



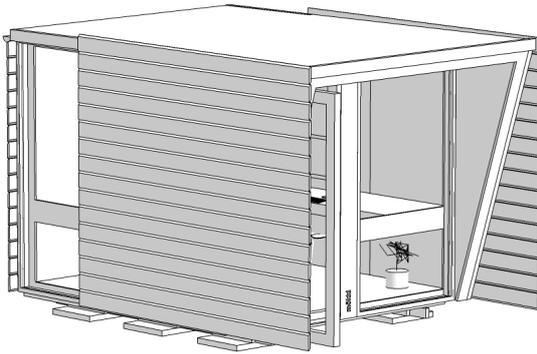
mökki LTD



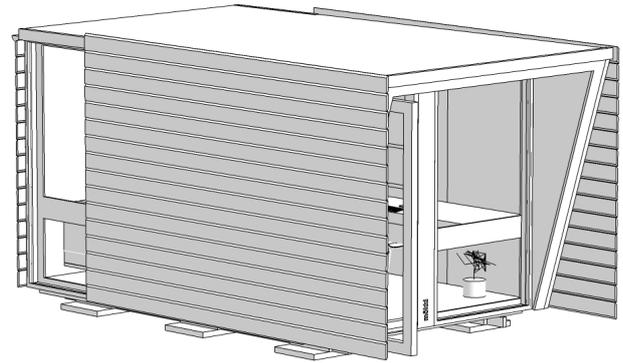
INFO AND PRICE LIST
NOV 2020

mökki shelter

- Suited to narrower spaces with the short side facing the garden or in exposed locations where the canopy provides some additional shelter.
- 12 different layouts available.



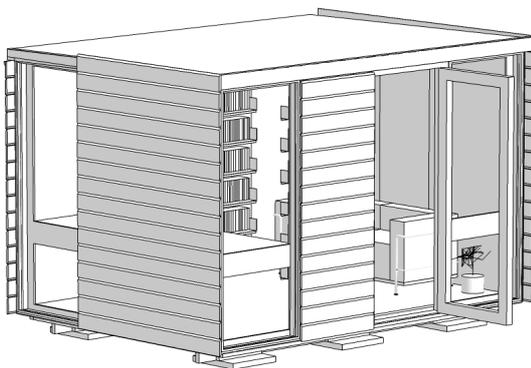
compact: page 04



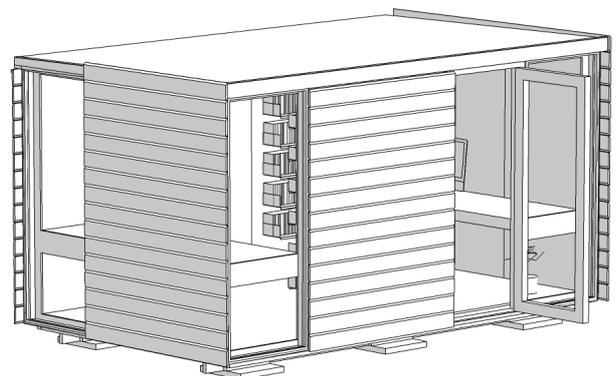
large: page 05

mökki quad

- Suited to wider spaces with the long side facing the garden and the back pushed against a boundary.
- 12 different layouts available.

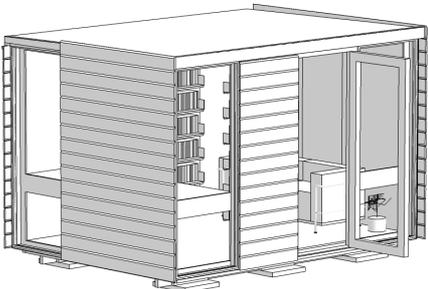
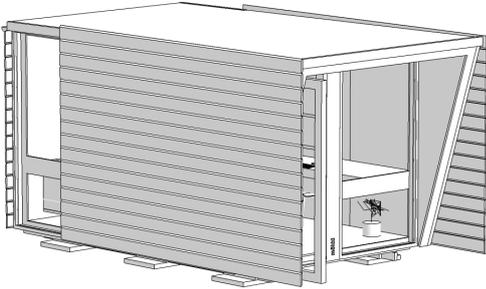


