



**Specification List - All dimensions are approximate**

BREEZE HOUSE	OASIS		SAVANNAH		SAFARI		COLONIAL		EMPIRE	
	cm	ft	cm	ft	cm	ft	cm	ft	cm	ft
Overall Height	250	8'2"	257	8'5"	292	9'7"	358	11'9"	398	13'2"
Internal Height	217	7'1"	242	7'11"	269	8'10"	338	11'1"	392	12'11"
Overall Diameter to Outside of Posts	194	6'4"	250	8'2"	307	10'1"	392	12'9"	472	15'6"
Internal Diameter	175	5'8"	234	7'8"	288	9'5"	369	12'0"	450	14'9"
Diameter Thatch Edge to Thatch Edge	230	7'6"	280	9'2"	380	12'5"	434	14'3"	518	17'0"
Width of Entrance	117	3'10"	158	5'2"	135	4'5"	172	5'8"	160	5'3"
Height of Entrance*	165	5'5"	170	5'7"	170	5'7"	172	5'8"	190	6'3"
Handrail Height	83	2'8"	85	2'9"	85	2'9"	85	2'9"	85	2'9"
Floor Height	13	5"	13	5"	13	5"	13	5"	13	5"
Raised Building Overall Height	-		308	10'1"	343	11'3"	409	13'5"	449	14'10"

\*Standard Height shown but various are available

**CIRCULAR TABLES (other sizes available on request)**

Top Diameter	76	2'6"	120	3'11"	152	5'0"	165	5'5"	200	6'6"
Top Height	76	2'6"	76	2'6"	76	2'6"	76	2'6"	76	2'6"

**SEATING**

Standard Armchairs										
Seat Height	43	1'5"	43	1'5"	43	1'5"	43	1'5"	43	1'5"
Back Height	89	2'11"	89	2'11"	89	2'11"	89	2'11"	89	2'11"
Width of Seat	62	2'0"	62	2'0"	62	2'0"	62	2'0"	62	2'0"
Depth of Seat	66	2'2"	66	2'2"	66	2'2"	66	2'2"	66	2'2"
High Back Armchairs Back Height	106	3'6"	106	3'6"	106	3'6"	106	3'6"	106	3'6"
-other dimensions as standard										

**CIRCULAR BENCH SEATING**

Seat Height	44	1'5"	46	1'6"	46	1'6"	46	1'6"	46	1'6"
Depth of Seat	34	1'1"	36	1'2"	46	1'6"	46	1'6"	46	1'6"



## Technical Information

### CONSTRUCTION AND MATERIALS

Base - 10cm x 5cm sawn tanalith 'E' treated Redwood.

Posts - FSC 15cm / 6ins diameter, tanalith 'E' treated, free of heart, quarter sawn, Douglas Fir.

(Oasis & Savannah use 12cm / 5ins diameter posts)

### ROOFING

#### TIMBER ROOF

- Timber framework lined with 6mm Marine plywood.
- Roof underslating and 8mm Sturdee ropes.

#### METAL ROOF

- Rounded coated metal framework.

### TIMBER AND METAL ROOFS

- Prefabricated thatch tiles measuring 80cm x 45cm approximately 2cm thick.
- The Thatchbor treated roof tiles achieved a BS476: Part 7 Class 2 Y standard for the fire retardancy as well as providing fungicide and preservative qualities. The BS476 report is available if required.
- A minimum of 70% of all other woods used are selected European FSC grade Redwoods, which are purchased from recognised forestry companies who exceed all necessary replanting requirements.
- Hand-shaped Canadian Cedar shingles have a life expectancy of over 30 years.

### TREATMENT

- All the base timbers in the building are pressure treated with tanalith 'E' preservative.
- The exterior quality membrane board is 'Marine' quality  
- as used by boatbuilders.
- Prior to installation all timber elements of the building including the table and chairs, are as a standard 'double soak' treated in Cuprinol 'Golden Brown' Wood Treatment Preservative to ensure maximum weather protection.

### GUARANTEE

- A ten year guarantee against wood decay.
- Guarantee Exclusions - In the event of damage caused by exceptional weather conditions. Minor splitting and cracking. Movement and shrinkage of principle framework. Damage due to alteration in design or use of the structure beyond its original design and manufacture. Neglect of basic recommended maintenance.

### PLANNING PERMISSION

The requirement for planning permission for general garden buildings suggests that the Breeze Houses would usually fall within Class E, Part 1, Schedule 2. This states that planning permission should not be required if the building is in the back garden, is not within 5 metres of the house and that not more than 50% of the garden is covered by buildings. It is recommended to contact your local Planning Authority as to the exact requirement for planning permission prior to the installation of any such building or buildings.



### **Base Construction Guidelines**

We recommend that a level circular concrete pad be constructed for your Breeze House to be built onto. Alternatively your Breeze House can be erected on an existing strong, level and firm patio or decking area which is of suitable size.

Whichever base your Breeze House is to be built onto it is vital that the base is constructed on solid ground and that it is firm, flat and level across its entire width in all directions.

The timber posts that support the roof of the Breeze House stand slightly proud of its timber base, therefore please note that if you choose to build a concrete base then the outside edge (app. 8"/20cm) of the concrete will be visible after the Breeze House is installed.

