

PASSMORES

EST • 1909



TRADITIONAL BRITISH
COUNTRY OUTBUILDINGS

“Everything went to plan and was on time. You lived up to your excellent reputation.”

Ms. V Berkshire



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PASSMORES **PORTABLE BUILDINGS LTD**

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WHY PASSMORES?

We have been in business now for well over 100 years (Est 1909). Our designs are fully refined. Our buildings go together like clockwork. With our modular Carriage Houses and ancillary buildings you have almost unlimited choice and with 27 sizes of free-standing Garage, we have the ability to supply just what you require.



Robert Cromwell
Passmore
Circa 1950

Our specification takes some beating:

- Joinery grade Redwood claddings.
- Choice of planed shiplap or sawn weatherboard.
- Breather membrane to EN13859-2 fitted between studwork and cladding.
- Closely spaced 4x2 CLS (38x89) studwork throughout.
- External timbers pressure treated for long life.
- Roof trusses made to BS EN 14250 and spaced at 0.6m (2') centres.
- Choice of roof pitch from 22° - 35°* to suit slates, interlocking concrete tiles or plain tiles. A 22° pitch boarded and felted roof option is also available.
- All buildings exceed the structural requirements of the Building Regulations and that's proven by calculation, so we can guarantee no leaning walls or sagging roofs.

* Max. 30° pitch on 7.2m span

WHY TIMBER?

Timber is the world's only truly renewable construction material and via our FSC® Chain of Custody certification you can be certain that we are sourcing our raw materials from properly managed forests.

Timber blends sympathetically with all environments. Unlike brick, block or pre-cast construction, a Passmore timber building has natural insulation, is inherently free from condensation and is easily heated to provide ideal vehicle protection and the perfect winter workshop for the classic car enthusiast.



The mark of
responsible forestry

PASSMORES
IS AN FSC SUPPLIER



Medway Business Awards
2009

PASSMORES
OUTRIGHT WINNERS 2009

CARRIAGE HOUSES



1 bay



2 bay



3 bay



“Over and above my expectations, well done to all. Many thanks for your help.”

Mr. G. Buckinghamshire

2 bay Carriage House. 35° fibre cement slate roof



2 bay Carriage House. 35° plain tile roof and optional internal lining kit.

All buildings can be specified with 22° - 35° pitch roofs to suit slates, interlocking tiles or plain tiles.
A 22° pitch boarded and felted roof option can be specified for all buildings.

The open fronted Carriage House is ideal for today's busy lifestyle. It provides convenient undercover parking and the oak framed entrance provides generous drive through clearance for all sizes of road car.

On the following pages you will see how additional compartments can be added to the Carriage House to create a good looking country outbuilding of individual design meeting your own particular requirements.



Single bay Carriage House 22° felt roof.



2 bay Carriage House 35° fibre cement slate roof.



2 bay Carriage House. 35° plain tile roof.

CARRIAGE HOUSE with attached GARAGE



2 bay Carriage House with attached Garage. 30° interlocking concrete tile and optional lining kit.

A Garage attached to a Carriage House provides a secure home for that valuable classic car. It is supplied with one pair of side hung timber garage doors. Personal doors and windows are available. Please see price list.



1 bay Carriage House with attached Garage. 22° felt roof.



1 bay Carriage House with attached Garage. 35° natural slate roof.

This illustrates how additional compartments can be added to the basic Carriage House to create an outbuilding of individual design to meet your own particular requirements.

CARRIAGE HOUSE with attached **WORKSHOP**



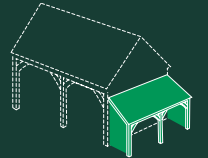
3 bay Carriage House with attached Workshop. 22° felt roof.

A Workshop attached to a Carriage House comes complete with single door, in the partition, and window in the front.

It makes an ideal studio, great space for DIY'ers or simply a superior garden shed.

Additional personal doors and windows are available. Please see price list.

