



A home close to home.

Granny annexes. Garden rooms. Spaces for everyday life.



Design, SIP construction and finishing - tailored to your project.



Built around your life.

MyGrannyAnnexe brings together bespoke granny annexes, garden rooms, offices and SIP building projects. The aim is straightforward: create a comfortable, useful space that feels like a considered part of your home and garden.

We are part of TRJ Construction Ltd, the construction business led by Constantin "Costi" Tiseanu. The team brings practical experience in structural insulated panels, foundations, insulation and interior finishing to each project.

Whether you are planning a self-contained annexe for a relative, a dedicated place to work or a garden gym, the layout begins with how you intend to use it. Size, access, services, external finishes and the relationship with your existing property are considered together.

Our brochure introduces the building system and the choices available. Wall and roof construction, foundations, cladding, kitchens, shower rooms and optional features are developed into a specification for your particular project.

Planning and building-control requirements depend on the intended use, location and design. We can discuss the appropriate route, drawings and supporting information before construction begins.

Explore the examples that follow, then speak with us about your own garden and priorities. Photographs illustrate completed work and possible finishes; the exact inclusions, price and programme are confirmed in your quotation.

Start your project: mygrannyannexe.co.uk/about/
Call 07966 800519

SIP BUILDINGS

Your journey starts here !



Engineered Living Spaces. Built to Last.

Our modern, high-performance garden rooms, garden offices and granny annexes go far beyond standard construction methods. Designed using advanced Structural Insulated Panel (SIP) technology, every building delivers exceptional strength, energy efficiency and long-term durability.

Built Smarter with SIP Technology

We construct every building using high-performance SIP panels — a modern evolution of traditional timber frame construction, widely used across Europe and North America.

This system forms the structural core of the building, delivering:

- Superior thermal performance
- Airtight construction for maximum efficiency
- Faster build times
- Reduced energy costs
- Long-term structural stability

At the heart of each panel is a solid PUR insulation core, ensuring consistent internal temperatures, eliminating cold spots, and creating a comfortable living environment all year round. building requirements.

Designed Around You

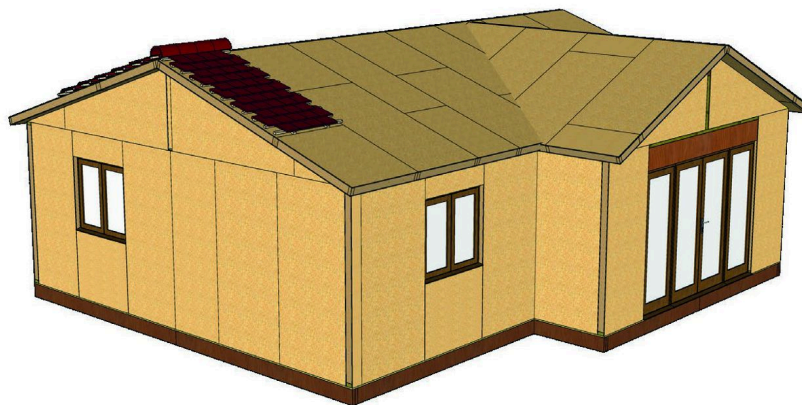
Every project we deliver is fully bespoke.

From compact garden rooms to large, fully equipped granny annexes, we work closely with you to design a space that fits your exact needs and lifestyle.

We don't just build structures — we create engineered living spaces tailored to how you live.

SIP STRUCTURE

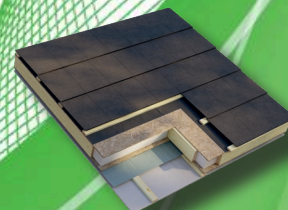
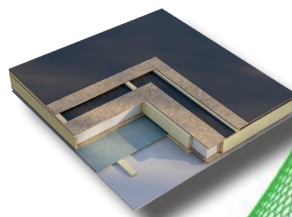
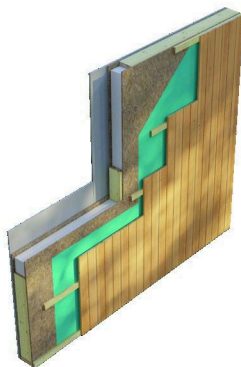
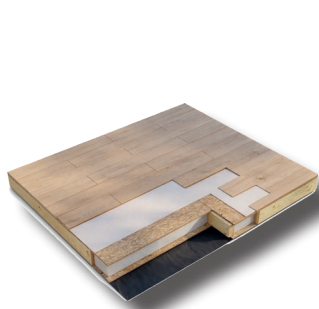
A different type of LEGO !



Structural Insulated Panels (SIPs) form the core of your garden room. The walls, floor and roof are all constructed using this modern building system, designed to create strong, highly insulated and airtight structures with fast installation times. The insulation is built directly into each panel, eliminating the risk of poorly fitted materials and significantly reducing cold bridging between the interior and exterior.

This results in consistent internal temperatures, improved energy efficiency and lower heating costs throughout the year. The structural design also provides excellent strength and long-term durability, ensuring your building performs for decades.

Floor	Walls	Flat Roof	Pitched Roof
Insulation U Value - 0.14 W/m2K	Insulation U Value - 0.16 W/m2K	Insulation U Value - 0.14 W/m2K	Insulation U Value - 0.14W/m2K
Screw piles foundation 1.2m deep DPM membrane for protection . Structurally Insulated Panel (SIPs) with 11mm OSB sheathing board each side. Your choice of flooring with accompanying underlay.	Structurally Insulated Panel (SIPS) with 11mm OSB sheathing board each side. Timber joining splines and head binding timbers for all panels. Tyvek breathable membrane fixed to sheathing Your choice of cladding with accompanying underlay.	Structurally Insulated Panel (SIPS) with 11mm OSB sheathing board each side. Firestone EPDM single ply roofing membrane with 20 year guarantee, expected life 50 years. Black plastic rainwater goods with gutter guard.	Structurally Insulated Panel (SIPS) with 11mm OSB sheathing board each side. Marley roof tiles on a 16' roof pitch Upvc fascia and soffit Dry verge system Black rain gutter



FOUNDATION

Precision Foundations. Built for Any Ground.



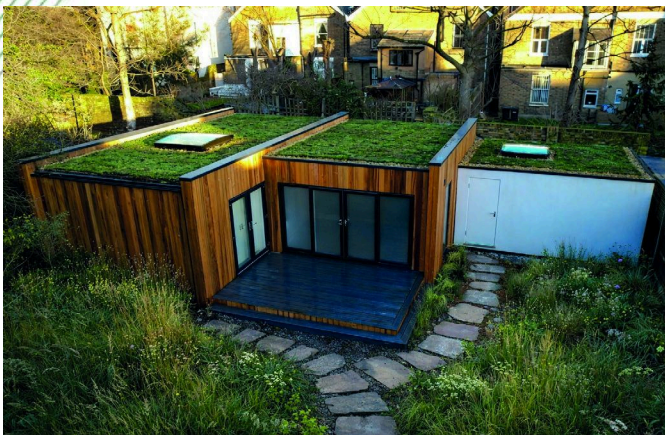
Discover the performance of our low-carbon screw pile foundation systems, expertly installed by our experienced teams across a wide range of completed and ongoing projects.

