PRIME OAK

EST.1999

THE FINEST OAK FRAMED BUILDINGS 2025

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PLEASE CONTACT US ON 01384 296611
FOR A COMPLIMENTARY ON SITE DESIGN CONSULTATION
(PLEASE SEE PAGE 162 FOR FURTHER INFORMATION)



Andrew Whitlock and Warren Lowe at Staffordshire Show Site

After years of working in the historic building sector, Warren Lowe and I formed Prime Oak in 1999. Prime Oak today is still a family run business, with an ethos of quality and service, the reason we are the chosen brand of discerning clients.

Prime Oak has a closeness amongst its staff seldom seen in today's ever changing world and I am very proud of what our extended family has achieved.

Specialists in Oak framed design and manufacture, Prime Oak craft buildings that provide space and light enhancing our clients homes and lifestyles.

Oak is a beautiful product to work with, it changes any atmosphere with its character, allowing us to create something everlasting that people cherish.

Andrew P. C. Whitlock
Founder

"Each photograph featured in this brochure is an endorsement of our products and service from the most discerning clients, this should reassure any person that they are making a wise investment."

Andrew Whitlock

NEW HEAD OFFICE & FACTORY

Our commitment to the research and development of our products continues our cutting edge process in the Oak frame market. We remain the company of choice to discerning buyers.

Our investment in our new production facility has increased output by 40%, through greater efficiency we are able to offer better value for money to our clients.





SEASONED TIMBER YARD

Drying our own timber not only allows us to store years worth of timber, protecting ourselves and our clients from inflating costs but also ensures that each beam hand-selected for your project is quality checked by our own team specialists before being passed through our state-of-the-art machinery.

As the timber 'drys out' or 'seasons' over 3-5 years it will naturally move, swell and contract. Tannins (black stain) will come out of the timber and some beams may even bow. Our quality experts will ensure that any beams that have moved outside our tolerances are not used for structural elements of your project. Those beams will then be repurposed for smaller non-structural elements or in some cases, for heating the factory.





NEW SHOW SITE BLACKNEST

Celebrating the close of 2024 with the opening of a further show site, located in Blacknest, Alton to proudly show case our craftsmanship and quality..

Available to view at our new show site is a Two Bed Annexe, Garden Room, Traditional Orangery, Tiled Orangery, Party Barn, Single Storey Garage and Cruck Frame.

SHOW SITES

Our Show Sites host a number of projects, available to view by appointment, they allow each client to experience the exceptional quality and depth of our Oak buildings.

If you would like to visit one of our Show Sites or workshops, please contact us to arrange an appointment.



Staffordshire



Chipping Norton



Hampshire



STAFFORDSHIRE







Projects to be viewed include:

One Bedroom Annexe, Tiled Orangery, Garden Room, Outdoor Entertainment Shelter (Two Bay Open Garage).



HAMPSHIRE







Projects to be viewed include:

Two Bedroom Annexe, Studio Annexe,
Garage with Accommodation,
Orangeries, Garden Rooms, Stables,
Swimming Pool Shelter & a Party Barn.



CHIPPING NORTON







Projects to be viewed include:

Two Bedroom Annexe, Party Barn, Tiled Orangery,
Traditional Orangery, Garden Room and Cruck Barn.



ORANGERIES

A great addition to any home, keep cool in summer and warm in winter.

We offer two roofing styles for our Orangeries; Traditional flat roof or Tiled roof, both nestle into courtyards and under first floor windows to retain the character of your home.

The glass lantern will bring primary light into your living space, adding bi-fold doors will create a smooth transition into your garden.

Traditional Orangery



Tiled Orangery



Tiled Orangery

TILED ORANGERIES

A Tiled Oak Orangery is part flat roof and part tiled. Externally this style of Orangery allows you to match roof tiles with your existing home, blending new and old seamlessly.

Internally for those who want to maximize the exposure of Oak, a Tiled Oak Orangery provides the opportunity for stunning exposed Oak rafters, which lead the eye to the central feature lantern.









"We are delighted with the Orangery. The finished result is truly stunning. An excellent service from Prime Oak and a big thank you to all involved."

