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# READY TO BUILD GARAGES

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DESIGNS AND TRADE/WHOLESALE PRICE GUIDE

For a no obligation chat, call 01444 455 455 or email [oak@oakmasters.co.uk](mailto:oak@oakmasters.co.uk)



## SUPERIOR QUALITY AS STANDARD

People often ask us what makes our oak framed garages stand out. The answer is simple: well thought-through design, chunky oak sections, meticulous craftsmanship and exceptional service.

Your oak framed garage should be a thing of beauty, as much as your beloved car is, even if you want a simple, unfussy design.

Our premium oak framed garage range is just that. It is simple in construction, but represents exceptional quality in specification and finish.



# SIZE MATTERS



## Enjoy more space

Compared to other standard oak frame garages on the market, Oakmasters range is luxuriously spacious.

Each bay is 2.8m wide, allowing plenty of space to park your car and open the doors in comfort, without worrying about hitting the wall.

Our garages are also 6m deep, ensuring a comfortable fit even for an off-road car.

If you own a smaller car, the extra room provides additional storage space. With bigger cars, it simply means you can drive in comfortably and without worries.



# TOP RANGE SPECIFICATIONS



## Oak means oak

Our garage frames are made from honest, solid oak. We only use softwood for roof rafters, studwork and wind braces, plus we give you the option to choose softwood or oak cladding or joinery.

Our designs are luxurious and well thought through, giving you an oak framed garage worthy of its name.

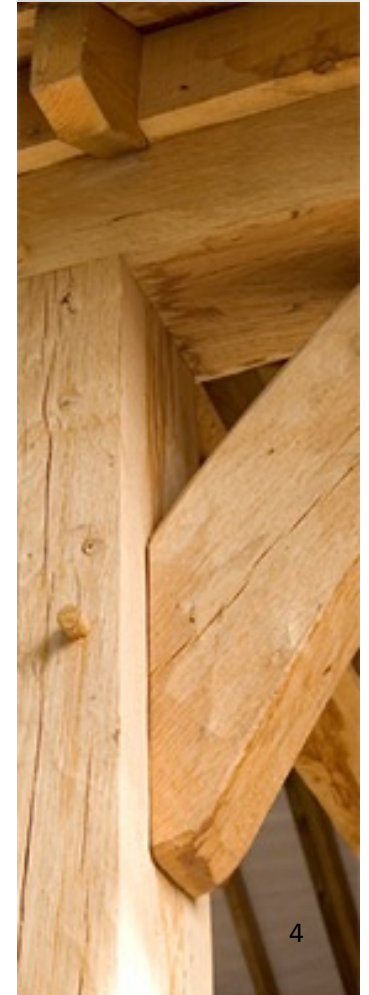
Our structural engineers have specified the frames to be reliable and structurally sound for most areas of mainland UK, working to latest Eurocodes (each garage, however needs an address-specific approval by structural engineers).

## Surface detail

At Oakmasters, we are quite particular about the way our frames look. That's why plane all exposed oak beams and remove the edge burrs, to give your garage that high quality feel.

## What we give you that others don't:

- Principal posts and beams are extra chunky for robustness and elegance
- Solid oak sole plate to prevent moisture damage and to make the frame sturdier
- Posts are anchored using fin plates, which look less clumsy, further increase frame stability and prevent water damage.
- Front posts go almost all the way to the ground in front of the brickwork for an elegant finish
- Solid oak barge boards and hand made garage doors as standard.
- Optional additional features à la carte, so you can customise your garage according to your needs
- 12-year guarantee on all oak frames fitted by us.





# A RANGE TO SUIT YOUR NEEDS



## PD range

Starter range suitable for those who would like to build under permitted development rules

All designs have a maximum height of 4 metres

All designs have a catslide (a roof extension at the rear), creating comfortable space to park your car

Choice of 2 or 3-bay designs (more bays are available)

## Standard range

A range of single storey garages with a taller roof profile, allowing you to have the entire depth of the garage at full height or small loft storage

Planning permission is most likely to be needed for most designs in this range

Choice of 2, 3 and 4 bay designs (more bays are available)

## Lofted range

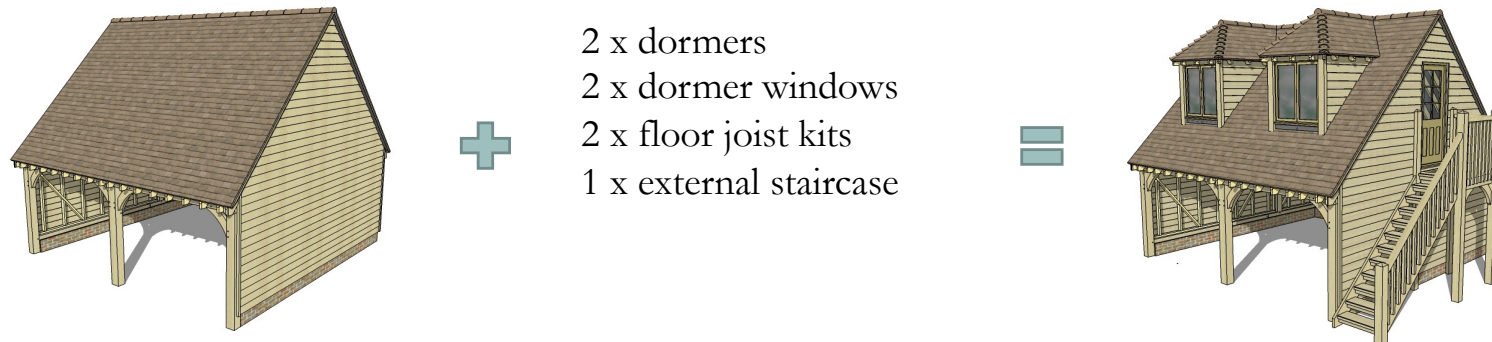
A versatile range with a tall roof pitch, creating ample space for a loft room above

Optional modules such as floor joists, stairs and dormers give you full flexibility to design the garage that suits your needs

Choice of 2, 3 and 4 bay designs (more bays are available)

# CUSTOMISE YOUR GARAGE

It's great if you can decide what you want and fully customise your garage to suit your needs. That's why we have designed our garages in a modular way. Each range consists of a basic frame kit, which you can complement with additional features of your choice. **How does it work?**



Each of the above elements has a kit cost – giving you full flexibility and ultimate control of the cost of your project.



# PD RANGE

Our Permitted Development range has been designed with ease in mind. All the designs are under 4 metres overall height and may therefore be suitable for those who would rather avoid the hassle of a planning application\*.

\* Planning rules vary from region to region. Always check with your local authority before embarking on a building project.





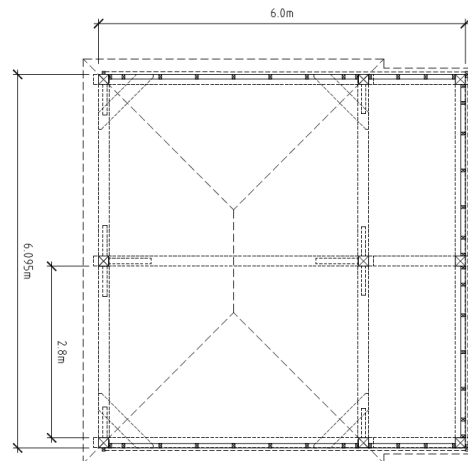
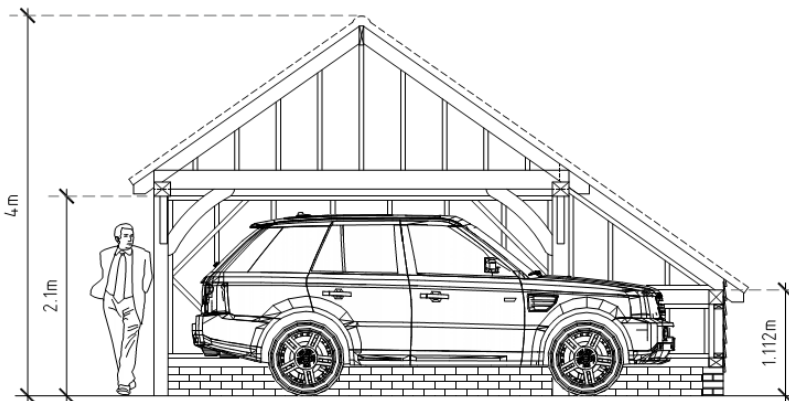
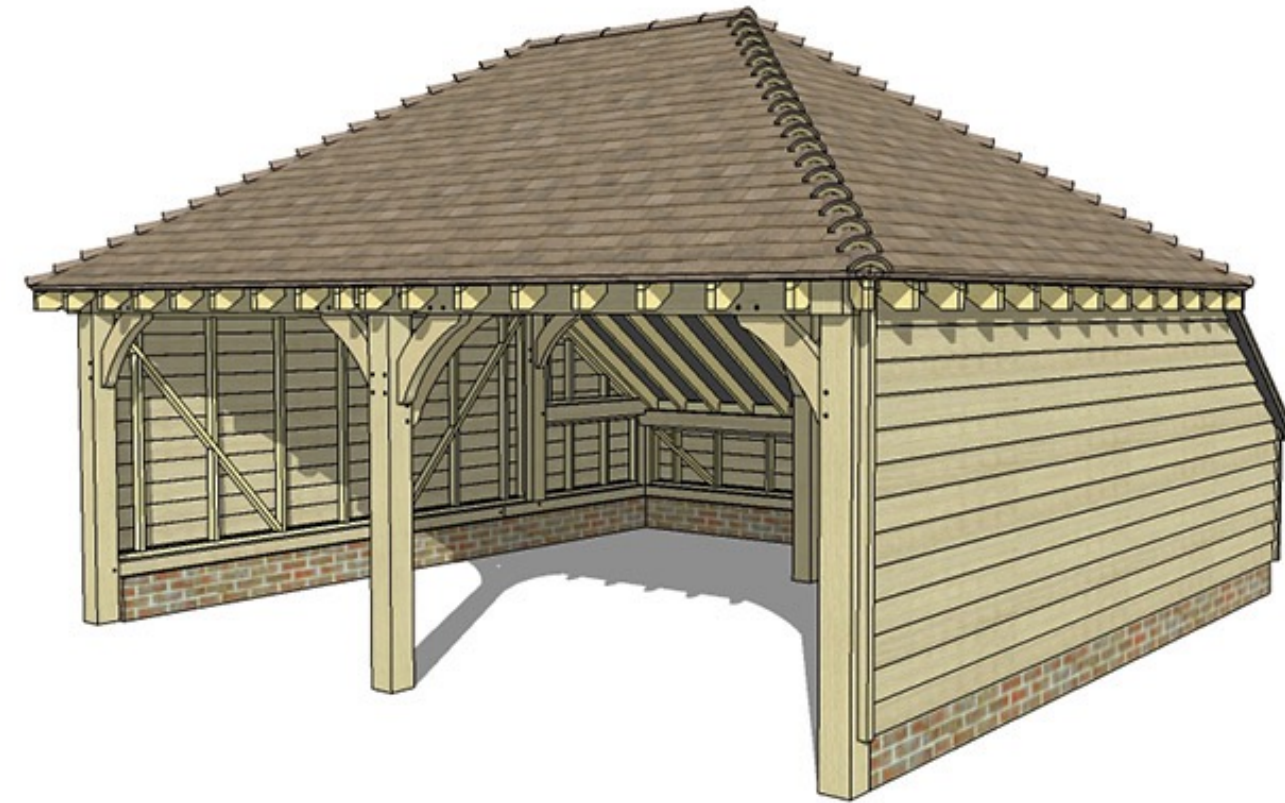
# 2-BAYS WITH HIPPED ROOF

OKM-2-PD-HIP



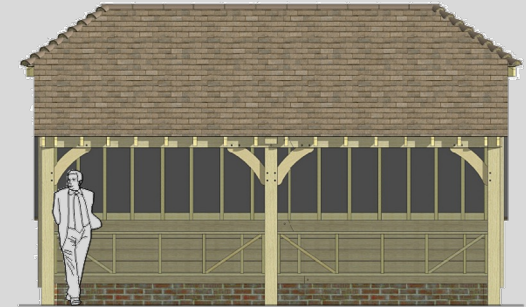
## Key features:

- Fully hipped roof with 35° pitch
- Rear cat slide
- Overall height: 4m
- Footprint: D6m x W6.25m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features



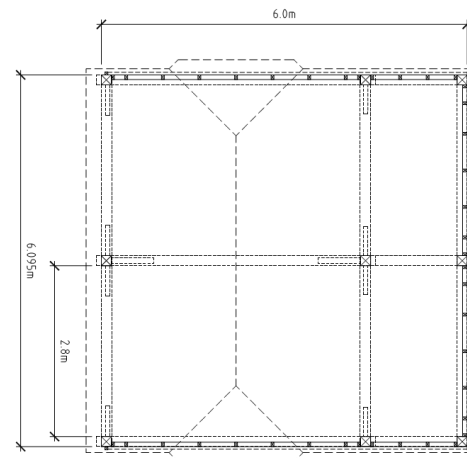
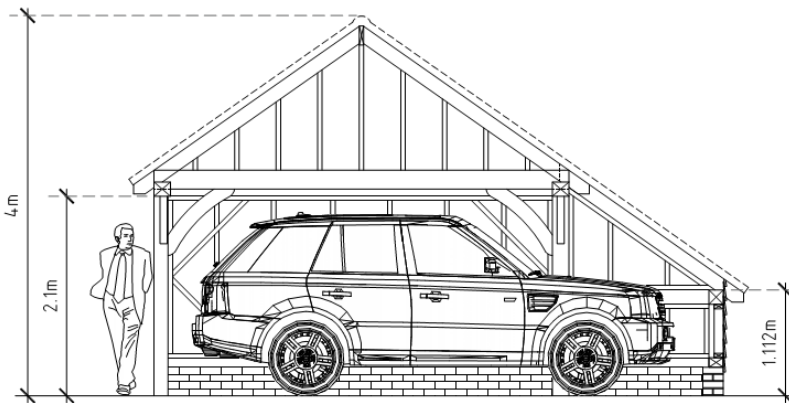
# 2-BAYS WITH BARN HIP ROOF