### **To Check If The Base Is Flat And Level**

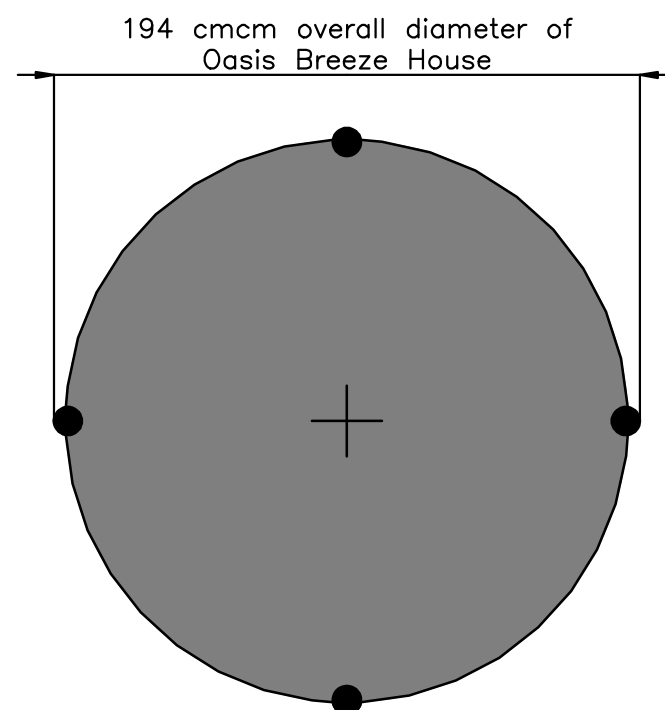
We recommend that a straight edge, (which is at least the length of the diameter of the base +12"/30cm) and a builder's spirit level be used in combination to confirm that the base is flat and level in all directions. Check in a number of positions around the circumference at the same time checking by eye that there are no dips underneath the straight edge.

### **Optional Decorative Edge To Circumference of Circular Concrete Bases**

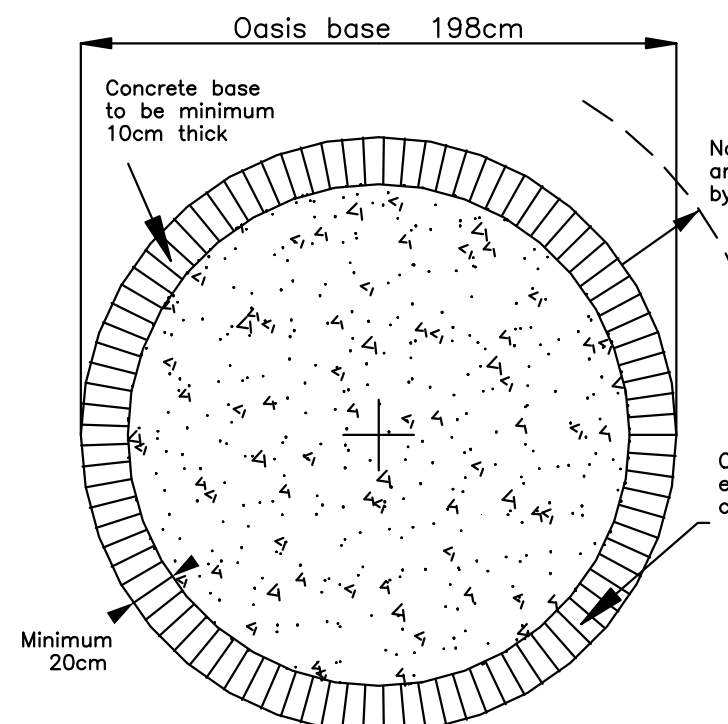
To give a more pleasing decorative finish a brick or stone road-cobble can be used at the edge of the concrete base installed as shown in the photographs or to your builders or architects detail to suit ground conditions. Note the bricks/cobbles must be kept level with the top of the finished concrete with the overall diameter being measured to the outside of the brick/cobble. The decorative edge needs to be 8"/20cm wide.



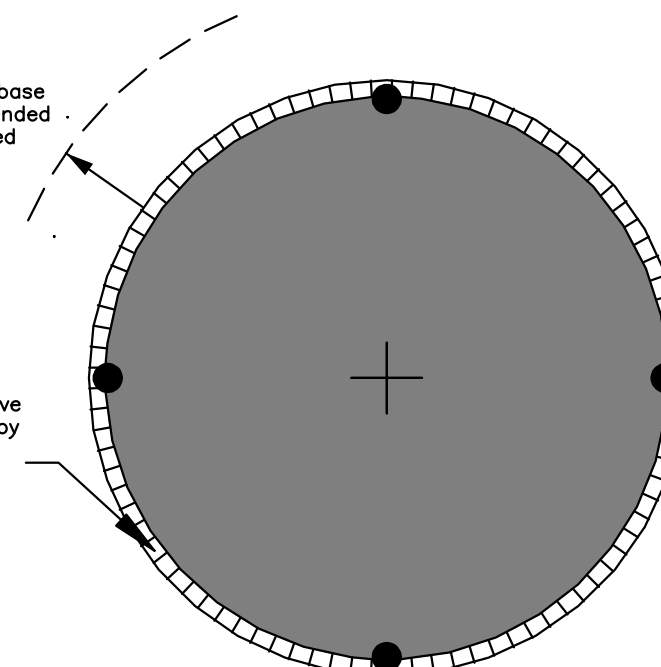
**Decorative Brick Edge**



OASIS BREEZE HOUSE PLAN



TYPICAL OASIS BASE LAYOUT BY CLIENT



OASIS BREEZE HOUSE LOCATED ON BASE

### Oasis Breeze House base construction guidelines.

We recommend that a level circular concrete pad be constructed for your Breeze House to be built onto. Alternatively the Breeze House can be erected on an existing strong, level and firm patio or decking area which is of suitable size.

Whichever base your Breeze House is to be built onto it is vital that the base is constructed on solid ground and that it is firm, level and flat across its entire width in all directions.

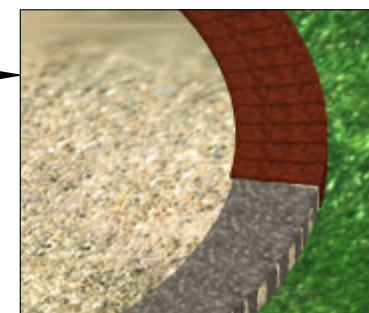
The timber posts that support the roof of the Breeze House stand slightly proud of its timber base, therefore please note that if you choose to build a concrete base then the outside edge (approx 20cm/8") of the concrete will be visible after the Breeze House is installed.

#### To check if the base is flat and level:-

We recommend that a straight edge, (which is at least the length of the diameter of the base +30cm/12") and a builders spirit level be used in combination to confirm that the base is level and flat in all directions. Check in a number of positions around the circumference at the same time checking by eye that there are no dips underneath the straight edge.