Mr & Mrs Hill

Oak Peg Joint





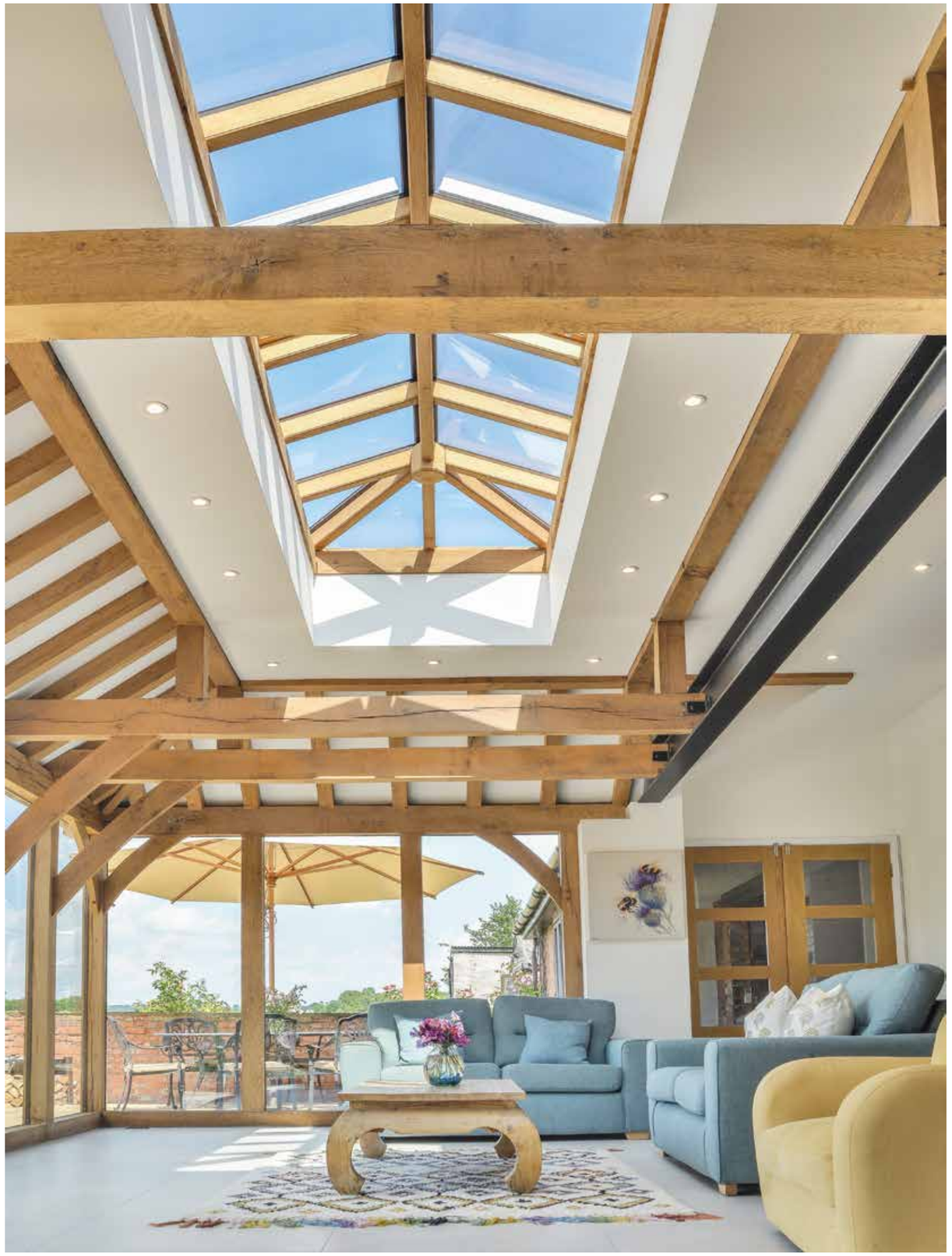
Roof Lantern



BLENDING OLD AND NEW IMPECCABLY

" Tiled orangeries are a more sympathetic design solution externally, as the partially tiled roof allows for matching roof tiles, blending old and new seamlessly."











Leaded lights offer a more traditional feel,
a perfect complement to period properties.









This mid terrace property in Central London, without rear access, didn't stop us installing a stunning Orangery kitchen extension – even if it did mean each beam was carried in through the front door!

Our Oak projects are pre-assembled in our workshops ready for installation onsite as additional quality control.

The Prime Oak team worked throughout the manufacturing of the frame to ensure the building could be easily transported through the client's home with minimal disruption.





CONNECTING THE HOME AND FAMILY

Nestled between the left and right wing of the home
this living room extension has created a central hub in the home for all to enjoy.