CARRIAGE HOUSE with attached **LOG STORE**



2 bay Carriage House with attached Workshop. 22° felt roof.



2 bay Carriage House with attached Workshop. 30° interlocking concrete tile roof.

A Log Store provides the finishing touch to many designs.

This oak framed lean-to structure is perfect for keeping winter fuel dry as well as providing useful storage for wheelie bins, garden barrows and the like.

Always 30° pitch and available with felt roof or ready for slates or tiles.

Log Stores are supplied with wing walls as standard but can be specified open on 3 sides.

3 sizes to choose from - Please see price list.



Log Store with natural slate roof.

CARRIAGE HOUSE with attached **CART LODGE**



2 bay Carriage House with attached Cart Lodge. 35° plain tile roof.

The cat slide roof of a Cart Lodge enhances the visual appeal of the whole building. The added practical benefit of this traditional design is that it creates really useful extra space, making a Cart Lodge compartment ideal for car restoration or workshop facilities. Note: The Cart Lodge is only available with a 35° pitch roof for slates or tiles.



Ideal for Vintage, Classic and Modern.



2 bay Carriage House with attached Cart Lodge at both ends. 35° fibre cement slate roof.



Interior view of Cart Lodge cat slide roof with optional window



1 bay Carriage House with attached Cart Lodge. 35° plain tile roof.

INDIVIDUALLY DESIGNED BUILDINGS



L shaped 2 Bay Carriage House, Workshop and Garage

For something a bit out of the ordinary please send us a sketch with dimensions and we will be delighted to provide a quotation.



2 Bay Carriage House with oak on 2 elevations



6 Bay Carriage House



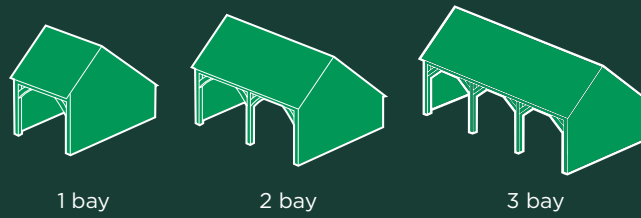
2 Bay Carriage House and 4 Garages



Carriage House with outdoor entertaining area

OPEN BARN

with rear cat slide roof



6.0 x 6.0 two bay Open Barn. 35° plain tile roof.



5.4 x 5.4 two bay Open Barn. 35° Batted and felted, awaiting tiles.



Inside view of Open Barn.



6.0 x 5.4 two bay Open Barn. 35° plain clay tile roof and optional barn doors, personal door and window.



6.0 x 6.0 two bay Open Barn. 35° plain tile roof.



9.0 x 6.0 three bay Open Barn. 35° plain tile roof and optional barn doors, personal door, window and barn hips.

OPEN BARN with rear cat slide roof

Single, two or three bay with rear cat slide.

- Spans of 4.8m, 5.4m, 6.0m and 6.6m.
- Eaves heights of 2.3m and 1.5m.
- Truss ridge height under 4.0m on 4.8 and 5.4 span buildings.
- Traditional morticed, tenoned and pegged oak frames front and rear.
- Frames are produced in the factory from freshly sawn QPA grade oak – simply the best available.
- Open Barns have a 35° roof pitch and design load of 878N/m² to suit customer's choice of slates, interlocking tiles or plain tiles.
- A partition with FLB personal door in place of the rear oak frame can be specified to create a secure store. – see price list.

FREE STANDING TIMBER GARAGES

All buildings can be specified with 22° - 35° pitch roofs to suit slates, interlocking tiles or plain tiles.

A 22° pitch boarded and felted roof option can be specified for all buildings.

"It has been a pleasure to do business with your company and we have no hesitation in offering our recommendations to any prospective future customers."

Mr. D. Surrey

Double Garage. 35° plain tile roof. Optional barn hip and windows.



Double Garage. 22° felt roof and optional window.



