



# Oak Craft

AT HOLMSLEY MILL







  
**Oak Craft**  
AT HOLMSLEY MILL

**Crafted In The Heart  
of the New Forest**











# PROUD HISTORY

1

Oak has been at the heart of craft building for more than 1000 years. Construction styles may have come and gone with the centuries but the remarkable strength, durability and beauty of oak has endured.

Greensted Church, tucked away in the middle of the Essex countryside, is a fine illustration of this. It's a revered place of worship that's the oldest wooden church in the world—in fact, the oldest wooden building in all of Europe. In later centuries, highly valued oak was nearly depleted via overexploitation until progressive forestry initiatives transformed it into a sustainable resource.

Today, oak still provides an unrivalled and timeless quality to buildings. Its strength and beauty increase with age.

Careful forest management ensures that landscape and wildlife habitats are protected while the wood is growing and that more trees are planted when mature ones are felled.

Generations of craftsmen in the heart of Southern England's New Forest have worked with oak for well over a century. Today they create individual buildings solely to order.

Only the finest quality oak is used for oak frames yet nothing is wasted. The rest of the carefully controlled, fully sustainable forest harvest goes for fencing posts or logs. Even the sawdust is put to use.







# OAKCRAFT & THE NEW FOREST

Holmsley Mill is a name synonymous with high-quality oak craftsmanship.

Holmsley Mill lies between Lyndhurst and Christchurch in the New Forest which was established by William The Conqueror as hunting ground for the gentry. In the early centuries timber management consisted of planting copses and harvesting them for furnace charcoal and gunpowder. The increasing need for oak was met largely through the process of pollarding – removing tree limbs to encourage re-growth without actual felling.

By Henry VIII's time, the need for oak had increased and indiscriminate felling occurred to feed the shipbuilding yards at Buckler's Hard, amongst others.

Subsequent wars only increased the destruction. By the beginning of the last century greater forethought and more careful management techniques had begun to restore stocks of mature timber. Holmsley Mill provided local employment to craftsmen by turning out superior quality finished products as well as traditional sawn timber.

More recently, an association with OakCraft, the leading oak frame building specialists, gave birth to OakCraft at Holmsley Mill. The enlarged business combines OakCraft's substantial expertise in high-quality garages, conservatories, garden rooms, stables, offices, annexes, pavilions, barns, poolrooms and home frames with Holmsley's unrivalled tradition of woodmanship.



## OUR ETHOS

OakCraft offer a new approach to the centuries-old skill of oak-framed buildings using our modern and innovative OakCraft Jointing System.

The system makes it easier to combine oak-frame units in different ways with no compromise to traditional craftsmanship or quality. This system allows for more unique aesthetics and construction strength, that is often unavailable from other manufacturers.

Combined with OakCraft's belief in using only oak, our Jointing System ensures that a superior and resilient building is created.

Our Jointing System gives better headroom and finer aesthetics as the eaves beams and tie beams are all at the same level and flush with each other.

OakCraft holds no standard buildings in stock; every assignment is treated on an individual basis. Every frame is meticulously crafted, ensuring that each structure is a unique and bespoke creation. Our unwavering dedication to craftsmanship guarantees that no two frames are alike, reflecting the individual character and vision of each client.



## ATTENTION TO DETAIL

The traditional oak frames designed and manufactured by OakCraft are key to the stability, strength and appearance of buildings. Our team will work closely with you, your builders, and our structural engineering partners, if needed, to ensure that every aspect of your oak frame project is meticulously planned, executed, and meets the highest standards of quality and safety.

OakCraft's engineers and draughtsmen ensure that both seen and unseen detail is appropriate and correct.

For example: A firm foundation – Even the best building will ultimately fail unless built on secure foundations. Specification of foundations will be dictated by the loading of your chosen building, your ground conditions and in many cases the requirements of your local authority. Many clients choose to support their buildings on three courses of brickwork above slab level and to incorporate a damp-proofing membrane in their ground works.

Plates, studs and rafters – high quality softwood – planed or sawn – is usual for these items. Oak may be specified as an option. Cladding – Heavyweight treated softwood is used for OakCraft special weatherboarding. This 200mm (8") board is cut to an OakCraft specification to provide the most effective and attractive finish to a building. It is broader and thicker than that usually seen, and it has a long life and weathers to a natural even grey. It can be stained in a variety of colours. All softwood is pressure treated with a biodegradable fungicide and pesticide to ensure long and trouble free life. As an option, untreated waney-edge (bark left on) Douglas Fir cladding may be specified.