#### Optional decorative edge to circumference of circular concrete bases:-

To give a more pleasing decorative finish a brick or stone cobble can be used at the edge of the concrete base installed as shown below to your builders or architects detail to suit ground conditions. Note the bricks/cobbles must be kept level with the top of the finished concrete with the overall diameter being measured to the outside of the brick/cobble. The decorative edge needs to be 20cm/8" wide.



#### Alternative bases using Bradstone circle kits.

You may prefer to use a circle kit for the base. Bradstone have a selection of kits which are ideal and these are illustrated in the attached leaflet. The Countryside Riven Circle (2400mm) is the perfect size for the Oasis. For your nearest Bradstone stockist contact Bradstone: Telephone: 01335 372289

#### Technical base specifications.

If more detailed specifications are required please call 01538 398488 to request a copy of our "Technical Base Specifications."

We draw your attention to the terms and conditions on the reverse of your invoice.

#### Access and safety:-

There must be safe access capable of carrying the weight of the vehicle. There must be sufficient access for the components to be carried to the site (our standard range Breeze House components will go through a doorway). The access and location site must be safe for the fitting team. There must be sufficient clearance for the height of the building.

#### Prepared base:-

Please note that it is important that your base is prepared to these specifications. If we should arrive on site and the prepared base is not flat and level it is usually not possible to fit the building.

#### Unable to install the building:-

A charge will be made for travel and man-hours if we are unable to fit the building on the agreed day due to the base not being to specification or sufficient clearance not being available or there is a safety issue.

#### Notes:

Do not scale from this drawing

Any errors to be reported immediately to the Breeze House company

If in doubt regarding any of this information please call us.



Oasis base construction guidelines

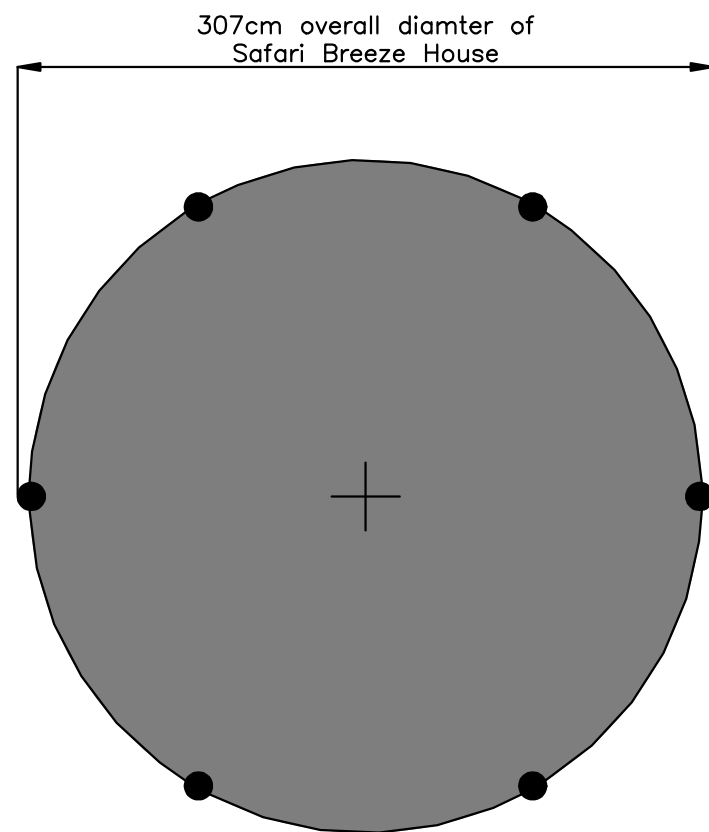
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Date Apr 2008

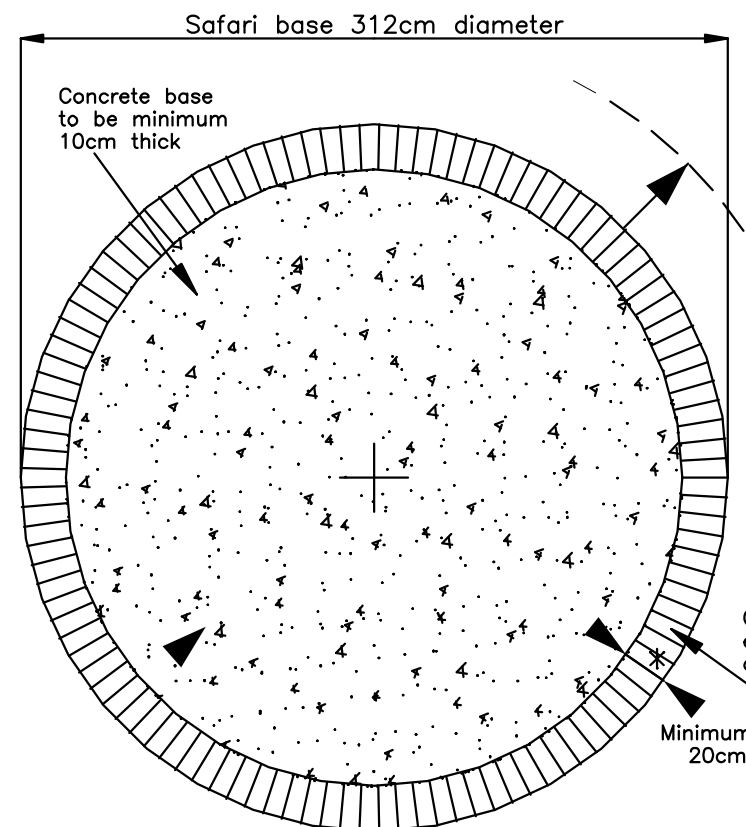
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Breeze House Company Ltd. Sunnyhills Road, Barnfields, Leek, Staffordshire, ST13 5RJ, England.

