

Why Grand Garages?

Grand Garages evolved from responses to the numerous 'wish lists' and requests received by the Home & Garden Centres on-line store. It became very apparent that there was not only a demand for a high quality, sturdy, secure garage that allowed for extra head height for larger vehicles or those who had roof racks but also for these to be combined with workshops, studios, gamesrooms, home offices etc.

'Grand Garages' addresses this on various levels, providing a range of solutions for each. Applying virtually the same building technology used in the construction of residential buildings up to 6 storeys high, Grand Garages deliver everything from simple, single car garages right up to 21st Century hobby, sports, leisure and home based office "Lifestyle Pavilions".

Making the most of what you have.

Britain has some of the smallest homes in Europe. Progressively over the years, the shortage of development land has caused house-builders to squeeze more and more houses onto smaller and smaller plots, with the result that room sizes, as well as overall internal space has shrunk to almost unacceptable levels.

From selling garden and similar sheds on-line we learned of the growing need that people have for somewhere to store and keep a wide range of personal, sports, and work goods, tools and equipment safely and securely as well as a need for well insulated workspaces for hobby rooms or home offices.

By designing a unique system-built range of adaptable structures, 'Grand Garages' addresses all of these needs. Better still, through clever use of technology and design it does so at remarkably low prices – thus addressing perhaps the most important need, that of 'affordability'.

Designed to be demountable, you can consider your Grand Garage either as a permanent feature of your property, or as something to take with you when you move. Either way, it is bound to keep – and improve – its value, as well as that of your property, wherever you put it. A '*grand*' investment indeed.

Specification - and 'expandability'

Grand Garages' heavy duty, precision manufactured frames enable you, for example, to start with the smallest "Croft" or "Monaco" garage with a low pitch roof that keeps the structure below the planning permission requirement of many local authorities. At this size many people find that DIY erection is possible by 2 people in around one day. As and when the need arises - or the funds become available – you can add to this structure, either at the end, the side, or by replacing the roof - *whenever you want too*.

Foundations

Heavy Duty Polythene DPC 100mm wide 38 x 89 treated sole plate Side fix sole plate clips with masonry nails.

Walls

38 x 89 treated timbers clad in either 15mm OSB ready for painting or to receive subsequent cladding, or 15mm T&G boarding (you can clad over this as well).

Wall Fixings

60mm 'Olympic' style hexagonal headed screw fasteners join panels to sole plate, head binder and adjacent panels—so that they can be demounted again whenever you want to do this.

Windows

Simple timber frames, or uPVC D/G security frames, depending on model.

Roof

Site assembled Half trusses and 9mm OSB connector Plates, screw fixed over 'King Post' at half truss join. 18mm OSB roof deck screw fixed to truss & gables EPDM membrane mechanically fixed at verges, or glued to OSB roof deck. (Maybe run into gutters if required.)

Trim

25x125 fascia & barge boards. 10mm thick cover and post strips screwed in place.

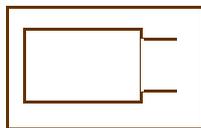
Doors

Vertical T&G boarded, ledged and braced doors (may be replaced, e.g. with heavier or up-and-over doors)

Finish

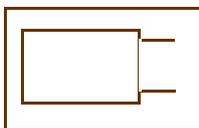
All timber is left untreated to receive your choice of finish.

The Croft



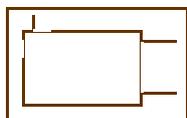
Our Basic '*starting grid*' model. 16' x 10' high security, Orientated Strand Board (15mm) solid walled garage left for you to paint or batten off and clad with render, tiles, or brick slips to match in with your other buildings. Its low, 10' (3m) ridge height keeps it below most requirements for planning permission, but provides exceptionally high 7' 10" opening to take large 4 x 4's and high vans. The entrance is fitted with basic OSB clad ledged and braced doors, but a range of upgrades, including the largest 'up & over' doors, is available. The "Croft" represents Incredible value at only £1999 +VAT

The Monaco



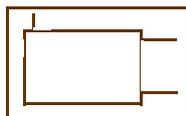
With the same spacious plan and height offering as the "Croft", the "Monaco" comes with 15mm horizontal T&G boarding to the walls (shiplap, featheredge, and log lap options available) and vertical T&G boarded ledged and braced full height doors (other options available). Simply treat or paint to fit in with your environment to be sure of many years valuable protection for your vehicles and other valuables. At a low, low price of only £2845 +VAT this has to be one of the best 'ready to go' deals around.

The Silverstone



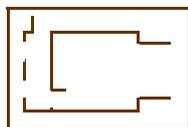
As with the "Monaco", but with ledged and braced side entrance door and fixed pane timber rear window making this ideal for a workshop or store. This has to be one of the best value for money garages on the market at only £2995 +VAT

The Nurburgring



With an additional module, this extended version of "Silverstone" to create a truly Germanic size structure 21' x 10' providing space for extended workshop, potting shed area, or additional storage for garden tools, mowers, etc. £3875 +VAT

The Daytona



Like the "Silverstone", but with rear area divided off and an extra double glazed opening window to form a 'home office', or 'studio' area 5'6" x 10'. Timber joisted cassette floor with ash laminate surface, all 4 walls, floor & ceiling of 'office' area insulated with 70mm rigid foam ready for lining with Sasmox or similar load bearing wall board & immediate decoration after installation of electrical and computer wiring. Doors and Windows upgraded for full security locking. Now you can combine security with the comfort and convenience of working from home for only £4,999 +VAT

With the Grand Garages modular design there are many more variations of design available talk to one of our advisors today!

