

WINE CELLARS LESS ORDINARY



BUILD YOUR OWN ESSENTIAL CELLAR

Spiral Cellars



We know that very little beats the excitement of starting out on your wine collecting journey. It's quite addictive (in our experience!) so getting the right space in which to store your bounty and indulge your passion is, really, quite critical.

With more than 30 years under our belts, we've gathered a fair amount of knowledge and expertise in creating exceptional wine cellars. Our products are streamlined and we know exactly how to install them to create the perfect conditions for storing wine. So, who better to supply you with the kit and know-how to create your very own wine cellar?

We look forward to making your journey possible.

THE ESSENTIAL CELLAR EXPLAINED

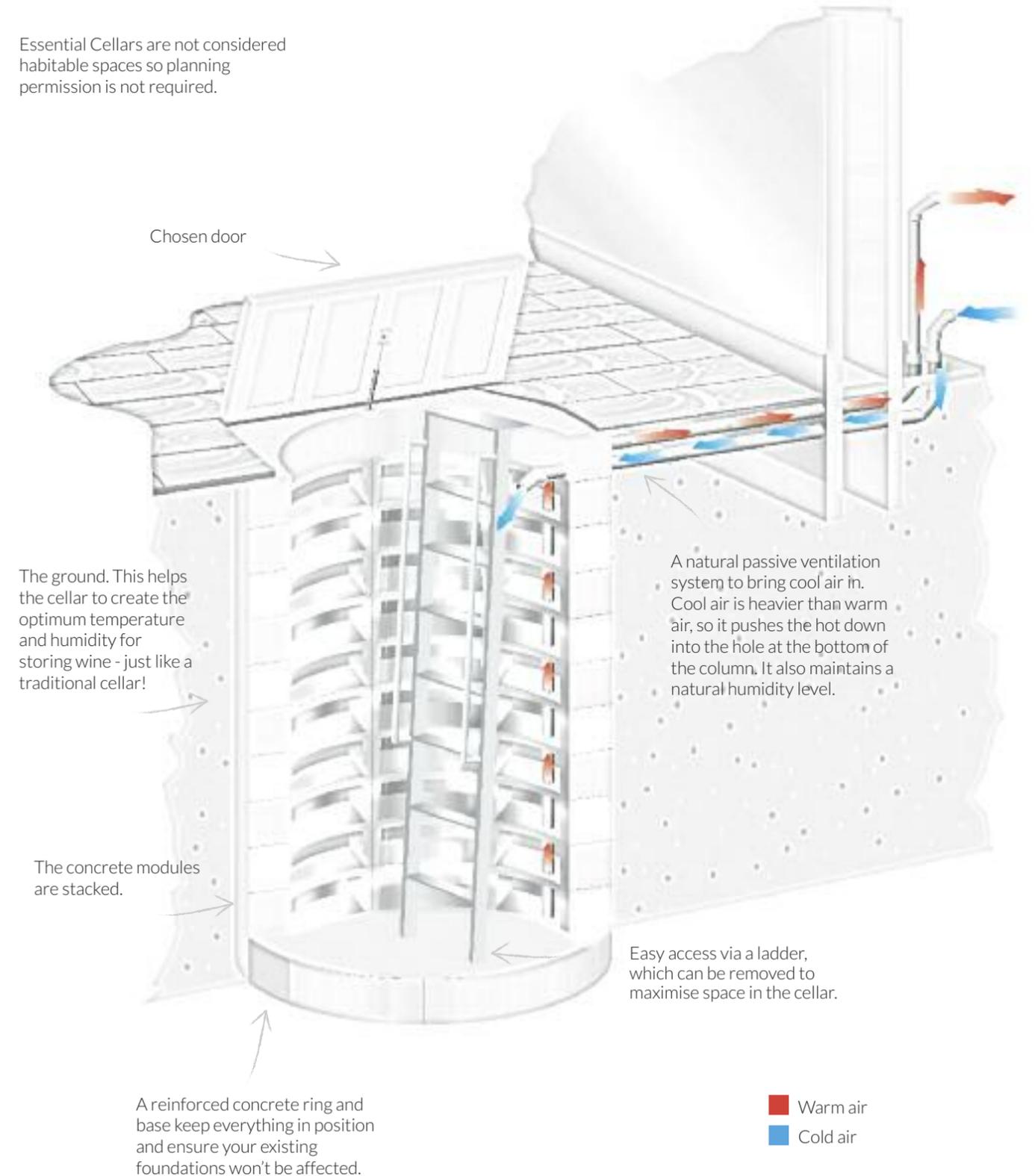
An Essential Cellar is a modern way to build your own cellar in your home. It is a natural cellar built from concrete and positioned in the untapped earth below your property, so you don't need to have an existing basement or cellar to have one in your home.