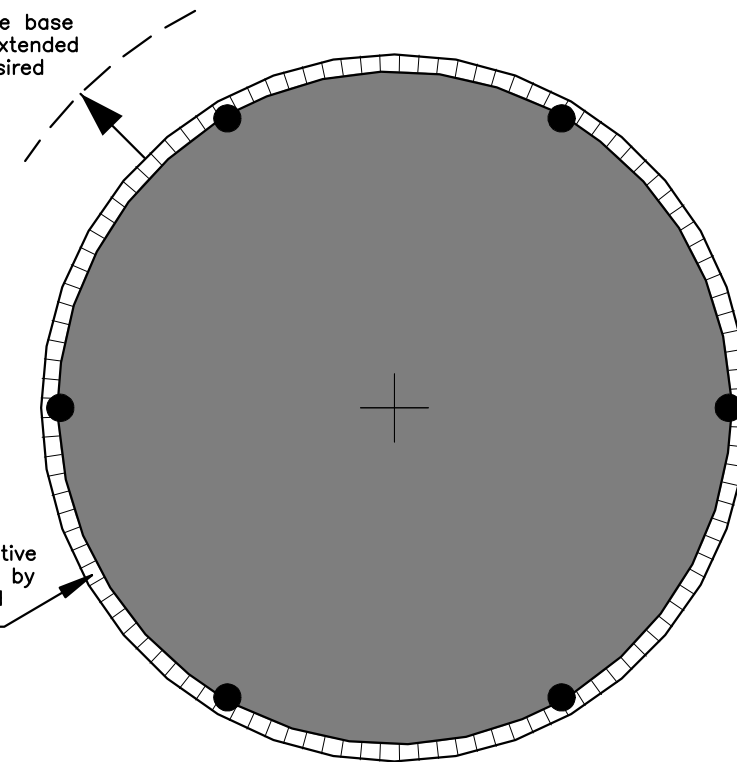
Tele: 01538 398488. Fax 01538 398456. e-mail: sales@breezeshouse.co.uk www.breezeshouse.co.uk



SAFARI BREEZE HOUSE PLAN



TYPICAL SAFARI BASE LAYOUT BY CLIENT



SAFARI BREEZE HOUSE LOCATED ON BASE

### Safari Breeze House base construction guidelines.

We recommend that a level circular concrete pad be constructed for your Breeze House to be built onto. Alternatively the Breeze House can be erected on an existing strong, level and firm patio or decking area which is of suitable size.

Whichever base your Breeze House is to be built onto it is vital that the base is constructed on solid ground and that it is firm, level and flat across its entire width in all directions.

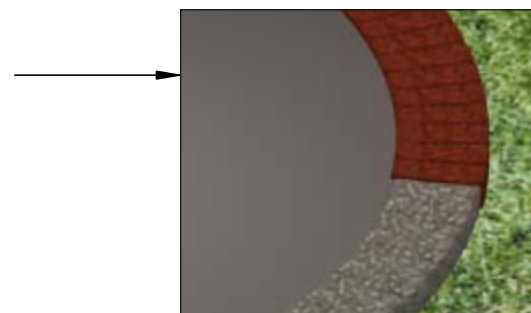
The timber posts that support the roof of the Breeze House stand slightly proud of its timber base, therefore please note that if you choose to build a concrete base then the outside edge (approx 20cm/8") of the concrete will be visible after the Breeze House is installed.

#### To check if the base is flat and level:-

We recommend that a straight edge, (which is at least the length of the diameter of the base +30cm/12") and a builders spirit level be used in combination to confirm that the base is level and flat in all directions. Check in a number of positions around the circumference at the same time checking by eye that there are no dips underneath the straight edge.

#### Optional decorative edge to circumference of circular concrete bases:-

To give a more pleasing decorative finish a brick or stone cobble can be used at the edge of the concrete base installed as shown below to your builders or architects detail to suit ground conditions. Note the bricks/cobbles must be kept level with the top of the finished concrete with the overall diameter being measured to the outside of the brick/cobble. The decorative edge needs to be 20cm/8" wide.



#### Alternative bases using Bradstone circle kits.

You may prefer to use a circle kit for the base. Bradstone have a selection of kits which are ideal and these are illustrated in the attached leaflet. The Weatherdale Large Circle (3300mm), the Natural Sandstone Large Circle (3300mm) or the Old Town Ankara Circle (3250mm) are the perfect size for the Safari. For your nearest Bradstone stockist contact Bradstone: Telephone: 01335 372289

#### Technical base specifications.

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#### Access and safety:-

There must be safe access capable of carrying the weight of the vehicle. There must be sufficient access for the components to be carried to the site (our standard range Breeze House components will go through a doorway). The access and location site must be safe for the fitting team. There must be sufficient clearance for the height of the building.

#### Prepared base:-

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**Breeze House**

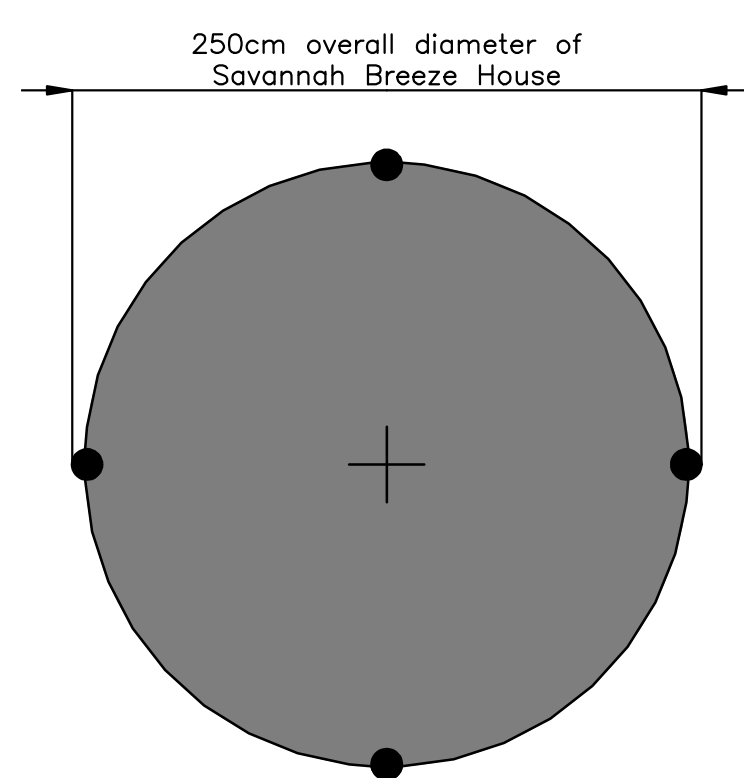
**Safari  
base  
construction  
guidelines**