Roofing – Choosing the right roofing material – tile, slate or thatch to harmonise or even contrast with existing buildings and the local environment. Other options include hand-made or reclaimed tiles, long straw or reed thatch, or Welsh slate. Rafter size and construction will take the chosen roofing into account.

## OAKCRAFT'S ENGINEERS & DRAUGHTSMEN

### ENSURE THAT BOTH SEEN & UNSEEN DETAILS ARE

### APPROPRIATE & CORRECT



It is important to set out accurately from the start, accounting for levels and the squareness of the foundation.



Having set out, the concrete has been poured and the brick plinth is in progress (typically three courses).





5



100% CLIENT  
SATISFACTION  
IS OUR AIM



CRAFTING YOUR  
BESPOKE  
MASTERPIECE

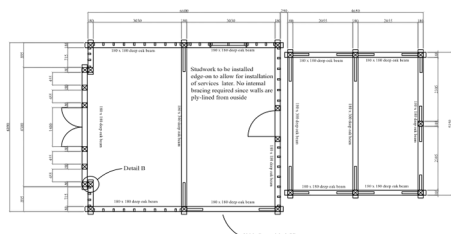


CREATING THE BUILDING





OF YOUR  
DREAMS



Our modern OakCraft jointing system spells convenience, strength and flexibility. It allows real dimensional flexibility without any compromise on quality. As all OakCraft buildings are treated individually, there is almost unlimited design flexibility whether based on a pre-designed unit or starting with a 'blank canvas'.

## INDIVIDUAL BUILDINGS

7



All OakCraft clients are individuals and treated as such. No standard, pre-designed or other buildings are kept in stock. All are created exclusively to order on an individual basis. This may take a little longer but ensures that the correct oak components can be worked at the appropriate time to ensure unrivalled quality. What is more, the inclusion of chosen windows, doors, partitions etc makes any OakCraft building utterly individual.



All OakCraft projects are assessed for structural resilience by an independent structural engineer. Clients are provided with a copy of the resulting detailed report. OakCraft buildings include but are not limited to home offices, garages, annexes, conservatories, complexes, pool rooms, barns and garden rooms.



# YOUR OPTIONS

OakCraft buildings can be supplied in two ways:

**Supply only** – If you have a preferred builder, OakCraft's Supply Only option offers a streamlined solution. To facilitate this, we will provide all the oak and softwood components, complete with comprehensive instructions. The oak is cut to size and jointed in the Mill, leaving the softwood to be cut on-site. Your OakCraft building will need to be assembled on a base to our specified dimensions. Throughout the process, OakCraft offers offsite support should any questions arise.

**Supply and assembly** – For a flawless building experience, choose OakCraft's Supply and Assembly service. Following our assessment of your builder's base, OakCraft will schedule the arrival of your oak frame and softwood components, ready for our knowledgeable team to assemble. OakCraft will then stud, clad, cut the roof and fit any specified joinery and glazing, leaving your building ready for your chosen roofing professional.



# OUR SERVICE

OakCraft staff take pride in their work, whether it be drawing a unique design, making an oak frame to the highest traditional standards, assembling a building on-site, making an oak pergola or a feature roof truss. Linking all the tasks is a love of working with wood, a respect for the remarkable heritage of oak and care for the preservation of the countryside, all backed by decades of unrivalled client care which has become ingrained in the service culture of OakCraft.

**Personal Service** – The OakCraft team gets to know all our customers, whether through a full project or meeting a smaller need. OakCraft also takes great pride in receiving recommendations from our previous customers, ensuring the ongoing success of the company.

**Architectural Services, Planning, and Building Regulations** – Our design services are at the core of our process. We provide bespoke solutions, crafting detailed drawings that include elevations, floor plans, and cross-sections tailored to your specific requirements. These precise illustrations can be used as part of your planning application, if required. OakCraft can also supply our customers with structural calculations for building control applications.





**DESIGN INSPIRATION  
COMES FROM THE MANY  
TYPES AND VARIETIES OF  
OAK-FRAMED BUILDINGS  
ACROSS THE CENTURIES.**

**ALL RELY ON THE BASIC  
PRINCIPLES OF JOINTS,  
HALVINGS, OAK PEGS,  
OAK BRACES ETC.**

**OUR FRAMES ARE ALL  
OAK OF SUBSTANTIAL  
SIZE TO OFFER LOAD-  
BEARING AND SAFETY  
STANDARDS WELL IN  
EXCESS OF MODERN  
BUILDING REGULATIONS.**



