

# *The Garden Bar Company*



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Company No: 8471631

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## *Entertain in style*

*What better way to celebrate with your friends and family than to entertain them in your very own Garden Bar. A 'Local' so local, it's just across your lawn!*

*The Garden Bar is unique. It's built for snug Winter nights – maybe a few pints beside the fire - as well as warm Summer evenings.*

*Even better it comes with a full service option, so if you want all the fun and none of the work, the Garden Bar Company can do everything for you, from sorting out planning permission through to making sure your Pina Coladas are nice and cold on your terrace.*

*The Garden Bar Company offer a fully functioning garden bar built to the highest standards – yours and ours.*

*We will offer two models of the garden bar, our Classic and the Premier. These units will come pre-assembled and with “fully loaded” products to get you serving immediately.*

*The units will be assembled on site, with the associated services supplied by you, or as part of our full service offer we will install the services, that you request?*

*The Garden Bar Company will also install, as part of the package the best quality products from the coolers to hand pumps, fridges, optics, etc. We can even, advise on ancillary items such as seating, tables etc.*

*Our aftersales service can arrange the supply and delivery of all your wines, spirits, kegs, bottled beers, soft drinks and other sundries.*

*In all, when we leave, you can serve.*

*To see a full specification of the Classic and the Premier please do not hesitate to contact The Garden Bar Company. We will be only too pleased to offer you any assistance in your enquiry and arrange a site visit.*

## *The Garden Bar Range*

### *The Premier Bar*

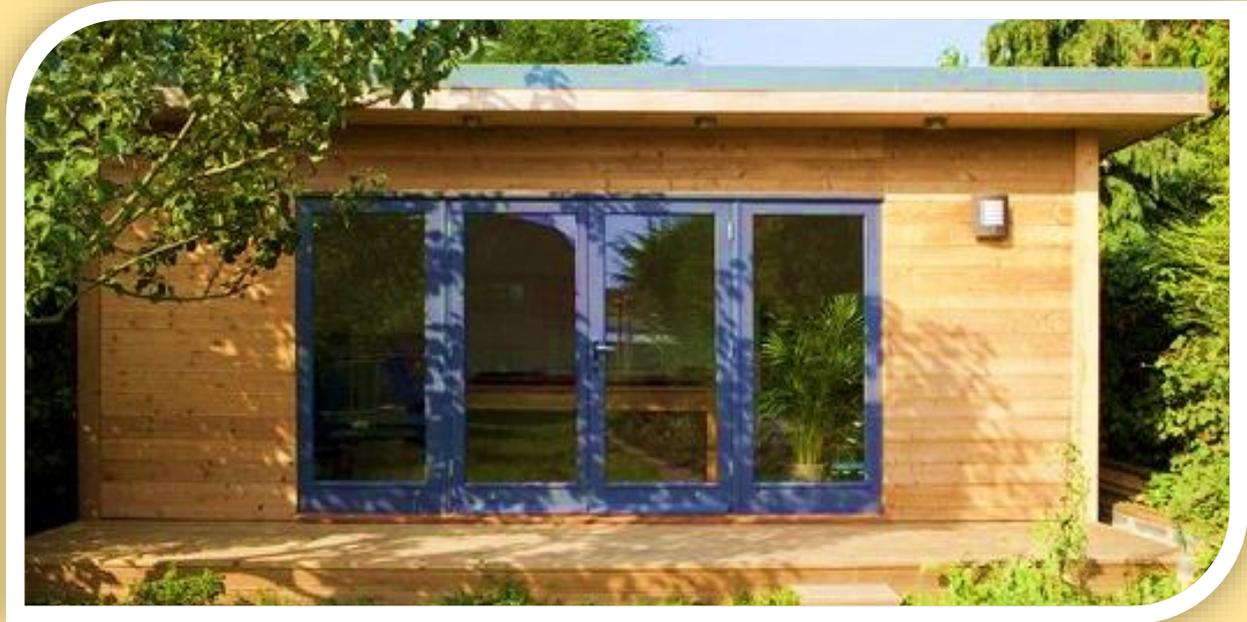


*This is our top-of-the-range purpose built garden bar made from Cedar Wood, with double glazed UPVC windows and French doors. The unit is fully insulated with 3 inches of thermal insulation in the walls and roof, panel heaters. The unit has lighting and a number of electrical sockets including a consumer unit, sink unit, plumbing for a glass washer, ice machine, coffee machine, and a bar. The floor covering will be oak and sealed. All will be designed to the customer's requirements.*

