



**ARTISAN ANNEXE**  
Built for life.

2026 Brochure  
[artisanannexe.co.uk](http://artisanannexe.co.uk)

## Artisan Annexe Ltd

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## Welcome to a New Way of Living

As our families grow and evolve, so do our housing needs. Whether you are looking to create a stepping stone for young adults, a peaceful retreat for retirement, or a comforting space for loved ones requiring care, the traditional housing market doesn't always have the answers.

*That is where Artisan Annexe comes in...*

We specialise in designing and constructing bespoke, luxury garden annexes that bring families together on one plot, without compromising on privacy or independence. Built to exacting residential standards, our annexes are fully insulated, highly energy-efficient, and designed for year-round living.

*The Artisan Annexe Difference...*

**Bespoke Design:** We don't believe in one-size-fits-all. Every build is thoughtfully tailored to the unique lifestyle, aesthetic, and accessibility needs of your family.

**Premium Construction:** Crafted using modern, high-quality materials, our annexes offer the warmth, security, and feel of a high-end, traditional home.

**A Fully Turnkey Service:** We manage the entire project from start to finish so you don't have to, from the initial concept and groundworks to connecting essential services and fitting your fully finished, bespoke kitchen and bathrooms. Aside from adding your own furniture, your new home is completely ready to move in to.

**A Smart Investment:** Maximise the footprint of your existing property while adding substantial, long-term capital value to your main home.

Explore the pages ahead to discover how an Artisan Annexe can transform your family's future.





## First Homes

For young adults and couples, an annexe serves as a vital financial lifeline. It offers the independence of their own front door while providing the financial breathing room needed to escape the private rental trap and save a meaningful deposit. Yet, its flexibility goes much further. Built to residential standards, an annexe can also serve as a permanent, long-term home. It empowers occupants with financial independence while keeping family close together, ensuring that care and support can be easily shared between households in the years to come.



## Downsizing

Why compete for an overpriced bungalow when you can build a bespoke home in the garden? Moving into an annexe is a highly effective way to downsize, allowing you to release the equity from your current property to fund a well-deserved, early retirement. Built to full residential standards, it champions multi-generational living—giving you a comfortable, independent, and accessible forever home, with family support just across the lawn. Ultimately, it's a smart financial move that enriches your family's lifestyle while adding lasting capital value to the main property.



## Home Care

For families navigating the complexities of long-term support, a custom-built annexe offers a compassionate and cost-effective alternative to residential care homes. It provides an adaptable, purpose-built living space that can be specifically tailored to accommodate disabled occupants or family members with special needs. By integrating bespoke accessible features—such as step-free access, widened doorways, and custom wet rooms—an annexe empowers your loved ones to maintain their daily routines and personal independence in a comforting, familiar environment. Crucially, it unites the family on a single plot, ensuring that dedicated care is always just a few steps away, delivering unparalleled peace of mind for everyone.



*Artisan Annexe was created to answer a need for truly exceptional garden structures; homes built with uncompromising quality and focused entirely on your unique requirements.*

*We care deeply about the experience of living in our annexes, not just looking at them. To ensure your new space provides lasting comfort and joy, I personally oversee the design journey, walking you through every option to create a home that is distinctively yours.*

David Bowen  
Managing Director



## *Our Turn-Key Service*

Welcome to our premium garden annexe building service, designed to expand your living space without the usual stress of construction. We specialise in providing a complete “turn-key” solution; we handle absolutely everything from the initial design, right through to the final coat of paint. We simply hand the keys to you when your new home is ready. This comprehensive approach is essential because it spares you the overwhelming headache of managing multiple tradespeople and coordinating complex timelines yourself. Most importantly, unlike traditional building projects where unforeseen delays and hidden fees can quickly cause your budget to spiral out of control, we offer a guaranteed, fixed-cost service. Once your annexe design is finalised, the price you agree to is the exact price you pay, giving you complete financial peace of mind from start to finish.



**Contact our friendly team today to arrange an initial  
consultation...**

**Call: 0330 133 9797 | Email: [info@artisanannexe.co.uk](mailto:info@artisanannexe.co.uk)**

# *From Vision to Reality*

We believe that the process of creating your new home should be just as enjoyable as living in it. That is why we manage every single step of the journey for you.

## **1. Initial Consultation**

It all begins with a friendly telephone conversation. We will listen closely to your ideas, understand your requirements, and answer any questions you might have. Following our chat, we will email you an initial outline quotation and a bespoke floorplan to help you visualise the space.

## **2. Site Visit & Customization**

Next, we can arrange to meet you at your property. This allows us to assess the site, ensure your quotation is absolutely accurate, and discuss the finer details to customise the annexe to your exact lifestyle and tastes.

## **3. Planning & Approvals**

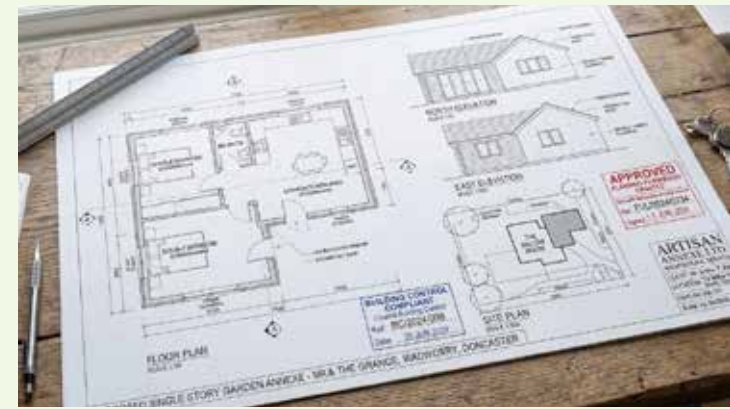
We take the stress out of the paperwork. Drawing on our years of experience dealing with local authorities, our team will expertly prepare, submit, and manage your planning application, liaising directly with the council on your behalf.

## **4. Turn-Key Construction**

Once planning is approved, we can secure your build date and get to work. We provide a complete, turn-key solution, managing the entire construction process from the ground up so you do not have to lift a finger.

## **5. Welcome Home**

Just 6 to 10 weeks after construction begins, your stunning new home will be fully completed and ready for you to move into. We meet with you on site to ensure that you are happy with everything and that you know how everything works. You receive a welcome home pack that provides you with everything from detailed instructions to warranty forms.



# The Winchester

• • • • •  
7m x 5m ext. (6.55m x 4.55m int.)  
23ft x 16ft 5in ext. (21ft 6in x 14ft 11in int.)  
35m<sup>2</sup> / 377 ft<sup>2</sup> (29.8m<sup>2</sup> / 321 ft<sup>2</sup> int.)

