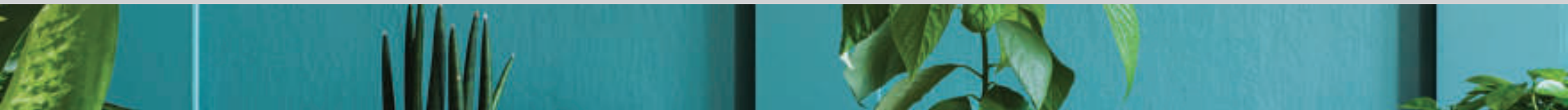




VITA MODULAR

— PRECISION ENGINEERED, BESPOKE MODULAR STRUCTURES —





Let us curate your perfect space

Our modular garden buildings offer unrivalled solidity, durability and overall performance throughout their life span with our trademark structural steel sub-frame system. Our distinctive range of exterior cladding finishes and architectural embellishments is quite simply unparalleled. Right from the first enquiry, we take the time to understand precisely what you're looking for and how we can deliver a building you can be proud of.

In this brochure you will find details of our comprehensive range of bespoke garden rooms and extensions. We'll soon be launching our innovative turn-key modular solutions for Vita Garden Annexe's. If you are looking for a garden annexe then please enquire for more information.

T: 03301 344503 E: SALES@VITA-MODULAR.CO.UK

WWW.VITA-MODULAR.CO.UK



VitaModular



@vitamodular



About Vita Modular

We are based in Warwickshire and design, manufacture and install completely bespoke, stunning modular buildings for the UK market offering unrivalled customisation options, build quality, professionalism and value for money for our clients.

Vita Modular was founded by Edward and Nick, who have a combined 40 years of experience in delivering luxury new build residential and commercial developments all over the country. They retain control over all operational activities of the business along with a brilliant team of designers, installers and project managers.

We are dedicated to delivering exceptional customer service and pride ourselves on the friendly and professional approach that allows us to personalise every stage of your order. From design, manufacture, installation and aftercare, we provide an end-to-end service that is second to none in the industry.

We thrive on creating exquisite garden buildings that will provide you with the additional space for a home office, home gym, cinema room, additional living or storage space; all whilst complementing and enhancing your outdoor space.



One price that's all-inclusive

We pride ourselves on transparency, that's why all of our prices are refreshingly inclusive with no hidden extras. Unlike most, our prices are for a comprehensive turn-key project solution that includes everything from foundations to flooring and everything in between.

Installation on-site is quick, clean and efficient due to our precision off-site manufacturing solutions that allow us to assemble your modular building with minimal noise, dust and disruption. No cranes or heavy lifting equipment are required to complete the installations. Every component of your building has been carefully designed, enabling us to install in any location with even the most limited access.

There are no limits...

We have a vast array of optional extras that can be added to enhance your building's aesthetic, performance or functionality. Our attentive and knowledgeable design team are on hand to accommodate even the most bespoke requirements.



VITA MODULAR

“Our garden rooms are designed,
engineered and built to perfection.”



— KEY BENEFITS —



10 year warranty



6 week lead time



Designed and built in the UK



Competitive fixed price



Bespoke design



Built to current UK building regulations



UK nationwide installation

+ Testimonials



“

Super friendly and honest company delivered exactly what we wanted on time and with no fuss. For the quality of product their prices are very good and they don't cut corners on anything, we felt in safe hands throughout the whole process and very happy with the end product.”

Katia and Steve Grownoski





“

We were searching the market for a garden room for a long time before coming across Vita and so glad that we did. The level of detail and options available for us to be able to design our own garden room was fantastic and far better than anything else we came across. They were so open and transparent about their pricing which was really refreshing and even with all the extras we put in the price was considerably less than the prices we were getting quoted elsewhere. All round great guys.”

Audrey and Lawrence



“

Vita were unbelievable from Day 1 and have been a real pleasure to deal with. They understood exactly what I wanted and took a great deal of time and effort to make sure the design and specification of our garden room exceeded our expectations. The product and service we received was second to none, I would highly recommend!”

Jane Perry-Anne

+ Why choose us?

Let us create your bespoke garden room

Vita Modular specialise in designing, manufacturing, and installing genuinely unique garden rooms with the utmost care and attention given to providing you with the highest specification product at the most competitive price available in the market.

Our modular garden rooms offer unrivalled solidity, durability and overall performance throughout their life span with our trademark structural steel sub-frame.

Our distinctive range of exterior cladding finishes and architectural embellishments are quite simply unparalleled. Right from the first enquiry, we take the time to understand precisely what you're looking for and how we can deliver a garden room you can be proud of rooflight options.

1. The roof structure of our buildings is designed to accommodate a range of roof light solutions available.
2. One fixed price, that's all you pay. All prices quoted are fully inclusive of foundations, doors/windows, internal electrics and finishes.
3. We are proud to be able to offer an almost unlimited range of optional extras or enhancements to suit your budget and requirements - see page 32 for more information.
4. An unrivalled range of cladding options that can be fully customisable as well as mix and matched to create a space that's completely original to you.
5. We're so confident that we offer the highest quality products at the most competitive prices in the UK that we guarantee to match any comparable quote from another UK supplier.
6. We pride ourselves on offering an unbeatable guaranteed lead time of just 6 weeks from order placement.
7. Our complete UK manufactured modular steel-framed system offers a superior durability and build quality to anything currently on the market.





