

From Design to Reality

Maybe you have an idea that you want to pursue? You might have seen just the thing or at the moment it is little more than a thought or idea. The time to call us is now. We can listen to your requirements and budget, look at where it is planned for and take it forward to an initial proposal with some costs and ideas - and all without obligation.

Something else that sets us apart is our ability to give you options to match your financial budget. We can produce a very highly specified building with every possible feature including heavy duty exterior cladding, sarking to roof and Bardoline glass fibre shingles. Alternatively you can start with the basic building shell and add extras as time and income allow. We also regularly phase construction of stable yards with more being added later, often as a result of burgeoning demand.

We are happy to offer a range of quotations depending on how much detail and specification you require to see in order to meet your budget ideas - and all without any obligation.

This approach shows in the range of clients and structures erected. We have supplied many private clients who often return for other work having been pleased with our service. Local Authorities such as Glasgow City Council and educational bodies like Riding for the Disabled, Aberdeen and Barony College and Barnados have put us through extensive tendering processes where we have come top for specification and value. Many of our customers are working yards, either livery or racing / showjumping yards, as well as racecourses such as Perth, Scone.

Once designed and manufactured, you can be sure of an erection service second to none. We employ all our own staff and do not sub-contract this side because we want to be sure of a consistent quality approach, start to finish. We are quick, efficient, tidy and very good at our work; you would hardly know we have been!

Our design philosophy is quite simple to create timber buildings of superior performance, appealing profile and aesthetics together with good quality - and all at affordable prices. When you combine this with the all round skills in our business you'll see why working with **Saltire** is such an easy decision.

Total Flexibility

Whilst we have a price list, our abilities go way beyond what we can place into an introductory brochure. You want a sliding patio door in an office building with a nice double glazed window next to your stable - no problem. Insulation in the walls to create a snug rest room - easy!

Similarly this flexibility also applies to your requirements. Our use of a small range of standard components means that bespoke buildings need not cost an arm and a leg. In between sizes on our price list, special heights and profiles present no problem. This shows in the range of buildings supplied beyond our core equestrian business; 9th tee rest areas, Swimming pool shells, Ostrich rearing units, Henhouses and Kennel runs illustrate the point well. Add medium size structures like garages, workshops and pick-your-own facilities and larger buildings up to 10.8m (36') spans as featured in our Canadian Barn systems and you can begin to see your ideas materialise.

The hardest thing is to get your ideas onto paper but it does help us immensely if you can forward the very simplest of sketches or ideas to get us going. A thumbnail sketch will show us where any doors or windows are needed and the approximate layout of the building. To help you there is a grid to the rear of the brochure that you can use to illustrate your own ideas. Then fax or e-mail it to us and we'll take it from there.

Quality of Construction

Our designs use a small range of quality kiln dried stress graded timber components and the latest in high performance sheet materials and roofing components. This, together with our low overheads mean that designs are effective, modern and "lean" - resulting in an economic design at a surprisingly low cost per m2.

We use only pressure treated exterior cladding for a long life and all components are kiln dried. The roofing systems are chosen to be high performance but light in weight to reduce the need for costly roof trusses and other structural elements.

Many cumulative years of experience go into every structure and by taking care to meet our customers own design and specification criteria, the buildings we create should meet your every expectation for many years.

Planning Matters

Like it or not, we are seeing more and more buildings called in for planning permission. Recent experience has been that local councils are not really interested in the building itself but rather more in the fee that can be generated from the application! In these days of financial restrictions for councils, this fee is useful income.

Saltire Stables have a general data sheet available regarding planning matters but it is important to be aware that there are many instances where planning is probably not needed and our advice could save you quite a tidy sum. We are not planning experts, but we can give you help and guidance based on years of experience in designing and erecting buildings in a wide range of locations.

For instance did you know that the simplest Field Shelters usually don't need planning permission - because they are classed as temporary structures as they have no concrete floor or footings? The most commonly used method of avoiding the need for planning and building warrant is to exercise your permitted development rights. There are a couple of rules but in simple terms you can erect a building within your own grounds of up to 30m² without any permissions being required. This equates to a stable block or shelter 30' wide ie 2 looseboxes and a tack or an 18 x 18' double garage

However in general terms, any building which is in a location for 6 months or more needs to be considered as requiring planning permission. For this reason, we are finding a lot of customers going for one of our towable range of shelters - being moveable no permission is needed!

There are local differences such as National Parks or Conservation Areas where just about everything needs permission and also in other locations. For example in the Republic of Ireland all timber structures do not need planning permission! In all cases, a call to your local council office will keep you straight.

Where planning is required, we would be delighted to follow up our final agreed baseplan with specific detailed elevation drawings. We normally supply these drawings free of charge to customers who indicate they will be placing an order with us.

Technical Matters

Planning permission ensures that a building is as sympathetic to the environment as possible. However a Building Warrant is a different system, designed to ensure that the structure is OK for its designed purpose and won't be of risk to any third party. Building Warrant is normally only needed for larger and commercial structures.

Saltire Stables use a "lean" economic design for most buildings and have developed a building system that is adaptable to a wide range of structures. The system was evaluated by the Timber Research & Development Association (TRADA) for exposure ratings experienced in any location in the UK. This means that you can be assured of your building's performance. One advantage of this is that this report is usually sufficient for Building Warrant purposes without incurring the costs of a Structural Engineering report every time. In cases where this is required (usually specialist structures) we are able to commission a report from approved third parties but this cost is payable in full regardless of the success of the application.