• • • • •  
1-bed | 1-shower | Kitchen Living Area | Utility  
Cupboard

• • • • •  
EPDM Low Pitched Roof: From £73,500  
Gable Tiled Roof: From £77,950

• • • • •  
*A beautifully proportioned one-bedroom  
retreat, perfectly balancing premium  
independence with an efficient, garden-  
friendly footprint.*

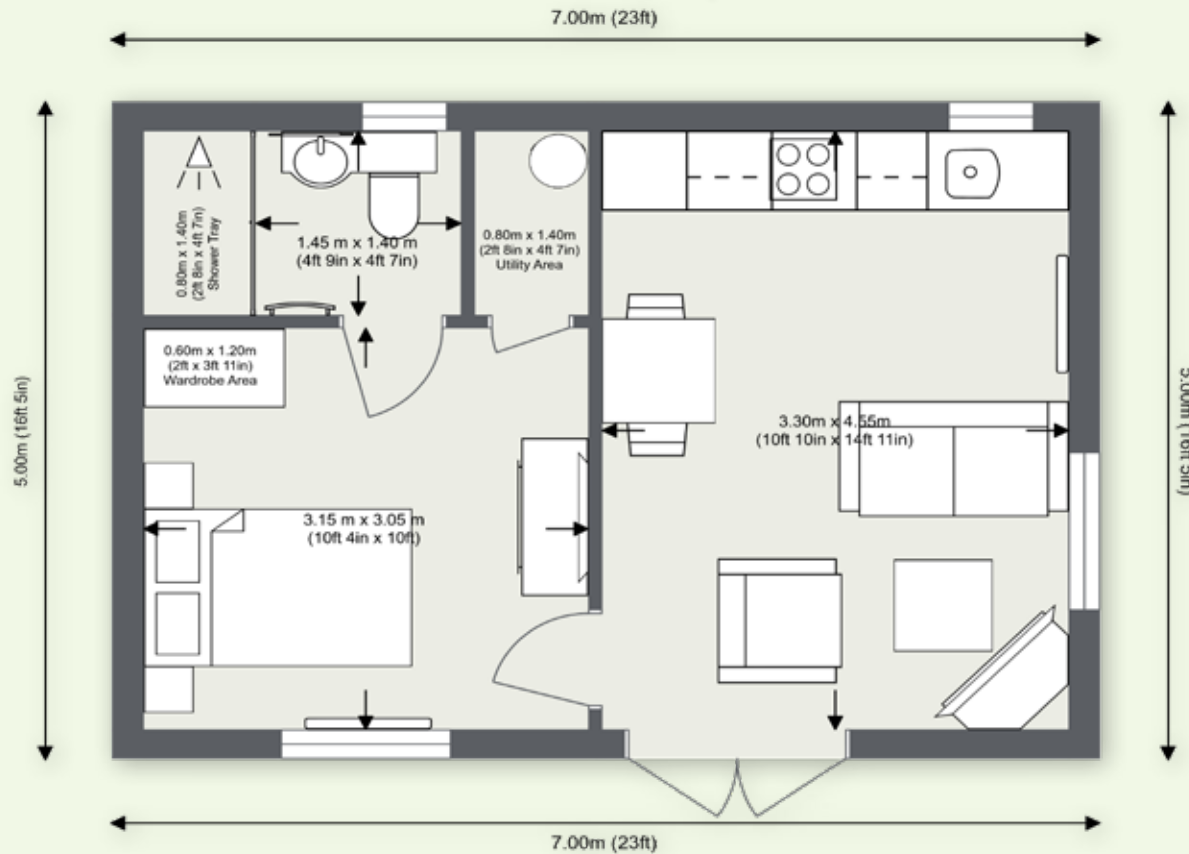
Starting at £73,500 (EPDM Roof) | £77,950 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.



## Made-to-Measure | Fully Customisable



Our smallest one-bedroom garden annexe at 35m<sup>2</sup>, offering compact and clever design features.

The Winchester features a bright open-plan kitchen, dining and living area with a contemporary kitchen including custom cabinetry, premium appliances, oven, hob and sink. Large windows and doors fill the space with natural light and open to the garden.

It includes a well proportioned double bedroom with optional fitted wardrobes. The layout provides a modern en-suite with walk-in shower, combination vanity unit with storage cupboards, sink and a concealed cistern.

Finished with warm oak-effect flooring, quality windows and doors throughout, The Winchester delivers high-quality, bespoke living in an efficient footprint.

The floorplans shown provide a baseline guide for pricing by size and design. Because every Artisan Annexe is built to order, all dimensions, layouts, and specifications are fully customisable. Call our expert advisors today to arrange your bespoke quotation.



# The Beaumont



9m x 4.5m ext. (8.55m x 4.05m int.)  
29ft 6in x 14ft 9in ext. (28ft 1in x 13ft 3in int.)  
40.5m<sup>2</sup> / 436 ft<sup>2</sup> (34.6m<sup>2</sup> / 372 ft<sup>2</sup> int.)



1-bed | 1-shower | Kitchen Living Area | Utility Cupboard



EPDM Low Pitched Roof: From £78,950  
Gable Tiled Roof: From £82,950



*An elegantly expansive one-bedroom sanctuary, seamlessly blending spacious open-plan living with premium comfort and practicality.*

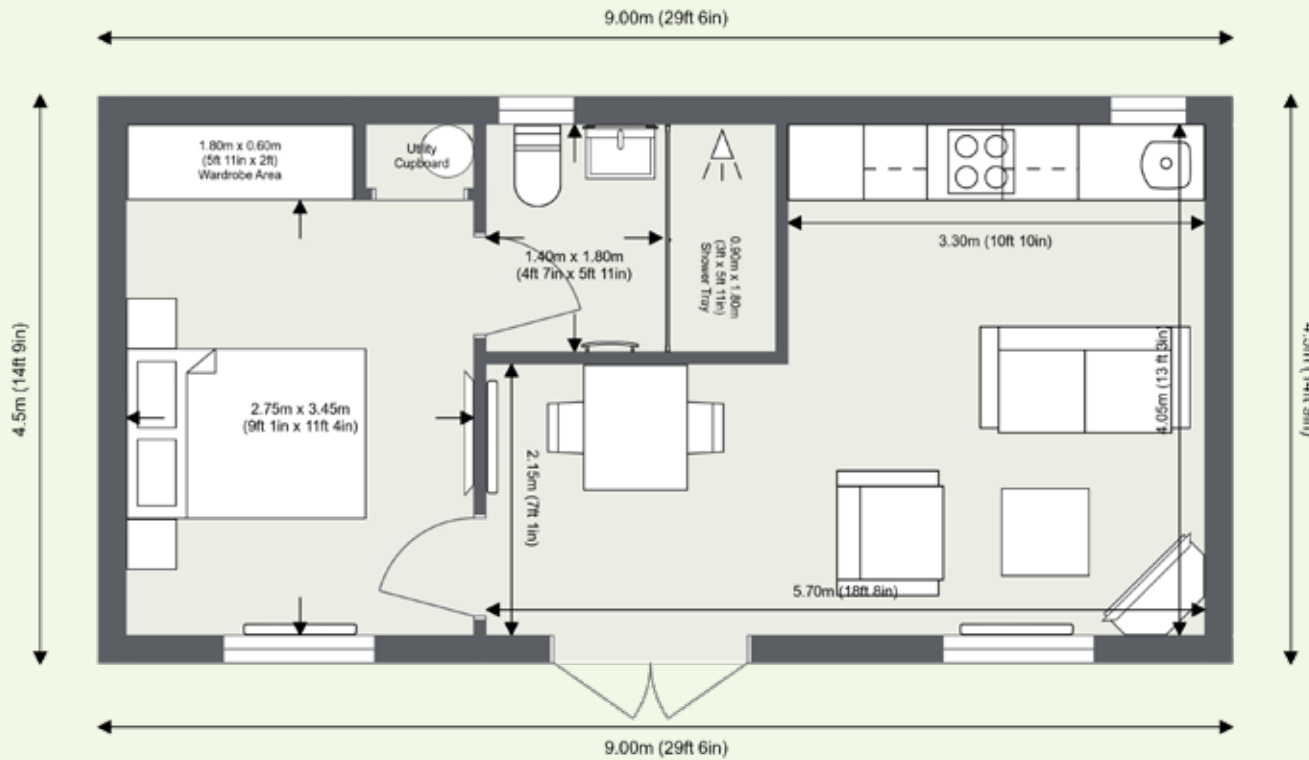
Starting at £78,950 (EPDM Roof) | £82,950 (Tiled Roof)



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## Made-to-Measure | Fully Customisable



A well-designed one-bedroom garden annexe of 40.5m<sup>2</sup>.

