

Frame Styles and Sizes

Our new classic range of frames



Planning Service

Easing The Process

If planning and building regulations is required for your barn we can handle the entire process right from the early stages. Our planning consultants are experts in handling oak framed building applications and presenting them to your local planning authority, however, we are equally happy to work alongside your architect if you have already selected one. Our experienced consultants will prepare a full set of planning drawings, including location and block plans specific to your site. All the relevant submissions can be taken care of, as will any communications with your local authority. Working to obtain oak-framing approvals, they will guide your planning and building regulations applications through all the necessary stages.

Our project manager will maintain close communications with our architect to ensure you are well informed. We can advise on any changes proposed by the planners and will steer your application towards the ultimate goal of a successful conclusion.

Standard fee

£1250 + VAT which includes the Local Authority submission fees and the costs of all drawings. (For standard applications that do not require a Design & Access statement or a site visit from the consultant. Does not include Listed buildings or Sensitive areas.)

A General Guide To Planning / Permitted Development

Under permitted development some of our designs can be built without the need for planning permission. However, in many cases, consent is required from the local authority. We have put together some information for your convenience. Outbuildings are considered to be permitted development, not needing planning permission, subject to all the following conditions:

- *Must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres if it has a dual-pitched roof*
- *Not within 2 metres of the property boundary (unless under 2.5 metres in height)*
- *Balconies and verandas are not permitted development. Raised platforms, such as decking, are permitted development provided they are no higher than 300mm*
- *Outbuildings and other additions must not exceed 50% of the total area of land around the original house*. (All other outbuildings and extensions to the original house* must be included when calculating this 50% limit)*
- *No outbuilding on land forward of a wall forming the principal elevation of the original house**
- *On designated land** outbuildings to the side of the house are not permitted development*
- *If the outbuilding is to be built in national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites or within the grounds of a listed building*
- *To be permitted development, any new building must not itself be a separate self-contained living accommodation*

** The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.*

*** Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, Conservation Areas and World Heritage Sites.*

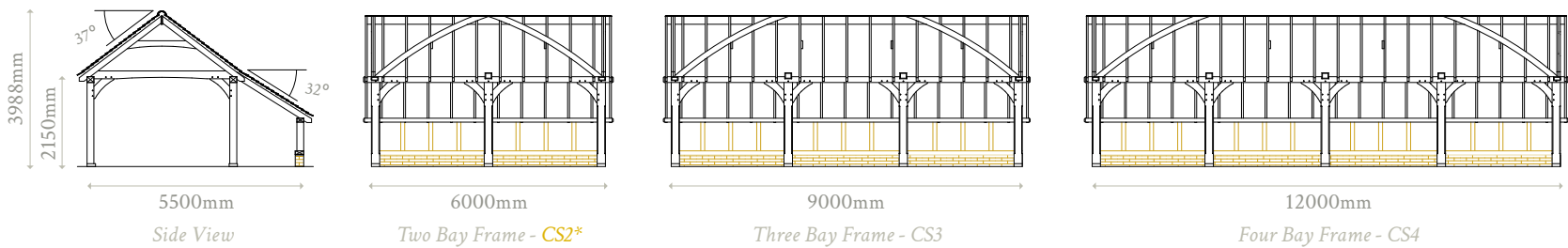
N.B. This is an introductory guide and is not a definitive source of legal information. Guidelines correct at time of print. We recommend that checks are made with your local authority to confirm your position.

more information below ▼

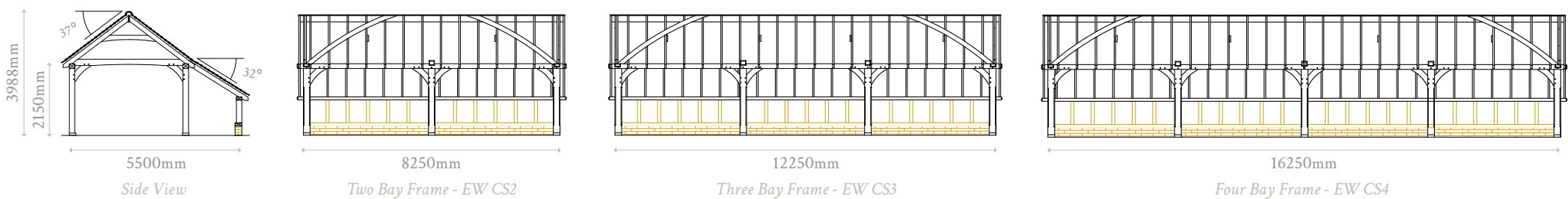
Classic Catslide

A beautifully proportioned barn with its sweeping low catslide roof at the rear. Designed to remain under four metres tall.