compact: page 06

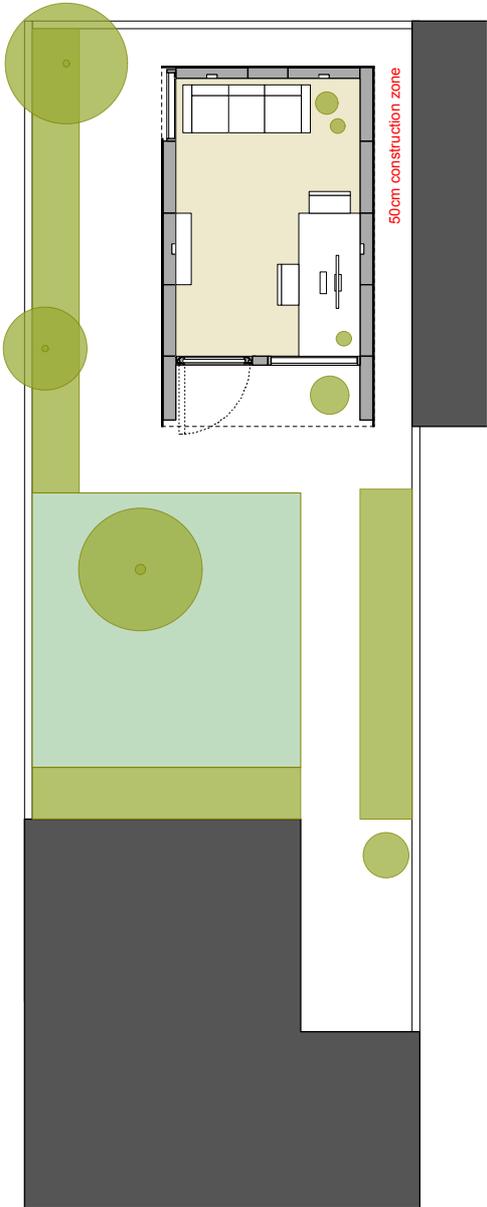


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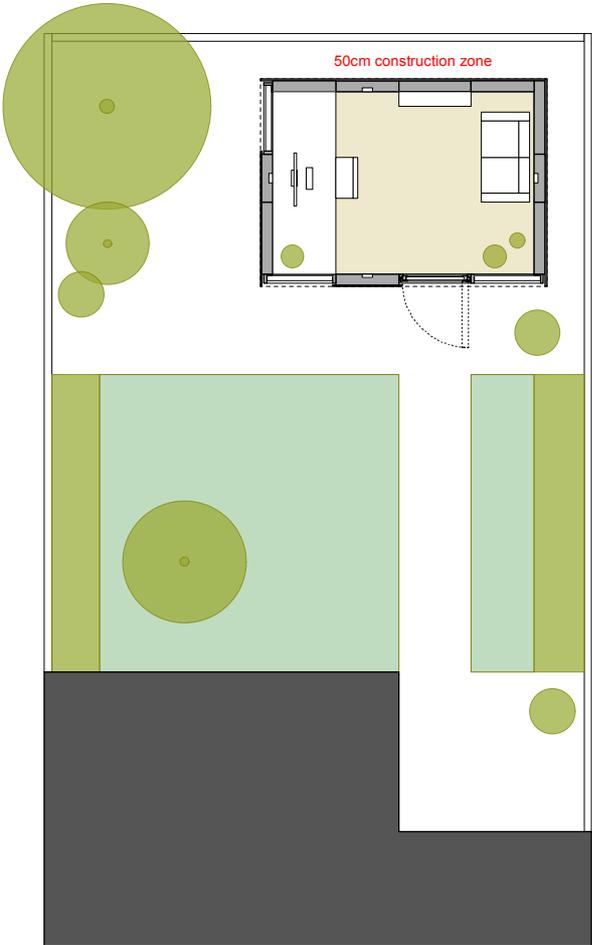
mökki example layouts



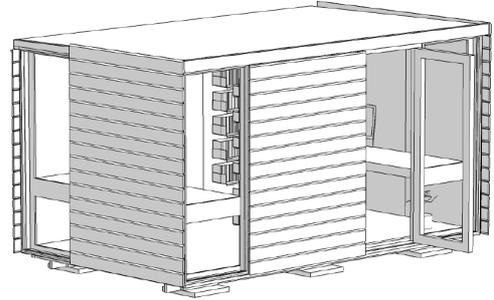
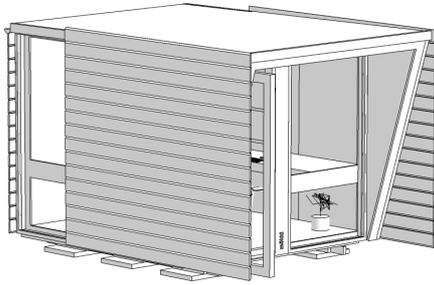
Mökki Shelter Large 3 (SL3) in a 5m wide garden



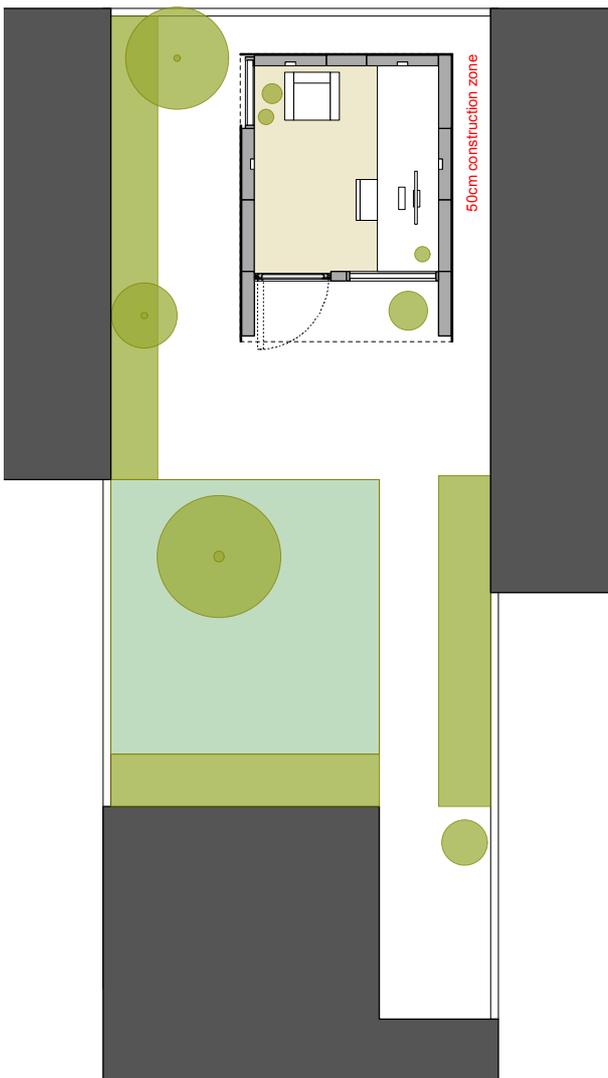
Mökki Quad Compact 1 (QC1) in a 7m wide garden