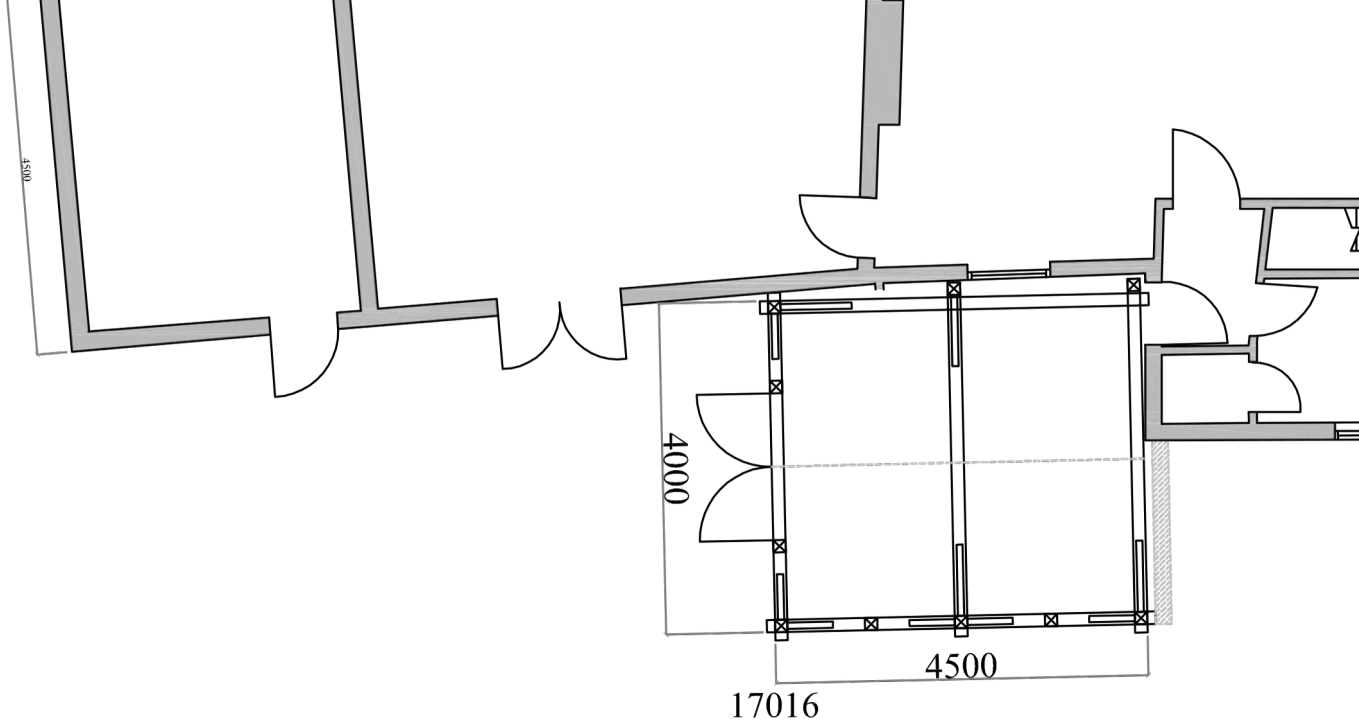




9





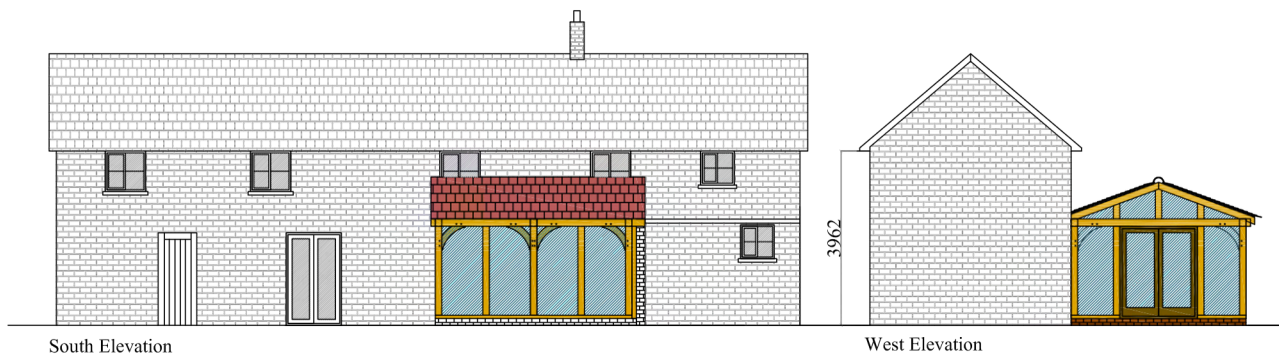


## PLANNING SERVICE

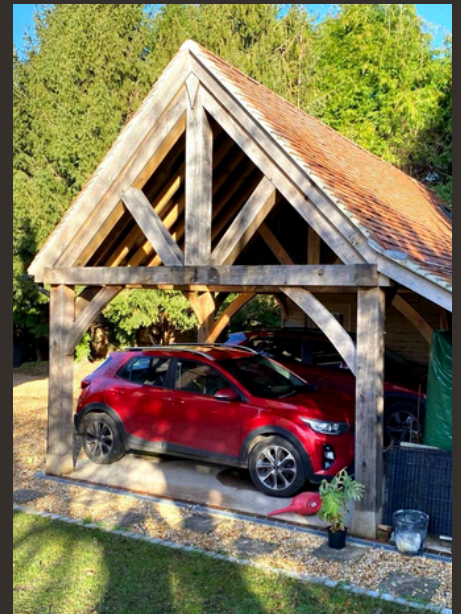
Navigating the complexities of planning permission can be daunting. OakCraft simplifies this process by offering comprehensive support in preparing and submitting planning applications.

If you would prefer, we are happy to prepare a planning application on your behalf. Here at Oakcraft we view obtaining planning approval as a component of our service. Obtaining planning permission is not always an easy task, however, our Design Team at Oakcraft have a wealth of experience in application preparation and submission. All projects are priced individually, please contact us for more information.

Please note: Specialised or bespoke projects may require additional consultant reports.







11



FROM  
PLANNING TO  
PERFECTION



# YOUR QUESTIONS ANSWERED

## **Where do you get the oak you use?**

All our oak comes from sustainable resources in managed forests. The use of such timber is therefore more environmentally friendly than the use of other building materials.

## **How long will my oak framed building last?**

Many oak framed buildings have lasted for hundreds of years, every bit as well as others of the same age built in stone or brick. We expect that one of our oak framed buildings, on a proper foundation, will last for many centuries with reasonable maintenance – oak itself requires little or no maintenance.

## **What about rot and woodworm?**

Oak is famous for its durability against rot and infestation, so we don't recommend special treatments. Some people like to apply oak oil (boiled linseed oil) to their oak beams to slow up the drying process, but this is purely a matter of personal choice. Softwoods supplied by us are pressure treated against both rot and infestation but external timber will need maintenance during its lifetime.

## **Will we need planning permission?**

Almost always! We advise that you obtain written clearance or planning permission from your local planning authority before construction starts. While many of our buildings meet the requirements for development without permission, experience shows that permission is often required because of unique site circumstances such as being in an Area of Outstanding Natural Beauty, in a Conservation Area or alongside a listed building. Getting permissions properly saves an immense amount of trouble later, even if it takes a little more time and effort to start with. We can attend to planning requirements for you if you wish.







