

THE STUDIO · THE RESIDENCE · GARDEN HOMES

Designed to be lived in.

Two habitable garden homes for Irish gardens: The Studio, with one bedroom, and The Residence, with two.

PadHaus

PADHAUS.IE

A DIFFERENT CATEGORY OF GARDEN DWELLING

Two models. Published specifications. Named planning routes. Fixed prices.

PadHaus makes habitable, fully-permitted modular homes for Irish gardens: The Studio, with one bedroom, and The Residence, with two. Both are built to the production standard of a building products company.

The Irish garden room category has been allowed to drift. A market that began with genuine craft now trades on aspirational photography and vague compliance language. The buyer, who is spending €100,000 to €120,000, is expected to trust a "from" price, an implied planning exemption, and a photograph of a building they cannot verify exists.

PadHaus is a correction. Two models. Published specifications. Named planning routes with legal references. Fixed prices. The production standard of a building products company applied to a category that has operated like a bespoke service.



The Studio — From €100,000

PH-01 · One bed · 40 m² footprint · 32 m² internal

ex-VAT, ex-foundation



The Residence — From €120,000

PH-02 · Two bed · 50.8 m² footprint · 40 m² internal

ex-VAT, ex-foundation and enabling works

WHY PADHAUS

Designed for habitation

Steel frame on a concrete plinth. Insulated base, walls and roof with waterproof barriers. Designed for sleep, work, family and aftercare.

Compliant by default

Each model sits inside the Class 3A Detached Auxiliary Dwelling exemption under SI 600/2001. We confirm your site qualifies at the survey.

Made to last

Engineered with quality materials and a full warranty: ten years structural, five years on services, and a lifetime aftercare programme.

12–14 weeks
CONSULTATION TO HANDOVER

10 years
STRUCTURAL WARRANTY

14 days' notice
CLASS 3A, NO PLANNING APPLICATION

CONFIGURE YOUR HOME · FREE QUOTE

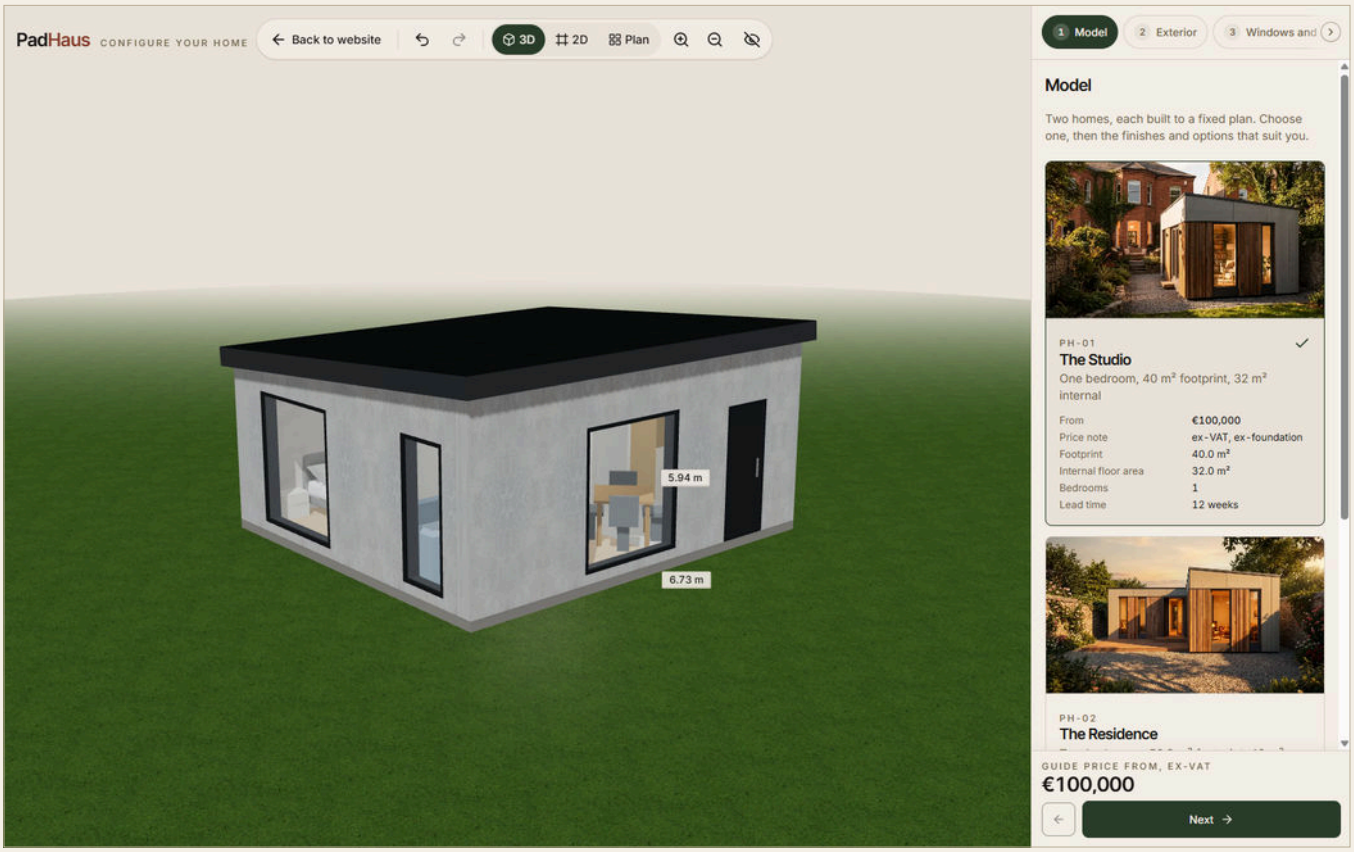
Build your home online and get a free quote.