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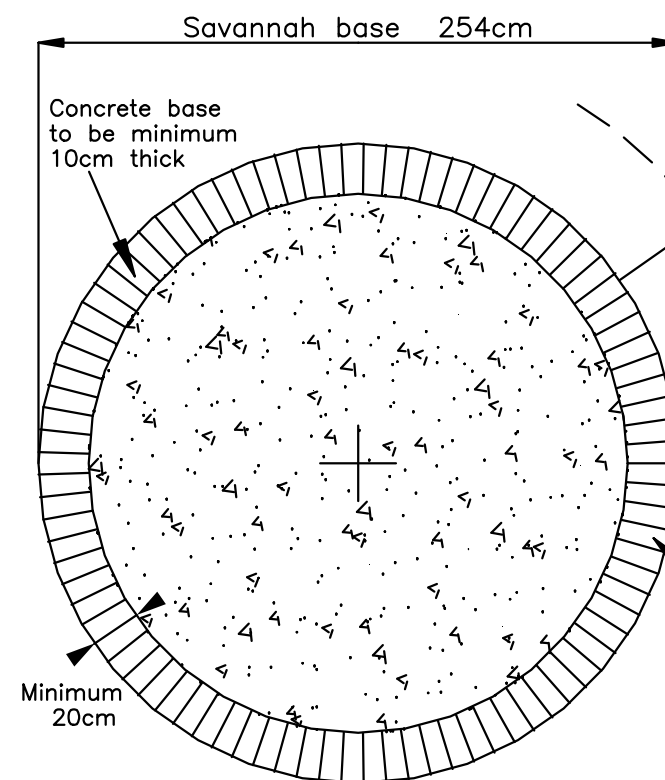
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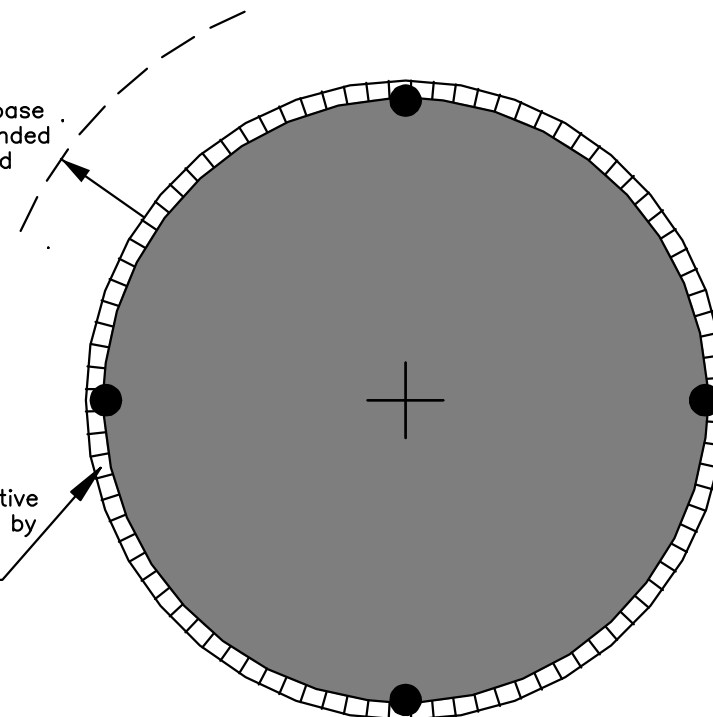




SAVANNAH BREEZE  
HOUSE PLAN



TYPICAL SAVANNAH BASE  
LAYOUT BY CLIENT



SAVANNAH BREEZE HOUSE  
LOCATED ON BASE

### Savannah Breeze House base construction guidelines.

We recommend that a level circular concrete pad be constructed for your Breeze House to be built onto. Alternatively the Breeze House can be erected on an existing strong, level and firm patio or decking area which is of suitable size.

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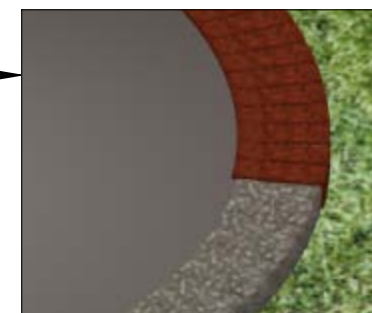
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#### Optional decorative edge to circumference of circular concrete bases:-

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#### Alternative bases using Bradstone circle kits.

You may prefer to use a circle kit for the base. Bradstone have a selection of kits which are ideal and these are illustrated in the attached leaflet. The Old Town and Gironde Small Circle (2800mm) are the perfect size for the Savannah. For your nearest Bradstone stockist contact Bradstone: Telephone: 01335 372289