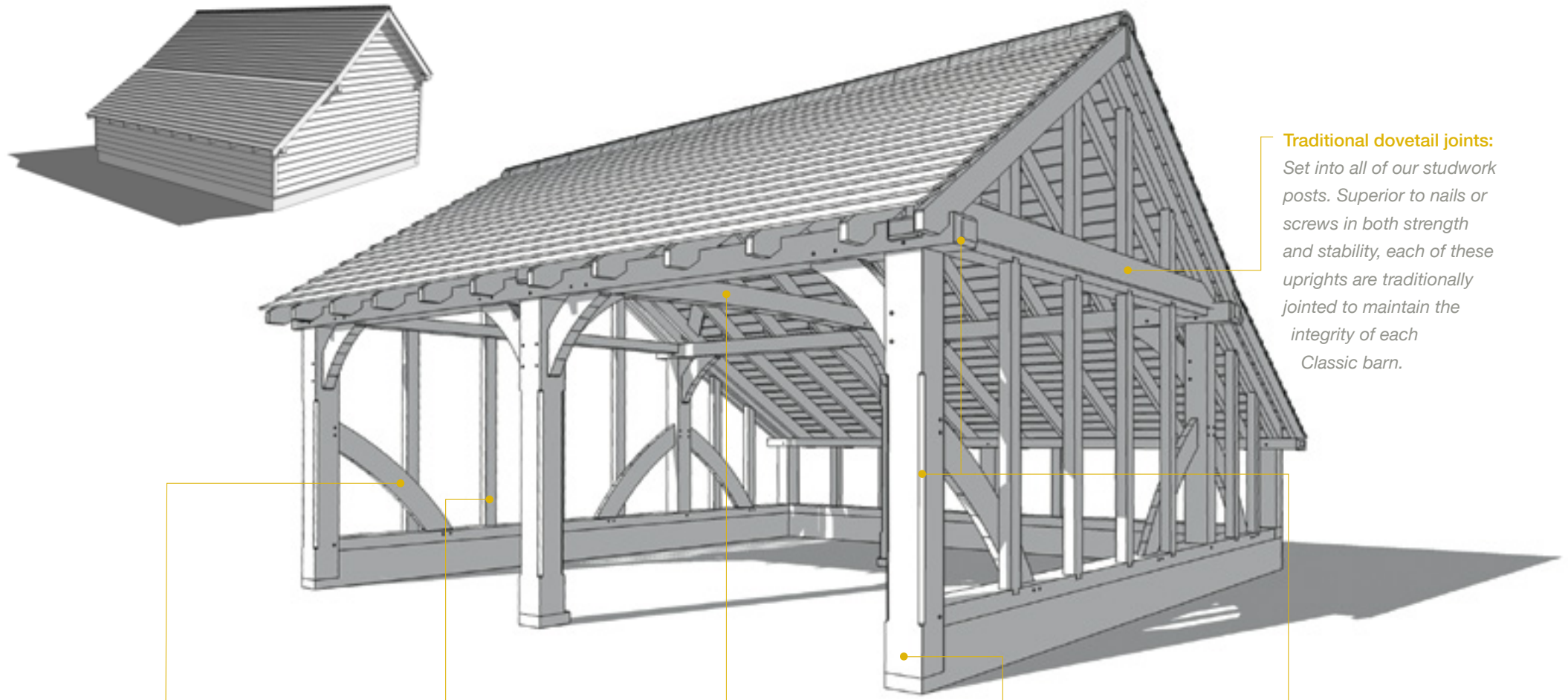
Classic Catslide



Classic Extrawide™ Catslide



**The CS2 barn is exempt from building regulations*
N.B. The Classic Catslide range has purposely been designed to keep its ridge height below 4 metres. Therefore, in some cases these barns are exempt from planning
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Traditional dovetail joints:
Set into all of our studwork posts. Superior to nails or screws in both strength and stability, each of these uprights are traditionally jointed to maintain the integrity of each Classic barn.

Beautifully curved large K-braces: These featured braces are mortice and tenon jointed into the frame providing stability and aesthetic that surpasses many others.

Chunky studwork made from oak: These important timbers strengthen the infill sides of each Classic barn. By avoiding the use of cheaper softwood, our oak studwork remains stronger and more attractive.

Hand-cut curved tie beams: Featured in all of our cat-slide barns. These traditionally curved centre pieces are the sawyer's way of giving each barn a bespoke touch.

Extra thick main posts: Standing to an impressive size. These 215mm wide uprights provide a superior strength and appeal recognised in all of our Classic barns.

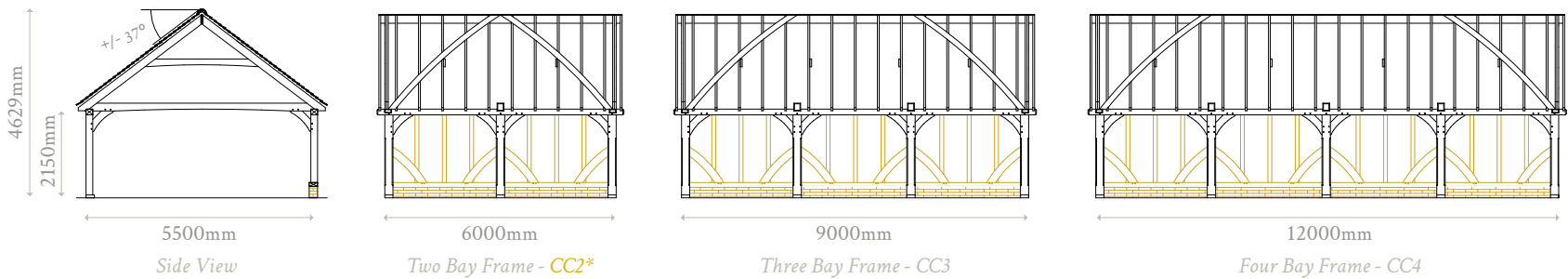
Chamfered detail: A small individual touch added into our front and eve posts. (N.B. Not applicable on front doors where doors are fitted.)

