



HAWKSBECK

ANNEXES ▪ BUILT FOR LIFE



## EXPERIENCE THE EXCEPTIONAL AT HAWKSBECK ANNEXES.

Step into Hawksbeck Annexes, where our passion lies in designing exquisite and customised garden annexes that stand the test of time.

At Hawksbeck Annexes, our dedicated team of architects, designers, and engineers has dedicated years to refining and perfecting the construction of our garden annexes. This unwavering dedication ensures that every detail is meticulously crafted, offering unmatched quality and longevity.

We pride ourselves on utilising cutting-edge SIPs (Structurally Insulated Panels) in the creation of our garden annexes. This revolutionary material surpasses traditional building methods, providing superior durability and enhanced insulation, rendering our annexes as secure and comfortable living spaces.

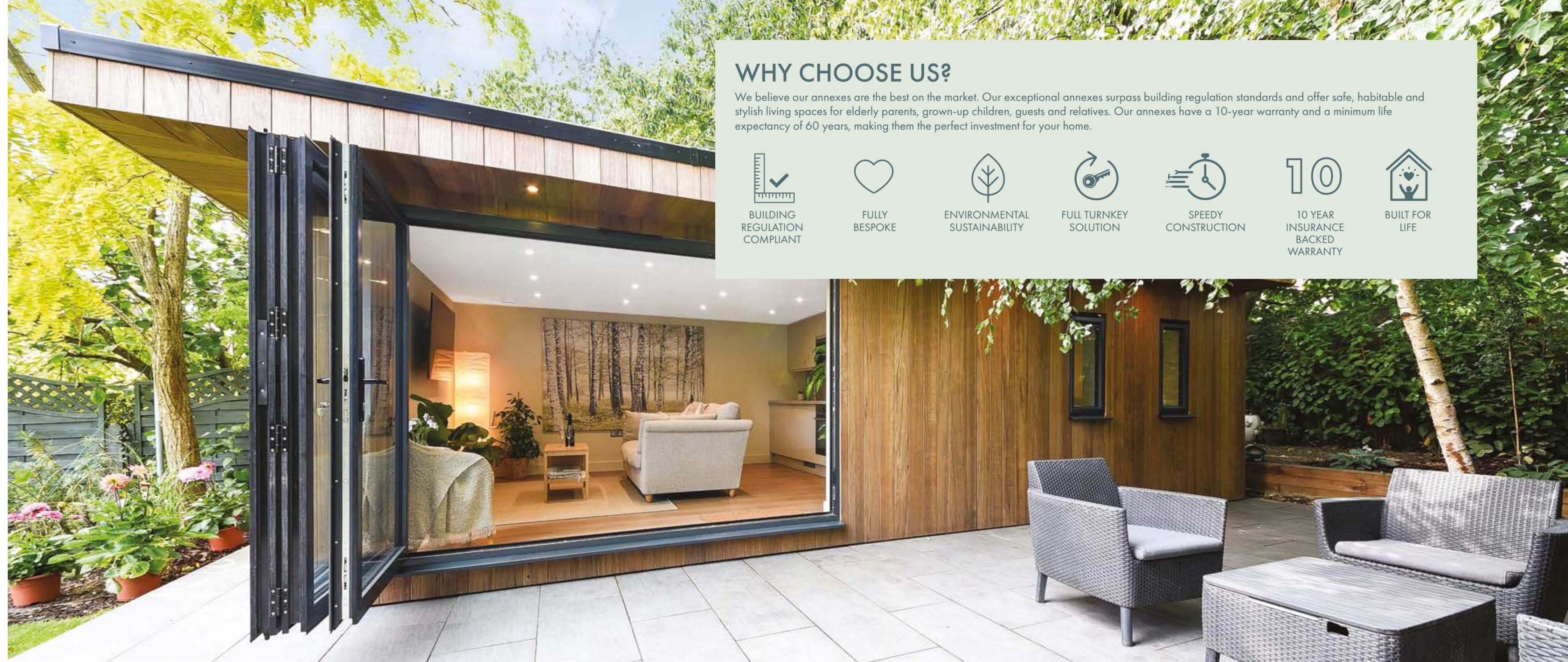
Notably, our annexes can be swiftly ordered and installed, affording you precious time to savour with your loved ones. Embrace a lifestyle of sophistication and ease with Hawksbeck Annexes.

## ANNEXES BUILT FOR LIFE.

Hawksbeck Annexes, the sister company of award-winning Hawksbeck garden rooms, has extended its exceptional craftsmanship and quality to garden annexes.

We have been building annexes since 2018 and are passionate about creating bespoke annexes that exceed your expectations. With high-quality workmanship, superior construction methods and insulation, we prioritise your comfort and safety for all-year-round annexe use.

We recognise that you and your family are as unique as our annexes, which is why no two Hawksbeck annexes are alike. Whether you are looking to build a studio annexe for your grown-up children, a peaceful one-bedroom garden home for elderly relatives, or a self-contained holiday rental to earn some extra income, we can help. Through close collaboration and our full turnkey approach, we ensure that your annexe is tailored perfectly for your needs and luxury modern living. Trust in our approach to create an annexe that will last a lifetime.



### WHY CHOOSE US?

We believe our annexes are the best on the market. Our exceptional annexes surpass building regulation standards and offer safe, habitable and stylish living spaces for elderly parents, grown-up children, guests and relatives. Our annexes have a 10-year warranty and a minimum life expectancy of 60 years, making them the perfect investment for your home.



BUILDING  
REGULATION  
COMPLIANT



FULLY  
BESPOKE



ENVIRONMENTAL  
SUSTAINABILITY



FULL TURNKEY  
SOLUTION



SPEEDY  
CONSTRUCTION



10 YEAR  
INSURANCE  
BACKED  
WARRANTY



BUILT FOR  
LIFE

## ANNEXE PLANNING PERMISSION

At Hawksbeck, we understand the importance of providing a seamless and comprehensive service to our clients. That is why we offer a full concept to finished product service for annexe planning permission.

From the initial idea and design to obtaining the necessary approvals, we handle every step of the process. We'll ensure that all documentation and paperwork are submitted correctly and on time, saving you time and reducing stress.

Best of all, if you choose Hawksbeck Annexes for annexe construction, our planning permission service comes at no extra cost. Trust us to guide you through the intricacies of the planning system and make your annexe construction journey a smooth one.





## FREQUENTLY ASKED PLANNING QUESTIONS

### Can I use 'permitted development rights' to build an annexe?

Permitted Development (PD) typically applies to outbuildings 'incidental use' (e.g. a home office or a garden gym). Garden annexes used for living purposes do not qualify under Class E of PD rights - meaning you'll need full planning permission.