The PadHaus configurator builds The Studio or The Residence in 3D as you choose, and the guide price updates with every choice. Send the summary with your request: your free quote is confirmed as a fixed price after the site survey.

01	**Model**	The Studio or The Residence, and which way round
02	**Exterior**	Fibre-cement board and timber cladding bands
03	**Windows and doors**	Sizes, positions and frames
04	**Interior**	Kitchen scheme, floors and bathroom tile
05	**Options**	Everything else, each one priced
06	**Summary**	Request your free quote

SCAN TO GET YOUR FREE QUOTE

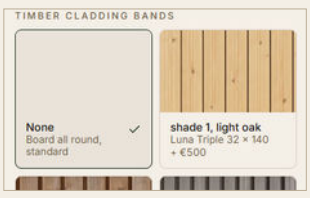
padhaus.ie/quote



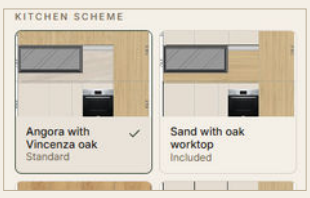
EXTERIOR · BOARD



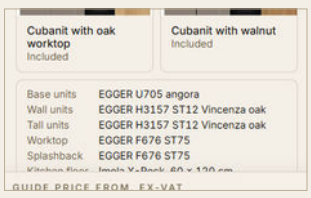
EXTERIOR · TIMBER BANDS



INTERIOR · KITCHEN SCHEMES



SPECIFICATION AND GUIDE PRICE





PH-01 · THE STUDIO · ONE BED

The Studio

A one-bed habitable garden home: a bedroom, a living space, a kitchen and a bathroom, opening through a sliding screen onto the garden. With 32 m² of internal floor area it sits within the Class 3A Detached Auxiliary Dwelling exemption: a garden home you can sleep in, for family use, without full planning permission on qualifying sites.

40 m²
FOOTPRINT

32 m²
INTERNAL FLOOR AREA

2.6 m
INTERNAL HEIGHT

12 weeks
TO HANDOVER

€100,000
FROM · EX-VAT, EX-FOUNDATION

Living, kitchen and dining	16.7 m²
Bedroom	11.6 m²
Bathroom	3.7 m²

Three rooms and a sliding screen onto the garden.



16.7 m²
LIVING, KITCHEN AND DINING

11.6 m²
BEDROOM

3.7 m²
BATHROOM

6.73 × 5.94 m overall · 32 m² internal · 2.6 m to ceiling. Indicative layout; certified drawings are provided at contract stage. The plan can be mirrored left to right.

LIVING SPACE



BEDROOM



WET-ROOM BATHROOM



The kitchen comes in one of six architect-selected schemes, tiled underfoot; the living area and bedroom take an oak laminate floor. Underfloor heating runs throughout, with ceiling-mounted panels.



PH-02 · THE RESIDENCE · TWO BED

The Residence

A two-bed habitable garden home on an L-shaped plan: two bedrooms, a living space, a kitchen and a bathroom. Its 40 m² of internal floor area stays inside the 45 m² ceiling of the Class 3A Detached Auxiliary Dwelling exemption: a family-scale home you can live and sleep in, without full planning permission on qualifying sites.

