

# SWIFT UNLIMITED

*Garden Rooms / Living Annexes / Extensions*

## FOUNDATIONS

We want to help you achieve your perfect building within your preferred budget. To help you we have prepared a summary list of features that are included as standard within your Swift building, as well as further options that may interest you.



## FOUNDATIONS

**Standard:** In all cases the footings or foundations will be compliant with building regulation requirements. We do not use methods that may be faster but have shorter life-expectancy. As standard your building will sit securely on concrete or composite pad foundations or mini piles.

**Options:** We can choose from a wide range of other options to suit other site and ground conditions including helical screws, rafts and slabs, ground beams etc.

## RING BEAM

**Standard:** Unlike some, we design our buildings to include a robust, steel-reinforced ring beam that makes for an accurate and solid base for your new space. This aids the levelling and strength of the whole structure.

**Options:** Why would we change something that is the backbone of the structure?

## STRUCTURE & INSULATION

**Standard:** The main structural elements of your building will be built using Structural Insulated Panels (SIPs) creating minimum total wall thickness of 185mm - excellent for heat insulation and airtightness. These come from one of the country's largest manufacturers and have full BBA certification (essential in our opinion).

**Options:** Wider profile SIPs are also available creating walls with a total thickness of 210mm and 235mm giving even greater thermal and sound insulation.

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## DOORS & WINDOWS

Standard: Powder-coated (Black, white, grey) aluminium frames, sliding doors, casements and bi-fold doors. We only use suppliers that satisfy our demanding quality standards and that we can work closely with.

Options: Different colours and materials available; structural glazing; bespoke glass artistry, triple glazing, etc.

## GLAZING

Standard: 28mm thick argon-filled, double-glazed units with excellent eco credentials.

Options: Acoustic glazing for soundproofing; specialist high-performance thermal coatings, triple glazing. We can also supply and install integrated blinds – even with remote-control solar powered operation.

## ROOF

Standard: Firestone EPDM rubber membrane, with a 20-year guarantee and 50+ year life expectancy

Options: Roof lanterns; sun tubes; roof-lights; Artificial (green) roof; Sedum (living) roof with. Many of our buildings are flat-roofed, but steeper mono-pitch and traditional dual pitched tiles roofs are available.

## GUTTERING

Standard: Black, half-round guttering to eaves with single downpipe.

Options: Square-line guttering, metal gutters, rainwater harvesting tanks.

## EXTERIOR CLADDING

Standard: Western Red Cedar cladding providing a beautiful smooth finish that, left untreated will turn to a silver-grey colour over the years, and will require virtually no maintenance.

Options: Other natural woods, render, composite, stone or slate cladding, green walls.

## INTERIOR FINISH

Standard: Plastered walls and ceiling, painted white; 100mm round-nose skirting boards.

Options: Wood-panelled walls; decorative skirting boards and architraves.

## FLOORING

Standard: Choice of popular, practical, and appealing finish laminate flooring

Options: Choice of FSC-accredited wood flooring; tiling, carpet, high-end vinyl, and rubberised matting.

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## SECURITY

Standard: Multi-point locking doors and key operated locking windows to insurance-approved standards.

Options: External security lights; Wireless alarms installed or connection to existing house alarm.

## ELECTRICS

Standard: High quality LED down-lighters (internal and external); brushed steel switches and double-sockets with USB chargers. RCD protected consumer unit, 10m armoured connection to the main house by certified electrician.

Options: Longer armoured connection; remote control lighting; external power socket; AV and IT installations. Sophisticated lighting effects can be created to suit your tastes.

## 10-YEAR INSURANCE-BACKED WARRANTY

Your Swift building is a beautifully made and expertly installed permanent structure. As standard we provide a 10-year structural warranty against material defect and faulty workmanship. It is fully insurance-backed as a safeguard in the unlikely event of Swift not being able to fulfil its obligations through liquidation. This also protects your deposit that is paid upon confirmation of your order - all part of our customer-focused package.

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## OTHER ELEMENTS THAT YOU MAY WISH TO CONSIDER

- Air conditioning/climate control system, electric radiators/underfloor-heating/wood-burner
- Decking/patio area/balustrades
- Cloakroom with W/C and basin or Full shower-room with W/C and basin
- Compact kitchenette and / or bar
- Cinema room installations
- Sound proofing measures
- Built-in stores

## LIVING ANNEXES

Your Swift building can also be a fully independent living annexe for young or old. Please ask for further information if this is what you are seeking.