Where traditional foundations can struggle, screw piles provide a smarter solution. Ideal for restricted access sites, uneven terrain, or sensitive ground conditions, they deliver exceptional strength and stability without the need for extensive excavation.

From compact garden spaces to full-scale residential extensions, this modern foundation method ensures fast installation with minimal disruption — all while maintaining structural integrity.

Every project is carefully assessed, and where required, we also offer raft foundation solutions, selected based on building size, load requirements, and soil conditions.

ROOF SYSTEM



Flat Roof Systems

A superior alternative to traditional felt roofing, our EPDM rubber membrane delivers outstanding durability and long-term performance.

Designed to provide 100% waterproof protection, EPDM systems offer an expected lifespan of over 50 years, ensuring reliability, low maintenance and complete peace of mind.



Pitched Roof Systems

We offer a carefully selected range of low-pitch roofing tiles designed to complement traditional clay, slate, or concrete aesthetics. Our systems include advanced solutions such as the Mendip 12.5 interlocking tile, specifically developed for extensions and modern builds. Engineered with enhanced weatherproofing channels, it performs reliably at pitches as low as 12.5°, delivering both durability and a refined finish.

OUTSIDE FINISHES

Where innovation meets aesthetics !



Thermowood Cladding

A specially treated softwood designed for improved stability and durability. Provides a natural, modern appearance with enhanced resistance to decay and weathering.



Western Red Cedar

A premium natural timber with a rich reddish-brown tone. Lightweight, highly attractive, and naturally resistant to moisture and decay.



K-Rend Silicone Render

Cement-based render boards finished with high-performance silicone render. Creates a smooth, modern façade with excellent water repellency and colour choice.



Feather Edge Timber Boards

Classic timber cladding with a tapered profile. Ideal for achieving a more traditional or rustic aesthetic.



Cedral (Fibre Cement Cladding)

A durable, low-maintenance composite material available in a variety of finishes. Offers a clean, contemporary look with excellent longevity.



Brick Slips

Thin sections of real brick used as an external finish. Delivers a traditional brick appearance without the weight of full brickwork.



Composite Cladding

Engineered from a blend of wood fibres and recycled materials. Highly durable, low maintenance, and available in a range of contemporary styles and colours.



Western Red Cedar

Weathers beautifully to a silver-grey finish if left untreated, enhancing its natural character.



K-Rend Silicone Render

Low maintenance finish that resists cracking, algae growth, and discolouration. Provides a clean, seamless appearance ideal for contemporary architectural

INTERNAL FINISHES

Transform spaces into personalized havens !



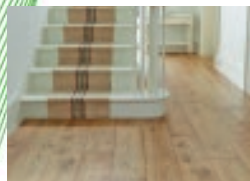
Flooring brings comfort and style into a home and is a crucial part of any interior. High-quality and durable materials are available to suit various decors and themes, including natural timber and manufactured wood that introduce an abundance of warmth and character for that organic and homely feel.

Laminate flooring -Included

Howdens Professional V Groove Light Grey Oak Laminate Flooring



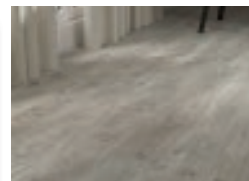
Howdens Professional V Groove Tawny Chestnut Laminate Flooring



Howdens Premium Professional V Groove Contemporary Oak Laminate Flooring



Howdens Premium Professional V Groove Silver Grey Oak Laminate Flooring

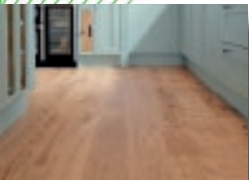


Howdens Professional Chevron Light Oak Laminate Flooring

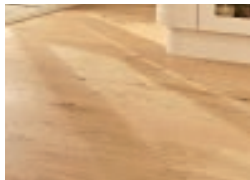


Engineered flooring -Upgrade

Howdens Rustic Oak Engineered



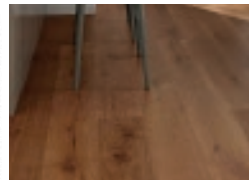
Howdens Oak Engineered Flooring



Howdens 3 Strip Oak Engineered



Howdens Chestnut Oak Engineered



Howdens Dark Oak Engineered



Internal doors



Howdens Shaker White Primed 4 Panel Door



Howdens Shaker White 4 Panel Clear Glazed



Howdens Shaker Oak Primed 4 Panel Clear



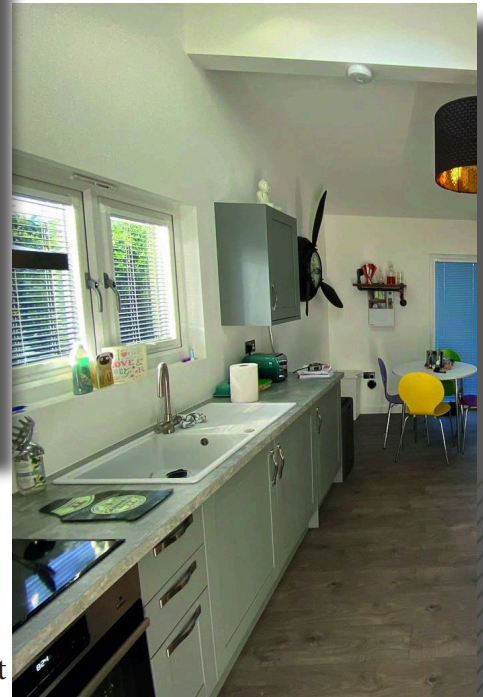
Howdens Shaker Oak 4 Panel Door

KITCHEN DESIGN

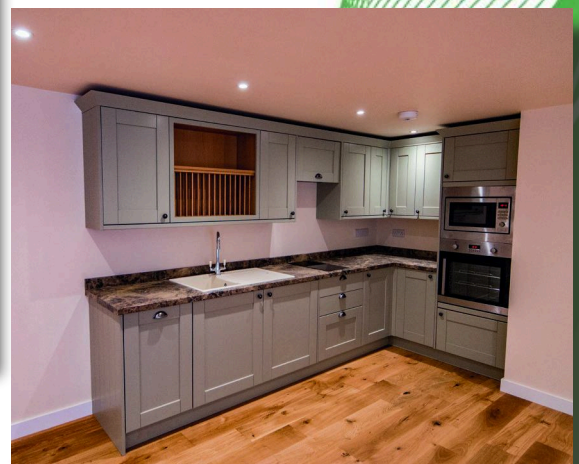
Your Signature Kitchen Sanctuary!