50.8 m²
FOOTPRINT

40 m²
INTERNAL FLOOR AREA

2.7 m
INTERNAL HEIGHT

14 weeks
TO HANDOVER

€120,000
FROM · EX-VAT, EX-FOUNDATION AND ENABLING WORKS

Living, kitchen and dining	16.7 m²
Bedroom 1	11.6 m²
Bedroom 2	8.0 m²
Bathroom	3.7 m²

Two bedrooms on an L-shaped plan, the second in its own wing.



16.7 m²
LIVING, KITCHEN, DINING

11.6 m²
BEDROOM 1

8.0 m²
BEDROOM 2

3.7 m²
BATHROOM

6.73 × 5.94 m main block with a 2.97 × 3.64 m wing · 40 m² internal · 2.7 m to ceiling. Indicative layout; certified drawings are provided at contract stage. The plan can be mirrored left to right.

LIVING, KITCHEN AND DINING



BEDROOM 1



WET-ROOM BATHROOM



The second bedroom works as a room for family, guests or a workspace. Finishes are as The Studio: six kitchen schemes, oak laminate floors and Baldocer tile in the wet room, with underfloor heating throughout.

SPECIFICATION

One material standard, two plans.

	PH-01 The Studio	PH-02 The Residence
Footprint	40 m², 6.73 × 5.94 m	50.8 m², L-shaped: 6.73 × 5.94 m plus a 2.97 × 3.64 m wing
Internal floor area	32 m²	40 m²
Rooms	Living, kitchen and dining 16.7 m² · bedroom 11.6 m² · bathroom 3.7 m²	Living, kitchen and dining 16.7 m² · bedroom 1 11.6 m² · bedroom 2 8.0 m² · bathroom 3.7 m²
Internal height	2.6 m to ceiling	2.7 m to ceiling
Lead time	12 weeks to handover	14 weeks to handover
From	€100,000 ex-VAT, ex-foundation	€120,000 ex-VAT, ex-foundation and enabling works

BOTH HOMES

Frame	Steel frame on a concrete and rebar plinth
External finish	Swisspearl Construction Raw cement-fibre panels with Lunawood timber cladding bands
Roof	Timber-trussed, insulated, with water barriers and aluminium sheeting; mono-pitch, high at the front
Insulation	Insulated base, walls and roof with waterproof barriers
Heating	Electric underfloor and ceiling heating
Glazing	Double-glazed, low-emissivity, floor to near ceiling; uPVC frames as standard, aluminium optional
Planning (ROI)	SI 600/2001 Class 3A — Detached Auxiliary Dwelling
Warranty	10 years structural, 5 years services, lifetime aftercare programme

IN EVERY PADHAUS BUILD

Design

- Architectural drawings
- Floor plans and elevations
- Services layout
- 3D model of the dwelling on your site

Compliance

- As-built drawings and the documentation for your building control file
- Product, warranty and BER certificates

Aftercare

- 10-year structural warranty
- 5-year services warranty
- Annual service visit: heating, cladding, seals and drainage
- Written condition report each year
- Lifetime technical support

EXTERIOR FINISHES

Fibre-cement board all round. Timber bands in one of three shades.

Standard is Swisspearl Construction Raw, a light grey fibre-cement board, all round. Timber cladding bands frame the windows and doors as drawn on the elevations, in Lunawood Luna Triple 32 × 140 mm boards, composite as standard. Two Patina board colours and three Thermowood shades are available, on either home.

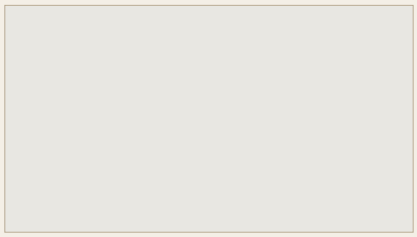
ALSO ON THE EXTERIOR

Soffit lighting	Front and side, for effect · + €600
Frame colour	Architect-selected, matched to the finish · + €350

