

[BROCHURE]

Garden rooms & leisure outbuildings

Planned around the way you want to use them.

HOME
GYM

GARDEN
BAR

GAMES
ROOM

CINEMA
ROOM

GOLF
SIMULATOR

POOL
ROOM

OFFICE
& STUDIO

AREAS COVERED South Oxfordshire · Test Valley · Berkshire · Surrey

Bespoke spaces, built with care

Watson & Dalton Bespoke Spaces is a building company based in Andover, Hampshire, working across South Oxfordshire, Test Valley, Berkshire and Surrey.

Since 2020 we've built extensions, new builds, shop fit-outs and leisure outbuildings. Whatever the project, it starts with a conversation about how you want to use the space. We plan it with you, give you a clear, detailed, tailored proposal and manage the build on site through to handover.

This brochure focuses on leisure outbuildings: garden buildings for training, hosting, playing and relaxing, set apart from the day-to-day life of the house.

ESTABLISHED	2020
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BASED IN	30 Charlton Road, Andover, Hampshire SP10 3JL
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AREAS COVERED	South Oxfordshire, Test Valley, Berkshire and Surrey
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WHAT WE BUILD	Extensions, new builds, shop fit-outs and leisure outbuildings
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Est. 2020 · Andover, Hampshire



What a leisure outbuilding can be

A leisure outbuilding gives a home gym, a bar or a cinema room a dedicated space of its own. Whichever you have in mind, it starts with how you'll use the space, then we design and build around it.



01

Gyms

A dedicated place to train at home, laid out around the equipment you use.



02

Bars

Somewhere to host friends and family, with the bar at the heart of the room.



03

ILLUSTRATION

Games rooms

Room for the games you love, away from the main house.

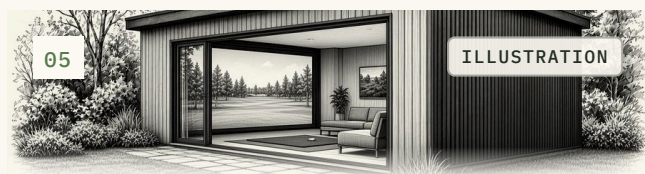


04

ILLUSTRATION

Cinema rooms

A room set up for films and sport, planned around the screen and the seating.



05

ILLUSTRATION

Golf simulator rooms

A room planned around your simulator, so you can practise whatever the weather.



06

ILLUSTRATION

Pool rooms

A dedicated space for the pool, planned around how you'll use it.



Garden offices and studios too

It doesn't all have to be about play. We build garden offices and studios too, giving you a proper space to work, just a short walk from the house.

A straightforward process

Four clear stages from first conversation to keys in hand — so you always know what's next.

01

Enquire

Tell us about your project — location, scope and rough budget. We'll respond promptly.

02

Site visit & quote

We visit your site, discuss options and provide a clear, detailed, tailored proposal.

03

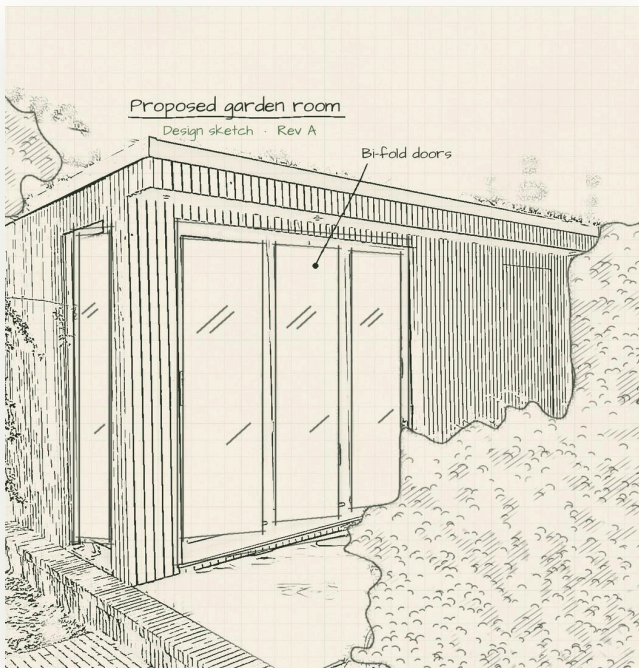
Build

Our team manages every trade on site, with regular updates and quality checks throughout.