Kitchens installed in Granny Annexes are a carefully considered feature, designed to support everyday living with practicality and refined style. These spaces are created to enhance comfort and usability, delivering both convenience and a high standard of finish. Well-planned layouts maximise available space, ensuring efficiency without compromising visual appeal. Modern integrated appliances blend seamlessly into the design, supporting smooth day-to-day use. From morning routines to evening meals, these kitchens adapt to a range of lifestyle needs. Intelligent storage solutions maintain organisation while optimising functionality. More than simple cooking areas, Granny Annexe kitchens act as central living spaces for connection and daily life. By combining performance with design, they promote independence and self-sufficiency, significantly enhancing the overall living experience within the annexe.



From seamlessly integrated appliances to meticulously crafted cabinetry, these kitchens redefine luxury.



SHOWER ROOMS



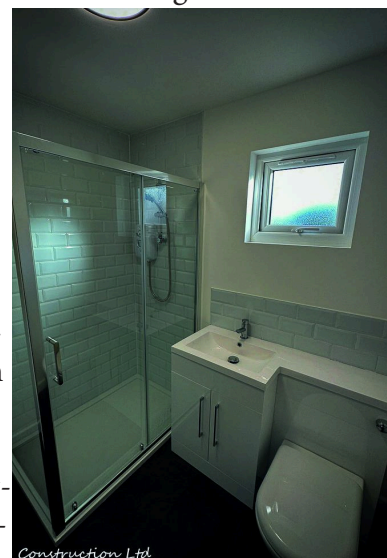
Immerse Yourself in Comfort !



Installing a well-designed and fully functional shower room within granny annexes and garden rooms significantly enhances both the practicality and overall appeal of these spaces. It adds everyday convenience for occupants while expanding the potential uses of the building, transforming it into a fully equipped, self-contained living environment suitable for guest accommodation, a home office, or a private retreat. The inclusion of a dedicated shower room provides clear advantages. It promotes autonomy, allowing occupants to manage personal routines independently and supporting a more self-sufficient lifestyle. It improves comfort for extended stays, ensuring that family members or guests can enjoy longer periods within the space without compromise.

From a property perspective, well-equipped annexes with integrated shower facilities can contribute to increased overall value.

Additionally, it enhances versatility, enabling the space to adapt to a wider range of functions depending on the homeowner's needs. Privacy is also significantly improved, offering a more comfortable and discreet living experience. Finally, from a market standpoint, the presence of a functional shower room increases the attractiveness of the property for both resale and rental, making it a more desirable and complete living solution.



Construction Ltd



Standard shower room

Aqua panels or wall tiles shower cubical only

- Aurora Stone Rectangular Shower Tray -1200 x 800 x 40mm
- Milton 1200 Sliding Shower Door
- Neo Modern Basin Tap + Waste
- Valencia LH 1100mm Combination Bathroom Suite Unit with Basin +Round Toilet
- Extractorfan
- Surface LED waterproof light
- 450mm Electrical Towel Radiator with thermostat
- Triton 8.5Kw Electrical shower
- Waterproof laminate flooring-Vinyl planks
- Subject to change based on stock at the time-new options to be discussed with customer .

Luxury shower room

Has all floor and walls tiled plus all the Standard room included .
Also we can add electrical underfloor heating as well



DRAINAGE SOLUTION

Where Innovation Meets Reliability!



Gravity System

The use of traditional gravity drainage systems in granny annexes and garden rooms reflects a considered approach to structural integrity, regulatory compliance, and long-term sustainability. Designed in accordance with British Standards and approved by Building Control, these systems rely on natural gravitational flow to deliver reliable and efficient performance.

This method, combined with strict adherence to established guidelines, demonstrates a commitment to creating durable, functional, and environmentally responsible living spaces. As annexes and garden rooms continue to develop in both design and usage, the importance of well-engineered drainage solutions remains essential in supporting their long-term performance and reliability.



Mini Sewage Pumps

Where the natural lay of the land poses challenges to conventional gravity-based drainage systems, the integration of mini sewage pumps emerges as an innovative and effective solution for granny annexes. These compact yet robust pumps are strategically employed to overcome topographical limitations, ensuring efficient wastewater management in a manner that aligns with the highest standards of safety and functionality.

The versatility of mini sewage pumps allows for their integration into diverse architectural designs without compromising on the overall aesthetic appeal of the granny annex. Their discreet yet powerful operation ensures that the drainage system remains unobtrusive, seamlessly blending functionality with the visual harmony of the living space.



Soak Away

Soakaway systems often utilize specially designed crates or modular cells that are interconnected to create an underground structure. These crates, typically made from durable materials like plastic, allow for efficient water storage and infiltration. The interconnected voids in these crates enable rainwater to be collected and gradually released into the surrounding soil. The use of crates facilitates easy installation and customization of soakaway systems, making them suitable for a variety of applications, including drainage in granny annexes and garden rooms.



EXTRAS

Elevate Your Garden Room Sanctuary!



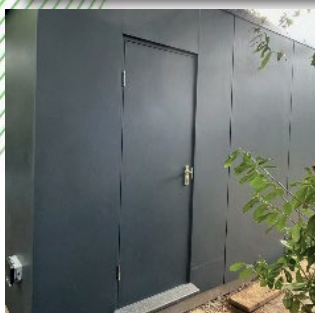
Transform your garden room into an oasis of luxury and functionality with our exclusive range of premium extras. Explore the possibilities of creating a space that seamlessly blends nature with modern comforts.

Roof Skylights: Bathe your garden room in natural light with our exquisite roof skylights. Embrace the beauty of the outdoors while enjoying the comfort of your indoor haven.



Hidden Doors for Store Rooms: Maximize space and maintain a sleek aesthetic with our concealed storage solutions. Our hidden doors effortlessly blend into the design, providing a stylish yet practical touch.

Aluminium Bifold Doors: Connect with nature like never before! Our sleek and durable aluminium bifold doors create a seamless transition between your garden and living space, allowing you to bring the outdoors in.



Air Conditioning: Ensure year-round comfort with our state-of-the-art air conditioning systems. Whether it's a cozy winter retreat or a refreshing summer escape, control your climate at the touch of a button.

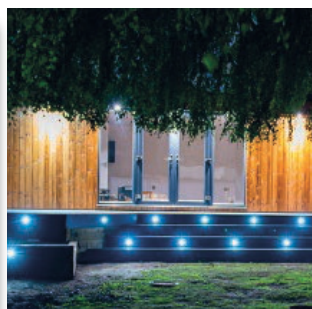
Composite Decking: Step onto elegance! Our composite decking offers a low-maintenance, high-style solution for your garden room flooring. Embrace the beauty of wood without the hassle of constant upkeep.