mökki example layouts



Mökki Shelter Compact 4 (SC5) in a 5m wide garden

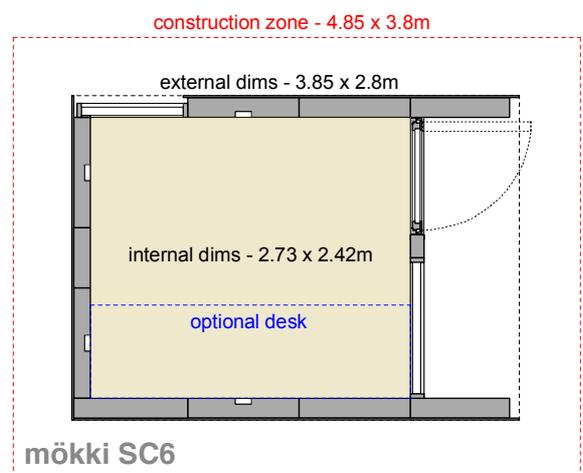
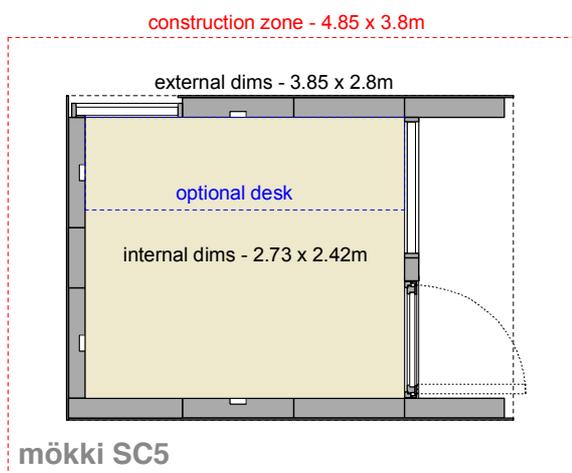
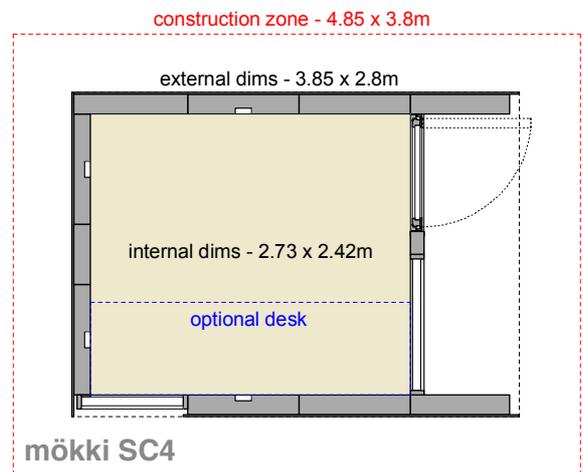
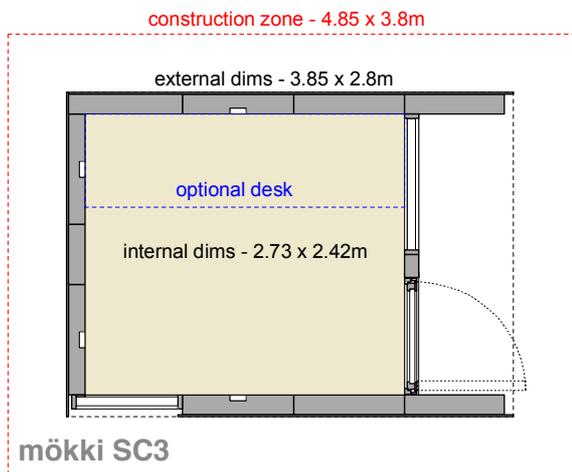
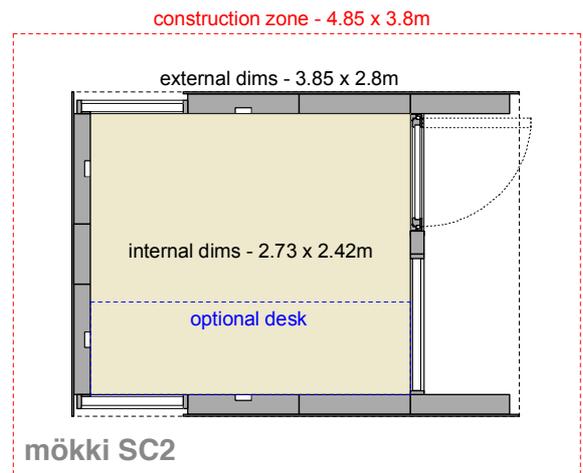
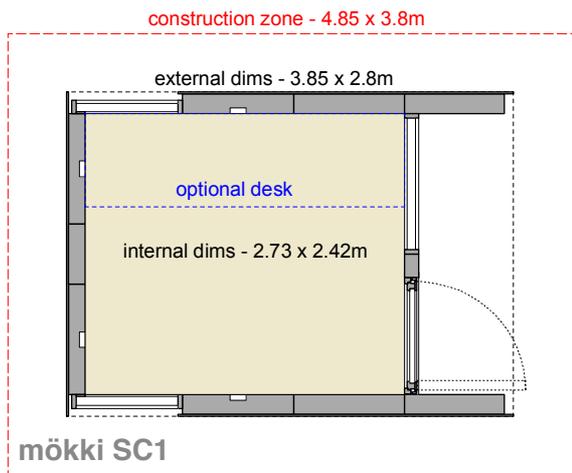


