

## **Bespoke Buildings**

Whilst being principally manufacturers of quality Equestrian Buildings, we are of course delighted to quote for customers individual requirements for any specialised or larger timber structures. Our unique design & build philosophy means that we are able to utilise a small number of components to create bespoke buildings against individual commissions to meet just about any requirement. One advantage of this particular approach is that the costs of manufacture are not prohibitive.

Our experience has indicated a demand in a wide range of sizes. Structures tend to fall into three basic categories and examples of possible applications are shown below. Naturally as the roof span increases, the basic price has to rise as the engineering required gets more complex. The most expensive option is therefore for spans of up to 10.8m where we use heavy section timbers to create portal frames with sections of up to 100 x 300mm where the span exceeds 7.2m (24')

**Roof spans front to back of up to 3.6m (12')**  
 specialist workshops                      pottery rooms                      model makers study

**Roof spans front to back of 3.6 to 6.0m (12 - 20')**  
 garages                      golf course driving range                      ostrich rearing units  
 machinery stores                      golf course 9th tee halts                      artist studios  
 Woodstores                      car workshops                      offices

**Roof spans front to back of 6.0 to 10.8m (20 - 36')**  
 Canadian barns                      swimming pool covers                      hay and equipment stores  
 larger workshops

As you can see, the range of possibilities is absolutely immense. When you add the ability to alter anything from the thickness of the external cladding to the installation of double glazed window units and full wall insulation / vapour membranes a price list becomes very hard to establish. You can look at our price "guide" which shows the medium range of buildings but we tend to respond best to customers own ideas which would be quoted on request with a full range of options.

## **Sheds**

***Ask for our separate datasheet & pricelist***

With a strong reputation in the design and manufacture of larger timber buildings, we are delighted to bring our skills to the construction of sheds and other garden structures. These are offered as bespoke operations and as such, many customers have been delighted with their purchase of a high quality personal building.

Our sheds are manufactured using the same top quality raw materials as used in our equestrian buildings and the result is a building that is probably the best you can buy. Not the cheapest but certainly the toughest! The sheds carry the same guarantees and work standards as our regular models.

All these structures are made to order and to specific sizes if required so we can incorporate door positions, windows, roof heights, shapes and internal layouts to suit individual requirements. Probably the best thing to do is to send us a simple sketch of what you require. All sheds have a 2.1m (7") eaves height and an 18mm (3/4") thick floor deck as standard and with 3 x 2 CLS frame they are built to last. Add Onduline roofing in Black that can have translucent sheets built in and you have an excellent product.

## **Kennel Runs**

We have designed and manufactured an excellent range of kennels with integral runs. Many clients have individual ideas which can be included but a "standard" format is to provide a kennel building 1.65m deep x 1.2m wide (5'6" x 4') with a pent roof in Onduline sloping to rear, and a 2.1m (7") height. Access is provided through a front 2 part door with a split to allow the bottom 600mm (2') to be left open for the dogs. Internally we provide a full width sleeping shelf at 450mm (18") above the ground and the kennel is lined with OSB Sterling Board to 1.2m (4').

The runs are 1.95m (6'6") long but can be extended and can be either in parallel giving each dog a separate compound, or left without partitions to give a bigger run area. The timber studs are covered with weatherboarding up to 1.2m (4') and the upper 0.9m (3') has a heavy duty 50 x 50mm (2 x 2") galvanised weldmesh grid for viewing and security. Optionally, the roof of the kennel could be altered to an Apex style extending 1.2m (4') over the compound to give weather protection to the doors. Recognising how destructive dogs can be, all exposed door edges have metal anti-chew strips applied. You also have the option of lining the run area with Sterling Board and lining the kennels with galvanised steel sheet to prevent chewing and for ease of cleaning.