There's ample room to store a great collection, and you can install one at any time, within any room, whether as a standalone DIY project or as part of a building project, such as an extension or refurbishment.

We know the right conditions are vital when it comes to wine storage. The position of our cellars, the concrete construction and the built-in natural ventilation create the right temperature and humidity for optimum conditions without any mechanical or electrical assistance.

Unless your house is listed planning permission isn't needed because the cellar isn't a habitable space – although some of our clients may disagree! And you don't need to worry about undermining foundations as the cellar is surrounded by reinforced concrete, which handles incoming pressure to ensure everything is structurally sound.

Essential Cellars are not considered habitable spaces so planning permission is not required.





THE BENEFITS

Imagine your Essential Cellar is in. You'll now be able to store a significant wine collection – think around 80 cases of your favourite varietals and regions and you'll be about right. Your den is all just an easy descent away.

It's going to be an impressive party piece (especially if you've built it) and a bit of a showstopper for your home too, but ultimately it's also a highly efficient storage system that creates the optimum temperature and humidity, and ensures the right levels of light and vibrations for storing wine.

Unlike mechanically cooled options, an Essential Cellar is completely natural so it's not going to fail, whatever happens to the electricity supply – the wines are safe! A below-ground cellar is undoubtedly space-saving compared to wine cabinets and you've now got all this extra space in which to store other items too, like larder-type foods (homemade preserves, chutneys, pickles and cheeses), as well as your decanters, glassware and the odd rare bottle of Cognac.

You can also tick the 'return on investment' box, as not only will your Essential Cellar add a unique selling feature should you ever move, but it will also undoubtedly add value and will earn its investment back in 10-15 years compared to warehousing.

All benefits aside, nothing will quite beat popping down to pick a special bottle from your very own cellar.

INCLUDED IN YOUR KIT

The Essential Cellar

42 concrete bins, which each hold 24 standard claret bottles

Shuttering rings to secure the hole as you dig

Our unique waterproof liner system

Reinforced fibres to add to your concrete, to create the reinforced base and ring

A removable ladder for easy descent and to maximise space in the cellar

Instruction manual

Engineer's methodology (to assist your engineer when producing the calculations for Building Regulations)

Door

Choose from:

Standard door

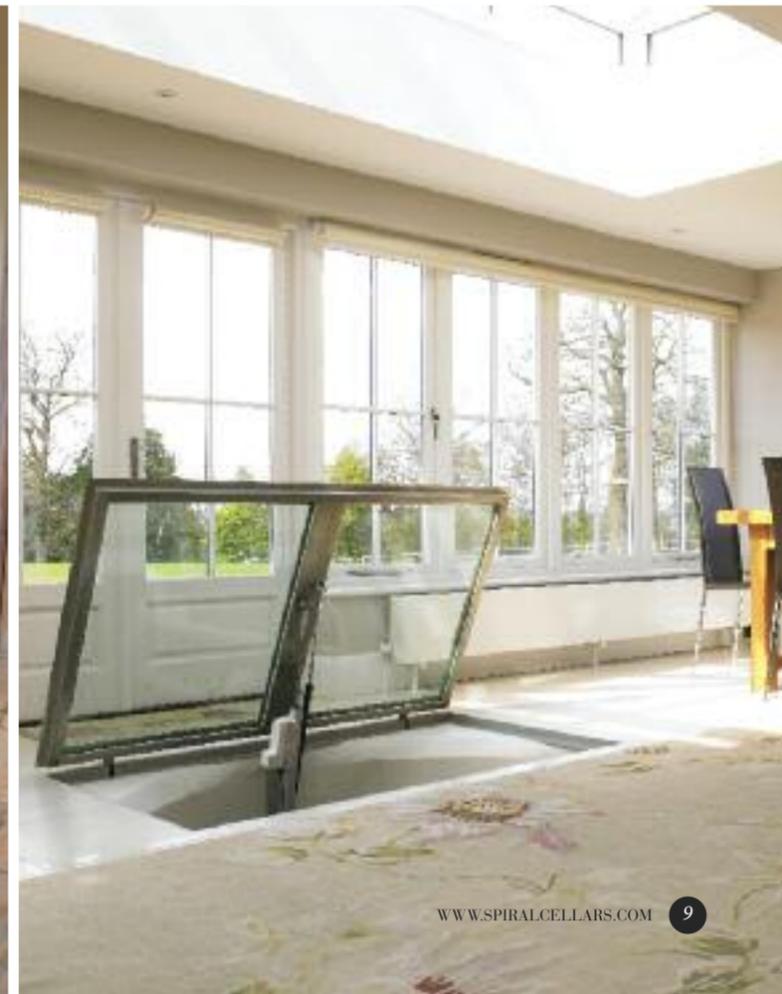
Reinforced door (garage)