8. We offer a wide range of optional extras ranging from unique cladding finishes to expansive glazing, roof-lights / lanterns, energy-saving technologies and internal fit-out works like complete kitchen and bathroom installations, to name just a few.
9. Compliant to secured by design security and fire safety standards.
10. Our garden rooms are built to the highest possible quality standards. Materials and components have been carefully selected to meet the stringent performance requirements of all current UK building regulations, including compliance with thermal efficiency standards to ensure you get to enjoy your space comfortably all year round.
11. All customers receive a comprehensive, assignable 10-year warranty on the structural frame of your Vita garden room. Glazing, electrics, trims and all internal finishes are covered with an equivalent 2 year warranty.
12. We only require a 30% deposit to confirm your order, with the final payment not due until final completion of works and satisfactory handover.
13. Planning permission - our standard garden rooms won't require planning permission if you have permitted development rights. But suppose you don't have these rights or are looking for a garden room that exceeds permitted development guidelines. In that case, we can offer a seamless turnkey service that includes obtaining planning permission and achieving building regulations sign off.
14. Every order goes through an in-depth design consultation. Our expert designers will work with you to custom-build your garden room exactly how you want it, including selecting all of your preferred finishes like switches, sockets, lighting fittings and flooring, to name just a few.
15. Our modular system has been developed to facilitate installation in the tightest of spaces. All of our modular components can fit through a single doorway or side passage meaning they can be installed in almost any location.

+ FAQs

Q. Where do you install?



A.

We can install our garden rooms anywhere in the UK.

Q. What is the largest building that you make?



A.

We can create any shape, size or specification of garden room to suit your bespoke requirements.

Q. Do I need to get planning permission for your garden room?



A.

Planning permission is not normally required as our buildings fall under permitted development (built under 2.5m high externally if within 2m of a boundary or 3m high if greater than 2m from boundary). Most houses, even in conservation areas have permitted development rights. Flats and listed buildings have no permitted development rights, so will always need planning permission. If you do require planning permission we arrange this for you.

Q. Can I have a toilet and/or kitchen in my garden room?



A.

Yes we can install a toilet and kitchen in your garden room, however this will usually require building control approval and possibly planning permission. We can arrange all this for you as part of our turn-key solution, please speak to us for more information.

Q. Are your garden rooms warm enough to use in winter?

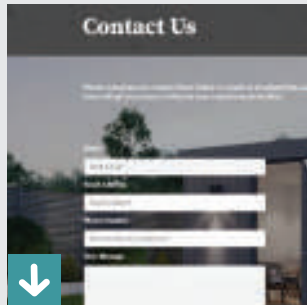


A.

Insulation materials and cladding have been carefully selected to meet the performance criteria of all current UK Building Regulations, including for thermal efficiency meaning your Garden Room (akin to any new build home) will be perfectly suitable for comfortable all year round use.



+ Design and build process



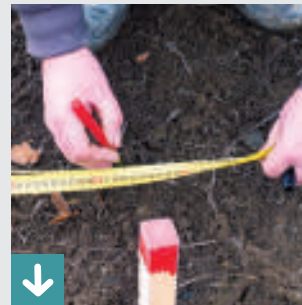
1. **Enquiry**

Complete our customer enquiry form so we can fully understand your requirements, and one of our dedicated team members will contact you to arrange a design consultation.



2. **Proposal**

We will send over a proposal that includes our terms and conditions, technical drawings, agreed payment plan, and offer you a fixed installation and completion date.



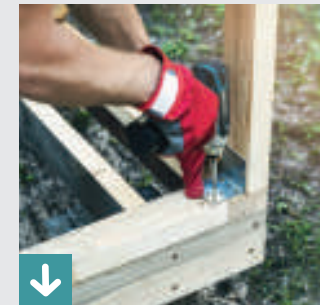
3. **Site Survey**

One of our expert project managers will take a few measurements at a pre-arranged site survey and make all considerations to ensure the installation process will go as smoothly as possible.



4. **Manufacture**

Our team will begin the manufacturing process at our Warwickshire production facility to hand-craft your design and book in our installation team for the agreed installation date.



5. **Installation**

We will contact you around a week before the agreed installation date to confirm any final arrangements that need to be made. Our installation team will arrive on the morning of your install date and expect to complete installation by the agreed completion date. Our standard garden rooms are typically installed in just 5-7 working days.

+ Features



- No planning permission required where permitted development regulations apply.
- Commercial grade cladding options.
- Engineered structural steel sub-frame and FSC timber construction.
- Our unique range of contemporary cladding finishes are all available and can even be combined to create your own unique twist on all of our designs.
- All our cladding options require little to no maintenance coupled with an exceptional life span.
- High-performance EPDM Roofing system.
- Glazed on two elevations for optimum natural light and passive ventilation.
- Slim-profile uPVC double glazed units for unbeatable thermal and acoustic properties. Aluminium options are also available. All frames are available in any RAL colour.
- Additional glazing options and fully glazed ranges available.
- Facias, trims and rain water goods finished in a durable, and stylish powder coating complementing the selected cladding finish.
- Internal walls are finished in moisture resistant plasterboard providing long term durability and flexibility of internal mounted features and decorations. Additional soundproofing measures are also available on request.
- Wall-mounted Dimplex internal electric panel heater.
- Low energy LED downlights in a range of styles and finishes.
- External LED up/down wall lights.