## BUILDING REGULATIONS

### Do building regulations apply to garden annexes?

Yes. All Hawksbeck annexes are designed for year-round living and must comply with UK Building Regulations. This ensures your annex meets essential standards, including:

Fire safety

Structural integrity

Energy performance and thermal comfort

Drainage and plumbing

Accessibility (where relevant)

Ventilation and indoor air quality

Safety of electrical and gas installations

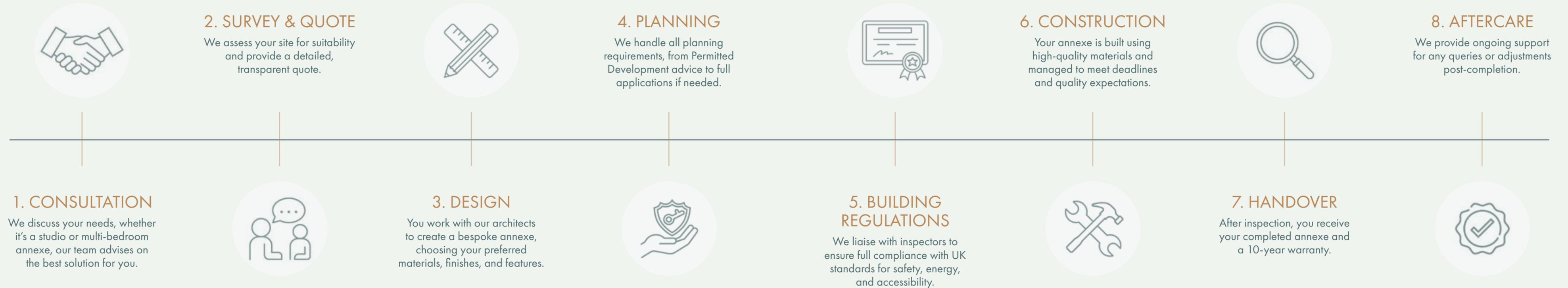
Foundations

All annexes are inspected and certified by an approved inspector, giving you full peace of mind that the build is safe, legal, and fit for long-term use.



## OUR PROCESS

Our straightforward process ensures your Hawksbeck annexe is expertly designed, approved, and built with complete peace of mind.





## SUPPORT FROM START TO FINISH

With our full turnkey solution, we are committed to exceeding your expectations every step of the way.

Our dedicated architects, project managers, and contractors are here to listen and bring your dream garden annexe to life. From design review to material orders and coordinating specialist teams, our project managers ensure a seamless and stress-free experience. With regular and transparent communication, we value your input and work tirelessly to deliver precisely what you envision.

## DISCOVER OUR ANNEXE RANGES

Our garden annexes are designed and built with the utmost attention to detail. At Hawksbeck Annexes, we understand that everyone has unique preferences and needs. This is why we have created three distinct annexe ranges to choose from, all of which can be further customised in terms of size, cladding, glazing, and kitchen and bathroom fittings.

Each range offers a careful blend of style, functionality and flexibility. Whether you choose our studio, one-bedroom or two-bedroom annexe ranges, our experts will work closely with you to bring your bespoke vision to life.

## THE STUDIO



The studio annexe is a comfortable and functional modern living space. Its open-plan layout effortlessly blends living, dining and bedroom areas for a seamless flow. With ample space to personalise and arrange furniture, the options are limitless.

Enjoy a fully functional kitchen and a stylishly appointed bathroom for a complete studio annexe experience.

### PERSONALISE IT

With a choice of cladding, doors, panoramic windows, flooring, bathrooms, kitchens, heating options and our media package.

PITCHED ROOF AND FLAT ROOF OPTIONS ARE AVAILABLE.

## THE ONE BEDROOM



Experience the epitome of luxury and customisation with our one-bedroom annexe design. This one-bedroom annexe offers greater privacy with a spacious separate bedroom area and ensuite shower room. Every aspect of this exquisite space can be tailored to your preferences.

Enjoy the ample living area and fully equipped kitchen and immerse yourself in the sophistication and comfort it offers.

### PERSONALISE IT

With a choice of cladding, doors, panoramic windows, flooring, bathrooms, kitchens, heating options and our media package.

PITCHED ROOF AND FLAT ROOF  
OPTIONS ARE AVAILABLE.

## THE TWO BEDROOM



Our two-bedroom annexe has been carefully designed to provide a spacious living area, a fully equipped kitchen, and a fully fitted bathroom, accompanied by not one but two private bedrooms.

This versatile space is perfect for accommodating family or guests, serving either as a spacious garden home for elderly parents or a potential holiday let. Immerse yourself in the epitome of luxury and functionality with this remarkable two-bedroom annexe, tailored to exceed your expectations.

### PERSONALISE IT

With a choice of cladding, doors, panoramic windows, flooring, bathrooms, kitchens, heating options and our media package.

PITCHED ROOF AND FLAT ROOF  
OPTIONS ARE AVAILABLE.

## CASE STUDY

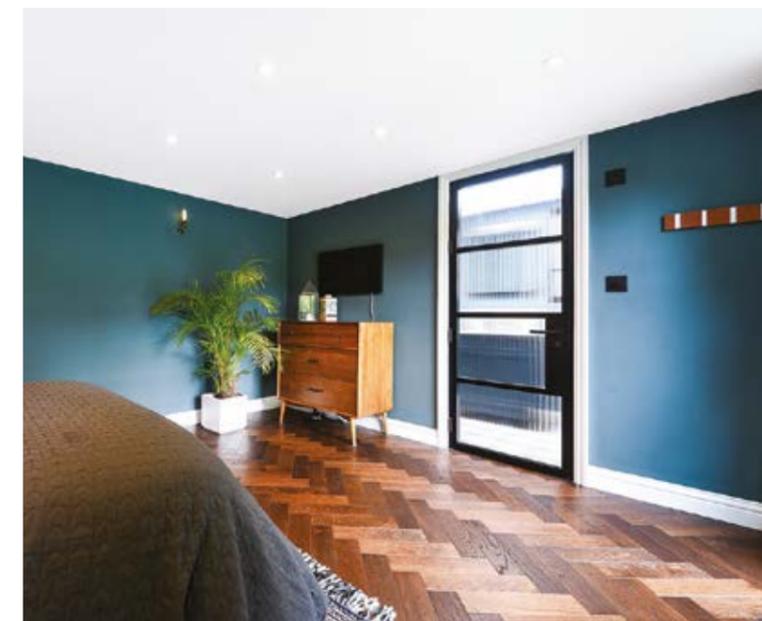
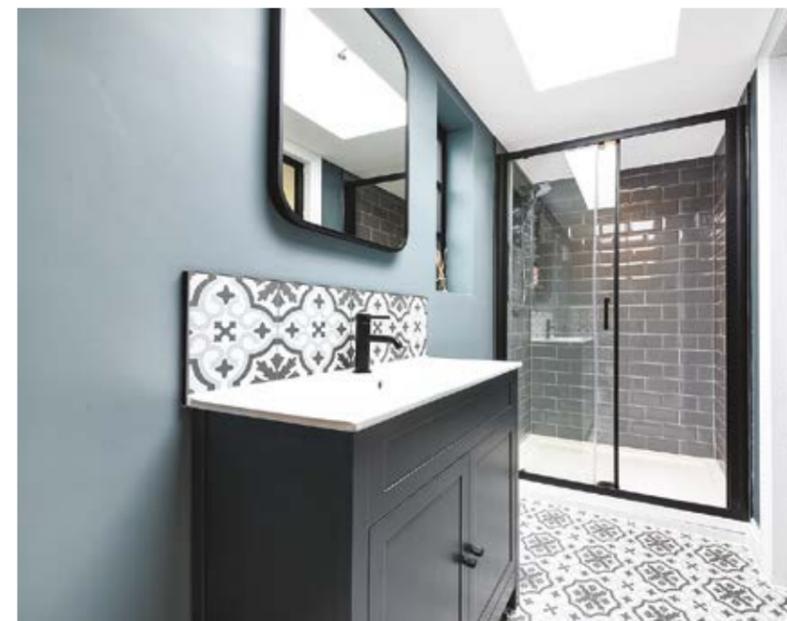
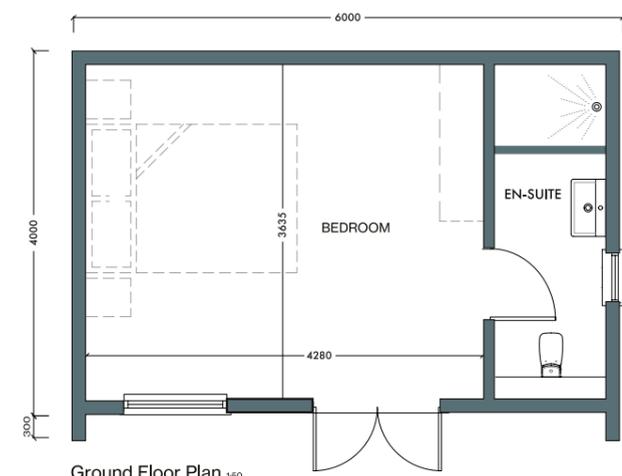
# COSY GARDEN STUDIO