The Beaumont features a bright open-plan kitchen, dining and living area with a contemporary kitchen including custom cabinetry, premium appliances, oven, hob and sink. Large windows and doors fill the space with natural light and open directly to the garden, patio or optional decking area.

It includes a generously sized double bedroom with optional fitted wardrobes, a modern shower room, a separate WC with basin, and a practical utility cupboard.

Finished with warm oak-effect flooring, quality windows and doors throughout, The Beaumont offers elegant, high-quality living in a compact yet spacious footprint.

The floorplans shown provide a baseline guide for pricing by size and design. Because every Artisan Annexe is built to order, all dimensions, layouts, and specifications are fully customisable. Call our expert advisors today to arrange your bespoke quotation.



# The Kensington



9.5m x 5m ext. (9.05 x 4.55m int.)  
31ft 2in x 16ft 5in ext. (29ft 8in x 14ft 11in int.)  
47.5m<sup>2</sup> / 511 ft<sup>2</sup> (41.2m<sup>2</sup> / 443 ft<sup>2</sup> int.)



1-bed | 1-shower | Kitchen Living Area | Utility  
Cupboard



EPDM Low Pitched Roof: From £92,650  
Gable Tiled Roof: From £96,950



*A beautifully proportioned one-bedroom sanctuary, featuring an expansive L-shaped kitchen and intelligently zoned living spaces for elegant everyday comfort.*

Starting at £92,650 (EPDM Roof) | £96,950 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.





# The Richmond



10.5m x 5m ext. (10.05m x 4.55m int.)  
34ft 5in x 16ft 5in ext. (33ft x 14ft 11in int.)  
52.5m<sup>2</sup> / 565 ft<sup>2</sup> (45.7m<sup>2</sup> / 492 ft<sup>2</sup> int.)



1-bed | 1-shower | Kitchen Living Area | Utility  
Cupboard



EPDM Low Pitched Roof: From £101,500  
Gable Tiled Roof: From £105,950



*A substantial one-bedroom residence,  
distinguished by its impressive linear  
kitchen and an elegant, dedicated entrance  
hall for a truly residential feel.*

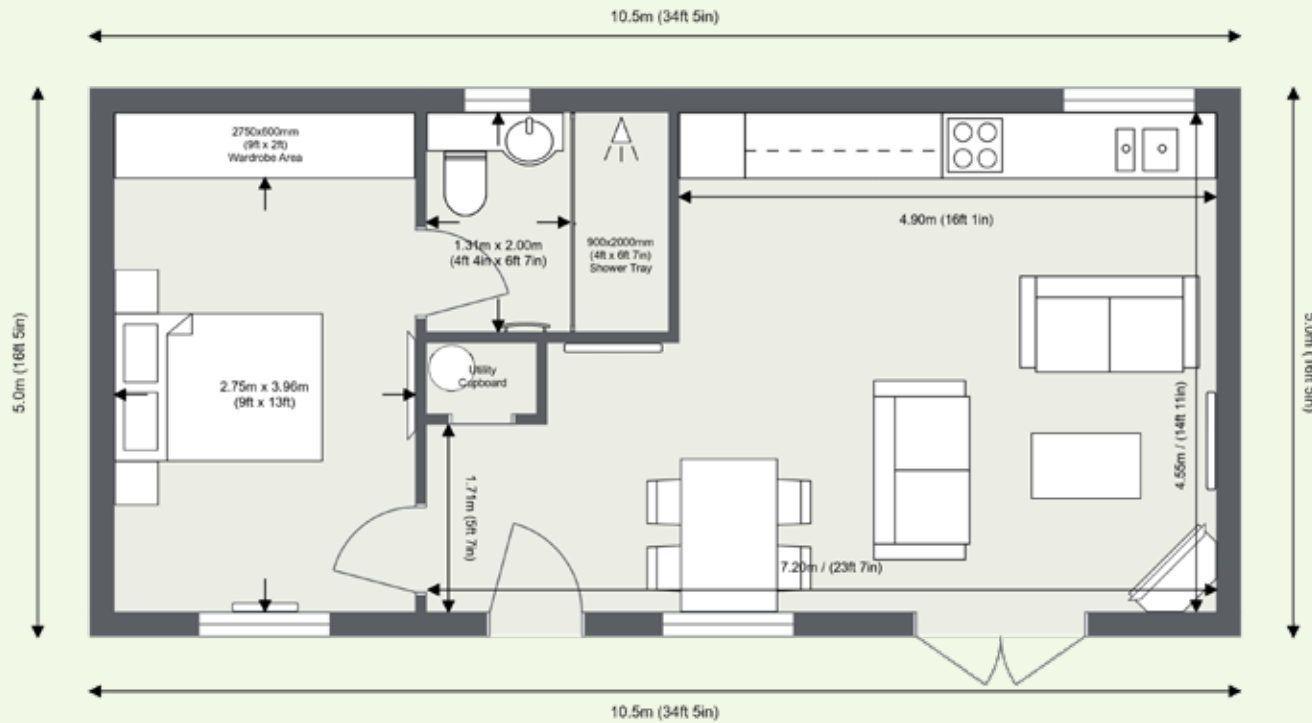
Starting at £101,500 (EPDM Roof) | £105,950 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.



## Made-to-Measure | Fully Customisable



A generous one-bedroom garden annexe of 52.5m<sup>2</sup> with spacious proportions.

The Richmond features an extended open-plan kitchen, dining and living area with a contemporary kitchen including custom cabinetry, premium appliances, oven, hob and sink. Large windows and doors fill the space with natural light and open directly to the garden.

It includes a generously sized master bedroom that comfortably accommodates a super-king sized bed and optional fitted wardrobes, a modern shower room with large walk-in shower and a combination vanity unit. The exterior utility cupboard provides additional bedroom wardrobe space.

Finished with warm oak-effect flooring, quality windows and doors throughout, The Richmond offers elegant, high-quality living with excellent space and flexibility.

The floorplans shown provide a baseline guide for pricing by size and design. Because every Artisan Annexe is built to order, all dimensions, layouts, and specifications are fully customisable. Call our expert advisors today to arrange your bespoke quotation.



# The Greenwich



11m x 5.5m ext. (10.55m x 5.05m int.)  
36ft 1in x 18ft 1in ext. (34ft 7in x 16ft 7in int.)  
60.5m<sup>2</sup> / 651 ft<sup>2</sup> (53.3m<sup>2</sup> / 574 ft<sup>2</sup> int.)