Double Garage. 35° plain tile roof. 2.4m eaves height (doors in side elevation).



Double Garage 35° Fibre cement slates



A timber garage blends well with any environment

Our traditional free standing Timber Garages come in 27 sizes and 8 spans, ranging from 3.0m (10') to 7.2m (24'), so there's almost bound to be a size that's just right for you.

All buildings can be specified with 22° - 35° pitch roofs to suit slates, interlocking tiles or plain tiles.

A 22° pitch boarded and felted roof option can be specified for all buildings.

Side hung timber garage doors are standard.

**Max 30° pitch on 7.2m span*



Single Garage. 22° felt roof and optional window and personal door.

Personal doors, windows and metal up and over door options are available. Please see price list

FREE STANDING TIMBER GARAGES continued



Double Garage. 35° plain tile roof and optional barn hips, personal door and window.



Triple Garage. 35° plain tile roof. 2.4m eaves height (doors in side elevation).



Single Garage. 35° fibre cement slate roof.

Wide range of sizes available

- 27 sizes from 4.8m x 3.0m - 7.20m x 7.20m *see price list*. Other sizes by individual quotation.
- Choice of roof pitch from 22° - 35° to suit slates, interlocking concrete tiles or plain tiles. A 22° pitch boarded and felted roof option is also available
- Options include personal doors, windows and a choice of side hung timber or metal up and over garage doors.

INDIVIDUALLY DESIGNED GARAGES

For something a bit out of the ordinary please send us a sketch with dimensions and we will be delighted to provide a quotation.



OPTIONS AND UPGRADES see price list

IN-BUILT EXCELLENCE

Window

- 0.915w x 1.05h
- Weatherstripped opening sash
- Lockable casement stay
- 4mm clear glazing



Personal Door

- 0.762w x 1.98h
- Outward opening
- Framed, ledged and braced with mortice lock and keys



Window and Personal Door standard on Workshops, optional elsewhere

Metal Up and Over Doors

Optional on Garages

2.136m x 1.98m 7'0" x 6'6"
2.438m x 1.98m 8'0" x 6'6"
These will replace the standard side hung timber garage doors



Barn Doors

Sized to fit Carriage House and Open Barn oak entrance frames

- 25 x 125 t&g boards on 38 x 150 ledges and braces
- 900mm galvanised hinges
- Door retainers and 200mm hasp and staple for padlock



Internal Lining for Carriage Houses and Open Barns

- A lining kit of matching cladding to eaves
- Available as a DIY kit or installed by Passmores at time of erection.



Roof Options

For buildings erected within our delivery zones 1 & 2 (See delivery map) we can supply and fix most popular makes of slates or tiles. If further afield we may be able to quote for tiling; alternatively a local contractor should be engaged. Tiling will be carried out a few days after erection of the timber superstructure. Felt roof buildings are finished by our erection teams at time of delivery.

Slates

Choice of Marley fibre cement slates or natural slates. Roof design load is 685N/m² and typical pitch is 25°.



Natural Slate

Interlocking Concrete Tiles

A wide choice available from Marley and other major suppliers. Roof design load is 685N/m² and typical pitch is 25° - 30°



Pantile by Marley

Plain Tiles

A wide choice available from Marley, Sandtoft and other major suppliers. Roof design load is 878N/m² and pitch is 35°.



Plain tile by Redland

Note. If reclaimed clay tiles are to be fitted please advise us at time of order. Roof design load will be increased to 1100N/m².

For plain tile appearance on shallow pitch consider Sandtoft 20/20.



20/20 by Sandtoft

Barn Hip

A barn hip is available for 35° pitch roofs. See price list



Felt Roofs

High performance 35kg Challenger 180 polyester mineral green felt to BS 8747 on 15mm osb ill roof deck on trusses at 0.6m (2') centres. Roof design load is 500N/m² (Most PV solar panels can be added without roof modification).