LONDON

This studio annexe provides a peaceful escape from city life with its unique burnt effect Shou Sugi Ban Kebony Radiata Pine exterior and crittall effect windows and doors. The open-plan layout includes a double bed, a bathroom suite with a skylight and shower, and a smart air conditioning system for customised temperature control.

**Range:** Studio annexe with shou sugi ban pine cladding and stylish crittall effect windows and doors

**Size:** 24 sqm, with luxury tiled bathroom



## CASE STUDY

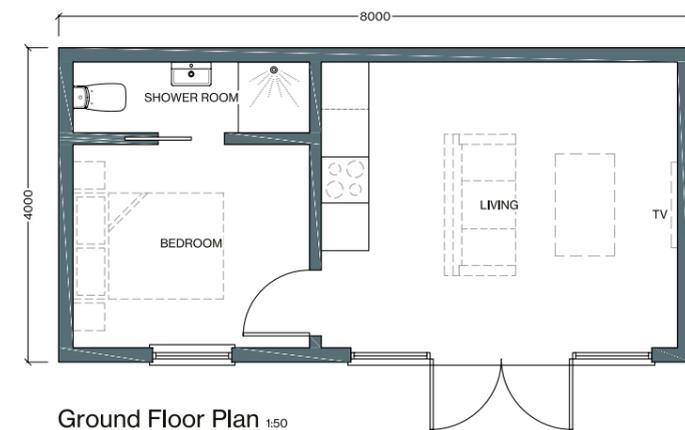
# LUXURY ANNEXE LIVING

ELTHAM, LONDON

This luxury annexe project features a modern exterior with Frake Noir cladding and charcoal bifold doors. The interior includes an open-plan kitchen and living space, a separate double bedroom with en-suite and wooden accents throughout, creating a light and bright atmosphere. The design promotes a seamless flow between areas and maximises available space, resulting in a beautiful and functional living space.

**Range:** Luxury one-bedroom annexe with bifold doors and cedar-clad exterior

**Size:** 32 sqm featuring an open-plan kitchen and separate bedroom with ensuite



## CASE STUDY

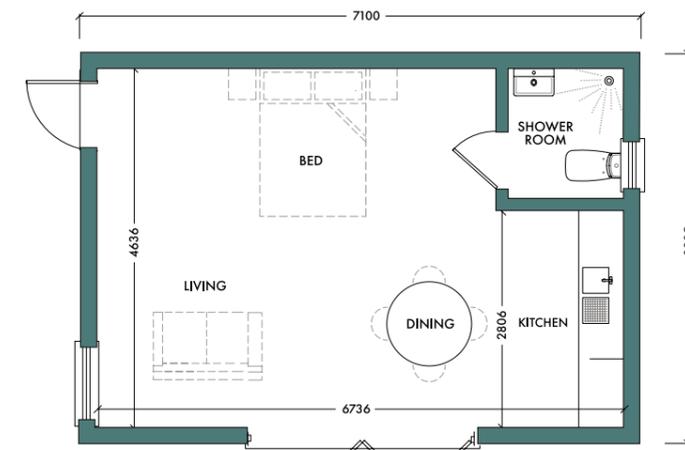
# GUEST STUDIO

INGATESTONE, ESSEX

The exterior of this studio guest annexe is made up of cedar cladding, a tiled pitched roof and bi-fold doors that connect the interior and exterior spaces. The interior is an open-plan design with a combined kitchen, dining and living area with vaulted ceilings and a soft colour palette. The annexe also features a well-appointed bathroom. The overall design delivers a homely countryside retreat, ideal for guests.

**Range:** Bespoke studio annexe with an open-plan layout and private bathroom

**Size:** 35.5 sqm with stunning vaulted ceilings and fitted kitchen



Ground Floor Plan 1:50



## CASE STUDY

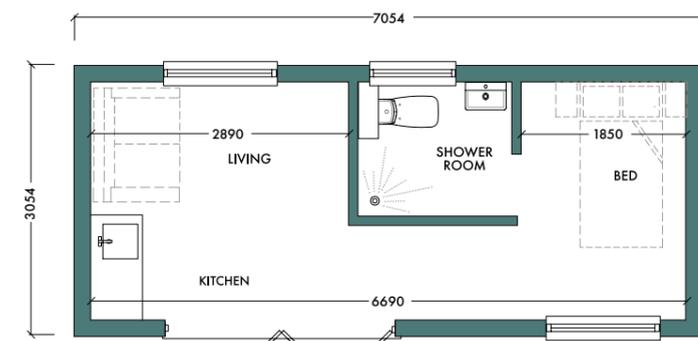
# UNIQUE HOLIDAY LET

WIMBLEDON, LONDON

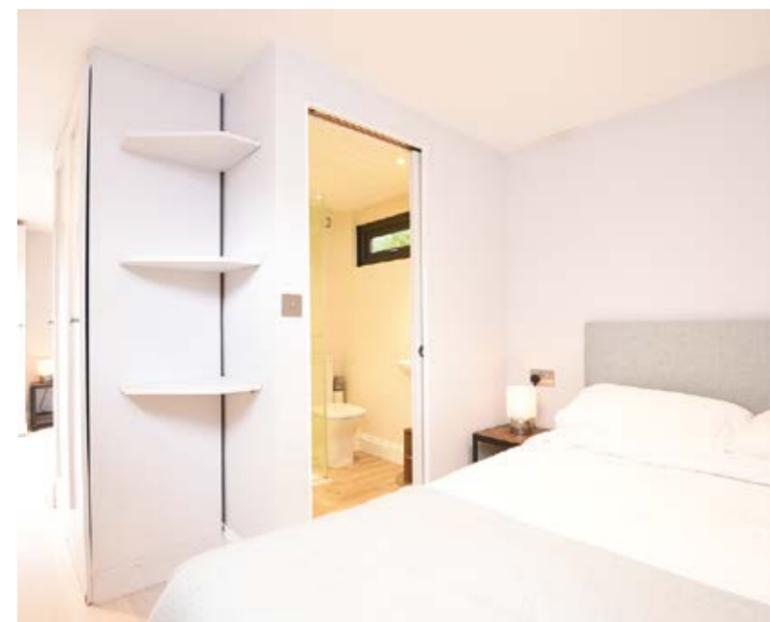
This one-bedroom annexe in Wimbledon has a stunning cedar-clad exterior and modern sliding doors that connect the living space with the outside world. Bespoke storage within the living area accommodates a mini kitchenette area. The bedroom has a double bed and en-suite bathroom hidden behind a space-saving pocket door. The annexe is available as a holiday let on Airbnb, allowing homeowners to generate extra income.