Lights: Illuminate your space with brilliance. Our carefully curated lighting solutions add a touch of magic to your garden room, creating a warm and inviting atmosphere for any occasion.

Ready to take your garden room to the next level? Explore the extraordinary possibilities of a space that reflects your style, enhances your lifestyle, and invites you to unwind in the lap of luxury.

Unleash Your Imagination: Where Your Dreams Become Reality!



SERVICES

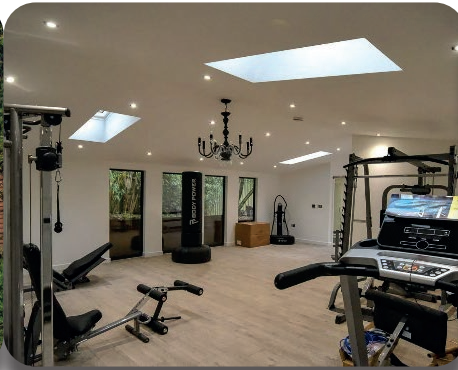
SIP Premium Garden Buildings !



Garden Rooms



Home gym



Man Caves



Extensions



Garden Lodges



Granny Annexe



Classrooms



Garden Studios



Extensions



GARDEN OFFICES

Work From Home - The Way It Should Be !



Working from home has become part of everyday life — but where you work matters just as much as how you work.

A kitchen table, a spare room, or a corner of the living space can only take you so far. Distractions build up, boundaries disappear, and productivity suffers.

A garden office changes that completely.

A garden office is more than just a desk and four walls. It is a professional environment, built to support the way you work.

Natural light, clean design, and a calm atmosphere all contribute to better concentration and clearer thinking. Whether you're on calls, managing projects, or running a business, your space works with you.

At MyGrannyAnnexe, we create garden offices that feel like a true extension of your home · not a

While many garden rooms are built to a lower standard, we focus on delivering a space that remains comfortable and reliable every single day. The result is an office that stays warm in winter, cool in summer, and quiet throughout.

Installed on a clean, efficient foundation system, your garden office is completed with minimal disruption and ready to use in a matter of weeks.

One of the biggest advantages of a garden office is not just productivity — it's balance.

When your workday ends, you simply step back into your home. No long commute, no stress, no blurred boundaries. Just a clear distinction between work and life.



A garden office is an investment in how you live and work.

It gives you control over your environment, improves your daily routine, and creates a space that supports your goals — whether personal or professional.

Create a workspace that works for you.

***Built for Everyday Use
All Year Round***

GRANNY ANNEXE

A Home Within Your Home !



A granny annexe is more than just additional space. It is a carefully considered solution for modern living — one that brings independence, comfort, and family closer together, without compromise. Whether it is created for a loved one, a growing family, or long-term flexibility, an annexe provides something unique. It allows people to live side by side, while still enjoying their own private environment.



A well-designed annexe should feel complete — not like an extension, and certainly not like a temporary structure. It is a fully functioning living space, thoughtfully laid out to include everything needed for everyday life. Comfortable living areas, practical kitchens, and well-finished shower rooms all come together to create a space that feels natural, welcoming, and easy to live in.

Every project we deliver is bespoke. No two families are the same, and no two annexes should be either. From layout and size to finishes and features, everything is designed around how the space will actually be

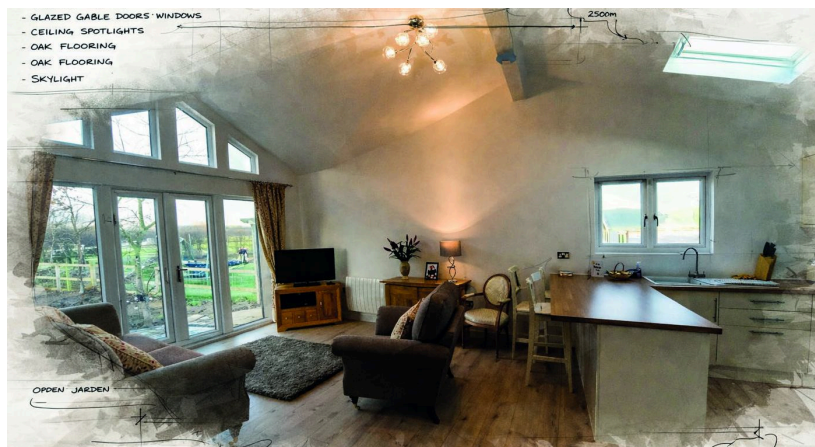
At MyGrannyAnnexe, we approach granny annexes differently from standard garden buildings.

consistently throughout the year. This method provides a solid, quiet, and energy-efficient environment — one that feels far closer to a traditional home than a typical outbuilding.

Beneath the structure, modern foundation systems such as screw piles allow for a clean and efficient installation, reducing disruption while still delivering the strength required for long-term use.

That is why we manage the entire process, including Building Control approval, ensuring that every element meets current standards and regulations. From structure and insulation to electrics, drainage, and ventilation, everything is designed and delivered with compliance in mind.

Where required, we also assist with planning permission, drawings, and submissions — giving you a complete, stress-free experience from start to finish.



A granny annexe is about independence, dignity, and connection.

It allows families to stay close while respecting personal space. It creates comfort without compromise. And it provides a solution that works not just for today, but for the years ahead.

***Designed for Real
Living***

GARDEN STUDIOS

Designed for real living!



In today's world, space has become more valuable than ever — not just in terms of square metres, but in how it makes us feel.

A garden studio is not simply an addition to your property. It is a transformation of how you use your home, your time, and your daily routine. It creates distance without disconnection, giving you a place that feels separate, yet completely yours.



Unlike traditional extensions, a garden studio introduces a subtle but powerful shift in lifestyle. It allows your home to remain a place of comfort, while your studio becomes a place of purpose. That separation changes everything — helping you focus better, switch off more easily, and take back control of

At MyGrannyAnnexe, we go beyond standard garden rooms. While many builds on the market use

Our structures are built using high-performance insulated panels — with 150mm construction in the roof and floor, and 125mm in the walls — delivering a noticeably better environment inside, whatever the season.

Beneath the structure, we use a modern screw pile foundation system. This approach is clean, efficient, and designed to minimise disruption to your garden, while still providing a strong and reliable base.

But what truly makes a garden studio special is how it adapts to your life.

It can be a focused workspace during the day, then transform into a place to relax in the evening. It can become a safe and dedicated play area for children, keeping the main house calm and organised. It can be used for entertaining guests, enjoying quiet time, or simply escaping the distractions of everyday life. Additional features such as integrated storage areas and air conditioning allow the space to remain practical, comfortable, and ready to use all year round.



A garden studio is not just an extra room.