WALL STRENGTH

Closely spaced studwork. 2.3m eaves. Plenty of bracing. Breather membrane. OSB sheathing as necessary.



TOP QUALITY CLADDINGS

- 2 ex 32 x 150 sawn weatherboard
- 19 x 125 planed shiplap

Both are machined from joinery grade Swedish Redwood (Pinus Sylvestris) to Passmore profiles with deep rebates for optimum weathering



PRESSURE PRESERVATIVE TREATMENT

Claddings, soleplates, door tgv, bargeboards and fascias are pressure treated against wood rotting fungi and wood destroying insects



OAK FRAMES

Carriage House, Open Barn and Log Store oak frames morticed, tenoned and pegged in the time honoured way

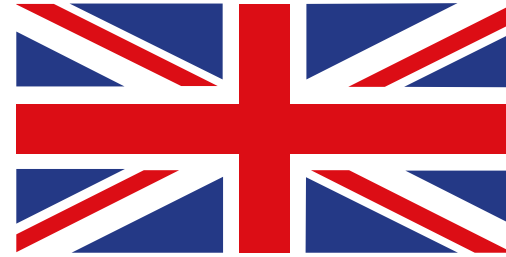


ROOF STRENGTH

Trusses always spaced at 0.6m centres and fully braced



TRADITIONAL BRITISH COUNTRY OUTBUILDINGS



TECHNICAL SPECIFICATION CARRIAGE HOUSES, GARAGES, OPEN BARNs

Our range of traditional British country outbuildings is designed and manufactured in the UK by Passmores Portable Buildings Ltd., Strood, Kent. The company offers a delivery service throughout Europe and erection and tiling services in delivery zones 1 and 2 (see reverse of order form). Erection and tiling services in zones 3 and 4 by individual quotation.

Wall Construction

Factory made wall panels are constructed from softwood head and sole plates and studs at 0.6m centres. Studs are doubled at panel joints and trebled at corners. Racking forces are taken by cut-in raking noggins or 9mm osb III sheathing. Panels are joined with bolts and anchored with galvanised welded steel brackets and concrete screws.

Openings supporting trusses are spanned with solid or box beams.

Doors and windows are positioned central in panel and incorporated during manufacture.

Frame size is 4 x 2 CLS (38 x 89). A choice of joinery grade 19 x 125 rebated planed redwood shiplap or 2 ex. 32 x 150 rebated sawn redwood featheredged weatherboard is available (same price). Cladding is fixed over breather membrane with 50 x 2.1 stainless steel ringshanked round wire nails.

Carriage House, Open Barn and Log Store entrance frames are constructed from 150 x 150 QPA grade green oak with 65 x 200 curved oak eaves braces, morticed, tenoned and pegged. The Open Barn has a second oak frame towards the rear of the building.

An optional internal lining to eaves in matching shiplap or weatherboard can be specified for Carriage House and Open Barn. Available either as a pre-cut kit for customer installation or fitted by Passmores at time of erection.

Garage Doors

Constructed from 25 x 150 pressure treated t&g v jointed boards and 38 x 150 ledges and braces, Doors are hung on 3 no. 450 galvanised hook and band hinges per door leaf, closed leaf door bolts top and bottom, door retainers and galvanised hasp & staple.

Garage doors are 1.98m high and either 2.136m or 2.438m wide.

Barn Doors

Barn doors are sized to fit the individual oak frames and are 2.15m high x 2.47m - 2.77m wide.

Barn doors are of similar construction to Garage doors with the exception of hinges which are upgraded to 900mm hook and band.

Personal Door

Outward opening framed ledged and braced and clad in 19 x 125 t&g v jointed boards.