**Range:** Self-contained one-bedroom annexe with sliding doors and cedar cladding

**Size:** 21 sqm, with en-suite shower room



Ground Floor Plan 1:50



## CASE STUDY

# GARDEN HIDEAWAY

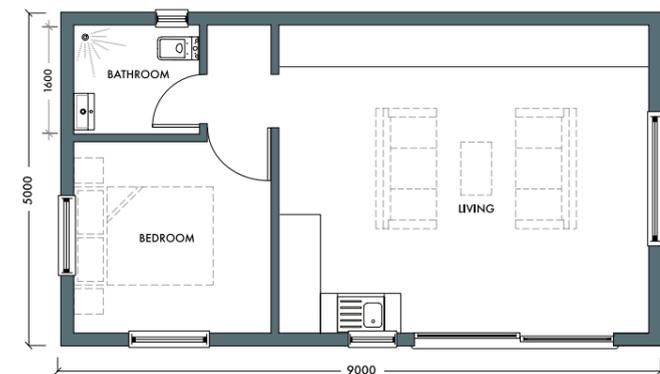
LEWISHAM, LONDON

Introducing this stunning hidden annexe retreat in London.

This impressive charcoal Dura clad annexe provides its residents with a stylish self-contained urban living area, featuring a unique porthole window, sliding doors, a modern open-plan kitchen-diner, a private bedroom with a large picture window and an elegant green-tiled bathroom suite.

**Range:** Self-contained one-bedroom annexe with sliding doors and cedar cladding

**Size:** 45 sqm, with en-suite shower room



Ground Floor Plan 150



## CASE STUDY

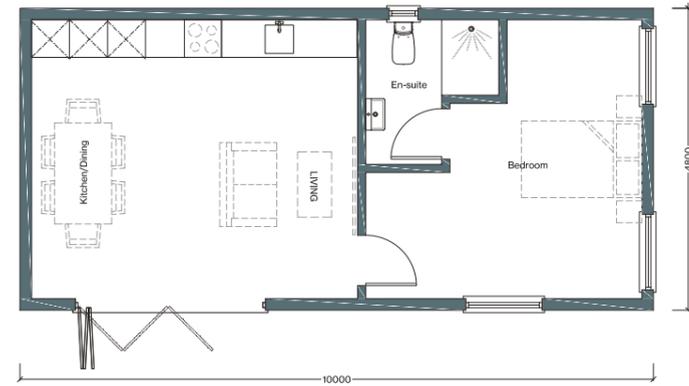
# ONE-BED OASIS

BILLERICAY, ESSEX

This one-bedroom heritage-style annexe provides 48 sqm of fully self-contained living area. Featuring a kitchen and an ensuite shower room, it is ideal for accommodating a range of guests including elderly relatives, adult children, or as private guest quarters. The annexe showcases a pitched tiled roof, pitched interior ceilings, and a cedar-clad exterior that harmonises beautifully with the low threshold dual-coloured aluminium bifold doors and windows.

**Range:** Self-contained one-bedroom annexe with bi-fold doors, cedar cladding and pitched tiled roof

**Size:** 48 sqm, with an open-plan kitchen diner and separate bedroom complete with a joining en-suite



Ground Floor Plan 1:50



## CASE STUDY

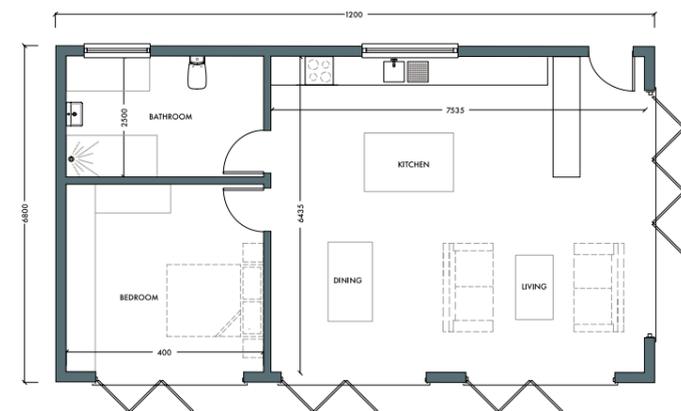
# LARGE GRANNY ANNEXE

MAIDSTONE, KENT

This impressive granny annexe is perfect for modern multigenerational living. It features three sets of bifold doors that open onto a stylish veranda, ideal for enjoying the garden views. Adorned with European red cedar wood cladding and a pitched tiled roof on the exterior, the interior comprises a generous kitchen-dining area, a separate double bedroom and a spacious bathroom equipped with a full-sized bath and a separate shower unit.

**Range:** Heritage style one bedroom annexe

**Size:** 82 sqm, vaulted ceilings throughout, open plan kitchen diner with large island, multiple roof lights, bathroom with shower and bath



## CASE STUDY

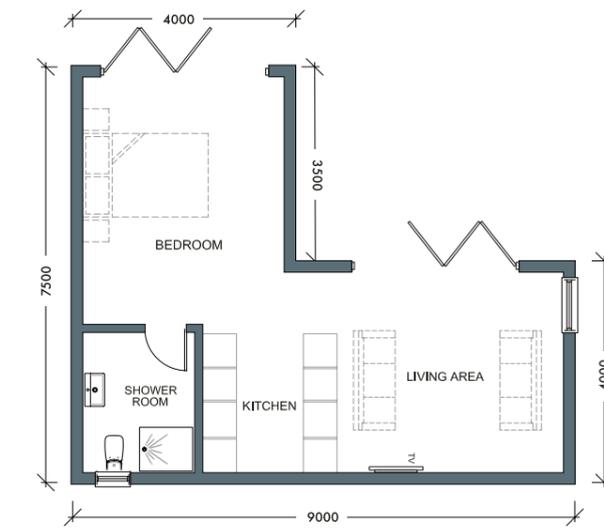
# L-SHAPED STUDIO

THEYDON BOIS, ESSEX

This unique studio annexe covers a spacious 55 square meters and features a luxurious kitchen, as well as a modern wetroom. Its custom L-shaped design is highlighted by a Canadian cedar clad exterior and an extended roof. With bifold doors for effortless indoor-outdoor living, air conditioning for year-round comfort and modern electrical wiring, this customised garden annexe offers both elegance and practicality for hosting guests or long-term tenants.