We use only quality components and all structural members are kiln dried and stress graded with timbers being marked for provenance and strength in accordance with BS5268. Additionally all fixings are fully galvanised and where applicable, items like joist hangers have a design stress allocated to them. This means that in conjunction with the roofing like the BBA approved Onduline system, the whole structure is correctly designed.

When you have to submit a Building Warrant application, we will forward a full technical data pack showing cross section finite element analysis, the constructional stresses and a copy of the TRADA technical report. This should answer all the questions needed but don't forget you can use our Freephone Customer Serviceline **0800 132386** if you have any queries.

Permanent Structures

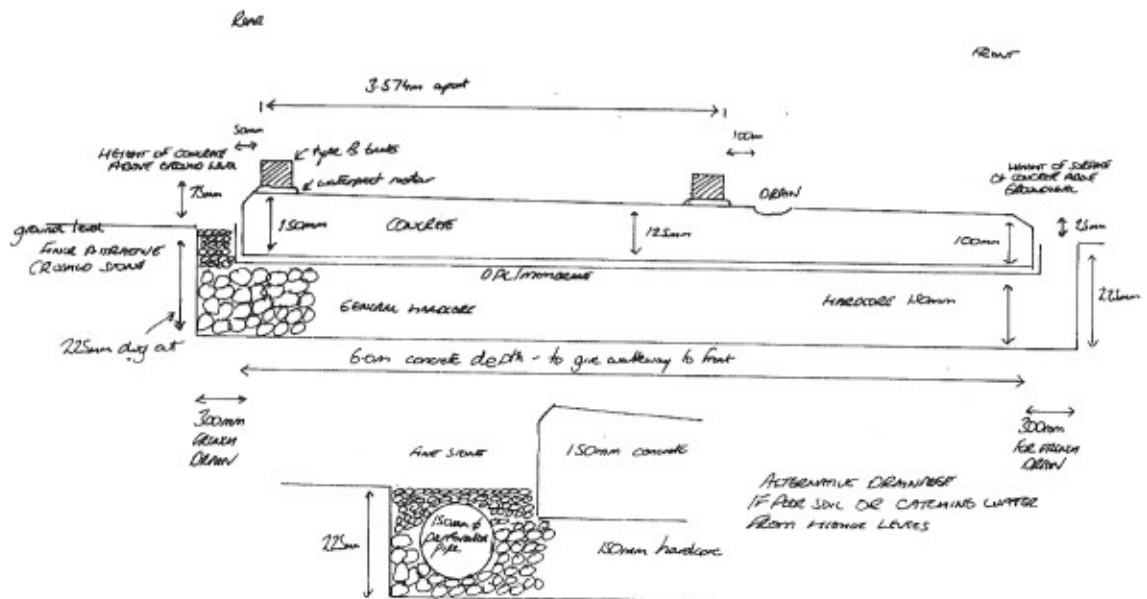
The construction of a suitable base is essential to the long term durability of a building and as such it is worth taking time to consider the location and layout of the buildings in order to optimise the costs involved.

For permanent structures we would always recommend that the buildings be bolted down, fixing the framework to the concrete beneath. The building principle we adopt in the case of Equestrian Buildings is that they are usually on a concrete base larger than the actual buildings in order to provide a working area to the front. We then suggest that a single course of brickwork be laid to match the walls as shown in the drawing below. The mortar underneath accommodates any small undulations in the concrete and provides the building with a perfectly level line to bolt through. There are many advantages to this, the principal one being that the external cladding protrudes over the brickline giving a water resistant seal keeping floors dry.

In several cases for Equestrian Buildings, the same principal is followed but instead of having a full concrete floor, the concrete is laid to follow the walls, again with the brickline as before. The "hollow" centre of each floor is then brought up to level with earth or graded stone or even peat. The advantage is that urine will percolate down through the bedding system, dramatically restricting the number of bedding changes required.

This system would be varied in the case of buildings such as Garages or Canadian Barns where generally speaking the slab is the exact size of the building. In this case we can bolt directly to the concrete slab and as long as this plinth is higher than the surrounding ground level there are no problems of water ingress.

Saltire Stables will forward detailed specifications with every baseplan and these show the needs in terms of fall, strength of concrete and drainage requirements. In all cases though, the actual implementation of our suggested plan is subject to amendment to reflect your local situation.



Field Shelters

Normally Fieldshelters are built to the lowest possible costs. This means that a full concrete plinth or rim is usually excluded due to the cost. If the ground is level, a building can be erected direct upon that but our experience shows that poaching of the ground in the winter is a problem. Therefore we suggest that the best cost effective base is to lay type 1 hardcore to level and sufficient to cover the required width and depth eg a 24' x 12' building (7.2 x 3.6) would have hardcore 26' wide x 20' front (7.8 x 6.0m) to back to give a walkway to the front. Laid to a depth of approximately 4" (100mm) this will not only help level any undulating ground but also lift the building slightly above the ground level and stop poaching of the ground.

In both cases heavy timbers are laid on the ground to support the panels and even out minor variations in level. Steel pins are driven to secure the panels but we would strongly advise customers to drive in fencing posts at regular intervals and secure the corners to these to provide uplift resistance to the winter storms that now prevail. Because of this shelters cannot be guaranteed against storm damage.