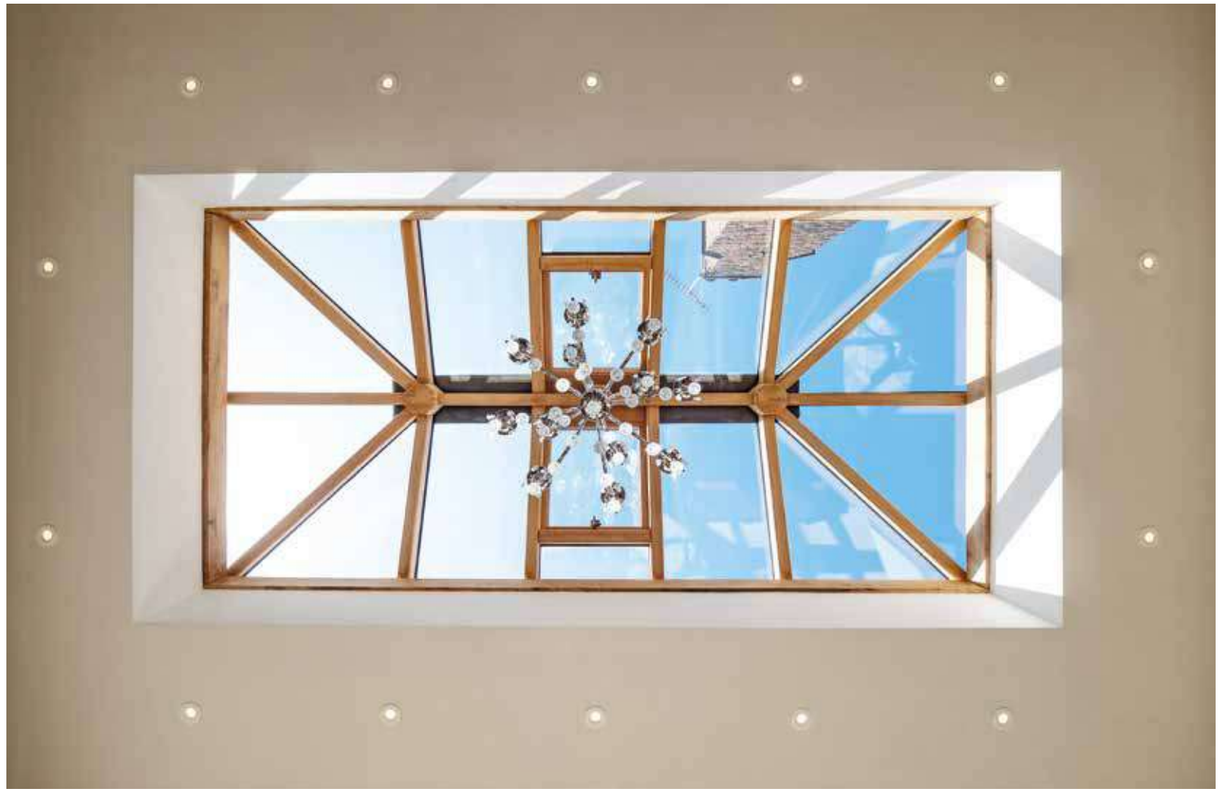


Bi-fold living at its very best!













The perfect sanctuary for reading.



Before



The brief was to design a space that would take full advantage of the views and be warm in the winter and cool in the summer, providing a space for all the family to enjoy, in place of the existing UPVC conservatory.

After meeting with the clients, our designer composed visuals and a quotation for a Tiled Orangery design, incorporating a slate roof to match the existing to ensure the project blended seamlessly with the existing home. A feature lantern was designed to encourage natural light into the project, making it a bright and airy space, with the addition of bi-fold doors along two elevations to open the room up and expose the stunning views all year round!

Overall this project offers a soulful atmosphere and a wonderful sense of accomplishment for all involved!

Visual Proposal





"We are absolutely delighted with the Orangery, we now enjoy our views all year round. In fact it is the most used room in our home, it looks stunning with the Oak beams and bi-folding doors. It certainly has the WOW factor which was more than we had ever imagined or expected! It's such a sociable room, everyone who comes to our home are so taken aback by the Orangery and how stunning it looks, you can pretty much guarantee the first question they ask is "who built it?".

All the staff involved, from placing the order through to completion were extremely helpful, nothing was too much trouble and they were all very proud of the work they provided. The after sales again is faultless, ensuring customer satisfaction at all times.

I have to say we have done many renovations over the years, but having the Orangery built is the best thing we have ever done and we are constantly singing the praises of Prime Oak and their team."

