SOLUS

A GUIDE TO THE RANGE

Garden rooms, plans and wellness buildings

Bespoke garden rooms and wellness buildings in light gauge steel frame: the Solus range, the choices in Solus's Design Studio, and what every building includes.



Compiled on 14 October 2026 from mysolus.co.uk: the garden rooms, Design Studio, estimator, plans, features, developers and wellness pages and the Health & Wellness brochure, with Solus's own images. Images are visualisations. Solus prices every building after a design review and site survey and publishes no price list.

Design yours in 3D

0113 519 9843 | enquiries@mysolus.co.uk

The garden rooms

From compact studios to spacious retreats, each Solus garden room is engineered with precision and finished to the highest standard.



The Studio

2.7M × 2.7M

Compact and versatile: a home office, creative studio or peaceful retreat.



The Lodge

5.4M × 2.7M

A spacious sanctuary: entertaining, fitness or extended workspace.



The Pavilion

5.2M × 2.7M

Solus's flagship garden room: gym, office and entertainment space combined.

Design Studio footprints

Footprint	Area	Solus calls it
2.6m × 2.6m	6.8m²	Compact studio
3.2m × 2.8m	9.0m²	Small office
3.0m × 5.0m	15.0m²	Popular all-rounder
4.0m × 5.0m	20.0m²	Generous living space
4.0m × 7.0m	28.0m²	Multi-purpose pavilion
5.0m × 8.0m	40.0m²	Flagship footprint

Or your own size: each side 2m to 10m and 6m² to 80m² in 0.1m steps. "If it isn't in the standard range, we engineer it to your brief."

The build

STRUCTURE

Light gauge steel frame, 60+ years life expectancy; fully insulated walls, floor and roof on a reinforced base.

WALLS AND ROOF

Solus's Design Studio model: 2.45m walls on a 120mm plinth and a 160mm roof zone with the fascia in the trim colour.

SUPPLIED AND INSTALLED

Groundworks, base, delivery, installation and commissioning are in the standard specification.

Standard plans

Three standard footprints, each with an open corner (a covered 2.5m bay under the same roof, with a corner post) or an enclosed corner. Full architectural drawings for every layout are on mysolus.co.uk/plans.



3m × 3m

Compact footprint for a home office, therapy room or quiet retreat.



5m × 3m

The most popular size: workspace plus lounge, gym or guest space.



7m × 3m

Flagship proportions for multi-zone living, entertaining or a studio suite.

Plan	Front doors (as drawn)	Side glazing	Heights (drawn)
3m × 3m, open corner	French doors, 2.0m	None	2,362mm front, 2,295mm rear
3m × 3m, enclosed corner	French doors, 2.0m	None	2,362mm front, 2,295mm rear
5m × 3m, open corner	French doors, 2.0m	Glazed side door, 1.35m	2,362mm front, 2,295mm rear
5m × 3m, enclosed corner	French doors, 2.0m	Glazed side panel, 1.0m	2,362mm front, 2,295mm rear
7m × 3m, open corner	Triple doors, 3.0m	Glazed side door, 1.35m	2,362mm front, 2,295mm rear
7m × 3m, enclosed corner	Triple doors, 3.0m	Glazed side panel, 1.0m	2,362mm front, 2,295mm rear

SOLUS'S DRAWINGS (PDF)

3m × 3m, open corner
3m × 3m, enclosed corner
5m × 3m, open corner
5m × 3m, enclosed corner
7m × 3m, open corner
7m × 3m, enclosed corner

The drawings are dated 28 January 2022. Open corner bays are 2.5m wide; the overall roof and deck lengths are 5.5m, 7.5m and 9.5m.

Health & Wellness

Sauna, cold immersion and a calm studio in one building: Compact, Signature and Pro share the same engineering, material palette and contrast-therapy circuit, scaled to your garden.



Compact

5.4M × 3.3M

approx. 18m² footprint; 1–2 users. The essential contrast routine in the smallest sensible footprint, for urban and suburban gardens.



Signature

7.0M × 4.6M

27.7m² gross internal area; up to 6 users. A full hot, cold and restore circuit beside a genuine studio, kept under 30m² for permitted development.



Pro

9.0M × 5.0M

approx. 40–45m²; up to 10 users. A private wellness suite for larger gardens: capacity for classes, hosted sessions and group use.

	Compact	Signature	Pro
Best for	1-2 users	Up to 6 users	Up to 10 users*
Heat	2-person sauna	3-person sauna	4-person sauna / steam
Cold	Single plunge	Single plunge	Twin plunge / hot-cold
Rinse	Rinse point	Full rinse shower	Steam / rinse suite
Movement	2 mats	4-6 mats	8+ mats
Facilities	Bench / storage	Change bench	WC, change and lounge

*Hosted occupancy and commercial use are subject to the final fire, access, ventilation, water-hygiene and statutory design route. Brochure page 3.

Finishes: graphite composite or stained thermopine cladding with vertical Thermowood feature slats; warm-roof EPDM with a black aluminium edge; R11 external porcelain or Thermowood deck terrace; infrared sauna or traditional electric sauna. The 2.95m flat-roof form; Signature is held under 30m² internal area.

Solus's Health & Wellness brochure (16 pages)

Your choices

ROOF

Flat (EPDM): Solus's standard concealed-gutter flat roof with a slim parapet edge. Mono-pitch: a single slope falling to the rear: taller glazing to the front elevation. Symmetrical pitch: a classic dual-pitch gable roof with a central ridge. Asymmetrical pitch: an off-centre ridge for a contemporary, architectural profile. Pitches low 10°, medium 18°, steep 28°. Overhangs flush, 150mm, 300mm, 450mm, 600mm, set per elevation if you like.

