

Price Guide

Swimming Pool Packages

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BUILDINGS

Package Details

Building Size	36' x 20' (10.97m x 6.09m)	41' x 21' (12.50m x 6.40m)	47' x 26' (14.02m x 7.92m)	50' x 30' (15.24m x 9.14m)	58' x 30' (17.70m x 9.14m)
Building Style	Gable Front	Gable End	Gable End	Gable End	Gable End/Front
Pool Size	26' x 13' (7.93m x 4.00m)	31' x 13' (9.45m x 4.00m)	36' x 15' (11.00m x 4.60m)	34' x 15' (10.36m x 4.60m)	40' x 16' (12.20m x 4.90m)
Norwegian Log Building Price	£74,000.00	£84,000.00	£98,000.00	£110,000.00	£148,000.00
Ground Works & Foundations	£12,000.00	£15,000.00	£18,000.00	£20,000.00	£23,000.00
Pool Price	£38,000.00	£42,000.00	£46,000.00	£46,000.00	£48,000.00
Plumbing & Heating (incl. sanitaryware)	£7,000.00	£7,000.00	£7,000.00	£7,000.00	£8,500.00
Environmental Control System	£16,000.00	£16,750.00	£17,000.00	£19,000.00	£22,000.00
Electrics - Power & Lighting	£4,000.00	£5,000.00	£6,000.00	£6,000.00	£6,000.00
Internal Floor Drainage	£1,500.00	£1,800.00	£2,000.00	£2,250.00	£2,500.00
Floor & Wall Finishes	£4,500.00	£5,000.00	£5,500.00	£9,000.00	£14,000.00
Planning & Building Regulations Package†	£4,500.00	£4,500.00	£5,000.00	£5,500.00	£6,000.00
Total Package Price (excl.VAT)	£161,500.00	£181,050.00	£204,500.00	£224,750.00	£278,000.00
Optional Extras					
Extra Over Cost for 150mm (6") Laminated Log	£9,000.00	£10,000.00	£12,000.00	£13,000.00	Standard
Glazed Gable	£2,500.00	N/A	£2,000.00	£2,250.00	£4,000.00
Velux Rooflight - GGL M08 1400mm x 780mm (each)	£750.00	£750.00	£750.00	£750.00	£750.00
Automated Electrically Operated Pool Cover	£11,250.00	£12,000.00	£13,500.00	£13,000.00	£14,500.00
Counter Current Swimming Device	£4,000.00	£4,000.00	£4,000.00	£4,000.00	£4,000.00

The above prices are a guide only and are subject to local conditions, a site survey and a detailed quotation from a specialist pool contractor.

† Planning and Building Regulation application fees are excluded. Any additional requirements of Building Regulations including Air Testing the Structure and Fire Retardant treatment are not included above.

No allowance has been made for Mains Services (Electric, Gas, Water, Foul and Stormwater Drainage) and Removal of Spoil from Site. HSE and Scaffolding requirements will be assessed as part of the site survey and additional costs charged where necessary. All prices are based upon sites within a 70 mile radius of Reading and exclude V.A.T.

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Log Pool Enclosure

External Walls & Partitions

Insulated Log system incorporating 75mm (3") laminated double tongue and grooved interlocking log with draught-proof profile corner joints, insulation and split log profiled cladding finish internally. Integrated wind posts are incorporated where necessary with an allowance for natural settlement. Base log to external walls incorporates a cill projection with drip detail. Note: 150mm (6") laminated log used as standard for buildings with a floor area greater than 150m².

Roof Construction

Internally finished with a tongued and grooved boarding, spanning between laminated beams, purlins and cranked arch beams incorporating insulation to form a warm roof with a 'U' Value = 0.22 W/m²K conforming to Building Regulations.

Roof Finish

Heavy duty Norwegian glassfibre reinforced bitumen shingles securely fixed to top board.

Joinery

High performance doors and windows manufactured in laminated Nordic softwood and double vacuum impregnated. The fully reversible window design offers excellent security benefits with lockable handles and toughened low 'E' sealed double glazing as standard. High quality pine panel internal doors fitted with lever lock furniture or bathroom indicators as necessary.

Rainwater Goods

PVCu guttering with down pipes and all fittings as necessary.

Timber Preservative Treatment

All logs are aged North European spruce heartwood with a long growth period, kiln dried and stress graded where necessary to very high Norwegian standards. All timber is treated on site to client's colour choice with specialist spray water based treatment system.

Planning and Building Regulations Package

Pack includes architectural drawings, structural calculations and technical data to make an application for Planning and/or Building Regulations approval. Plan and Inspection fees are not included.

Optional Extras

Rooflights - Velux GGL M08

780mm x 1400mm double glazed rooflight including rod for opening and weather flashing as necessary.

Gable Glazing

Incorporate into the timber frame gable walls purpose made fixed glazed sections with toughened low 'E' sealed double glazing.

Swimming Pool and Associated Work

Ground Works & Foundations

Excavate and construct strip foundations for pool building, maximum 1.00m deep and brickwork from top of foundation to damp proof course. Concrete oversite incorporating insulation to meet Building Regulation requirements and screed ready to receive floor finish.

Swimming Pool

Reinforced concrete pool shell. Internal sand/cement waterproof render. Floor to be formed from reinforced concrete. Constant depth of 1200 mm. Mosaic tiles with contrasting edge tile around perimeter of pool. Filtration system, pumps and all pipework. Underwater light and heat retention cover and manual roller. Pool and ancillary equipment built to SPATA standards.

Plumbing & Heating

Gas fired boiler system serving air, pool water and pressurised hot water system. Cold water and waste service to sanitaryware including wc, basins and shower where indicated. All gas pipe work to be installed to GAS SAFE standards.

Environmental Control System

Heat pump based environmental unit including fresh air ventilation. Warm air to be distributed to glazed surfaces via an underfloor duct work system. Supply and return air grills to be included. Energy saving controls to be installed wherever appropriate to meet the requirements of Building Regulations.

Electrics & Lighting

Main distribution board with all necessary RCCD protection including lighting and power circuit wiring and a combination of spot and bulk head light fittings. Pool control panel with all necessary timers Conforming to IEE regulations.

Internal Floor Drainage

Internal surface water drainage channels and outlets to match floor finish, to be connected to foul drainage system.

Floor & Wall Finishes

Slip resistant floor tiles with matching skirting tiles to all areas except plant room. Skirting tile to be fixed to wall around perimeter of pool room. Wall lining and glazed wall tiling to shower area only.

Optional Extras

Automated Electrically Operated Pool Cover

Automatic slatted pool cover, to reduce evaporation from unused pool. Electrically operated.

Counter Current Swimming Device

Counter current device built into pool wall to provide resistance swimming and hydro massage jet.

(The above description is indicative only, please consult your local swimming pool contractor for specialist advice and a comprehensive specification)