Mrs Webb



"The Bothy as we call it, allows us to enjoy the garden all year round. There is nothing better than being in there with snow on ground and the wood burning stove alight!"









THE BEAUTY OF BESPOKE

A sunken lantern is a great design solution for those wishing to have an Orangery extension, where planning conditions require for the lantern to be 'hidden' externally. Internally the lantern still floods the room with natural light by day and offers a perfect astronomical viewing platform by night.



EXPLOITING THE BEAUTY OF OAK

Oak works in harmony in both contemporary and traditional settings.



Mr & Mrs Vinyard have such a charming and characterful property but were keen to add a modern kitchen extension that would complement the 400-year-old Listed Building but also offer a contrasting contemporary space within the home they loved whilst still adding character. Instinctively they felt Oak was the natural choice to achieve this and after a lot of research, they decided on Prime Oak.

The floor to ceiling glazing along with the lantern maximises the natural light and the exposed rafters create a stunning contemporary yet characterful focal point inside the project, whilst externally the Oak sits subtly alongside the existing home's Oak windows.

We believe the finished project speaks for itself, the space has fully exploited the beauty of Oak!

"The finished product exceeded our expectations and some, thank you Prime Oak!"

Mr & Mrs Vinyard









BIRD WATCHING

"Opening out our existing kitchen into the new Orangery extension has provided us with the perfect open plan living space we had always wanted, we now live at the back of our home watching the birds enjoy our country cottage garden all year round."





Scan to see more

TRADITIONAL ORANGERIES

A Traditional Oak Orangery offers a more contemporary feel both internally and externally due to the flat roof design. The design will utilise the full height of the extension without impeding on first floor views and the feature lantern allows for plentiful natural light to fill the room.





"We have been very impressed with Prime Oak. Right from the beginning with our first initial inquiry, to the consultation stage, the planning and the design right through to installation and then the aftercare, they have been fantastic.

Our Orangery looks amazing, the workmanship is of a high, quality standard. The room has transformed our lifestyle.

We would highly recommend this company!"

Mrs Stuart













INVEST IN YOUR HOME AND LIFESTYLE

"Prime Oak recently constructed a beautiful Orangery extension to our house. From the initial design meetings to the aftercare the process was carried out professionally and efficiently and we've ended up with a wonderful room that has finished off the house and makes the most of some amazing views. I couldn't recommend the company more highly"











Scan to see more





Scan to see more



"Prime Oak are the most professional company I have ever worked with, the process from start to finish has been a complete pleasure. Together we designed an Orangery to complete a conversion project - it was finished on time, to budget and is absolutely beautiful, I am incredibly proud of it and them! I would highly recommend the team and if I ever needed to build another Oak building I would definitely call Prime Oak."

Miss Strange







ALFRESCO DINING ALL YEAR ROUND

Opting for bi-folding doors, French doors, floor to ceiling glazing panels
& a glazed lantern invites the outdoors indoors all year round.



















Oak Entertainment Shelter Installation

"We have always loved the rural aspect of our house and garden and having spoken to a very good friend who had recently had a Prime Oak Orangery, we decided to contact them for our own project.

Initially we installed an Oak Entertainment Shelter, so we were able to enjoy dining alfresco, it was a fantastic success, but as soon as it was completed it showed up the existing UPVC conservatory. We approached Prime Oak again to replace our conservatory with an Oak Orangery that linked to the Entertainment Shelter, the design incorporated a hidden steel support allowing the build to offer a stunning indoor-outdoor feel with uninterrupted views.

Having had more time at home this year we have spent so much time enjoying the new Orangery and Entertainment Shelter. It has brought a touch of the Mediterranean to our home and is a joy to open-up each day!

We would be very happy to recommend Prime Oak's products and services - where other companies said our vision couldn't be achieved, the Prime Oak design team were able to make this happen for us."

Mr Andrews



Traditional Orangery Installation





Our clients wished to replace their fully glazed Conservatory, that they found limited the light into their home, they were looking to transform this into a new extension that would create more usable space and bring more natural light into their home whilst maintaining a comfortable temperature all year round.

An Orangery was the perfect solution. By extending with a Traditional flat roof Orangery we were able to avoid blocking the views from the first floor windows and were able to encourage plenty of additional primary light and warmth with the use of a glass lantern, creating an ambience that had been sorely missed.





"Prime Oak designed a beautiful Orangery for me which had to fit in with a grade II listed terraced building & look perfect in an awkward space. Listed Buildings were very fussy but Prime Oak got the plans approved. They started on time & finished exactly as planned & it was a joy to have their team of craftsmen on site.

