
FROM FIRST CONVERSATION TO FINAL HANDOVER

Your space. Built around you.

A plain-English guide to how we design and build your Bespoke Garden Room, and who you'll be dealing with along the way.



Our garden room in Cabra, Dublin.

DESIGNED. BUILT. FINISHED.

Better built, by Caracon Building Ltd.

WELCOME

Hello, and thanks for thinking of us

A garden room is a real building project in your own back garden. It's fair to want to know who'll be doing the work, what happens when, and what it will cost. This guide walks you through all of it.



Our four directors on site. Left to right: Igor, Aslam, Noel and Igor.

We're builders first

Our Bespoke Garden Rooms are built by Caracon Building Ltd. Between them, our four directors have over 80 years in construction contracting, and one of them will manage your build personally.

Six steps, start to finish

01 Let's talk

Tell us your ideas and what you need from the space.

02 We visit your garden

A free visit to look at the ground, access and services.

03 We design it together

Layout, specification and finishes, agreed with you.

04 You confirm your build

Approve the quotation, sign the contract and book your slot.

05 We build it on site

From the ground up, managed by one of our directors.

06 Handover and aftercare

We walk you through your finished room, and we stay in touch.

01 / FIRST CONVERSATION

It starts with a chat

Tell us what you have in mind: a quiet office, a studio, a gym, a room for guests. You don't need drawings or a fixed plan. A rough idea is plenty.

We'll talk about how you want to use the space, where it might sit in the garden, the look you like and what you'd like to spend. If something won't work on your site or within your budget, we'll say so early and suggest what will.

We're happy to meet at your home. Seeing the garden with you is the quickest way to understand how a new room can sit with the house and its surroundings.

FREE, WITH NO OBLIGATION

Your site visit and your quotation cost nothing. If you decide a garden room isn't for you after all, that's no problem at all.

**KAREN / CLIENT RELATIONSHIP MANAGER**

One familiar voice, from the first conversation to the finishing details.

Karen is your point of contact throughout. She'll answer your day-to-day questions, keep you posted on dates and look after your invoices.

Your build itself is managed by one of our directors, so construction questions go straight to the person running the job.

02 / SITE VISIT

We come to you

Every garden is different, and a visit tells us more than any photo. It takes 15 to 20 minutes and it's free.

While we're there, we'll look at:

- where the room will sit, and how it relates to the house and boundaries
- access for our team, materials and machinery
- the ground itself, and any changes in level
- the route for the electrical supply from your house
- water and waste routes, if you'd like a kitchenette or shower room

If your project needs any particular design input or approvals, we'll tell you before you commit to anything.



Composite cladding and aluminium sliding doors on one of our rooms.

What's in your price, and what's quoted separately

Included

Your garden room, built to the specification we agree, and its foundation: a concrete raft slab or ground screws, whichever suits your site.

We price these separately because the distance and the ground are different in every garden. We measure them on the visit, so the figure you get is for your garden and not an average.

Quoted separately

The electrical supply from your house, any water and wastewater connections, and the groundworks for those routes.

03 / DESIGN CONSULTATION

Designed around you

This is the enjoyable part. Once we know your garden and what you need, we work out the room with you: its size, the layout, where the doors and windows go, the cladding and the finishes inside.

We model your room in SketchUp, so you can see it from every side before anything is built. If you'd like a door moved or a window widened, we'll change it with you and you can see the difference.

We'll also plan the lighting, sockets and heating (electric radiators are our usual choice), and a kitchenette or shower room if you'd like one.



A design visualisation. Yours will show the size, glazing and finishes we agree together.

What goes into every room

- Premium composite cladding, with timber as an alternative
- Thermally efficient aluminium-framed double glazing
- Insulation to our construction specification, in line with A-rated thermal performance
- Premium flooring, plastered and painted walls
- A full certified electrical installation

A QUOTATION YOU CAN READ

Your quotation sets out the building specification, the options you've chosen, your foundation and the service connection works, each shown separately, so you can see exactly what you're getting.

04 / CONFIRMING YOUR BUILD

Clear stages. A carefully planned build.

