

Made in England

Homestead

TIMBER BUILDINGS



a building for every lifestyle...

FULLY INSULATED AND DOUBLE-GLAZED BESPOKE TIMBER BUILDINGS FOR USE AS:

- Offices
- Studios
- Summerhouses
- Hobby & Games Rooms
- Workshops
- Gyms

Tel: 01491 839379

www.homesteadtimberbuildings.co.uk

Free yourself today...

What better way to cope with the stress of modern day living than with a little isolation...a Homestead Timber Building has been the answer for all of our customers.

As recommended and used by

Kirstie Allsop

of Channel 4
'Location Location'



If you run your business from home, you'll know that the spare room will never be big enough! And you probably find that you never feel like you're at work because your place of work is also your home!

A Homestead Timber Building could also be the answer for YOU...

- No rush hour traffic mayhem (time-saving and stress relieving).
- Work exactly when you need to – without disruption.
- No need to rent separate premises.
- A much greater degree of privacy.
- You can use your building for other activities.
- Cheaper than an extension.
- A beautiful asset which will add value to your property.



Look what you get with Homestead

The price of our timber buildings is inclusive of:

- | | |
|---|----------------------------------|
| ✓ planning application | ✓ concrete base foundation |
| ✓ solid timber floor | ✓ building delivery and erection |
| ✓ cavity wall insulation | ✓ electrical installation |
| ✓ double-glazed house quality windows and doors | ✓ completed within 5 days |
| ✓ two coats of paint/wood stain | ✓ total customer satisfaction |

...and the reassurance of over 30 years experience.

...escape up the Garden Path

As a rule, you can work from your garden building, and even employ people to work there, as long as it doesn't annoy your neighbours!

Whether your requirement is business or leisure, the fact remains that a separate, tranquil and organised work space will give you the most satisfaction.

Rudyard Kipling, George Bernard Shaw, Roald Dahl and Dylan Thomas are all renowned for writing from their timber huts...and look what they achieved!

...free yourself today

CALL OR CLICK

01491 839379

www.homesteadtimberbuildings.co.uk



What will you do with yours?

- Work from home?
- Get fit?
- Create extra space?
- Pursue your hobbies?
- Study?
- Run a business?



Across the range...

We started Homestead in 1989 and have developed eight alternative designs showing verandas, porches and dormers with variations on choice of windows, doors, partition walls and skylights.

- The Ascot
- The Oxford
- The Brighton
- The Richmond
- The Cambridge
- The Windsor
- The Marlow



As each building is custom made for our clients, you can choose your personal preferences from all aspects of design and appearance including size and colour.

Our aim is to fulfil all your requirements relating to a fully functional and attractive garden room for complete year round use.



The following pages show our standard designs with variations on a theme showing numerous possibilities to inspire your imagination.

You may wish to visit our showsite in Oxfordshire to see examples of our work. Alternatively we can offer a **FREE** site survey and design consultation service. Please call to arrange a convenient time.

...the quality promise

Homestead guarantee these quality specifications to bring you a strong and durable building for year round use based on 30 years experience in manufacturing timber buildings:

1 Floor:

The solid timber floor, made from 22mm thick interlocked boards on 50 x 75mm floor joists, will support the weight of a car – no creaking, no sagging!

2 Frame:

The basic skeleton is made from strong 50 x 75mm framing with studs and uprights at close centres to maintain a rigid construction.



All external timber is painted with two coats of external paint or wood stain in a colour of your choice.

3 Cladding & Insulation:

High quality cladding board prevents weather penetration. No gaps or draughts. An internal damp membrane ensures a moisture resistant and draught free superstructure.

All wall and ceiling cavities are compacted with heat insulation and internally lined with vertical pine boards throughout. The pine walls are left natural and can be colour washed if preferred.

4 Windows & Doors:

We incorporate British Standard house quality double-glazed windows and doors. The window

units are 1.2m wide x 1.08m deep and the doors are half-glazed and complete with locks, handles and draught excluders.

5 Roof:

There are two types of roof tile available, dependent on your personal preference:

1. Asphalt tiles

Lightweight but incredibly strong, as used extensively on housing in America. These are included in the standard price and carry a 25 year guarantee.

2. Cedar Shingles

These traditional timber tiles (as photo) make an attractive feature of the roof. Available at an extra cost to the standard specification. (*See Price List*).

From planning...

Planning permission will be required for garden buildings in conservation areas, listed buildings and areas of outstanding natural beauty.