#### *Equipment supplied with the Premier Bar*

<i>1 Flash cooler and beer dispensing equipment for up to 4 lines</i>	
<i>1 Double Bottle Fridge</i>	<i>1 Wine Fridge,</i>
<i>1 Ice Machine</i>	<i>1 Glass Washer</i>
<i>12 x 25ml Optics and holders</i>	<i>24 Pint Glasses</i>
<i>24 x ½ Pint Glasses</i>	<i>24 x 6oz Glasses</i>
<i>24 x 175ml Wine Glasses</i>	<i>24 x 250ml Wine Glasses.</i>
<i>12 Champagne Flutes</i>	<i>12 Brandy Glasses</i>
<i>Ice Bucket</i>	<i>Bottle Opener</i>
<i>Coffee Machine and grinder</i>	<i>12 Coffee Cups</i>
<i>12 Espresso Cups</i>	<i>12 Latte Glasses</i>
<i>Burglar Alarm</i>	

## *The Classic Bar*



*This is our mid-range purpose built garden bar made from Pine T&G, stained and waterproofed with double glazed UPVC windows and French doors. The unit is fully insulated with 3inch thermal insulation in the walls and roof, 2 panel heaters. The unit has lighting and a number of electrical sockets including a consumer unit, sink unit and plumbing for a glass washer and ice machine plus a bar. The main area of the unit will have wooden flooring sealed with diamond glaze. All will be designed to the customer requirements*

### *Equipment supplied with the Classic Bar*

*1 Flash cooler and beer dispensing equipment for up to 2 lines  
1 Double Bottle Fridge  
12 x 25ml Optics and holders  
24 x ½ Pint Glasses  
24 x 175ml Wine Glasses  
Ice Bucket  
Burglar Alarm*

*1 Glass Washer  
24 Pint Glasses  
24 x 6oz Glasses  
24 x 250ml Wine Glasses,  
Bottle Opener*



## *Garden Room/Office Range*



*The Dartmoor has a light, airy and spacious feel. If you like a minimalist style then this is the building for you. The deep windows keep you in touch with the garden and the veranda gives you a cool and dry outside sitting area. We can extend the decking area at the front if you need more outside leisure space.*

*The Dartmoor is the latest addition to our garden room/office range. It's not just a perfect garden room/office, but also your new summer house. The Dartmoor is a contemporary, versatile garden room/office with unlimited potential and sturdy good looks.*



*The Pavilion makes up part of our garden room/office range. The timber building is so much more than just a garden leisure room, it's a versatile garden room.*

*This completely unique building is based on a Georgian design. It offers class with top quality – a completely individual style. A building with true character and functional design.*

## Questions most asked about our Garden Bars

### 1) *Do I need planning?*

*In our experience one out of three timber buildings will need planning permission. Mostly because the properties fall in designated conservation areas, areas of outstanding natural beauty or are a listed property where normal permitted developments rights will have been removed.*

### 2) *Can I move it?*

*Yes all our timber buildings can be relocated. We offer a service where the building can be dismantled and re-built if required.*

### 3) *How long will it take to make?*

*Due to the majority of the fabrication (including painting) taking place in our factory, we are normally able to complete a building within 3-5 days from arriving at your property.*

### 4) *How long will my building last?*

*We anticipate at least a 25 year life expectancy for your timber building providing routine maintenance is carried out.*

### 5) *What happens after I order my new building?*

*Straight away you will be offered a week commencing date for the construction of the building in your garden.*

*Our office support team will then project manage all aspects of the job for you. This includes planning permission (if required) along with base and electrical installations (if required).*

*They will inform you of the progress at all times and always give you adequate notice of work commencement dates in advance.*

***Installation of the building has 3 quality controlled stages.***

#### ***❖ Foundation work***

*This will commence first when our base layer will meet with you to plot out the exact size and your preferred location of the building prior to pouring the concrete. Your garden will be left tidy and clean. (If the base is undertaken by our company)*

#### ***❖ Assembly of your Timber Building***

*Our assembly team will follow soon after with your Garden Bar. The team leader will introduce himself as your point of contact. He will be responsible to you for all aspects of the construction including timetables and quality control. On completion of the building work our team leader will meet with you for a "walk through" to check off all elements of the work and sign a customer satisfaction sheet.*

#### ***❖ Electrical Installation***

*Our electrician will install all the relevant sockets, lighting and heating connections and connect the power supply to the consumer unit in the garden bar. He will ensure everything is working prior to leaving your building ready to use.*

## *Site Preparation and Ground Work for your Garden Bar*

*It will usually take several weeks before your building is ready for on-site construction. During this time our base work team will install a suitable foundation. (Terms & Conditions Apply) Alternatively you could employ your own base work contractor.*

*As our buildings come complete with a timber floor we recommend concrete bases as adequate support to prevent any risk of sinkage or settlement.*

*Remember, the longevity and efficiency of your building depends on an accurate and level foundation. We therefore recommend a minimum of a 100mm (4") thick concrete base. This base will have a damp proof membrane and no deep foundations will be required.*

## *Ordering and Prices*

*The Garden Bar Company offer a 'no obligation site survey' for your garden room where assessment of site access, base, electrical & water requirements and building design layout can be discussed.*