The Orangery is perfectly designed for our home & is our favourite room. We can't thank Prime Oak enough for the quality & workmanship of this beautiful room. After the Orangery was complete, we ordered some additional Oak doors & windows made and fitted by Prime Oak because of the quality & they didn't disappoint.

Thank you Prime Oak."

Mrs Hatcher

GARDEN ROOMS

Prime Oak Garden Rooms provide a beautiful addition to any home, bringing light and warmth to create a great atmosphere for all seasons.

The Glazed Gables, Glazed Panels and Velux windows all encourage additional natural light into the room and perfectly complement the exposed Oak rafters.

















OPEN UP YOUR HOME

Incorporating two or three sets of bi-folding doors into your extension project can open up your existing home as well as the new space, bringing a light and airy feel to your home, whilst providing seamless access to the garden. As well as Oak bi-foldings doors, we also offer painted doors and windows if you would prefer to add a contrast to your project or to compliment your existing windows.

Scan to see more



















THE AMALGAMATION OF GLASS AND OAK IS AN UNRIVALLED COMBINATION

The vaulted ceilings, glazed gables and roof glazing provide plentiful natural light and near panoramic views of the surrounding grounds, indoor outdoor living at its finest.

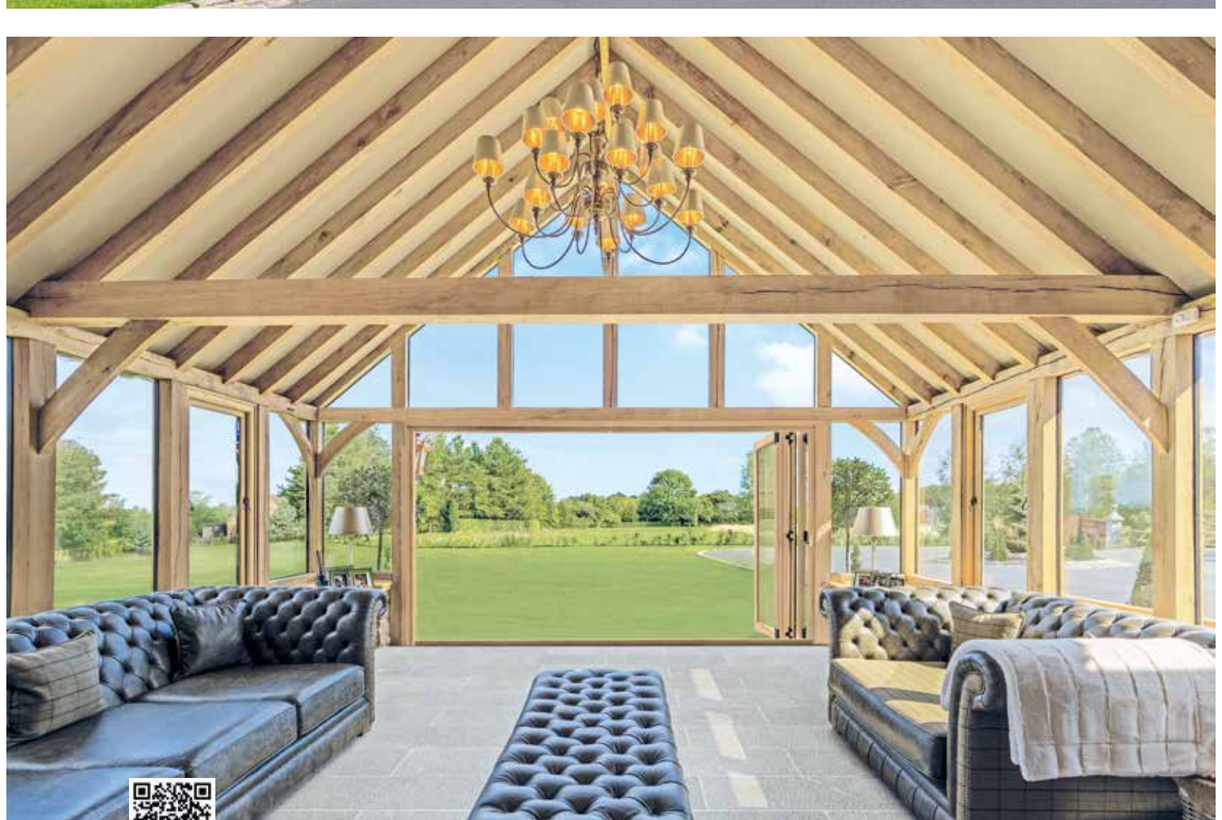






"A long summer's day turns to dusk."





