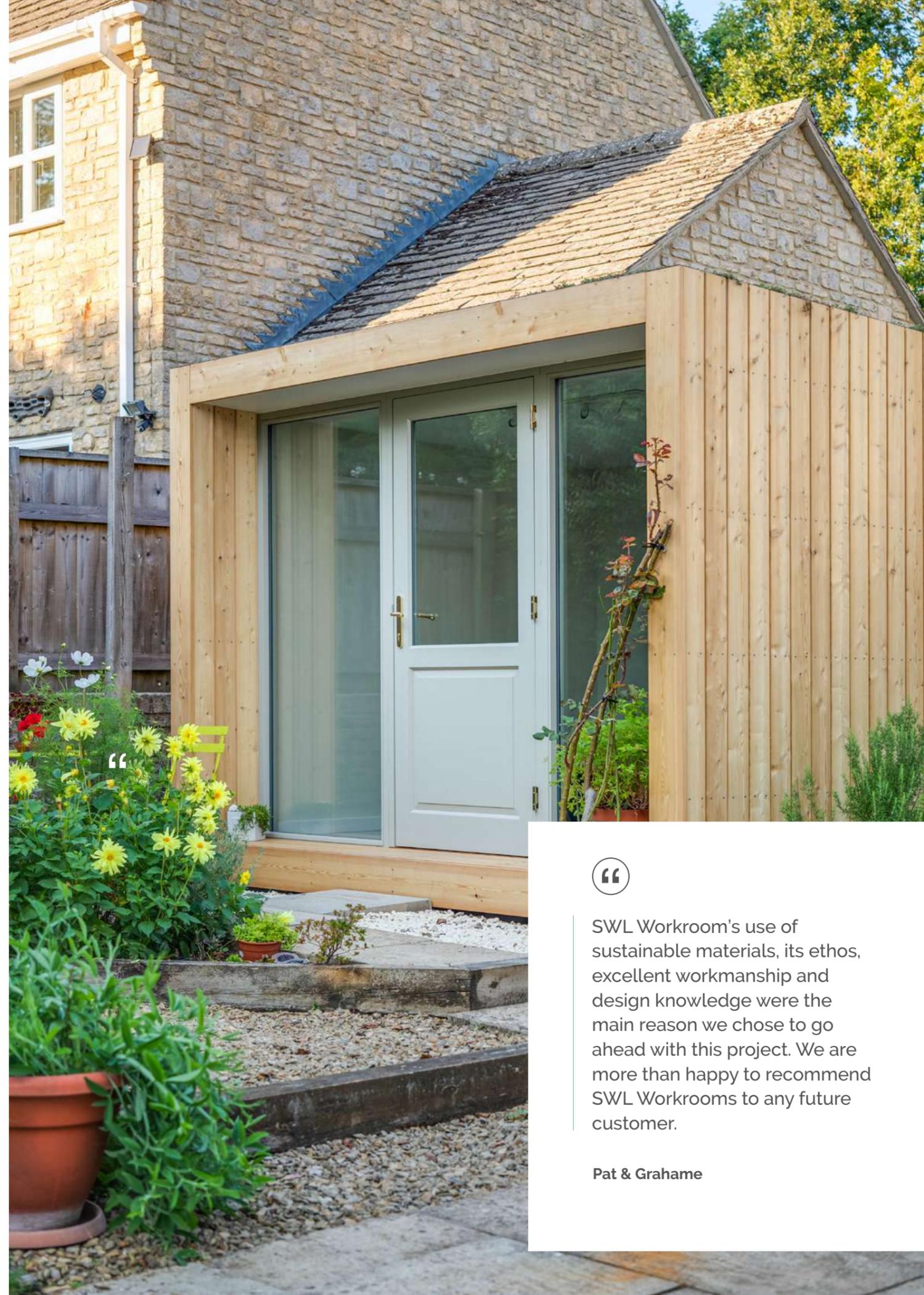
Our Eden Rooms have been developed with wellness in mind. We have factored in size, acoustics, and thermal performance which means our rooms are the ideal space to spend a full day, throughout the summer or in the depths of winter.



