

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

CONTENTS

Why Passmores	3
Carriage Houses and ancillary buildings	4-9
Open Barns	10-11
Free Standing Timber Garages	12-14
Options and Upgrades	15
Technical Specification	16-17
Need to know more	18
Design your own building	19

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WHY PASSMORES?

We have been in business now for over 100 years. 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:

- External claddings, garage door tgv, sole plate and fascias are pressure treated for long life.
- Substantial wall frames and thick claddings create strong buildings.
- Walls are well braced and lined with Sisalkraft.
- Roof trusses are made to BS EN 14250.
- All buildings can be specified with 22° pitch felt roof or up to 35° pitch* to suit conventional tiles or slates.
- All buildings exceed the 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 7.20m 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

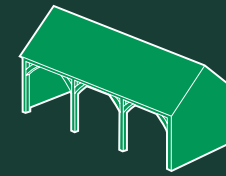
CARRIAGE HOUSES



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° Rosemary plain clay tile roof and optional internal lining kit.

All buildings can be specified with 22° pitch felt roof or up to 35° pitch to suit conventional tiles or slates.

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.



1 bay Carriage House. 22° felt shingle roof.



2 bay Carriage House. 22° felt shingle 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**



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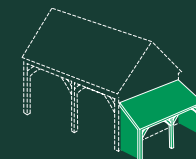
3 bay Carriage House with attached Workshop. 22° felt roof.

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.

3 sizes to choose from – Please see price list.



Log Store. 30° pitch Fibre cement slates.

CARRIAGE HOUSE with attached **CART LODGE**



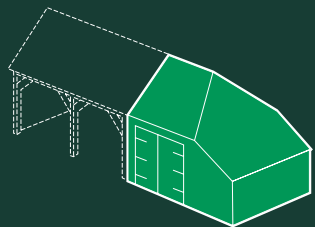
2 bay Carriage House with attached Cart Lodge. 35° plain tile roof.

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.



INDIVIDUALLY DESIGNED BUILDINGS

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 attached Cart Lodge at both ends. 35° fibre cement slate roof.



L shaped 2 Bay Carriage House, Workshop and Garage



2 Bay Carriage House with oak on 2 elevations



Carriage House, Garage and Garden Studio with verandah



Interior view of Cart Lodge cat slide roof with optional window



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



2 Bay Carriage House and 4 Garages



Double Cart Lodge.

OPEN BARN

with rear cat slide roof



1 bay



2 bay



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



5.4 x 5.4 two bay Open Barn. 35° Battened 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 roof.
- Spans of 4.8m, 5.4m and 6.0m
- Eaves heights of 2.3m and 1.5m
- 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 our factory from freshly sawn QPA grade oak – simply the best available.
- The 35° pitch roof has a design load of 878N/m² to suit customers' choice of slates, interlocking tiles or plain tiles.
- Side hung timber barn door option – see price list.
- Secure internal store option available

FREE STANDING TIMBER GARAGES

All buildings can be specified with 22° pitch felt roof or up to 35° pitch to suit conventional tiles or slates.

"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).



Single Garage. 35° plain tile roof.



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.

Buildings come with either 22° pitch boarded and felted roof or up to 35°* pitch roof to suit slates or tiles.

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.

27 standard sizes of Garage available

from 4.8m x 3.0m (16' x 10')

to 7.2m x 7.2m (24' x 24')

Choose 22° pitch boarded and felted or up to 35° pitch to suit slates or tiles.

Available options include:

- Personal doors
- Windows
- Metal up and over 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

7'0" x 6'6"

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.



2 Layer Torch-On Felt

- For 22° pitch boarded roofs. Replaces standard single layer felt
- First layer nailed and second layer fully bonded
- Grey mineral surface finish

This work follows on a few days after erection of the building



Felt Shingles

- For 22° pitch boarded roofs. Replaces standard single layer felt
- Grey mineral felt shingles
- Suitable for sheltered to normal exposure sites only (DRI 0-7)

Mar-Sep installation only



Slate and Tiled Roofs

We can quote to supply and fit most commercially available slates or tiles to addresses within our delivery zones 1 and 2 – see order form. For further afield, we may be able to quote, alternatively, customers should engage a local roofing contractor.