It is a flexible, purpose-driven space designed around you — enhancing your home, your routine, and the way you live every day.

***A Smarter Way to Use
Your Space***

HOUSE EXTENSIONS

Expand Your Home, Not Your Limits!



A house extension is not just about adding square metres. It's about improving flow, function, and the overall feel of your home.

It can open up cramped layouts, create space for modern living, and bring natural light into areas that once felt closed off. Kitchens become social spaces. Living areas become brighter, more connected, and more enjoyable to spend time in.



Every extension we deliver is fully bespoke — designed around your lifestyle, your property, and how you

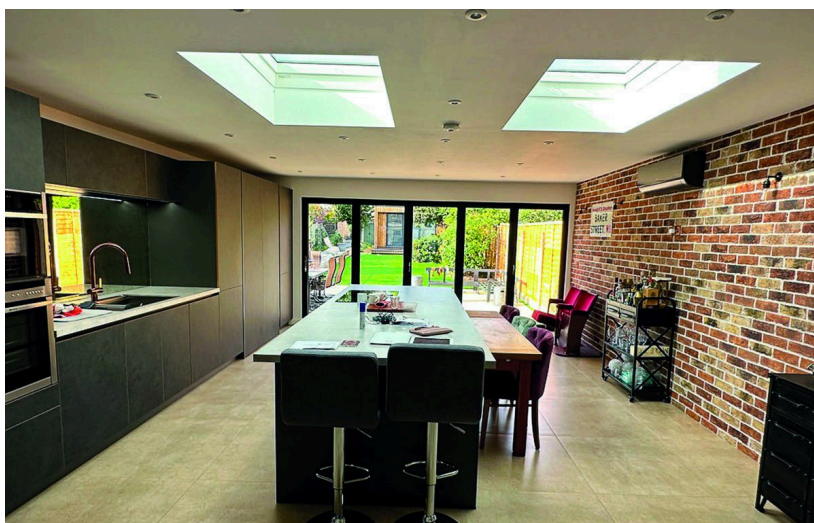
At MyGrannyAnnexe, we approach extensions with the same attention to detail as any structural side-ered to ensure the new space integrates seamlessly with your existing home — both visually and structurally. We focus on quality construction, ensuring your extension not only looks right, but performs properly for years to come.

Extending your home can feel complex — but it doesn't have to be.

We manage the entire process from start to finish, including:

- Design and layout planning
- Structural considerations and calculations
- Planning permission (where required)
- Full Building Control compliance
- Complete construction and finishing

You deal with one team, one process, and a clear path from idea to completion.



A house extension adapts to your needs.

Whether you're creating a larger kitchen, an open-plan living space, an additional bedroom, or a multi-purpose family area, the design is tailored to suit both your current lifestyle and future plans.

The result is a space that doesn't just solve today's problems — it continues to add value and usability over time.

More Than Extra Space

GARDEN GYMS

A Space That Works as Hard as You Do!



A garden gym is more than convenience. It is commitment made easier, routine made consistent, and progress made personal. No travel. No waiting. No distractions. Just your space, your pace, your goals.

Step outside your home and into an environment designed entirely around performance. Whether it's early mornings, late evenings, or a quick session between a busy schedule, your gym is always there — ready when you are.



Training at home often fails for one simple reason — the space isn't right. A garden gym changes that completely. It creates a dedicated environment where focus comes naturally. A place where equipment stays set, routines stay consistent, and motivation stays high. No interruptions from daily life, no com-

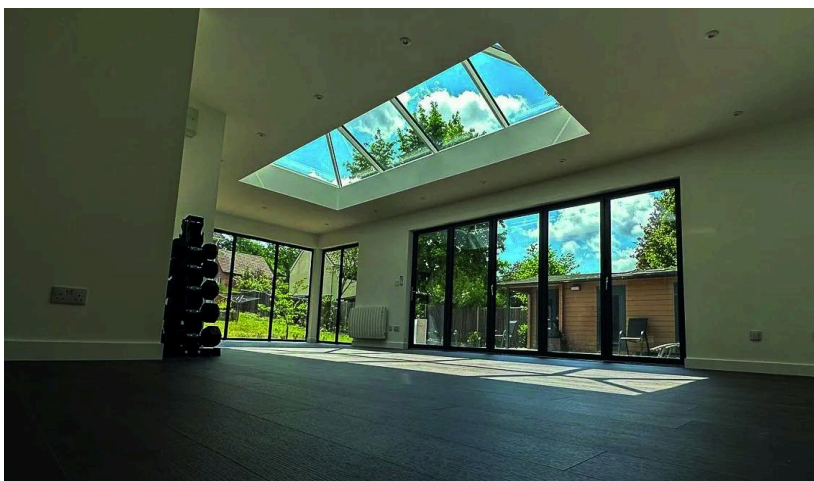
At MyGrannyAnnexe, we don't treat garden gyms as standard garden rooms.

to high-intensity workouts. The structure is solid, stable, and built to feel secure, even under demanding conditions. With high-performance insulated construction, your gym remains comfortable all year round — warm in winter, cool in summer — so your routine never stops.

Installed on a clean, efficient foundation system, your gym is ready quickly, with minimal disruption to your garden.

Every garden gym is fully bespoke. Whether you want a clean, minimal training space or a fully equipped private fitness studio, the layout is designed around how you train.

Options include: Dedicated zones for weights, cardio, or functional training, Integrated storage for equipment, Full-height glazing for natural light, Air conditioning for climate control, Optional shower room or changing area, Even a private sauna for recovery and relaxation



A garden gym removes the barriers.
No commute.
No memberships.
No excuses.
Just a space that makes it easier to show up, stay focused, and keep progressing.

Built for Real Training

PLANNING PERMISSION

Fully Managed by MyGrannyAnnexe !



Navigating planning permission can often feel complex, time-consuming, and uncertain. At MyGrannyAnnexe

ensures your project progresses smoothly from concept to approval. With extensive experience in garden annexes, garden rooms, and extensions across Hertfordshire, Buckinghamshire, and North London, we understand both the technical requirements and the practical expectations of local planning authorities. Whether your project falls under permitted development or requires full planning permission, we assess your situation carefully and provide clear, honest guidance from the outset. Our service includes the preparation of detailed architectural drawings, site plans, and all supporting documentation required for submission. We liaise directly with local councils, manage the application process on your behalf, and respond to any queries or adjustments required during the review period.

Planning Advice for Your Project

Every property is different, and planning requirements can vary depending on location and design.

- ✓ review local planning guidelines
- ✓ consult with your local planning authority
- ✓ discuss design options with experienced builders

Early planning helps avoid delays and ensures the project progresses smoothly.

Do You Need Planning Permission for a Granny Annexe?

In many cases, a granny annexe will require planning permission because it is designed as a self-contained living unit with facilities such as a kitchen, bathroom and sleeping area.