#### Technical base specifications.

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#### Access and safety:-

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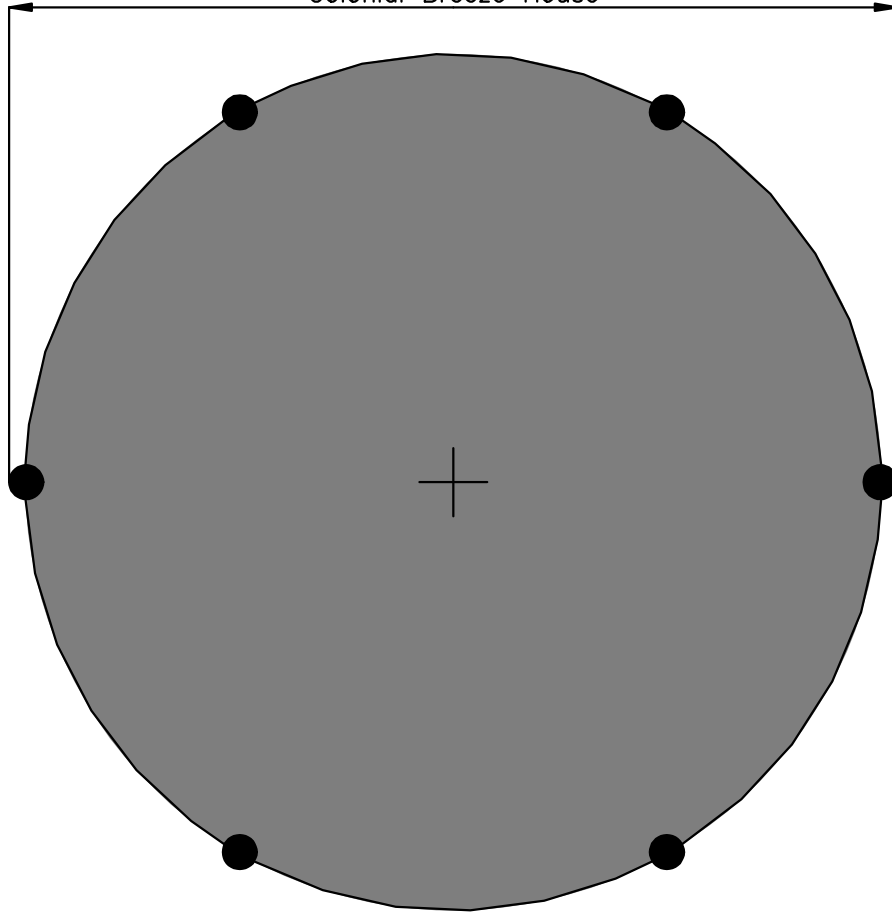


**Savannah  
base  
construction  
guidelines**

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Date Oct 2005  
Drawing number: sav01

392cm overall diamter of  
Colonial Breeze House



COLONIAL BREEZE HOUSE PLAN

### Colonial Breeze House base construction guidelines.

We recommend that a level circular concrete pad be constructed for your Breeze House to be built onto. Alternatively the Breeze House can be erected on an existing strong, level and firm patio or decking area which is of suitable size.

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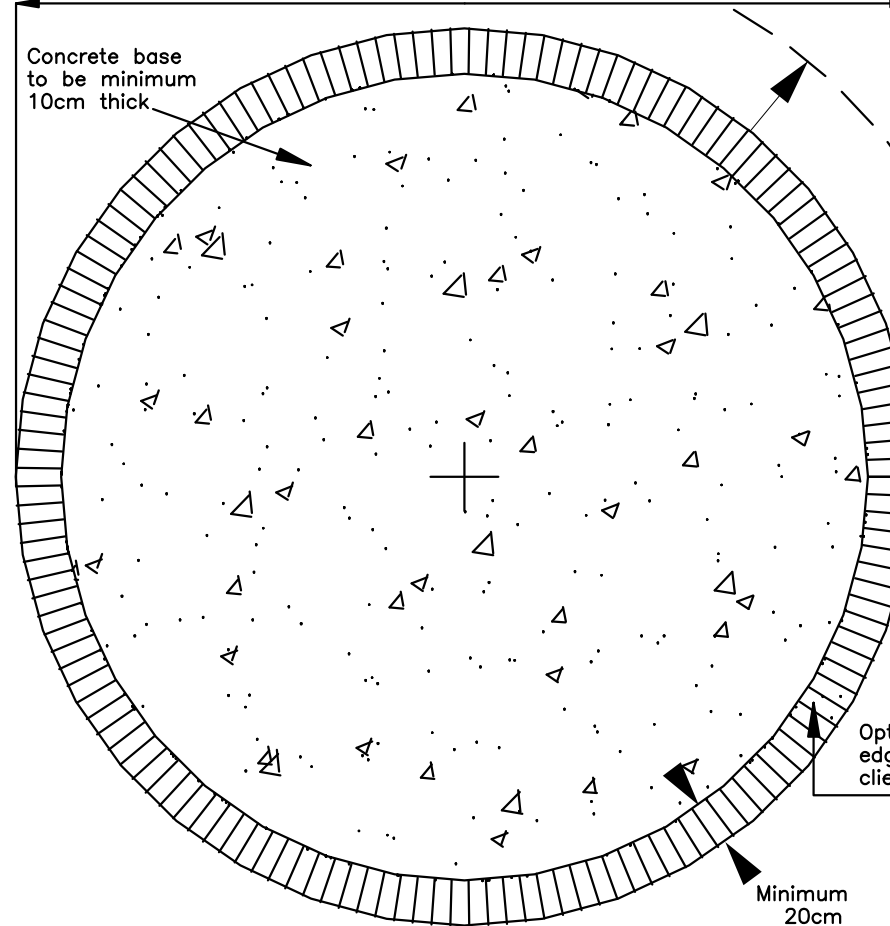
#### Alternative bases using Bradstone circle kits.

You may prefer to use a circle kit for the base. Bradstone have a selection of kits which are ideal and these are illustrated in the attached leaflet. The Old Town and Gironde large Circle (4000mm) are the perfect size for the Colonial. For your nearest Bradstone stockist contact Bradstone: Telephone: 01335 372289

#### Technical base specifications.

If more detailed specifications are required please call 01538 398488 to request a copy of our "Technical Base Specifications."