2-bed | 1-shower | Utility Room | Kitchen Living Area



EPDM Low Pitched Roof: From £114,950  
Gable Tiled Roof: From £119,500



*A perfectly balanced two-bedroom garden home, featuring a sociable central living space and exceptionally practical utility and luxury washroom facilities.*

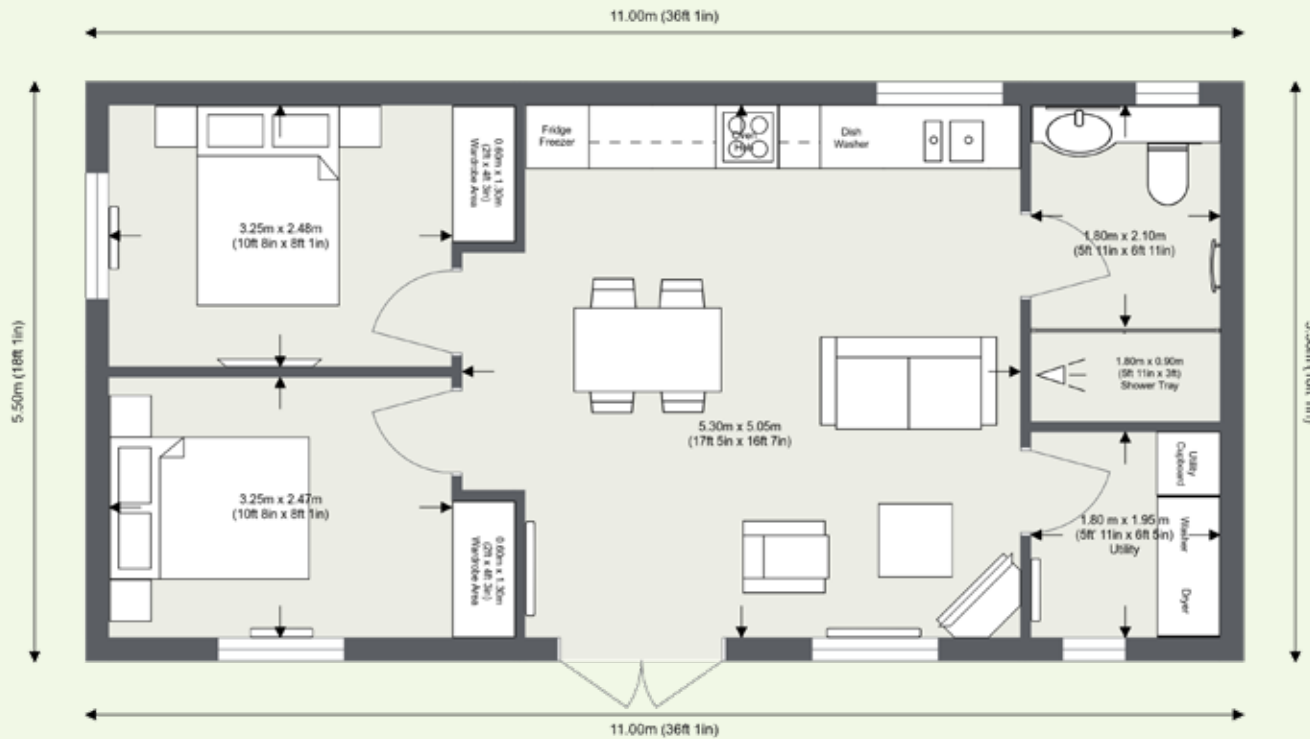
Starting at £114,950 (EPDM Roof) | £119,500 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.



## Made-to-Measure | Fully Customisable



Our smallest two-bedroom garden annexe at 60.5m<sup>2</sup>.

The Greenwich features a bright open-plan kitchen, dining and living area with a contemporary kitchen including custom cabinetry, premium appliances, oven, hob, dishwasher and sink. Large windows and doors fill the space with natural light and open directly to the garden.

It includes two well-proportioned double bedrooms, each with optional fitted wardrobes, a modern shower room a large walk-in shower and an extended combination vanity unit. The practical utility area houses the water heater tank and space for a washer and dryer.

Finished with warm oak-effect flooring, quality windows and doors throughout, The Greenwich offers elegant, high-quality two-bedroom living in a compact and efficient design.

The floorplans shown provide a baseline guide for pricing by size and design. Because every Artisan Annexe is built to order, all dimensions, layouts, and specifications are fully customisable. Call our expert advisors today to arrange your bespoke quotation.



# The Blenheim



12.00m x 6.00m ext. (11.55m x 5.55m int.)  
39ft 4in x 19ft 8in ext. (37ft 11in x 18ft 3in int.)  
72m<sup>2</sup> / 775 ft<sup>2</sup> (64m<sup>2</sup> / 689 ft<sup>2</sup> int.)



2-bed | 2-shower | Kitchen Living Area | Utility  
Room | Utility Cupboard



EPDM Low Pitched Roof: From £126,750  
Gable Tiled Roof: From £131,750



*An intelligently designed two-bedroom sanctuary, defined by its private dual-wing layout and expansive central living space for ultimate harmony.*

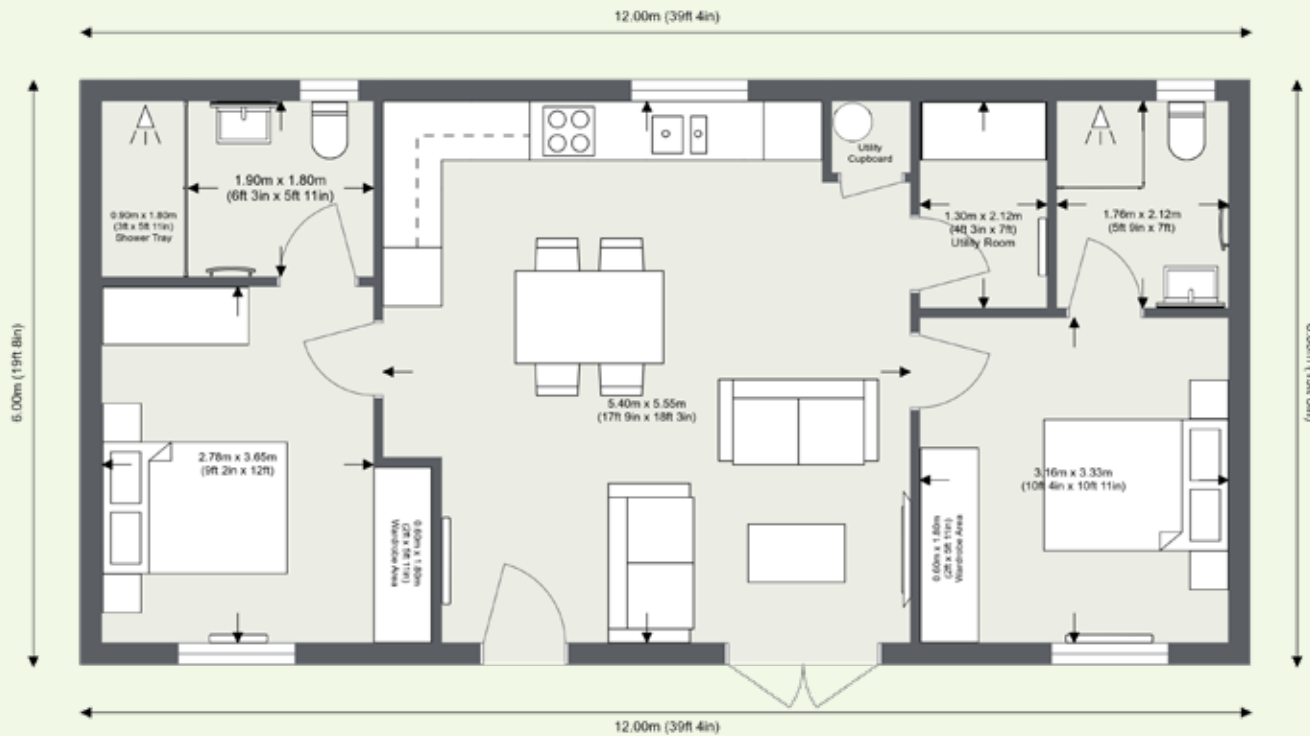
Starting at £126,750 (EPDM Roof) | £131,750 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.