Local planning authorities typically consider factors such as:

- the size of the annexe
- the height of the building
- the distance from property boundaries
- the intended use of the annexe
- the relationship with the main house

Building Regulations for Granny Annexes

Even when planning permission is granted, granny annexes must still comply with UK building regulations. These regulations ensure that the building meets safety and performance standards.

At TRJ Construction Ltd, our buildings are designed to meet these requirements using high-performance SIP construction methods.

Important areas include:

- ✓ insulation and thermal performance
- ✓ structural stability
- ✓ fire safety
- ✓ electrical installations
- ✓ plumbing and drainage systems

Building Regulations for Granny Annexes

Even when planning permission is granted, granny annexes must still comply with UK building regulations.

These regulations ensure that the building meets safety and performance standards. Important areas include:

- insulation and thermal performance
- structural stability
- fire safety
- electrical installations
- plumbing and drainage systems

Permitted Development and Garden Buildings

Some smaller garden buildings can be constructed under permitted development rights, which allows them to be built without the need for planning permission.

However, these rights usually apply to buildings used as:

- ✓ garden offices
- ✓ studios
- ✓ hobby rooms
- ✓ storage spaces

When a building is intended for independent residential living, planning approval is often required.

Permitted Development and Garden Buildings

Some smaller garden buildings can be constructed under permitted development rights, which allow certain structures to be built without full planning permission.

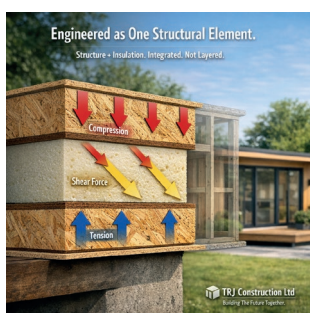
However, these rights usually apply to buildings used as:

- garden offices
- hobby rooms
- studios
- storage spaces

We don't just build — we take care of the entire journey.

BENEFITS OF SIP PANELS

Smarter Building. Better Living!



A SIP panel distributes load across its entire surface — which rely on repeated vertical timber members to carry structural loads — SIP construction works differently. In a SIP wall: the OSB skins act as structural flanges, the insulation core acts as a shear web, the bonded panel functions as a single composite unit. Instead of load being concentrated at individual studs, it is spread continuously across the panel surface. This produces a fundamentally different structural behaviour compared to traditional timber frame construction.

Thermal comfort in a Structural Insulated Panel (SIP) building is created by a combination of: Stable internal surface temperatures, Reduced cold spots, Controlled air movement, Lower condensation risk, Improved acoustic dampening.

When the building envelope performs correctly, internal surfaces remain closer to room temperature. This reduces radiant discomfort — the sensation of feeling cold even when the air temperature is adequate.

That distinction is critical for year-round usability.

When comparing SIP panels for garden rooms and granny annexes, one of the most misunderstood factors is thickness.

You will often see: 100mm SIP wall panels, 125mm SIP wall panels, 150mm SIP wall panels.

Many entry-level garden rooms are built using 100mm walls and 100mm roofs.

Technically, that qualifies as insulated construction. But insulation is not a yes-or-no characteristic. It is a measurable level of thermal resistance.

To understand SIPs properly, you need to think in structural terms.

A SIP behaves much like an engineered I-beam:

The OSB skins act as the flanges

The insulated core acts as the web

The bond between them allows the panel to act as one unified element

When load is applied, the stresses are distributed across the entire surface of the panel — not concentrated at individual studs. With SIPs, the structure and insulation are integrated. Airtightness is a defining advantage of

Airtightness is a key advantage of SIP construction and a major factor in overall building performance. By forming a tightly sealed structural envelope—using precision manufacturing, sealed joints, and continuous membranes—SIP buildings greatly reduce unwanted air leakage. This minimises heat loss, eliminates drafts, and improves energy efficiency. The result is a more comfortable internal environment, lower heating costs, and enhanced acoustic performance. In essence, airtightness doesn't just improve insulation—it amplifies the performance of the entire building system.

Engineered for Strength, Designed for Efficiency, Built for Life



The details that shape your build.

SIP structure

Structural insulated panels combine a structural skin and an insulating core. Panel joints, connections and installation details are considered as part of the complete building.

Panel specification

The source specification describes 125 mm walls for low-level buildings and 150 mm roof and floor panels. Your agreed design and quotation confirm the panel sizes and build-up for your project.

Foundations

Screw piles, concrete or another suitable foundation approach are selected to suit the design, ground conditions and access. Foundation details are assessed during project planning.

External finishes

Options shown in this brochure include timber, silicone render, fibre cement, composite finishes and brick slips. Appearance, maintenance and the agreed specification guide the choice.

Interior choices

Flooring, internal doors, kitchens, shower rooms and lighting can be developed around the use of your building. Optional extras are priced and agreed individually.

Permissions and approvals

Planning permission and building regulations are separate considerations. The required route is assessed for the proposed use, site and design before work is arranged.

HOW TO ORDER

Your Vision, Our Expertise !



The process of creating a garden room typically follows a structured and well-managed sequence of stages, ensuring efficiency, quality, and a smooth experience from concept to completion.

Initial Consultation: The journey begins with a detailed discussion of your requirements and ideas. This includes defining the purpose of the space, preferred size, location, and any specific design features you wish to incorporate.

Site Survey: A comprehensive site assessment is then carried out to evaluate ground conditions, access, drainage, and any potential constraints that may influence the design or construction process.

Design and Planning: Following the survey, a tailored design is developed in collaboration with you. This stage defines the layout, materials, and overall specification, ensuring the building meets both functional and aesthetic expectations.

Building Regulations and Permissions: Depending on the size and intended use, planning permission and/or building regulations approval may be required. Professional guidance is provided throughout this process, including assistance with applications where necessary.

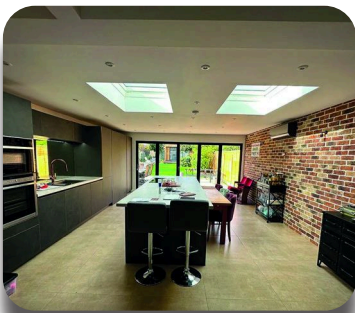
Manufacturing: Once approved, the structure is manufactured using high-performance SIP panels or other precision-engineered components. Off-site production ensures consistent quality and significantly reduces on-site construction time.

Installation: The completed structure is delivered and assembled on-site with efficiency and precision. Installation timelines are typically short, varying according to the size and complexity of the project.

Finishing and Fit-Out: Final works include electrical installations, plumbing (if required), flooring, and internal finishes. The space is then ready to be personalised to suit your preferences and intended use.

transition from initial concept to completed space. By working with MyGrannyAnnexe, clients bene-

From design to reality is just one small step. Call now.