Mökki Quad Large 1 (QL1) in a 6m wide garden



mökki shelter compact

Internal area 6.6m²

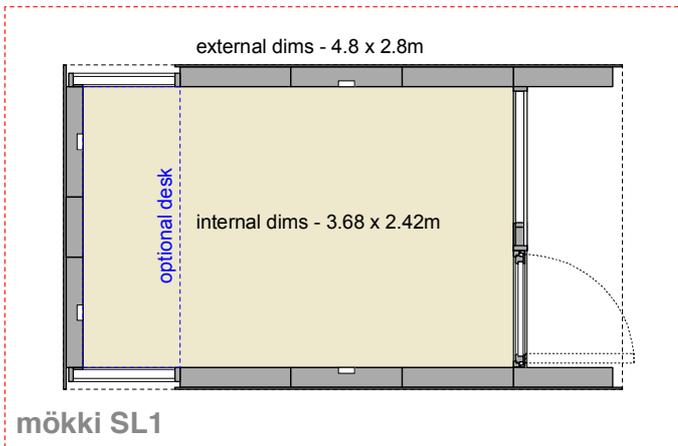


mökki shelter large

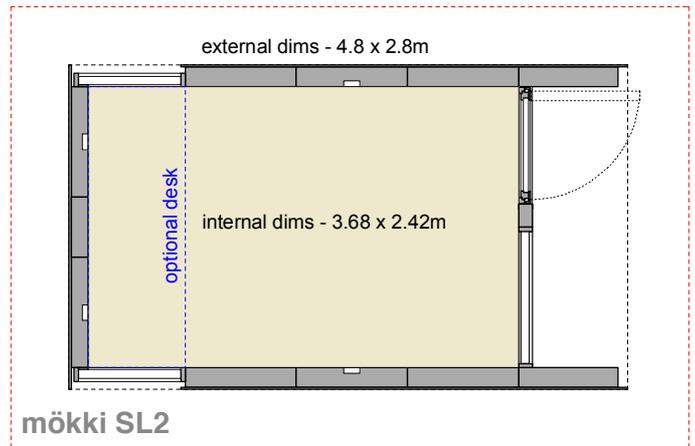
Internal area 8.9m²



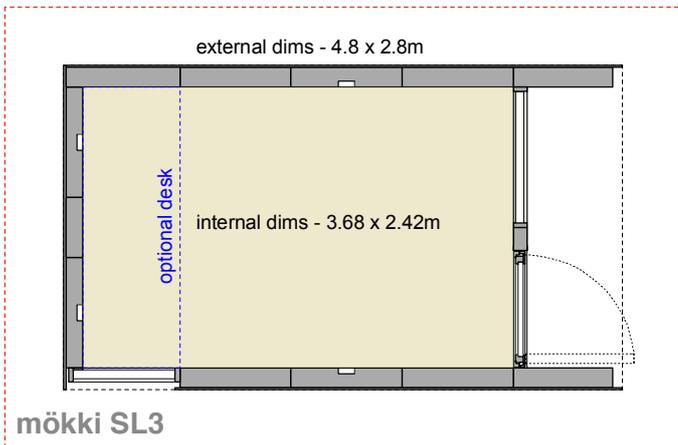
construction zone - 5.8 x 3.8m



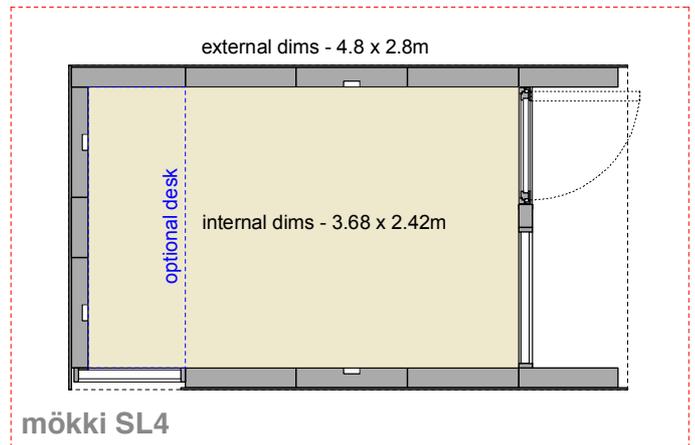
construction zone - 5.8 x 3.8m



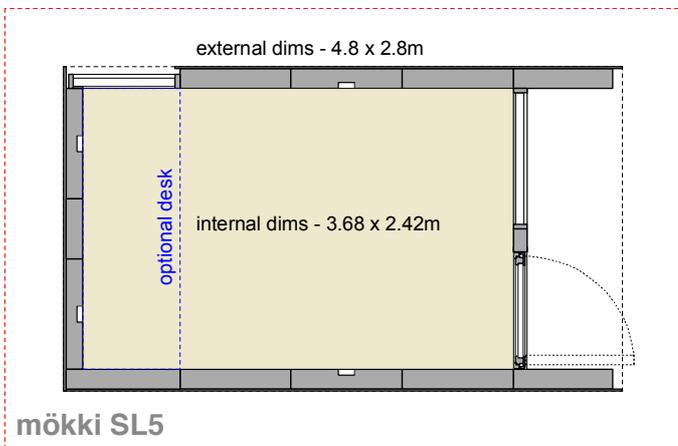