## **Garages**

*Ask for a separate brochure*

These are probably Saltire's most popular non equestrian buildings and form the focal point of our price guide. We can make buildings higher, lower, wider or longer than those sizes shown on the price guide but it should cover most of the ranges available. Of course you can add these to other equestrian or bespoke buildings as required to create a combination unit.

With a garage, you must first determine the use you are going to put it to. A large number are now not used for cars but for anything else - bicycles, freezers, DIY junk, boats, woodstores etc! If you do want to garage cars, then go for something 4.8m (16') long which will cover nearly every car. However if you are likely to have other things inside like a freezer or bicycles on the end go for 5.4m or 6.0m (18-20'). As for span, a single car can fit a garage as little as 2.4m (8') but is a squeeze to get out so a 2.7 or 3.0m (9 or 10') width is more comfortable. A double garage can be as little as 4.8m (16') wide but again a touch extra makes a big difference - 5.4m (18') is ideal.

In terms of front doors, we allow for timber access doors with leafs of variable widths to suit the openings which depend on the final size. You can specify standard up & over doors in 2.1m (7') widths and heights of up to 2.1m (7') in a metal primer coat for overpainting or an attractive white GRP Georgian style. These doors are also available wider & taller but there is a premium for this. We can offer a wide range of doors but recommend Hormann Doors which perform very well and are made to a high standard.

A final word to those with 4 x 4 vehicles - these vehicles will just fit through an up & over door but without a roof rack - so you should consider added height - and let us know! We manufacture structures of extra height for horseboxes and trailers and these can have Steel or GRP roller doors to allow for this height where a timber door is a bit unwieldy. These are of course available with electrical and remote operation facilities. As an alternative on these and smaller buildings, some customers find that top hinged sliding doors are worthwhile. They maximise the opening spaces available and of course do not get caught in the wind. We use top quality steel tracks and rollers for long lasting operation.

Garages are made with 4 x 2" (38 x 89 mm act) CLS and 19mm (16mm fin) nominal weatherboarding for maximum possible strength. A popular option recently has been to change the cladding to a dressed or sawn effect 2 ex 50 x 150mm overlap so you get a substantial traditional barn effect. Framework is doubled by door openings and tripled for head rails at garage door openings. With a 2.4m (8') eaves height, just about any regular vehicle can get in.

## **Workshops**

A workshop can be considered much as a garage and is often built in combination, usually with a partition wall and some secure locking door. Of particular importance is to ensure the access doors are big enough to carry whatever is being manhandled and that there is sufficient light for the workshop. We can build in double glazed window units to facilitate this but it is very common to eliminate windows and install roof windows or translucent roofing sheets. These give good overhead lighting and maximise the wall space for storage shelves. Another benefit is that it is more secure as people cannot look in and see what is stored.

Whether a garage or workshop, you can benefit from a wide range of roofing finishes. As well as standard Black Onduline, we can offer Green and Red as an option. Other roof finishes include Bardoline roofing shingles and Tufftile roofing which has a profiled finish and matches many domestic houses. Finally Alloy Profile Clad roofing is available in a range of over 20 colours but we recommend that this is installed over a sarked roof to enhance sound insulation and thermal performance.

## **Other Buildings**

We have manufactured a wide range of other structures which defy any normal definitions. Helicopter Storage Buildings, Ostrich Rooms, Skate Hire Buildings and Outdoor Stage areas are all products to have been erected. One particular project was a range of buildings in a design and build project for a client who runs Paintball games. The structures included changing rooms, rest and first aid areas as well as distinctive entrance buildings with twin towers for "presence". There were also eating areas and special structures with dedicated gun collection racks. We were also asked to develop some ideas and structures for the game areas and a shooting gallery for practice.

## **Home Offices**

*Ask for our separate brochure & pricelist*

Using the same basic materials, we have designed a range of attractive buildings for use in a domestic situation, primarily for use as home work offices. These are well insulated stand alone buildings and generally don't require planning permission. Finished inside with a choice of decorative timber or UPVC linings, they are a competitively priced solution for homeworking clients.