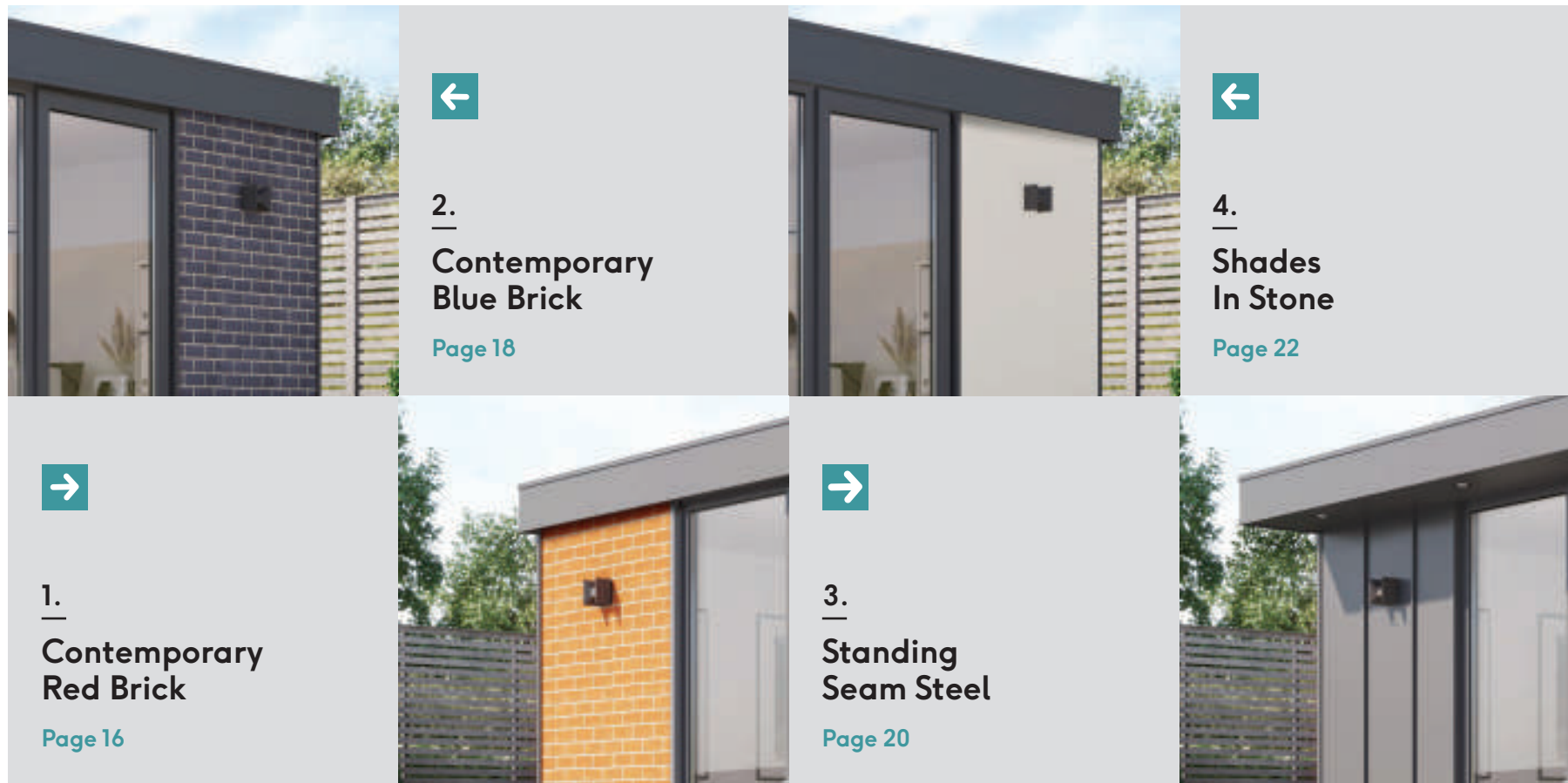
- All customers receive a comprehensive, transferable 10-year warranty on the structural frame of your Vita garden room. Glazing, electrics, trims and all internal finishes are covered with an equivalent 2 year warranty.
- Brushed metal power, data points and switches.
- Comfort cooling and heating options.
- We typically use a powerline based connectivity system that gives you wired and wireless internet to a garden room socket through your existing mains electrical cable network. We can offer standalone and dedicated internet systems on request.
- Any range of flooring is available including brands such as IVC, Moduleo and Amtico.
- All internal electrical wiring and components are included allowing easy connection to an existing power supply.
- Our standard package includes a ground-screw foundation solutions to deal with most common ground types and even slopes. Should suitable foundations already exist, savings are available.
- Fire rating in accordance Euroclass A1 BS EN 13501-1 Non-Combustible (as required by UK insurers).
- Our garden rooms comply with all aspects of current building regulations, so you not only have complete peace of mind that your garden room is build to last but you also have a space that can be comfortably used all year round.

- Designed to meet the security standards of PAS 24 required by UK insurers.
- We only use carefully selected high-performance materials that are designed meet the thermal performance for domestic buildings required to satisfy current UK building regulations. The U Values that our Garden Rooms achieve are:
 - External wall: 0.18
 - Floor: 0.13
 - Roof: 0.13
 - Glazing: 1.4

