

Lushington Garden Buildings Ltd

LUSHINGTON HILL - WOOTTON BRIDGE - ISLE OF WIGHT - PO33 4NR

Telephone: 01983 882216 / Fax: 01983 884442

e-mail: info@lushingtongardenrooms.co.uk

Registered in England No 4417919 ~ Registered Office : 16 Quay St Newport IW PO30 5RG

Directors: PT, JA & MD Young

VAT No: 795 2787 66

1

Name: Mr & Mrs S Hutchings

Invoice No: 23248

Address: 'Gate House'
Gate Lane
Freshwater
Isle of Wight PO40 9QT

Invoice Date: Tuesday, 23 March 2010

Telephone: [REDACTED]

Order Date: Wednesday, 3 February 2010

To Supply and Deliver :

One ~ 13' X 31' LGB Internally Lined Double Glazed Farringford Garden Room as per your acknowledgement of order and receipt for deposit dated Monday, 15 March 2010.

£ p

[REDACTED]

DELIVERY: Tuesday, 6 April 2010.

Sub Total

Erection Charge

Nett Total

VAT @ 17½%

TOTAL ORDER

For Office Use Only

Full Payment Received with Order

£0.00

Deposit Received with Order

Balance Required

Full Payment Received with Order	£0.00
Deposit Received with Order	[REDACTED]
Balance Required	[REDACTED]

Sub Total	[REDACTED]
Erection Charge	[REDACTED]
Nett Total	[REDACTED]
VAT @ 17½%	[REDACTED]
TOTAL ORDER	[REDACTED]

Lushington Garden Buildings Limited

LUSHINGTON GARDEN BUILDINGS - LUSHINGTON HILL - WOOTTON BRIDGE - ISLE OF WIGHT - PO33 4NR
Telephone : 01983 882216 Fax 01983 884442 Mobile 07703 285378 email info@lushingtongardenrooms.co.uk

www.lushingtongardenrooms.co.uk

Agents for AGL, Alton & Robinsons Greenhouses
Agents for Alexander Rose Iroko & Teak Garden Furniture & Habasco Cane Furniture

Agents for Arctic & Coyote Spas, Hot Tubs & F-CLOR Spa and Pool Chemicals
Suppliers and Manufacturers of LGB & Forest Heavy Duty Purpose Made Sheds, Workshops, Garages,
Summerhouses, Cabins, Studios & Garden Rooms

Registered in England No 4417919. Registered Office, 16 Quay Street, Newport, Isle of Wight, PO30 5BG.
Directors PT, JA & MD Young

VAT No. 795 2787 66

Monday, 15 March 2010

ORDER No 23248

ACKNOWLEDGEMENT OF ORDER & RECEIPT FOR DEPOSIT

13' X 31' LGB Internally Lined Double Glazed Farringford Garden Room

External height at eaves, 8'2". External height at ridge apex, 10'11". Internal height at eaves, 7'2". Roof Pitch 22½°.

Dear Mr & Mrs Hutchings

We have pleasure with enclosing our acknowledgement of order, receipt for your deposits and a dimensioned Cad Drawing to supply, deliver and completely install a 13' wide X 31' deep LGB Internally Lined Double Glazed Farringford Garden Room.

Garden Room Shell :

To supply a 13' wide X 25' deep LGB Garden Room shell including a 2-sided felted roof pitched at 22½°, four side wall cladded sections, a heavy duty timber floor and 'Double Vac' pressure treatment throughout, (no doors or windows are included within the basic shell). Please refer to the attached specifications for additional information.

Front Veranda :

One, 13'0" wide X 6'0" deep enclosed front veranda to include a 6'0" deep roof overhang canopy, four 3"² vertical support posts, a slatted decking floor and 30" high spindled front/side balustrading between the posts.

Doors & Windows :

One pair of LGB 3'10" wide X 6'6" high, 4-pane, open out, double glazed French Doors, the doors are hung in a purpose made outer weather sealed frame which includes a hardwood sill/threshold. (Code Pattern 2XGG)

Two, Jeldwen 30" wide X 4'0" high, 2-pane, double glazed, fixed/opening side hung weather sealed window frames. (Code LEW2N12C)

Three, Jeldwen 5'10" wide X 4'0" high, 3-pane, double glazed, fixed/opening side hung weather sealed window frames. (Code LEW312CC)

One, Jeldwen 3'0" wide X 1'6" high, 1-pane, double glazed, top hung opening weather sealed fanlight window frame. (Code LEW2N04A)

Continued

One, 31" wide X 39" high GGL PROTEC-STAR centre pivot opening Velux Roof Window including an operating handle and flashings for a slate roof.

Internal Lining :

To internally line and insulate the garden room floor, roof and four side walls including fitting two separate cavity wiring (only) rings, (one for lights and one for plug sockets). The internal lining on the side walls and roof consist of fitting Isover Wool cavity insulation in the 3" deep cavity and covering with a 3/4" X 5" tongue & grooved treated 'V' board timber cladding. Architraves are fitted around all door and window frames, cover strips or a quadrant beading is fitted over all other joins. The inside floor is battened and insulated with 1" thick sheets of polystyrene insulation which is laid directly onto the main timber floor boards, a 1" thick tongue & grooved treated floor board is secured to the battens to provide the finished floor. A skirting board is fitted around the edge of the floor. *(Materials Only, on site labour listed below)*

Internal Partitions :

X1, 7ft & X1, 4ft wide internal partition which is to be fitted under a mezzanine floor. Each partition is insulated with Isover Wool insulation and is cladded with a 3/4" X 5" tongue & grooved 'V' board timber cladding on both sides. A 2'6" wide door will be fitted into the 4' partition. Architraves are fitted around the door frame, cover strips or quadrant beadings are fitted over all other joins. A skirting board is fitted around the edge of the floor.

