



 **oakframesdirect**  
 .com

*Oak frame buildings for less*





All our oak frames are made from high quality green oak timbers which fit together using traditional jointing techniques giving you a stunning build. We have a great selection to choose from PLUS...

- DELIVERY/COLLECTION CAN BE ARRANGED
- PLANNING DRAWINGS AVAILABLE FROM £99 PLUS VAT
- EASY TO FOLLOW – FULL ASSEMBLY INSTRUCTIONS PROVIDED WITH EVERY FRAME

**01424 838 500 | oakframesdirect.com**

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Oak Frames Direct is the trading name of CAP Direct LLP registered number OC345590, registered office 30-34 North St, Hailsham, BN27 1DW

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## Testimonials

*Don't take our word for it,  
this is what our customers think...*

*"Overwhelmed at how well it has  
gone together, everything so  
accurate, well done to all of you."*

Anthony S, Staffordshire

*"It is finished and looks great."*

Mary H, Suffolk

*"Very pleased and would  
recommend your company  
to any interested parties."*

Peter M, East Sussex

*"The quality of your product is  
exceptional and it all went together  
incredibly easily - I would, and will  
recommend your company  
to anybody."*

Giles M, Norfolk

*"The garage has gone up  
a treat - thank you."*

Charles W, Norfolk

*"We are both very pleased  
with the end result."*

Barbara & Peter M, Essex



Wall Mounted



Floor/Wall Mounted



Brick Plinth



Gazebo with and without finial



Balustrade

**Porches**  
from £750  
(plus VAT)

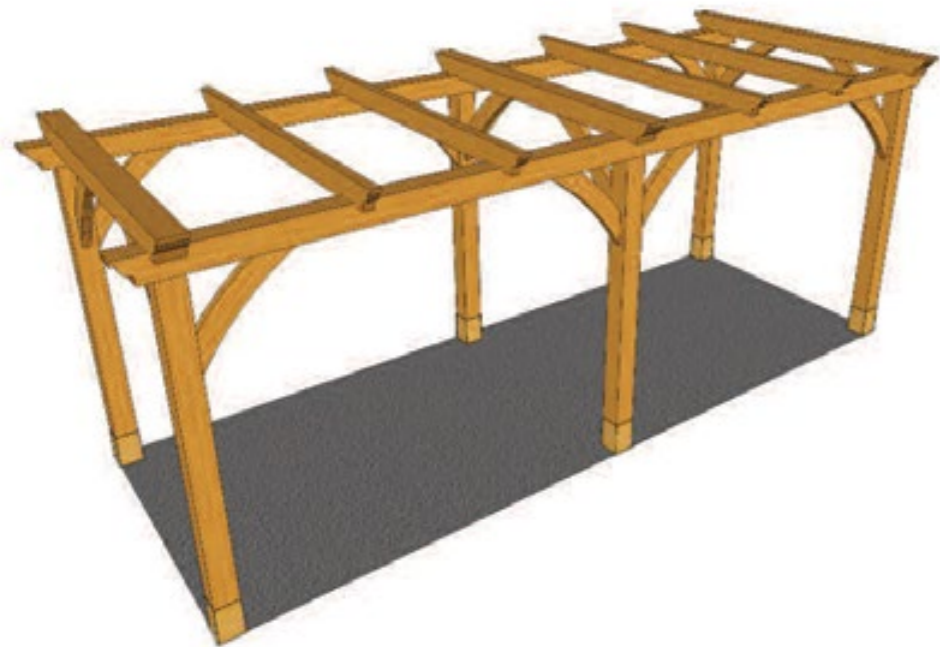
Call our sales office on 01424 838 500  
for further information



**Gazebos**  
from £2260  
(plus VAT)

Call our sales office on 01424 838 500  
for further information





**Porches and Garden Structures**

**Porches**

**Gazebos**

**Pergolas**

**Lean to open store**

**Wall Mounted**



**Floor/Wall Mounted**



**Brick Plinth**



**Suggested Sizes**

1800mm wide x 1200mm deep  
Max. depth 1800mm

1800mm wide x 1200mm deep  
Any width and depth available

1800mm wide x 1200mm deep  
Any width and depth available

2800mm sq or 3600mm sq  
Any width and depth available

2000mm deep x 5600mm wide  
Any width and depth available

2000mm deep x 5600mm wide  
Any width and depth available

**Options Available**

**Porches and Pergolas**

Curved Brace front feature  
(as standard)



Corbel Features on  
front eaves beam



Upright Beam front feature



**Gazebos and  
Lean to open store**

Oak Balustrade



Lead Finial



**Planning drawings available for  
standard cross sections at just  
£45.00 + VAT**

**Bespoke designs available  
upon request**

All our oak framed porches, gazebos, pergolas and lean-to stores are 100% green oak frames fully jointed, using traditional joints, provided in kit form ready for you to put together and fit. These oak framed porch kits will make wonderful addition to

any house. The kit includes all pegs and nails to completely erect the frame.

**Frame Sizes**

By their nature, these types of oak frames can vary greatly depending on your needs and space available. We have given suggested sizes for you but we will design and supply these to your specification.

**Pergolas**  
from £2100  
(plus VAT)

Call our sales office on 01424 838 500  
for further information

**Lean to  
open store**  
from £2670  
(plus VAT)

Call our sales office on 01424 838 500  
for further information



*"Frame comes with easy to follow instructions."*



Hipped



Barn Hips



Gables

**1 Bay Garage**  
frame prices from  
**£2480 to £3620**

(plus VAT)

Call our sales office on 01424 838 500  
for further information

All posts, soleplates, eaves beams and curved braces in green oak. Rafters, studwork and weatherboard in treated softwood. All oak components jointed using traditional jointing techniques. The kit includes all pegs, steel pins, nails and staddle stones needed to completely erect the frame and weatherboard.



Hipped



Barn Hips



Gables

All posts, soleplates, eaves beams and curved braces in green oak. Rafters, studwork and weatherboard in treated softwood. All oak components jointed using traditional jointing techniques. The kit includes all pegs, steel pins, nails and staddle stones needed to completely erect the frame and weatherboard.

Call our sales office on 01424 838 500 for further information

Single Bay Garages

Front cross section

Front store options available on all cross sections

Roof options available on all cross sections

Options Available



Standard depths - 5000mm or 5600mm  
Other depths available upon request

140mm wide Brick Pack		<input type="checkbox"/>
Windows		
2 light window		<input type="checkbox"/>
3 light window		<input type="checkbox"/>
Doors		
Garage doors		<input type="checkbox"/>
Single door and frame		<input type="checkbox"/>
Half glazed door and frame		<input type="checkbox"/>

Front store options available on all cross sections	Roof options available on all cross sections
No store	Gable to gable
Open store on left hand side	Gable to Barn Hip
Open store on right hand side	Barn Hip to Gable
Closed store on left hand side	Barn Hip to Barn Hip
Closed store on right hand side	Gable to Hip
Open store on both sides	Hip To Gable
Closed store on both sides	Hip to Hip
Closed store on left, open store on right	Hip to Barn Hip
Closed store on right, open store on left	Barn Hip to Hip

Single bay garages in our range come with a choice of open and closed end stores and a choice of roof ends. Our oak frame single bay garages are made from high quality green oak timbers which fit together using traditional jointing techniques giving a stunning build.

All main posts, soleplates, eaves beams and the curved braces are in green oak, together with rafters and studwork in treated softwood. The frame is manufactured using traditional building methods, using full timber joints.

The kit also includes all necessary softwood weatherboard, staddle stones, DPC for laying under the soleplate and a fixings pack (which includes enough nails, timber plugs, pegs, pins and coach screws to fully assemble the frame and weatherboard). Also included is a full set of clear, easy-to-follow assembly instructions. Brick packs where available are for custom 140mm bricks suitable for laying a single skin of brickwork to sit flush with the soleplate and posts.

Frame Sizes	Bay Width
Frame Width	2880mm
Store Width (per store)	1200mm
Total Footprint	
Main Area	2.88 x Depth
Per Store	1.2 x Depth

Planning drawings available on all buildings see page 48.

We can also design bespoke buildings or work to your designs.