OKM-2-PD-BH



## Key features:

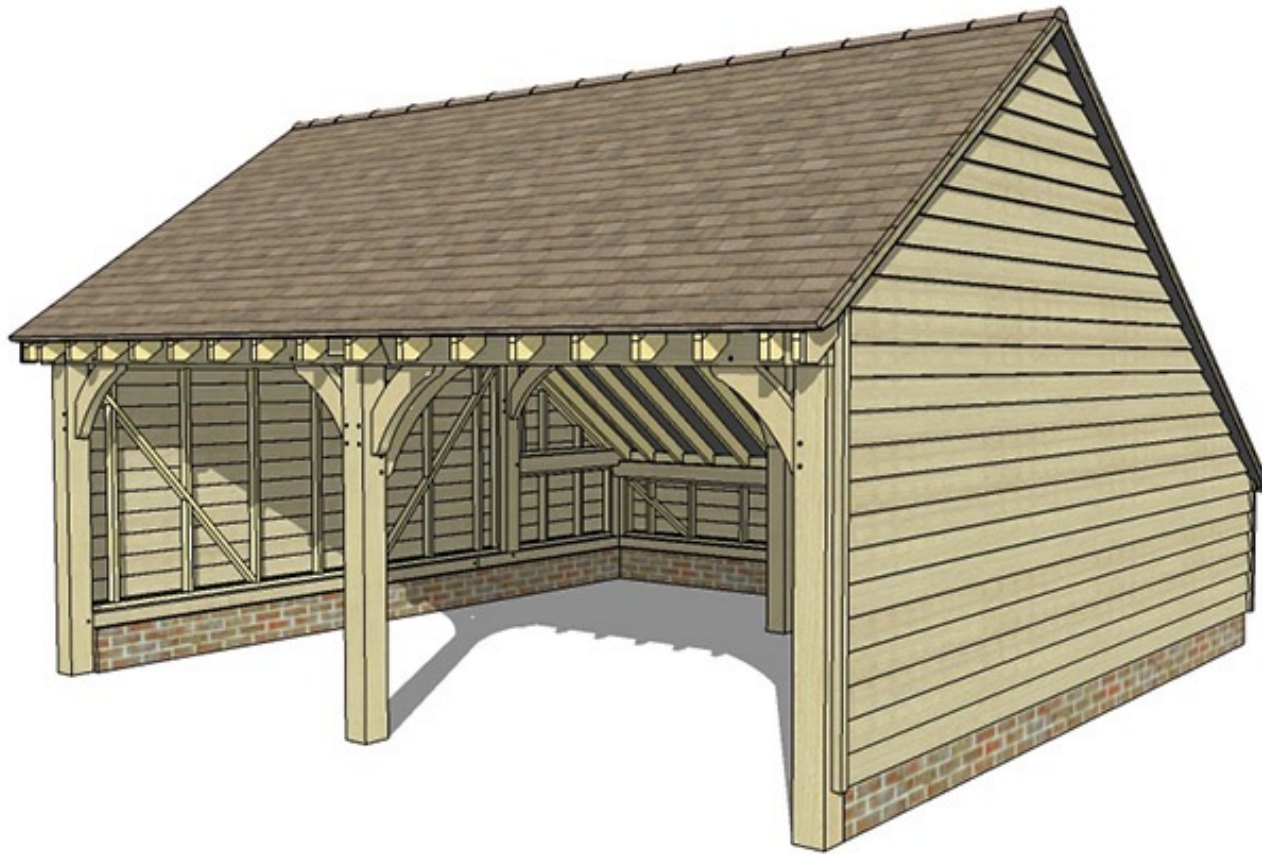
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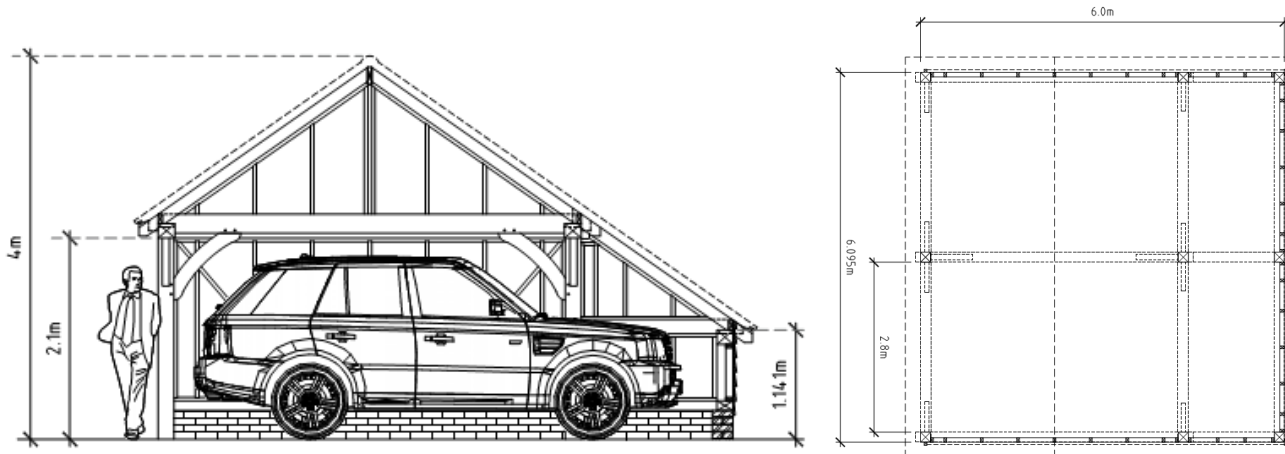
# 2-BAYS WITH GABLE ENDS

OKM-2-PD-GE



## Key features:

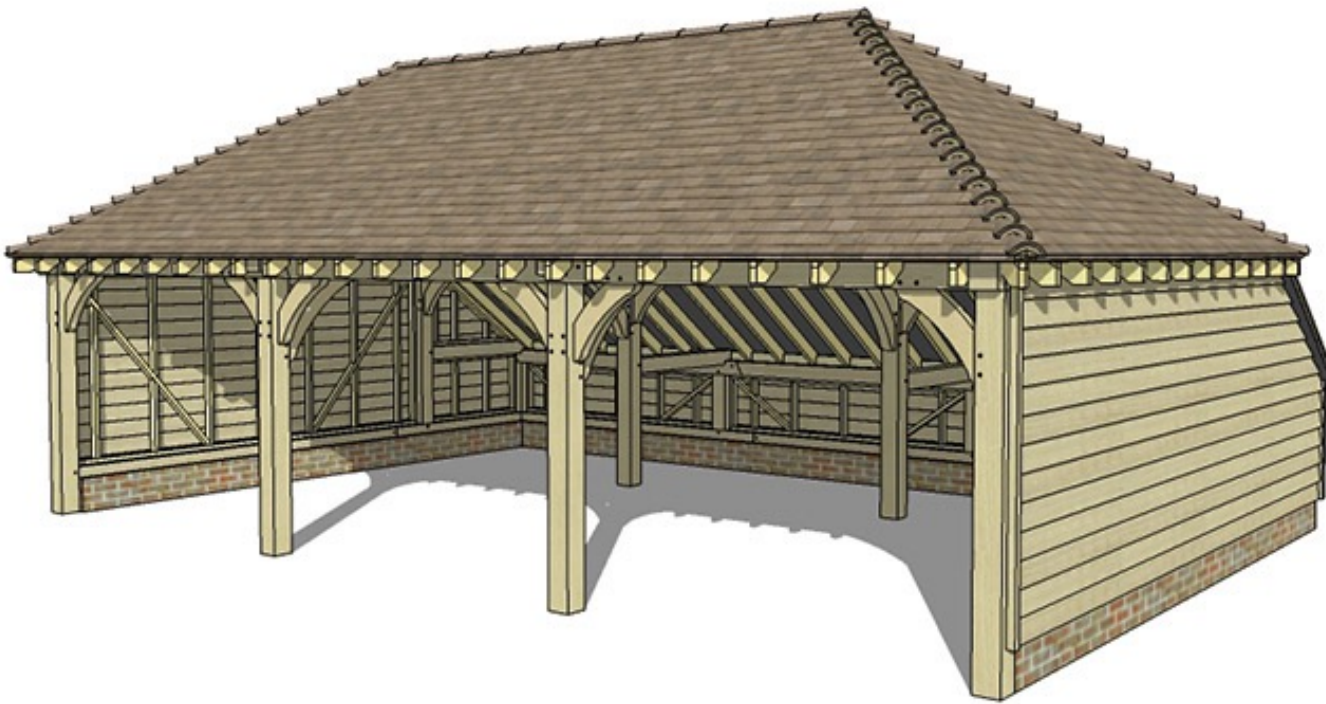
- Full gable roof with 35° pitch
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- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





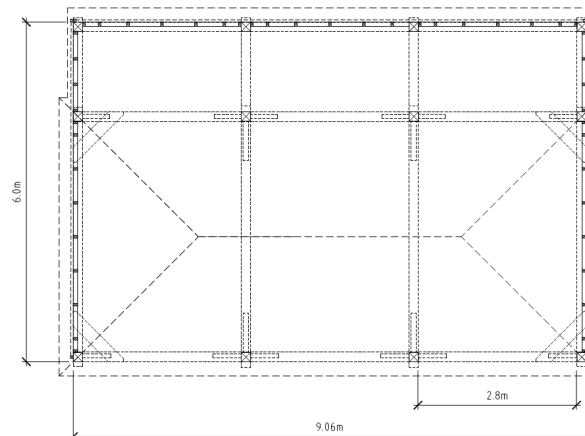
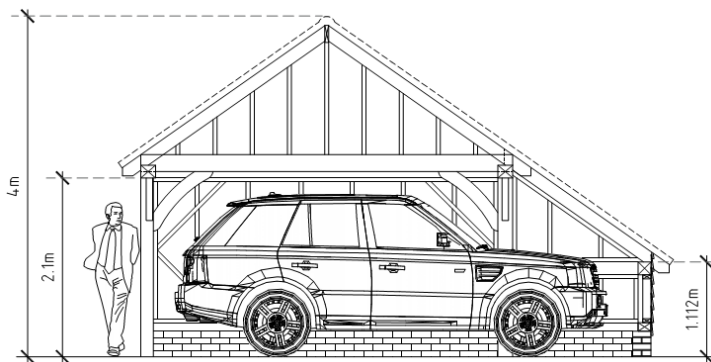
# 3-BAYS WITH HIPPED ROOF

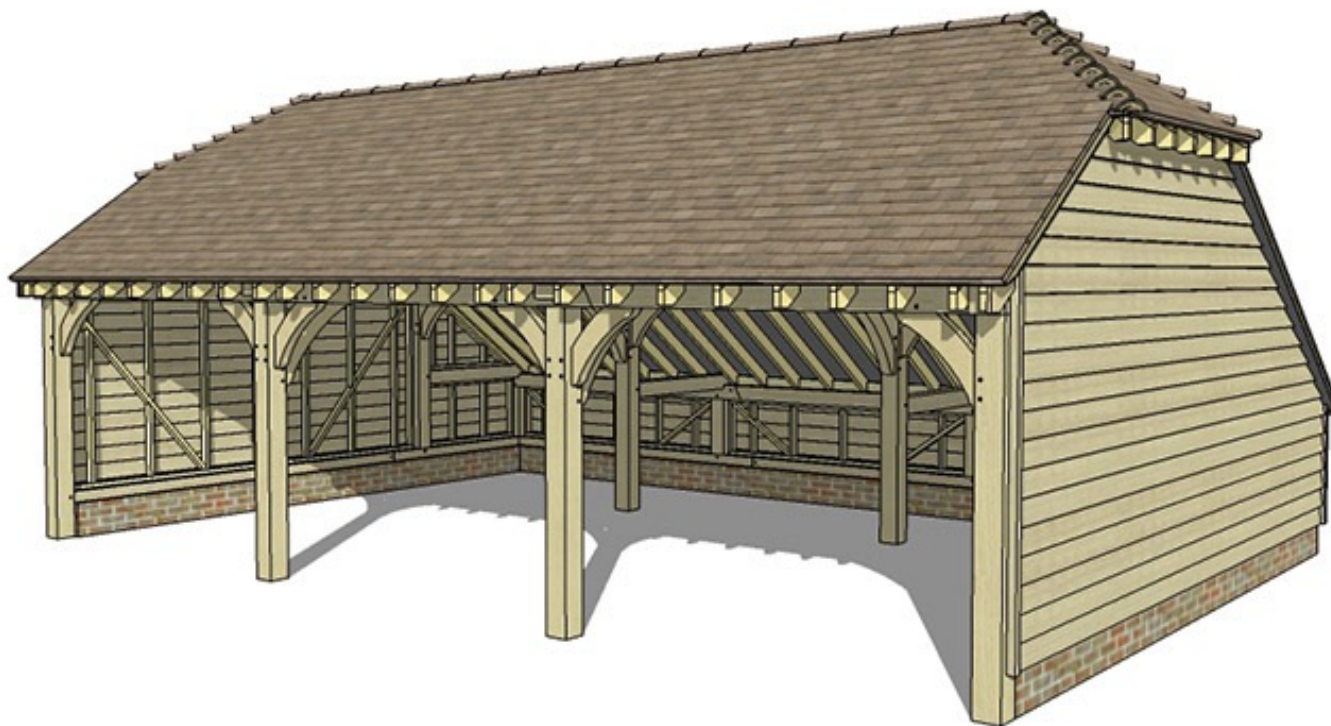
OKM-3-PD-HIP



## Key features:

- Fully hipped roof with 35° pitch
- Rear cat slide
- Overall height: 4m
- Footprint: D6m x W9.06m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