more information below ▼

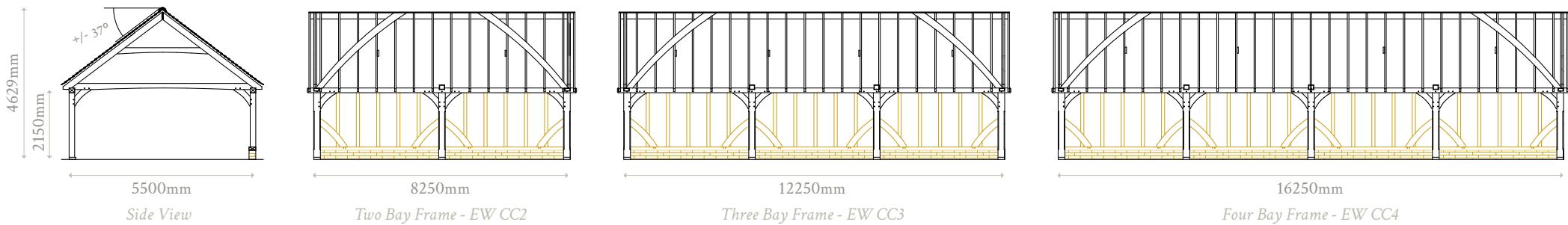
Classic Country

A versatile choice, this spacious design displays an array of traditional features and can be tailored to any shape or size.