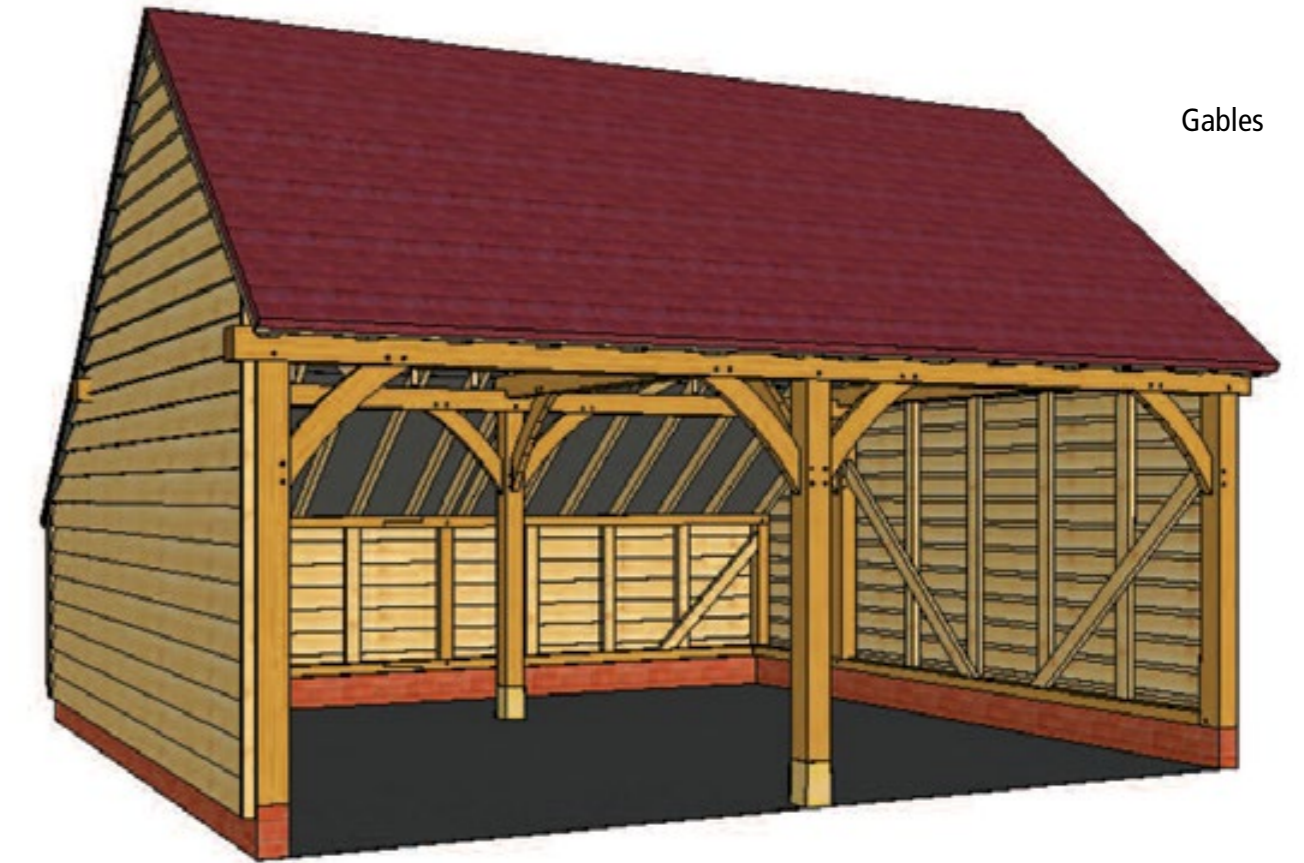
*"Staddle stones are supplied with the building."*



Barn Hips



Hipped



Gables



**2 Bay Garage**  
frame prices from  
**£3830 to £8430**

(plus VAT)

Call our sales office on 01424 838 500  
for further information

All posts, soleplates, eaves beams and curved braces in green oak. Rafters, studwork and weatherboard in treated softwood. All oak components jointed using traditional jointing techniques. The kit includes all pegs, steel pins, nails and staddle stones needed to completely erect the frame and weatherboard.

Please see the product chart (page 19) or call us or visit our our website for more information.





*2 Bay Garage with closed store*



*2 Bay Garage with open store*



Call our sales office on 01424 838 500 for further information





2 Bay Garage with first floor



2 Bay Garage



Call our sales office on 01424 838 500 for further information



## 2 Bay Garages

### Ground floor only cross sections

### Full height cross sections

### First floor cross sections

### Front store options available on all cross sections

### Roof options available on all cross sections\*

Options Available	A	B	C	D	E	F	G	H
140mm wide Brick Pack		●	●	●	●			
Partitions								
Side to side		●	●	●	●	●	●	●
Front to rear		●	●	●	●	●	●	●
Dormers								
2 light dormer							●	●
3 light dormer							●	●
Windows								
2 light window		●	●	●	●	●	●	●
3 light window		●	●	●	●	●	●	●
Doors								
Garage doors		●	●	●	●	●	●	●
Single door and frame		●	●	●	●	●	●	●
Half glazed door and frame		●	●	●	●	●	●	●
External oak staircase							●	●

Front store options	Roof options
No store	Gable to gable
Open store on left hand side	Gable to Barn Hip
Open store on right hand side	Barn Hip to Gable
Closed store on left hand side	Barn Hip to Barn Hip
Closed store on right hand side	Gable to Hip
Open store on both sides	Hip To Gable
Closed store on both sides	Hip to Hip
Closed store on left, open store on right	Hip to Barn Hip
Closed store on right, open store on left	Barn Hip to Hip

Two bay garages in our range come with a choice of open and closed end stores and a choice of roof ends. Our oak frame two bay garages are made from high quality green oak timbers which fit together using traditional jointing techniques giving a stunning build.

All main posts, soleplates, eaves beams and the curved braces are in green oak, together with rafters and studwork in treated softwood. The frame is manufactured using traditional building methods, using full timber joints.

Planning drawings available on all buildings - see page 48. We can also design bespoke buildings or work to your designs.

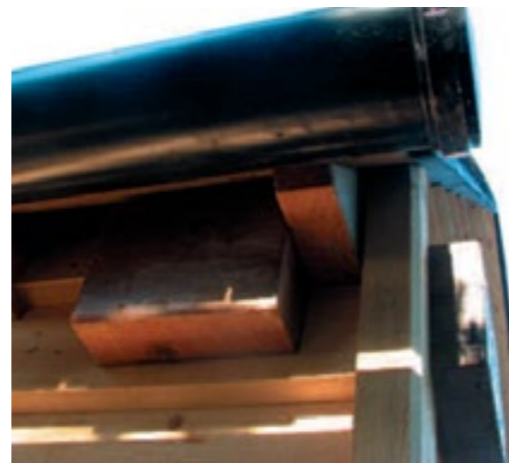
The kit also includes all necessary softwood weatherboard, staddle stones, DPC for laying under the soleplate and a fixings pack (which includes enough nails, timber plugs, pegs, pins and coach screws to fully assemble the frame and weatherboard). Also included is a full set of clear, easy-to-follow assembly instructions. Brick packs where available are for custom 140mm bricks suitable for laying a single skin of brickwork to sit flush with the soleplate and posts.

Please see page 53 for larger images and further information on all cross sections.

Frame Sizes	Depth A, B, C, D	Depth E, F, G, H
Frame Width	5620mm	5650mm
Store Width (per store)	1200mm	1200mm
Total Footprint		
Main Area	5.62 x Depth	5.65 x Depth
Per Store	1.2 x Depth	1.2 x Depth

\* Please Note: We advise to maintain maximum upper area space avoid using hip roof ends on first floor cross sections

*"A minimum of two people are needed to erect the frame."*



Hipped



Barn Hips



Gables

**3 Bay Garage**  
frame prices from  
**£5420 to £11740**

(plus VAT)

Call our sales office on 01424 838 500  
for further information

All posts, soleplates, eaves beams and curved braces in green oak. Rafters, studwork and weatherboard in treated softwood. All oak components jointed using traditional jointing techniques. The kit includes all pegs, steel pins, nails and staddle stones needed to completely erect the frame and weatherboard.

Please see the product chart (page 27) or call us or visit our our website for more information.