Recessed concealed door (to accommodate timber flooring, lightweight or heavy tiles)

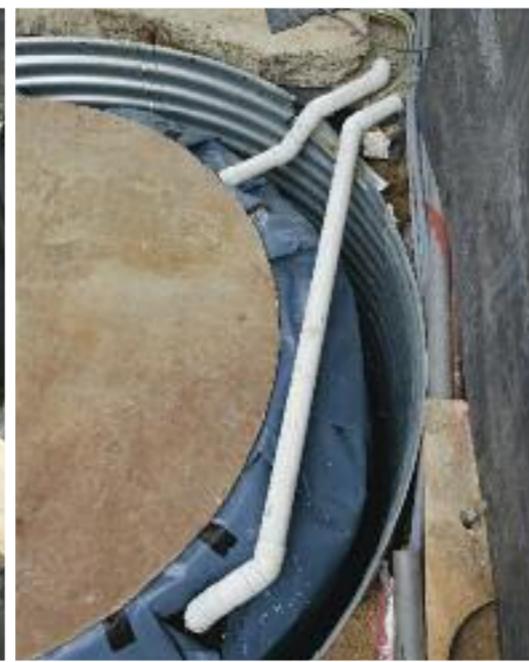
Rectangular glass door (framed)

Optional Lighting

Two bulkhead lights



THE PROCESS



Delivery of your kit (7 pallets, we advise to leave two car bays for all materials and equipment we issue) ✓

Excavation (depth in line with your engineer's structural calculations) and simultaneous installation of the shuttering to protect the hole ✓

Install the waterproof liner system and protective fleeces ✓

Pour the reinforced concrete base in line with your engineer's structural calculations ✓

Fit the cellar modules, install the vent pipes, electrical feed and pour the reinforced concrete ring (as you go) ✓

Install your chosen door ✓

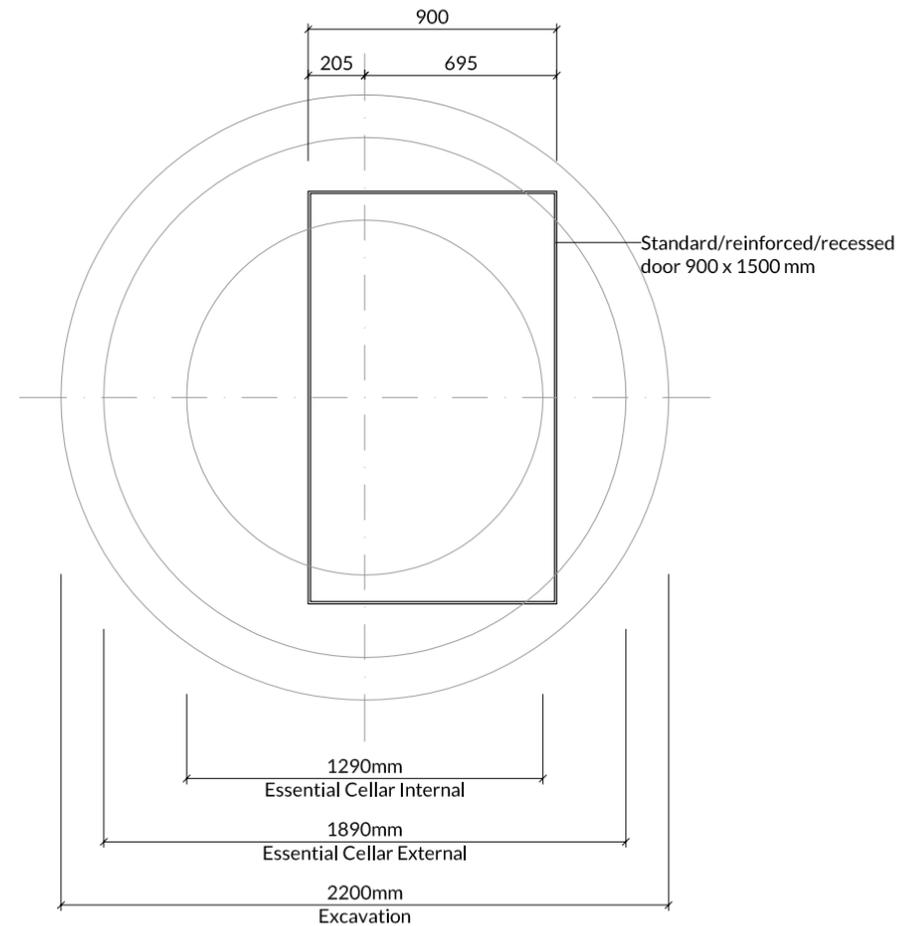
Fit the lighting (if ordered) and the ladder fixings ✓

Allow four to eight weeks for the reinforced concrete to dry out ✓

ENJOY YOUR CELLAR! ✓

Full installation instructions and video will be provided once payment is received

THE TECHNICAL BIT



Foundations

You don't need to worry about adapting or enhancing existing or planned foundations. The cellar will be encircled with a reinforced concrete ring, which gives the cellar its own structural integrity and handles incoming surcharge from adjacent footings.

