



The Trentan Garden Room Collection





INTRODUCING

1st Choice Leisure Buildings

Established in the 1970s as a small local manufacturer of timber garden buildings, 1st Choice Leisure Buildings have grown and developed over this time and we are proud to now be recognised as one of the most respected names in the industry countrywide. Owned and operated by the same family to this day, we remain true to our original core values of honesty and integrity - always offering the highest quality buildings at the fairest prices – and are always happy to offer any help and assistance that you may need to find a building that will genuinely enhance your life.

Whilst our expertise allows us to offer everything from a small tool shed right up to a steel-framed industrial building, one of our main areas of expertise is in the supply and installation of high quality home offices and garden rooms. We are unique in offering a wide range of buildings in both the traditional sectional building form and the increasingly popular interlocking log cabin style so you are assured that all advice given is genuine, impartial and based on years of experience. Whichever type of building fits your needs the best, our wealth of experience in all aspects of this industry guarantee a building that is visually attractive, fit for purpose and ideal for your needs.

Having been popular in the cold climates of Scandinavia and the Baltics for centuries, the interlocking log cabin construction method has only gained a real foothold in the UK over the course of the past couple of decades. As a relatively new industry in this country there are a lot of people claiming to be 'experts' so it is imperative that the company that you choose to install your new garden room know what they are doing and are qualified to advise you accordingly. Our background initially may have been with buildings in the traditional sectional building format but we have been offering interlocking log cabin buildings since the arrival of that concept in the UK, and we can now boast a wealth of experience in both fields.

Our Trentan range - as detailed in this brochure - is our exclusive collection of the finest quality standard (fixed-design) buildings which we are able to offer at the best prices due to this standardisation.

We are your ideal destination for garden buildings of every type and offer a vast display of buildings from across our ranges at our extensive display centre which is located in the beautiful Surrey countryside. Upon your arrival, our expert advisors will welcome you and, after discussing your requirements, show you examples of suitable buildings that we can offer. If you feel it would benefit your project, we are happy to follow this up with a local site visit to measure up and advise on the suitability of your site for your chosen garden room and answer any queries that you may have from the comfort of your own garden.



Our Trentan range of interlocking log cabins have been described as stunning, natural and versatile and, with them being made to the very highest quality that you will find in the UK, who are we to disagree? We use only the finest, slow-grown, Nordic Spruce to manufacture the chunky log walls ensuring a solid, long-lasting structure which is capable of withstanding everything that the variable British climate can throw at it. Tightly controlled manufacturing processes, facilitated by the latest high-tech milling machinery, guarantee a dry, weather-proof structure, that will provide decades of use. Our main sales office is a Trentan log cabin and we can attest to the fact that it is a warm, light and airy environment from which to work.

We are able to offer this exclusive collection of log cabins at the very best price due to the standardised nature of their design: this streamlines production and allows us to keep pricing down without sacrificing the quality of the product (it also means that they are generally held in stock here in the UK for quick delivery to anywhere in the mainland United Kingdom). These buildings are ideal for many uses and often serve as home offices, games rooms, garden bars, gyms, occasional guest bedrooms and even retail and commercial units. Every cabin leaving our factories will have been designed and the manufactured with

the utmost care under processes adhering fully to ISO 9001 quality assurance standards.

Each Trentan log cabin is fitted with the highest quality handles, hinges and fasteners and, whether you choose an apex, pent, 'clockhouse' or hipped roof design, there is no need to worry about heat loss as double glazing is fitted as standard and there is an option of a fully insulated roof to keep the heat in during the colder months and the heat out during the summertime.

Our ultimate goal with everything that we offer from our Trentan range of interlocking log cabins and garden rooms is to offer a building which will meet and exceed the expectation of the customer whilst adding a unique style to their garden. We are not the cheapest on the market but we are confident that we really do represent the best value for money building when you factor in the high specification of materials and components. Our pride in our product wouldn't allow anything else.



Specifications vary from model to model
and are subject to change without notice.
All sizes are nominal. E&OE.

INTRODUCING THE TRENTAN RANGE OF LOG CABINS

SPECIFICATIONS

The Trentan range is a collection of standard building kits made to a high specification at affordable prices. The general specification will vary so we have put together this handy general guide. Please do consult our specification booklet for model-specific information or ask for further information if required.