construction zone - 5.8 x 3.8m



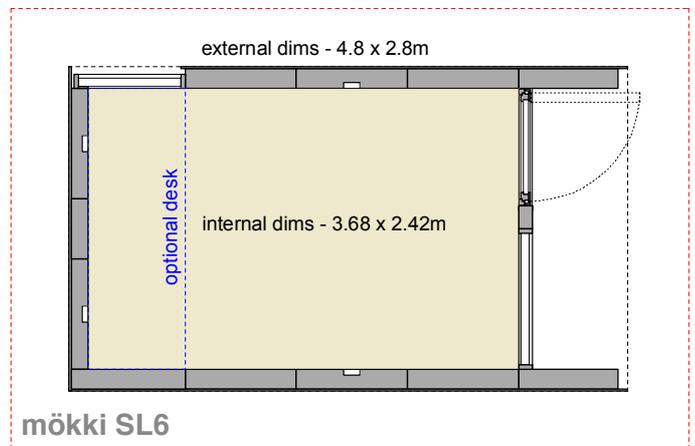
construction zone - 5.8 x 3.8m



construction zone - 5.8 x 3.8m

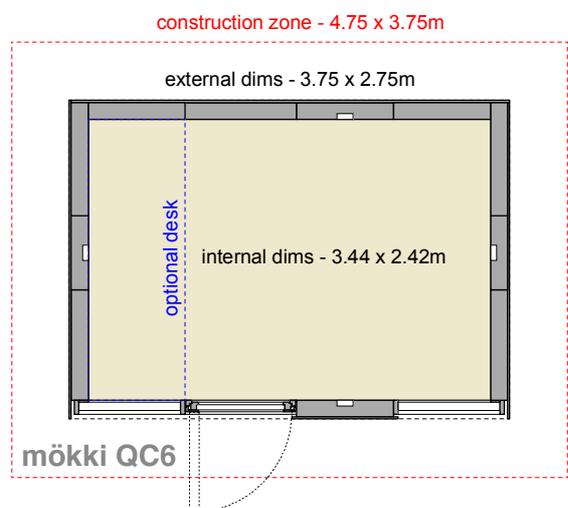
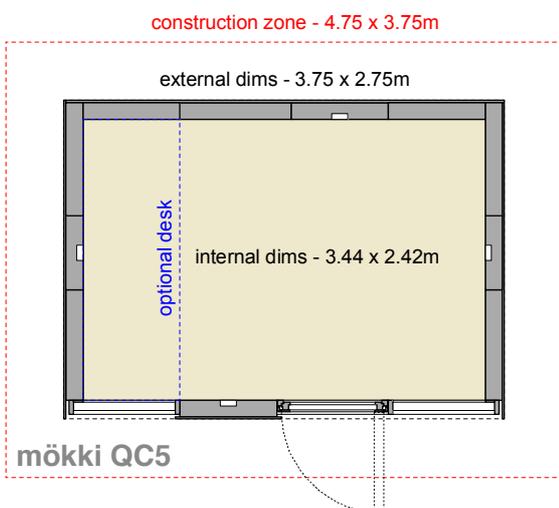
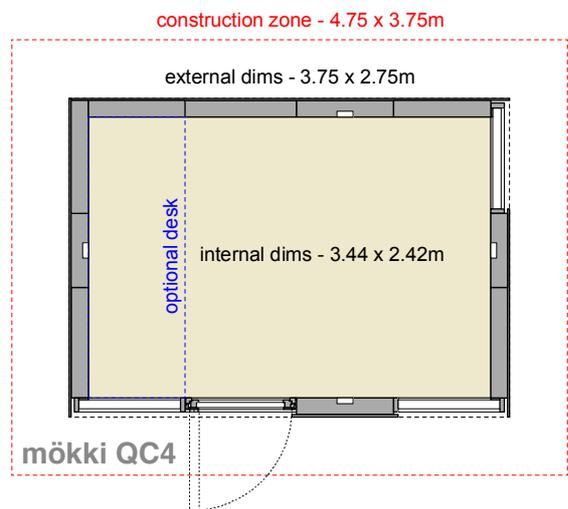
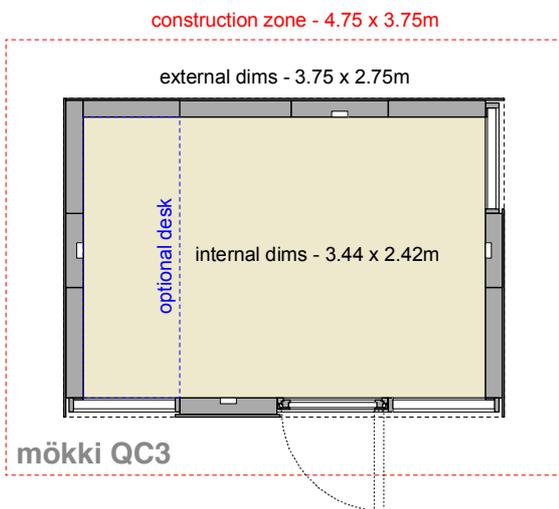
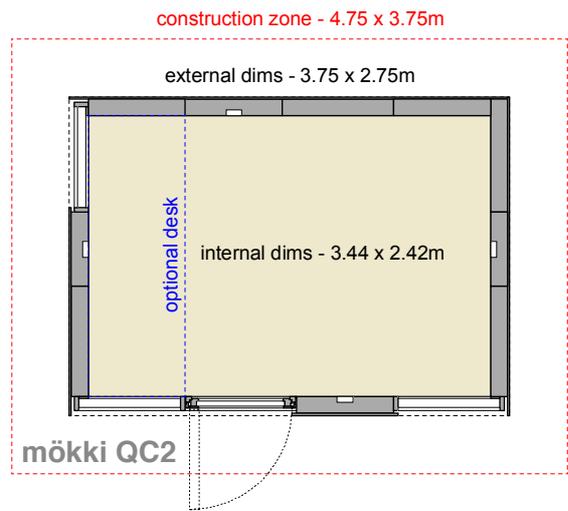
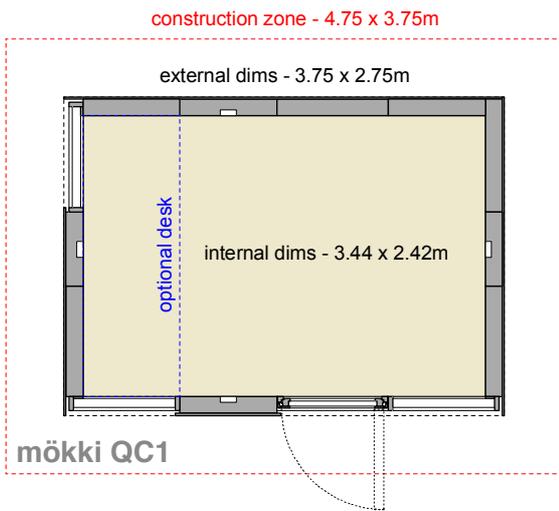