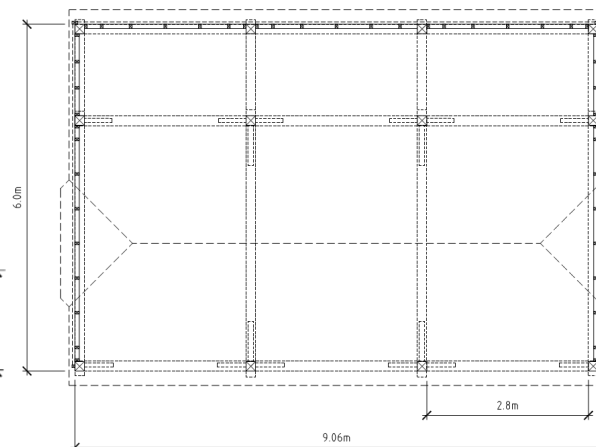
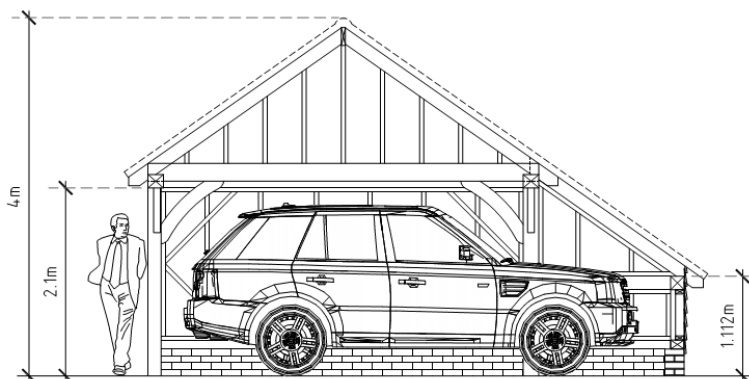
# 3-BAYS WITH BARN HIP ROOF

OKM-3-PD-BH



## Key features:

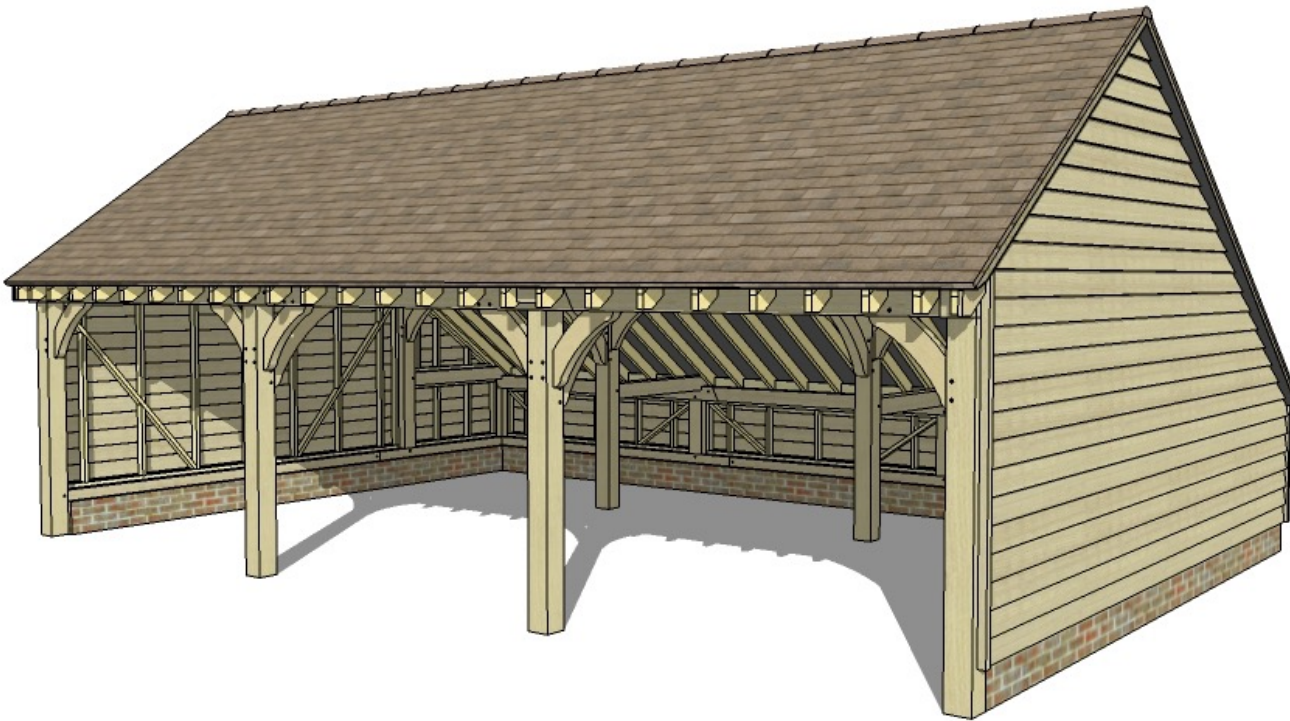
- Barn hip roof with 35° pitch
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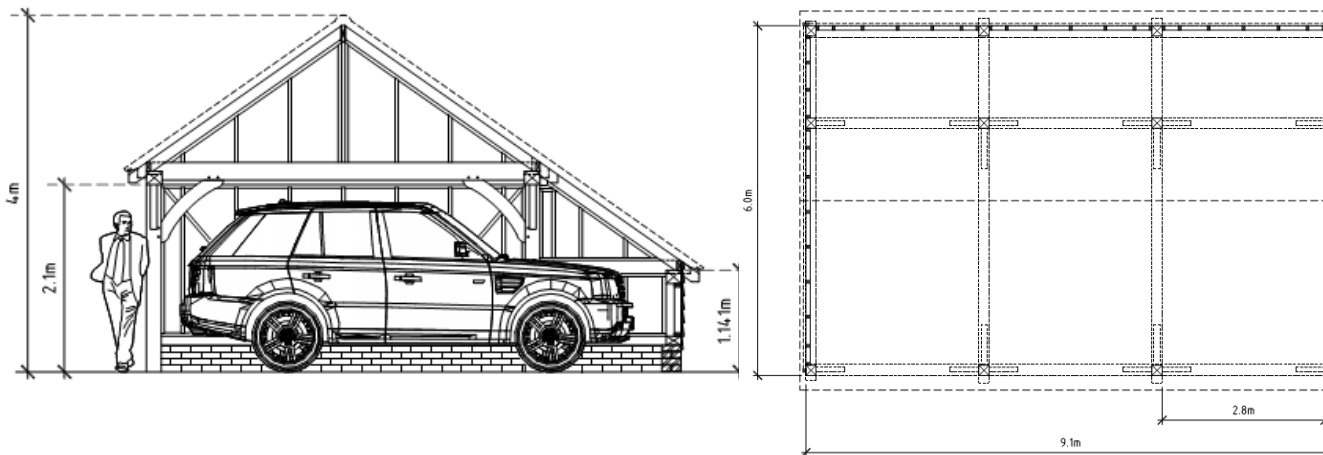
# 3-BAYS WITH GABLE ENDS

OKM-3-PD-GE



## Key features:

- Full gable roof with 35° pitch
- Rear cat slide
- Overall height: 4m
- Footprint: D6m x W9.1m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





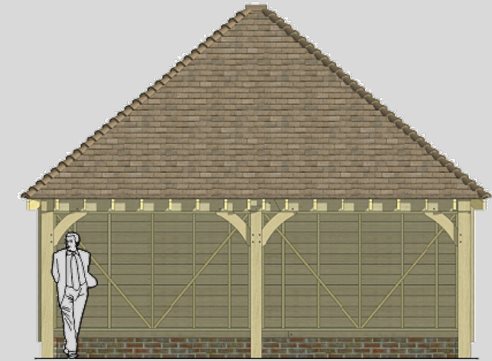
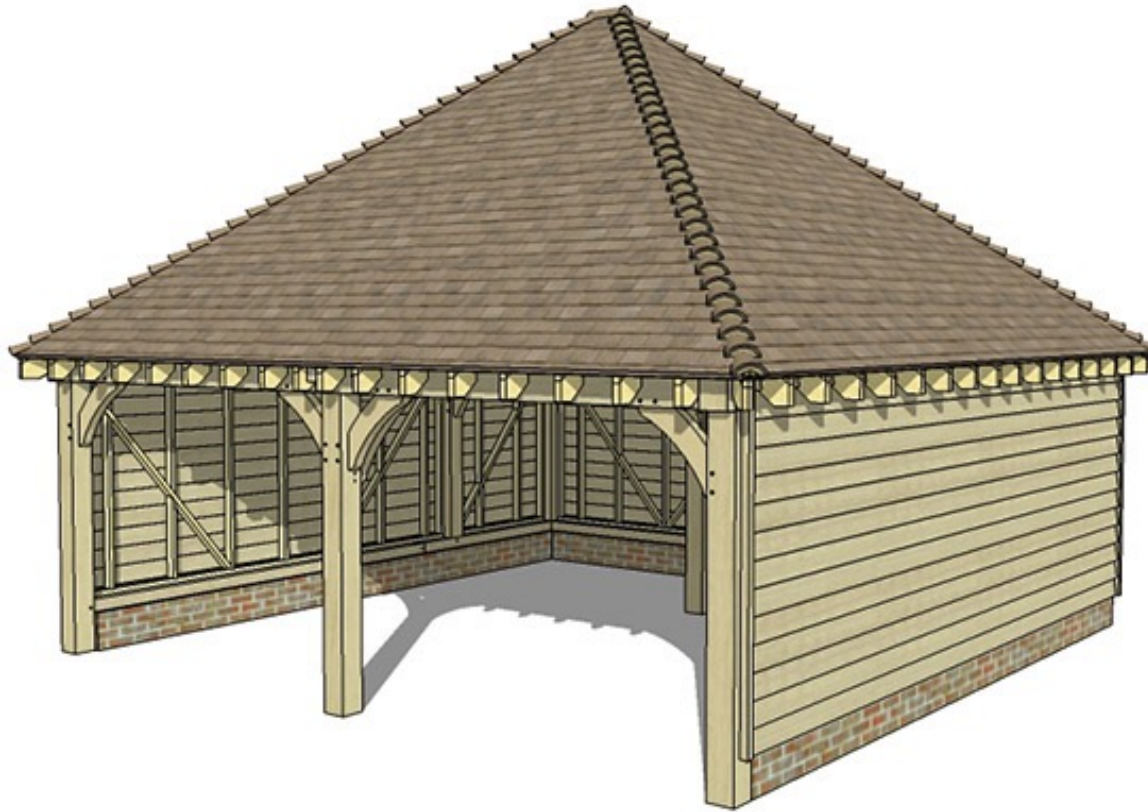


Our Standard range contains our most popular designs and offers the greatest variety. The garages range from 2 to 4 bays in size. The 40° roof pitch and the choice of hipped, barn hip or gable end roof profiles means you can choose the one that works for you and offers plenty of potential additional storage space.