FIBRE-CEMENT BOARD · SWISSPEARL



Construction Raw — Included
Light grey · standard

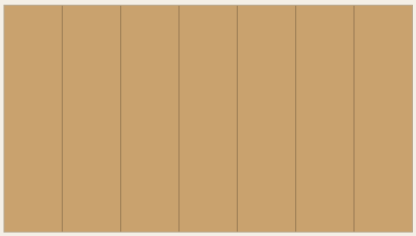


Patina Original NXT P222 — + €3,500
White

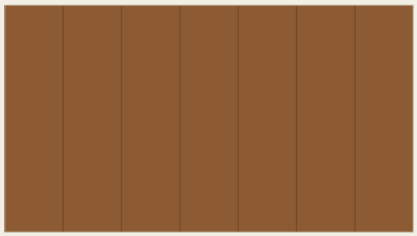


Patina Original NXT P045 — + €3,500
Dark grey

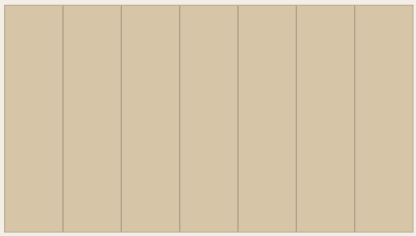
TIMBER CLADDING BANDS · LUNAWOOD LUNA TRIPLE 32 × 140



Shade 1 — + €500
Light oak



Shade 2 — + €500
Dark oak



Shade 3 Arctic — + €500
Limed oak

WINDOWS AND DOORS · INCLUDED

- Fixed glazed panel to the living room, 1850 × 2100 mm
- Entrance door, 900 × 2130 mm
- Bathroom window, 850 × 700 mm
- The Studio: bedroom window 1850 × 2100 mm, and two windows 900 × 2100 mm
- The Residence: four windows 900 × 2100 mm across the two bedrooms

WINDOWS AND DOORS · OPTIONS

Larger 1850 mm window, where marked	+ €300 each
Additional window over the kitchen counter	+ €500
Skylight over the shower	+ €550
Tilt-and-turn living room window (Studio)	+ €200
Aluminium frames instead of uPVC	+ €2,500
Architect-selected frame colour	+ €350

INTERIOR FINISHES

Six kitchen schemes, three floors, three tiles.

KITCHEN SCHEME

- Angora with Vincenza oak (standard)
- Sand with oak worktop
- Cubanit with natural oak
- Piatra with sand and oak
- Cubanit with oak worktop
- Cubanit with walnut

Standard scheme: EGGER U705 angora base units, H3157 ST12 Vincenza oak wall and tall units, F676 ST75 worktop and splashback, Imola X-Rock 60 × 120 cm kitchen floor.

LAMINATE FLOOR

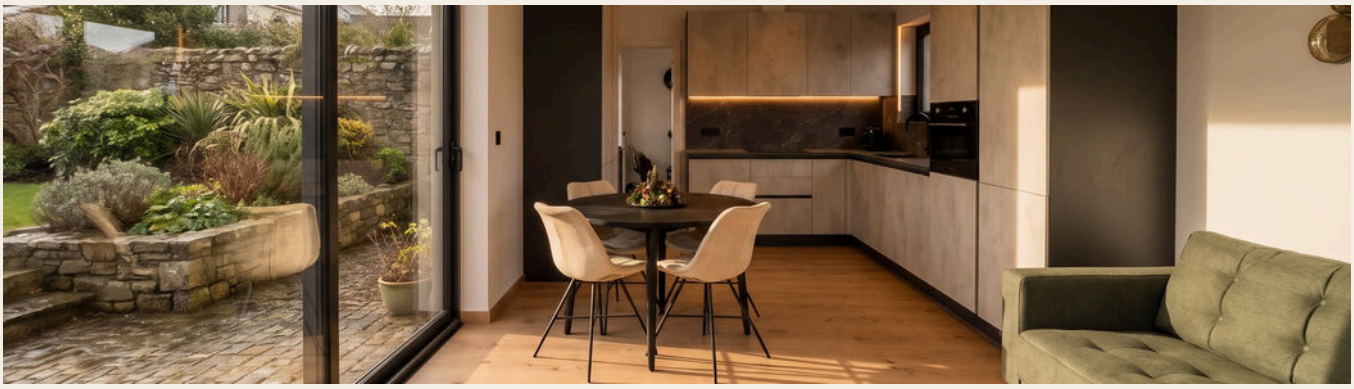
- Oak Seefeld, EGGER EL2194 (standard)
- Natural Waldeck oak, EGGER 10 × 327 × 1292 mm
- Grey Clermont oak, EGGER 10 × 245 × 2050 mm

The kitchen is tiled; underfloor heating throughout. The kitchen tiles can continue through the living area.