Scan to see more









Matching the roof tiles of an extension project with the existing home is key, allowing the extension to seamlessly blend with the existing home, as if it has always been there.









The Oak Garden Room is a carefully considered addition to this Cotswold stone cottage which oozes character and charm.

The stunning glazed gable is a real focal feature. It has given the family a light and spacious open plan kitchen, dining room with wonderful views to the surrounding meadows and beyond!



BIOPHILIC BEAUTY

Encircled by wildlife it was integral this Oak framed Garden Room blurred the boundaries between the inside and out. Opting for two sets of four pane bi-folding doors allows the side walls all but disappear, immersing oneself with the outdoors.





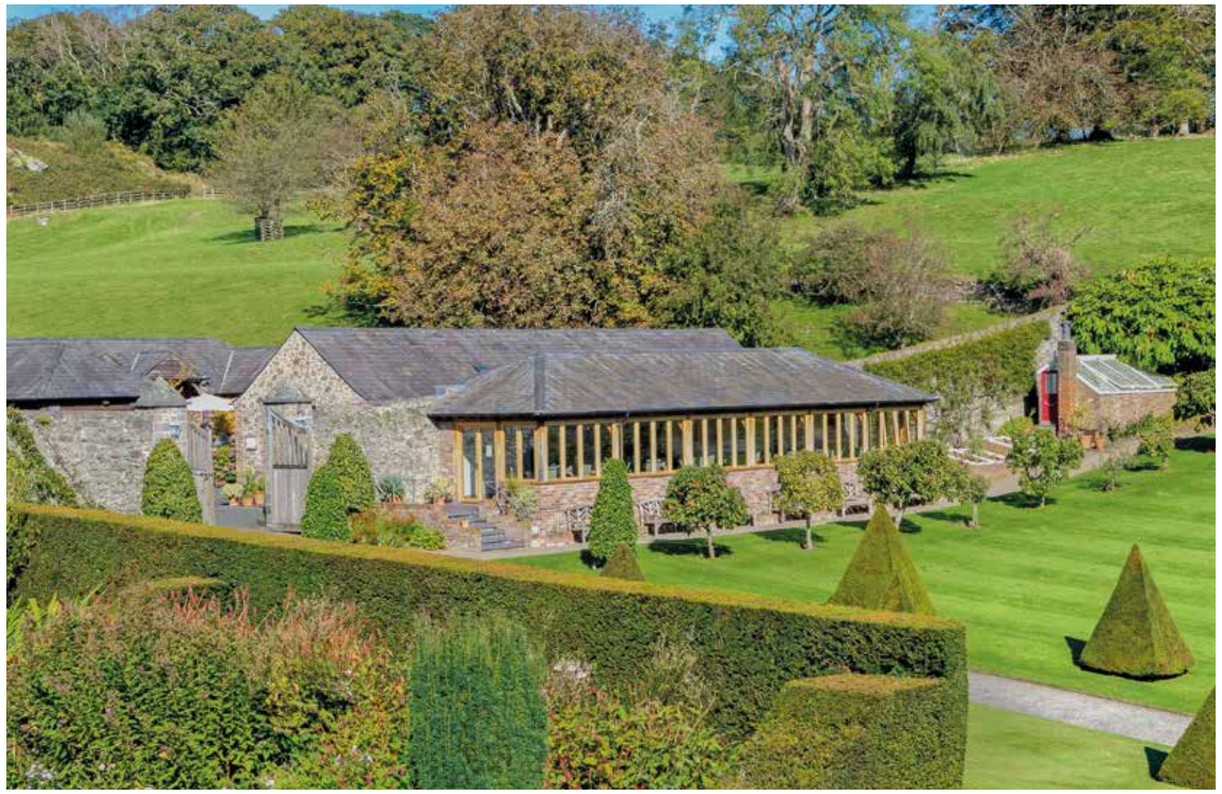




When a full rear extension is desired the clever use of multiple projects can create a subtle separation between open plan rooms and add interest.

The featured project has a Traditional Orangery extension providing a light and spacious kitchen and dining area, whilst the valuted Garden Room with exposed rafters is used as a place to relax and enjoy the views of the beautiful garden.











Scan to see more





PLAS CADNANT

The hidden gardens of Plas Cadnant are home to a few of our beautiful oak buildings including their tea room and alfresco dining area.