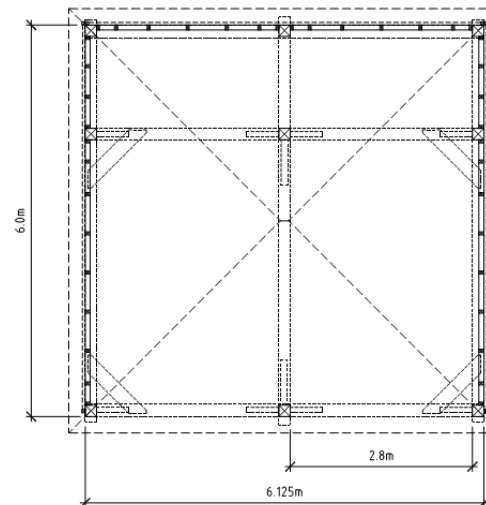
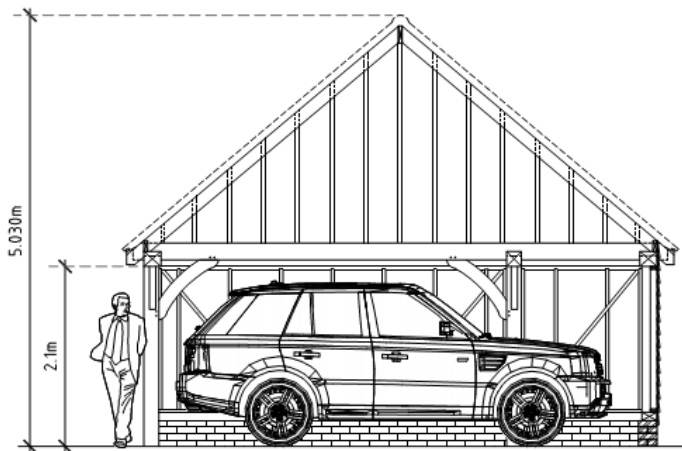
# 2-BAYS WITH HIPPED ROOF

OKM-2-STD-HIP



## Key features:

- Fully hipped roof with 40° pitch
- Overall height: 5.03m
- Footprint: D6m x W6.125m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





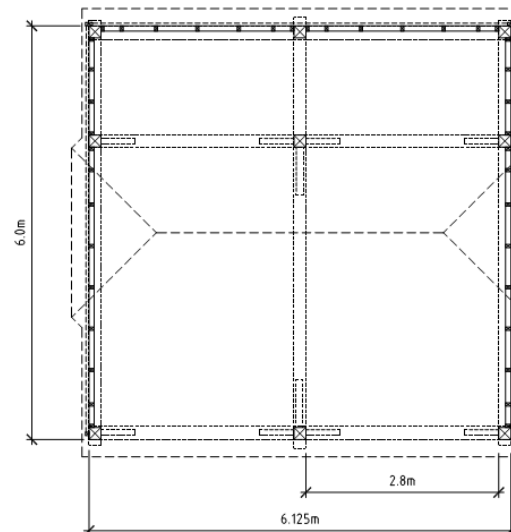
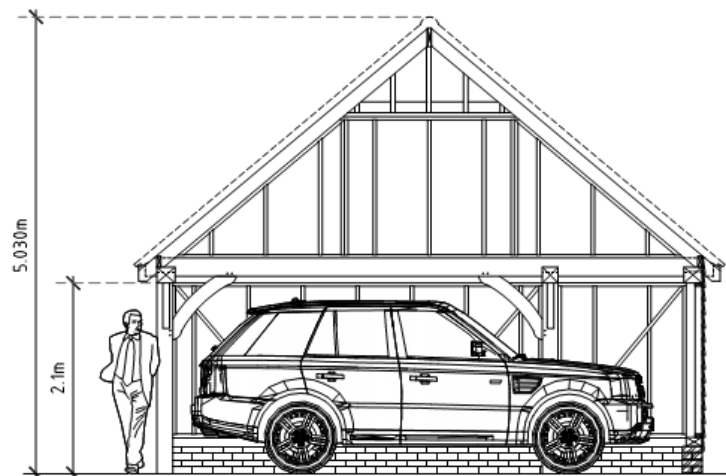
# 2-BAYS WITH BARN HIP ROOF

OKM-2-STD-BH



## Key features:

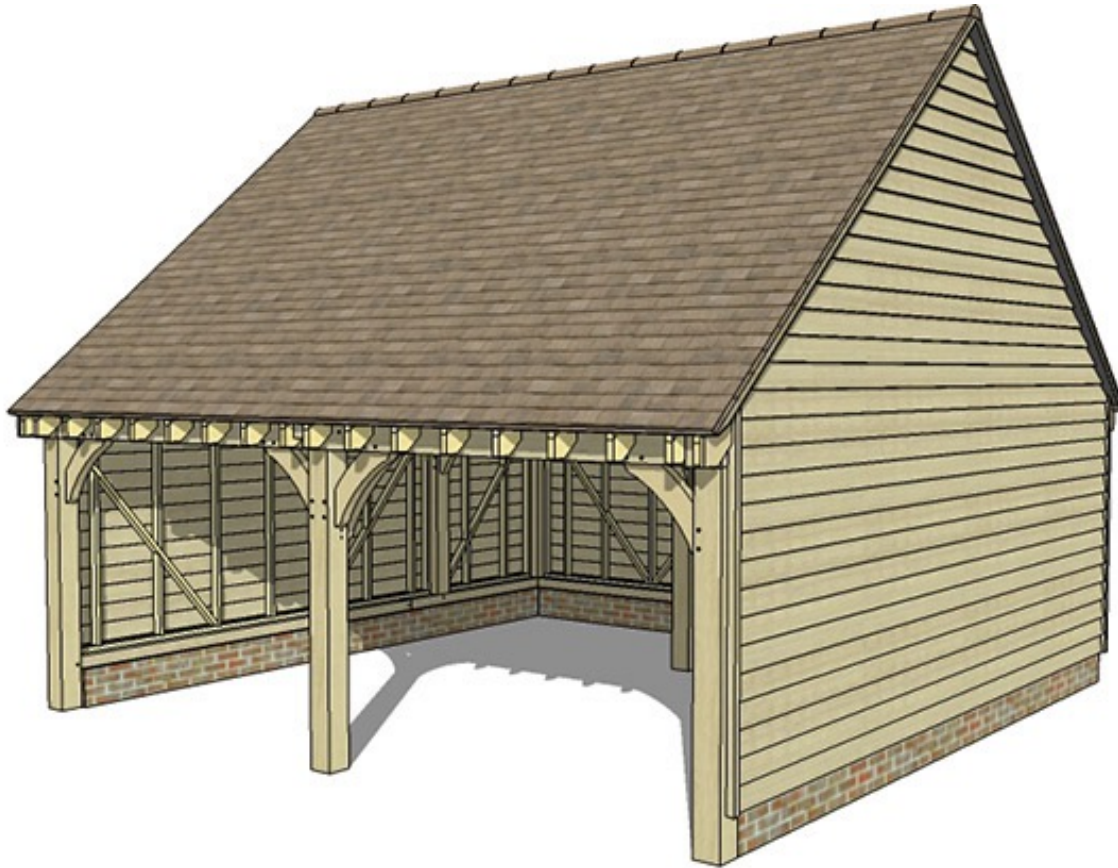
- Barn hip roof with 40° pitch
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- Footprint: D6m x W6.125m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





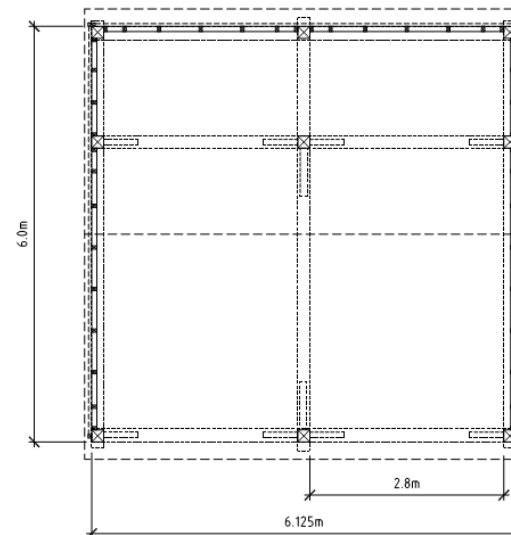
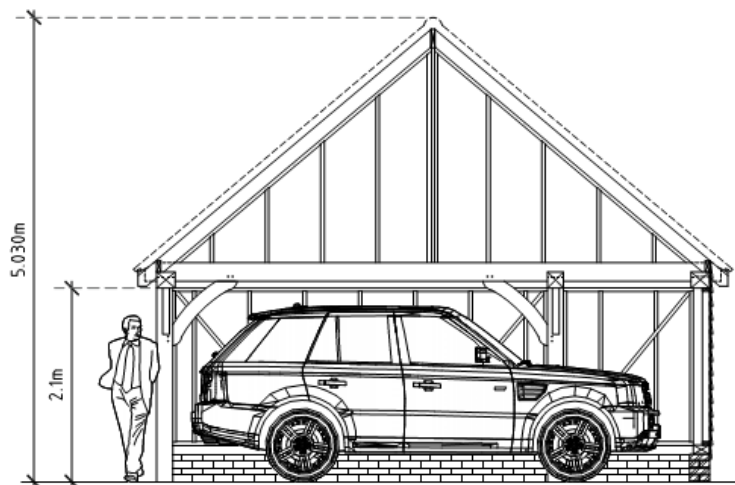
# 2-BAYS WITH GABLE ENDS

OKM-2-STD-GE



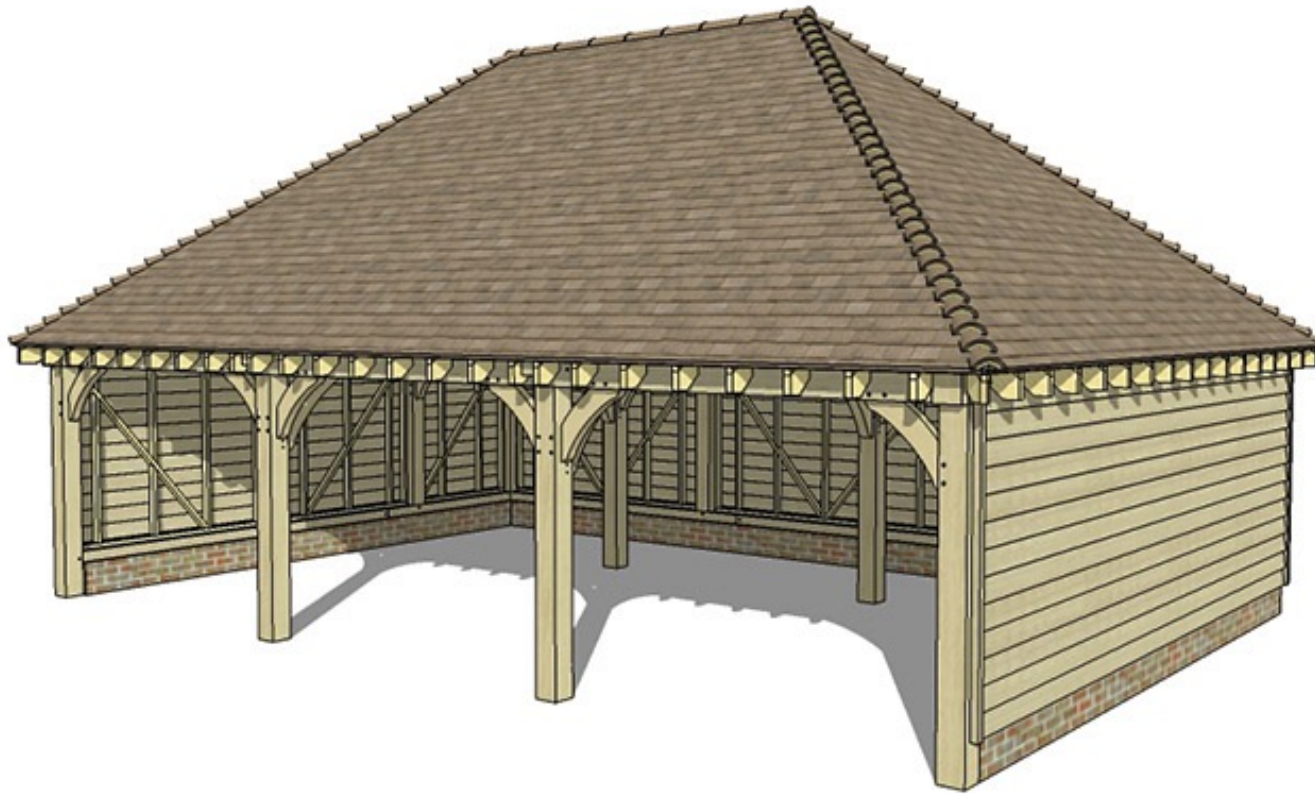
## Key features:

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- Choice of softwood or oak cladding and additional features



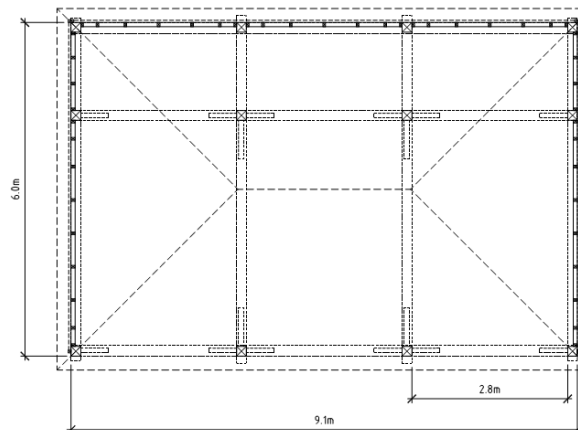
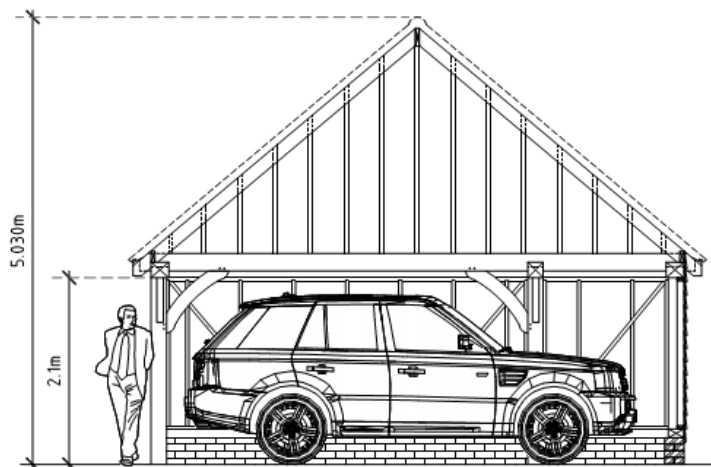
# 3-BAYS WITH HIPPED ROOF

OKM-3-STD-HIP



## Key features:

- Fully hipped roof with 40° pitch
- Overall height: 5.03m
- Footprint: D6m x W9.1m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