**Range:** L-shaped studio annexe

**Size:** 55 sqm, extended roof height throughout, open plan kitchen diner and stylishly tiled wet room



CASE STUDY

# LUXURY TWO-BED

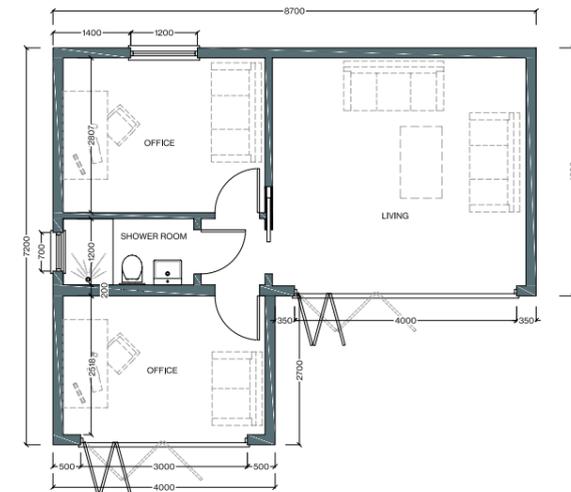
BRENTWOOD, ESSEX

This distinctive 50 square metre L-shaped studio annexe boasts a generously sized living area with a sleek wet bar, perfect for entertaining or relaxing. The layout includes two thoughtfully designed bedrooms and a private shower ensuite.

The exterior is finished with durable Dura Composite cladding, complemented by stunning Crittall-style bifold doors to create a seamless connection between indoor and outdoor living

**Range:** L-shaped studio annexe

**Size:** 50 sqm, two-bedroom annexe and en-suite with large living area and stylish wet bar



Ground Floor Plan 150



## CASE STUDY

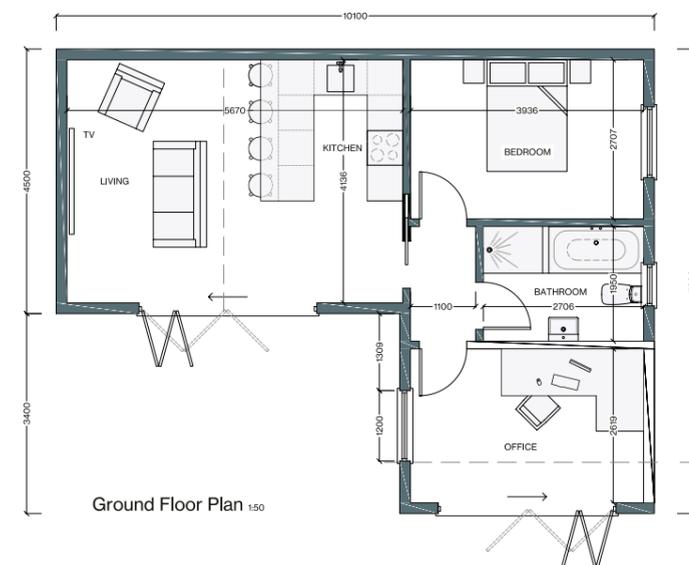
# GARDEN LODGE

THEYDON BOIS, ESSEX

This stylish 50 square metre L-shaped studio annexe features a spacious open-plan living area with a fully equipped kitchen, designed for both comfort and functionality. The layout includes two bedrooms and a generously sized bathroom complete with both a shower and a bath, providing a luxurious retreat. The exterior is clad in warm, natural Canadian cedar, adding timeless character, and elegant bifold doors create a seamless connection to the garden.

**Range:** L-shaped studio annexe

**Size:** 60 sqm, open plan kitchen and living room with two bedrooms and a generous shower and bathroom



CASE STUDY

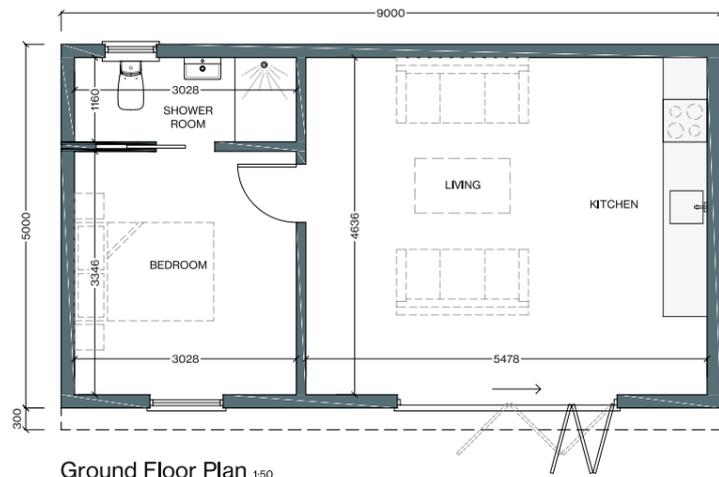
# GRANNY ANNEXE

STOWMARKET, SUFFOLK

This thoughtfully designed 45 square metre granny annexe offers a bright open-plan kitchen and living area, complemented by a comfortable bedroom and a fully accessible bathroom. Ideal for independent generational living, the layout ensures ease of movement and convenience throughout. The exterior is beautifully finished with natural Canadian cedar cladding, complemented by easily maneuvered bifold doors.

**Range:** Modern studio annexe

**Size:** 45 sqm, open plan kitchen and living room with a master bedroom and ensuite, designed for accessibility and ease



Ground Floor Plan 1:50



CASE STUDY

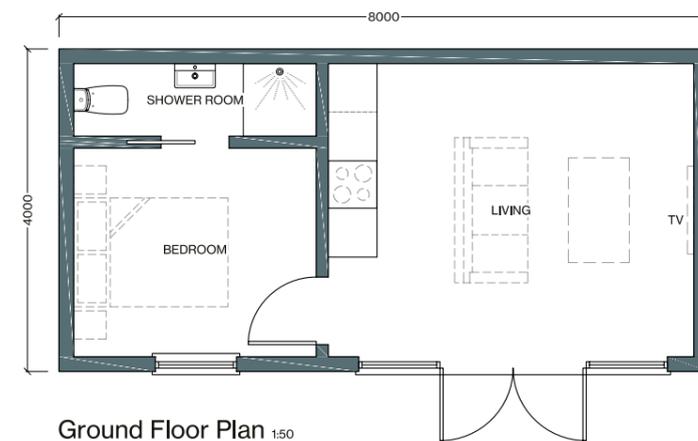
# MINIMALIST ONE BEDROOM ANNEXE

WICKFORD, ESSEX

The 32sqm annexe includes a generously sized bedroom, designed as a calm and restful retreat. A window lets in natural light, brightening the space and creating a sense of openness. The clean, minimalist theme continues here, making the room feel spacious and uncluttered, perfect for a quiet night's sleep or a tranquil morning wake-up.