### **What will an oak framed building do for the overall value of my property?**

Traditional buildings have great visual appeal and can blend in with both old and modern buildings very effectively. Our clients choose our buildings because they need the extra facility created and wish to add an attractive and special feature to their property at the same time. You can always show a drawing of one of our buildings to your local property advisor for an opinion.

### **What about cost?**

We provide a full quotation in advance. You will find the cost of an oak framed building compares very favourably with brick or stone. Our initial Estimates and final Quotations specify clearly what is included and what work needs to be handled by yourself or your other contractors. These may include groundworks, roof tiling/thatching, internal works, etc. and will need to be taken into consideration when arriving at a total project cost.

### **How can I be sure what the building will look like on my site?**

This brochure contains many examples of our buildings. We believe the design process should be collaborative and stress-free. Therefore, we offer free, no-obligation consultations to discuss your project goals, timeline, and budget. This initial meeting allows us to get to know you and your needs better. Our design drawings for your project will include comprehensive elevations, plans, and sections, ensuring that every element of your vision is captured accurately before the build begins.

### **What colour is the wood you use on my building?**

Oak has a golden colour, which gradually weathers to a silvery-grey. The softwoods gradually turn grey over time, but can be treated in a variety of colours.







### **What have your buildings been used for to date?**

Garages, summerhouses, home-offices, annexes, poolhouses, gazebos, pavilions, stables, garden rooms, workshops, conservatories, living barns, as well as a wide variety of commercial, educational and business uses.

### **Will my building be secure?**

This obviously depends on where it is and other local factors. Our closed buildings come with high-quality locks and hinges on windows and doors, and other security features may be added as building progresses. We always recommend consideration be given to alarms and other security facilities as required.