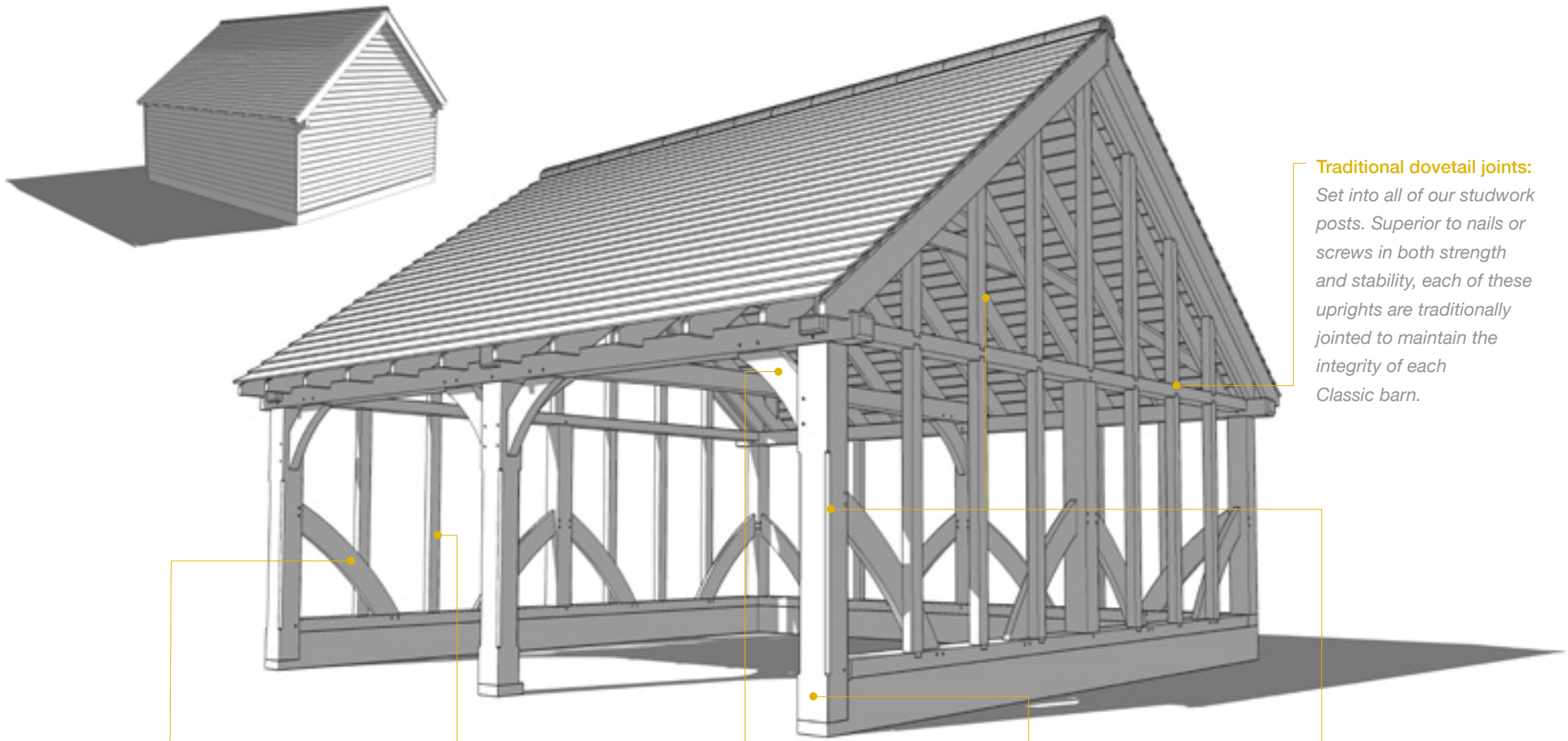
Classic Country



Classic Extrawide™ Country



**The CC2 barn is exempt from building regulations*
N.B. The Classic Country range can be tailored to suit your needs i.e. Half width bays, loft storage, L or T shaped configuration etc.
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Traditional dovetail joints:
Set into all of our studwork posts. Superior to nails or screws in both strength and stability, each of these uprights are traditionally jointed to maintain the integrity of each Classic barn.

Beautifully curved large K-braces: These featured braces are mortice and tenon jointed into the frame providing stability and aesthetic that surpasses many others.

Chunky studwork made from oak: These important timbers strengthen the infill sides of each Classic barn. By avoiding the use of cheaper softwood, our oak studwork remains stronger and more attractive.

Hand-cut knee braces: Our 'knee' braces have a chunky appealing shape. This feature is enhanced by curves on both sides.

Extra thick main posts: Standing to an impressive size. These 215mm wide uprights provide a superior strength and appeal recognised in all of our Classic barns.

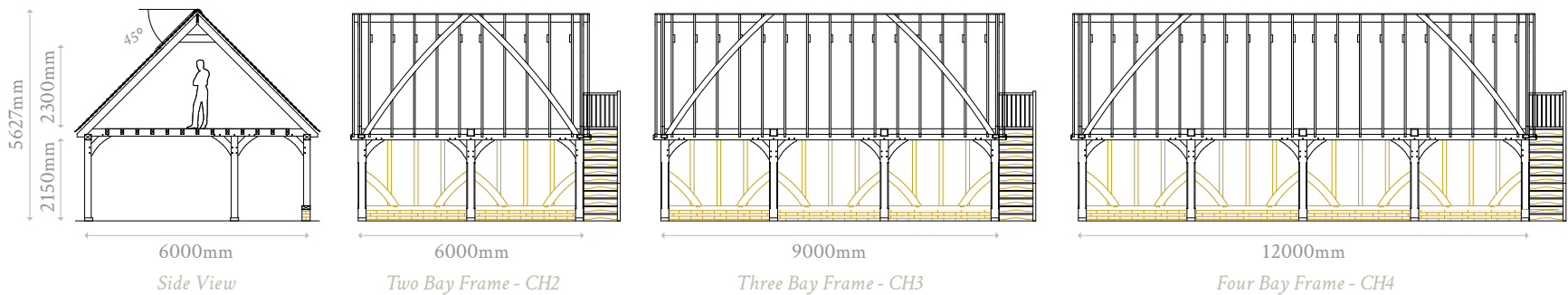
Chamfered detail: A small individual touch added into our front and eve posts. (N.B. Not applicable where doors are fitted.)