WALLS

Made from the finest slow-grown Nordic Spruce timber, the overlapping corner joints ensure a weather-tight and snug structure which you will be able to enjoy year-round.

INSULATION

Whether the building that you choose has 44mm or 70mm logs you will be surprised at how much heat is retained within its walls. To make this a true four-season building we recommend the addition of the insulated floor and roof package (see page 15) which will keep the heat in during the cold winter months and the worst of the heat out during the heat of the summer. Please note that there are some occasions when slight modifications are made to the design of the building to accommodate the insulated roof; please see the specification booklet for further information.

FLOOR

Sturdy 18mm T&G boards come as standard and these are set atop a chunky pressure treated timber frame.

ROOF

Constructed of sturdy 18mm T&G boards set on purlins and rafters as necessary. The roof of all Apex and Clockhouse designs is covered with a decorative felt shingle in a choice of black, brown, green or red whilst the roof of all Pent models is covered with the finest graded of Polyester-based rolled roofing felt. There are various different roof coverings available (see pages 12-13).

STYLES

Our range features a wide range of differing styles in standard popular sizes to suit most situations. Roof styles will include a selection of apex, pent, 'clockhouse' and hipped designs.

HEIGHTS

Buildings with an overall external ridge height not exceeding 2.5m can usually be erected without any permission under Permitted Development rights (though please do check this with your local authority as this can vary). Many – but not all – of our cabins are manufactured with a ridge height of 2.5m or less but please consult our product specification booklet or ask for clarification on the overall heights of the specific model. Permitted Development usually also allows for installation for taller buildings but these must then be positioned at least 2m from any boundary.

DOORS

All doors are manufactured using a mix of the finest Nordic Spruce and Pine. Where glazed they are then fitted with 14mm thick double glazed units as standard and feature a draught excluding gasket - to ensure a warmer cabin - as well as a low metal entry sill to ensure easy access. Please see pages 10-11 for further information.

WINDOWS

All windows are manufactured using a mix of the finest Nordic Spruce and Pine, and glazed with 14mm thick glass on Nordic grade windows) and feature a draught excluding gasket and aluminium water gutter to keep the warm in and the weather out. Many windows are the European style inward-opening tilt and turn style. Please see pages 10-11 for further information.

1st Choice

Leisure Buildings

Our range of Trentan interlocking log cabins are manufactured in our factories in Tartu, Estonia – right there at the heart of the traditional interlocking log cabin market – allowing us to tap in to those centuries of hard-earned experience. We now operate three factories in the area which specialise exclusively in the manufacture of quality log cabins and the associated joinery. There are 250 employees spread across the three sites who, between them, produce around 35,000 buildings per year (around 1,200 fully loaded articulated lorry loads!)



MANUFACTURING PROCESS



There are a large number of different standard designs in our range with the vast majority being constructed from either 44mm or 70mm thick wall logs. All timber is FSC®-Certified slow-grown Nordic Spruce which we have chosen for its natural hardness, long life-span, structural resistance and aesthetic appearance which is brought about by the very slow growth of the tree due to the very long and harsh winters.

Our cabins are supplied throughout Europe and internationally to countries as diverse as Australia, Japan and the United States so you can rest assured that they are well engineered to cope with all weathers. All wall logs feature a double tongue and groove design as well as a well-refined windlock corner joint system to ensure the weather is kept outside whilst you sit, comfortable, inside your garden room whatever the season.

Our priority is to ensure that all buildings are manufactured to the highest specification and that only the finest quality products leaves our factory. Respect for the environment is also a priority and all timber is sourced from forests managed in accordance with FSC® rules.



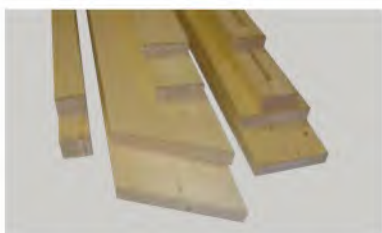
Slow-grown Nordic Spruce is used for all wall logs to maximise timber stability and longevity.



All windows are double glazed and feature a draught excluding gasket to ensure a warmer cabin.