Colonial base 396cm diameter

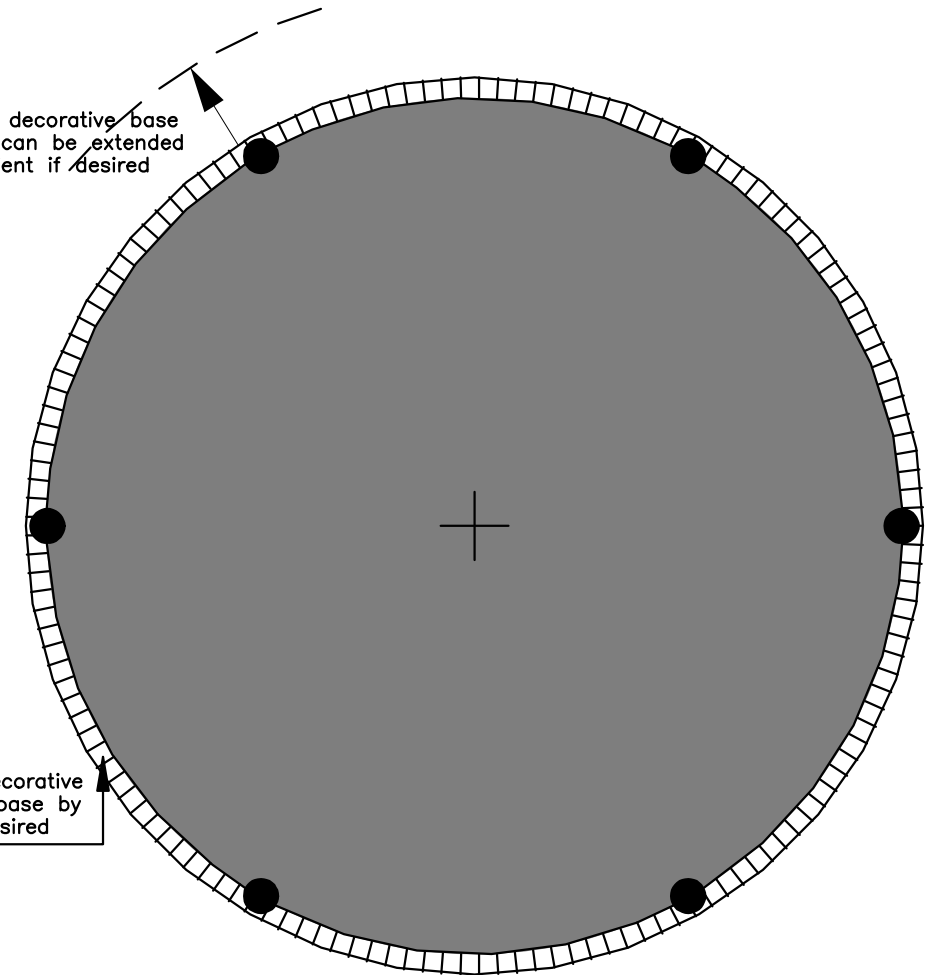


TYPICAL COLONIAL BASE LAYOUT BY CLIENT

Note: decorative base area can be extended by client if desired

Optional decorative edging to base by client if desired

Minimum 20cm



COLONIAL BREEZE HOUSE LOCATED ON BASE

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#### Access and safety:-

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#### Prepared base:-

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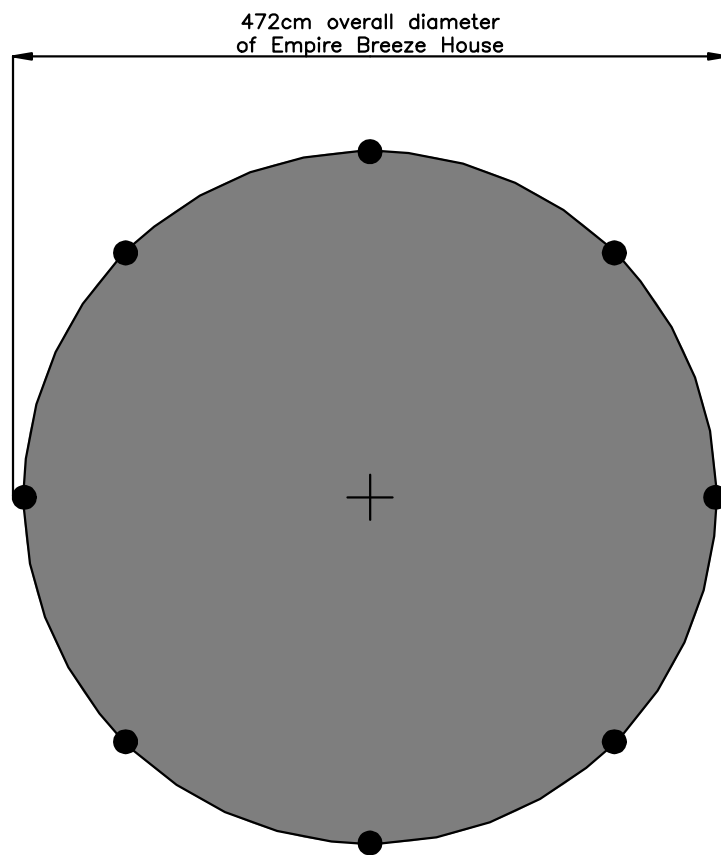
Breeze House