more information below ▼

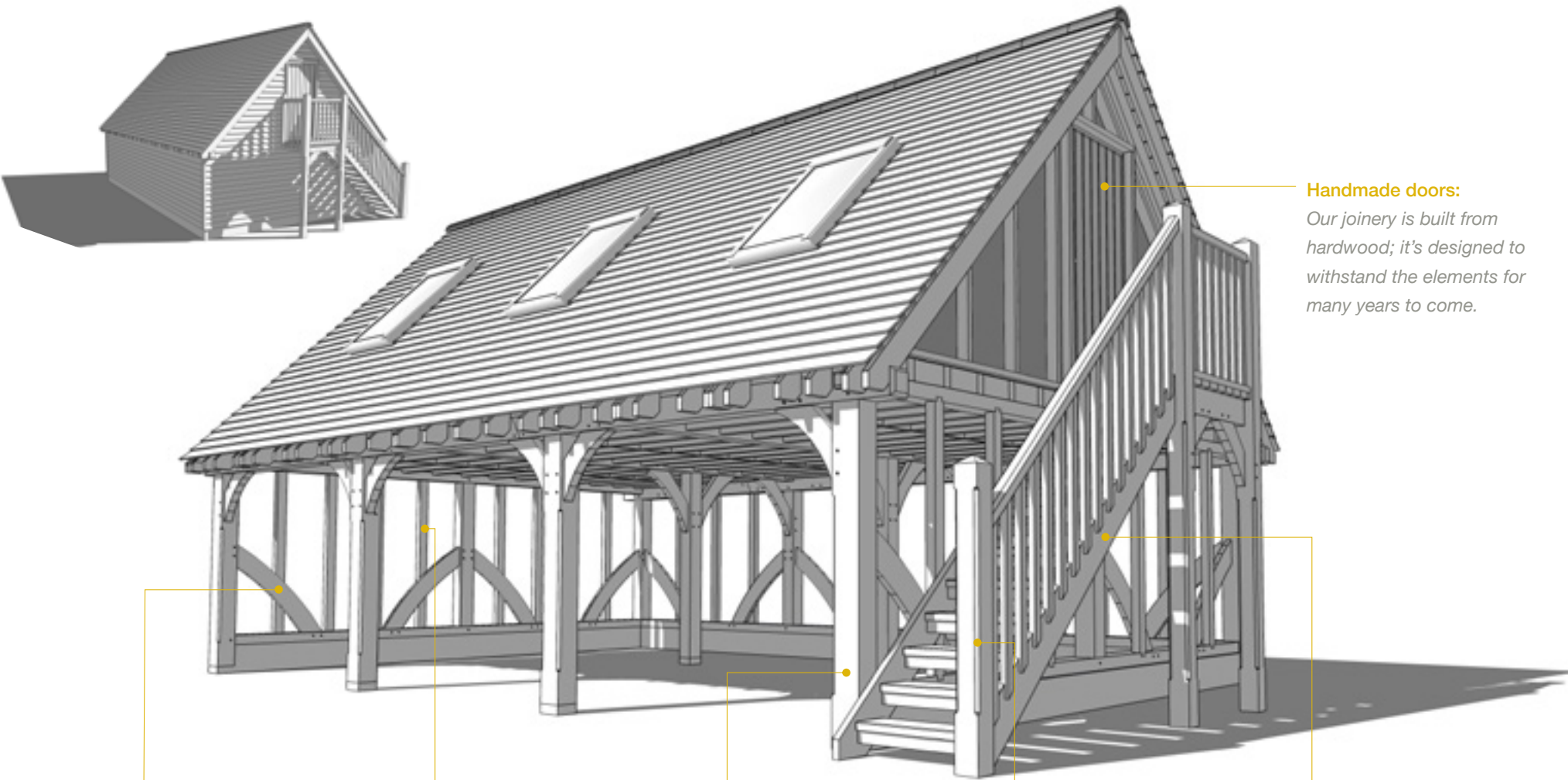
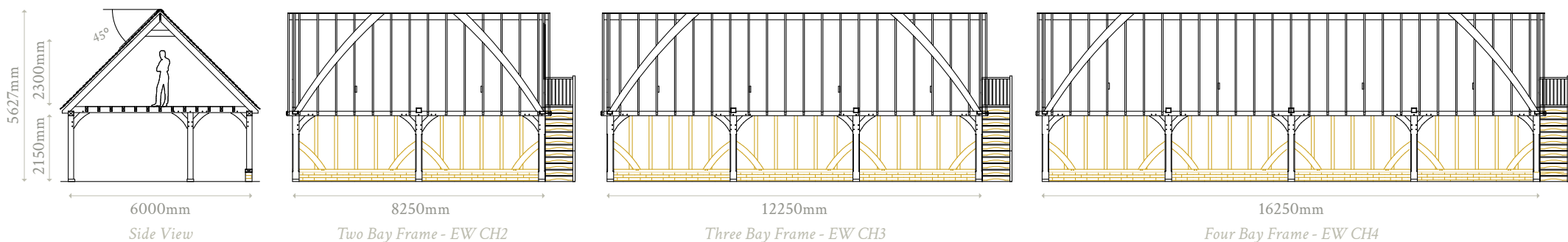
Classic Hideaway (accommodation)

With a generously sized first floor, this room above barn can be further enhanced with an **Extraroom™** upgrade

Classic Hideaway (accommodation)



Classic Extrawide™ Hideaway (accommodation)