Made-to-Measure | Fully Customisable



A spacious two-bedroom garden annexe of 72m<sup>2</sup> with a central living area.

The Blenheim features a generous central open-plan kitchen, dining and living area with a contemporary kitchen including custom cabinetry, premium appliances, oven, hob, dishwasher and sink. Large windows and doors fill the space with natural light and open directly to the garden.

It includes two well-proportioned double bedrooms, each with its own ensuite shower room and optional fitted wardrobes, plus a dedicated utility room.

Finished with warm oak-effect flooring, quality windows and doors throughout, The Blenheim offers elegant, high-quality two-bedroom living with excellent privacy and practicality.

The floorplans shown provide a baseline guide for pricing by size and design. Because every Artisan Annexe is built to order, all dimensions, layouts, and specifications are fully customisable. Call our expert advisors today to arrange your bespoke quotation.



# The Hampton

• • • • •  
14m x 6.6m ext. (13.55m x 6.15m int.)  
45ft 11in x 21ft 8in ext. (44ft 5in x 20ft 2in int.)  
75m<sup>2</sup> / 807 ft<sup>2</sup> (67m<sup>2</sup> / 721 ft<sup>2</sup> int.)

• • • • •  
2-bed | 1-shower | Compact Utility Area | Kitchen  
Living Area

• • • • •  
EPDM Low Pitched Roof: From £128,500  
Gable Tiled Roof: From £134,500

• • • • •  
*A striking architectural statement,  
featuring a beautiful L-shaped footprint  
that effortlessly zones expansive living  
spaces from private sleeping quarters.*

Starting at £128,500 (EPDM Roof) | £134,500 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.



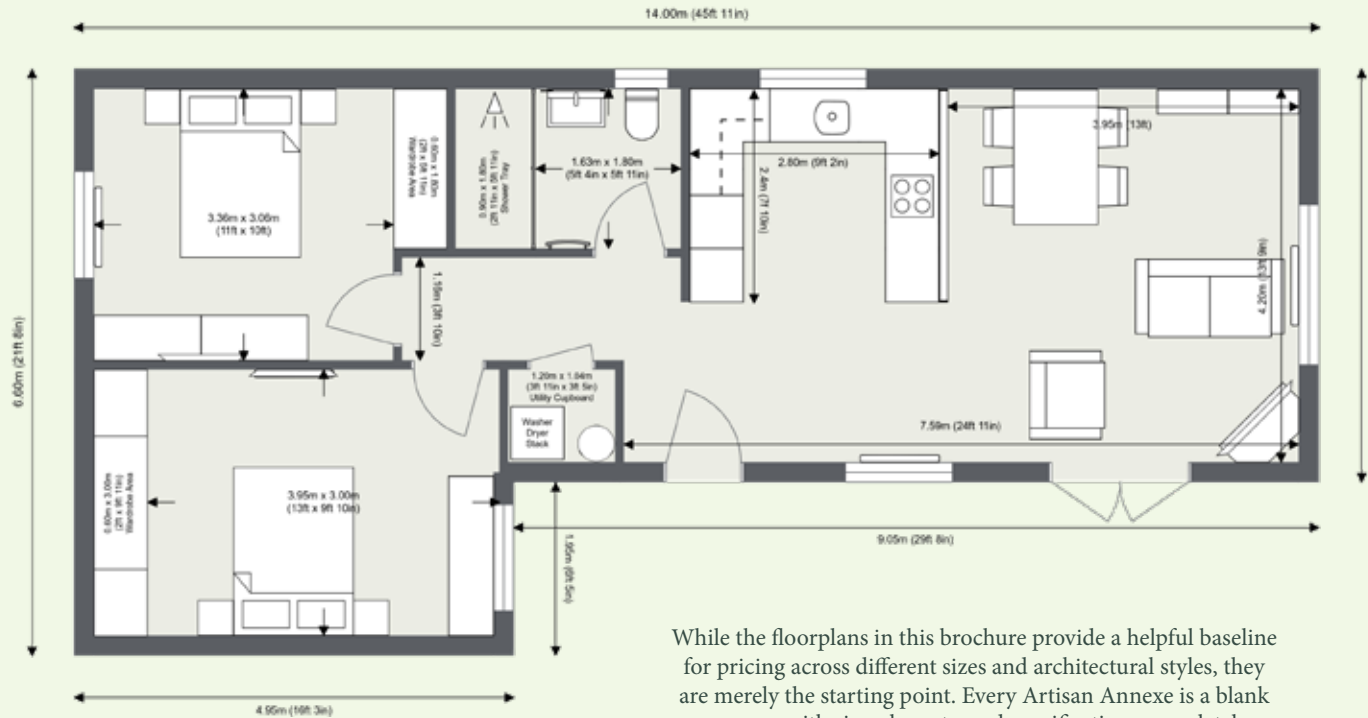
## Made-to-Measure | Fully Customisable

A distinctive L-shaped two-bedroom garden annexe of 74.42m<sup>2</sup>.

The Hampton features a bright open-plan kitchen, dining and living area with a contemporary kitchen including custom cabinetry, premium appliances, oven, hob, dishwasher and sink. Large windows and doors fill the space with natural light and open directly to the garden.

It includes two well-proportioned double bedrooms with optional fitted wardrobes, a modern shower room with WC, a separate toilet with vanity unit basin, and a practical utility cupboard with the option of fitting a washer-dryer stack.

Finished with warm oak-effect flooring, quality windows and doors throughout, The Hampton offers elegant, high-quality two-bedroom living in a unique L-shaped design.



While the floorplans in this brochure provide a helpful baseline for pricing across different sizes and architectural styles, they are merely the starting point. Every Artisan Annexe is a blank canvas—with sizes, layouts, and specifications completely customisable to your unique lifestyle. Contact our expert advisors to begin your design journey and arrange a bespoke quotation.



# The Windsor



14.0m x 6.5m ext. (13.55m x 6.05m int.)  
45ft 11in x 21ft 4in ext. (44ft 5in x 19ft 10in int.)  
91m<sup>2</sup> / 980 ft<sup>2</sup> (82m<sup>2</sup> / 883 ft<sup>2</sup> int.)