The latest planning law also requires that garden buildings will need planning permission if any part of the roof over 2.5m (8'6") high falls within 2m (6'6") of a boundary.



As most pitched (apex roof) buildings are 3-3.5m high this rule will apply unless 2m can be left from your boundary fences.

However in our experience of submitting over a hundred planning permission applications a year we have found that this is only a formality and it is extremely rare for garden buildings irrespective of their use to be refused.

We can also obtain planning permission retrospectively in most cases.

At our **FREE** site survey we will determine the planning criteria for your property and advise you accordingly.

If planning permission is required our free planning service initiates us as your agent where we will fill in and submit all the necessary forms, architectural and location plans and pay the £150 fee **FREE** of charge on your behalf.

Planning permission normally takes 8 weeks to obtain and we will book the work in to our manufacturing

schedule to coincide with the expected planning grant time.

Planning permission can be avoided if:

1) 2m can be left from all boundaries in the case of a pitched (apex) roof.

2) Your building is made with a flat roof under 2.5m high which is possible with any of our designs (see the 'Oxford' building page 20).

So...

NO fees...

NO forms...

NO costs...

NO time wasted...

NO risk...

...to building and installation

An order/deposit placed in advance will initiate us as your planning agents.

- ✓ We will survey your proposed site.
- ✓ We will liaise and meet (if necessary) with your local council to get the application approved.
- ✓ We obtain the necessary location and site plans.
- ✓ We enter your building into our work programme to conform with the expected planning approval (8/10 weeks).
- ✓ We draw the building to the required architectural standard.
- ✓ We pay all planning application and drawing fees.
- ✓ We obtain and administrate all planning proposal forms and certificate of ownership.

The above services will save you at least £400.
Your deposit is made fully refundable in the unlikely event of planning refusal.







This 'Marlow' is 3.66m x 3m (12' x 10') and shows the alternative weatherboard cladding and Georgian windows. The external wall colour is Burllesque.

▼ A veranda can be added if preferred.





To arrange a **free**
no-obligation site survey
and design consultation
call **01491 839379**

The Marlow

This building is ideal as a garden office, enabling you to work from home in an airy spacious environment.

A perfect solution for the home business that has outgrown the spare bedroom!

The height of the eaves and ridge make a pleasant non-claustrophobic environment without spoiling the discreet low profile of the building.



◀ This 'Marlow' is 3.66m (12') wide. The external wall colour is Pea Green and the roof shows black asphalt tiles.

▲ The 'Marlow' has been an ideal choice for many hobbyists or start-up businesses such as this lady milliner.

Every 'Marlow' building includes construction of a concrete base plus full electrical installation and connection to the house supply.

Standard Features:

- 2.25m (7'6") eaves headroom
- 3.25m (10') ridge height
- an optional 30cm (1') porch step along the front of the building
- half-glazed double or single doors (double-glazed)
- any amount of 1.2 metre wide double-glazed windows fitted where you specify
- timber frame cavity wall insulation



The Windsor



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The Windsor has a traditional design with an increased roof pitch.

The veranda size is optional but will need to be 1.2 metres deep to comfortably seat a sun chair so you can enjoy your garden all Summer long!

Veranda handrails and spindles are included which can be turned or straight.



Every 'Windsor' building includes construction of a concrete base plus full electrical installation and connection to the house supply.

Standard Features:

- 2.25m (7'6") eaves headroom, 3.3m (10'6") ridge height
- optional depth veranda canopy
- half-glazed double doors (double-glazed)
- any amount of 1.2 metre wide double-glazed windows fitted where you specify
- fully insulated and pine lined internally

◀ This 'Windsor' is 4.8m x 4.2m (16' x 14'), painted in Pea Green and with cedar shingles on the roof.



▲ This 'Windsor' is 4.2m x 4.2m (14' x 14'). The external wall colour is Mocha and the roof shows cedar shingles.

▶ Typical interior finish showing white colour-wash timber, diamond gable window, skylight and in this instance Georgian style windows.





*This 'Brighton' is 8m (26') wide.
The external wall colour is Mocha
and the roof shows cedar shingles.*

▶ *Enhance the flexibility of your
'Brighton' with an extra pair of
double doors in the end wall.*





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The Brighton

The Brighton is a free-standing conservatory style building and has been designed to give maximum natural light and panoramic views from within.

▼ This 'Brighton' is 5.4m x 3m (18' x 10'). The external wall colour is *Burlesque* and the roof shows brown tiles.



▲ The 'Brighton' makes an ideal gym or games room.