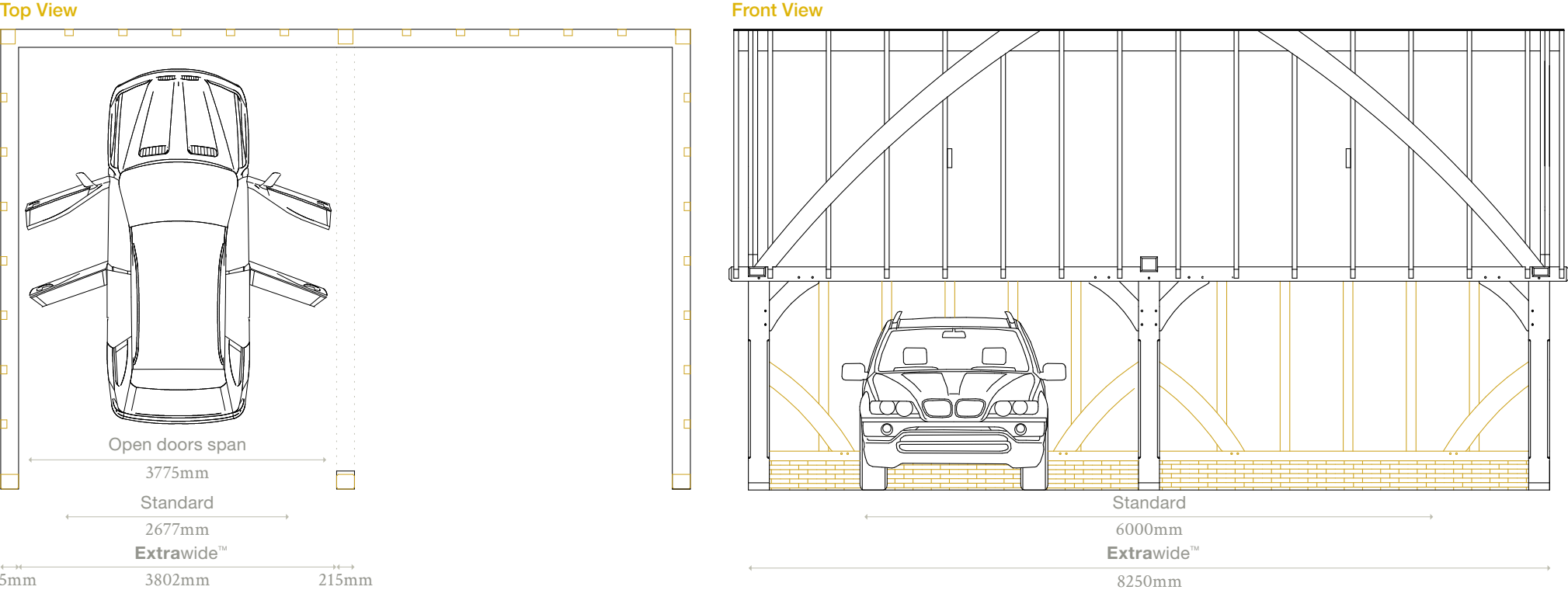


N.B. The Classic Hideaway range comes complete with staircases, doorway and timber floor covering. By selecting our **Extraroom™** upgrade a raised roof section can be added to increase usable floor space in the room above.
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[more information below](#) ▼

Our Classic Extrawide™ Upgrade

(Available in all our frame ranges)



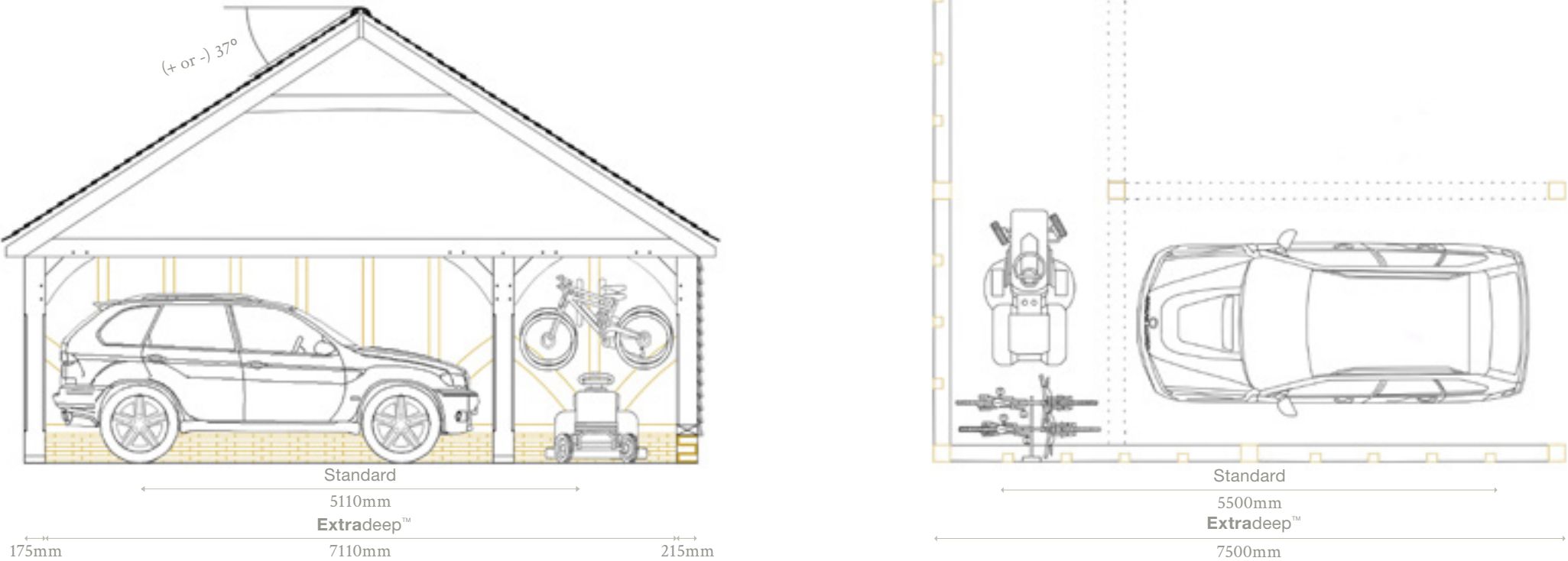
With all the benefits of the standard range but with extra width, our Extrawide™ range provides exceptional space across the front of each bay. These frames have been purposefully designed around a large 4 x 4 vehicle (BMW

X5 2016 model). This particular range boasts the ability to allow vehicles of this calibre to fully open all passenger doors without fear of touching the sides. You can choose any of our oak-frame styles and adopt the Extrawide™

version, should you require the additional space. It is even possible to mix bay sizes between the two ranges within the same barn. We believe no other company provides a range which matches these sizes and capabilities.