2-bed | 2-shower | Kitchen Living Area | Utility  
Cupboard



EPDM Low Pitched Roof: From £152,500  
Gable Tiled Roof: From £157,750



*Balancing elegant family living with  
bespoke craftsmanship, featuring a  
sociable central kitchen island and  
luxurious bathrooms.*

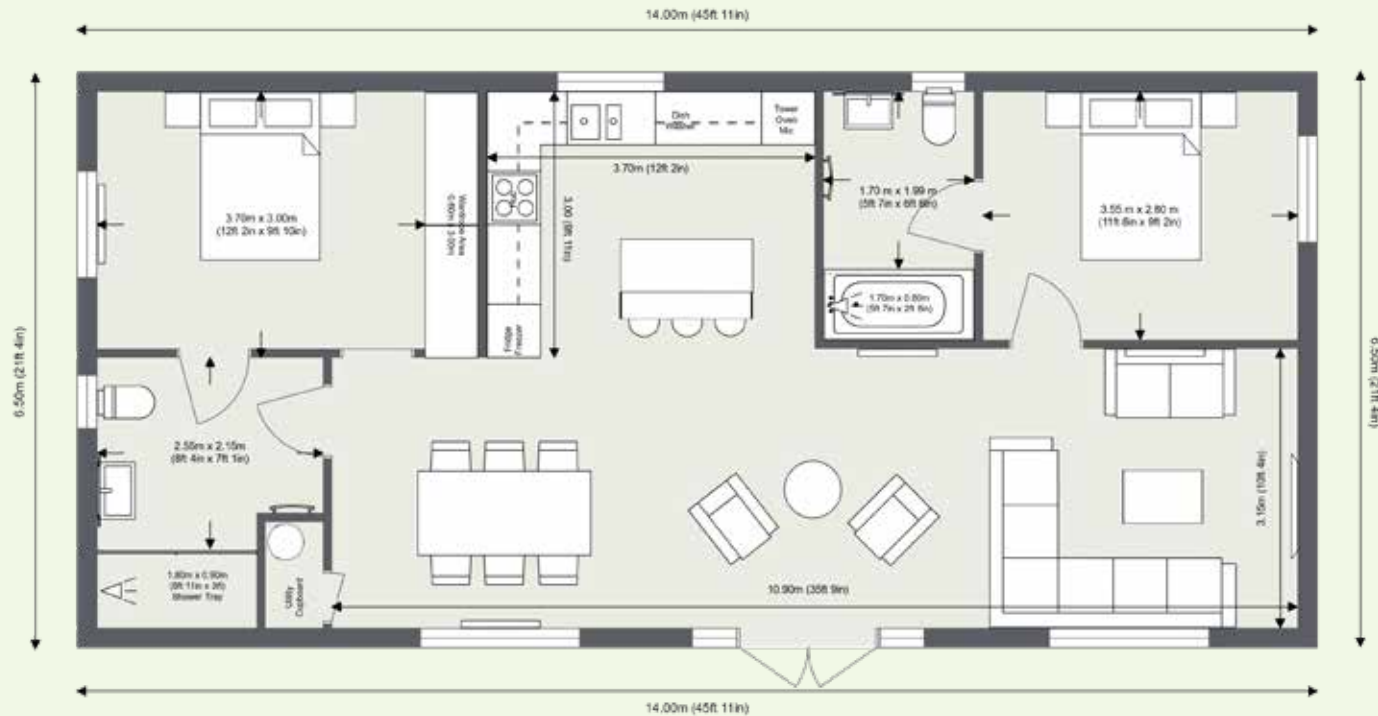
Starting at £152,500 (EPDM Roof) | £157,750 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.



## Made-to-Measure | Fully Customisable



A beautifully crafted two-bedroom garden annexe with exceptional interiors.

The Windsor features a bright, open-plan kitchen, dining and living area with a contemporary kitchen including custom cabinetry, premium appliances and a central island. Large windows and doors fill the space with natural light and open directly onto the garden.

Two generously proportioned double bedrooms (with optional fitted wardrobes) provide peaceful retreats. The layout includes a luxurious ensuite with bathtub, a second shower room with Jack-and-Jill doors and a discreet utility cupboard.

Finished with warm oak-effect flooring, quality windows and doors throughout, The Windsor delivers high-quality, bespoke living in perfect harmony.

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# The Buckingham



16.0m x 6.5m ext. (15.55m x 6.05m int.)  
52ft 6in x 21ft 4in ext. (51ft x 19ft 10in int.)  
104m<sup>2</sup> / 1120 ft<sup>2</sup> (94m<sup>2</sup> / 1010 ft<sup>2</sup> int.)



2-bed | 2-shower | Kitchen | Living/Dining Room |  
Utility Room | 3rd Bed/Office/Craft Room



EPDM Low Pitched Roof: From £170,500  
Gable Tiled Roof: From £176,950



*Perfect for the modern professional or retired hobbyist; effortlessly blending expansive open-plan living with the privacy of a dedicated home office or craft room retreat.*

Starting at £170,500 (EPDM Roof) | £176,950 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.



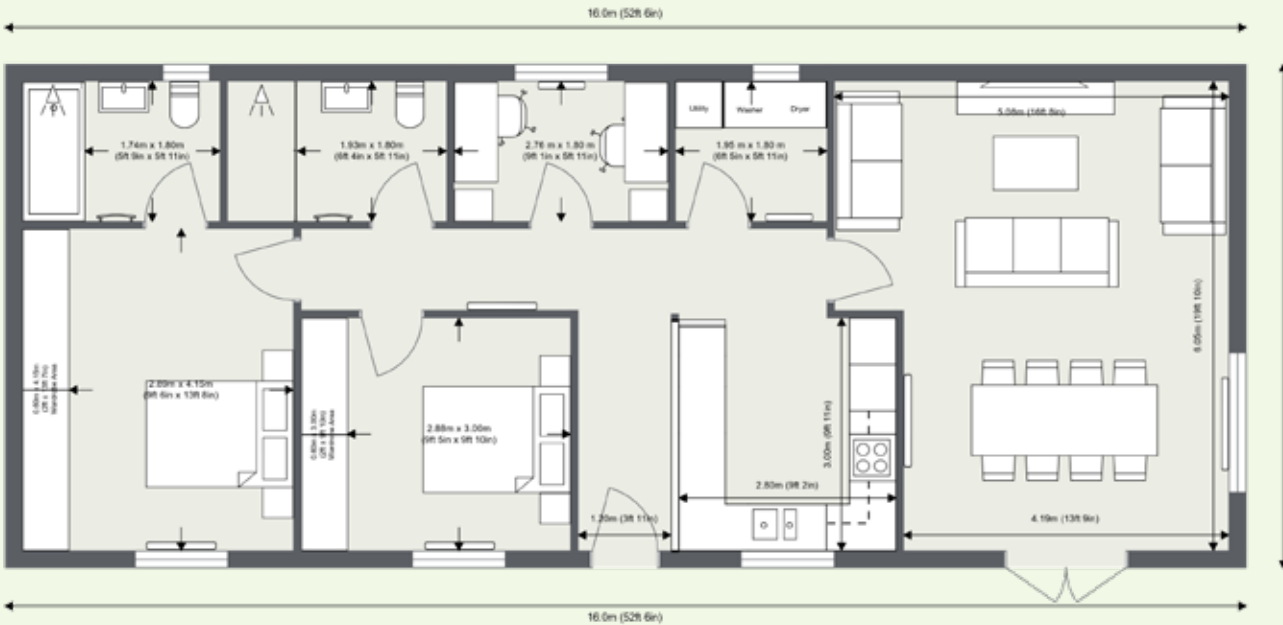
## Made-to-Measure | Fully Customisable

A magnificent two-bedroom garden annexe featuring a dedicated home office or craft room, expansive living areas, and exceptional bespoke interiors.