*3 Bay Garage with closed store*



*3 Bay Garage with open store*



Call our sales office on 01424 838 500 for further information





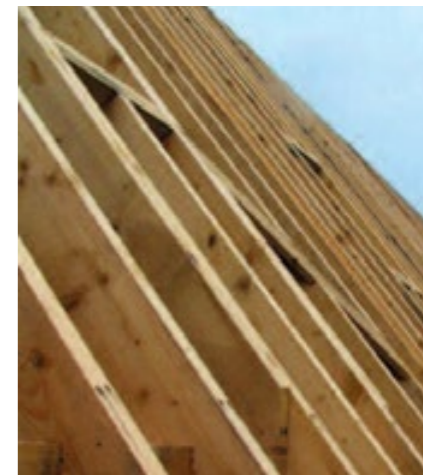
3 Bay Garage with first floor



3 Bay Garage



Call our sales office on 01424 838 500 for further information



# 3 Bay Garages

## Ground floor only cross sections

## Full height cross sections

## First floor cross sections

## Front store options available on all cross sections

## Roof options available on all cross sections\*

Options Available	A	B	C	D	E	F	G	H
140mm wide Brick Pack		●	●	●	●			
Partitions								
Side to side		●	●	●	●	●	●	●
Front to rear		●	●	●	●	●	●	●
Dormers								
2 light dormer							●	●
3 light dormer							●	●
Windows								
2 light window		●	●	●	●	●	●	●
3 light window		●	●	●	●	●	●	●
Doors								
Garage doors		●	●	●	●	●	●	●
Single door and frame		●	●	●	●	●	●	●
Half glazed door and frame		●	●	●	●	●	●	●
External oak staircase							●	●

Front store options	Roof options
No store	Gable to gable
Open store on left hand side	Gable to Barn Hip
Open store on right hand side	Barn Hip to Gable
Closed store on left hand side	Barn Hip to Barn Hip
Closed store on right hand side	Gable to Hip
Open store on both sides	Hip To Gable
Closed store on both sides	Hip to Hip
Closed store on left, open store on right	Hip to Barn Hip
Closed store on right, open store on left	Barn Hip to Hip

Three bay garages in our range come with a choice of open and closed end stores and a choice of roof ends. Our oak frame three bay garages are made from high quality green oak timbers which fit together using traditional jointing techniques giving a stunning build.

All main posts, soleplates, eaves beams and the curved braces are in green oak, together with rafters and studwork in treated softwood. The frame is manufactured using traditional building methods, using full timber joints.

Planning drawings available on all buildings - see page 48. We can also design bespoke buildings or work to your designs.

The kit also includes all necessary softwood weatherboard, staddle stones, DPC for laying under the soleplate and a fixings pack (which includes enough nails, timber plugs, pegs, pins and coach screws to fully assemble the frame and weatherboard). Also included is a full set of clear, easy-to-follow assembly instructions. Brick packs where available are for custom 140mm bricks suitable for laying a single skin of brickwork to sit flush with the soleplate and posts.

Please see page 53 for larger images and further information on all cross sections.

Frame Sizes	Depth A, B, C, D	Depth E, F, G, H
Frame Width	8360mm	8400mm
Store Width (per store)	1200mm	1200mm
Total Footprint		
Main Area	8.36 x Depth	8.40 x Depth
Per Store	1.2 x Depth	1.2 x Depth

\* Please Note: We advise to maintain maximum upper area space avoid using hip roof ends on first floor cross sections



Barn Hips



Hipped



Gables

## 4 Bay Garage frame prices from £7010 to £15050

(plus VAT)

Call our sales office on 01424 838 500  
for further information

All posts, soleplates, eaves beams and curved braces in green oak. Rafters, studwork and weatherboard in treated softwood. All oak components jointed using traditional jointing techniques. The kit includes all pegs, steel pins, nails and saddle stones needed to completely erect the frame and weatherboard.

Please see the product chart (page 35) or call us or visit our website for more information.





*4 Bay Garage with closed store*



*4 Bay Garage with open store*

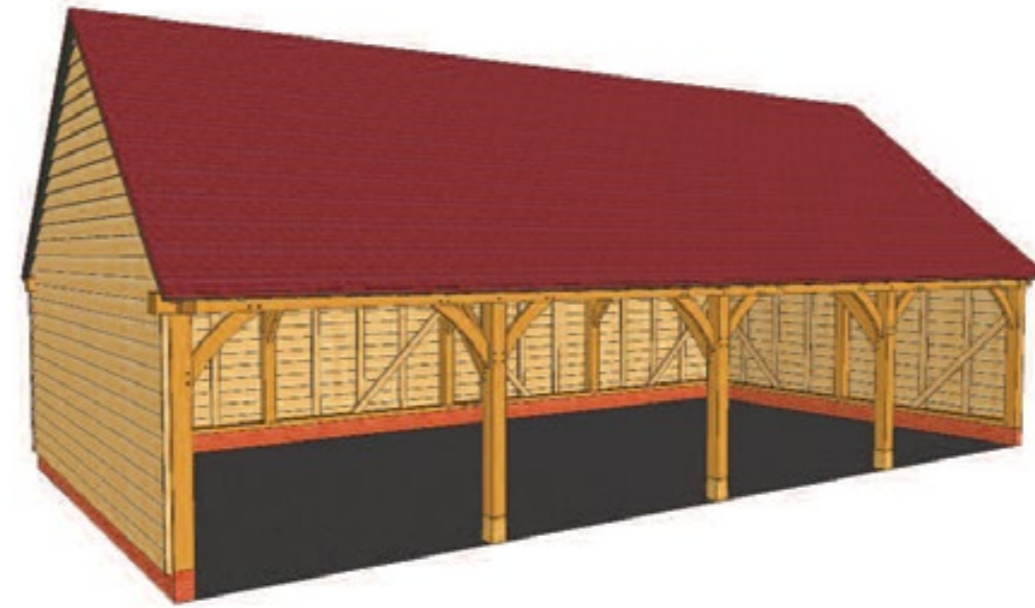


Call our sales office on 01424 838 500 for further information





4 Bay Garage with first floor



4 Bay Garage



Call our sales office on 01424 838 500 for further information



# 4 Bay Garages

## Ground floor only cross sections

## Full height cross sections

## First floor cross sections

## Front store options available on all cross sections

## Roof options available on all cross sections\*

Options Available	A	B	C	D	E	F	G	H
140mm wide Brick Pack		●	●	●	●			
Partitions								
Side to side		●	●	●	●	●	●	●
Front to rear		●	●	●	●	●	●	●
Dormers								
2 light dormer							●	●
3 light dormer							●	●
Windows								
2 light window		●	●	●	●	●	●	●
3 light window		●	●	●	●	●	●	●
Doors								
Garage doors		●	●	●	●	●	●	●
Single door and frame		●	●	●	●	●	●	●
Half glazed door and frame		●	●	●	●	●	●	●
External oak staircase							●	●

Front store options	Roof options
No store	Gable to gable
Open store on left hand side	Gable to Barn Hip
Open store on right hand side	Barn Hip to Gable
Closed store on left hand side	Barn Hip to Barn Hip
Closed store on right hand side	Gable to Hip
Open store on both sides	Hip To Gable
Closed store on both sides	Hip to Hip
Closed store on left, open store on right	Hip to Barn Hip
Closed store on right, open store on left	Barn Hip to Hip

Four bay garages in our range come with a choice of open and closed end stores and a choice of roof ends. Our oak frame four bay garages are made from high quality green oak timbers which fit together using traditional jointing techniques giving a stunning build.

All main posts, soleplates, eaves beams and the curved braces are in green oak, together with rafters and studwork in treated softwood. The frame is manufactured using traditional building methods, using full timber joints.

Planning drawings available on all buildings - see page 48. We can also design bespoke buildings or work to your designs.

The kit also includes all necessary softwood weatherboard, staddle stones, DPC for laying under the soleplate and a fixings pack (which includes enough nails, timber plugs, pegs, pins and coach screws to fully assemble the frame and weatherboard). Also included is a full set of clear, easy-to-follow assembly instructions. Brick packs where available are for custom 140mm bricks suitable for laying a single skin of brickwork to sit flush with the soleplate and posts.