Internal Mezzanine Floor :

To construct a 13' wide X 6' deep internal mezzanine floor above the 7' X 4' and 7' X 8' areas at the back of the garden room. No access ladder or balustrading is required as the mezzanine floor will be used for storage only. The mezzanine floor will consist of securing 1" X 5" tongue and grooved floor boards onto 6" X 2" floor joists which will be secured to the side walls and partitions of the garden room. The underside of the mezzanine floor joists will be cladded with 3/4" X 5" tongue & grooved 'V' board lining cladding. Architraves, cover strips or quadrant beadings are fitted to cover joins and finish exposed edges. The minimum internal height clearance under the mezzanine floor will be 6'6".

Spanish Riven Roof Slates :

Grey/black Spanish Riven Roof Slates, pressure treated timber battens, waterproof breathing membrane felt, all fixings and a black concrete ridge tile. The price also includes on site fitting.

Guttering :

Black round guttering and a down-pipe, (one for each side of the roof eaves).

Floor Bearers :

X20, 13', 3" X 2" pressure treated floor bearers. The bearers will be evenly spaced and packed level onto the existing and extended uneven oversized concrete base to level and evenly support the floor and prevent any part of the building from having direct ground contact as well as providing air circulation under the floor.

Mr

LUSHINGTON GARDEN BUILDING LTD
WOOTTON

Gravel Boards :

Perimeter base gravel boards of the garden room to cover a bearers.

and the bottom level the floor

Planning Application :

Planning application to inc copyright.

nce & Survey

CONTRACTED TO A & C

Site Clearance :

To completely remove and block/corrugated worksho foundation/floor.

X 35' concrete
even concrete

Base Preparation :

To extend the existing uneven concrete floor/roadway approximately 125²' to provide a hard standing for the complete foot print of the garden room.

Site Assembly :

To assemble the garden room onto floor bearers onto the existing/extended concrete base including fitting the gravel boards and velux roof vent.

Internal Lining :

On site labour to internally insulate and line the garden room.

ALL OF THE ABOVE PRICES INCLUDE VAT

Total Cost Excluding VAT

17½% VAT

Total Cost Including VAT & Delivery

Less planning deposit paid by card Wednesday, 11 November 2009

Less deposit paid by card Wednesday, 3 February 2010

Balance payable to Lushington Garden Buildings on completion

Balance payable to A & C Installations on completion

Site Clearance & Preparation of Concrete Base

Monday 8 – Friday 12 February 2010

Garden Room Delivery & Site Assembly

Tuesday 6 – Friday 16 April 2010

We take this opportunity of thanking you for your order and wish you every success with your new
bed room.

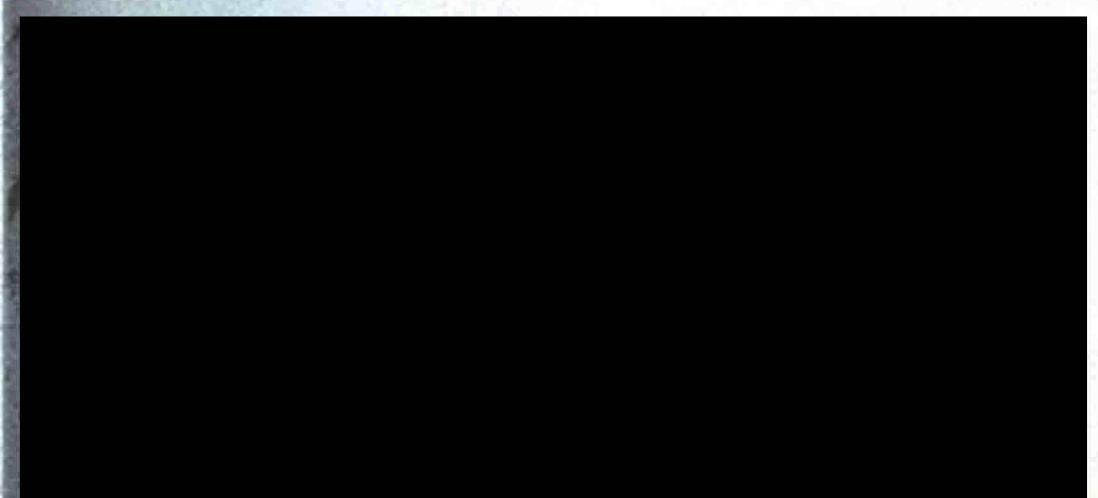
Please check the specifications detailed on the acknowledgement and immediately notify any errors or
amendments you may require.

Invoices will be submitted on completion. Full payment is required within seven days of completion.
Lushington's payment terms our cash, cheque or major credit cards. A & C Installations payment terms our
cash or cheque.

The approved Planning Application papers supplied by the council have been enclosed. The
conditions need to be read carefully as the council require information on your proposed boundary
location plan which can not be answered until you make a final decision on the removal of the
existing bank and present screening which has not really been disturbed. The council has asked for a
plan to be returned to them to confirm the commencement of works to enable them to make sure the
conditions have been carried out.

If you have any queries please do not hesitate to contact me at Lushington Garden Buildings, we are always
willing to assist.

Yours sincerely



PAUL YOUNG
Sales Director

Mr & Mrs S Hutchings
Gate House
Gate Lane
Freshwater
Isle of Wight PO40 9QT