### **What about insulation?**

If your oak framed building is to be used for habitation or special purposes, there are many insulation options you can choose from to suit you. It will be important to check Building Regulations to ensure you comply, and this will depend on the kind of building or extension you are having built.

### **Can I add an upper floor to my building?**

The timbers used in our buildings can support an upper floor with minor additions and amendments. Some of our clients have found this useful to add storage space to garages and stables or to create a self-contained office. We can advise on the extra work required and specify extra flooring, roof features and window requirements. OakCraft offers an upper floor range of 2, 3 and 4 bay buildings. These can provide extra space for a wide variety of uses at a competitive cost.





OAKCRAFT  
BESPOKE  
QUALITY



## UPPER FLOORED BUILDINGS

Making full use of the roof space has proved a popular option with buyers of OakCraft buildings.

The generous specification and quality of the oak used by the craftsmen means that a sturdy upper floor can be provided, complete with double-glazed dormer windows, full height entrance door and an external staircase.

These rooms have been used for home offices, storage, children's retreats, craft workshops, ancillary accommodation – the list goes on and on. OakCraft designers have created many buildings with an upper floor.







## FEATURES:

- Hand Crafted Oak Frames made to order
- Individual assessment and client report by an independent structural engineer
- Heavyweight treated softwood feather edge cladding
- Treated softwood or oak roof structure
- Solid oak external staircase
- Double-glazed dormer window
- Heavy duty frame, ledged and braced single and garage doors

## OPTIONS:

- Additional doors (glazed or unglazed)
- Additional dormer windows
- Single, double, triple Velux or bespoke made to order windows
- Waney edge Douglas Fir, Green Oak or Cedar cladding
- Aisles – side or rear
- Increased depth
- Extended eaves

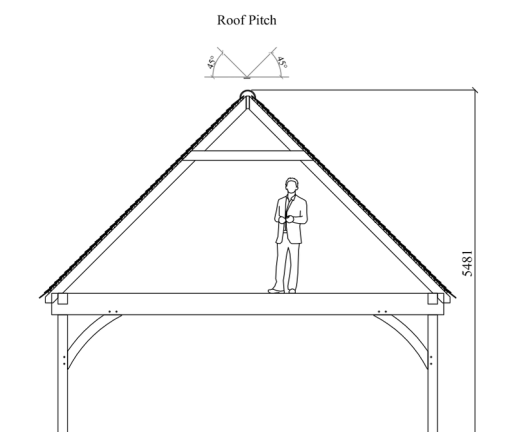






## ROOF PITCH & EAVES OPTIONS

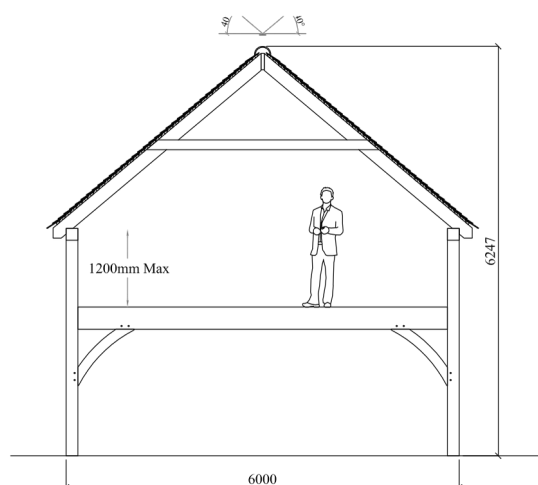
Upper floor buildings are made solely to order and can therefore be 'personalised' in a wide variety of ways. The roof pitch will depend on planning and other considerations but at an average 45 degrees relevant dimensions are:



18



To make best use of edges and corners of the upper floor, OakCraft's unique extended eaves option allows up to 1.2 metres vertical extension.







# OAK & GLASS







# GARDEN ROOMS

Oak framed extensions, garden rooms and conservatories have become an increasingly popular alternative to the more common building methods.

OakCraft are able to design unique versions of all of these types of buildings, giving a quality solution to your individual requirements. Make the most of natural light and improve the space's aesthetics with our direct glazing system or take advantage of our bespoke joinery, tailored to your individual building, to create a unique and elegant structure.

The pictures on the following page give an idea of the designs we have previously manufactured and an insight of what we are able to produce. Whether built on a dwarf wall or glazed from floor to eaves, we are able to design a building to suit.



















Thank you for taking the time to read  
this brochure. If you would like any  
further details or would like to discuss  
your requirements, please contact us  
using the details below.

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