**Range:** Classic, with Hardie board cladding and double French doors

**Size:** 32 sqm



CASE STUDY

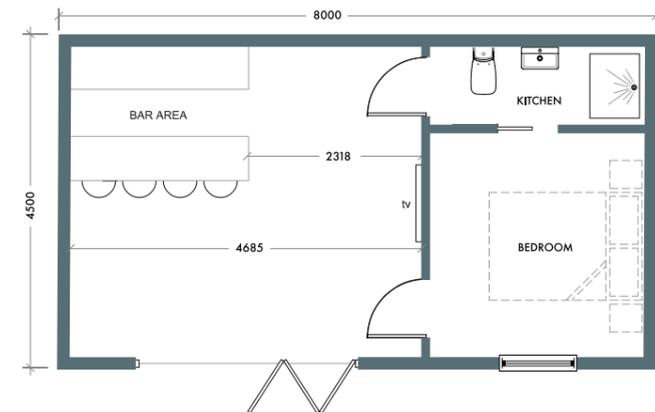
# CONTEMPORARY ONE BEDROOM ANNEXE

HUTTON, ESSEX

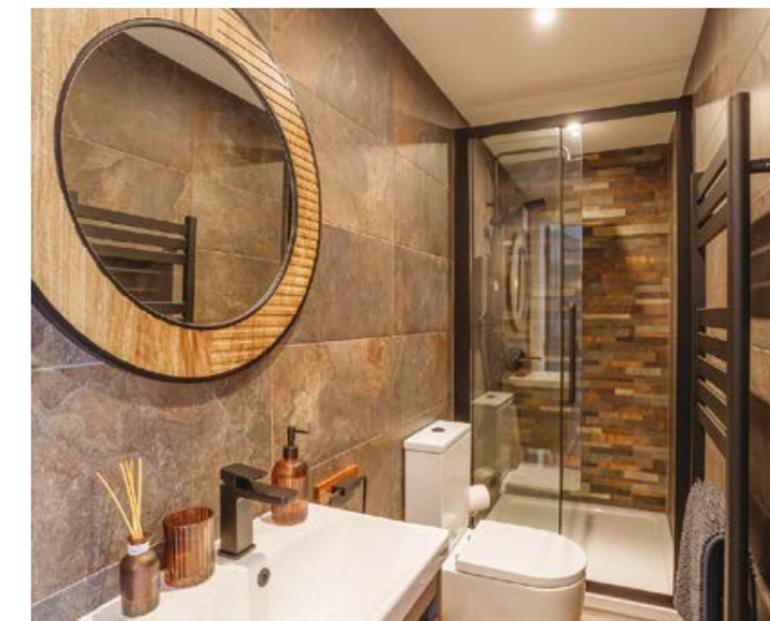
This one-bedroom annexe spanning 36sqm, is a perfect example of how modern living can be achieved in a compact yet highly functional space. Designed with a bold interior theme of grey and orange, accented with bronze and black, this annexe is a statement of style, comfort, and versatility.

**Range:** Modern, with cedar cladding and bifold doors

**Size:** 36 sqm



Ground Floor Plan 1:50



## CASE STUDY

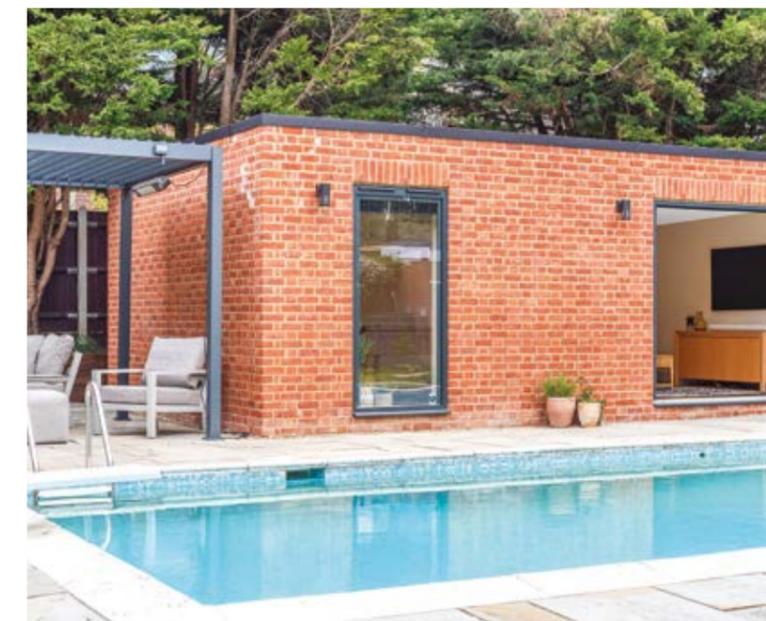
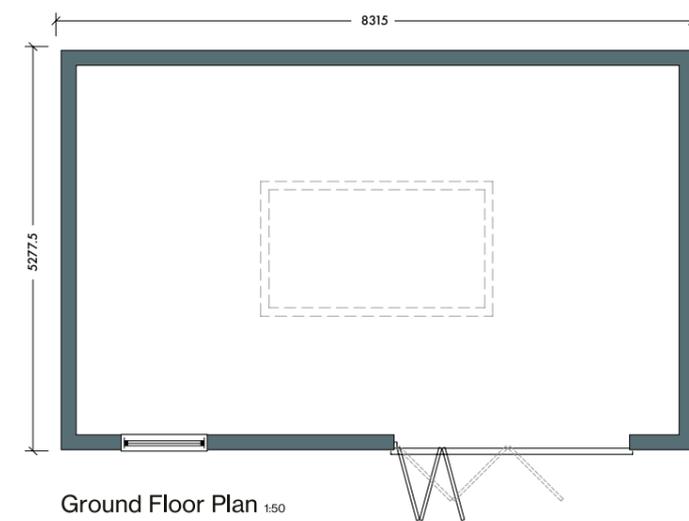
# BRICK BUILT POOL HOUSE

BROMLEY, LONDON

This striking brick-built annexe stands proudly poolside, creating a seamless extension of both leisure and luxury. Spanning an impressive footprint, it has been designed as the ultimate social and relaxation hub, combining a beautifully appointed living room with a dedicated pool table area for year-round entertainment. Large glazed doors flood the interior with natural light, offering uninterrupted views across the water and an effortless indoor-outdoor connection.

**Range:** Hawksbeck Classic, brick-built with 3 panel bifold doors

**Size:** 44 sqm



## CASE STUDY

# LUXURY BRICK BUILT ANNEXE & OUTDOOR LIVING

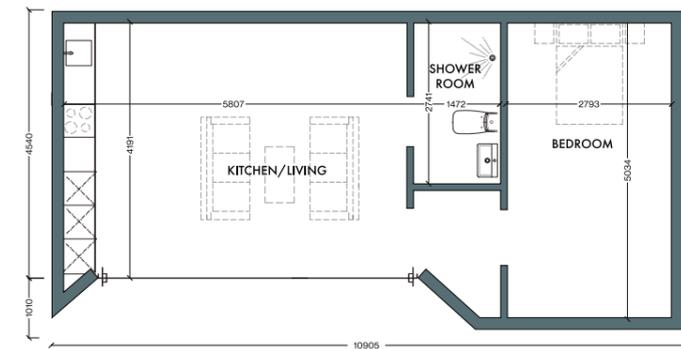
ONGAR, ESSEX

This exceptional brick-built annexe redefines modern outdoor living; a masterful blend of strength, style, and sophistication. Thoughtfully designed across two distinct spaces, it features a dedicated 38 sqm gym for wellness and performance, alongside a beautifully crafted 60 sqm annexe that offers both privacy and indulgence.

Expansive glazing invites natural light to dance across the interiors, while the seamless flow to the outdoor living area encourages year-round enjoyment. Here, an outdoor kitchen and dining zone create the perfect setting for entertaining under open skies. Every element, from the rich brickwork to the contemporary detailing, speaks to refined craftsmanship and effortless luxury.