Our Classic Extradeep™ Upgrade

(Available in all our frame ranges)



With all the benefits of the standard range but with extra depth, our Extradeep™ upgrade adds 2M depth to the barn. By adding an attractive centre post feature we extend the frame back to open up a large usable space that lends

itself to a multitude of storage uses that can remain open or partitioned off to form a separate room. You can choose any of our oak-frame styles and adopt the Extradeep™ version, should you require the additional space. The benefits in

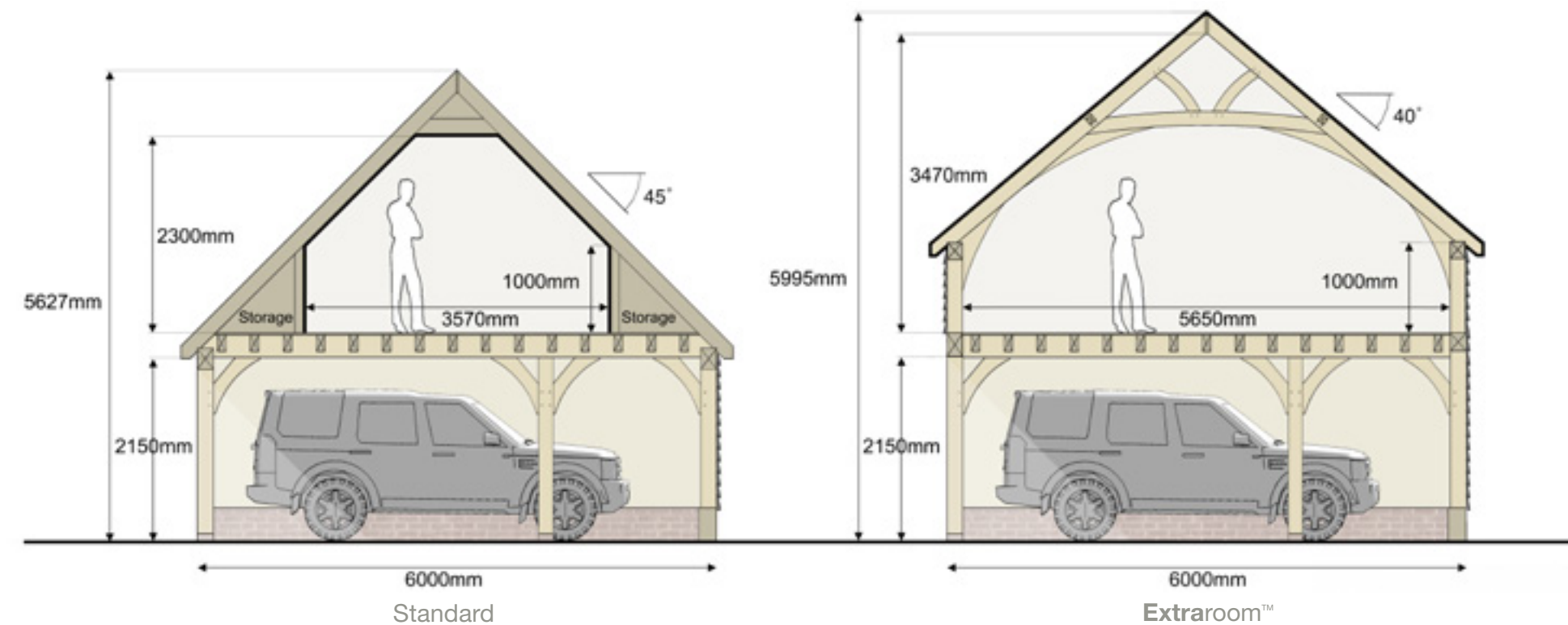
combining car storage with garden and leisure equipment all within one secure space is often the preferred choice, by listening to our clients needs we introduce this as a thoughtfully designed upgrade, new to the market place.

N.B. Illustrations are based upon a Two Bay Classic Country Extrawide™ frame. BMW X5 (2016 model)
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[more information below](#) ▼

Our Classic Extraroom™ Upgrade

(Available in our Hideaway range)



When comparing our standard designs with the Extraroom™ upgrade, there is minimal difference between the heights of both buildings. However, Extraroom™ has the design capacity to accommodate ideas such as Juliet-

balconies, desk spaces, and more glazing features, including French windows. These frames have been purposefully designed to push the side walls outwards and lift the roof, maximising the usable floor space. In addition, our designs

can accommodate high level oak work, tailored to of each project. As far as the exterior is concerned we have reduced the roof pitch; this lowers the overall height of the building in favour of planning applications.