Fibre cement slates and Natural slates - Typical roof pitch 25°-30°
- Design load 376N/m²

Interlocking concrete tiles - Typical roof pitch 25°-35°
- Design load 685N/m²

Plain tiles - Typical roof pitch 35°
- Design load 878N/m²

Tiling work follows on a few days after erection of the building.



A barn hip is available for 35° pitch plain tiled roofs

22° FELT ROOF STRENGTH

Passmore trusses always spaced at 0.6m centres. Strong enough to accept PV solar panels without modification.



TILED ROOF

Choice of slate, interlocking concrete tiles or plain tiles available.



OAK FRAMES

Carriage House and Open Barn oak frames. Morticed, tenoned and pegged in the time honoured method.



PRESSURE PRESERVATIVE TREATMENT

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



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.



TRADITIONAL BRITISH COUNTRY OUTBUILDINGS



TECHNICAL SPECIFICATION CARRIAGE HOUSES, GARAGES, OPEN BARNs

This 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 3 x 2 CLS (38 x 63) for single garages and 4 x 2 CLS (38 x 89) for all other buildings in this brochure. 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 Sisalkraft with 50 x 2.1 stainless steel ringshanked round wire nails.

Carriage House and Open Barn 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. Log Store frames are of the same specification with simplified straight eaves bracing.

An optional internal lining to eaves in 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.

Doors

Doors are constructed from 25 x 125 pressure treated t&g v jointed boards. The personal door fitted to Workshops and optional elsewhere is framed, ledged and braced, 1.98m high x 0.762m wide with mortice lock and keys. Garage doors are 1.98m high and either 2.136m or 2.438m wide, with 38 x 150 ledges and braces, 3 450mm galvanised hook and band hinges per door leaf, garage door bolts top and bottom, door retainers and 200mm hasp and staple.

Optional barn doors for Carriage House and Open Barn are sized to fit the oak entrance frames and are of similar specification to garage doors except hinges which are upgraded to 900mm hook and band type.

Window

The 2 pane window is 0.91m wide x 1.05m high with 1 side hung opening sash, lockable furniture and 4mm clear glazing. The window is fitted as standard to Workshops and is optional elsewhere.

Roof construction

Fabricated trussed rafters, constructed to BS EN 14250 are spaced at 0.6m centres. Gables are clad in matching shiplap or weatherboard. Side wall eaves are fitted with fascias and gable ends with bargeboards.

Felt roof buildings are 22° pitch and fitted with 15mm osb III roof deck and IKO Challenger polyester 180 high performance green mineral felt. A design load of 500N/m² enables PV solar panels to be added without the need to reinforce the roof structure.

Tiled roof buildings are usually 35° pitch

but other pitches can be supplied. 22 x 100 longitudinal and rafter diagonal bracing is included. The design load will be matched to the proposed tile, i.e. slates: 376N/m², interlocking concrete tiles: 685N/m² or plain tiles: 878N/m². PV solar panel loads can be accommodated at the design stage. An optional barn hip is available for 35° pitch roofs.

Maintenance and timber preservative

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, 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.

Eaves Heights

Single Garage	2.1m
Double Garage	2.3m
Carriage House and Ancillary Buildings	2.3m
Cart Lodge and Open Barn	2.3m & 1.5m
Log Store	1.5m

Ridge Heights

Single	22° Pitch Felt Roof	35° Pitch Tiled Roof
3.0m	2.85m	3.26m
3.6m	2.98m	3.47m
4.2m	3.10m	3.68m
4.8m	3.43m	4.09m (3.67m) [†]
5.4m	3.55m	4.30m (3.88m) [†]
6.0m	3.68m	4.54m (4.09m) [†]
6.6m	3.80m	4.75m
7.2m	3.92m	4.50m*
*Max pitch 30° [†] Open Barn		