*After a site survey a quotation and drawing will be forwarded to you for your approval. Any amendments to the order need to be in writing so that records can be updated and no items are missed.*

*To confirm the order and delivery a 50% deposit payment is required. We accept payments in BACS, Cheque, Bankers Draft or Credit/Debit Card (Credit/Debit Cards incur a surcharge of 2.75%).*

*On the day of satisfactory completion of your garden bar, any outstanding balance due is required in full.*

*Prices quoted for our timber buildings include the following:*

- ❖ VAT.*
- ❖ Delivery, Installation and Painting.*
- ❖ Connection to the Water and Electrical supply.*
- ❖ We will make the building conversant with your selection, quantity and position of all windows and doors to your requirements.*

*Prices vary depending on the model and size and what special features (if any) are requested.*

## Planning Permission

*If you would like one of our buildings but are unsure about your planning permission obligations, let us make discreet enquiries on your behalf.*

*Experience shows us that planning permission is not normally required for our buildings.*

*In most cases your Garden Bar, Timber Office, Summerhouse, Studio, Gym, Hobby Room, etc. will be allowed without planning approval under the permitted development rights to your property.*

***These rights will generally apply if:***

- ❖ *If your building does not cover over half the area of your garden, and will not be more than 4m (13'1") in total height (None of ours are)*
- ❖ *Is 5m/16'5" distance from the main house and a reasonable space from your neighbours boundary fences are also recommended.*

***Planning permission will be required for garden buildings in:***

- ❖ *Conservation areas*
- ❖ *Listed buildings*
- ❖ *Areas of outstanding natural beauty.*

*The latest planning law also requires that garden buildings will need planning permission if any part of the roof over 2.5m (8'6") high falls within 2m (6'6") of a boundary.*

*As most pitched (apex roof) buildings are 3-3.5m high this rule will apply unless 2m can be left from your boundary fences.*

*However, in our experience of submitting planning permission applications, we have found that this is only a formality and it is extremely rare for garden buildings irrespective of their use to be refused.*

*We can also obtain planning permission retrospectively in most cases.*

*At our free 'no obligation site survey' we will determine the planning criteria for your property and advise you accordingly. If planning permission is required our planning service initiates us as your agent where we will fill in and submit all the necessary forms, architectural and location plans on your behalf. Planning permission normally takes 8 weeks to obtain and we will book the work into our manufacturing schedule to coincide with the expected planning grant time. A fee is payable for this service.*

## Questions most asked about our Garden Bars

### 6) *Do I need planning?*

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## Optional Extras

### For The Garden Bar Range

*Single Bottle Fridge*

*Ice Machine*

*Coffee Cups*

*Latte Glasses*

*Bar Stools*

*50" Flat Screen Tv*

*Dart Board & case*

*Disco & Karaoke Equipment including a selection of lights*

*Outside Tables & Chairs*

*Table or Patio Umbrellas*

*Double Bottle Fridge*

*Coffee Machine & Grinder*

*Espresso Cups*

*Tables & Chairs*

*Projector & Screen*

*Pool Table*

*Wurlitzer Juke Box*

*Patio Heaters*

*Decking to the front of your Garden Bar*

*Paved area to the front of your Garden Bar*

### For The Garden Room/Office Range

*Cedar shingle roof tiles for an "inglenook" look to the roof instead of standard Asphalt tiles that have a flatter slate appearance*

*Velux opening skylights for more overhead light and extra ventilation*

*Internal Partition walls to segregate rooms, complete with door and overhead mezzanine store deck.*

*Supply installation and plumbing of:*

- ❖ WC, Basin and electric hand water heater.*
- ❖ Shower cubicle with electric shower.*
- ❖ Macerator pump (where necessary)*
- ❖ Kitchenette stainless steel sink/drainers with water heater, worktop and cupboard with matching wall unit.*

## After Sales Products

### Draught Beers

John Smiths Smooth  
Bass Smooth  
Boddingtons  
Tetleys  
Flowers IPA  
Toby Bitter  
Worthington

### Real Ales

Courage Best  
Bass  
Flowers IPA  
Hobgoblin  
Dartmoor Jail Ale  
Dartmoor IPA  
Dartmoor Legend  
Bays Gold  
Bays Topsail  
Sharpes Doombur  
Sharpes Cornish Coaster

### Gas

CO2  
70/30

### Glasses

Various sizes and quantities, please ask for further details

### Draught Lagers

Fosters  
Carlsberg  
Becks Vier  
Stella Artios  
Henikein  
San Miguel  
Hoegaarden  
Staropramen  
Tuborg  
Budweiser  
Leffe Blond  
Brahma  
Lowenbrau

### Draught Cider

Dry Blackthorn  
Magners  
Scrumpy Jack  
Strongbow  
Woodpecker  
Addlestons Premium

### Sundries

Line Cleaner  
Glass Washer Solution  
Rinse Aid

Order line number for these products

**01803 897513**

## Contact Details

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