construction zone - 5.8 x 3.8m



mökki quad compact

Internal area 8.3m²



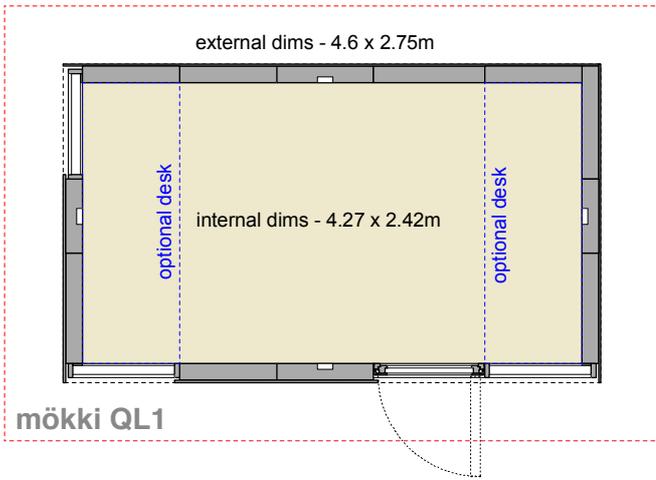
Note: desk can be positioned at either end

mökki quad large

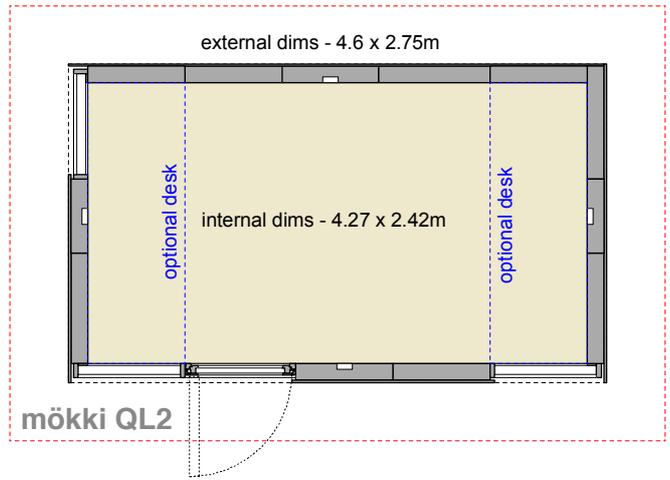
Internal area 10.3m²



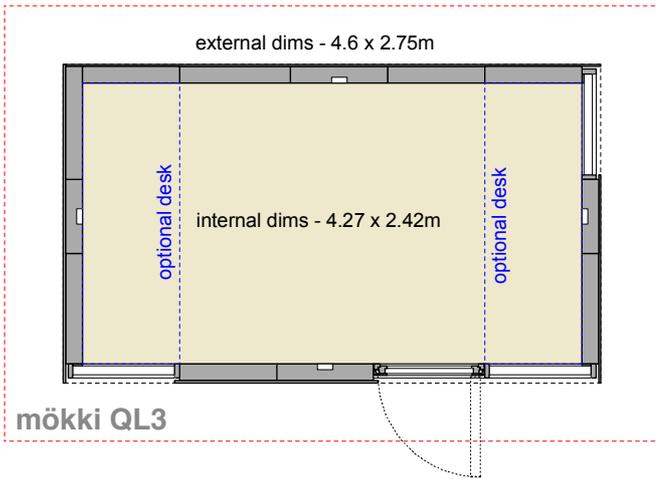
construction zone - 5.6 x 3.75m



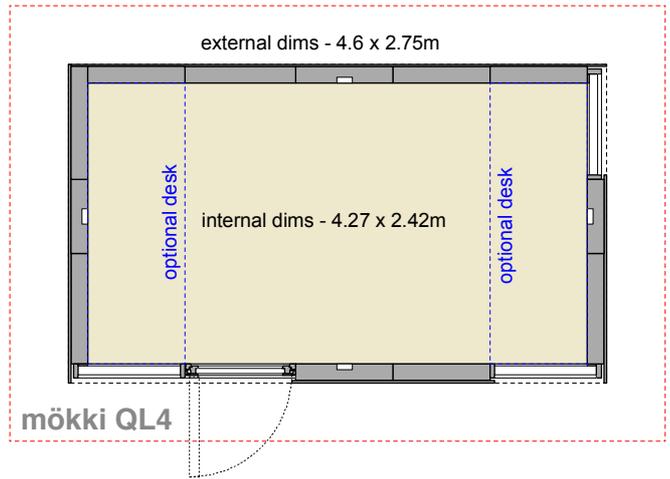
construction zone - 5.6 x 3.75m



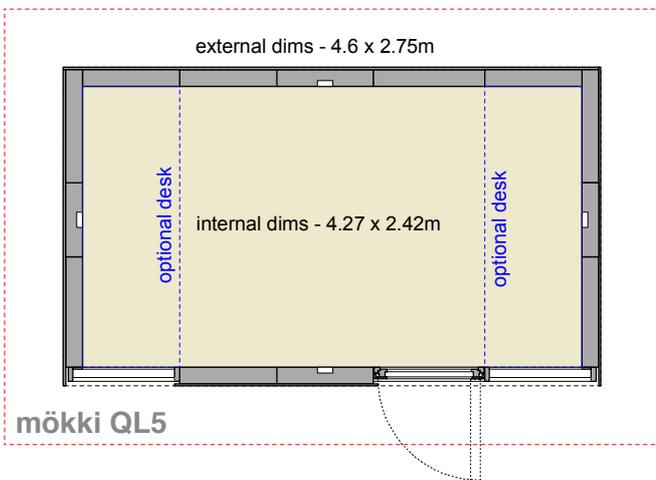
construction zone - 5.6 x 3.75m



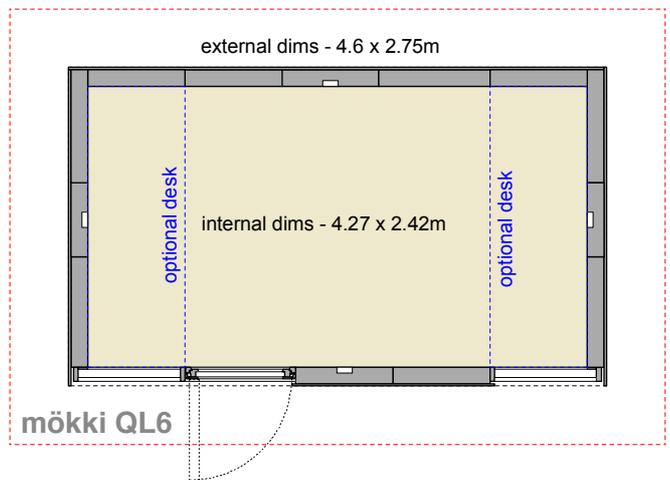
construction zone - 5.6 x 3.75m



construction zone - 5.6 x 3.75m



construction zone - 5.6 x 3.75m



mökki further info



Specification Overview

- Internal finish/structural panels - CNC-cut 18mm Wisa Spruce Plywood
- Insulation - 100mm Earthwool in walls, floor and roof
- External cladding - Siberian Larch rainscreen
- Windows - Double glazed low E toughened
- Door - Rationel Aura timber double glazed door with satin stainless steel ironmongery. Multi-locking supplied with 3 keys.
- Roof - EPDM rubber sheet
- Aluminium angle trims to roof edges
- Low impact (no concrete) foundations
- Internal wiring to 4 different plug socket locations

Sustainability and healthy materials

All our timber is sourced responsibly from FSC certified plantations. We use OSB with zero formaldehyde content and all our finishing products (Osmo) have low VOC content.

Space required for a Mökki

We need to be able to get around the outside of our studios with ladders/steps etc while we are building them. Please refer to the floor plans on pages 04 to 07 for the construction zones required for each model. As a rule of thumb we need approximately 50cm of clear space around the outside.

Planning

Garden buildings are generally classed as 'Permitted Development' in planning terms. There is a useful guide on the Planning Portal (search 'Planning Portal Outbuildings') which explains the rules in detail. Generally, if an outbuilding is below 2.5m in height (which a Mökki is) then it won't need planning permission but there are exceptions to this such as if you live in a flat/maisonette, a listed building or are in a conservation area.

Cladding

We use high-quality imported Siberian Larch cladding for our studios. Because it is slow-grown in cold climates and very resinous, it is a naturally durable wood. Left unfinished, it will weather to a silvery grey. It requires no further treatment.

We are often asked whether we can provide black timber cladding. We choose not to go down this route as it adds greatly to the cost. Charred timber is incredibly expensive and stained timber needs to be treated with two coats on all sides or it will warp. This takes a lot of time and labour and leaves the client with an on-going maintenance problem.

Electrics