04

Handover

Final walkthrough, snagging and handover — leaving you with a space ready to enjoy.



FROM THE FIRST SKETCH...



...TO THE FINISHED SPACE



Built around how you'll use it, and where it sits.

No two of our buildings are the same, but every one gets the same care. Here's how each one comes together, and what we build it with.

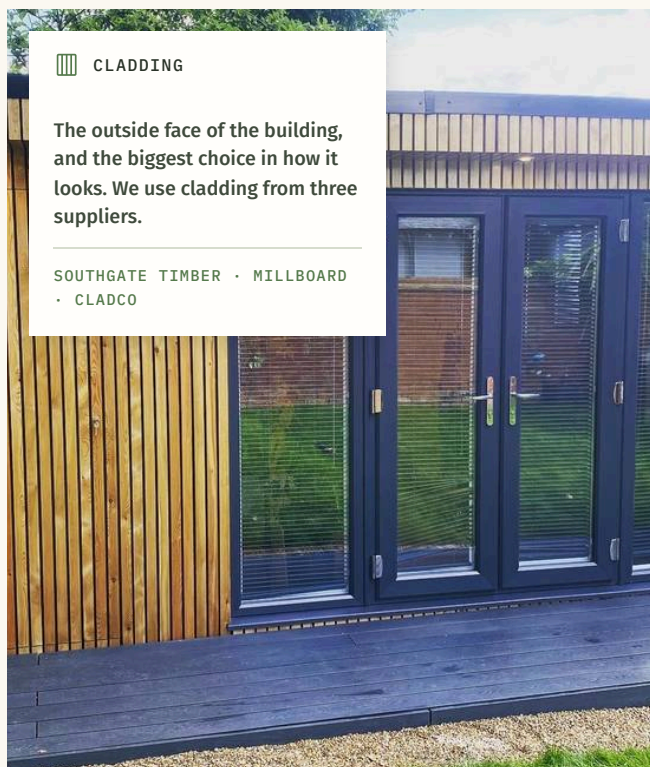
01	GROUNDWORK & BASE	We start with either a concrete slab or ground screws, whichever suits your ground best.
02	STRUCTURE	Every frame is hand-built in timber and completely bespoke to your building. If you like, we can add a decorative dwarf brick wall too.
03	INSULATION	PIR insulation goes into the floor, with Actis Hybrid in the walls and ceiling.
04	ROOF	Either a flat EPDM rubber roof, or a pitched roof finished in tiles or metal sheet.
05	CLADDING, DECKING & OUTDOORS	Cladding and decking come from Southgate Timber, Millboard and Cladco. We can also take care of the space around it, with patios, decking, snugs and covered areas, planting areas and paths.
06	DOORS & WINDOWS	All from Korniche in anthracite, whether that's bi-folds, sliding doors, casement windows, skylights or roof lanterns.
07	ELECTRICS, HEATING & PLUMBING	Our own dedicated electrical team does all the electrics, fully signed off and connected to the main board in your house, so the space is ready to use the day we finish. We keep it warm with smart electric heaters, sized to suit the space. We handle the plumbing too, fitting bars, toilets and bathroom areas, including all the mains connections.
08	FINISHING & HANDOVER	Inside, the walls are plastered and painted in Dulux white throughout, with waterproof LVT flooring from Oake & Gray. Then we walk round it with you, sort any snags and hand it over.

Choosing the look and feel

[MATERIALS & FINISHES • OUTSIDE]

The finishes you choose shape how your building looks in the garden and how it feels to use. These are the choices we'll go through together.

We can build the space around it too, from patios and decking to snugs and covered areas, planting areas and paths.



CLADDING

The outside face of the building, and the biggest choice in how it looks. We use cladding from three suppliers.

SOUTHGATE TIMBER • MILLBOARD
• CLADCO



DOORS & WINDOWS

Korniche bi-folds, sliding doors and casement windows, in anthracite.

KORNICHE



DECKING

Decking from the same three suppliers as our cladding.