Please see page 53 for larger images and further information on all cross sections.

Frame Sizes	Depth A, B, C, D	Depth E, F, G, H
Frame Width	11,100mm	11,150mm
Store Width (per store)	1200mm	1200mm
Total Footprint		
Main Area	11.10 x Depth	11.15 x Depth
Per Store	1.2 x Depth	1.2 x Depth

\* Please Note: We advise to maintain maximum upper area space avoid using hip roof ends on first floor cross sections



## Complexes

Our cross sections and building links can be made for any of our frame styles, enabling even more options when designing your building, giving you the chance of L-shaped or even garages with a first floor.

Building prices include the Frame and Weatherboard – which also includes all posts, sole plates, eaves beams and curved braces in green oak. Rafters, studwork and weatherboard in treated softwood. All oak components jointed using traditional jointing techniques. The kit includes all pegs, steel pins, nails and staddle stones needed to completely erect the frame and weatherboard.

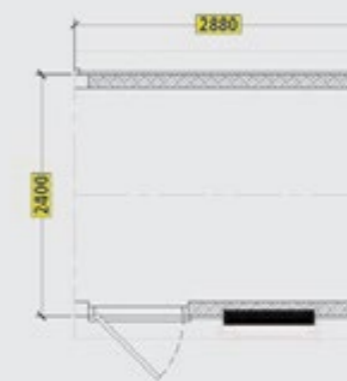
Groundworks, roof tiles, felt and battens are not supplied by Oak Frames Direct and need to be sourced by the customer

Call our sales office on 01424 838 500 for further information

## Building Link

The images shown in this section are examples of how you can mix and match any of our buildings using our link section to join them to create even more designs and styles giving you greater choice and options.

Call our sales office on 01424 838 500 for further information



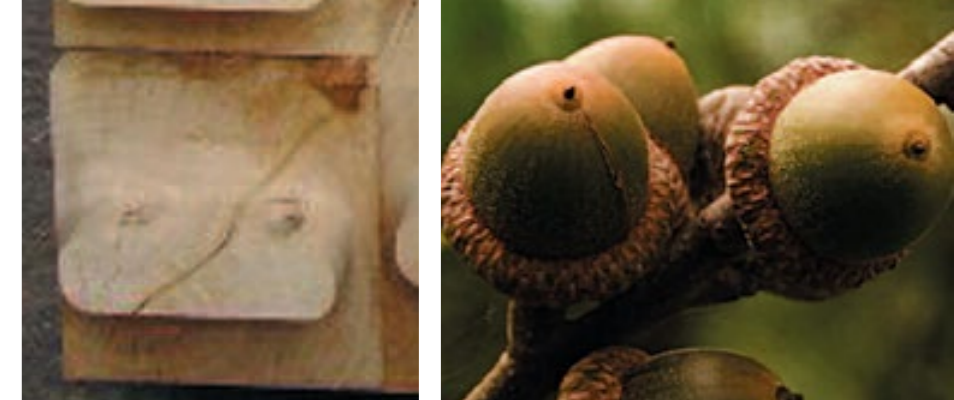
**The building below consists of:**

- 4 Bay garage with closed store (Full Hip to Full Hip - Depth 'A')
- Link building Including 1 x Solid Single Door & 1 x 2-pane Window
- 2 bay garage with closed store (Gable to Full Hip - Depth 'A')



**The building below consists of:**

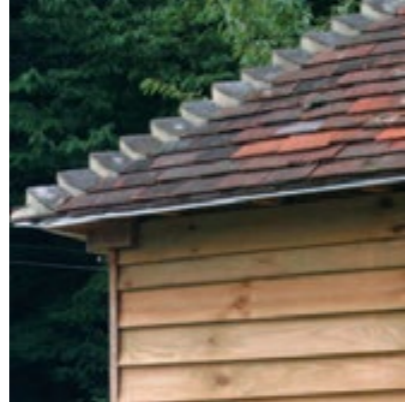
- 3 Bay garage with closed store (Full Hip to Barn Hip - Depth 'A')
- Link building Including 1 x Solid Single Door & 1 x 2-pane Window
- 3 bay garage with open store (Full Hip to Full Hip - Depth 'A')



# Complexes

Call our sales office on 01424 838 500 for further information





**The building below consists of:**

- 3 Bay garage (Full Hip to Full Hip – Depth 'A')
- Link building Including 1 x Solid Single Door & 1 x 2-pane Window
- 3 bay garage (Full Hip to Full Hip – Depth 'A')



**The building below consists of:**

- 3 Bay garage with first floor (Barn Hip to Barn Hip - Depth 'G')
- Link building Including 1 x Solid Single Door & 1 x 2-pane Window
- 3 bay garage (Gable to Gable – Depth 'B')



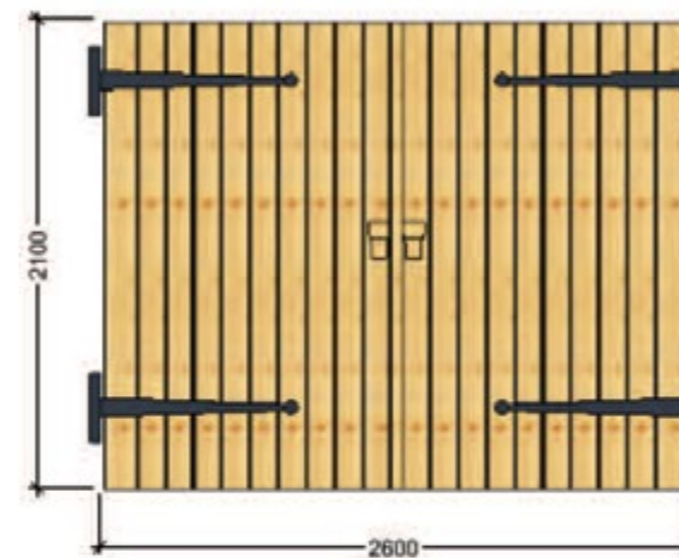
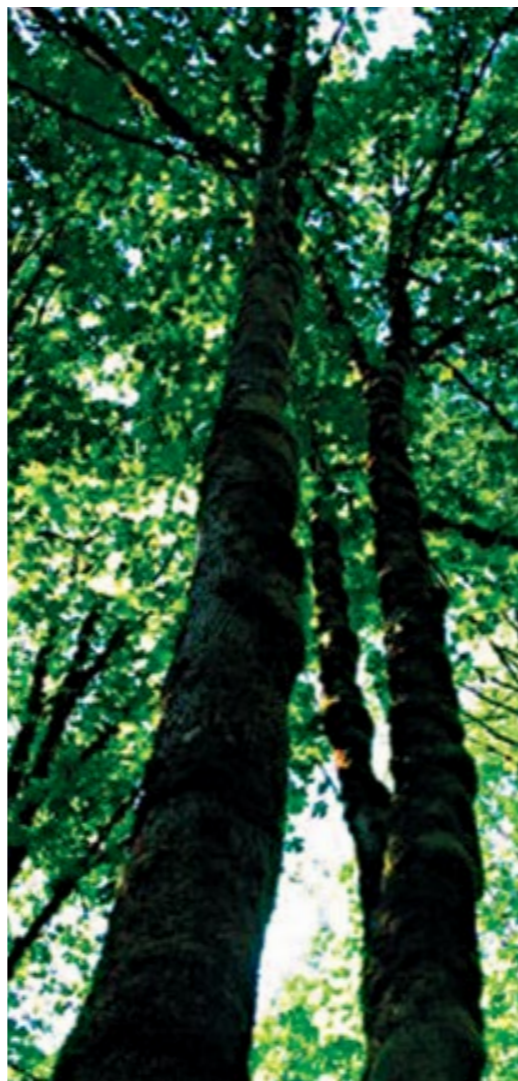
# Complexes

Call our sales office on 01424 838 500 for further information





*"All joinery to be treated immediately after installation."*



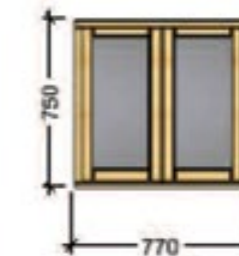
Garage Doors



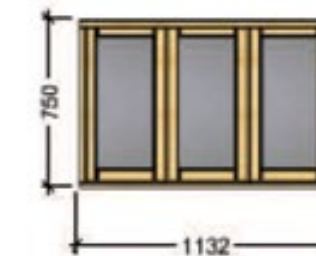
Half Glazed Door & Frame



Single Door & Frame



2 Pane Window



3 Pane Window

## Softwood Joinery

### Garage Doors

Our traditional style garage doors are 45mm thick. Our hinges are hand forged, zinc flame sprayed with a black textured finish and a stainless steel pivot pin. These are bolted through the door and post for added security and are 930mm long to allow for the weight of the doors. Also included are two softwood handles, two bolts and a high security dead-bolt with a wooden escutcheon.