Size is 1.98m high x 0.762m wide. Doors are supplied with 3 no. 300 galvanised hinges, mortice lock and keys. *Standard on Workshops and optional elsewhere.*

Window

1.05m high x 0.91m wide 2 pane with 1 side hung opening sash. Supplied with 4mm clear glass and lockable furniture. *Standard on Workshops and optional elsewhere.*

Roof Construction

All buildings are supplied with fabricated trussed rafters constructed to BS EN 14250 and spaced at 0.6m (2') centres.

Gables are clad in matching shiplap or weatherboard.

Roof Construction *continued*

Side wall eaves are fitted with 25 x150 fascias and gable ends are fitted with bargeboards.

Roof pitch and design load is matched to customer choice of slate or tile.

Longitudinal and rafter diagonal bracing is supplied.

Felt roof buildings are 22° pitch and fitted with a solid roof deck of 15mm osb III and high performance 35kg Challenger 180 polyester green mineral felt to BS 8747.

Maintenance and Timber Preservation

The external cladding, sole plate, door t&g, fascias and bargeboards are all pressure preservative treated against wood rotting fungi and wood destroying insects.

If left to weather, the building will gradually bleach to a silver grey colour.

The harmful effects of the sun's ultraviolet rays can be reduced by the application of a good quality spirit based water repellent wood preservative such as Sadolin Classic.

Please refer to our maintenance notes for detailed information.

Notes
All buildings are constructed to metric dimensions. Any Imperial measurements quoted are solely for the convenience of customers and should not be considered accurate.
Timber sizes are nominal, i.e. before machining and finished sizes will be slightly reduced.
Current building specification is described on this page. Please note that most of the illustrations in the catalogue are of customer buildings. These may display differences in specification or show items not supplied by Passmores.
We reserve the right to make changes as dictated by available materials and our policy of continuous product development and improvement.

BUILDING DIMENSIONS

CARRIAGE HOUSE AND ANCILLARY BUILDINGS

Span	Eaves Height	Truss Ridge Height			
		22°	25°	30°	35°
4.8m	2.3m	3.43m	3.51m	3.78m	4.09m
5.4m	2.3m	3.55m	3.65m	3.96m	4.30m
6.0m	2.3m	3.68m	3.82m	4.16m	4.54m

GARAGES

Span	Eaves Height	Truss Ridge Height			
		22°	25°	30°	35°
3.0m	2.3m	3.05m	3.09m	3.26m	3.46m
3.6m	2.3m	3.18m	3.23m	3.44m	3.67m
4.2m	2.3m	3.30m	3.37m	3.61m	3.88m
4.8m	2.3m	3.43m	3.51m	3.78m	4.09m
5.4m	2.3m	3.55m	3.65m	3.96m	4.30m
6.0m	2.3m	3.68m	3.82m	4.16m	4.54m
6.6m	2.3m	3.80m	3.96m	4.33m	4.75m
7.2m	2.3m	3.92m	4.10m	4.50m	-

VEHICLE DRIVE THROUGH DIMENSIONS

Item	Nominal		Drive Through		
	Width	Height	Width	Height	
Timber Garage Doors	2.136m	1.98m	2.10m	1.96m	
	2.438m	1.98m	2.40m	1.96m	
Metal Up and Over Garage Doors	2.136m	1.98m	2.10m	1.84m	
	2.438m	1.98m	2.40m	1.84m	
Oak Entrance Frame	Single Bay	3.0m	2.30m	2.70m*	2.15m*
	Double Bay	5.4m	2.30m	2.47m*	2.15m*
	Double Bay	6.0m	2.30m	2.77m*	2.15m*
	Triple Bay	9.0m	2.30m	2.77m*†	2.15m*

If Barn doors are fitted to oak entrance frame, drive through width reduces by 44mm and height by 22mm

** Excludes eaves braces.*

† Middle bay of triple is 2.85m wide

OPEN BARN

Span	Eaves Height	Truss Ridge Height
4.8m	2.3m & 1.5m	3.67m
5.4m	2.3m & 1.5m	3.88m
6.0m	2.3m & 1.5m	4.09m
6.6m	2.3m & 1.5m	4.30m