The Eden Room



Having downsized to a Tetbury townhouse for their retirement, Pat wanted a dedicated space to do her pottery. This 10m² Eden Room has provided the perfect creative retreat, set amongst the hazel and beach trees, and wildflowers in their wonderful garden.



SWL Workroom's use of sustainable materials, its ethos, excellent workmanship and design knowledge were the main reason we chose to go ahead with this project. We are more than happy to recommend SWL Workrooms to any future customer.

Pat & Grahame



Eco-friendly materials, sourced from the UK

SWL Workrooms is an ethical business, that strives to do everything it can to protect the planet. We have a commitment to sustainability that shapes our approach to business. We source local, sustainable materials for all our buildings. From our 100% ethical sheep's wool insulation to our FSC rated timber windows and doors.

We know where all of our products have come from and aim to have total visibility of the entire supply chain. Our garden rooms are fitted with extra-thick 100mm thick sheep's wool insulation, delivering class-leading U-Values.



25

The number of trees we plant for every workroom we build



Every time we take an order, we donate to the charity More Trees who plant 25 trees on our behalf, creating a carbon offset of 7,500 tonnes per building.



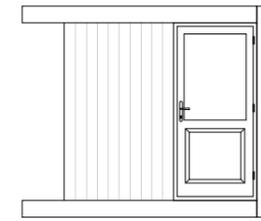
Our partners and suppliers

We're really proud to partner with suppliers that share our ethos and exacting standards:





The Opal Room



Our Opal Room is our single occupancy garden room, It's a contemporary space that's light, warm and comfortable.

External footprint (m)
2.7 x 2.7

Internal floor area (m)
2(w) x 2(d)

Height (m)
2.5

Internal area (m²)
4

Included



FSC Larch Cladding from Norclad Ltd.

- or -



Millboard premium composite cladding in Black, or Antique Oak.