### Half Glazed and Single Doors

Our personnel doors come complete with a frame, brass butt hinges, black handles and a five lever mortice lock.

### Windows

All our windows have double glazed units as standard. The outside two panes of each window are opening and these are fitted with black ironmongery.

"Oak purchased for our buildings is from sustainable sources."



Closed store internal view



Open Store internal view



Open Store external view



Closed store external view



Partition - front to back external view



Partition - front to back internal view



Partition - side to side internal view



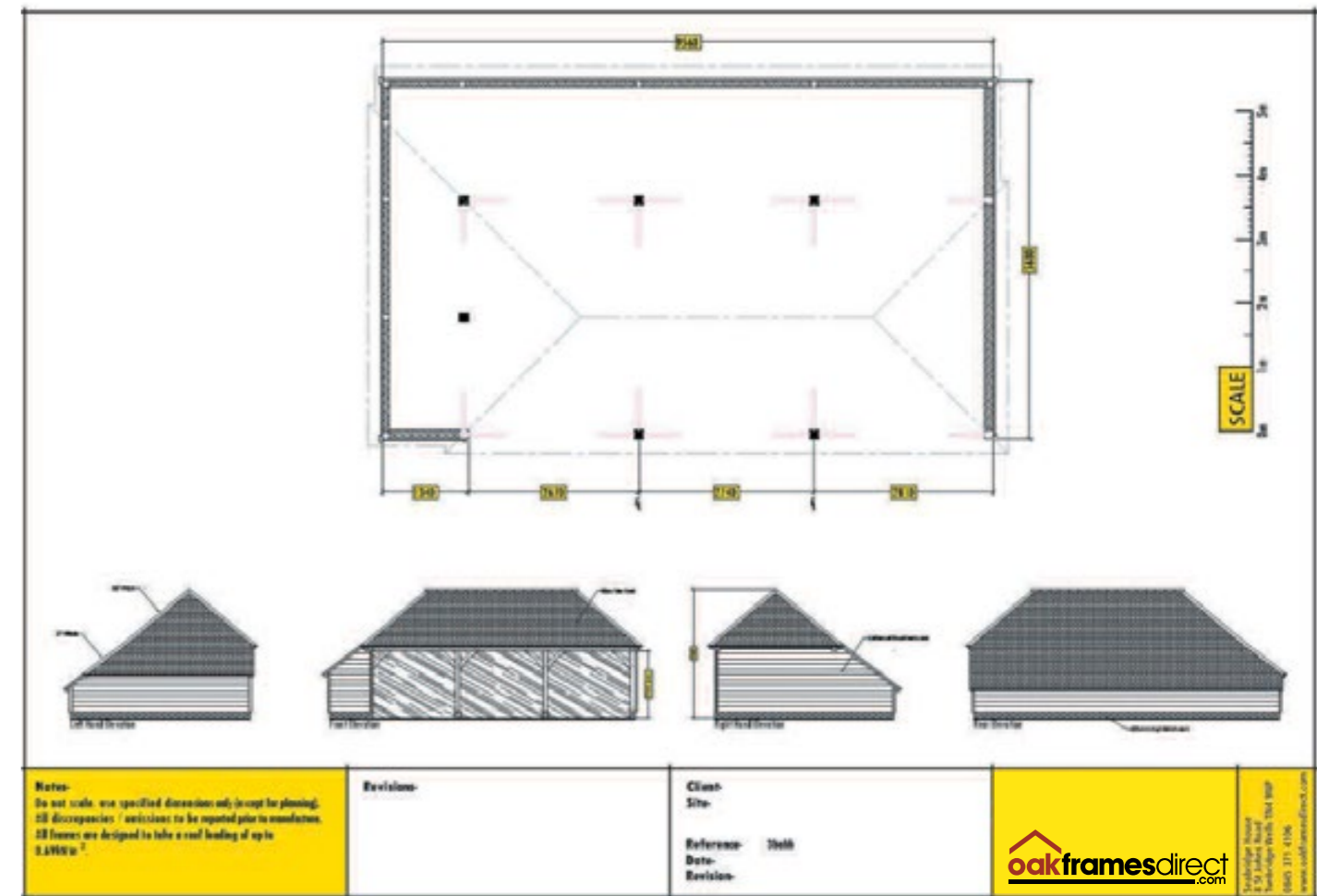
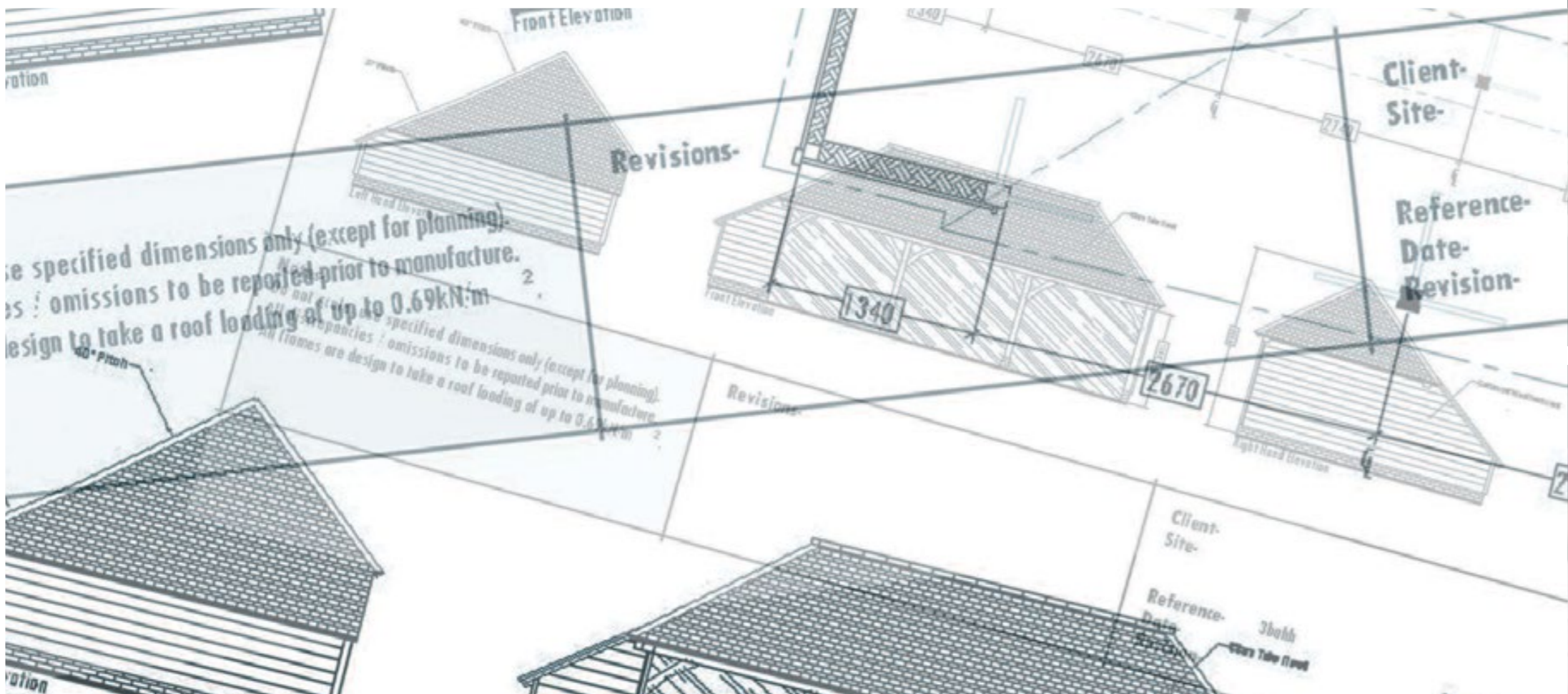
Partition - side to side external view

## Partitions, Open and Closed Stores

All posts, soleplates, eaves beams and curved braces in oak and on closed stores and partitions, studwork and weatherboard in treated softwood. All oak components jointed using traditional jointing techniques. The kit includes all pegs, steel pins, nails and staddlestones needed to completely erect the frame and weatherboard.