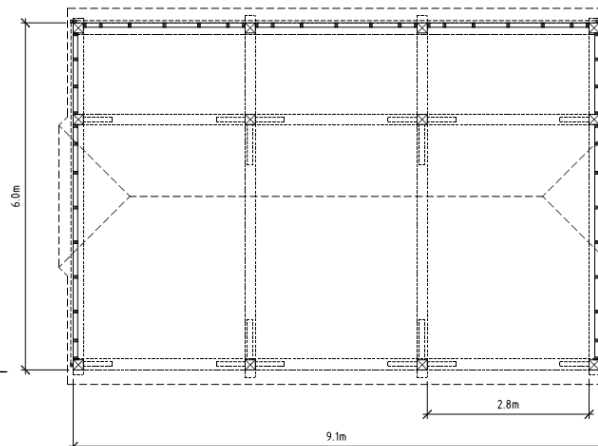
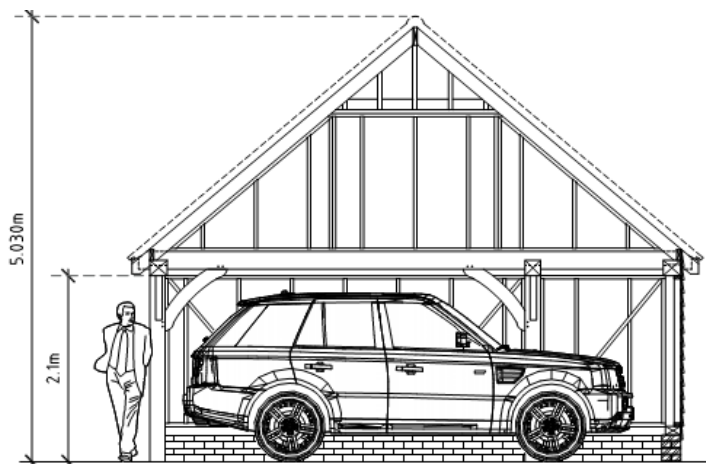
# 3-BAYS WITH BARN HIP ROOF

OKM-3-STD-BH



## Key features:

- Barn hip roof with 40° pitch
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- Footprint: D6m x W9.1m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





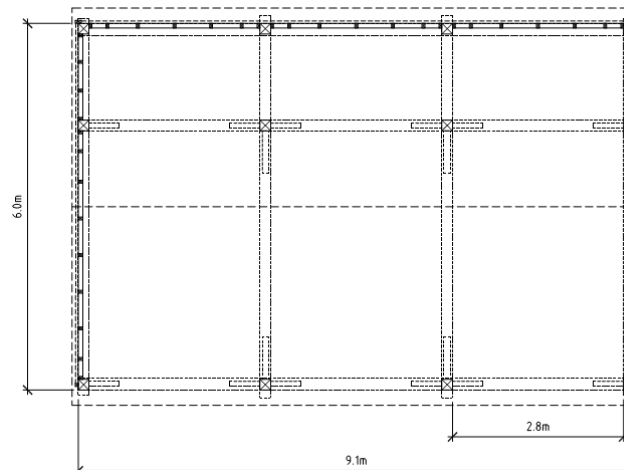
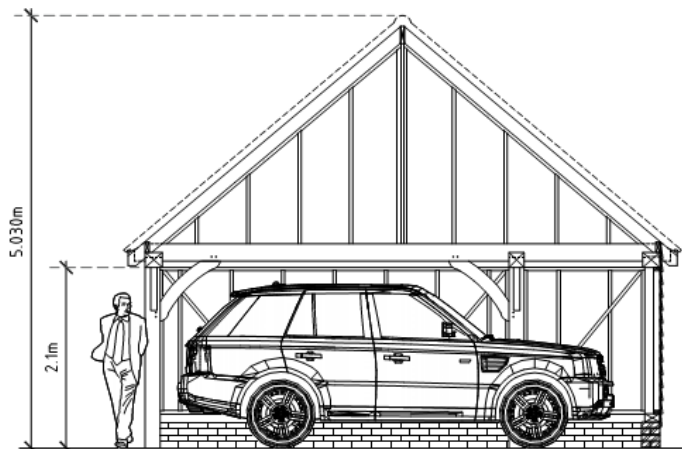
# 3-BAYS WITH GABLE ENDS

OKM-3-STD-GE



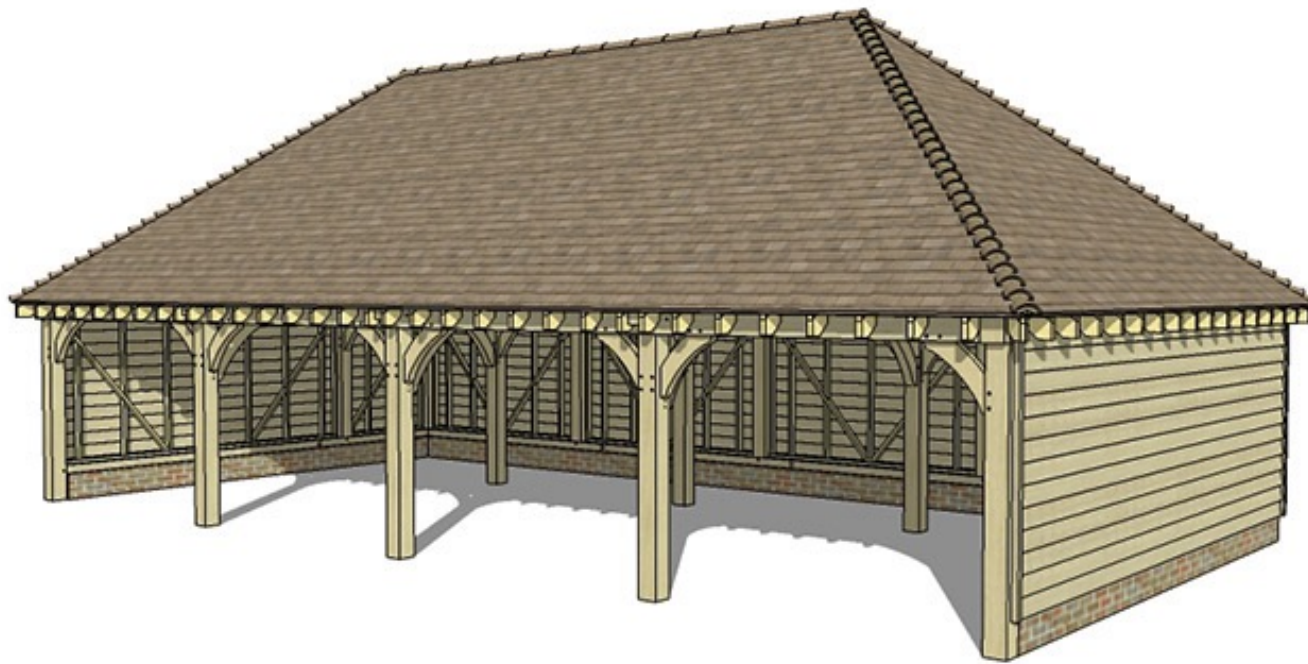
## Key features:

- Full gable roof with 40° pitch
- Overall height: 5.03m
- Footprint: D6m x W9.1m
- Post sections: 165mm square
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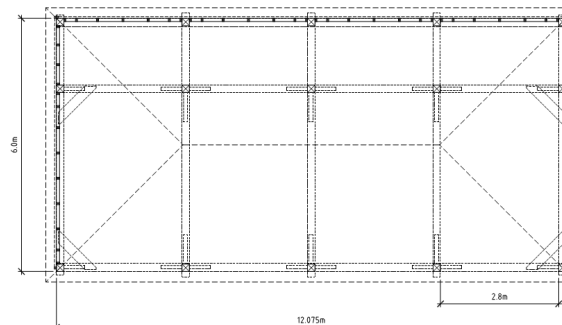
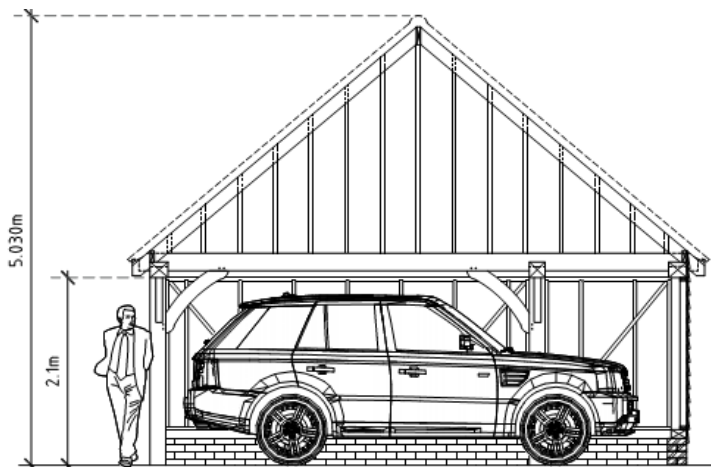
# 4-BAYS WITH HIPPED ROOF

OKM-4-STD-HIP



## Key features:

- Fully hipped roof with 40° pitch
- Overall height: 5.03m
- Footprint: D6m x W12.07m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





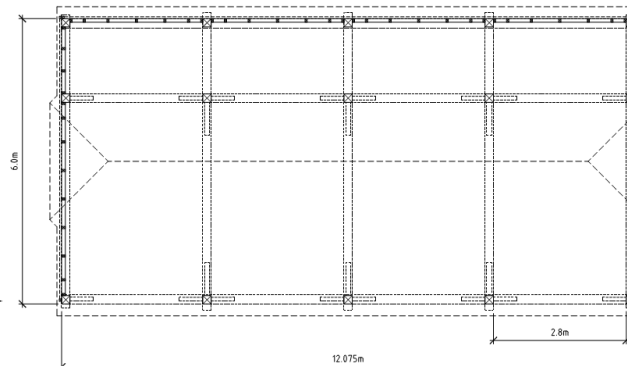
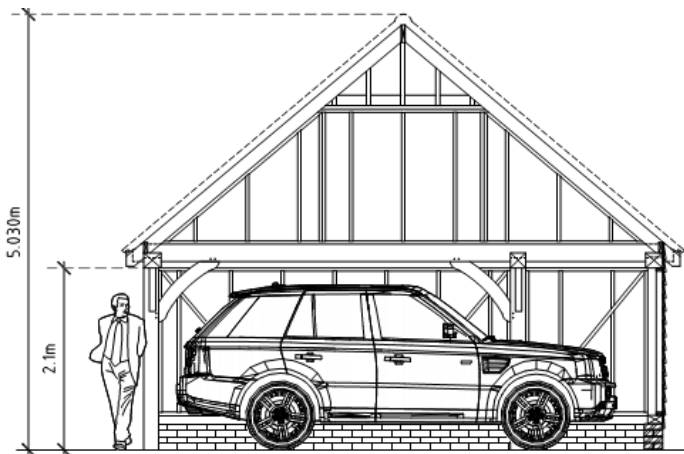
# 4-BAYS WITH BARN HIP ROOF

OKM-4-STD-BH



## Key features:

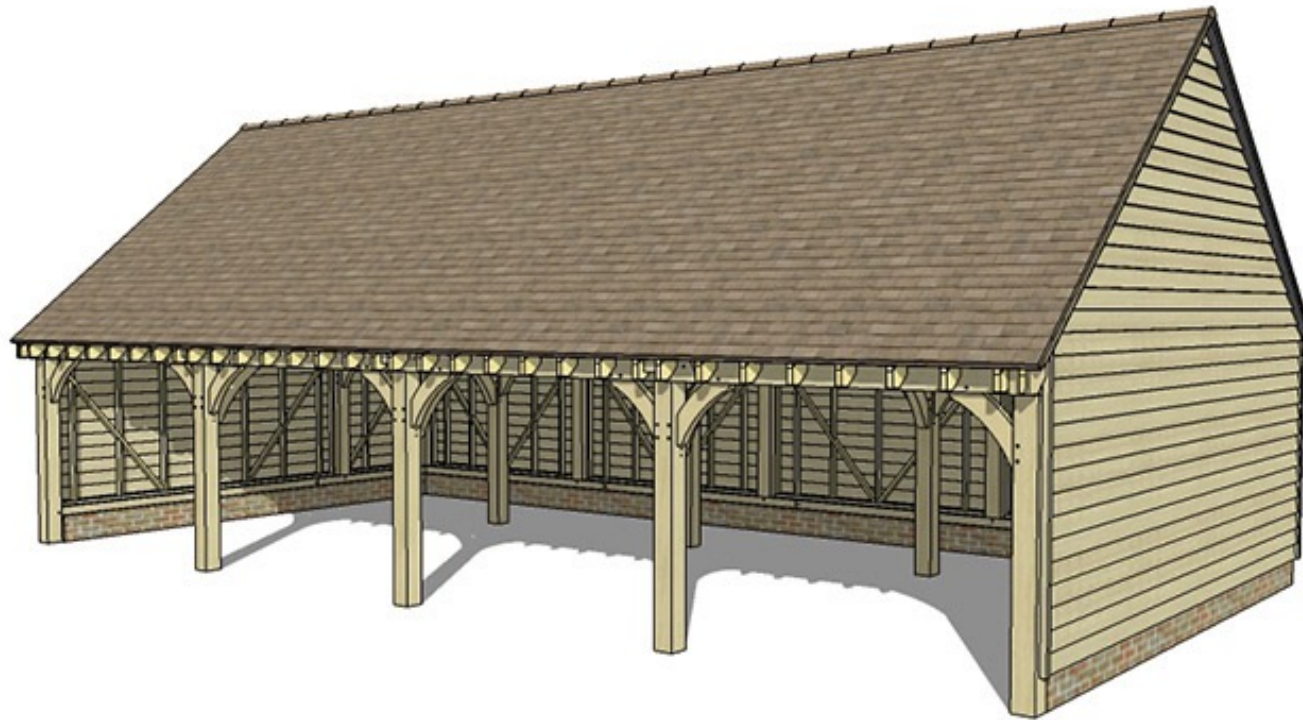
- Barn hip roof with 40° pitch
- Overall height: 5.03m
- Footprint: D6m x W12.07m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