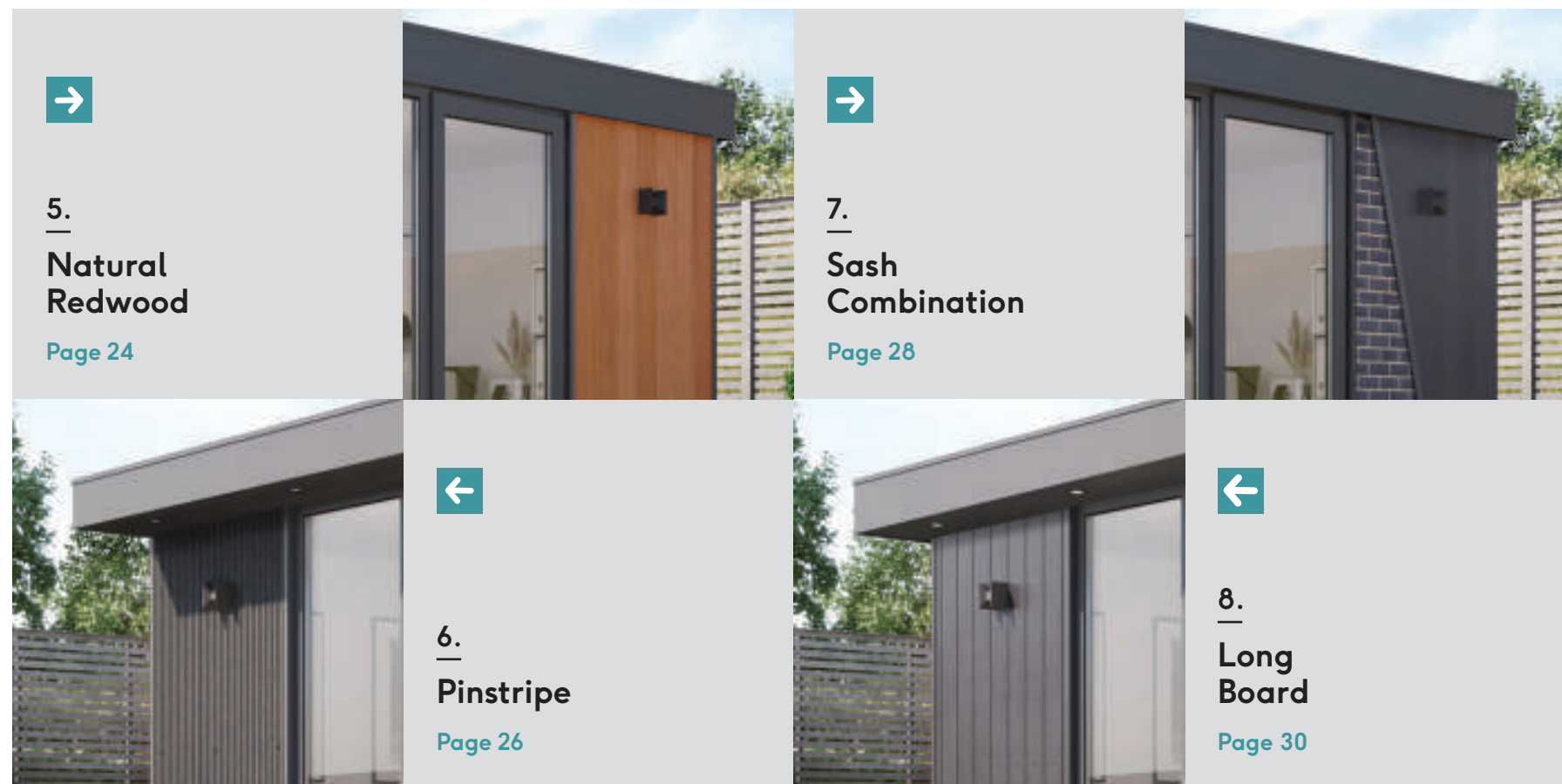
“Our distinctive range of exterior cladding finishes and architectural embellishments are quite simply unparalleled.”



+ Our range



..... VIEW OUR EXCITING NEW VITA EXTENSIONS RANGE ON PAGE 32





+ Prices from

W 3m x D 3m x H 2.5m
£20,850 inc. VAT

W 4m x D 3m x H 2.5m
£23,250 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.



1. Contemporary Red Brick

Here we incorporate the appearance of the classic, yet contemporary masonry brick by using a modern construction material in the form of engineered acrylic brick slips which are arranged and pointed in such a way as to represent the appearance of masonry brickwork beautifully.

Our brick-slip solution is a tried and tested commercial grade, maintenance-free system with great durability and lifespan.

We have showcased two of our favourites here, the traditional English Red and Blue brick, but if you provide us with an image of the brickwork on your house, we'll try to match it from our extensive supply chain.

Our Contemporary Red Brick garden room has been thoughtfully developed to meet the evolving needs of professionals and families in the home environment. With our unrivalled selection of stylish and modernist internal and external finishes our garden rooms are designed to meet all current UK building regulations. This means they benefit from the same energy performance criteria of any modern new build home, ensuring all-year-round comfort.

This garden room's standard 3m x 3m and 4m x 3m footprint maximises your available space without compromising on usability and loss of garden space. The wide range of external finishes that are available mean you can create your own aesthetic to suit your surroundings, all of which exude clean, stylish lines and modern flair to enhance your outside space.

Our standard model incorporates an elegant slim-profile UPVC single hung door and full height openable window; however, sliding and bi-folding options in aluminium and any colour are also available.

The contemporary red brick model is available in any extended configuration incorporating external decked areas, canopies, roof projections, and walkways to maximise your garden room's functionality.

All quotations are fully inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring. Our vast range of optional extras can be incorporated into any of our designs, allowing you to select finishes and fittings that perfectly suit you and your needs through our bespoke service.

[+ See our range of Optional Extras on page 36.](#)



2. Contemporary Blue Brick

Here we incorporate the appearance of the classic, yet contemporary masonry brick by using a modern construction material in the form of engineered acrylic brick slips which are arranged and pointed in such a way as to represent the appearance of masonry brickwork beautifully. Our brick-slip solution is a tried and tested commercial grade, maintenance-free system with great durability and lifespan.



+ Prices from

W 3m x D 3m x H 2.5m
£20,850 inc. VAT

W 4m x D 3m x H 2.5m
£23,850 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.