The most common way to connect up a Mokki is to run an armoured cable out from your main fuse board. Assuming you want an internet connection too it usually also makes sense to run an external grade ethernet cable out along the same route. We then drill holes in our panels and bring the cables in to a suitable position (usually under the desk area) and we will bring all our internal cabling back to this same point. It is then up to your local electrician to connect it all up. Usually this means them installing a small consumer unit onto the wall where the armoured cable comes in. We are happy to talk to your electrician about this to confirm the detail.



18mm Wisa Spruce plywood interior



Rationel Aura black timber double glazed door with satin stainless steel ironmongery. Siberian Larch open rainscreen cladding.

Heating

Mökkis are small, well-insulated spaces and require little heating. Some of our previous clients say that just the heat from their computers is enough to keep the space warm. We recommend that you buy a small electric heater to plug in and use on the coldest days.

Ventilation

The primary source of ventilation in a Mökki is the door which can be left open or a-jar when you are inside. In addition to this, all windows and the door itself are fitted with trickle vents which provide background ventilation.

Lighting

Mökki studios are stripped down to the essentials which is how we make them affordable and build them so quickly. Hence we don't install ceiling lights, nor do we think they are necessary especially since the ceiling is considerably lower than in a conventional house (2.15m). We recommend you use plug-in wall lights. These are readily available in a range of styles, can be positioned where you like (the plywood is very easy to fix into) and can simply be plugged into one of the wall sockets. www.Lampsy.com have a good range. Ikea Kvart are also good (and very cheap) when available.

Acoustics

The materials we use are quite dense in nature (18mm plywood, 18mm OSB, 20mm Siberian Larch) and the walls are full of mineral fibre insulation which means that noise transmission from inside to out and vice-versa is minimal. We can also install acoustic-specific insulation if required. More details on request.

Built-in Furniture

You'll notice that all our windows have a band of plywood running horizontally behind the glass. This serves two purposes: it stiffens up the window panels and makes them interchangeable with wall panels but it also provides a continuous fixing zone for built-in desks. The top of the band sits exactly at desk height (700mm above the floor). We can supply and fit built-in desks made from birch-faced plywood.

Foundations

Our studios 'float' above the ground level and sit on low impact (no-concrete) foundations. Typically 6 squares of topsoil are removed and the holes are filled with 'scalpings' which is a kind of compactable gravel used in many forms of construction. Recycled plastic pads spread the load onto these footings.