Meet the team behind your space.

MyGrannyAnnexe is part of TRJ Construction Ltd. Founder and director Constantin "Costi" Tiseanu brings over 25 years of practical construction experience to the team.

Costi established TRJ Construction Ltd in 2012, following work as an installer and project manager in the garden-building sector. His experience covers SIP construction, foundation systems and finishing details.

That experience informs the work presented throughout this brochure: buildings planned around everyday use, with attention to the structure, insulation, services and the final finish.

Your project begins with a conversation about the space you need, followed by site and design considerations. The specification and quotation set out what is included for your particular build.



Talk through your ideas.

07966 800519

mygrannyannexe.co.uk/about/

39 Rushleigh Avenue, Waltham Cross, EN8 8PP

MyGrannyAnnexe is part of TRJ Construction Ltd.
Company number 08174479 | VAT registration 153770309

Terms and Conditions

Whether you want a new office, gym or guest room, our range of traditional lodges are sure to meet your needs.



Interpretation Agreement The Order Form, the Order Acceptance confirmation, the Site Survey Form, and the Terms herein Company TRJ Construction Ltd Company Number: 8174479 Customer The person(s) firm or company who purchases a Studio from the Company Installation Site The site specified by Customer for installation of the Studio. The Extension specified in the Order Form and/or Order Acceptance confirmation (which for the avoidance of doubt shall not include any Optional Extras (Non Structural Elements) Means any part of the Studio which are not the Structural Elements or Optional Extras including (without limitation) all internal cladding, windows and doors. Optional Extras the optional extras supplied by the Company available to the Customer and specified in the Order Form or Order Acceptance confirmation The Order confirmation issued to the Customer following receipt of an Order Form and the requisite deposit Order Form the order form completed by the Customer confirming acceptance of these Terms Property The property within or upon which the Installation Site is located

Structural Elements
Means the floor, roof and external walls of the Lodge
Terms

The terms and conditions set out below

1. Basis of Sale

1.1 The Company will sell the Lodge subject to these Terms.

1.2 The Customer agrees that the Agreement constitutes the entire understanding between the parties hereto and there are no representations, warranties, conditions and terms or obligations (implied or otherwise) whether written or oral, express or implied by custom or otherwise other than those specifically contained in the Agreement

1.3 Any advice or recommendation given by the Company or its employees or agents to the Customer or its employees or agents as to the Studio, which is not confirmed in writing by the Company, is followed or acted upon entirely at the Customer's own risk and according to the Company shall not be liable for any such advice or recommendation which is not so confirmed.

1.4 Any typographical clerical or other error or omission in the Order Form or Order Acceptance confirmation or any document or information issued by the Company shall be subject to correction without any liability on the part of the Company.

1.5 In these Terms, reference to a date is a statutory provision includes a reference to the time, amended, extended or re-enacted.

1.6 The headings in this Contract are for convenience only and shall not affect their interpretation.

1.7 In these Terms, where two or more individuals are included in the expression "the Customer" any obligation provided by them shall be deemed to be made by such persons jointly and severally.

2. Orders

2.1 All Order Forms will be formally accepted by the Company by the issue of an Order Acceptance confirmation. An Order Acceptance confirmation will only be issued following receipt of an Order Form together with the requisite deposit.

2.2 If a Customer's Order Form or Order Acceptance Confirmation is issued by the Company, the Customer in accepting delivery and installation of the Lodge shall be bound by these Terms and Conditions.

2.3 Once the Order Acceptance confirmation has been issued by the Company, the Customer may only be cancelled or the installation date deferred with the written agreement of the Company signed by a director and on the condition that the Customer indemnifies the Company for all costs incurred as a result of the cancellation or deferral including labour, materials, any other charges and expenses.

3. Customer Warranties

The Customer warrants that:

3.1 The Company will have unrestricted access to an adequate supply of electricity during the installation at the Property

3.2 It will always grant the Company suitable access to the Property until payment in full has been made

3.3 The Installation Site and any access routes to the Installation Site have the capacity to support a maximum load of 10 tonnes

3.4 The Installation Site is accessible and free from any dangers. In particular that the Installation Site is sound, level and free from any obstructions.

3.5 It is the proprietor of the Property

3.6 It has obtained all required consents for the installation of the Studio including (without limitation):

3.6.1 consent for any non-domestic use of the Property

3.6.2 consent of planning permission from any local or public authority

3.7 The Installation Site has not been subject to subsidence, landslip or land-heave

3.8 The Installation of the Studio does not contravene any planning or other regulation or legislation

The Customer hereby always agrees to keep the Company indemnified against all claims, costs, demands and liabilities arising as a result of the Customer's breach of any warranty in this Clause 3 including (without limitation) the costs incurred by the Company as a result of any delay whilst such consents are obtained.

4. Installation

4.1 The Studio shall be installed by the Company at the Property unless otherwise agreed in writing. For the avoidance of any doubt the Studio is installed as an empty unit.

4.2 Any date specified by the Company in the Order Acceptance Confirmation for the installation of the Studio is approximate only and will be confirmed by the Company at least 5 working days before installation. This date shall not be made of the essence by virtue of this confirmation. Where no dates are specified, installation will be within a reasonable time. Subject to the other provisions of the Terms the Company will not be liable for any loss, costs, damage, charges or expenses caused directly or indirectly by any delay in the delivery or in the actual installation of the Lodge, nor will delay in installation entitle the Customer to terminate or rescind the Agreement. Any liability of the Company for non-delivery of the Studio shall be limited to refunding the deposit (if any).

4.3 The Company shall use all reasonable endeavours to focus on damage to the Customer's property and shall make good any damage caused.

4.4 In the event of the Company's opinion of the Company's installation site is not accessible or does not otherwise comply with Clause 3 the Company may without limiting its rights and in its absolute discretion defer installation to a later date subject always to the Customer indemnifying the Company for all additional costs incurred due to such deferment or the Company may cancel the Agreement with immediate effect whereupon the Customer's deposit will be returned less an amount in respect of the Company's charges and expenses in connection with the Agreement up to the time of such cancellation.

4.5 If the Customer's responsibility to arrange for a qualified electrician to connect the Studio to the Customer's electricity supply and the Company excludes all liability in this respect. For the avoidance of doubt, notwithstanding that the Company may have agreed at additional cost to lay or install cables or conducting media to and from the Studio it remains the Customer's responsibility to specify the type of cable/conducting media required and arrange for a qualified electrician to connect the Studio to the Customer's electricity supply.

5. Company Warranty

5.1 The Company warrants that the Structural Elements of the Studio will be free from any significant defect for a period of 10 years from the date of the Agreement for purchase. In addition, the Company warrants that upon installation the Studio shall be free from any significant defect in other materials or workmanship.