Our double tongue and groove wall profile provides a wind-tight connection to ensure a warm cabin with no leaks.



All fillets, beadings and mouldings are included.



Pressure treated floor joists protect the floor against rot.



Fixings and assembly instructions come with every building should you wish to self-build.



18mm tongue and groove floor and roof boards are standard (this is equivalent to what you will find in a house)



A storm brace – either an internal wooden brace or a threaded rod depending on the exact building design - protects your garden room from strong winds.



We carefully pack every cabin on a real wooden pallet and wrap them with a UV protective cover before tightly banding the entire package. This protects your new garden room from the elements whilst it is being shipped from the factory to your garden.



3D adjustable hinges are fitted to all doors to enable simple seasonal adjustments.

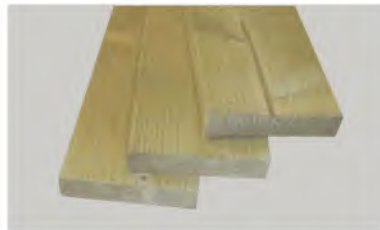


Many buildings are supplied with decorative Georgian glazing bars to offer a choice of styles.

BUILDING FEATURES



External doors come with cylinder locks as standard.



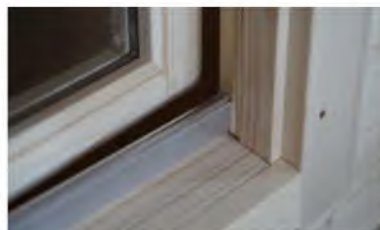
Terrace/veranda floor boards are all pressure treated for long life.



Aluminium thresholds are fitted in order to protect door openings.



Many buildings in the Trentan range feature an advanced inward-opening tilt and turn system.



All inward opening windows benefit from aluminium water gutters to aid weatherproofing.



Low sill to entry doors to enable easy access to building.



DOOR AND WINDOW QUALITY



Trentan log cabins boast the finest joinery in the industry



Key features of our standard Double Glazed windows and doors:

- All doors and windows are very solid and robust in construction and are manufactured in our own extensive joinery workshop.
- We use a carefully selected mix of Nordic Spruce and Pine for our doors and windows as this ensures a structurally sound piece of joinery with a fine smooth finish.
- All glass is double glazed as standard (this is the UK, after all!)
- All inward opening windows are fitted with an aluminium water gutter to prevent water ingress.
- All external locks are fitted with a Euro cylinder lock and handle.
- Rubber draught excluders fitted to all doors and windows.
- Sprung door lock to all external doors with exchangeable barrel.
- 3D adjustable hinges to doors for easy seasonal adjustments.
- Aluminium thresholds to protect door openings.
- Many buildings feature an advanced inward-opening tilt and turn system (please consult specification sheets for details of specific models).
- Many building supplied with decorative Georgian glazing bars to offer a choice of styles.

PENT ROOF COVERING

ROLLED ROOFING FELT

As standard we supply a high-grade of Polyester based mineral covered rolled roofing felt for all pent roof cabins.



EPDM

Our Firestone RubberGard EPDM LSFR (Low Slope Fire Retardant Roofing Membrane) is one of the best and well known in the industry and we can offer this as an optional upgrade on Pent cabins. Our EPDM roofing upgrade comes with the glue and sufficient material to cover your cabin roof for a maintenance-free roof which will truly stand the test of time.

When EPDM is specified we use the correct grade of water-based flexible EPDM adhesive and fit gutter trims to the low edges of the roof deck for a tidy finish.



APEX ROOF COVERING

FELT SHINGLES

All apex and hipped-roof buildings are supplied as standard with a quality decorative felt shingle. These glue-backed shingles are manufactured by Shinglas / Mida and conform to EN544. With a thickness of 3mm, they come in a choice of four colours as shown. These attractive square-cut tiles represent a softer, longer-lasting alternative to the traditional rolled roofing felt option.

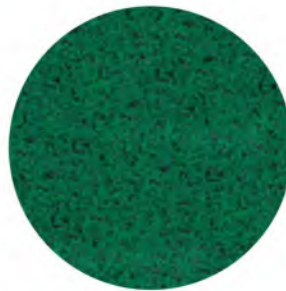
**Black Shingles
in position >**



Black



Brown



Green



Red

Due to limitations in the print process, the colours shown in this brochure are for reference only.