We have showcased two of our favourites here, the traditional English Red and Blue brick, but if you provide us with an image of the brickwork on your house, we'll try to match it from our extensive supply chain.

Our contemporary blue brick garden room has been thoughtfully developed to meet the evolving needs of professionals and families in the home environment. With our unrivalled selection of stylish and modernist internal and external finishes our garden rooms are designed to meet all current UK building regulations. This means they benefit from the same energy performance criteria of any modern new build home, ensuring all-year-round comfort.

This garden room's standard 3m x 3m and 4m x 3m footprint maximises your available space without compromising on usability and loss of garden space. The wide range of external finishes that are available mean you can create your own aesthetic to suit your surroundings, all of which exude clean, stylish lines and modern flair to enhance your outside space.

Our standard model incorporates an elegant slim-profile UPVC single hung door and full height openable window; however, sliding and bi-folding options in aluminium and any colour are also available.

The Contemporary Blue Brick model is available in any extended configuration incorporating external decked areas, canopies, roof projections, and walkways to maximise your garden room's functionality.

All quotations are fully inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring. Our vast range of optional extras can be incorporated into any of our designs, allowing you to select finishes and fittings that perfectly suit you and your needs through our bespoke service.

[+ See our range of Optional Extras on page 36.](#)



3. Standing Seam Steel

This modernist and highly sought after solid steel sheet material with elegant, Palladian vertical joints embodies this style of design coupled and with incredible security advantages, extremely low maintenance and guaranteed lifespan. This material adds to the efficiency of the building in thermal resistance and solar shielding.

The standard colour options available are RAL 7016 and 7012 however further finishes and colours are available on request.

Should you require something more exceptional please note this on your enquiry form and our team will be happy to discuss further options; we have an incredible range of façade options to satisfy your imagination.

Our contemporary garden room has been thoughtfully developed to meet the evolving needs of professionals and families in the home environment. With our unrivalled selection of stylish and modernist internal and external finishes our garden rooms are designed to meet all current UK building regulations. This means they benefit from the same energy performance criteria of any modern new build home, ensuring all-year-round comfort.

This garden room's standard 3m x 3m and 4m x 3m footprint maximises your available space without compromising on usability and loss of garden space. The wide range of external finishes that are available mean you can create your own aesthetic to suit your surroundings, all of which exude clean, stylish lines and modern flair to enhance your outside space.

Our standard model incorporates an elegant slim-profile UPVC single hung door and full height openable window; however, sliding and bi-folding options in aluminium and any colour are also available.





The Standing Seam Steel model is available in any extended configuration incorporating external decked areas, canopies, roof projections, and walkways to maximise your garden room's functionality.

All quotations are fully inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring. Our vast range of optional extras can be incorporated into any of our designs, allowing you to select finishes and fittings that perfectly suit you and your needs through our bespoke service.

[+ See our range of Optional Extras on page 2.](#)

+ Prices from

W 3m x D 3m x H 2.5m
£21,850 inc. VAT

W 4m x D 3m x H 2.5m
£24,850 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.



4. Shades in Stone

We follow our modernist instincts in employing the cutting edge of construction façade material technology in this exciting range as we explore the possibilities of combining cement and fibrous materials to create beautiful, elegant and refined appearance. Here our natural stone finish represents perfectly the soft, yet strong appearance of natural stone, with a fine textured finish that is a delight even to the touch and yet as durable and robust as the stone it emulates.

The robust nature of this material cannot be overstated in terms of garden rooms and will last lifetimes without the need for any maintenance. Adding both thermal and sound resistance to the building, with this exceptional material, both style and functionality are thoroughly enhanced.

This finish is available in four carefully selected shades and two textures one fine cut grain, one pitted.



Our natural stone effect garden room has been thoughtfully developed to meet the evolving needs of professionals and families in the home environment. With our unrivalled selection of stylish and modernist internal and external finishes our garden rooms are designed to meet all current UK building regulations. This means they benefit from the same energy performance criteria of any modern new build home, ensuring all-year-round comfort.

This garden room's standard 3m x 3m and 4m x 3m footprint maximises your available space without compromising on usability and loss of garden space. The wide range of external finishes that are available mean you can create your own aesthetic to suit your surroundings, all of which exude clean, stylish lines and modern flair to enhance your outside space.

Our standard model incorporates an elegant slim-profile UPVC single hung door and full height openable window; however, sliding and bi-folding options in aluminium and any colour are also available.

The Shades in Stone model is available in any extended configuration incorporating external decked areas, canopies, roof projections, and walkways to maximise your garden room's functionality.

All quotations are fully inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring. Our vast range of optional extras can be incorporated into any of our designs, allowing you to select finishes and fittings that perfectly suit you and your needs through our bespoke service.

+ See our range of Optional Extras on page 36.



+ Prices from

W 3m x D 3m x H 2.5m

£20,850 inc. VAT

W 4m x D 3m x H 2.5m

£23,950 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.







5. Natural Redwood

A true classic. European Redwood is a very popular specie for timber cladding, also known as Scots Pine. The product has been used for centuries for many internal and external cladding applications.

This garden room's standard 3m x 3m and 4m x 3m footprint maximises your available space without compromising on usability and loss of garden space. The wide range of external finishes that are available mean you can create your own aesthetic to suit your surroundings, all of which exude clean, stylish lines and modern flair to enhance your outside space.

Our standard model incorporates an elegant slim-profile UPVC single hung door and full height openable window; however, sliding and bi-folding options in aluminium and any colour are also available.

The Natural Redwood model is available in any extended configuration incorporating external decked areas, canopies, roof projections, and walkways to maximise your garden room's functionality.