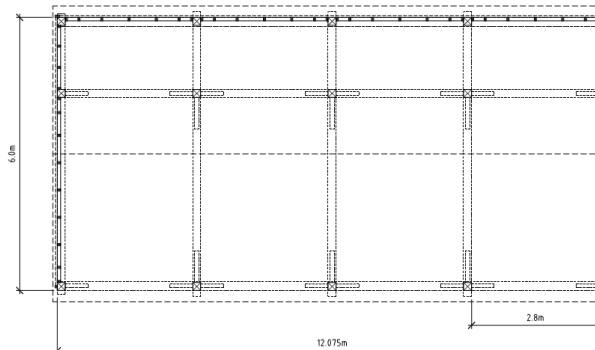
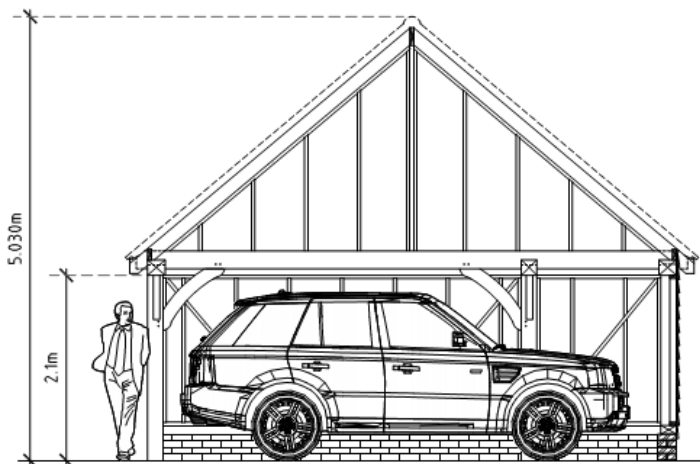
# 4-BAYS WITH GABLE ENDS

OKM-4-STD-GE



## Key features:

- Full gable roof with 40° pitch
- Overall height: 5.03m
- Footprint: D6m x W12.07m
- Post sections: 165mm square
- Choice of softwood or oak cladding and additional features





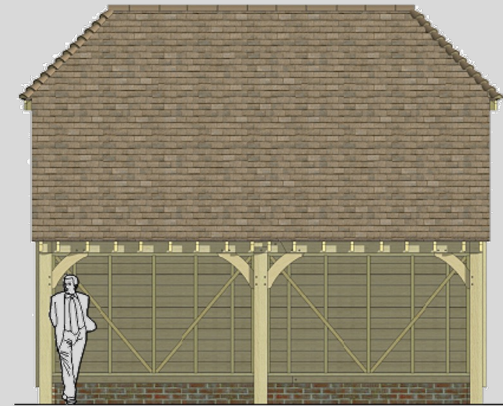
Our Lofted range represents the most versatile design option, with the 45° roof pitch, allowing for ample storage space, or indeed a loft room above the ground floor space. The garage sizes range from 2 to 4 bays and optional extras include dormer features, doors and staircases.





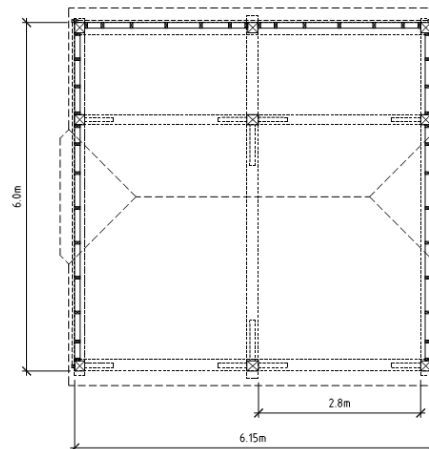
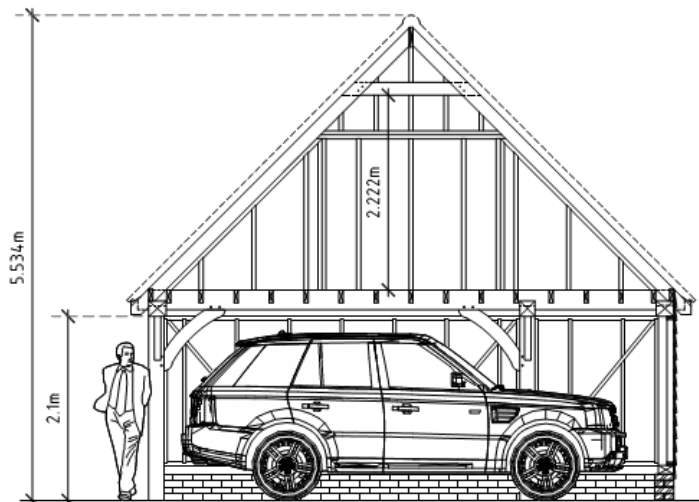
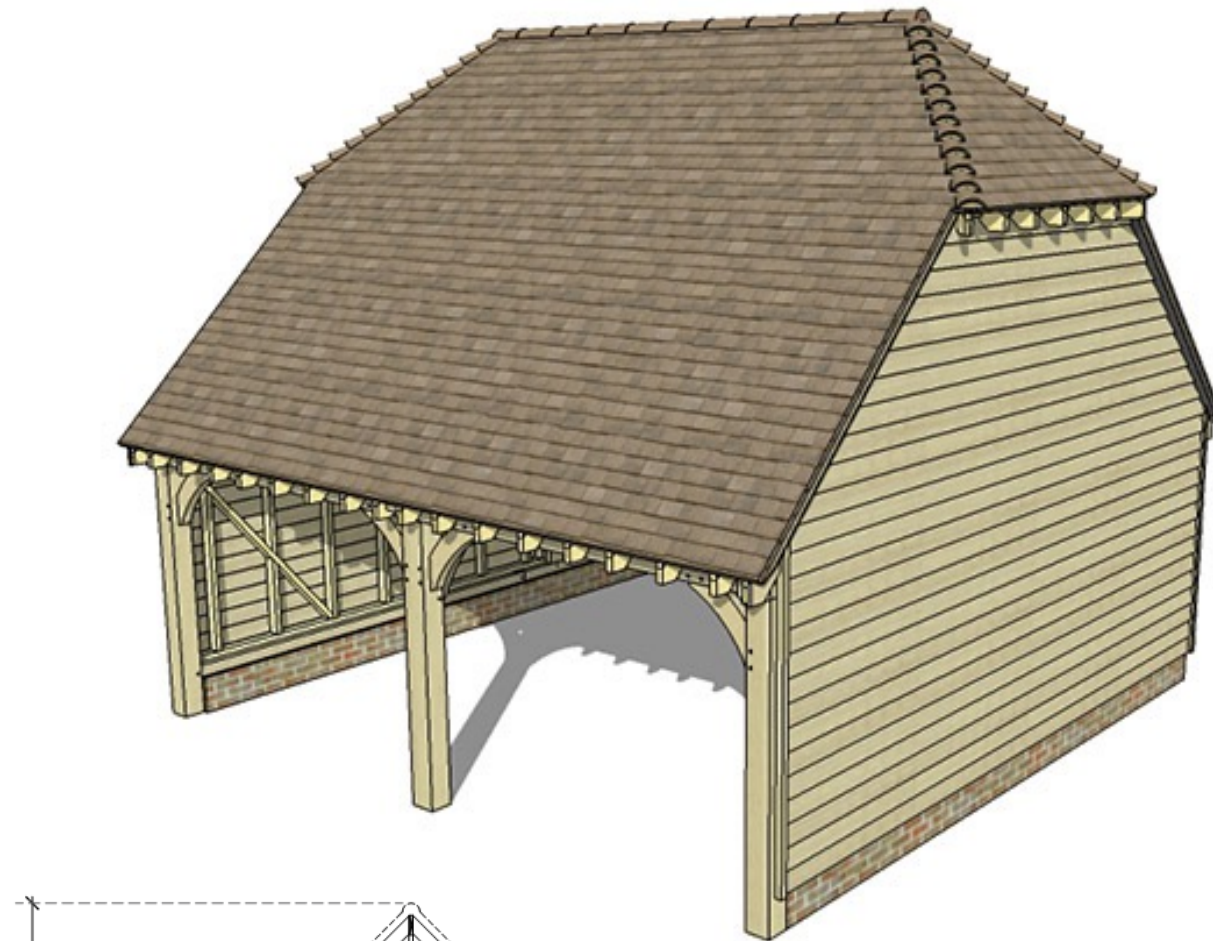
# 2-BAYS WITH BARN HIP ROOF

OKM-2-LOF-BH



## Key features:

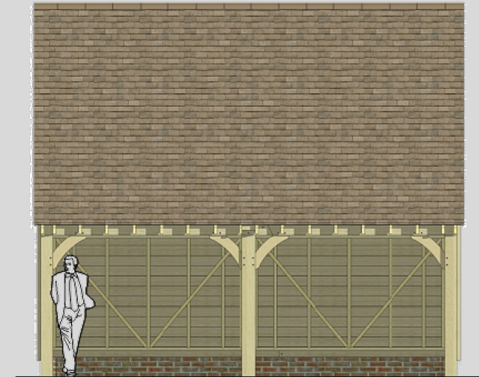
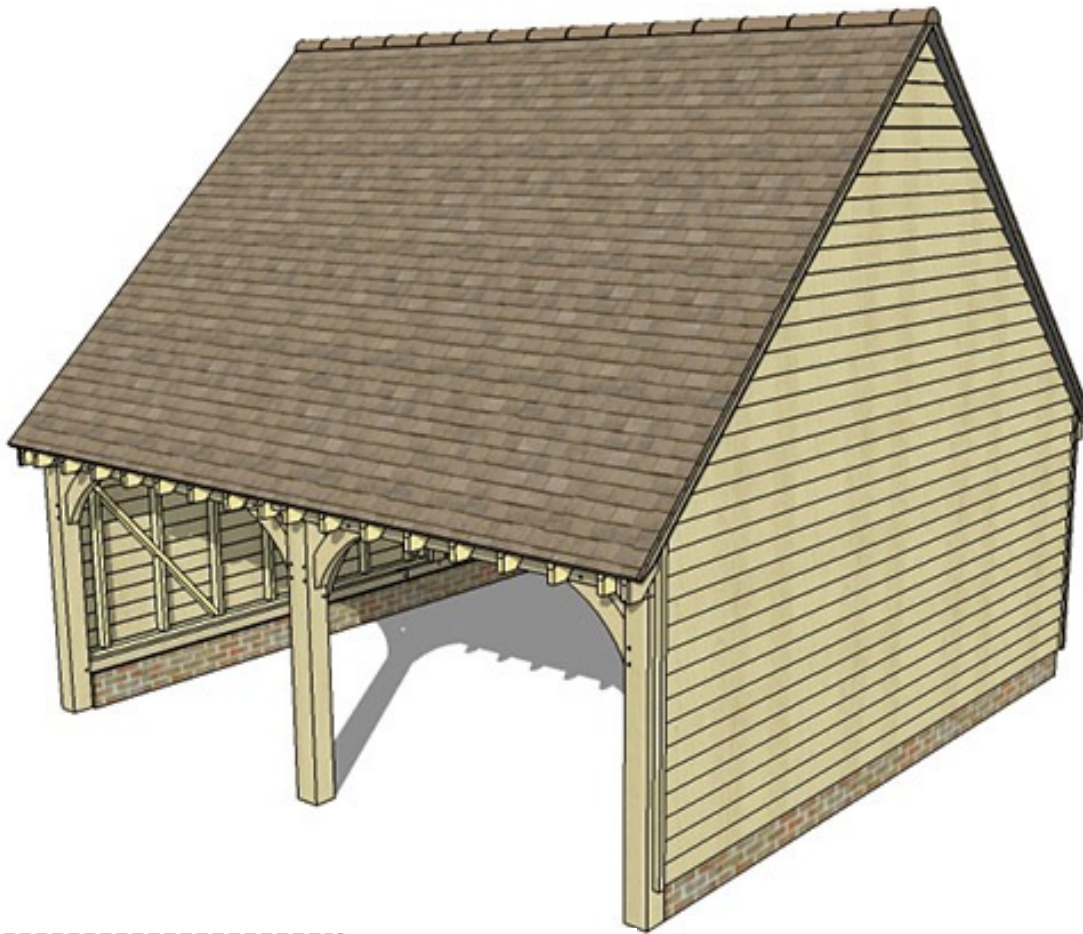
- Barn hip roof with 45° pitch
- Overall height: 5.53m
- Footprint: D6m x W6.15m
- Post sections: 175mm square
- Choice of softwood or oak cladding and additional features
- Basic design excludes floor joists