5.2 If the Studio does not conform to these warranties the Company will take such steps as it deems necessary to bring the Studio into a condition where it is free from such defect or, at the option of the Company, refund the purchase price of the Studio to the Customer provided that the liability of the Company shall not in any event exceed the total purchase price of the Studio and the taking of the steps it deems necessary shall constitute an entire discharge of the Company's liability under this warranty. If the Company's cost to rectify the purchase price exceeds the refund, the Company's liability shall be limited to the refund of the purchase price.

5.3 The Company shall not be liable for a breach of the warranty set out above relating to workmanship and materials other than the Structural Elements, unless the Customer gives written notice to the Company within one month from the end of the build.

5.4 Any prepaid or replaced goods will be guaranteed on these terms for the un-expired portion of the one month period.

5.5 All warranties, conditions and other terms implied by statute or Common Law (save for conditions implied by section 12 of the Sale of Goods Act 1979) are to the fullest extent permitted by law excluded from the Agreement.

5.6 Where the Studio is sold under a consumer transaction (as defined by the Consumer Transactions (Restrictions on Statements) Order 1976) the statutory right of the Customer are notified by these Terms.

5.7 Nothing in these Terms excludes or limits the liability of the Company for death or personal injury caused by the Company's negligence or fraudulent misrepresentation.

5.8 The warranty given in this Clause 5 shall not apply to any defects in the Studio arising as a result of any breach of the Customer's warranties set out at Clause 3 above or as a result of any subsidence, landslip or land-heave affecting the Installation or any other form of instability affecting the Installation Site.

5.9 The Company provides no warranty in relation to any Optional Extras save that it will use all reasonable endeavours to assign the benefit to the Customer of any manufacturer's warranty relating to the Optional Extras capable of assignment.

6. Alteration in Specification

The Company reserves the right to make any changes in the specification of the Studio which do not materially alter their quality or function or where it is necessary to conform to any applicable safety or other statutory requirements.

7. Property and Risk

7.1 Risk in the Studio shall pass to the Customer upon handover of the keys to Studio and responsibility for effecting and maintaining insurance cover passes to the Customer at that time.

7.2 If the Studio shall not pass to the Customer until the Company has received payment in full (whether in cash or cleared funds) or all sums due to it in respect of the Studio.

8. Price and Payment Terms

8.1 The price for the Studio and any Optional Extras shall be set out in the Order Acceptance Confirmation. The price shall be inclusive of any value added tax unless stated otherwise but excludes any other applicable tax which the Customer shall pay in addition to the price.

8.2 All prices quoted are valid for 14 days from the date stated below. Any orders placed after this 14 day period has elapsed may be subject to price changes.

8.3 Unless otherwise stated a deposit of 25% of all sums payable to the company is payable on ordering the Studio from the Company. A further stage payment of 25% is due at the end of the first day of construction work, 45% when plasterboard is started, and the balance of such sums are payable at the time the keys to the Studio are handed over to the Customer and time for payment shall be of the essence. For the avoidance of doubt the full price of the Studio will be payable on the date that the keys are handed over notwithstanding that any Optional Extras may not have been installed or are not functional.

8.4 The Customer shall make the full payment due without any deduction whether by way of set-off, counterclaim or otherwise and no payments shall be deemed to have been received until the Company has received cleared funds.

8.5 The Company reserves the right to stop site installation

9. Failure to Make Payment

9.1 If the Customer fails to pay the full payment on the due date then without prejudice to its other rights and remedies the Company may charge interest both before and after judgement on the amount unpaid at the rate of 10% per annum above the Lloyd's 13B base lending rate from time to time compounded monthly until payment is made in full within part of a month being treated as a full month for the purposes of calculating interest.

9.2 Notwithstanding the above, if full payment has not been made on the due date the Agreement may be terminated forthwith by the Company serving not less than 48 hours written notice to the Customer, whereupon the Company shall be entitled to remove the Studio and for such purpose the Company shall have an irrevocable licence or authority to enter upon the Installation Site with such transport as may be necessary to remove the Studio. The Customer shall render all reasonable assistance to the Company to enable the Customer to disconnect the electricity supply and dismantle and remove the Studio from the site.

9.3 If the Company takes the action permitted by Clause 9.2 the Customer shall pay a removal charge being £2500 plus VAT together with the cost of arranging for an electrician to disconnect the power supply.

10. Enforceability and Severability

Any provision of these Terms which is held to be illegal, invalid, unenforceable or unreasonable whether in whole or part shall to the extent necessary be deemed severable and the other provisions of these Terms and Conditions shall remain unaffected.

11. Amendment

These Terms shall not be amended, modified or varied except in writing signed by a director of the Company.

12. Assignment

12.1 The Customer shall not be entitled to assign or transfer the benefit of the Agreement or any part of it without the Company's prior written consent.

12.2 The Company may assign the Agreement or part of it to any person, firm or company.

13. Damages

Save as described in these Terms and Conditions the Company shall not be liable to the Customer for any loss or damage whether direct or indirect and howsoever caused. In any event the Company's liability to the Customer in respect of the non-performance of any of the Company's obligations shall be limited to the price of the Studio.

14. Force Majeure

The Company shall not be liable to the Customer or deemed to be in breach of these Terms and Conditions because of any delay or failure to perform any of the Company's obligations if the delay or failure was due to any cause beyond the Company's control.

15. Insolvency

If the Customer shall go into liquidation whether compulsory or voluntary (except the purposes of a bona fide reconstruction or amalgamation) or if a petition shall be presented or an order made for an administrator or if a receiver, administrative receiver or manager shall be appointed over any part of the assets or undertaking of the Customer or the Customer being an individual shall become bankrupt or make any arrangement with its creditors, then without limiting its remaining rights the Company shall be entitled to immediately recover from the Customer all sums then due and all losses arising to the Company as a result of such circumstances arising, and shall be entitled to give notice to the Customer to terminate the Agreement pursuant to Clause 9.2.

16. Notices

Any notices to be given shall be in writing and be deemed to be given if left at last known address of the Company or the Customer or sent to the same by first class post or email and shall be deemed to have been received two working days after despatch by post or on receipt of a transmission in legible form if by facsimile or on delivery if by hand.

17. Waiver

No failure or delay on the part of the Company to exercise any right or remedy under these Terms shall be construed or operate as a waiver thereof. The rights and remedies provided are cumulative and are not exclusive of any rights or remedies provided by law.

18. Governing Law

Any claim or dispute arising out of these Terms shall be governed by the laws of England and Wales and the parties submit to the exclusive jurisdiction of the English courts.



Your next chapter starts here.



Tell us what you would like to build.

A place for family. A room for work. Space to make more of your garden. We will help you explore the layout, construction and next steps.

07966 800519

mygrannyannexe.co.uk

Request a visit or discuss your project



Scan to visit our website