**Range:** Classic Range, an annexe, gym & outdoor living space

**Size:** 38 sqm gym and a 60 sqm garden room



Ground Floor Plan 150



## CASE STUDY

# CONTEMPORARY L-SHAPED ANNEXE

UPMINSTER, LONDON

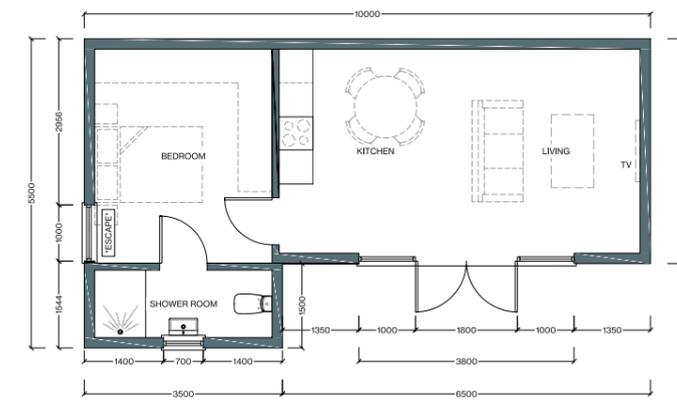
Built with Hardie Board cladding and spanning 44sqm, this L-shaped annexe maximises both indoor space and outdoor living, providing a versatile retreat for modern family life.

This L-shaped garden annexe combines modern design with practical living. The matte-black kitchen features clever hidden storage for a sleek, clutter-free look. The self-contained bedroom offers fitted wardrobes and a desk, blending comfort with functionality.

Minimalist design and thoughtful details create a stylish, versatile space ideal for living, working, or hosting guests.

**Range:** L-Shaped with Hardie Board cladding

**Size:** 44 sqm



## CASE STUDY

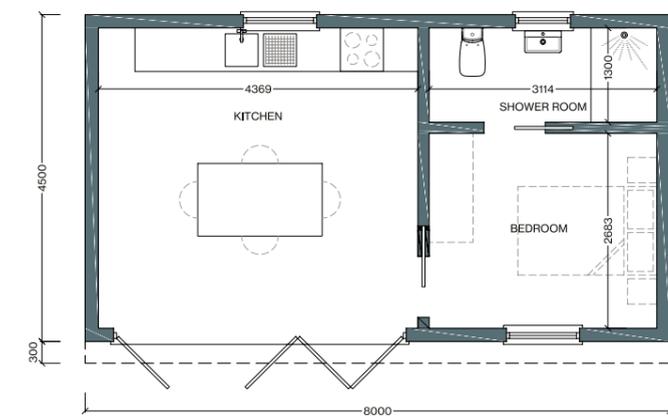
# MODERN GARDEN ANNEXE

GILLINGHAM, MEDWAY

This 36sqm annexe, constructed with cedar cladding, demonstrates how a compact, thoughtfully designed space can provide both style and practicality. The kitchen is designed with modern functionality in mind, featuring white tiled splashbacks and elegant gold handles and fixtures, which add a touch of sophistication. The living area flows naturally from the kitchen, providing a cosy environment for watching TV, entertaining guests, or unwinding after a busy day. The annexe includes a thoughtfully designed bedroom, featuring a large picture window that lets in abundant natural light and offers views of the garden.

**Range:** Modern, Cedar Cladding with 3 panel bifold doors

**Size:** 36 sqm



## CASE STUDY

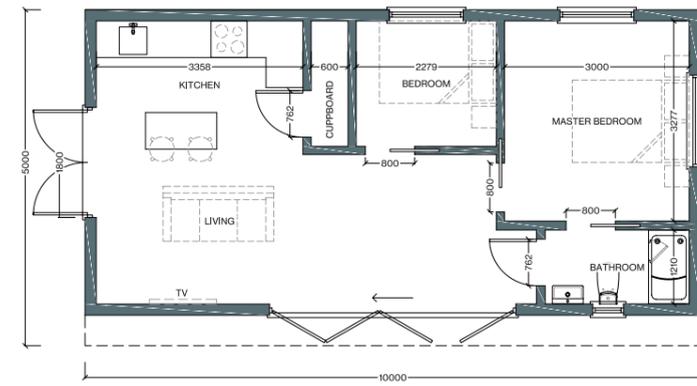
# CONTEMPORARY TWO BEDROOM ANNEXE

FOLKESTONE, KENT

Finished in durable Hardie Board cladding, this two-bedroom annexe - including an ensuite - is a perfect example of how bespoke design can transform outdoor space into a functional yet inviting home. The kitchen and living space have been styled with a distinctive blue colour scheme, bringing personality and cohesion to the interior. This open-plan arrangement not only makes the most of the available 50sqm but also creates a welcoming hub for cooking, dining, and relaxing.

**Range:** Classic with Hardie Board and 4 panel bifold doors

**Size:** 50 sqm



Ground Floor Plan 1:50



## CASE STUDY

# MODERN ONE BEDROOM ANNEXE

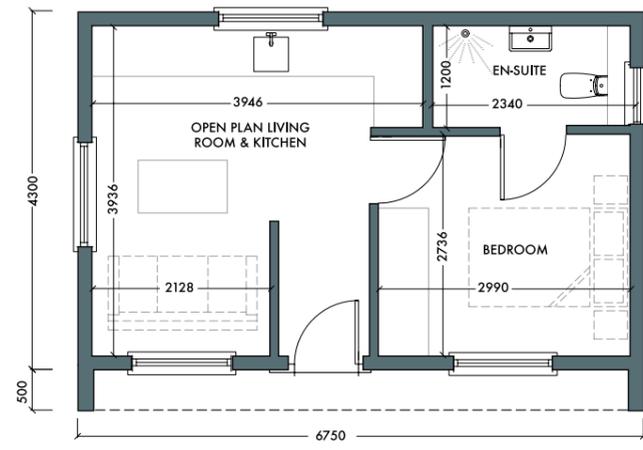
BENFLEET, ESSEX

This striking one-bedroom garden annexe boasts a spacious 29 square metres of interior living space, a bespoke overhang and decking with a striking white cedar lap-clad exterior.

There is an intelligently designed internal layout divided into three distinct rooms, including an open-plan kitchen/diner and a separate private double bedroom with a well-appointed ensuite shower room.

**Range:** Modern

**Size:** 29 sqm including kitchen and bedroom



## CASE STUDY

# LUXURY GUEST ANNEXE

BENFLEET, ESSEX

This luxury one-bed annexe situated in Benfleet, Essex boasts a sophisticated home away from home design. Key features of this project include a spacious one-bedroom layout, complete with a modern open-plan kitchen and dining area.

Additionally, the annexe includes an en-suite bathroom, a bespoke roof overhang, large bifold doors, and a beautifully finished exterior clad in European Red Wood Cedar.

**Range:** Modern

**Size:** 37 sqm with bedroom, bathroom and kitchen



CASE STUDY

# CUSTOMISED ONE BED ANNEXE

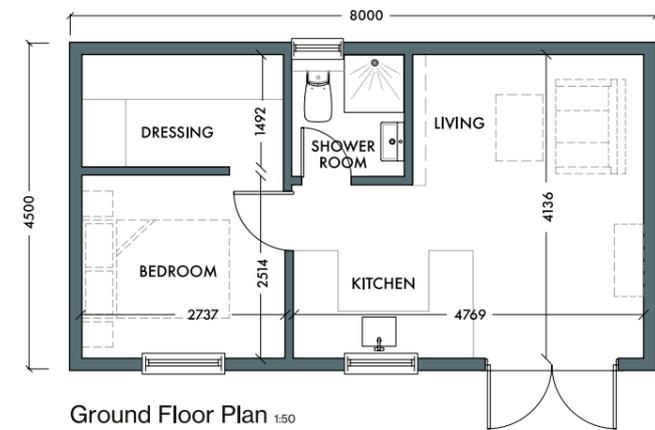
ESSEX

The exterior of this one bed annexe has been thoughtfully designed to harmonise with the client's house and surrounding garden. The use of cedar lap weatherboard cladding creates a stunning finish that blends in beautifully with nature.