100% Ethical sheep's wool Carpet

- or -



Engineered oak flooring



Solid FSC Timber doors and windows with double glazing and 5-pin mortice lock



Premium Ascali 4 spot LED track lights



Green sedum living roof



Three double power points



Ethical sheep's wool insulation



Ply-lined, Farrow & Ball painted, internal walls and ceiling



800w Premium WIFI controlled wall heater

Optional



Sustainable cork wall

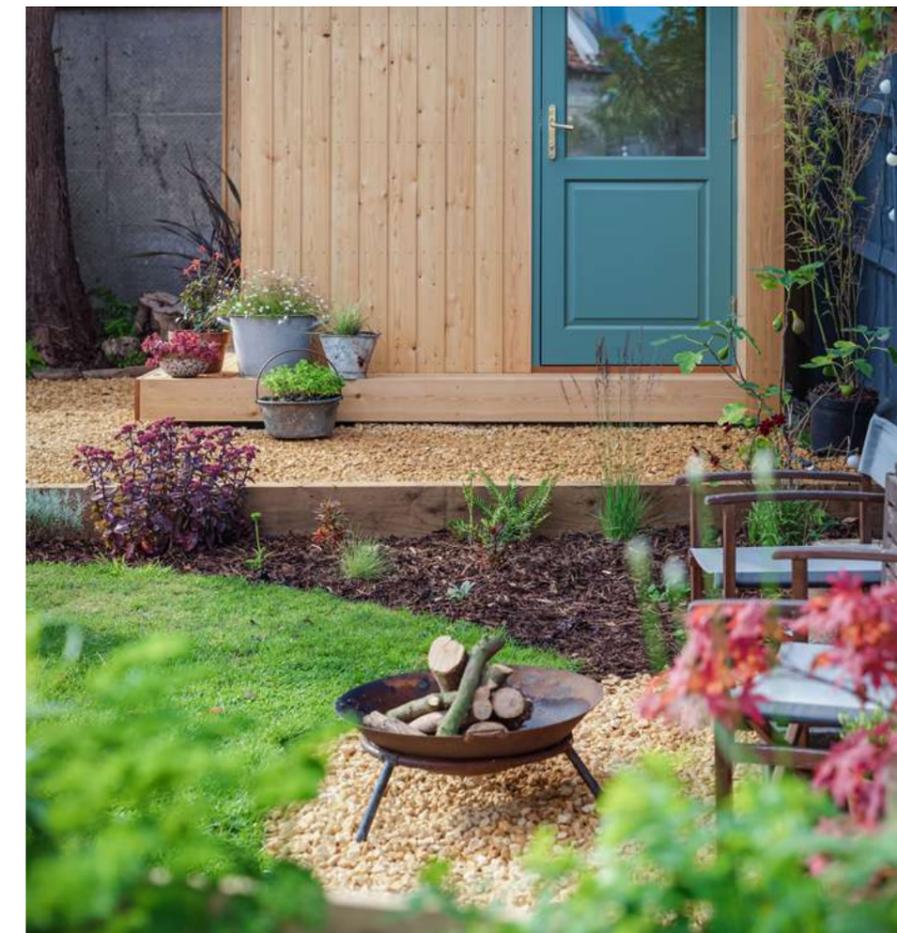


Handmade thermally lined curtains



A beautiful and sustainable place to work.

Our single occupancy Opal Room comes in one size. It has been designed and developed to house a generous desk without feeling compact. This 'office pod' is incredibly cost effective, inexpensive to run and its ergonomic design fits perfectly into the corner of any garden.



Free delivery and installation to London and the surrounds.