BATHROOM TILE

- Baldocer Cutstone, 60 × 120 cm, matt (standard)
- Baldocer Kronos, 60 × 120 cm
- Imola X-Rock, 60 × 120 cm

Shower area panelled in KTL Gobi matt. Sanitaryware from the Sensea range, or equivalent: Neo close-coupled WC, Remix washbasin, 61 cm, Cinta basin mixer, Studio shower column.



OPTIONS AT A GLANCE · EX-VAT

EXTERIOR	Patina board, white or dark grey	+ €3,500
EXTERIOR	Timber cladding bands, three shades	+ €500
EXTERIOR	Lighting to the front and side soffit	+ €600
WINDOWS	Aluminium frames instead of uPVC	+ €2,500
WINDOWS	Additional window over the kitchen counter	+ €500
WINDOWS	Skylight over the shower	+ €550
WINDOWS	Tilt-and-turn living room window (Studio)	+ €200
WINDOWS	Architect-selected frame colour	+ €350
INTERIOR	Kitchen tiles through the living area	+ €1,250
INTERIOR	Timber wall panelling and internal doors	+ €3,500

Prices are ex-VAT and hold for both homes as drawn. The online configurator carries the current list; a fixed quotation follows the site consultation.

PLANNING · REPUBLIC OF IRELAND

A garden home you can sleep in, without a planning application.

From 27 July 2026, Class 3A of SI 600/2001 (as amended by S.I. 340 of 2026) allows a habitable detached auxiliary dwelling of 32–45 m² to the rear of the main house, for family use, with 14 days' written notice in place of a planning application. The Studio's 32 m² and The Residence's 40 m² of internal floor area both sit inside the band. We confirm the route at the site survey.

KEY CONDITIONS

- Internal floor area 32–45 m², counting any existing garden structures
- Occupied only in conjunction with the main house; never sold, subdivided or short-term let
- Built to Building Regulations, including fire safety
- Served by the main house: no separate water or wastewater connection
- At least 0.6 m from any boundary, with 25 m² of private open space retained
- 14 days' written notice to the planning authority before works begin
- Works completed before 31 December 2030

Planning information in this brochure is general guidance on the Class 3A Detached Auxiliary Dwelling exemption (SI 600/2001, as amended by S.I. 340 of 2026), correct at October 2026. It is not legal advice. Whether a site qualifies depends on its own conditions and is confirmed at the site survey. PadHaus does not handle planning applications or building-control paperwork: an independent registered professional appointed by you prepares the Class 3A notice, the commencement notice and the opinion on compliance.

PROCESS

From first consultation to handover in 12 to 14 weeks.

01 **Consultation** — Week 0

45 minutes, online or at your site. We discuss the site, the brief and the legal route. You leave with a route map and an indicative price.

02 **Configuration** — Weeks 1–2

You configure your home online or with your consultant. We send a fixed-price specification and a draft contract.

03 **Site survey** — Week 3

Our surveyor and architect attend your site: measurements, services check, photographic record. We confirm the Class 3A exemption applies.

04 **Paperwork** — Weeks 3–6

You give the planning authority 14 days' written notice under Class 3A, and an independent professional submits your building control paperwork.

05 **Manufacture** — Weeks 4–10

Built in our manufacturing partner's facility. We send weekly photographic updates.

06 **Installation and handover** — Weeks 10–14

Foundations, delivery, install, fit-out, commissioning: typically two to four days on site. We hand over with drawings, certificates, warranty and the aftercare schedule.

PRICING AND PAYMENT

The From price includes

The constructed home: structure, insulation, internal fit-out, kitchen, bathroom, glazing and heating; architectural drawings, delivery, installation and the ten-year structural warranty.

Quoted after the site survey

Foundations (typically €4,000–€12,000, depending on ground conditions), VAT at 13.5%, and connections to mains services. The Residence's From price also excludes enabling works.

Payment schedule

10% deposit on contract · 40% to secure a place in the build programme · 40% before the site enabling works · 10% before commissioning. Fixed price: it changes only if you change the specification.

NEXT STEP

Book a free site survey or speak with us online.

45-minute consultations, no obligation. We cover your site, the model and your programme, and you leave with a route map and an indicative price.

Book a consultation · sales@padhaus.ie



PadHaus

Fully-permitted garden dwellings, designed to be lived in.

GET YOUR FREE QUOTE

CONTACT

sales@padhaus.ie

padhaus.ie

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Images are architectural renders and may not reflect the final design, style, colour or finish of the delivered home, which is confirmed in the design paperwork for each project.

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