The inclusion of French u-PVC doors leads out to a beautiful wooden decking area, offering a seamless transition between indoor and outdoor spaces.

**Range:** Modern with cedar lap weatherboard cladding

**Size:** 36 sqm



CASE STUDY

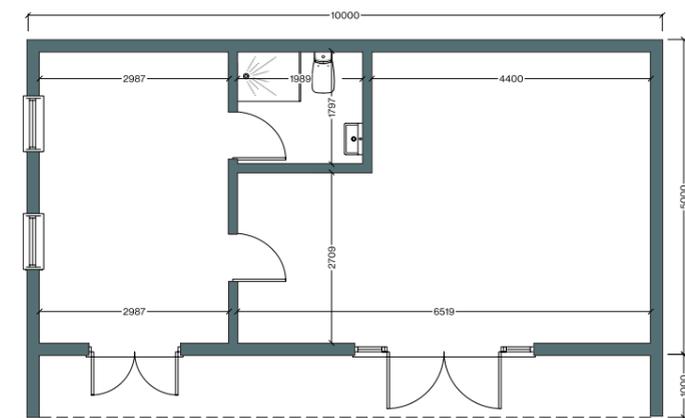
# CONTEMPORARY ONE BEDROOM ANNEXE

BARNES, LONDON

At 50sqm, this spacious build offers a thoughtfully crafted layout with a private bedroom, luxury ensuite bathroom, and an inviting open-plan living area – all finished with creative interior touches and architectural detail that reflect Hawksbeck's signature quality. Perfect for independent living, this annexe is more than just functional - it's a vibrant, homely retreat tailored to both comfort and individuality.

Range: Modern

Size: 50 sqm



Ground Floor Plan 1:50



## SUSTAINABLE ANNEXE LIVING

We understand that building annexes for life means safeguarding our planet for future generations and we are delighted to share the remarkable sustainability features of our annexes.

Our pursuit of being more eco-friendly begins with the use of structurally insulated panels (SIPs) in the use of our annexes. These innovative panels require a remarkable 65% less timber than traditional building methods.

To take our commitment further, our SIP facility operates as a proud carbon neutral facility. Moreover, our SIPs are proudly classified as Eco builds, ensuring they are 100% recyclable.

When it comes to insulation, we rely on expanded polystyrene (EPS). This advanced material showcases an impressive zero rating for both ozone depletion potential (ODP) and global warming potential (GWP).

Our annexes also boast an efficient construction process that greatly reduces site wastage. As our kits are manufactured off-site, we are proud to say that Hawksbeck annexes produce just 10% of the waste typically associated with on-site construction methods.



65% LESS  
TIMBER



CARBON NEUTRAL  
PRODUCTION FACILITY



ECO BUILD: 100%  
RECYCLABLE



ZERO RATED ODP  
INSULATION



90% LESS SITE  
WASTAGE

## Ecologi

Hawksbeck Annexes, a leading provider of premium garden annexes in the UK, partners with Ecologi, a climate-focused platform that funds global reforestation and carbon reduction projects.

This collaboration marks a major step forward in Hawksbeck's sustainability journey, reinforcing our long-standing commitment to environmentally conscious building practices.

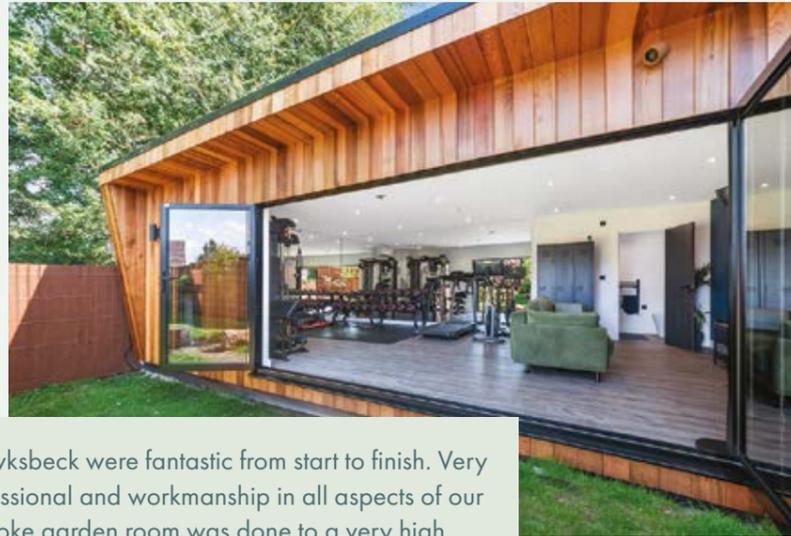
Through our partnership with Ecologi, Hawksbeck is now actively contributing to carbon offsetting initiatives and tree planting schemes across the globe. For every annexe sold, Hawksbeck will fund the planting of trees and the support of verified climate projects that reduce greenhouse gas emissions.

These projects range from restoring forests in Kenya and mangroves in Madagascar, to supporting renewable energy solutions in developing countries. Every contribution is measurable, traceable, and designed to have a lasting, positive impact on the environment.



"We are over the moon with our garden room. It really feels like an extension of our home."

Rebecca



"Hawksbeck were fantastic from start to finish. Very professional and workmanship in all aspects of our bespoke garden room was done to a very high standard. Couldn't recommend them enough."

Emma & Paul



"Hawksbeck delivered a high level of service and attention to detail. Our garden room had full project management, and the whole team gave us confidence at every step of the build. I would definitely recommend Hawksbeck Garden Rooms."

Jane & Paul

We are always delighted to receive such positive reviews from our clients. Hearing how much they enjoy their new space and how impressed they are with our team, means the world to us. Every kind word reinforces our commitment to exceptional craftsmanship, clear communication, and creating spaces that truly enhance the way our clients live.



## PAYMENT SCHEDULE

1. We require a 25% deposit. Our Architects then draw up the plans and send them to you for approval.
2. A stage payment of 30% is due on commencement of groundworks.
3. Upon commencement of the plaster board fitting we require 40% payment.
4. Once the garden room is completed and we are ready to hand over the keys we will require the final balance.

## WARRANTIES & AFTERCARE

Our garden annexes come with a 10-year warranty and a life expectancy of a minimum of 60 years. All our buildings are built to building regulation standards, with only the most durable materials used.

Hawksbeck Annexes are proud to be accredited members of IWA, who are one of the leading organisations in the UK to administer deposit protection and guarantee insurance to consumers within the home improvement market.

This means we are able to offer a 10-year insurance-backed guarantee on all our annexe projects, as well as protect your deposit in the unlikely event we were to cease trading. For more details on this scheme, please ask a member of the team.

10

10 YEAR INSURANCE  
BACKED WARRANTY

iwa  
DEPOSIT & GUARANTEE PROTECTION



# HAWKSBECK

ANNEXES ▪ BUILT FOR LIFE

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