These options are only available when supplied with a building.





## Planning drawings from £99 plus VAT

Planning drawings can be supplied for any of our standard buildings or complexes and even your bespoke designs at a very competitive price.

Drawings are suitable for a planning application and can be submitted either by an individual or their Architect using the plan and elevational drawings supplied.

Six drawings are standard issue and the number of drawings required by your local authority is normally four.



Each new oak spends the first year or so of its life growing from an acorn

Oaks are deciduous trees and in winter their buds are distinctive by being clustered at the end of the twigs



Oak frame buildings are a dry build therefore saving gallons of water normally used on a building site



Animals serve as dispersal agents for the acorn, spreading its germination range out beyond the shadow of the parent tree



The acorn is a nutritious housing for the seed



## Helping the Environment



From little acorns do mighty oak trees grow!



The young oak tree is planted and left for nature to encourage it to grow into a healthy oak



The oak matures and acorns begin to grow acting as a carbon sink absorbing CO<sup>2</sup>



Green oak has the lowest embodied energy of any primary building material



Green building is a form of construction that takes the environment into account



Materials used in green building are eco-friendly and help lessen the impact the building will have on the surrounding environment



### An Eco-friendly choice...

Our oak is sourced from responsibly managed forests where more trees are planted for each one felled thereby providing younger growing trees which absorb more greenhouse gases than a mature tree.



### Sustainable resources...

The carefully planned felling and replanting programme used by our mills guarantees the long-term availability of materials.



### Quality materials...

Our green oak is carefully selected by the mills and must meet our no compromise specification. All oak timber must meet at least QPA quality grade.

### No compromise on quality...

Our timber selectors inspect each piece of timber before and after machining to ensure that it continues to meet our stringent quality levels throughout the process. Any pieces which fail our quality control checks are immediately replaced.

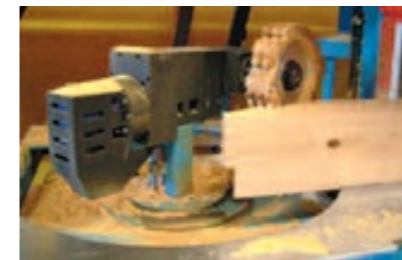
### Fast delivery...

Our established and reliable materials suppliers combined with our modern manufacturing facility allow us to produce and deliver your frame within 4 to 6 weeks from receipt of order.



### Extensive experience...

Experience and skills in oak framing are paramount to the integrity of the finished oak frame building. Our specialist team has many years experience of the process which enables us to operate at a consistently high level of quality and accuracy in everything we do.



### Engineered solutions...

By using sophisticated modern technology, we are able to manufacture intricate joints giving a clean cut and a tight quality finish every time producing precision levels and consistency that simply can not be achieved by hand.



### Stunning results...

An Oak Frames Direct building really is a beauty to behold. Our consistency, quality and experience allow us to deliver superior stunning results every time.

## Manufacturing



### Traditionally crafted methods...

We use the same traditional mortice and tenon jointing techniques with wooden peg joints that have been tried and tested since the early Middle Ages.



### Durability...

An oak framed building is robust, extremely strong and hard-wearing. Many oak framed buildings still exist having been constructed many centuries ago.



**We can supply any degree of roof pitch...**

By using our state-of-the-art precision computer milling machine with its 360 degree fully rotational head, we can deliver rafters, ridges or any part of your roof construction – all supplied with marked up full technical drawings.



**Remember, we don't do Truss roofs...**

We specialise in the Cut and Pitch process. This means there's no crane required in most scenarios for softwood roofs, making your build more simple and cost effective (oak roofs are more likely to need a crane). What's more all our roofs allow for loft space, giving greater flexibility.



**We can supply a roof that fits even if the plate is off square...**

No matter what your layout might be, providing you supply us with the correct specification, our machine can cut to fit your exact requirements.



**Cut and Pitch Roofs**

*Nb. The drawings shown are just a small selection available. Suitable for houses, garages, loft conversions, renovations, ideal for self-builds and some commercial applications.*

**We build our roofs to match your building needs...**

All our roofs are bespoke, so are made to your specific needs, and they can be made from Oak or Softwood.



**We cut your roof off-site, saving you on-site labour and waste...**

We can also allow for roof lights, dormers etc. Because all our roofs are cut off-site, they only require fitting on delivery, reducing the time on site for carpentry and therefore speeding up the building process.

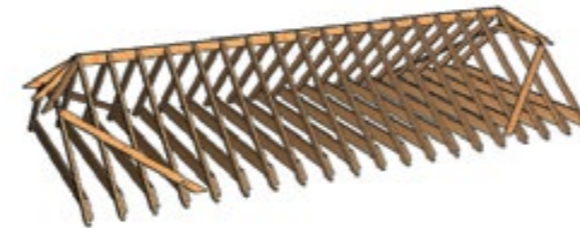


**We build our roofs with traditional rafter feet or to allow for soffits and fascias...**

With everything cut in our factory, you just need to tell us the over-hang you require. Simple!



**Softwood Roof**



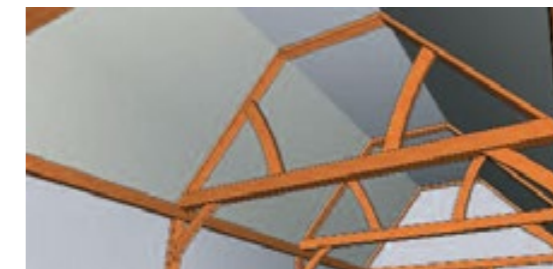
You could leave open if in a garage or outbuilding, or plasterboard under the ceiling joists and insulate between for other applications.



**Softwood Roof with Oak Beams**



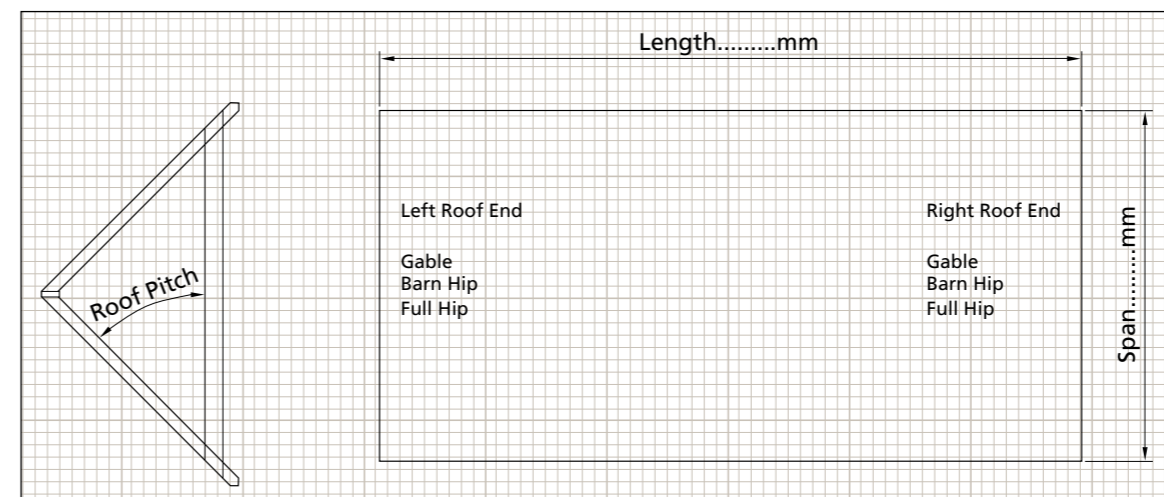
The plasterboard and insulation are fitted below and between the softwood rafters. Oak principle rafters can be used as a feature.