We guarantee all of our workrooms for 10 years

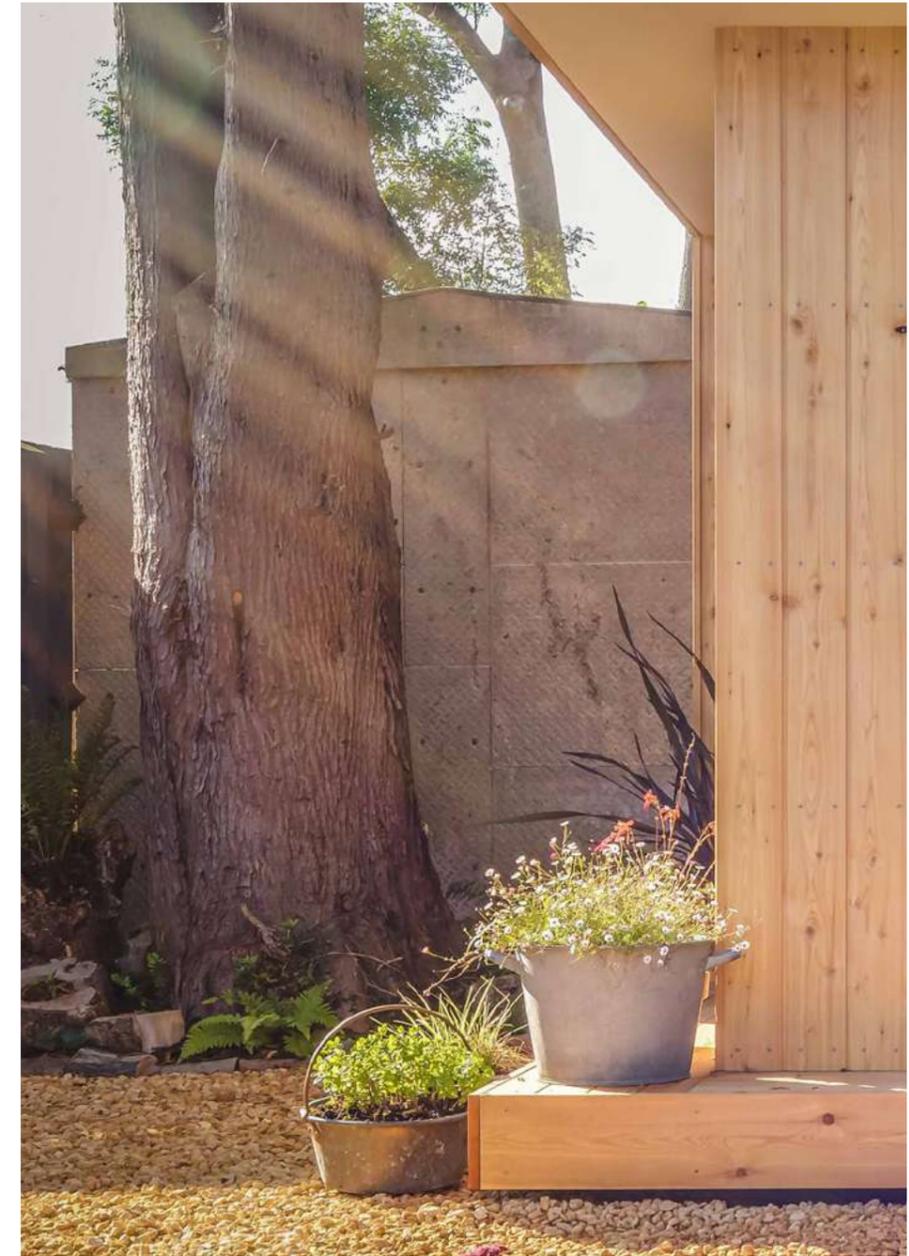


I've always wanted my own garden working space but to get something so beautifully crafted is a real treat. I love looking at it as much as being in it! Its become the focal point of our garden and I know it's going to massively improve the way I work and live. And the fact it's so sustainable just ticks even more boxes. The experience of designing the workroom was really exciting and it was up in no time.

Chris & Elle



The Opal Room



Chris and Elle have a young family and a demanding schedule. Chris is a Creative Director at a branding agency which means a dedicated workspace at home has become a necessity. Our Opal Room provides him with the quiet, calm creative workspace that he needs and now loves.