The Buckingham centres around a vast open-plan living and dining area, perfectly proportioned for entertaining and relaxing. The adjoining contemporary U-shaped kitchen features custom cabinetry and premium appliances, while large double doors fill the space with natural light and open directly onto the garden.

Two generous double bedrooms feature extensive built-in wardrobe space to provide peaceful, clutter-free retreats. The highly considered layout also includes a luxurious family bathroom with a bathtub, a separate shower room and a highly practical utility room for everyday convenience.

Finished with warm oak-effect flooring and premium windows and doors throughout, The Buckingham delivers uncompromising quality and truly expansive, handcrafted living space.



While the floorplans in this brochure provide a helpful baseline for pricing across different sizes and architectural styles, they are merely the starting point. Every Artisan Annexe is a blank canvas—with sizes, layouts, and specifications completely customisable to your unique lifestyle. Contact our expert advisors to begin your design journey and arrange a bespoke quotation.



# The Westminster

• • • • •  
18.5m x 6.5m ext. (18.05m x 6.05m int.)  
60ft 8in x 21ft 4in ext. (59ft 3in x 19ft 10in int.)  
120m<sup>2</sup> / 1292 ft<sup>2</sup> (109m<sup>2</sup> / 1173 ft<sup>2</sup> int.)

• • • • •  
3-bed | 2-shower | Kitchen Living Area | Utility  
Room | WC

• • • • •  
EPDM Low Pitched Roof: From £189,000  
Gable Tiled Roof: From £195,950

• • • • •  
*Uncompromising in scale and grandeur,  
offering three generous bedrooms and  
extraordinary living space for the ultimate  
in detached luxury.*

Starting at £189,000 (EPDM Roof) | £195,950 (Tiled Roof)



Whilst our turn-key service includes your fully fitted kitchen and bathrooms, all freestanding furniture shown in these layouts is for illustrative purposes only, leaving you a blank canvas to style your new home.



## Made-to-Measure | Fully Customisable

A remarkably spacious three-bedroom garden annexe offering grand proportions, premium practicality and exceptional bespoke interiors.

The Westminster centres around an extraordinary open-plan living and dining area, featuring a contemporary L-shaped kitchen with custom cabinetry, premium appliances, and a large central island. The sheer scale of the room allows for dual lounge areas and formal dining, while large double doors open directly onto the garden to invite the outdoors in.

Three generous double bedrooms offer peaceful, plushly carpeted retreats, each featuring ample built-in wardrobe space. The master suite boasts a private en-suite shower room, perfectly complemented by a separate family shower room and an additional guest WC. A dedicated utility room providing everyday convenience.

Finished with warm oak-effect flooring in the living areas and premium craftsmanship throughout, The Westminster delivers the ultimate luxury in self-contained annexe living.



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# Specifications:

At Artisan, we pride ourselves on being at the forefront of building design and specification. We take a belt & braces approach to our structures to ensure that your new home will provide the ultimate in comfort for generations to come.

## Groundworks

- Site prepared and treated, vegetation removed.
- Galvanised steel heavy-duty screwpile foundations.
- Permeable heavy-duty weed control membrane covered with gravel layer. Gravel borders and sleepers.
- Connection to services: water, armoured cable, conduit and wastepipe. (Up to 10m included in prices shown).

## Construction

- Sub-Deck: Deep timber substructure with constructional ply base layer, 9x2 kiln-dried, treated C24 timber base, 200mm glass fibre floor insulation, vapour control 22mm CaberDek P5 Tongue & Groove Sub-Deck.
- Walls: 37.5mm Insulated plasterboard to external walls over Vapour Control Membrane. 6x2 kiln-dried, treated C24 timber walls, insulated with 100mm foil-backed PIR insulation. Structural 18mm OSB-3 sheathing board, weather taped for air-tightness. Breathable felt membrane and treated battens under external maintenance-free composite cladding.
- Roof: Insulated plasterboard to ceilings over Vapour Control Membrane. Posi-Joists (EPDM roofs) / Roof Trusses (Tiled Roofs). 200mm glass fibre insulation.

## Windows & Doors

- uPVC Doors: High security multi-point locking mechanisms, steel reinforced 70mm multi-chambered profiles. Anti-snap Euro cylinder locks and security hinges. Toughened glass, argon gas filled.
- uPVC Windows: 70mm multi-chambered thermally reinforced profiles. Multi-point window locking mechanisms and key locking inline handles.
- A-rated 28mm 4-20-4 soft-coat low-E, argon gas filled, warm-edge thermal-break spacer bar sealed units. 36mm 4-12-4-12-4 triple-glazed sealed units also available.

## Exterior

- Cedral-Lap cement-fibre cladding / Green Oak cladding / Steel Cladding
- uPVC double glazed windows and doors
- External LED security light
- Switch controlled exterior wall lights
- Timber decking steps. Access ramps available for wheelchair access
- External 2-gang power sockets

## Interior

- V-groove laminate plank / Vinyl plank waterproof flooring
- Internal doors, skirtings, architraves and window boards painted in satin white (oak internal joinery also available)
- All walls plasterboarded & skimmed
- Internal decoration included (white standard)
- Full electrics package to suit your requirements
- Digital thermostat radiators (underfloor heating and air conditioning also available)
- Hardwired heat & smoke detectors
- LED downlights
- Aerial & internet cable points where required

## Kitchen (& Utility)

- Custom fitted kitchen with integrated fridge-freezer, oven, ceramic/induction hob and extractor.
- Base & wall units with 18mm carcasses and soft-close hinges
- 3-drawer base unit, cutlery and pan drawers
- Stainless 1½ sink with drainer
- Plumbing for additional washing machine where required
- Tower larder unit in utility room for water heater tank where no utility cupboard present.
- Fully customisable



# Construction without Compromise

## *A Rock-Solid Foundation: The Ground Screw Advantage*

To ensure your new home stands strong for generations, every Artisan Annexe is built upon an advanced ground screw foundation system. Unlike traditional concrete slabs, ground screws require almost no heavy excavation, meaning there is zero messy concrete and minimal disruption to your beautiful garden. This innovative, eco-friendly method allows our team to create a perfectly level, incredibly robust base in a fraction of the time. Crucially, ground screws elevate your annexe slightly above the earth; this promotes essential airflow beneath the building, naturally preventing ground moisture from reaching the timber and working in perfect harmony with our advanced damp-proofing systems. It is a smarter, cleaner, and stronger way to begin your build.



## *Not All Annexes Are the Same: Why What You Cannot See Matters*

It is easy to build a garden structure that looks beautiful on the surface. However, a true residential annexe must be engineered to stand the test of time, whatever the British weather throws at it.

At Artisan Annexe, we know that the most crucial elements of your new home are the ones hidden behind the plasterboard and beneath the cladding. Here is how we engineer our buildings for total peace of mind and lifelong durability.

## *Tanalised C24 Structural Timber*

The skeleton of your home matters. We construct our timber frames using C24 graded timber, a premium structural grade chosen for its exceptional strength and load-bearing capabilities. Furthermore, all of our framing timber is “tanalised” (pressure-treated) to provide a deep, long-lasting defense against rot, damp, and insect attack. 18mm Structural OBS-3 board is used

## *Advanced Air-Tightness & Vapour Control*

Everyday living—cooking, showering, and simply breathing—creates warm, moisture-laden air inside your home. In poorly constructed annexes, this warm air escapes into the cold walls, leading to hidden condensation and, ultimately, structural rot.