▶ This 'Brighton' is 3m (10') wide. The external wall colour is *Marina*.

Every 'Brighton' building includes construction of a concrete base plus full electrical installation and connection to the house supply.

Standard Features:

- full length double-glazed windows and doors
- exterior cladding painted in your choice of colour
- optional Velux skylight windows
- interior fully insulated and lined
- optional dormer feature



The Ascot



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This completely unique building, based on a Georgian design, offers top class with top quality – a completely individual style with true character and functional design.

▼ This 'Ascot' is 7.2m x 4.8m (24' x 16'). The wall colour is Lemon and the roof shows cedar shingles.



▲ This 'Ascot' features a natural pine interior giving a light and spacious feel, ideal for use here as a dance studio.

► This 'Ascot' shows a mini veranda and red asphalt tiles.



Every 'Ascot' building includes construction of a concrete base plus full electrical installation and connection to the house supply.

Standard Features:

- optional depth veranda canopy
- half-glazed double doors (double-glazed)
- any amount of 1.2 metre wide double-glazed windows fitted where you specify
- fully insulated and pine lined internally
- optional dormer style feature
- timber frame cavity wall insulation



This 'Ascot' is 5.4m x 4.2m (18' x 14'). The veranda is 1.2m (4') deep and is large enough to sit a chair on. The external wall colour is Pea Green and the roof shows cedar shingles.

► *This 'Ascot' features a relief to the dormer and optional leaded light windows. The external paint finish is Burllesque with black*

doors, posts and trims. The roof shows brown asphalt tiles







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The Cambridge

The Cambridge looks superb in any garden location.

The dormer style porch over the double doors gives an elegance to the appearance.

◀ *This 'Cambridge' is 6m wide (20'). The external wall colour is Pea Green with Bursque windows and doors and the roof shows cedar shingles.*



◀ *This 'Cambridge' is 8.1m x 3.6m (27' x 12'). The external wall colour is Sargasso and the roof shows cedar shingles.*

Every 'Cambridge' building includes construction of a concrete base plus full electrical installation and connection to the house supply.

◀ *This room shows white colour-wash interior painting with brown wood stained windows and doors.*

Standard Features:

- 0.9m x 1.5m (3' x 5') dormer style open or enclosed porch
- handrails with turned or straight spindles
- half-glazed double doors (double-glazed)
- any amount of 1.2 metre wide double-glazed windows fitted where you specify
- a diamond window under each roof gable at high level for extra natural light
- fully insulated and pine lined internally

NO
PLANNING
PERMISSION
REQUIRED

The Oxford

See the 'Oxford' on display
at our Oxfordshire showsite



To arrange a **free**
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and design consultation
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The Oxford has been designed with a flat roof under 2.5 metres high.

With current planning legislation this means it can go within 2 metres of a boundary **without** the need for planning permission.

The Oxford has a modern

contemporary appearance and the low profile to the roof makes the building inconspicuous.

▼ *This 'Oxford' is 4.2m (14') wide.
The external wall colour is Dune Grass.*



Every 'Oxford' building includes construction of a concrete base plus full electrical installation and connection to the house supply.

Standard Features:

- any amount of 60cm wide double-glazed windows fitted where you specify
- a pair of double-glazed doors
- optional integral porch
- 60cm (2') canopy overhang with downlighters
- innovative rubber roof with 25 year guarantee

► *This 'Oxford' interior shows stained windows and skirting boards, standard pine floor and included slimline heater.*

- fully insulated and double-glazed
- internal finish of colour-wash timber or plasterboard (*as photo below*)
- heavy-duty, house quality pine flooring
- painted or stained external finish



*This 'Oxford' is 6m (20')
wide with Dune grass
cladding.*







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The Richmond

The Richmond has a minimalistic style with a light, airy and spacious feel.

The deep windows keep you connected with the garden and the veranda gives you a cool, dry external sitting area. The decking area at the front can be extended to give more outside leisure space.



◀ This 'Richmond' is 6m x 6m (20' x 20'). The external cladding is stained with an oak colour preservative and the roof shows cedar shingles.



Every 'Richmond' building includes construction of a concrete base plus full electrical installation and connection to the house supply.

Standard Features:

- full length double-glazed windows and doors
- exterior cladding painted or stained in your choice of colour
- interior fully insulated and lined
- veranda canopy overhang
- chunky veranda posts

▲ This 'Richmond' is 4.8m x 4.8m (16' x 16'). The external cladding is Cloverleaf and the roof shows cedar shingles.