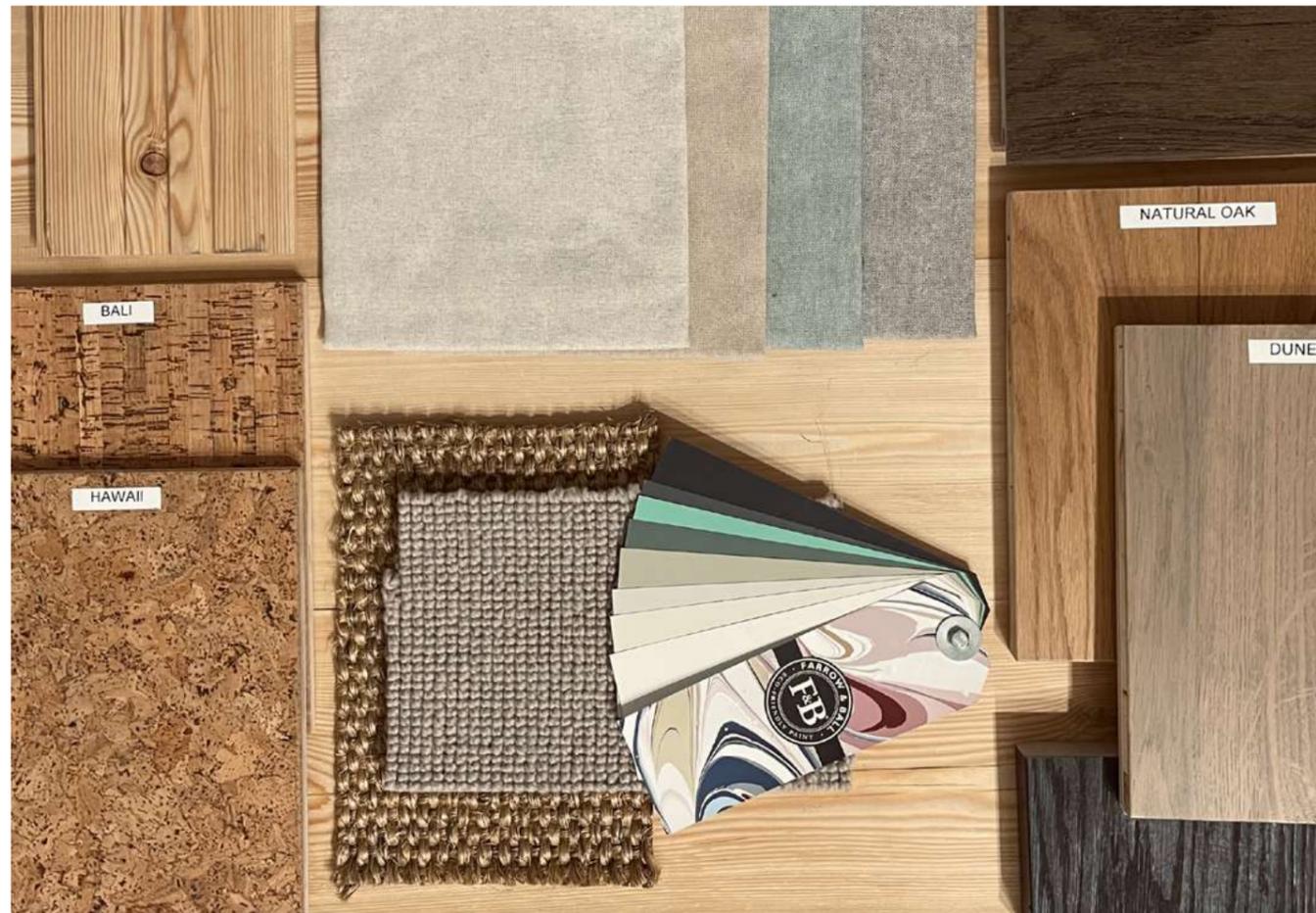


Top: Optional sustainable cork wall
Bottom: Solid FSC Timber doors and windows
Right: Farrow & Ball, hand painted walls with natural oak timber flooring



Making your Workroom work for you

We work with you to help you select your finishes. We have samples of our curtains, flooring, and cladding as well as paint colours and cork with us when we visit your home. Or you can visit our showroom to view all of the finishes.



What choices do I have?

-  Choose from larch or premium composite cladding (black or antique oak)
-  Choose from our range of Farrow & Ball colours for your double glazed, solid timber doors and windows
-  Your choice of Farrow & Ball colours for internal walls
-  Engineered oak flooring or sheep's wool carpet
-  Handmade thermally lined curtains for the ultimate homely feel
-  Sustainable cork wall for phone call friendly acoustics or for pinning

Every workroom we make includes an interior that you would expect to find in your home – with soft furnishings and lighting. We don't see these as luxuries, which is why we don't charge extra for them. We have hand selected a range of stunning finishes which will make your workroom a calm, inviting, warm place to be in all seasons.



Our curtains are made locally by artisan craftspeople. Every pair is made to order, from nothing but the best materials. Our fabrics are made from recycled cotton, as are our lining and thermal interlining. Our curtains are all double pleated and hang on steel hooks, on a polished steel pole.

We have worked with Farrow & Ball to create a colour chart that compliments the other textures and finishes in your garden room perfectly. From Railings, a soft black with blue undertones to Strong White, through to some timeless earthy accents of pinks, blues and greens.

Ready to tailor your own? Here's what to expect.



We make the process of purchasing a garden room as simple and stress-free as possible. It all starts with a free consultation and site survey.

01

The process

We'll visit you and your property to chat about your new garden room. A few days after our visit you'll receive a personalised quote.

If you're happy with the quote, we'll ask you to pay a 25% deposit to secure an installation slot.

There's usually an 8-12 week lead time for installation. Once we've agreed on a rough date, our team will start building your new garden room.

Around four weeks before your installation date, you'll be required to pay 50% of the total cost. At this point we will book in an installation date. We will arrive with your home office building in prefabricated panels on installation day. You will need to ensure that there is parking nearby so that we can safely unload and transport your garden room.

We allocate two days for installation. Once we're finished, you can enjoy your garden room straight away.

02

The installation

We build all garden rooms in advance and aim to have them ready up to 7 days before your installation date. This enables us to be flexible with your installation date in case of bad weather or unforeseen delays.

03

Finishing touches

Your garden room is nearly ready! Before the installation team leave, they will carry out any paint touch-ups required, clean the glazing and vacuum the carpet, so you can start enjoying it.