**Oak Warm Roof**

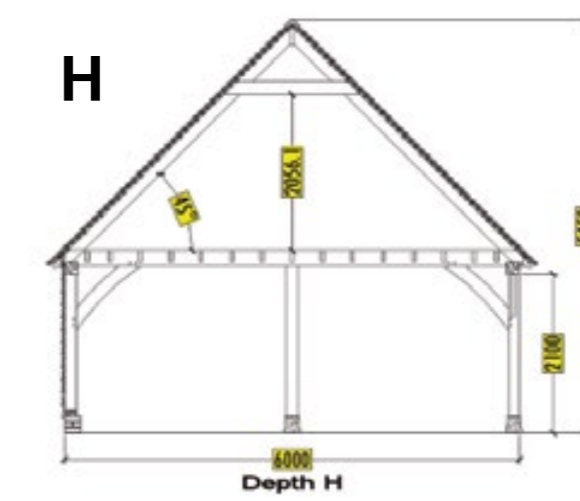
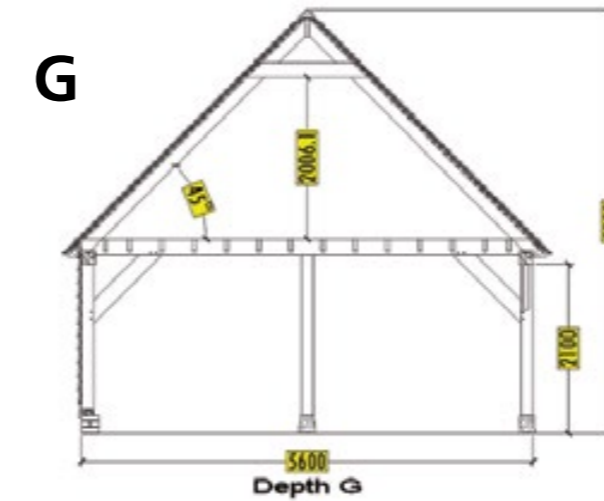
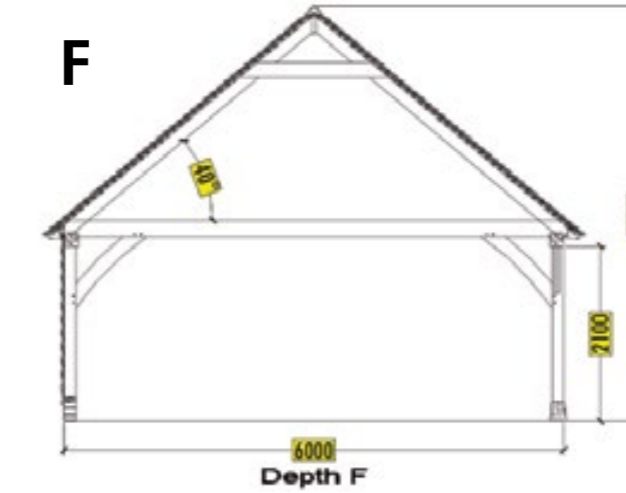
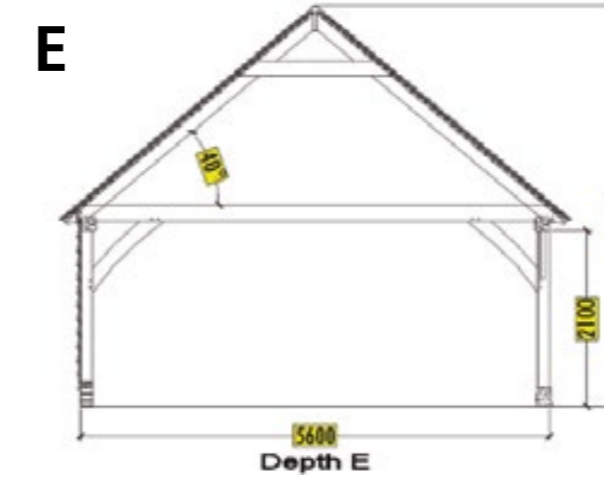
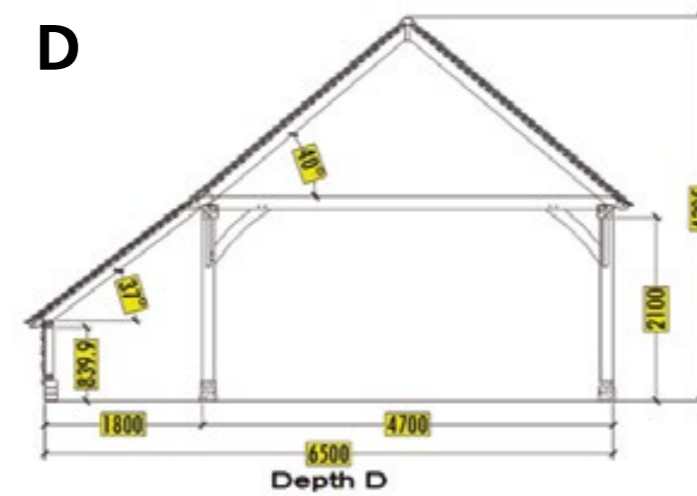
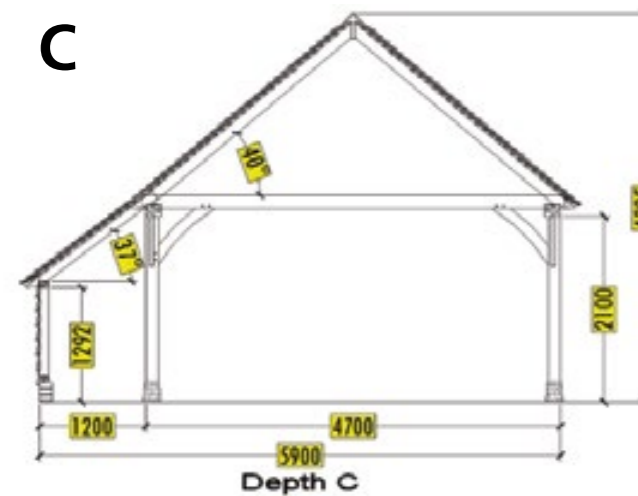
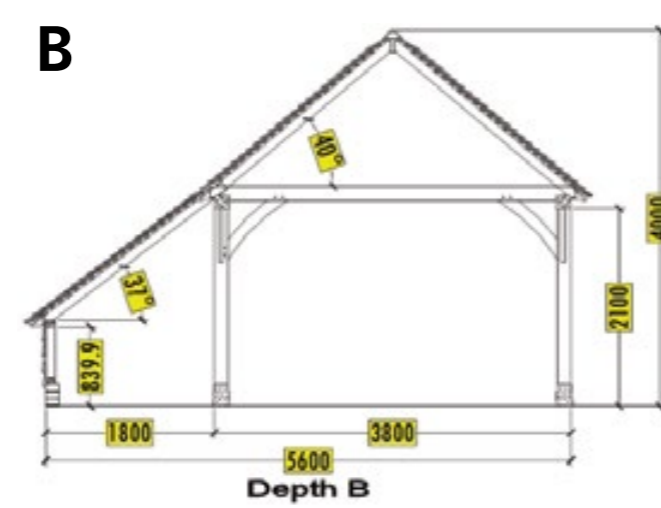
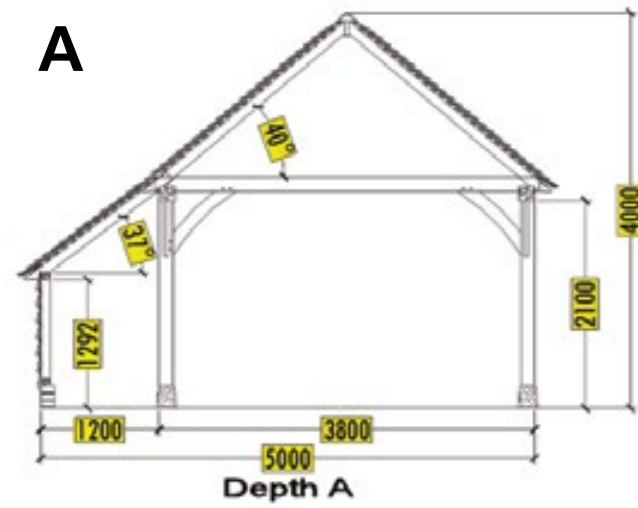


The plasterboard and insulation are fitted over the oak rafters. Rafter feet are supplied as shown. Curved braces can be used as an added feature.