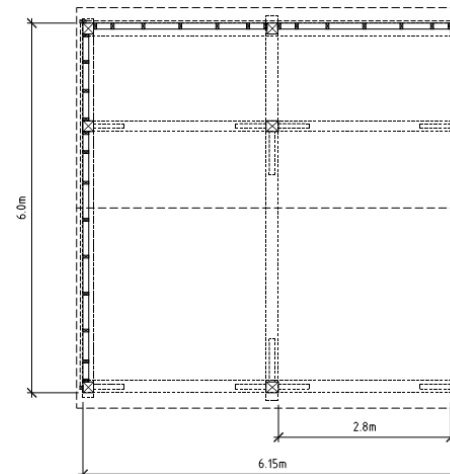
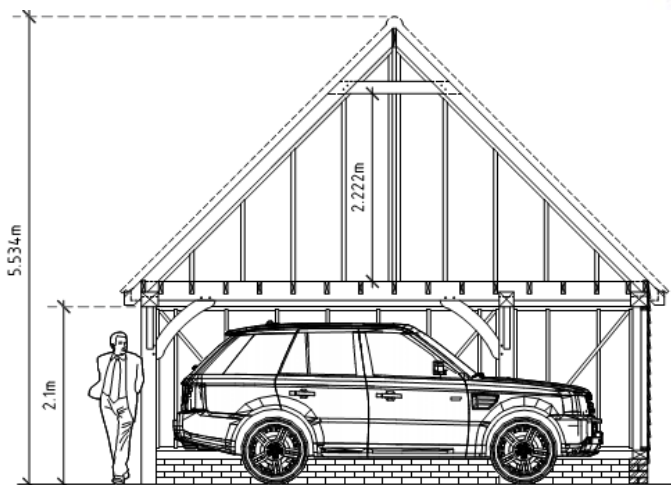
# 2-BAYS WITH GABLE ENDS

OKM-2-LOF-GE



## Key features:

- Full gable roof with 45° pitch
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- Post sections: 175mm square
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- Basic design excludes floor joists



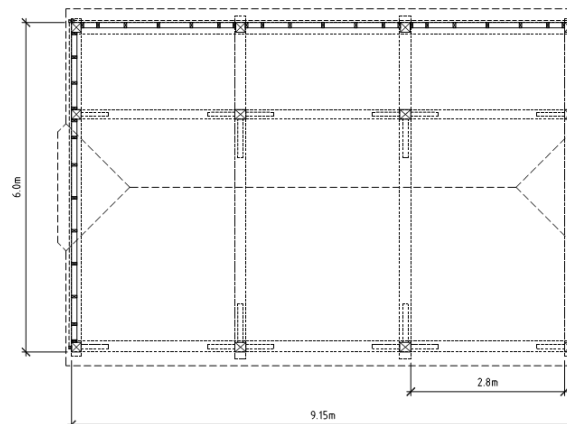
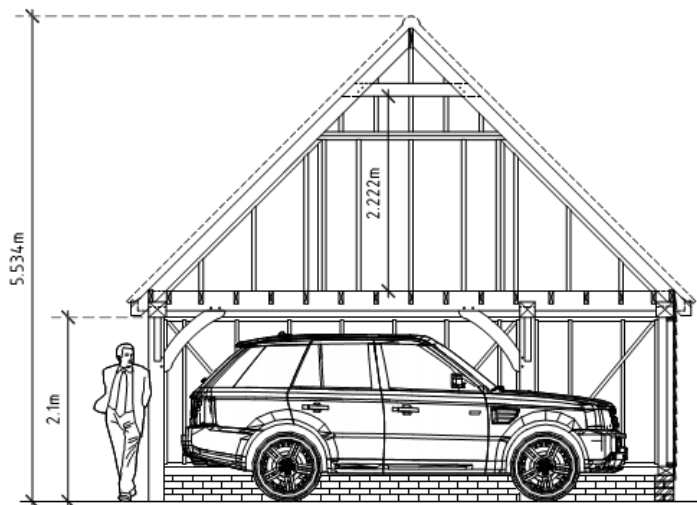
# 3-BAYS WITH BARN HIP ROOF

OKM-3-LOF-BH



## Key features:

- **Barn hip roof with 45° pitch**
- **Overall height: 5.53m**
- **Footprint: D6m x W9.15m**
- **Post sections: 175mm square**
- Choice of softwood or oak cladding and additional features
- Basic design excludes floor joists





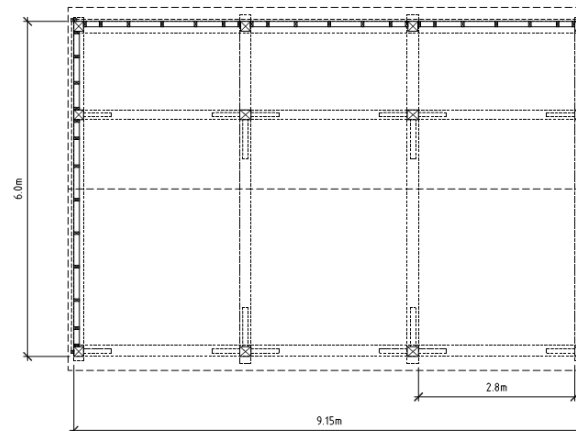
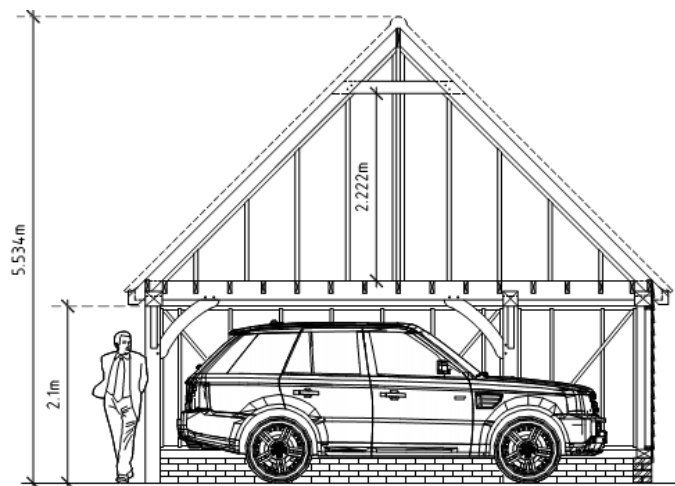
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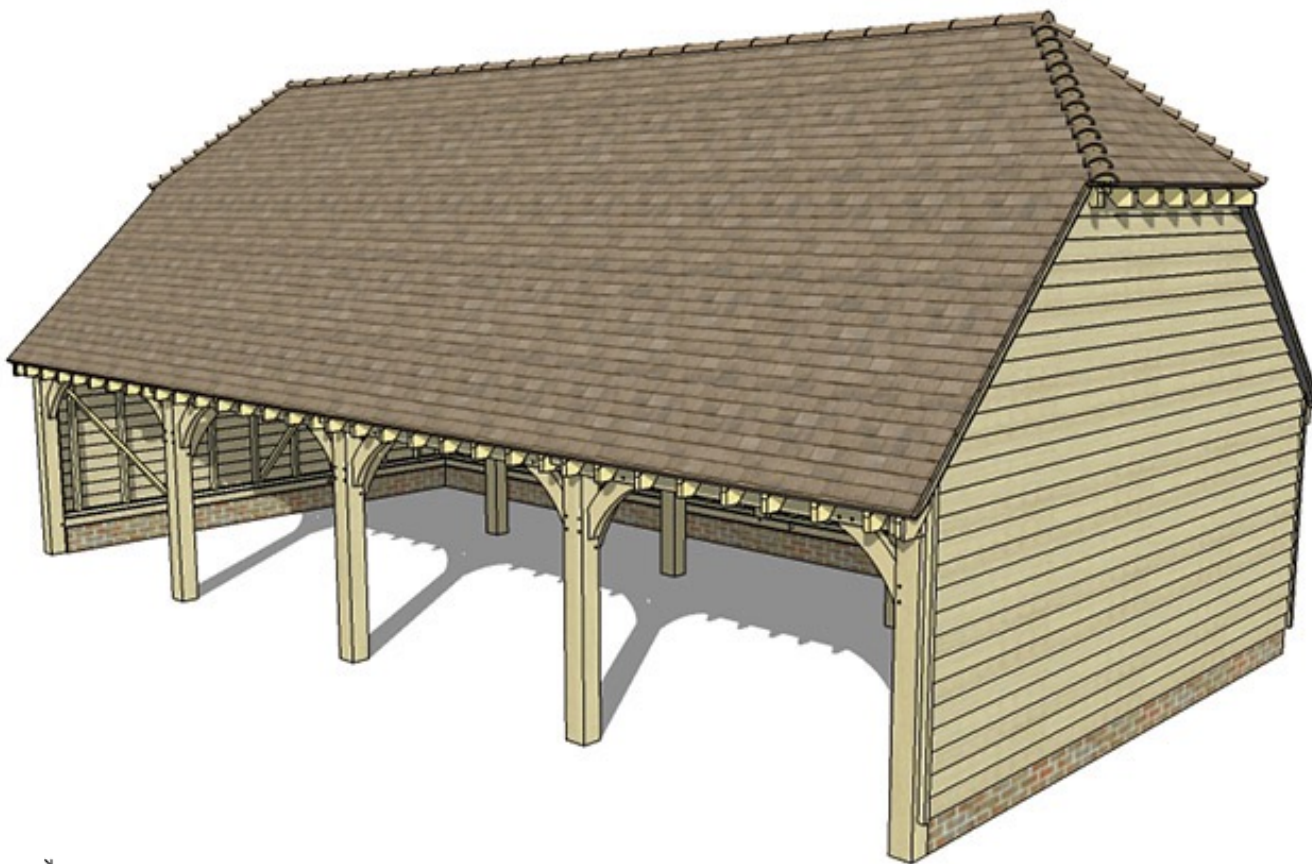
OKM-3-LOF-GE



## Key features:

- Full gable roof with 45° pitch
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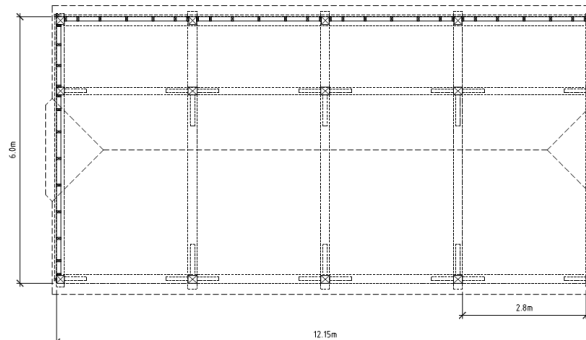
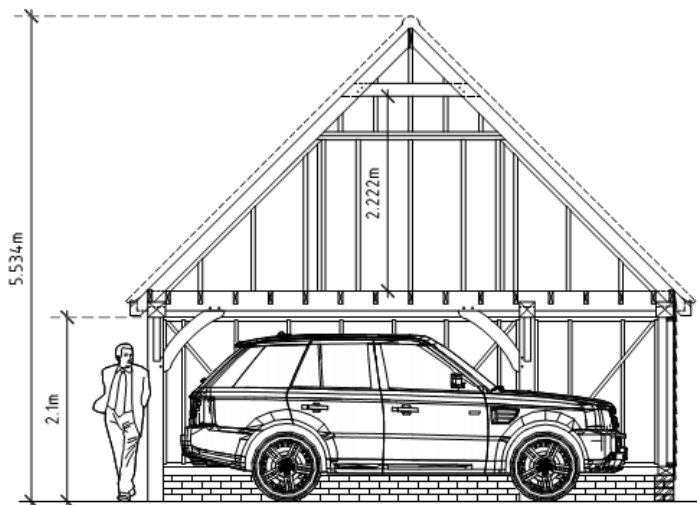
# 4-BAYS WITH BARN HIP ROOF