If you have any furniture that needs moving in or shelves putting up, please feel free to ask our friendly installers and they will be happy to assist.

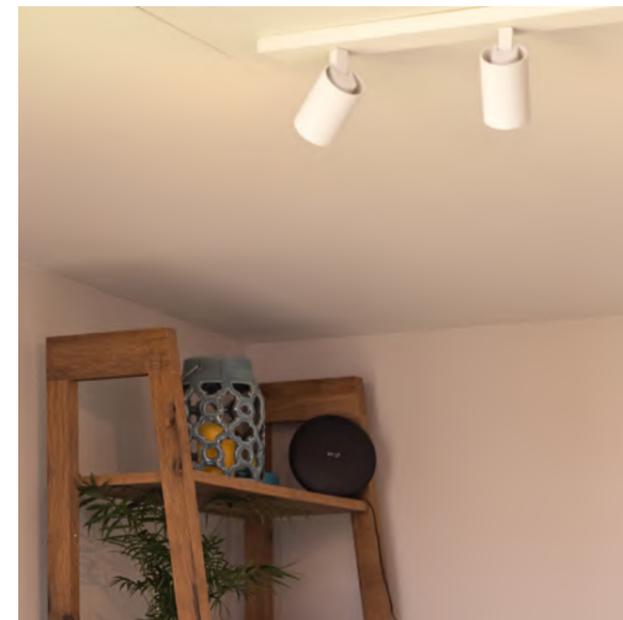
Once installation is complete, you will need to organise an electrician to connect your garden room to the mains fuse board. The fuse board for the workroom is located externally at the rear and is very easy to access. If you need some help, ask one of our installers who will be happy to answer any of your questions.

Your garden room is installed, cleaned and ready for you to enjoy. At this point, we'll ask you to sign off the work and pay the final installment of 25%.

04

Feedback

As your installation concludes we will ask you to kindly answer a few questions about the process. Your feedback helps us to improve our service.



Top: Handmade, thermally lined curtains in Stone
Bottom: Premium LED track lights
Left: Larch cladding on the Eden Room



Free delivery and installation to London and the surrounds.



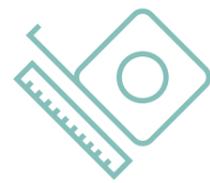
We guarantee all of our workrooms for 10 years



Sustainable materials, supply chain and partners



We plant 25 trees for every workroom we build



Crafted by hand in the UK



Designed for year-round usage



Considerations

Orientation

When it comes to deciding on the perfect location for your workroom, there are a few factors to consider.

Solar heating and glare

Although our workrooms are highly insulated, and our sedum roofs provide excellent thermal insulation against the summer sun, when the sun hits glass, solar heating will happen. In a building of this size, this should be a significant consideration when deciding on orientation.

Tree cover and foliage

Our green sedum roofs love sunshine, and although some shade from nearby trees is fine, the roof will need some sunlight to thrive.

If your building is under a large tree or group of trees, any damage caused to the structure by falling branches will NOT be covered by our structural guarantee.

Power logistics

Logistics and feasibility of getting power to your building. Remember that wherever we install your building, you will have to organise a power feed to the building.

If it is a long way from the power source this may add considerable cost.

Electrical connection

All of our buildings come with as standard, 3 double sockets, a single socket for the heater. A 600 or 800w heater depending on the size of the room, and a 3,4, or 6 bar spotlight. All of our electrical work is completed in our workshop, tested and certified before going to site. All that we leave to you is the connection to your mains power supply. The following is the information an electrician will need in order to run power to your workroom.

- Wiring into an IP65 external metal BG consumer unit, mounted externally to the back of the building.
- Requiring sufficient cabling for a 40ma RCD board, with 1 x 32a MCB and 1 x 6a MCB.
- Internal fit out consists of 4 x power sockets, 1 x 800w heater max, and 6 x 6w GU10 spotlights max.
- Consumer unit has 1 x spare breaker should you wish to add on any additional electrical sockets, or lights.