Because of the additional weight, it is unfeasible for us to deliver the scalping material so we ask the client to order this in advance. It is readily available from most builder's merchants and should cost no more than about £100 for the quantity required.

Sometimes, if the job is far from our base in Devon and the client is undertaking landscaping or site preparation work anyway, then it makes sense for them or their builders to prepare the scalping footings in advance in which case we can deduct an agreed sum from the overall price. We provide setting out drawings etc to facilitate this.

Sloping sites

Our prices are based on the site being reasonably level. We can also adapt our footings to suit gently sloping sites for an additional cost by agreement.

Delivery, access and parking

Our studios arrive in panel form the largest of which is about the size of a standard plywood sheet (1.2 x 2.4m). We can usually carry these components through a house if necessary although obviously side or rear access is better. We may need to charge more if there is a convoluted route or lots of steps.

We will require two parking spaces, one for the duration of the build (2 or 3 days depending on distance) and one for a few hours at the point of delivery.

Installation

Installation typically takes two people two full days on site. For jobs that are further away we typically spread this over three days including travel.



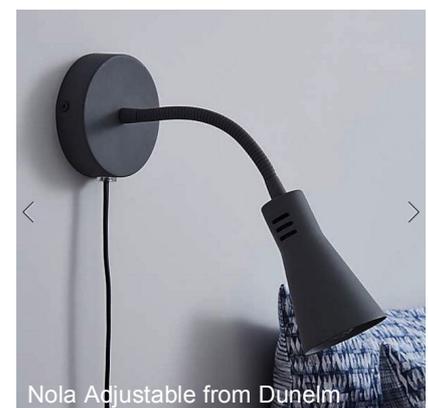
Alexander wall light from Lampsy



Explore Flex wall light from Lampsy



Ikea Kvart



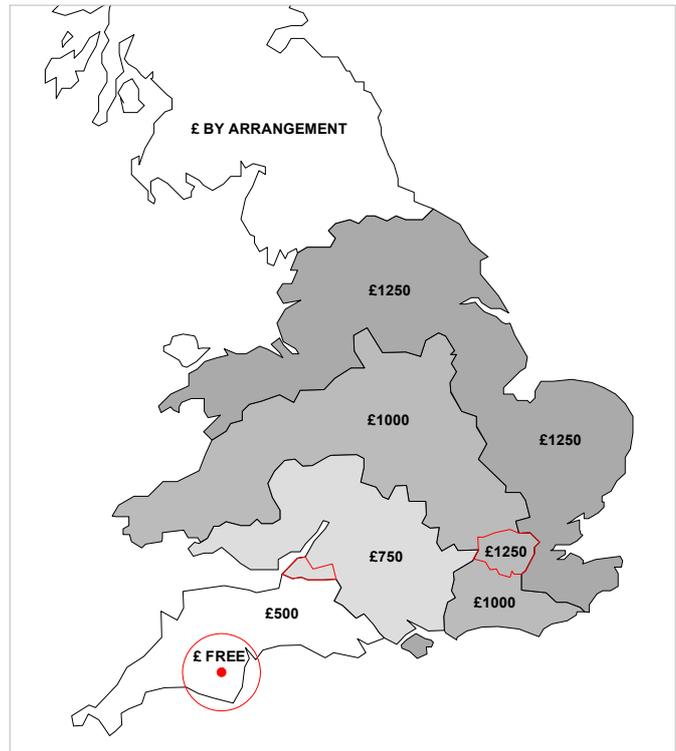
Nola Adjustable from Dunelm

mökki price list



Model	Windows	Internal size	Price (inc. tax)
SC1	3	6.6m2	£13,750
SC2	3	6.6m2	£13,750
SC3	2	6.6m2	£13,500
SC4	2	6.6m2	£13,500
SC5	2	6.6m2	£13,500
SC6	2	6.6m2	£13,500
SL1	3	8.9m2	£14,500
SL2	3	8.9m2	£14,500
SL3	2	8.9m2	£14,250
SL4	2	8.9m2	£14,250
SL5	2	8.9m2	£14,250
SL6	2	8.9m2	£14,250
QC1	3	8.3m2	£13,750
QC2	3	8.3m2	£13,750
QC3	3	8.3m2	£13,750
QC4	3	8.3m2	£13,750
QC5	2	8.3m2	£13,500
QC6	2	8.3m2	£13,500
QL1	3	10.3m2	£14,500
QL2	3	10.3m2	£14,500
QL3	3	10.3m2	£14,500
QL4	3	10.3m2	£14,500
QL5	2	10.3m2	£14,250
QL6	2	10.3m2	£14,250

Delivery Cost



Options

Wiring to additional plug socket locations	£20 each
Internal cabling to external lighting positions	By agreement - approx £150
Floplast mini gutter and downpipe in black	£100
Built-in desk	£300 18mm birch faced plywood (unfinished - we recommend using Osmo Polyx satin clear oil as a finish)

Additional Site Costs

Before accepting an order we will send you our Terms and Conditions Document which contains a questionnaire about your site. A Mökki is usually installed by two people but we may need to bring in additional labour if any of the following applies:

- there is a long, steep or convoluted route from the road to the site
- we need to carry the panels through a house or flat
- the ground is very uneven or there are steps/retaining walls or other changes of level directly around the building
- there is a slope across the site of more than approx 10cm
- there are obstacles in the ground that will prevent us from digging holes for foundations
- there are obstacles or protrusions into the 50cm construction zone around the building

Terms

Prices include all taxes.

All prices include installation.

Please refer to map above for delivery cost.

Payment: 10% door deposit, 40% prior to manufacture, 40% prior to delivery and 10% at key handover.

Lead-in times

Our studios are made to order. We can usually install within about 8-10 weeks of receiving a deposit but please get in touch for the current situation - sometimes we can install much sooner if we have a door in stock.