SOUTHGATE TIMBER •
MILLBOARD • CLADCO



DECKING & STEPS

Where the garden slopes, a level deck with steps leading down to the lawn.



SNUGS & COVERED AREAS

A snug or covered area beside the building, somewhere to sit out and enjoy the garden.



PATIOS, PATHS & PLANTING

Patios, paths and planting areas that tie the building into the rest of the garden.

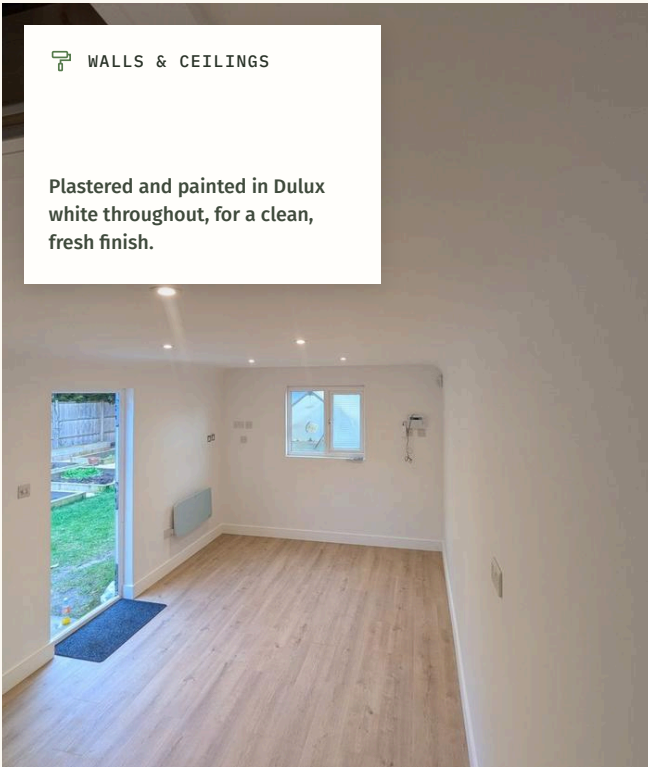
Inside, fitted around the use

[MATERIALS & FINISHES • INSIDE]

Walls, floors and lighting are chosen around how you'll use the room, whether that's training, hosting or working.

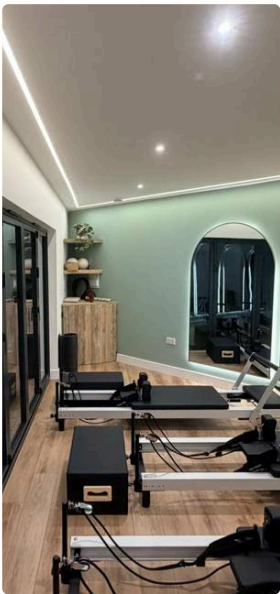
EXAMPLE

Tiles marked "Example" describe typical options from our projects.



WALLS & CEILINGS

Plastered and painted in Dulux white throughout, for a clean, fresh finish.



LIGHTING

EXAMPLE

Downlights and sockets placed around how you'll use the room.



SKYLIGHTS & ROOF LANTERNS

Daylight from above, from Korniche, in anthracite.

KORNICHE



BAR FIT-OUT

We fit bars, with the plumbing and mains connections all taken care of.



WORKSPACE

EXAMPLE

Desk space and power where you need them.

FLOORING

Waterproof LVT from the Oake & Gray range.

OAKE & GRAY



DOWNLIGHTS

WALL COLOUR

DOOR & WINDOW FRAMES

FLOORING

[FINISHES]

Choosing your finishes

Inside one of our garden rooms. Walls, floors, frames and lighting all shape how the room feels, so they're worth choosing together.