To prevent this, we meticulously install high-performance vapour control barriers. Every step of our construction process prioritizes strict air-tightness, ensuring that internal moisture stays out of the structural framework, protecting the integrity of your building for decades.

## *High-Performance Exterior Shielding*

Behind our beautiful exterior cladding sits a robust, high-quality structural board that wraps the entire building. But we do not stop there. We take the time to expertly “weather-tape” every single joint and seam. This creates an impenetrable outer shield, completely locking out external wind and driving rain while maintaining airflow around the structure to allow the building to breathe correctly.

## *The Artisan Guarantee of Longevity*

By obsessing over these hidden structural details, we completely eliminate the moisture and damp issues that plague lesser garden rooms. The result is a highly efficient, structurally flawless home that will remain safe, warm, and structurally sound for generations to come.

Stage 1: Firstly we remove all vegetation and level the site before installing the ground screws. We then install a heavy duty breathable weed membrane and cover with heavy aggregate.



Stage 2: We install the heavy duty floor system which is then insulated with high performance insulation. 22mm Caberdek P5 is then glued and screwed to create an incredibly strong, airtight seal.



Stage 3: We then erect the timber walls that are fully insulated with rigid foil backed insulation and clad with moisture resistant structural OSB-3 boards, taped for an air tight seal.



Stage 4: The roofing system is installed and the whole annexe is wrapped in breathable felt. Treated battens are then installed to accept the cladding system. The structure is glazed and fully watertight.



Stage 5: Internally, the annexe is then damp-proofed, boarded and skimmed. Second fix joinery, plumbing and electrics are completed. The external cladding, roof tiles, guttering and foot-trim are then installed.



Stage 6: Once all of the internal finishing touches have been completed, we can then complete any external options. The annexe is completely cleaned and everything is tested to make sure it is in perfect working order.

# Planning Permission, Handled by Experts

At Artisan, we manage every aspect of your garden annexe project from initial concept to completion, including the complexities of planning permission. Our dedicated team of experts has years of experience liaising with Local Planning Authorities (LPAs) to ensure a smooth, stress-free process.

## *Expert Advice & Feasibility Assessments*

We are always happy to advise you on the planning laws surrounding garden annexes. Before any commitments are made, our team conducts thorough research to assess the feasibility of planning permission being granted in your specific area.

## *Property Search Support*

If you haven't purchased a suitable property yet, we can still help. We will gladly review your property shortlist and offer expert advice on critical factors such as access, land gradients, and the likelihood of planning approval.

## *Option A: Certificate of Lawful Development*

Our standard annexe designs comply with BS 3632 (the British Standard for residential park homes), meaning they frequently fall under the Caravan Act. Because of this, rather than submitting a full or householder planning application, we can typically apply for a Certificate of Lawful Development. This provides you with an official document confirming that formal Planning Permission is not required.

**Estimated Timescale: Usually 6–8 weeks from the date the application is validated.**

## *Option B: Householder or Full Planning Application*

If your desired annexe size or location does not meet the criteria of BS 3632 and the Caravan Act, we will submit either a Householder Application or a Full Planning Application on your behalf.

**Estimated Timescale: Typically 8–12 weeks from validation.**

## *Project Timescales*

While we provide estimated timelines for every project, please note that each Local Planning Authority operates differently. Rest assured, our team will keep you fully updated and informed at every stage of the planning journey.

Contact us for your free planning review. We are happy to look into the past applications in your LPA to advise on the best course of action for your requirements. If you are looking for a property, we can even look at your shortlisted property listings to ensure that they are suitable for the required annexe size.

**Call: 0330 133 9797 | Email: [info@artisanannexe.co.uk](mailto:info@artisanannexe.co.uk)**



# A World of Choices

Welcome to the ultimate customisation experience for your new garden annexe. Every build we create is a blank canvas, and this page showcases the incredible range of finishes and features you can choose from.

Whether you are looking for luxurious bathroom fittings, premium flooring, fitted wardrobes, stunning decking, cosy underfloor heating, bespoke media walls, or climate control with air conditioning, we have you covered. Please note that certain premium options are chargeable upgrades. Our dedicated team will take the time to discuss your vision and provide a comprehensive, custom quotation tailored perfectly to your lifestyle and budget.



## Fitted Wardrobes

Maximise your space with our premium fitted wardrobes, blending timeless style with clever practicality. Available in classic Shaker designs with subtle woodgrain or modern super-matt finishes. Customise your internal storage using deep drawers, pull-out shoe racks, trouser rails, and elegant drawer organisers to perfectly suit your needs.



## Flooring

Set the perfect foundation for your garden annexe with our versatile and durable flooring options. Choose between high-quality laminate or premium LVT finishes to suit your lifestyle. To ensure your space reflects your unique taste, both styles are available in classic plank, modern tile, or elegant herringbone formats.



## Bathrooms

Design your dream bathroom with our fully customisable options. Tailor every single detail to match your personal style and needs. Choose your preferred shower walls, stylish flooring, premium shower trays, modern toilets, and elegant backlit LED mirrors to create your perfect sanctuary.

## Windows & Doors

Our high-efficiency window and door systems can be fully tailored to your exact vision. We offer an extensive selection of upgrades beyond our standard specification, from elegant sliding sash windows to contemporary aluminium bifold doors and stunning full-height picture windows. Our design experts possess a wealth of knowledge and are on hand to help you select the perfect glazing to frame your garden.



## Decking

Extend your living space outdoors with our beautiful decking solutions. Choose between traditional timber or low-maintenance composite boards. Finish your perfect patio with our stunning balustrade options, selecting from classic timber, sleek stainless steel with glass, or contemporary wire designs.



## Air Conditioning

Maintain the perfect climate in your garden annexe with our advanced air conditioning solutions, ideal for bedrooms and living areas. These discrete systems offer highly cost-effective heating in the winter and refreshing cooling during the summer, ensuring ultimate comfort and superior energy efficiency all year round.



## Media Walls

Transform your garden annexe into the ultimate entertainment hub with our stylish media walls. Whether you prefer a bespoke timber and plasterboard construction tailored to your exact dimensions, or a sleek, ready-to-install modular system, we provide the perfect focal point to beautifully frame your TV and audio equipment.





# Bespoke Kitchens

All of our annexes come complete with a bespoke fitted kitchen as standard. The standard kitchen includes the following:

- Integrated fridge-freezer
- Ceramic/induction hob & extractor (glass splashback)
- Fan Oven
- Sink with drainer
- Base & wall units with soft-close hinges
- Laminate worktops & upstand
- 3 Drawer soft-close unit
- Undercabinet lights

Design the heart of your garden annexe with our beautiful, bespoke kitchen installations. Partnering with Howdens Joinery, we offer an exceptional range of high-quality kitchens tailored to your exact specifications.

Whether you desire a classic Shaker-style aesthetic or a sleek, modern handleless design, we have the perfect solution. Customise your space with a variety of durable worktops, clever storage options, and premium integrated appliances. Our expert team will help you craft a stylish, functional kitchen that perfectly matches your lifestyle.





Artisan Annexe Ltd

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Built for life.

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