We can also incorporate other features such as Dormers and trimmings for roof lights, all you need to supply us with is the size of the window/roof light and where you would like it to go.

**For more information please visit our web site [www.oakframesdirect.com](http://www.oakframesdirect.com)**



The standard cross sections on these pages are suitable for frames with 2 or more bays. Please note that due to the increase in post size needed on larger span frames, our special 140mm wide bricks are not suitable for cross sections E, F, G or H.

Cross sections G and H are suitable for frames with upper floors and come complete with softwood floor joists as standard.

External staircases, dormer windows and trimmings for velux windows can also be added as optional extras to make full use of your upper floor area. Bespoke designs are also available, please send us your requirements for a quotation or call our sales office on 01424 838 500 for further information.

## Cross Sections

# Plan your Cut and Pitch Roof

For a quote, call us today on **01424 838 500**

## Questions and Answers

### Frame questions

*Q. What items are actually included with the price?*

**A.** All main posts, soleplates, eaves beams and the curved braces are all in green oak, together with rafters and studwork in treated softwood. The frame is manufactured using traditional building methods, using full timber joints. The price also includes all necessary softwood weatherboard, staddle stones, DPC for laying under the soleplate and a fixings pack (which includes enough nails, timber plugs, pegs, pins and coach screws to fully assemble the frame and weatherboard). Also included is a full set of clear, easy-to-follow assembly instructions. The separate prices shown for bricks are for custom 140mm bricks suitable for laying a single skin of brickwork to sit flush with the soleplate and posts.

*Q. What treatment has been applied to the Softwood Weatherboard?*

**A.** Softwood weatherboard is Vac-Vac treated with a clear Vac-Sol preservative (which is a water based pressure treatment).

*Q. What treatment do you suggest for softwood weatherboard once erected?*

**A.** Stain as soon as possible with the colour of your choice to stop water penetration, and to give an even colouring.

*Q. What happens if I do not treat the weatherboard?*

**A.** If left unstained the timber will weather unevenly and go a patchy grey colour in appearance. Untreated boarding will also absorb moisture leaving the inside face damp during long periods of inclement weather.

*Q. Will I need to treat my joinery once it has been erected on site?*

**A.** All joinery should be treated as soon as possible after installation (within 4 weeks) on both sides and all edges.

*Q. Can I have other types of weatherboard instead of Softwood?*

**A.** Oak or western red cedar weatherboard are also available, please call us for prices.

*Q. Are the oak posts treated?*

**A.** No, dark marks may appear on the oak timbers. This is a natural occurrence where tannin within the timber is released and will fade in due course. The visual impact of these marks can be reduced with the application of oxalic acid.

### Erection of Frame

*Q. Would I be able to erect the frame myself?*

**A.** If you have a joinery and/or carpentry background this would be a suitable project. Lifting equipment is essential due to the weight of the oak beams.

*Q. How long will it take to erect the Frame?*

**A.** An experienced oak frame assembly team would take between 1-4 days to assemble the frame depending upon the style of frame and experience of the team (approximately 1 day per 2 bay without joinery). A less experienced team will take longer than this.

*Q. How many people will I need and at what skill level?*

**A.** A minimum of 2 people will be needed to erect the frame and one of these should preferably have a carpentry background.

### Brick Packs

*Q. Can I buy the bricks for the base of my building from you?*

**A.** Yes, we can supply a 140mm brick which are the same size as the base plate supplied thus eliminating having to use two skins of bricks.

### CAD / Drawings

*Q. Are drawings issued for the Frame?*

**A.** Easy-to-follow instructions for the erection of the building are supplied on placement/delivery of order. The drawings are of the highest quality with attention to detail.

### Groundworks

*Q. Who is responsible for checking my completed groundworks before I receive my frame?*

**A.** You should ensure that your Groundworker's contract includes a provision to ensure that the foundations they have laid are accurate and suitable to accept our oak frames.

### Independent Posts

*Q. The independent posts sit on staddle stones, are these included within the price?*

**A.** Yes, staddle stones will be supplied with the building and are included within the cost.

### Material Shortages

*Q. What do I do if I find any shortages of Materials?*

**A.** We ensure that sufficient materials are supplied with every frame. A full check sheet is supplied with delivery of the frame and our yard team make careful checks on your delivery before despatch to make sure that everything has been included. In the rare event that you find any shortages upon delivery/collection these must be checked and noted at the point of delivery and/or collection.

## Questions and Answers

### Structural Calculations

*Q. Would I need Structural Calculations for this building?*

A. Yes, if Building Control are involved, we will supply these for your building upon request with your order at no extra cost.

### Delivery / Transport

*Q. Is delivery included within the cost of the building?*

A. No, the building can be collected from our yard or please ask and a cost can be given should you require the building to be delivered to your premises.

*Q. If I collect the building from your premises, what size vehicle would be needed for the Frame / joinery to be loaded onto?*

A. A 20' Flatbed (6.5m) – capable of carrying up to 4.5 tonnes.

*Q. What size is the vehicle that will come to site?*

A. Vehicle gap clearance required (if lorry can approach it square on) for access to the site - 3m wide and sufficient for a vehicle 2.55m wide x 11m in length and 6.1m in height.

*Q. What sort of weight is the Lorry?*

A. The Lorry can weigh up to 23 Tons. If your drive has not been built to take this type of load there is the possibility it could cause damage.

*Q. How will the building be off loaded from the lorry?*

A. The Lorry has a Hiab attached to it so it can lift a certain amount of weight on the back of its bed without a forklift or telehandler.

*Q. What happens if my access will not take this size Lorry?*

A. Then arrangements will be needed to be made by you for another form of transport to take the building from the nearest available drop off point to your site.

### Additional information

*Q. What other costs may I need to incur on the building?*

A. **Planning and Building Control** if required, you may have local authority fees to pay for planning and building control and / or consultants fees if you engage a third party to provide these services.

**Groundworks** You will need to engage a Groundworker to prepare foundations and brickwork to accept the building.

**Assembly & Decoration** If you do not assemble or decorate the frame yourself, you will need to engage a local carpenter and decorator to do this for you.

**Roofing** You will need to engage a roofer to install a roof covering (normally, felt, battens and tiles, slate or shingles).

### Planning / Building Control Questions

*Q. Do I need Planning Permission?*

A. You would need to consult your planning specialist or your local authority – If planning is not required it is always advisable to get it in writing from your local authority.

*Q. Do I need Building Control?*

A. Depends on whether you have a detached single storey building, having a floor area which does not exceed 30m<sup>2</sup>, which contains no sleeping accommodation and is a building:

(a) No point of which is less than one metre from the boundary of its curtilage; and (b) which is constructed substantially of non-combustible material; or

(b) A detached building, having a floor area which does not exceed 15m<sup>2</sup> and does not contain sleeping accommodation.

### Financial questions

*Q. How can you sell your frames at prices much lower than other suppliers?*

A. We are able to keep our prices lower than other oak frame companies as we have geared ourselves up to just supply a pre-defined range of oak frames for which we have set drawings and manufacturing plans and can therefore achieve both consistency and economies of scale in our materials prices.

*Q. What are the payment Terms?*

A. 20% of your order value is due on placement of order with the balance of 80% due 7 days prior to delivery/collection.

*Q. Can I pay by Credit Card?*

A. You can make payment by VISA, Delta or MasterCard credit card but a surcharge of 2.5% will be added to any payments you make by credit card to cover the extra charges.

*Q. I am uneasy about paying all the money before I see the building, can I hold a balance until I see the building on site?*

A. The 80% payment due 7 days prior to delivery/collection can be paid by Credit Card (+ the 2.5% surcharge) or cash or bankers draft on collection from our yard and / or delivery of the frame to site.

*Q. Once I have placed the order will there be any charges if I change my mind on the design?*

A. There may be additional charges to pay if any materials have been purchased for your original design and/or production of your original design has already started. You will also have to pay any additional charges if your new design is more expensive than your original one.

Call us today on

**01424 838 500**



**01424 838 500**

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