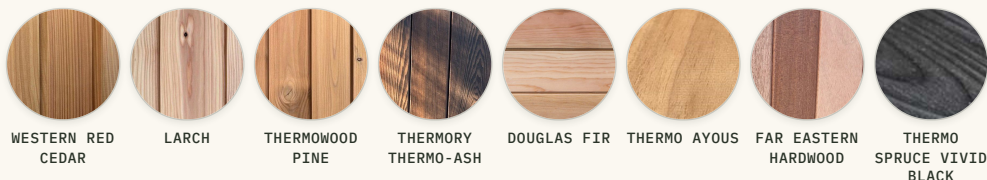
Materials and colours

[FINISHES • CLADDING & DECKING]

A selection of colours from the suppliers we use for cladding and decking. Each range has more to choose from: ask us for the full, current range.

[CLADDING]

SOUTHGATE TIMBER TIMBER CLADDING



MILLBOARD ENVELLO SHADOW LINE+



CLADCO SIGNATURE COMPOSITE WALL CLADDING



[DECKING]

SOUTHGATE TIMBER TIMBER DECKING



MILLBOARD ENHANCED GRAIN 176MM



CLADCO PRODECK COMPOSITE DECKING



Colours on screen and in print are indicative only. Ask us for samples or the current range from each supplier.

SWATCH IMAGES COURTESY OF SOUTHGATE TIMBER, MILLBOARD AND CLADCO.

Doors, windows and floors

[FINISHES]

[EXTERIOR]

DOOR & WINDOW FRAMES · KORNICHE



Matt Anthracite Grey

RAL 7016

We use Korniche doors, windows, skylights and roof lanterns in anthracite only.

DOORS & WINDOWS · KORNICHE



BI-FOLDS



SLIDING
DOORS



CASEMENT
WINDOWS



SKYLIGHTS



ROOF
LANTERNS

[INTERIOR]

FLOORING · OAKE & GRAY

Waterproof luxury rigid vinyl with integrated underlay, from the Oake & Gray range.



TIMELESS OAK



LIGHT OAK



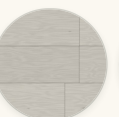
RUSTIC OAK



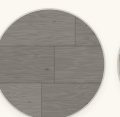
GOLDEN OAK
XL



PEARL GREY
OAK



FEATHER GREY
OAK



MID GREY OAK



SILVER GREY



HARBOUR GREY
XL



GRAPHITE

REPRESENTATIONS ONLY. The Oake & Gray swatches are not the actual product, so please ask us for samples. Also available in herringbone: Timeless Oak, Nature Oak, Pearl Grey Oak and Frosted Oak.



Colours on screen and in print are indicative only. Ask us for samples or the current range from each supplier.

FRAME IMAGE COURTESY OF KORNICHE. SOME OAKE & GRAY SWATCHES ARE CROPPED FROM HOWDENS PRODUCT IMAGES.

Do you need planning permission?

Many garden buildings in England don't need a planning application. They count as "permitted development", as long as they stay within size, height and position limits. Here are the key points from the Planning Portal's guidance on outbuildings.

— Usually permitted development if...

- It's for use incidental to the house, such as a gym, games room or bar, not separate self-contained living accommodation.
- It isn't on land forward of the principal elevation (normally the front of the house).
- It's single storey, with eaves no higher than 2.5 m and an overall height of no more than 4 m with a dual-pitched roof, or 3 m for any other roof.
- It's no more than 2.5 m high if it's within 2 m of a boundary.
- It has no verandas, balconies or raised platforms (a platform must not exceed 0.3 m in height).
- Additions and other buildings don't cover more than half the land around the "original house".

— Where it's different

- **Listed buildings:** any outbuilding within the curtilage needs planning permission.
- **Designated land** (national parks, the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites): outbuildings at the side of the house need planning permission.
- In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, buildings more than 20 m from the house are limited to 10 m² in total.
- Permitted development rules don't apply to flats and maisonettes or some converted houses, and may be removed by a planning condition or an Article 4 Direction.

— Building regulations

Not normally needed for a detached outbuilding under 15 m² with no sleeping accommodation. Between 15 m² and 30 m², not normally needed if there's no sleeping accommodation and it's at least 1 m from any boundary or built substantially of non-combustible materials.

CHECK FIRST

Before you build, it's always worth checking with your local planning authority. For complete certainty, you can apply to the council for a Lawful Development Certificate. We'll guide you through planning and building regulations, and wherever possible we can take care of the whole process for you.

What affects the price

Every garden building is different, so we price each one individually. These are the main things that shape the cost.