CLADDING

Composite board (180mm boards): low-maintenance composite with a fine timber grain. Western red cedar (140mm boards): natural timber that silvers gracefully over time. Painted smooth board (260mm boards): a flat painted finish for a crisp, modern envelope. Fluted aluminium (85mm flutes): deep-profile metal fluting with a matte powder coat. Vertical or horizontal, with an optional contrasting feature panel to the entrance elevation.

COLOURS

Charcoal | Graphite grey | Natural cedar | Walnut | Silvered oak | Solus sage | Chalk white | Deep olive

FRAMES, TRIMS AND FASCIAS

Anthracite (RAL 7016) | Jet black | Silver grey | Bronze

DOORS AND WINDOWS

Type	Width	Sill / head	Notes
3-panel slider	3600mm	Full height	A wide opening across three panes
2-panel slider	2400mm	Full height	Two large panes, one sliding leaf
2-leaf bi-fold	1800mm	Full height	Folding leaves, a compact opening
3-leaf bi-fold	2500mm	Full height	Folding leaves, a wide opening
4-leaf bi-fold	3200mm	Full height	Fully retractable folding leaves
5-leaf bi-fold	4000mm	Full height	A panoramic folding opening
6-leaf bi-fold	4800mm	Full height	A full-width folding wall of glass
7-leaf bi-fold	5600mm	Full height	Maximum-span folding glazing
French doors	1800mm	Full height	Twin outward-opening leaves
Single door	950mm	Full height	A compact entrance, maximum wall space
Picture window	2000mm	600 / 2250mm	Full-height fixed glazing
Standard window	1400mm	850 / 2150mm	An opening casement at desk height
Tall slot window	700mm	350 / 2300mm	A narrow vertical light
High-level window	1600mm	1550 / 2250mm	A clerestory band above furniture

Rooflights: none, flat glass panel, roof lantern. Outside: no decking, entrance step, full-width deck. Every opening on the front, left, right or rear elevation, left, centre or right; an open corner is glazing on two adjoining elevations.

What every garden room includes

STRUCTURE & ENVELOPE

- Insulated steel-frame structure with reinforced base
- Fully insulated walls, floor and roof
- Composite cladding with charcoal aluminium trims
- EPDM flat roof with concealed guttering
- Anthracite double-glazed sliding doors and windows

ELECTRICAL & COMFORT

- Fully wired to internal consumer unit; armoured cable supply from the house is subject to survey and capacity sizing
- LED downlights throughout on dimmable circuits
- Double sockets and USB points to all walls
- TV point with data and aerial provision
- Ceiling-mounted Bluetooth speaker system
- Wall-mounted electric radiant heating panel

INTERIOR FINISH

- Plastered and painted walls and ceiling
- Luxury vinyl or engineered flooring in your chosen finish
- Skirting, architrave and full decoration
- Lockable multi-point door hardware

OUTSIDE & HANDOVER

- Exterior downlighting to canopy and entrance
- External weatherproof socket
- Groundworks, base and site clearance
- Delivery, installation and full commissioning
- Electrical certification and 10-year structural warranty

Fit-out packages

Package	Includes
Home Office	Desk run, 2× Cat6 data, 2× extra double sockets, shelving
Studio	Track lighting, extra sockets & circuits, décor upgrade
Workshop	Heavy-duty floor overlay, workbench, 16A supply, ventilation
Podcast Studio	Acoustic wall/ceiling panels, acoustic insulation upgrade, desk & cable management
Gym Fit-out	20 mm rubber floor, mirror wall, reinforced floor build-up, comfort cooling
Sauna	2-person cabin, dedicated circuit, supply, install & commission
Ice Bath	Plunge/chiller unit, drainage connection, dedicated RCD circuit

Flooring: luxury vinyl planks (Polyflor Camaro LOC luxury vinyl, BRE Global A+ rated) or engineered wood (Engineered oak boards). Every package is priced by Solus. The estimator's list, word for word.

Why Solus, and what happens next

- **80% of work by recommendation**
  Solus says 80% of its work comes through recommendation.
- **Any size, any layout**
  If it isn't in the standard range, Solus engineers it to your brief.
- **Planning support**
  Solus handles planning queries and material specifications.
- **Polyflor Camaro LOC flooring**
  BRE Global A+ rated luxury vinyl, made with 40% recycled material.
- **Made off site**
  Steel frames made to millimetre tolerances, so installation takes days, not weeks.
- **Transparent pricing**
  No hidden costs: clear, honest pricing from the outset.
- **Design and build**
  Full flexibility from concept to completion, tailored to your requirements.
- **Light gauge steel frame**
  60+ years life expectancy; fully recyclable, fire-resistant and engineered for precision.
- **Aluminium glazing**
  Bi-fold doors, double French doors and full-height glazed units.
- **Connected**
  Integrated WiFi connectivity, with optional Sonos audio.
- **Carbon neutral operation**
  Solus offsets its carbon through national tree-planting initiatives.
- **Build guarantee**
  Every Solus garden room comes with a comprehensive build guarantee.

How it works

1. **Talk it through**
   How you want to use the room, the model and a budget framework.
2. **Site and concept**
   Access, levels, boundaries, drainage, power, water and orientation.
3. **Design pack and quote**
   Plans, elevations and a finishes schedule, planning or permitted-development guidance, and your written quotation.
4. **Manufacture**
   The light gauge steel frame and cassettes are produced off site to millimetre tolerances.
5. **Install and commission**
   Base, build, electrics and certification, then handover.

Talk to Solus

0113 519 9843 | enquiries@mysolus.co.uk | www.mysolus.co.uk

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Design yours in 3D and send it for a quote