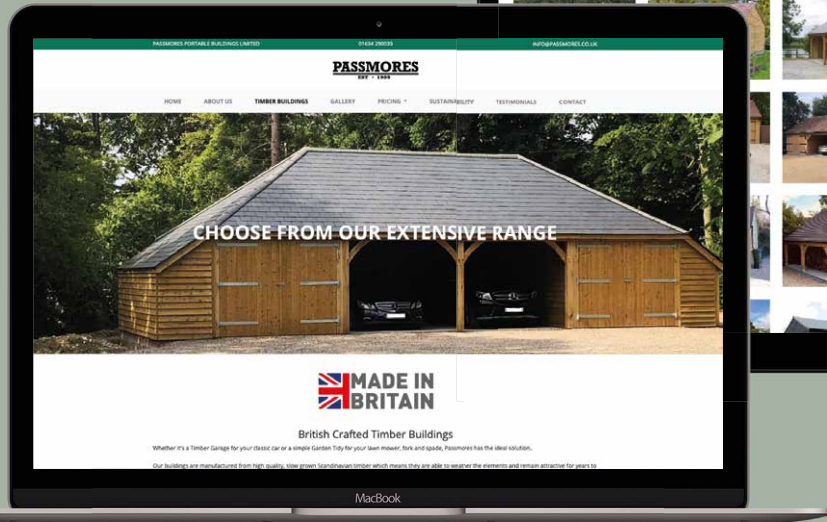
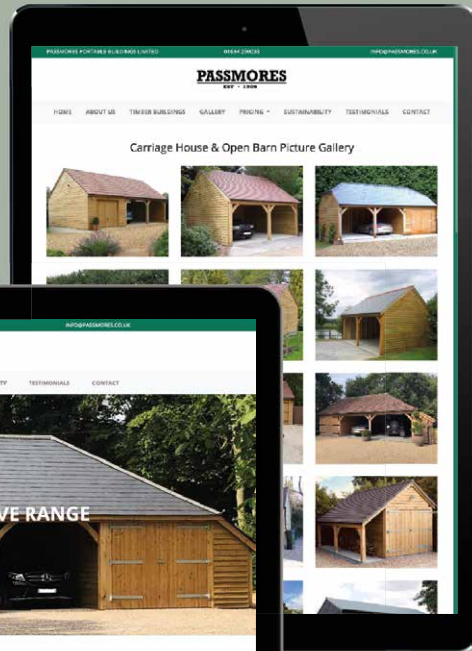
LOG STORE - always 30° pitch

Eaves Height	Ridge Height
1.5m	2.13m

NEED TO KNOW MORE?

Visit www.passmores.co.uk

See our extensive picture galleries for ideas and inspiration.



For further information please visit www.passmores.co.uk

LOOKING AFTER THE ENVIRONMENT

At Passmores we all acknowledge that we have a duty to minimise our impact on the environment. We look constantly for ways to reduce our carbon footprint, cut down on waste and avoid the use of harmful chemicals.



It's not easy being green but we work hard at it and we are succeeding in nearly every area of our business, from our delivery vehicles to the way that we heat our factory.

Timber is the only truly renewable construction material on the planet.

Trees absorb the greenhouse gas, carbon dioxide and produce oxygen whilst growing, thus helping to combat global warming.

When harvested, timber requires far less energy to produce and build with than any other construction material.



DESIGN YOUR OWN PASSMORE BUILDING

For a detailed quotation please email or post to Passmores

Example

Draw plan showing walls, partitions, doors and windows.
1 Square = 0.6m (2')

This shows a 3.0 x 4.8 Carriage House with attached 2.4 x 4.8 workshop.

Customer:

Name:

Address:

Postcode:

Telephone:

Cladding: Shiplap Weatherboard

Roof: Slate Tile Felt

Special Requirements:

PASSMORES PORTABLE BUILDINGS LTD

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