Options and finishes

We have worked tirelessly to source and select beautiful, practical, and sustainable finishes for all of our workrooms. When you buy a workroom, you buy a ready-to-move-into home office or studio. We believe that in order to use your new garden room all year round, components like the sedum roof and thermal lined curtains, are essentials not luxuries.

By adding a luxury carpet, we turn what could otherwise be a cold and echoey space into a soft, calm and comfortable environment.

There are considerations around your internal finishes. If you would like to go with our deep pile wool carpet, you may want to think about installing a pathway which you can keep clean leading to your workroom. And if you love our Sisal carpets, please be aware that this is a natural product, and it is liable to staining.

Our wide-board Oak flooring is stunning, but if you spend a lot of time on the phone, you may want to consider offsetting the acoustics with a feature cork wall. We will happily discuss all of this with you and try to advise you on what finishes and aesthetics we think will be most suitable for you.

Access & installation

Once we have informed you of your allocated installation slot, please be aware of the following.

- We may be unable to begin an installation if there is heavy or consistent rain, please make sure you can be flexible a couple of days either side of your allocated installation date.
- We have a significant amount of large and heavy panels to unload at every installation. We will need to get our Luton van as close to the installation location as possible. Please make sure you allocate parking and clear as many obstacles out of the way as is reasonable.
- The largest panel we will have to carry are our floor sections, which can be up to 3m x 1.2m x 200mm. so we can access your garden through your house if we have a clear run. Please be aware that if we do need to access your garden through your house, we will not be able to remove our shoes as this is against health and safety regulations.
- We can install our buildings as close as 400mm from a hard boundary, this is simply to allow us to get around the building to fix the external cladding and allow the electrician access to wire your building in.
- We will need some clear space around the installation site, to place materials, panels, and our tools. If it is possible to do so, please clear some space to allow us space to work.
- Most of our installations take under 2 days, but for larger buildings this may be up to 3 days. Please do not organise the electrician to wire in your building until after our installation has finished.

Composite Vs Timber cladding

All our workrooms come with an option of either Siberian larch or composite Millboard cladding. What is the difference?

- Millboard decking boards are manufactured with polyurethane resin which can typically last longer than timber, up to 35-40 years (subject to environment). Timber is typically 10-15 years. This avoids unnecessary replacement, which would use up resources on a broader scale. In addition, the manufacturing process of rigid polyurethane resin uses a lower energy expenditure (2-6 Mj/Kg) than thermoplastic process (6-29Mj/Kg), thus reducing potential emissions.
- We go above and beyond when it comes to our timber cladding and facades. However there is no amount of engineering that will stop timber moving when it is exposed to the elements. We love the way timber changes, and weathers over time.
- but if this is not something you would like then Millboard is probably the option for you. Five years after your workroom has been fitted, if you have timber cladding your workroom will of course look 5 years old, the cladding will have silvered and softened, and the facades will have moved and weathered as expected. However, if you have Millboard cladding, 5 years after it has been installed it (will apart from a slight softening of the colour tones) still look like the day it was installed.
- Pricing. Millboard is a highly engineered, premium product, and that is reflected in the price. Please be aware that Millboard cladding adds between 5-10% cost to your workroom.

Planning

Planning permission is not normally required as our buildings fall under permitted development (built under 2.5m high externally) Most houses, even in conservation areas and areas of outstanding natural beauty (AONB), have permitted development rights.

Flats and listed buildings have no permitted development rights, so will always need planning permission. Don't worry though, as planning is a relatively simple process for our garden offices, and we are on-hand to help with this process.

Can I use my garden room all year round?

Yes. Our garden rooms offer excellent levels of insulation and come with heating as standard. You'll find your garden room is cosy in the winter and cool in the summer.

How long will my garden office last?

Your garden room should last a lifetime. All garden offices come with a 10-year structural guarantee. However, because we use the highest quality materials, including a leak-proof EDPM roof, your garden room could last as long as 30 years.

All of our garden offices come with a 10-year structural guarantee.

What is the total height of your buildings?

All our workrooms buildings are lower than 2.5m. This adheres to all current planning guidelines and restrictions.

What areas do you cover?

We currently offer free installation in London and the surrounding south west areas. If you live outside this area, please contact us for a personalised quote.