SLATE EFFECT TILES

If you are looking for the Rolls-Royce of roofing options then you should consider our Slate Effect Tile option which is available as an upgrade on apex style (excluding Clockhouse) buildings. This wonderful looking long-lasting (the manufacturer suggests a 50 year service life) really add a certain something to the impact of your new building. Please ask for further information.

Once you have settled on your ideal new garden room, we will arrange for this to be delivered direct to your location using a crane-equipped lorry. A lot of people like the challenge of installing the building themselves as a DIY project but we do always recommend that our professional install teams erect them wherever possible as their years of experience are invaluable and allow the simplest possible installation.

You can take advantage of as many or as few of the services shown here as you require. As a family concern we always aim to offer the same high degree of service as we would expect to receive ourselves, and we only work with people who hold a similar philosophy. It has taken a lifetime in this industry to build up a network of reliable, conscientious tradespeople that we are proud to have as part of our team. Please see our price list or contact us for full details of the costs involved with these options.



TIMBER SUBFRAME BASE

This is surely the ideal base for your new Trentan garden room as this can be installed at the same time as installation thus cutting down on overall lead time. The sturdy frame will be constructed using sturdy 100mm x 47mm structurally graded C24 Spruce which is subjected to an enhanced pressure treatment process. The cross members are set at centres between 35cm and 42cm (depending upon the cabin size) and, where posts are set in the ground, an indestructible recycled plastic post will be utilised to ensure the base lasts every bit as long as your building. If the base is to sit on a particularly uneven surface - or disturbed ground - then please consider our heavy duty timber subframe base option.



INSTALLATION SERVICE

We offer a full building installation service for all of our buildings. All works are carried out by an installation team who are so familiar with our range that they rarely have to consult the plans; it's all second nature to them, and they know their task inside and out. This is a highly recommended addition to your order.



CONCRETE BASE

When a traditional concrete base is preferred or specified we have a specialist team who can travel to site in advance of building installation and construct a base for you. This will increase the lead time slightly – at 100mm to 150mm deep with rebar and a damp proof membrane this is a proper heavy duty construction which will naturally take time to cure – but you can rest assured that it will stand up to anything that you can throw at it.

INSTALLATION AND OTHER SERVICES



BUILDING INSULATION

Interlocking log cabins are supplied 'out of the box' with solid timber walls and double glazing as standard. This is great for three-season use but if you are planning to use the building year-round (and you probably will when you get used to the luxury of having it available to you!) you may wish to add insulation to your building. We will add insulation above the roof deck and below the floor boards - allowing us to maintain the full height inside the building - but there may be some cosmetic tweaks to the design of the roof so please consult the specification booklet for further information on this or ask for further information. We use only Kingspan/Celotex/Ecotherm type PIR (polyisocyanurate) foil-backed rigid board insulation as it delivers the finest level of thermal performance allowing your garden room to be a warm, welcoming and cozy environment whatever the weather.

ELECTRICAL

Requirements may range from a simple light fitting right up to fully fitted out home office with dozens of double sockets, heating, air-conditioning and full networking. Whether you opt for one of our standard electrical packs, or a fully bespoke package tailored to your precise requirements, our electrical contractor is fully qualified and a test certificate will usually be provided for all works undertaken.



PAINTING

All timber buildings will require suitable protection from the elements and our years of experience have led us to recommend Sadolin Superdec as our preferred option when you are looking for a quality opaque coloured finish that looks good and offers your new building a superior level of protection. We have colour samples in our office and we can recommend the best place to source your preferred colour choice. As an additional service we can arrange for a painter to attend your home and apply a professional finish to the outside of your new building.





COME AND VISIT US AT OUR EXTENSIVE NATIONAL DISPLAY CENTRE

We would be delighted to welcome you to our extensive display centre which is located in the beautiful Surrey countryside. Here we display a large number of buildings from our extensive range including a selection of Trentan interlocking log cabins as detailed in this introductory brochure.

SUTTON GREEN GARDEN CENTRE

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