◀ Two 'Richmonds' adjoined.

Complete basework and...

Our prices include the provision of a level and firm concrete base foundation and complete electrical installation and connection to your house supply via armoured cable.



Accurate basework

As the longevity and efficiency of your garden room depends on an accurate and level base, we lay a thick concrete pad, dead square with no undulations or falls. The base will be made to the exact same length and depth as the building ordered.

The base will be above ground to avoid the ingress of pooling water underneath the timber floor.

Our basework team will liaise on site to ensure that your base is provided in your exact desired location.

Reliable electrics

All our garden rooms come complete with the necessary electrical components.

The positioning of all electrical sockets, switches, lights and heater is optional and will be installed to your preferred positions.

Our electricians are NIECA registered in accordance with building regulations requirements and work with our construction team to ensure a smooth running installation.

“Our prices include the provision of a level and firm concrete base foundation and...”

Please note: We do not install elevated ‘jack’ style supports which allow rats, mice, foxes and badgers to nest beneath the building!

...total electrical installation



Our standard installation includes:

1. A consumer unit (fuseboard), complete with trip switches for maximum safety.
2. A double plug socket on each wall, which is eight plug points in total.
3. Two tracks of double spotlights creating direct or reflective light to your required areas.
4. A light switch.
5. A panel/convector heater complete with:
 - (a) A thermostat so you can regulate your preferred temperature.
 - (b) A timer so that you can set your specific on and off times to your working requirements.
 - (c) A booster fan for a fast warm up in extreme cold weather.
6. A safety certificate on completion.

...complete electrical installation for your total peace of mind."

The finishing touches...

Internal timber colours

White colour wash for timber lined rooms (see internal photo of 'Windsor' P13). White emulsion for plasterboard (see internal photo of 'Oxford' P20).

External timber colours

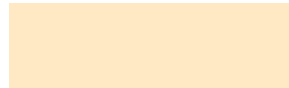
Prior to delivery we apply two coats of highly durable paint or wood stain to all external timber and window/door frames.

Choose from these exciting colours:

All the colours shown are to be used as a guideline only. The colours have been reproduced as close as the printing processes will allow. Actual samples can be submitted if required.



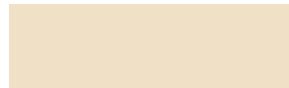
Amazonian



Burlesque



Lapis Lazuli



Mocha



Sargasso Sea



Antler Brown



Cloverleaf



Lemon



Pea Green



Walnut



Asteroid



Dune Grass



Marina



Wood Stain

...a personal choice

Roof Tiles

Extensively used on housing in America, asphalt tiles are the standard roof finish on all of our buildings.

Due to their high strength, thick granule

protection and pre-impregnated construction, their guaranteed life span is 25 years.

Available in red, brown or black that will not fade.



Cedar Shingles

These are an optional extra suitable for all our buildings.

These timber tiles have a rich warm colour and texture giving a touch of individuality that blends well with any environment. The extra thickness of timber on the roof will increase the buildings thermal properties. A 25 year life expectancy.



Visit our Showsite

Open: Mon-Fri, 9am-5pm. Saturdays, 10am-4pm.
Sundays, by prior appointment.

**Visit our showsite in Wallingford, Oxfordshire where you can see
all of our designs in various sizes.**


Your building will be custom made to your exact requirements.
Our display examples and our **free** design service team
will be able to help you choose and determine:

- The design that suits you best and the exact size room that you require.
- Your preferred door and window type.
- The positions of windows and doors fitted to your exact requirements.
- The internal finish including partitioning, kitchens or bathrooms.
- Skylights.
- Roof tiles.
- External painting or wood staining.




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E-mail: info@homesteadtimberbuildings.co.uk

www.homesteadtimberbuildings.co.uk



The Marlow

A small, white, single-story timber building with a dark roof and a small porch.

The Windsor

A white, single-story timber building with a large, wrap-around porch and a gabled roof.


The Ascot

A teal-colored, single-story timber building with a wrap-around porch and a gabled roof.

The Brighton

A white, single-story timber building with a long, wrap-around porch and a gabled roof.

The Cambridge

A teal-colored, single-story timber building with a wrap-around porch and a gabled roof.

The Oxford

A white, single-story timber building with a wrap-around porch and a gabled roof.

The Richmond

A white, single-story timber building with a wrap-around porch and a gabled roof.

Photographs are of client buildings and do not represent the actual buildings on display at our showsite.