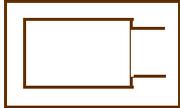
www.home-garden-centre.co.uk info@home-garden-centre.co.uk

01291 437 062

Le Mans



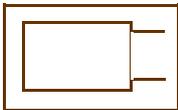
As for the "Croft", but with 55% pitch attic roof, 220mm deep floor joists and 22mm Weatherdeck' boarding to give additional (non standing height) storage space accessed via a wall ladder and open hatch. All roof timbers pre-cut for easy semi professional installation, but scaffold recommended. Solid sheet wall and gable boarding left for you to clad as for the "Croft". £2989 +VAT



The Bremgarten



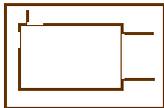
Combining the best of the "Le Mans" and the "Monaco", this fully horizontally timber clad garage with boarded out loft storage gives you a very traditional look for a trulky substantial building. Offering the same T&G, Shiplap, Featheredge, or log-lap options you are unlikely to find anything else at this incredible value of £4,250 +VAT



The Brooklands



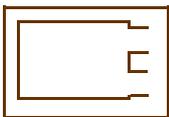
This is the 55 degree roof pitch 1 & 1/2 storey version of the "Nurburgring", but with the addition of traditional direct glaze slit windows in both front and back gables. Your neighbours will surely envy this handsome addition to your property. And they'll be amazed if you let on to them that it only cost an incredibly low £5,750



The Donnington



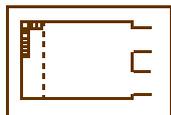
Taking a turn for the better with the roof, this amazing multi purpose building puts a high 50 degree pitch roof with double opening pane windows over the long wall face of the "Daytona" to provide additional head height storage, office or studio space at first floor level and all for as little as £6,975 +VAT



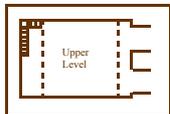
The Brands Hatch



At a massive 21' x 20' the "Brands Hatch" literally doubles the garage, storage, and office or studio accommodation available in the "Donnington". This clever design replaces the wall ladder in earlier models with a proper staircase and provision underneath this for a 'loo'. Enthusiasts will now be able to work on either of their two cars, keep their accounts, and sketch up their designs or paintings from all under the same roof – and all for on £12,500 +VAT



The Goodwood



If you want to keep your cars warm as well as yourself, the "Goodwood" upgrades all the walls, gable ends and the space between all the rafters of the "Brands Hatch" with 70mm rigid foam insulation, the same as that used in the studio/office areas. It also provides pre-cut Sasmox or similar load bearing wall boards for all wall and first floor ceilings. Additionally it adds another double glazed window in the other gable wall to give you lots of daylight. With the 'oxter' walls in the eaves ends set down at 700mm the usable floor area is immense. It really is amazing value at only £14,995 +VAT

The Mallory



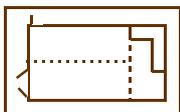
Giving you yet another dimension to your Grand Garage, the "Mallory" replaces the upper floor side windows of the "Goodwood" with 2 attractive 'bonnet dormers' with cottage style windows on each of the roof slopes. This has the effect of increasing the first floor area with more stand up headroom. With this model we now offer 3 options, the "Mallory A", with solid 15mm OSB walls ready for you to paint or clad at with render, brick slips, or tile hanging at the economy price of £16,995 +VAT, the "Mallory B", with ground floor as above, but gables clad in smooth sawn feather-edge boarding for that rustic look at only £17,895 +VAT, or the "Mallory C" with all walls clad in T&G, Shiplap, Feather-edge, or Log-Lap boarding ready for you to decorate to suit your locality at the barely believable low price of £18,950 + VAT

The Rockingham



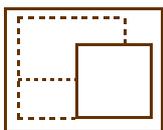
The "Rockingham" upgrades the "Goodwood" yet again to give you a further improved 'Grand Garage'. First, Sasmox or similar pre-cut boarding is now provided for all the ground floor ceilings as well as the walls. Then we add an extra 2-pane security windows into each side wall and each gable. Now you have a light and airy home for your car/s and boat/s, oodles of storage space for mowers, bikes, skis and other sports goods, and a studio, home office, and /or games room. As with the "Mallory" you also get the same 3 choices and all for an astoundingly low prices of 'A' £17,750, 'B' £18,650, or 'C' £19,725 – all plus VAT of course

The Snetterton



With this model you can reduce your garage area and have half of this partitioned off and insulated to form a separate store or work area, complete with insulated joist, boarded and ash laminate finish floor cassettes, and Sasmox or similar load bearing wall panelling on both sides. Again you get the same 3 choices of external wall finish for the bargain prices made possible only through our system approach to engineered timber structures – 'A' £18,995, 'B' £19,589, 'C' £20,650 – all plus VAT

The Thruxton



Add all the wonderful features available in all of the above models and then some and you have the "Thruyton". With a design that has evolved to deliver a fully featured '*leisure pavilion*' for the 21st Century, one side window, one gable window and one pair of garage doors have all been replaced with French doors. We've then added a spacious wrap round corner sun and shade deck and a balcony that doubles as a car-port. Take your pick of 'A' £28,785, 'B' £29,379, 'C' £30,440 - +VAT

*** All prices exclude delivery**