When you're happy with the design, the specification and the quotation, we'll prepare your contract. You pay nothing until you sign it.

Three payments, tied to progress

30%

ON SIGNING

Your deposit, which secures your slot in our programme.

50%

AT THE START

Due on the first day of the build, when our team arrives on site.

20%

ON COMPLETION

Due when the room is finished and you're happy with everything.

The last payment stays with you until the end. We think that's how it should be.

Agreeing your dates

Our start date depends on the projects already in our programme, but we can often be on site within 4 weeks of signing, subject to availability. The build itself takes 4 to 8 weeks on site, depending on the design.

We'll give you a start date and a programme for your build before work begins. Because we're an established contractor, the trades on your job are Caracon's established trades, booked and coordinated by us.

Karen and your director will keep you up to date, and if a date has to move you'll hear it from us first, with the reason.

You'll know who is running your job, when we start, and what you owe at each stage, before you commit to anything.

05 / CONSTRUCTION

It starts with the ground

Most garden rooms look good on the day they're finished. What keeps one straight, dry and solid years later is what's underneath it. Groundworks are what we've done for decades, so this is where we take the most care.



1 Dig out. We strip the topsoil and dig down to firm ground, by mini digger where access allows.



2 Stone base. The area is set out with string lines, then filled with stone and compacted.



3 Shutter and blind. Timber shuttering is fixed square and level, and the base is blinded with sand.



4 Pour the slab. Concrete is poured over a damp-proof membrane and floated to a level finish.

Photographs from our own sites. Where a garden suits them better, we use ground screws instead of a slab. We'll recommend one or the other after your site visit, and explain why.

05 / CONSTRUCTION, CONTINUED

Then the room goes up

Your room is built in your garden by our own building team, with a director managing the job and bringing in each trade at the right time.

01 The insulated structure

Floor, wall frame and roof go up, insulated and wrapped against the weather.

02 The exterior

An insulated warm roof with an EPDM or Paralon membrane, as agreed for your project. Then cladding, aluminium glazing and external detailing.

03 Services and finishes

Certified electrics, plumbing where agreed, plastering, painting, flooring and electric radiators.

04 Check, clean and walk through

We complete our own checks, clean the room, then walk through it with you.



Part-way through: a rooflight framed and glazed, before the ceiling is finished.



The slab from the previous page, with its finished timber-clad room.



A director on your site

The person who manages your build is one of the owners of Concept Modular, so the decisions on your job are made by someone with a stake in getting it right.

Weather, ground conditions or a late delivery can occasionally move a date. If that happens we'll tell you straight away and explain what it means.

06 / HANDOVER AND AFTERCARE

Ready to enjoy

When the room is finished, we walk through it with you. We'll show you how everything works, and if anything isn't quite right, we note it and put it right.

Your final 20% payment is due on completion, when you're happy with everything.

You'll also get a handover pack with care guidance, your product warranty details, the installation certification for your room and a clear contact for aftercare. Karen stays your first point of contact after we've left, so you're never wondering who to ring.

OUR 10-YEAR GUARANTEE

Your Bespoke Garden Room comes with a 10-year structural and weatherproofing guarantee, starting on completion and handover.

It covers structural defects in the foundations, the load-bearing floor and roof structure and the wall framing, together with water getting in because of a defect in how we built or installed the building envelope.

Manufacturer warranties for windows, doors, roofing materials and other supplied products are passed on to you separately, on the manufacturers' terms.

The full scope, conditions and exclusions are set out in your written guarantee. Manufacturer warranty periods depend on the products specified for your project.

And then it's yours. We'll have enjoyed building it, and we hope you enjoy it for many years.

THE DIRECTORS, CONCEPT MODULAR

YOUR NEXT STEP

Let's talk about your new space.

Start with a free site visit and quotation. No obligation, and no hard sell.



A completed Bespoke Garden Room at dusk.

BOOK A DESIGN CONSULTATION

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Better Spaces. Better Built.

Bespoke Garden Rooms by Caracon Building Ltd.