CONSERVATORIES

The beauty of a Prime Oak Conservatory is not just the ageless grace of its Oak canopy but also the charming way it never closes you in. It is the perfect place to shed the cares of the world whilst engrossed in the verdant landscape on almost every side.

Conservatories are sometimes the preferred choice of planning authorities for traditional building extensions, especially on Listed Buildings.









Gothic arches can add further character to your project.



YOUR PERSONAL OASIS

Conservatories offer near panoramic views of the surrounding landscape with glazing on three elevations and the fully glazed roof provides an unobstructed viewing platform of the skies above and brings bountiful natural light into the room.





POOL BUILDINGS

The perfect place to house your pool equipment and changing rooms, or even your pool.

Opting for bi-fold doors on your pool building, offers all the benefits of an outdoor pool without the weather risks!









"Just wanted to drop you a little note to say thank you! I told you at the beginning that I wasn't the easiest – well I'm amazed at how smoothly everything has gone. Your designer did a sterling job with the plans and what he promised was delivered. Your fitting team have worked in all weathers - from thrashing rain, to freezing conditions and finishing with snow! They all worked extremely hard until late in the evening most days. It is wonderful to have the building finished on such a timely basis. Until the next project..."

Mrs Van De Rijse







ANNEXES

Annexes have an unlimited variety of uses.

A Home Office can provide a sanctuary for work or hobbies.

A One or Two Bedroom Annexe can accommodate family members or staff living independently in the grounds of your home.

Our Studio design can offer shelter for friends, guests or chauffeurs, a fabulous addition to any home!





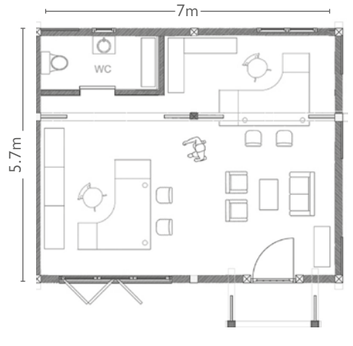




"Relocating our business to the grounds of our home has saved our team from the hectic and unreliable commute into the city. We now savour the refreshing working environment and can't believe we didn't make this business decision sooner!"

Mr Winter

Proposed Studio Office Layout







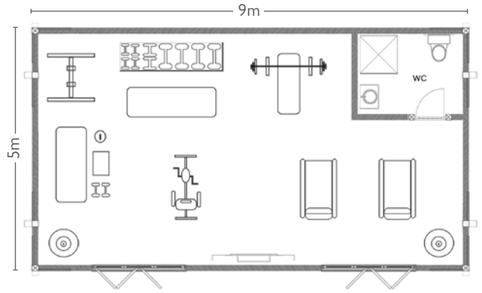
YOUR HOBBY AT HOME

Why travel, share or queue for gym equipment when you can have your own set-up at home?

Our free standing Oak Gym Annexes are an investment in both your health and home.

Each of our projects are entirely bespoke and designed for your requirements. This can range from yoga and pilates rooms, gyms and spas to courtside changing rooms and swimming pools.

Proposed Gym Studio Layout





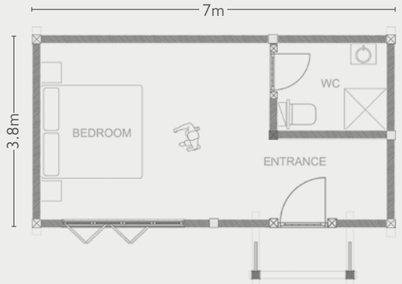






The Studio Annexe is a single open-plan room design perfect for individual home offices, hobby rooms, gyms or additional accommodation. These buildings can be designed with a bathroom if required, as per the layout.