Colonial  
base  
construction  
guidelines

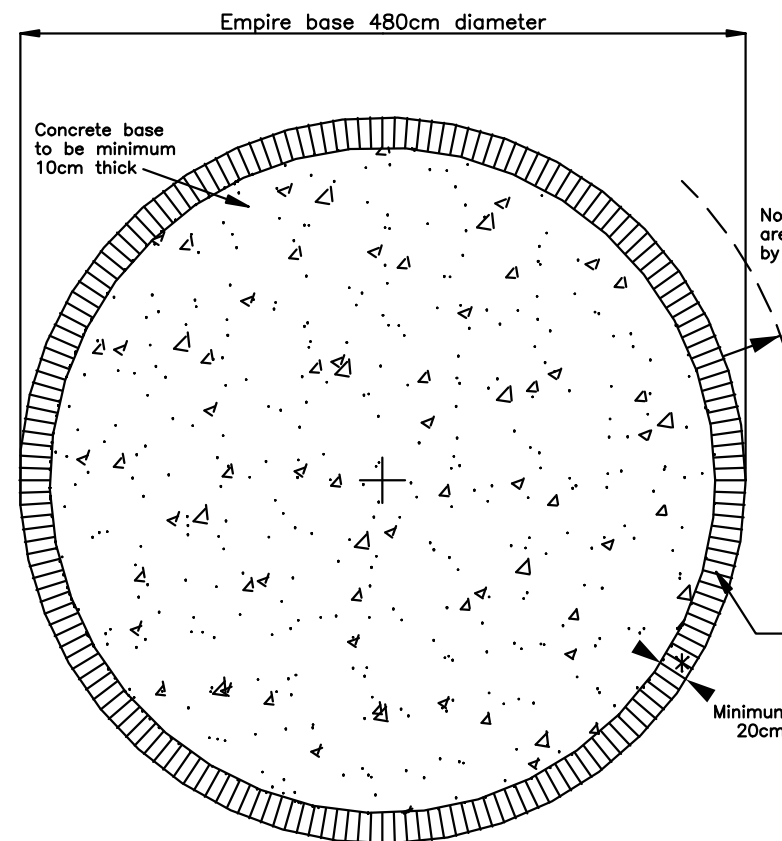
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Date Oct 2005

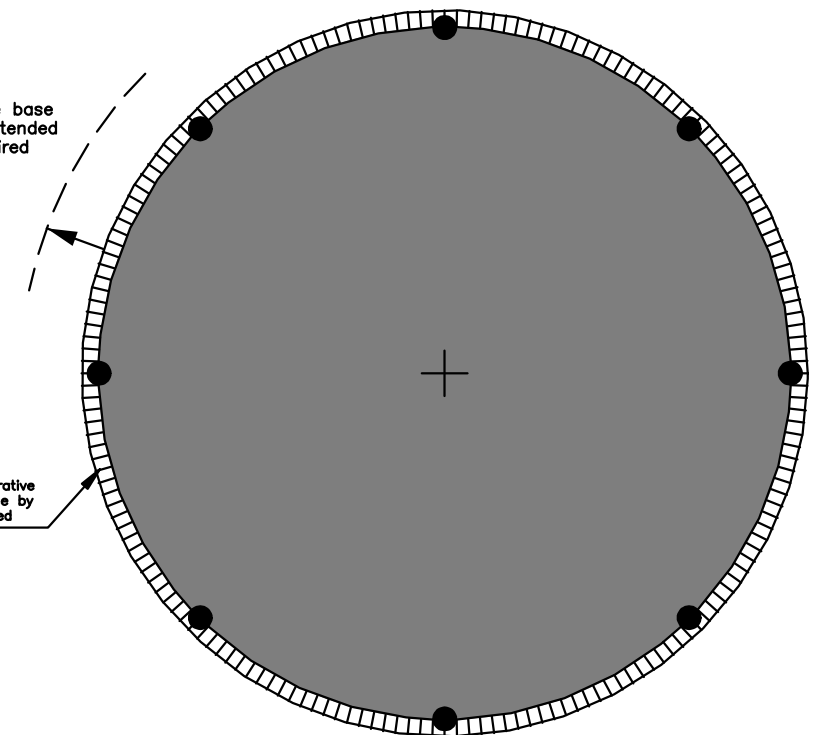
Drawing number: col01



EMPIRE BREEZE HOUSE PLAN



TYPICAL EMPIRE BASE LAYOUT BY CLIENT



EMPIRE BREEZE HOUSE LOCATED ON BASE

### Empire Breeze House base construction guidelines.

We recommend that a level circular concrete pad be constructed for your Breeze House to be built onto. Alternatively the Breeze House can be erected on an existing strong, level and firm patio or decking area which is of suitable size.

Whichever base your Breeze House is to be built onto it is vital that the base is constructed on solid ground and that it is firm, level and flat across its entire width in all directions.

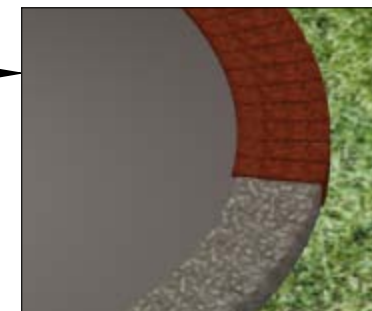
The timber posts that support the roof of the Breeze House stand slightly proud of its timber base, therefore please note that if you choose to build a concrete base then the outside edge (approx 20cm/8") of the concrete will be visible after the Breeze House is installed.

#### To check if the base is flat and level:-

We recommend that a straight edge, (which is at least the length of the diameter of the base +30cm/12") and a builders spirit level be used in combination to confirm that the base is level and flat in all directions. Check in a number of positions around the circumference at the same time checking by eye that there are no dips underneath the straight edge.

#### Optional decorative edge to circumference of circular concrete bases:-

To give a more pleasing decorative finish a brick or stone cobble can be used at the edge of the concrete base installed as shown below to your builders or architects detail to suit ground conditions. Note the bricks/cobbles must be kept level with the top of the finished concrete with the overall diameter being measured to the outside of the brick/cobble. The decorative edge needs to be 20cm/8" wide.



#### Technical base specifications.

If more detailed specifications are required please call 01538 398488 to request a copy of our "Technical Base Specifications."

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#### Access and safety:-

There must be safe access capable of carrying the weight of the vehicle. There must be sufficient access for the components to be carried to the site (our standard range Breeze House components will go through a doorway). The access and location site must be safe for the fitting team. There must be sufficient clearance for the height of the building.

#### Prepared base:-

Please note that it is important that your base is prepared to these specifications. If we should arrive on site and the prepared base is not flat and level it is usually not possible to fit the building.

#### Unable to install the building:-

A charge will be made for travel and man-hours if we are unable to fit the building on the agreed day due to the base not being to specification or sufficient clearance not being available or there is a safety issue.

#### Notes:

Do not scale from this drawing

Any errors to be reported immediately to the Breeze House company

If in doubt regarding any of this information please call us.



**Breeze House**

**Empire  
base  
construction  
guidelines**

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Date Oct 2005

Drawing number: emp01