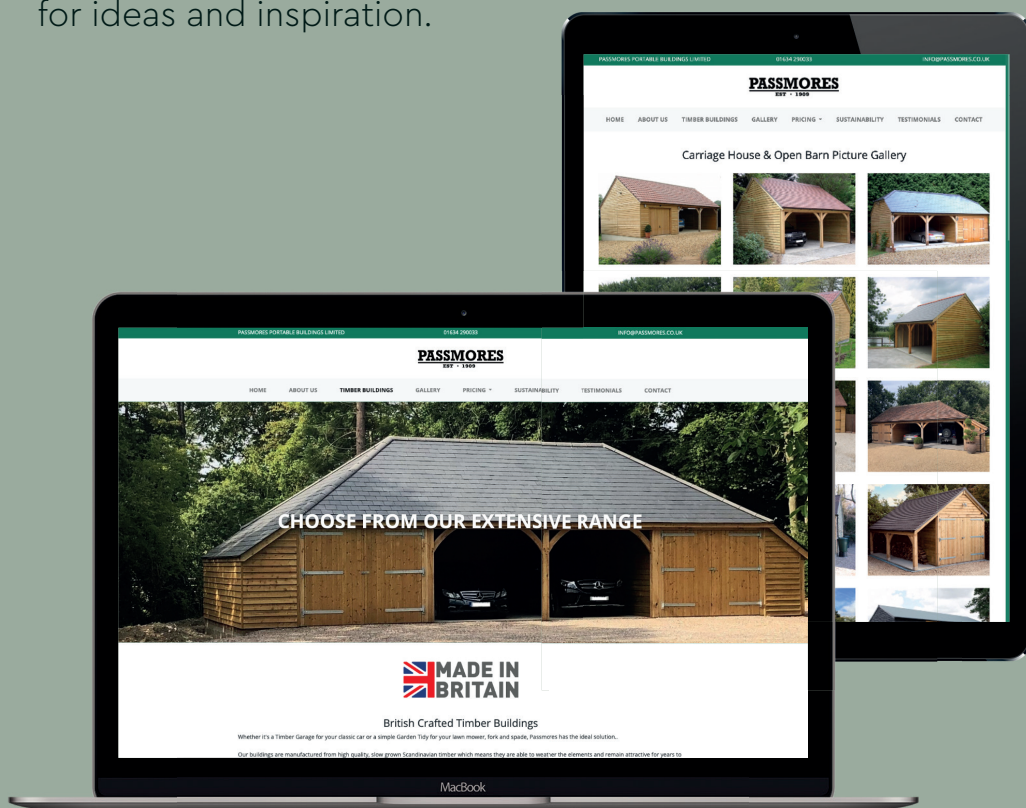
Vehicle Aperture Dimensions

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					

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.

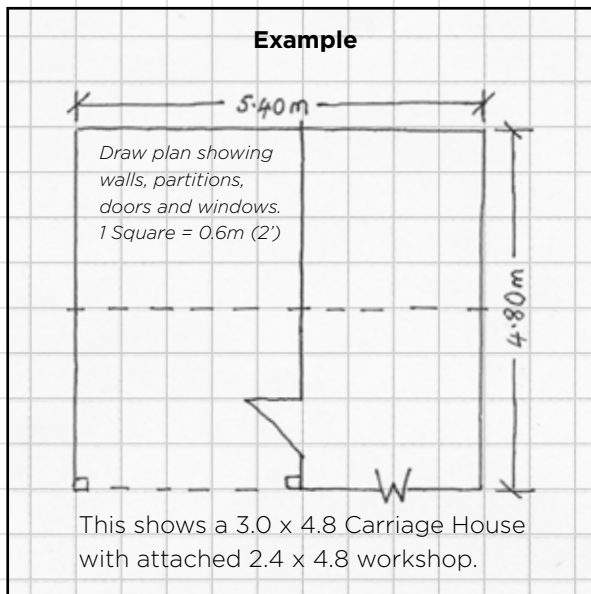
Trees absorb the greenhouse gas, carbon dioxide and produce oxygen whilst growing, thus helping to combat global warming.

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, fax or post to Passmores



Customer:

Name:

Address:

Postcode:

Telephone:

Cladding:

Shiplap

Weatherboard

Roof:

Felt

Slate

Tile

Special Requirements:

PASSMORES

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WE ALSO MANUFACTURE:



Equestrian



Club Range



Sheds & Workshops