All quotations are fully inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring. Our vast range of optional extras can be incorporated into any of our designs, allowing you to select finishes and fittings that perfectly suit you and your needs through our bespoke service.

+ See our range of [Optional Extras](#) on page 36.



+ Prices from

W 3m x D 3m x H 2.5m

£20,850 inc. VAT

W 4m x D 3m x H 2.5m

£23,250 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.

5. Pinstripe

We follow our modernist instincts in employing the cutting edge of construction façade material technology in this exciting range as we explore the possibilities of combining cement and fibrous materials to create beautiful, striking and unique appearances such as this razor sharp, millimetre perfect, 25mm grooved panel created for our pinstripe finish shown here.

The robust nature of this material cannot be overstated in terms of garden rooms and will last lifetimes without the need for any maintenance. Adding both thermal and sound resistance to the building, with this exceptional material, both style and functionality are thoroughly enhanced.

Our contemporary pinstripe garden room has been thoughtfully developed to meet the evolving needs of professionals and families in the home environment. With our unrivalled selection of stylish and modernist internal and external finishes our garden rooms are designed to meet all current UK building regulations. This means they benefit from the same energy performance criteria of any modern new build home, ensuring all-year-round comfort.

This garden room's standard 3m x 3m and 4m x 3m footprint maximises your available space without compromising on usability and loss of garden space. The wide range of external finishes that are available mean you can create your own aesthetic to suit your surroundings, all of which exude clean, stylish lines and modern flair to enhance your outside space.

Our standard model incorporates an elegant slim-profile UPVC single hung door and full height openable window; however, sliding and bi-folding options in aluminium and any colour are also available.

The Pinstripe model is available in any extended configuration incorporating external decked areas, canopies, roof projections, and walkways to maximise your garden room's functionality.

All quotations are fully inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring. Our vast range of optional extras can be incorporated into any of our designs, allowing you to select finishes and fittings that perfectly suit you and your needs through our bespoke service.

+ See our range of Optional Extras on page 36.





“Our modular garden rooms offer unrivalled solidity, durability and overall performance throughout their life span, with our trademark structural steel sub-frame.”

+ Prices from

W 3m x D 3m x H 2.5m

£21,850 inc. VAT

W 4m x D 3m x H 2.5m

£24,850 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.



7. Sash Combination

A beautiful combination of classic long board timber cladding style with traditional brick effect styling to create a highly durable and striking cladding system. Our range of finishes can be combined to create a broader palette of form, style and colour. Here in our sash combination we blend the longboard and classic brickwork, with a stunning raking definition between the two.

This garden room's standard 3m x 3m and 4m x 3m footprint maximises your available space without compromising on usability and loss of garden space. The wide range of external finishes that are available mean you can create your own aesthetic to suit your surroundings, all of which exude clean, stylish lines and modern flair to enhance your outside space.

Our standard model incorporates an elegant slim-profile UPVC single hung door and full height openable window; however, sliding and bi-folding options in aluminium and any colour are also available.



+ Prices from

W 3m x D 3m x H 2.5m

£20,850 nc. VAT

W 4m x D 3m x H 2.5m

£23,850 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.





The Sash Combination model is available in any extended configuration incorporating external decked areas, canopies, roof projections, and walkways to maximise your garden room's functionality.

All quotations are fully inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring. Our vast range of optional extras can be incorporated into any of our designs, allowing you to select finishes and fittings that perfectly suit you and your needs through our bespoke service.

+ See our range of [Optional Extras](#) on page 36.





8. Long Board

With a nod to the classic long board timber cladding style we have recreated the appearance with modern construction material that is hugely popular. Using here again cement and fibre materials to create a highly durable cladding system which wonderfully and effectively emulates the appearance of grained timber. It is also available with a smooth face and in an extensive range of 24 colours.

This material whilst attractive can also be considered as an alternative to the more expensive options available should there be side, or other elevations that will not be seen and therefore not require architectural enhancement. The robust nature of this material cannot be overstated in terms of garden rooms and will last lifetimes without the need for any maintenance.

Adding both thermal and sound resistance to the building, with this exceptional material, both style and functionality are thoroughly enhanced.

This garden room's standard 3m x 3m and 4m x 3m footprint maximises your available space without compromising on usability and loss of garden space. The wide range of external finishes that are available mean you can create your own aesthetic to suit your surroundings, all of which exude clean, stylish lines and modern flair to enhance your outside space.

Our standard model incorporates an elegant slim-profile UPVC single hung door and full height openable window; however, sliding and bi-folding options in aluminium and any colour are also available.

The Long Board model is available in any extended configuration incorporating external decked areas, canopies, roof projections, and walkways to maximise your garden room's functionality.

All quotations are fully inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring. Our vast range of optional extras can be incorporated into any of our designs, allowing you to select finishes and fittings that perfectly suit you and your needs through our bespoke service.

[+ See our range of Optional Extras on page 36.](#)

+ Prices from

W 3m x D 3m x H 2.5m
£20,850 inc. VAT

W 4m x D 3m x H 2.5m
£23,850 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.



+ Vita Extensions

Our revolutionary modular extensions are the perfect solution for all those seeking a supreme quality, efficiently installed single story extension at an affordable, fixed price with an industry leading 10 year warranty from the professional, reputable and reliable team of construction professionals here at Vita Modular.

Our bespoke modular extensions can be manufactured to almost any shape, configuration or size; and connect to any building type or age.

Our extensions are precision designed, engineered and installed by our expert team to provide optimum structural performance and thermal efficiency in line with all current building regulations.