01 Size and shape

The footprint, height and roof form of the building.

02 How you'll use it

A gym, a cinema room and a bar each need a different fit-out.

03 Your site

Slopes, trees, ground conditions and drainage.

04 Access

How easily materials and machinery can reach the garden.

05 Base and structure

A concrete slab or ground screws to suit the ground, and the timber frame, with or without a dwarf brick wall.

06 Services

Electrics, heating, plumbing and mains connections, and how far they need to run from the house.

07 Doors and glazing

The type, size and number of doors, windows and roof lights.

08 Finishes

Cladding, roofing, flooring and interior finishes.

09 Outside works

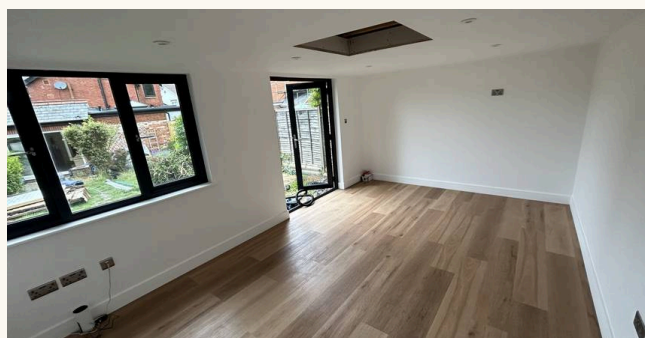
Decking, steps, paths, lighting and planting around the building.

10 Approvals

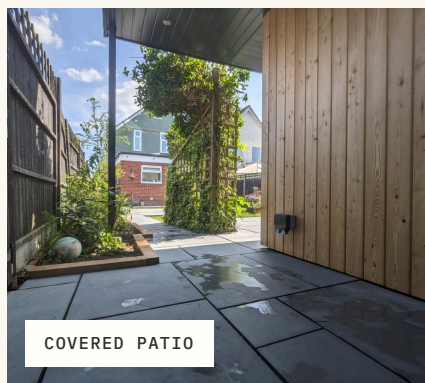
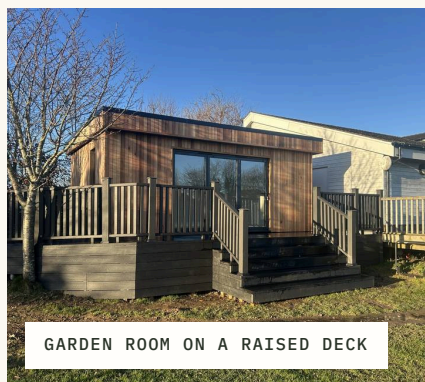
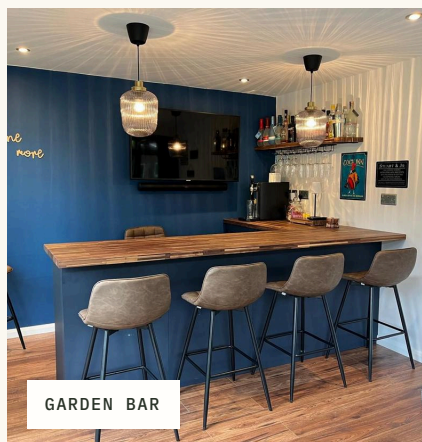
Whether planning permission or building regulations approval is needed.

A clear, detailed, tailored proposal

Tell us your rough budget when you first get in touch. After we've visited your site and discussed options, we'll provide a clear, detailed, tailored proposal.



Garden rooms, offices & bars





[NEXT STEPS]

Book a site visit

The best way to plan your building is on site. Tell us about your project, location, scope and rough budget, and we'll arrange a time to visit.

01

Get in touch

Call, email or use the enquiry form on our website.

02

Site visit

We visit your site and discuss options with you.

03

Your proposal

We provide a clear, detailed, tailored proposal.

CALL

07846 796056

EMAIL

info@watsonanddalton.com

VISIT

30 Charlton Road, Andover,
Hampshire SP10 3JL

BOOK A SITE VISIT

How we use your details: watson-dalton.netlify.app/privacy.html

