

EUROPEAN CABINS

Range and Design Our European range includes Summer houses, corner and hexagonal cabins, home offices, workshops and garages. Each building is designed for an easy assembly and quality finish, both interior and exterior. The interlocking log design allows for a smooth internal finish maximising the space, provides added strength and is aesthetically pleasing. This also allows for any further insulation if desired.

Extras and Alterations We are able to offer upgrades to many of the buildings and due to the flexibility in design and manufacture we are able to offer the extras listed below:

Terraces These are available in 1.2m / 1.5m and 2m depths.

Doors and Windows Our buildings can be adapted to suit your needs either by moving windows and doors or providing additional windows and doors. This provides the ultimate flexibility in maximising light, access and convenience. For all alterations and additions to standard buildings adequate drawings and measurements must be provided.

Roof Shingles We also provide hexagonal and rounded roof shingles in black, red and green to improve the appearance of the building.

Extra Logs Extra logs are available in all sections and lengths enabling the end user to increase the height of the building.

Insulation We are also able to supply insulation packs for the roofs and floors. This can be installed if the delivery and assembly service is accepted. (Please note this is not available on the corner and hexagonal buildings)

Treatment Excluding the floor beams which are green pressure treated, all our European buildings are supplied untreated. We recommend all buildings are treated within 1 to 2 weeks after assembly with an appropriate product for outdoor use, planed and kiln dried timber (not rough sawn). Please speak to KDM's distributor for some professional advice on the correct preservative and colours you require.

It is very important the timber is treated with a wood preservative to protect it from rot or decay and is also weatherproof. These are often combined into one product.

Delivery & Assembly When purchasing the European Cabins KDM offer an independent delivery and assembly service throughout England and Wales. There are three options available when purchasing the European cabins:

- a) Own collection ex-depot
- b) Delivered to customers site*
- c) Delivered and assembled on customer's pre prepared site*

Should you not choose the assembly service the cabins come with clear and easy assembly instructions. It is very important these instructions are followed correctly as we will not be liable for any errors or damages in assembly.

Additional Important Information

After ordering one of the European cabins the customer will be sent by post some additional important information on:

Planning permission & building regulations

Preparing for delivery of your building

Base preparation and minimum sizes

Delivery of your building

Balance payment terms

Contact details

Aftercare advice

* Production of European cabins and the delivery and assembly service is provided by an independent contractor who will make direct contact with the customer regarding the additional important information above. Please note that if the assembly service is selected it is the customers responsibility to ensure the site preparation is to the correct standard and requirements on or before the day of delivery. In the event this is not prepared to the correct standard the contractor may refuse to assemble the unit or assemble the unit entirely at the customers risk.

IMPORTANT INFORMATION

Planning Permission & Building Regulations

New regulations came into effect on 1 October 2008 relating to outbuildings, sheds & log cabins. Generally they are considered as permitted development. However there are new limits & conditions which mean you may need to seek planning permission.

If in doubt we do suggest you check with your local planning authority.

Examples of where you may need to seek planning permission are:

- Your outbuilding is forward of the principal elevation fronting a highway.
- The maximum eaves height exceeds 2.5 metres and maximum overall height exceeds 4 metres with a dual pitched roof or 3 metres for any other roof. (None of the European Log Cabins are higher than this)
- The maximum height is greater than 2.5m within 2 metres of a boundary.
- No more than half the area of land around the 'original house' would be covered by additions or other buildings.
- The log cabin is to be erected in the grounds of a listed building, a conservation area or green belt land.

This information is a guide, and not a definitive list of all situations where planning permission may need to be obtained.

If you have access to the internet then you may find the website www.planningportal.gov.uk useful.

Building regulations also vary from area to area. Although our European Log Cabins comply with the rules in most areas, you may need to check the requirements of your local planning authority. Building Regulations will apply if you are going to convert one of our buildings to include sleeping accommodation.

KDM International Ltd can not accept liability in any cases where a European Cabin has been erected without the necessary planning permission or where the necessary building regulation rules have not been followed.