We offer the complete end to end service with our extensions for the ultimate peace of mind solution to your home extension needs. Our team work on projects all over the country so we can assist with obtaining planning permission, building regulation approval along with any other statutory approvals required before works can commence.

Our prices are inclusive of the highest quality window and door frames, foundations, roofing, flooring, electrics and lighting and internal decorations as standard so there are truly no hidden extras.

We offer an unrivalled range of traditional and contemporary cladding finishes along with any available enhancement on windows, doors, glazing, roof-lights/lanterns, energy saving technologies and internal fit-out works like kitchen and bathroom installations to name just a few.



Urban City Extension - Pinstripe

A simple but elegant example of a single storey extension in a tight urban terrace location covers a floor area of 18 SQ/M.

Built using the unique Vita Modular steel frame system and finished with the eye-catching contemporary pinstripe cladding finish which requires no maintenance.

All Vita extensions are available in any bespoke size or configuration, and can incorporate external decked areas, canopies, roof projections, and walkways to maximise your extensions functionality.

+ Prices from

**W 6m x D 3m x H 2.5m
£40,000 inc. VAT**

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.

Urban City Extension - Glazed

A simple but elegant example of a single storey extension in a tight urban terrace location covers a floor area of 18 SQ/M.

Built using the unique Vita Modular steel frame system and installed with full rear elevation glazing for maximum natural light penetration.

All Vita extensions are available in any bespoke size or configuration, and can even incorporate external decked areas, canopies, roof projections, and walkways to maximise your extensions functionality.

+ Prices from

W 6m x D 3m x H 2.5m
£42,000 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.



Modernist Extension - Shades

This expansive 40 SQ/M extension exudes luxury with its clean geometric lines.

Finished in a cutting edge construction façade material we combine cement and fibrous materials to create a beautiful, elegant and refined appearance to this extension.

Our Shades in Stone finish represents perfectly the soft, yet strong appearance of natural stone, with a fine textured finish that is a delight even to the touch and yet as durable and robust as the stone it emulates. This cladding is available in a wide range of colours and textures.

Available with a stunning large focal roof lantern that washes the entire space with natural light.

Aluminium Bi-folding doors truly bring the outside in for those memorable al-fresco opportunities.

All Vita extensions are available in any bespoke size or configuration.

+ Prices from

W 10m x D 4m x H 2.5m
£80,000 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.



UK Nationwide Installation

Our expert installation teams cover all areas of the United Kingdom.



Designed and built in the UK

We use the most advanced modular construction technology to hand-craft every modular extension at our Warwickshire production facility.



Built to current UK building regulations

Our extensions comply with all aspects of current UK building regulations, so you not only have complete peace of mind that your extension is built to last but you also have a space that can be comfortably used all year round.



Corner Glazed Extension

This traditional building is transformed with the modern expansive glazed extension which maximises the views out over the perfectly manicured landscaped gardens.

This 15 SQ/M extension system is available in any uPVC or Aluminium bi-folding, sliding or french door configurations.

All Vita extensions are available in any bespoke size or configuration, and can even incorporate external decked areas, canopies, roof projections, and walkways to maximise your extensions functionality.

+ Prices from

W 5m x D 3m x H 2.5m
£35,000 inc. VAT

- Fully inclusive (no hidden extras).
- All prices are inclusive of delivery, foundations, doors and windows, painted walls, electrics, lighting and flooring.
- Bespoke sizes available.
- Cladding finish available in Garden Room, Extension and Annexe.



One price - no hidden extras

Our extension prices include everything from delivery, installation, foundations, doors and windows, painted walls, electrics, lighting and flooring, to name just a few.



Bespoke design

Our distinctive range of exterior cladding finishes and architectural embellishments is quite simply unparalleled. There are no limits to the space we can create for you.



6 week lead time

We are proud to offer an industry-leading guaranteed 6 week lead time from the date of order.



10 year warranty

We're so confident in the longevity and performance of our extensions that we offer an industry-leading 10 year manufacturing warranty as standard.

+ Optional extras



Petite Veranda

Enhance your building by adding further features such as a streamlined, yet functional projection to the front elevation adding weather protection and solar shading along with additional external lighting and finish options.

Petite Veranda and Front Deck

By adding a generous 1.2m deck to the front, we continue the enhancement of your building, providing an adequate open air seating space where further architectural enhancements can be enjoyed. This can also be combined with sliding and bifold door options to create an open-air extension to the internal space.

Atlas Deck

Truly realise the opportunities offered by your building. We continue the decked area around the front and to the left or right side of the model creating an additional, larger 2.4m x 3m decked area which will expand the recreational and social possibilities, and again is an opportunity to architecturally enhance your building to your own unique style and imagination, from decorative balustrades or contained planting and footlights.

The Copa

Here we have added a full canopy to the atlas deck style creating the perfect al fresco work or recreational space. again, by combining with sliding and bifold door options, we create an open-air extension to the internal space.

The elegant form of the building's roof is continued seamlessly around the canopy with square columns offering further design possibilities in their appearance and presence through the application of cutting-edge decorative technology.



Decking

We offer a considered range of both timber and composite systems to suit your taste and budget. All are selected for their high quality, durability and appearance combined.

Architectural Finishes and Enhancements

Imagine, bronze or copper finished fins suspended from the elegant deep grey lines of the roof's clean edges. Indeed, the incorporation of vertical solar shading fins to the perimeter and fixed architectural panels give us both functional and artistic opportunities abundant! With our extensive range of artisan craftsmen and finishers we are able to take the boldest of designs and bring them to life.

Roof Lights

We are pleased to offer our customers superb rooflight options. The roof structure of our buildings is designed to accommodate a range of roof light solutions available.