*N.B. This image illustrates a high proportion of oak work; the amount used in each design can be carefully tailored to individual budgetary requirements and design preference.
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[more information below ▼](#)

'At a glance' Classic Catslide

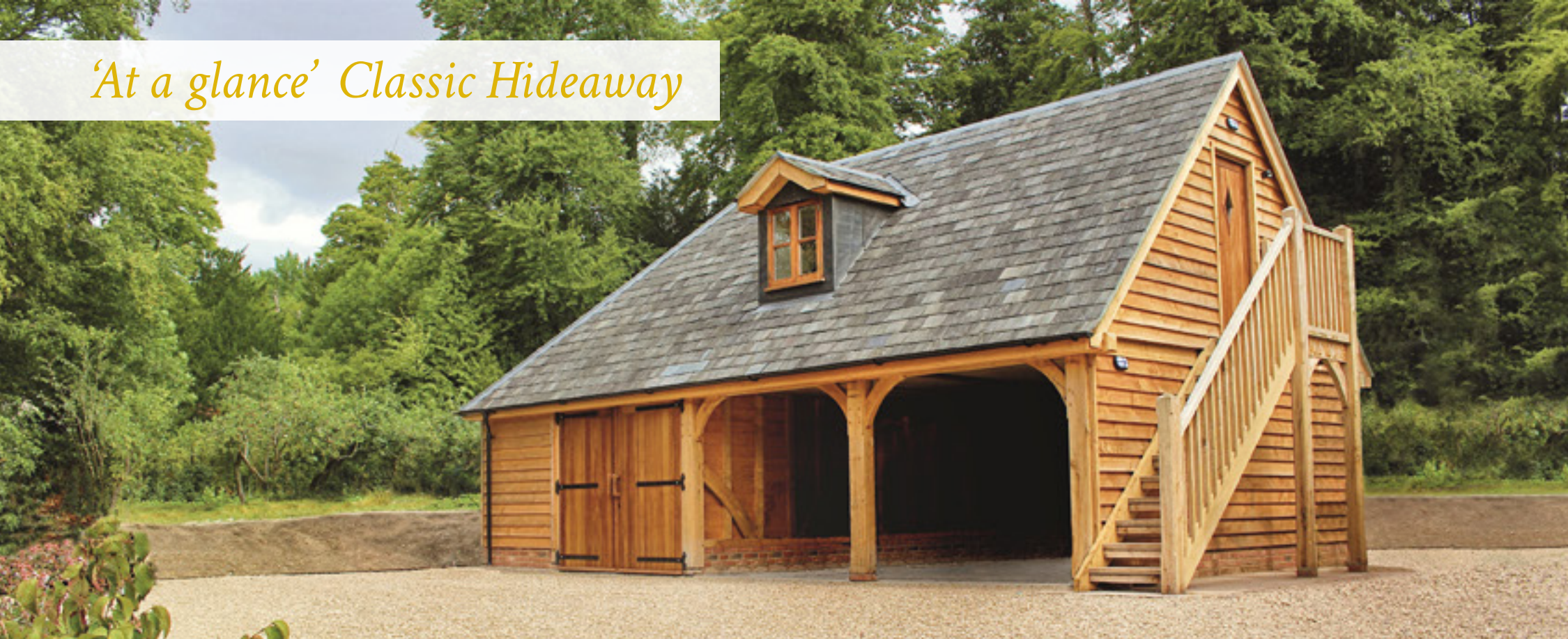


Classic Extrawide™ Catslide

'At a glance' Classic Country (& Deep)



'At a glance' Classic Hideaway



Classic Extraroom™ Hideaway



Prices - 'At a glance'

It's important to identify that no two projects are the same. Variations in ground conditions, frame and roof sizes, and features such as doors, walls and tiles all have an influence on the price we quote. We carefully guide our clients through a process that details every aspect of their specification. This results in a fixed quotation for accuracy and peace of mind. Please contact us to start this process. In the meantime, here are some price examples to show you what to expect.

Request a price specific to what you have in mind:

- *Describe the barns size, style and usage.*
- *List any features (i.e doors, log-stores, partition walls, windows, loft storage etc).*
- *Or simply describe your ideal project and we will provide suggestions & ideas to suit.*

We look forward to receiving your request.



Click to watch our introduction video ▶

A 'Full Works' scenario based upon favourable ground conditions and access, with no rain water management, drive alterations or running of services. Features such as barn doors, personnel doors, partition wall, loft/storage floor, log-stores with enclosed compartments, windows (or dormers) and handmade tiles can all be added. Therefore, a typical price range would be:

Full Works - Two Bay Catslide



£28,950 to £39,928 + VAT (Extrawide £33,780 to £46,560 + VAT)

Full Works - Three Bay Hideaway



*£48,563 to £59,853 + VAT (Extrawide £65,168 to £75,534 + VAT)**

**Prices do not included the running of services and the fitting out of the rooms interior – options available*