OKM-4-LOF-BH



## Key features:

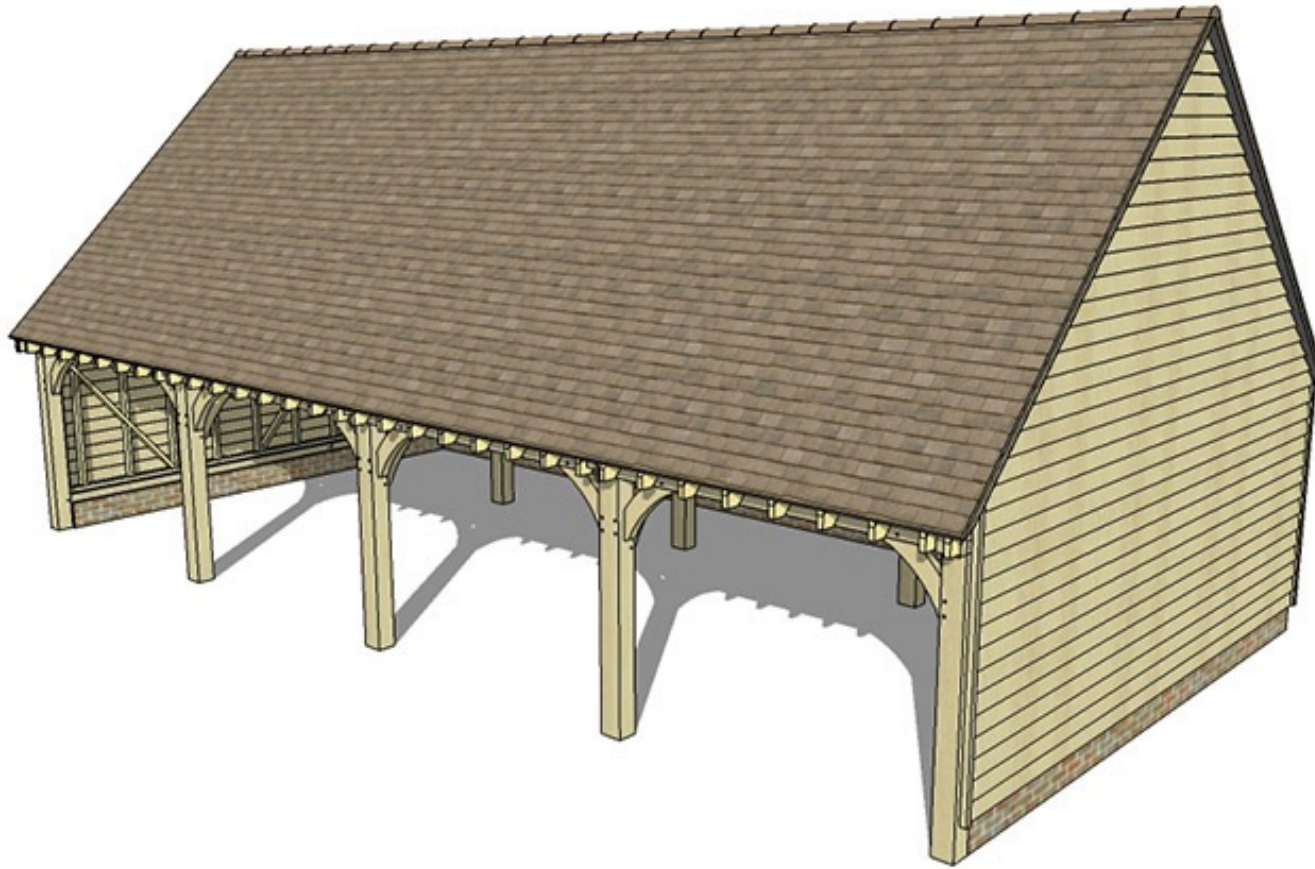
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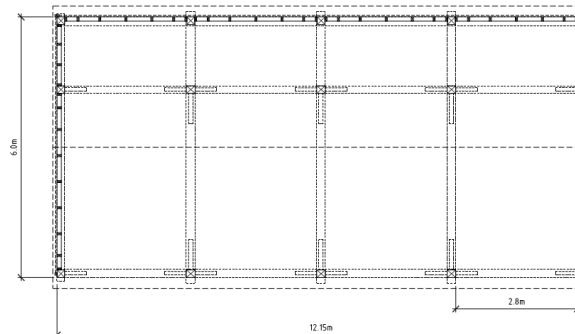
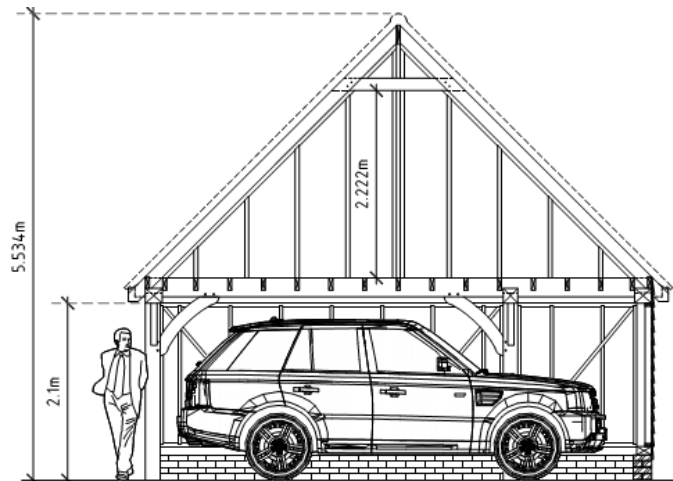
# 4-BAYS WITH GABLE ENDS

OKM-4-LOF-GE



## Key features:

- Full gable roof with 45° pitch
- Overall height: 5.53m
- Footprint: D6m x W12.15m
- Post sections: 175mm square
- Choice of softwood or oak cladding and additional features
- Basic design excludes floor joists





# ADDITIONAL FEATURES

Think of our additional features as modules you can add to any of our basic garage designs to adapt it as you need. A log store will fit on either side of any of our garage designs, you can have as many partition walls as you can fit in and you have a choice of softwood or oak joinery.





# GARAGE DOORS & JOINERY



## Hand made quality

Our garage doors bear the hallmarks of quality you would expect from Oakmasters. Skilfully hand made, they feature an elegant and sturdy design and are finished to the highest specifications.

All our blacksmith style joinery furniture is locally hand made and compliments the doors beautifully.

Doors can be made in oak or iroko, which looks very similar but is more stable.



# PARTITION WALLS

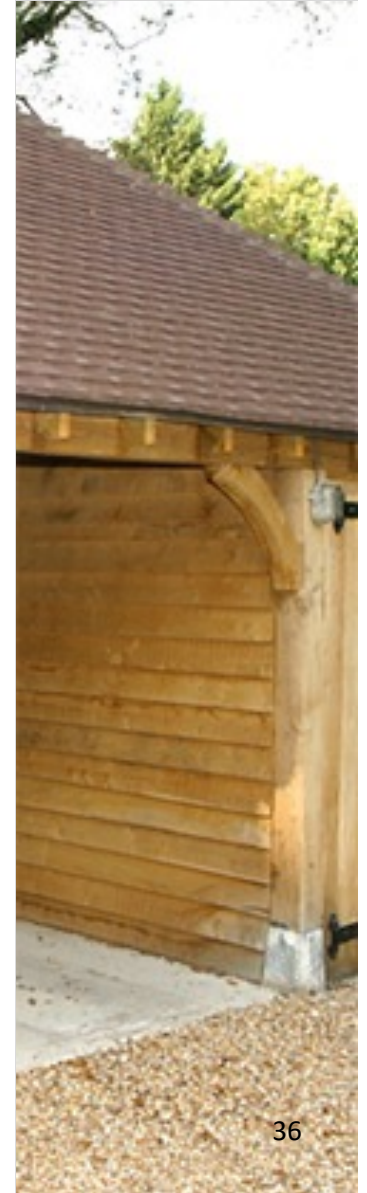
## Create open or enclosed spaces

Partition walls make separating open and closed bays easy. Depending on the profile of your garage, a partition wall will run from the front to the back of your garage, and in the case of single storey garages, from the ground up to the apex of the roof. If you choose to have a loft room above your lofted garage, the partition wall will only run up to eaves height.

Partition walls are specific to each garage range. You then have a choice of softwood or oak. As with doors and joinery, for best results, match the partition wall to your choice of external cladding, i.e. oak with oak, or softwood with softwood.

For extra security, we would recommend adding ply sheathing around the enclosed bays.

See material prices on a separate price list.





# LOG STORES

## The perfect storage solution

To allow you the full flexibility, our open or closed log store design is universal and fits on any garage design, or either side.

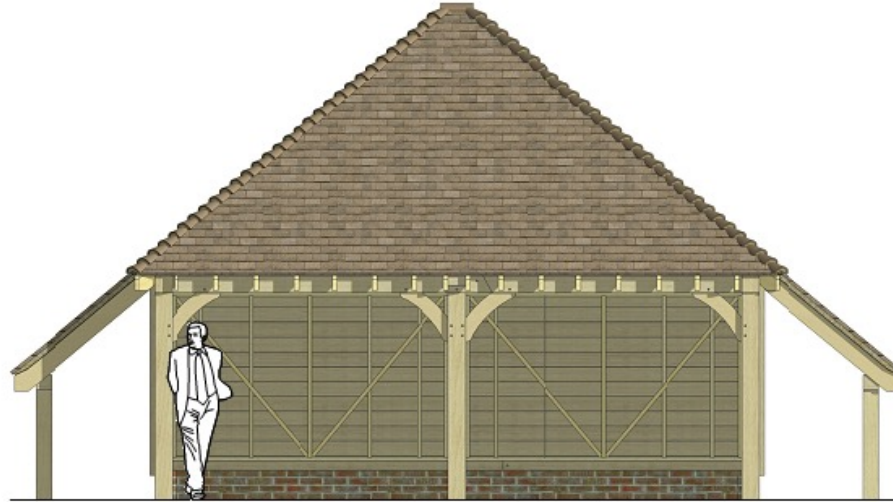
The timbers match the garage frame posts in size and quality.

Log store dimensions:

Width: 1200mm

Depth: bay depth

See material prices on a separate price list.



# FLOOR JOISTS



## Creating room above

Our floor joists and chipboard kits create a sturdy first floor structure. They are ideal for lofted garages, but will also work well with single storey standard garage designs, should you decide to add overhead storage space above one of more bays, accessible by ladder.

Your choice of oak or softwood depends entirely on your taste, both material options are reliably strong.

See material prices on a separate price list.





# EXTERNAL STAIRCASE

## Accessing your loft room

If you are looking to use the loft above your garage for storage or as a spare room, an external staircase will provide the best way of access. We have included this as an additional feature, rather than an integral part of the lofted garage design, to give you flexibility, should you choose to do something different with your roof space.

Again, we recommend matching the staircase material to your choice of cladding and don't forget to add the single external door for secure access.

See material prices on a separate price list.



# DORMERS



## Let the light in

Incorporating dormer features into your lofted garage design is an excellent way of adding extra head room, as well as letting natural light in.

Dormers are designed to sit in the middle of a garage bay, so you can easily add as many dormers as you have bays. Typically, they will face to the front of the garage, but nothing stops you having dormers facing to the back as well.

When customising your garage with this feature, don't forget to add dormer windows, which are a separate item. You can source them from us, or choose from a supplier of your choice.

See material prices on a separate price list.





# PLANNING AND ENGINEERING

Most garage structures require planning and all structures over 30m<sup>2</sup> will require structural calculations to ensure they are safe. You can do this yourself, or we can help with both services to make life easier for you. Click on the links below to find out more about our [planning](#) and [engineering](#) services.



# PLANNING AND ENGINEERING



## Planning services

Whilst it may be possible to build a garage under permitted development rules, we always recommend that you check with your local authority, to ensure that this is the case, as each case is individual.

For garages over 4m in height, you will require planning permission. We are able to provide you with a set of garage designs, which you can use to apply for planning permission yourself, for £150 + VAT. This planning pack will include a floor plan and several elevation of the structure, plus a 3D visual of the building. The pack will not include drawings of the garage in situ on your property.

## Structural calculations

Every oak framed building requires specialist structural calculations, to ensure that the structure is safe for the area where it is intended to stand.

Our garages have not been designed to the minimum specifications we can get away with. Instead, we have worked with structural engineers, who have specified timber sections suitable for most areas in the UK. Our buildings are solid and reliable, built to last.

Whilst the designs have already been approved by specialists, each garage will require an additional approval by a structural engineer for the specific location where it will be built. If you have your own structural engineer, we will simply provide garage specifications for you to submit. If you prefer us to obtain this sign off, we are more than happy to arrange this for a fee of £250+VAT.





Our garage pricing is modular, allowing you to calculate the price of your garage by taking your chosen base design and adding additional features on top. Our team is always on the end of the phone to talk about the details of what you need, make recommendations and to help you finalise the price, before you decide to go ahead.



# WHAT'S INCLUDED IN THE PRICE

## Included

Each garage is priced as a supply only kit.

### **The kit price includes:**

- Kit and masonry layout drawings with typical foundation detail (subject to building control).
- Manufacture, hand finish and pre-assembly of the oak frame kit to ensure it fits together (frame supplied disassembled)
- Supply of appropriate amount of oak peg to fix oak frame together
- Supply of pre-cut softwood roof rafters, and braces as well as uncut studwork and external cladding.
- Supply of metal fin plates for posts

## Not included

### **The kit price excludes:**

- Ply sheathing unless added to order
- Wall/roof insulation or plasterboard
- Concrete, bricks, roof materials, or any other general building materials
- Planning services or drawings, structural calculations or building regulations drawings or approval
- Generic fixings such as stainless steel screws, nails or chemical fixings for foundations.
- Staddle stones are not included but can be bought from [www.chilstone.com](http://www.chilstone.com)

**All our products are supply only for wholesale and trade.**



# A FEW DETAILS FOR YOUR BUILDER



- Oakmasters standard garages are designed for masonry 215mm wide, and 300mm high (from top of the concrete slab or garage floor).
- All oak posts on the front of the building extend to finished floor level, therefore the masonry wall to each side of the building must stop 165mm (for PD Range) and 175mm (for Standard and Lofted Ranges) short of the 6m overall depth.
- Any foundation details are indicative only and as ground conditions vary they need to be checked with building control or the structural engineer
- Foundations are required below any central posts within the garage.
- Log stores will also require foundations, generally positioned central to each side elevation
- It is assumed the garage floor will be laid with a slight fall towards the front of the garage to drain any driving rain water
- It is assumed that the garage floor will be approximately 50mm above ground level with an external gradient to the driveway

# HAULAGE & TERMS OF PAYMENT



**Haulage rates vary a great deal based on the size of the garage and the delivery address. We can provide the details of a recommended haulier so you can save money by buying transport direct.**

## **Payment terms:**

### **Supply only:**

- 50% on order
- 50% day before collection





O A K M A S T E R S

C r e a t o r s   o f   f i n e   E n g l i s h   o a k w o r k

t e l :   0 1 4 4 4   4 5 5   4 5 5

e m a i l :   [o a k @ o a k m a s t e r s . c o . u k](mailto:oak@oakmasters.co.uk)

w e b :   [w w w . o a k m a s t e r s . c o . u k](http://www.oakmasters.co.uk)

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