Audio Visual

Want a TV screen under the canopy with wireless surround sound and directional speakers to limit sound travel, the options we can offer are endless.

Cooling and Heating

Whilst our standard ranges are fitted with minimalist panel heaters and openable windows, we do offer underfloor heating solutions and comfort cooling packages for optimal temperature control.

Bathroom, Kitchen and Internal Installations

We can carry out installation of bathrooms, kitchens and any other building/joinery/internal fit-out works that may be required for your project.

+ New finishes

Here at Vita Modular we're always looking to push the boundaries of innovation and cutting edge design. Our R&D team are constantly looking for new exterior cladding finishes to make our buildings even more striking and unique for our clients. Below you'll see a selection of new cladding finishes that are available for any Vita building.



1.

Shades in Stone
Light Grey



2.

Shades in Stone
Dark Grey



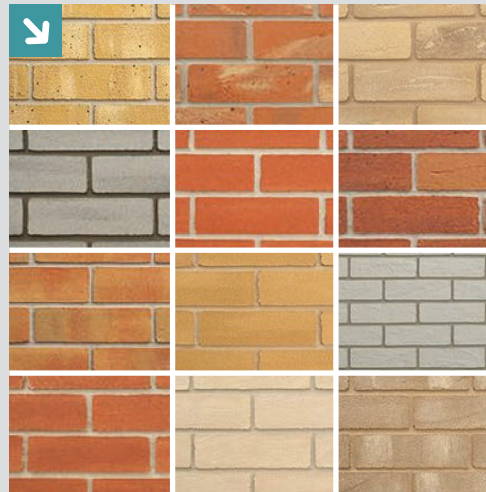
3.

Pinstripe
Cream



4.

Standing Seam
RAL Colours



5.

Brick Options



6.

Living Green Wall

+ Inspiration

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WWW.VITA-MODULAR.CO.UK



VitaModular



@vitamodular





+ Other Vita products

Opulence Hand-Made Timber Gazebo

Embrace the beauty of your garden with a handcrafted, wooden Gazebo. This stylish addition allows for garden use all year round, come rain or shine! Whether it is utilised as a hot tub shelter, to host garden parties or to just relax in your outdoor living space, this versatile feature is a must. Each Gazebo can be tailored to fit perfectly in your garden, please contact us and let us know your sizing details. Delivery and installation is incredibly efficient and cost-effective.

- Hand-crafted Gazebo manufactured in the UK by Vita Modular.
- Free dedicated delivery within 60m miles of CV3, Coventry. Additional delivery surcharges apply per mile thereafter. Please enquire for a delivery quote if in excess of this.
- 14-21 working day delivery.
- Manufacturing using the highest quality, locally sourced, treated structural spruce timber.
- Supplied with stainless steel coach bolts and zinc plated screws.
- Light brown colour.
- Black shingle roofing kit included.
- Heavy duty 150mm planned all round posts.
- Full UV resistant stain to the timber.
- Self-install. Installation should take around 2 days for 2 competent persons. Installation instructions provided.
- This Gazebo comes delivered palletised.
- 12 months manufacturing warranty.
- Installation can be organised from £1,000 + VAT - please enquire for more information on our installation services.
- Dimensions: 3m x 3m (10ft x 10ft). 2.5m height.
- Bespoke Pergola and Gazebo designs and made-to-order sizes are available - please enquire for more information.

How and when will my Gazebo be delivered?

Your Gazebo delivery date will be confirmed with your order confirmation. Delivery is expected to be 14-21 working days from the date of order. Your order will be sent on a pallet delivery service.



+ Price

W 3m x D 3m x H 2.5m

Price:

£3,720 inc. VAT

UK Manufactured.

Opulence Hand-Made Wooden Pergola

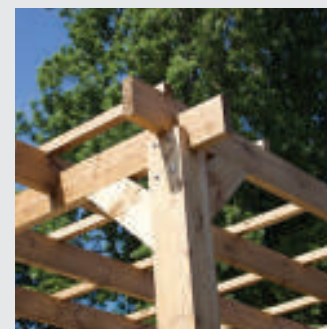
Transform your outdoor living space with a Pergola handcrafted from the highest quality Scandinavian spruce softwood. Style your Pergola with climbing plants, lighting and decorations and utilise the space for relaxation and outdoor dining. With a strong timber framework that is UV resistant, this elegant garden addition, will last a lifetime. Installation service is available from just £250 + VAT, and delivery is quick and efficient.

- Delivery within 10-14 days of order.
- Hand-crafted Pergola manufactured in the UK by Vita Modular.
- Dimensions: 3m x 3m (10ft x 10ft). 2.4m Height.
- 10-14 Working Day Delivery.
- Manufacturing using the highest quality, locally sourced, treated structural spruce timber.
- Supplied with Stainless Steel coach bolts and zinc plated screws.
- Light Brown Colour.
- 150mm planed all round posts.
- Full UV resistant stain to the timber.

- Self-install. Installation should take around 5 hours for 2 competent persons. Installation instructions provided.
- This Pergola comes delivered palletised.
- 12 months manufacturing warranty.
- Installation can be organised from £250 + VAT - please enquire for more information on our installation services.
- Bespoke Pergola & Gazebo designs and made-to-order sizes are available - please enquire for more information.

How and when will my Gazebo be delivered?

Your Pergola delivery date will be confirmed with your order confirmation. Delivery is expected to be 10-14 working days from the date of order. Your order will be sent on a pallet delivery service.



+ Price

W 3m x D 3m x H 2.4m

Price:

£1,500 inc. VAT

UK Manufactured.



VITA MODULAR

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