Party Wall Awards

Party Wall Awards are applicable to an Essential Cellar installation if the excavation is planned to be within 3 metres of a neighbouring owner's building or structure. This is a very straight forward process, and is not comparable to obtaining planning permission.

You must inform the adjoining owner or owners by serving a notice. The notice must state whether you propose to strengthen or safeguard the foundations of the building or structure belonging to the adjoining owner. Plans and sections showing the location and depth of the proposed excavation or foundation, and the location of any proposed building, must also accompany the engineer's structural package.

The notice should be given at least one month before work starts. The neighbour has the right to request a Party Wall Award to be completed by a Party Wall Surveyor. The property owner for where the installation will be carried out is responsible for the cost of the award.

Spiral Cellars offers a service to arrange this agreement on your behalf.

Planning Permission

Planning permission is not normally required but may be requested by the Local Authority if a property has already undergone considerable extensions or additions, or is a listed building.

Listed Buildings

For listed properties a Listed Buildings Application will need to be made to the Local Authority for approval; it can take 8-10 weeks from the application being accepted until approval is received.

Building Regulations

Building Regulations Approval is required when installing into a habitable space such as in the home or an attached garage. It is not required if the cellar is to be installed in most single detached garages or outbuildings.

The Essential Cellar is not a habitable space, therefore the cellar does not need to comply with Part K of Building Regulations, such as requirements for a handrail and the 'going' and 'rise' of the staircase treads.

The Essential Cellar can be added to an existing application, or we can offer this service.

Structural calculations may be required by Building Control when submitting a Building Regulations application. Your engineer can include the Essential Cellar in their structural design using the Spiral Cellars engineer's methodology, or we can offer this service.

Logistics

Your items will be delivered to your property on a date to suit you. A lorry will deliver seven pallets, which will contain your kit. Please prepare a space equivalent to two car bays for the kit. At the time of order please provide as many access and space details as possible to ensure a smooth delivery.

Payment Terms

We request 25% payment in advance of delivery so that we can provide you with technical information, including our instruction manual and engineer's methodology. Then, when you are ready for delivery, we request the final 75% so that we can send out your full kit.

Support

If you or any member of your building team have any concerns or queries regarding the Essential Cellar we're happy to talk these through. With more than 3,000 cellars installed in the UK alone our system is very much proven.

WHAT NEXT?

Contact us to request our installation video (this guides you through the whole process from beginning to end) and then place your order.

The full installation manual and engineer's methodology are issued upon paying your 25% deposit, so you will be able to study before your project begins!

Once we've received final payment we'll get your cellar kit ready and schedule delivery to suit you. In two to four weeks your Essential Cellar will be with you. We also offer a support line to guide you during the installation.

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Spiral Cellars

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ESSENTIAL CELLAR PRICE LIST

THE KIT

2m Essential Cellar	£6,750
Choose your door:	
Standard door	£2,100
Reinforced door (garage)	£2,300
Recessed concealed door (timber)	£2,900
Recessed concealed door (standard tiles)	£3,950
Recessed concealed door (heavy tiles)	£6,500
Rectangular glass door (framed)	£4,500
Lighting	£230
Delivery	Collection FOC, or a delivery charge will be calculated

ADDITIONAL SERVICES (OPTIONAL OR IF REQUIRED)

Building Regulations application	£300 (estimated)
Structural design calculations	£740
Party Wall application	£1,400 (estimated, per neighbouring wall)
Electrician: final connection and Part P sign-off	£200

TOTAL EXCLUDING VAT £

ADD THE RELEVANT VAT

New build = zero VAT	£
Conversion = 5%	£
Standard VAT = 20%	£

TOTAL £

TO BE SUPPLIED BY YOU OR YOUR BUILDER

Quantities are an estimate based on our experience:

- 5 x tonne bags ballast 10mm stone
- 2 x tonne bag coarse sharp sand
- 22 x bags cement
- 2 x bags of strux reinforcing fibres
- 1 x Fillcrete Expansion Joint Brickfill Roll 10 x 150 x 10mm
- 2 x 3m waste pipe in white 50mm
- 1 x straight connectors in white 50mm
- 4 x 45 degree bends in white 50mm
- 2 x 87.5 degree bends in white 50mm
- 3 x pipe clips in white 50mm
- 2 x wire rodent covers
- 1 x Bottle of solvent weld

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