Where can my home office building be installed?

We can install your home office building as close as half a meter from any solid obstacle and on an incline of up to 250mm over 3m.

Do I need planning permission for a garden room?

Planning permission is not usually required as our buildings fall under permitted development (built under 2.5m high). Most houses, even in areas of natural beauty (AONB), have permitted development rights. In some cases, you may require planning permission. The process is straightforward, and we can offer assistance in securing an agreement from the local authority. We can discuss this with you during our initial visit.

I live in a conservation area, do I need planning permission?

If your building falls within permitted building rights, you should not need planning permission for your garden room. If you live in a conservation area, you will need to build your garden room behind the rear elevation of your house to fall within permitted building rights.

Can I access the internet in my garden office?

If you would like to run a data cable into your home office, just let us know and we will add a blank plate for a data point next to your electrics.

What is the finish of the walls – can you plaster?

We do not offer plastered walls. Plastered walls are susceptible to cracking.

How long will my installation take?

Our unique approach to manufacturing means your new garden room can usually be installed in under two days. We always make a contingency to allow for an extra day in case of any unforeseen delays or issues with the weather.

Do I need to prepare the site before installation?

As long as the site is within 250mm of level and is free from trees, shrubs or bushes, we will be able to carry out all other site preparations. We will lay a root block membrane before fitting the floor panels, so any vegetation underneath will not grow up underneath the building.

Can I paint or stain my home office building?

Each garden office is finished in beautiful Siberian Larch. This has reddish tones when new but quickly weathers into a stunning silvery grey over time. If however, you would like another finish on your building, you can paint or stain the exterior with any water-based substance without damaging the protective properties of the timber.

Can you connect my garden room electrics to my home?

You will need to arrange a qualified electrician to connect your garden room to your mains supply. All of our workrooms are fitted with an external fuse board at the rear to allow for an easy connection. If you require advice on the electrical connection, we will be happy to advise or even talk to your electrician if needed.

What do I need to do to prepare for delivery?

We can discuss all aspects of your installation at the site survey, but our team will need clear access to transport the components of your building to the installation area. We will also need to park as close to the property as possible. The ground area must be no more than 250mm out of level, or our steel screw piles will not be suitable, and your installation will be delayed.

What foundations do you use?

We use steel screw pile foundations. They are quick and easy to fit and are solid and secure. They also cause no lasting damage to the ecosystem and can be removed when necessary, without leaving a trace.

How long will it take to receive my office building?

We do our absolute best to have all home office buildings built and installed within eight to ten weeks of receiving an order. However, this can depend on how many orders we receive and the number of workrooms we are building. If for any reason, we are unable to deliver your new building within 12 weeks of receiving an order, we will discuss this with you.

Can I fit solar panels on the roof of my garden building?

While it is possible, we do not recommend fitting solar panels on your roof for two reasons:

1. It will take a long time to recoup the investment you make by fitting solar panels to such a small space. Our garden room buildings are so well insulated that they are already very cheap to heat.
2. Fitting solar panels would mean sacrificing the green sedum roof and would also require fixing through the EDPM roofing, which would void your guarantee.

What doors and windows do you use, and are they secure?

We buy all of our doors and windows from Nine-Zero Ltd in Cornwall. These are all made in England from the highest quality FSC hardwood timbers and fitted with Argon filled Pilkington K-Toughened double-glazed units. These windows not only offer incredible U Values, but they are also stunningly well made. Each of our doors is fitted with superior quality 5-pin mortice locks, and you will be supplied with three keys.

How do I pay for my new garden room?

We have a three-stage payment process. We ask for a 25% deposit payment to confirm your order and secure a rough installation slot. Around four weeks before your installation date, you'll be required to pay 50% of the total cost. At this point we will book in specific installation dates. Once your garden room has been installed, and you are 100% satisfied with your new workroom, we ask for the final instalment of 25%, along with a brief testimonial.





Showroom

Unit 9,
Chancery Gate Business
Centre, 214 Red Lion Road,
Surbiton, KT6 7RA

Opening times

Monday - Friday
8.30am to 4.30pm