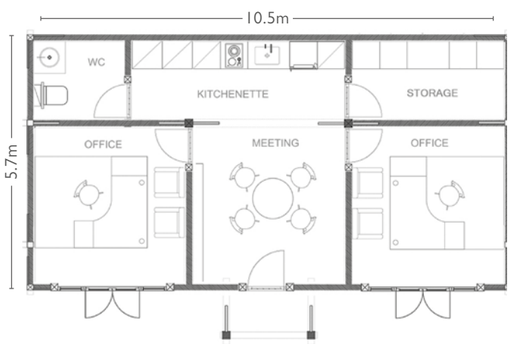
Proposed One Bedroom Studio Layout



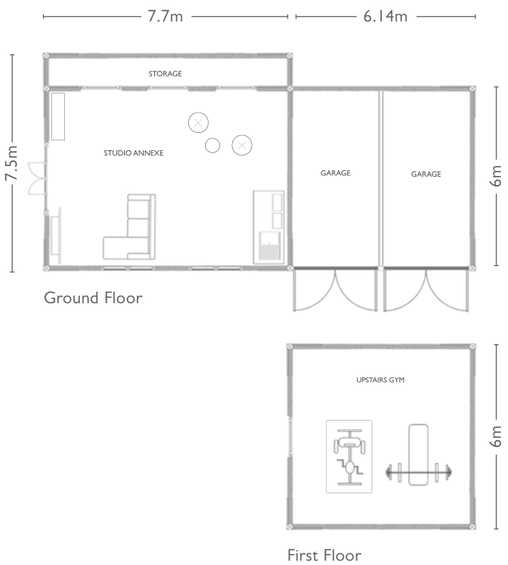




Proposed Office Layout



Studio Annexe with Mezzanine and Garaging







ONE BEDROOM ANNEXES

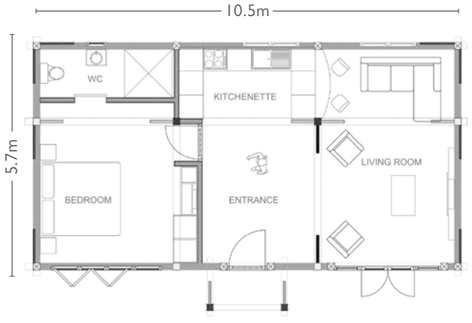


For those who require additional accommodation, private from the main house, whether it be for an elderly relative, growing teenager, au pair or house keeper, our bespoke Annexes can be designed to cater for each of your needs.

Our most popular design features a porch, log store and vertical kiln dried Oak boarding.

This design can be adapted to include additional rooms for uses such as a boot room, gym, home office or hobby space to name but a few.

Proposed One Bedroom Annexe Layout













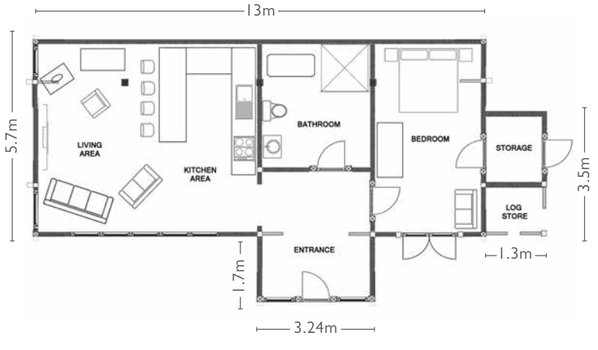








Bespoke One Bedroom Annexe Layout



















A ROOM WITH A VIEW

"Our guests love opening the bi-fold windows at the foot of the bed, listening to the nature with a morning coffee"

















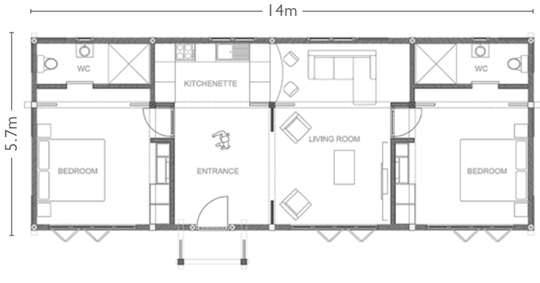
Scan to see more



This is similar in styling to our One Bedroom Annexe but features two private en suite bedrooms with a central living space.

As each of our projects are designed to suit your needs and requirements, this design can also be adapted to include additional spaces such as a gym, home office or hobby space, amongst others.

Proposed Two Bedroom Annexe Layout











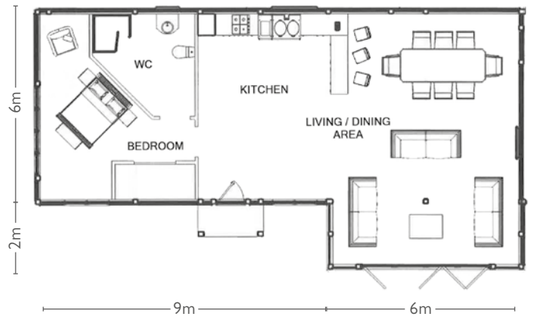








Bespoke One Bedroom Annexe Layout



"We initially wanted to find two properties near each other so we could be close to my parents in their later years when they may start to need our help, however we couldn't find anywhere to rival the view and location from my parents house in the stunning Wye Valley, so between us we decided to look for further options. One of those options, having seen beautiful Oak framed Annexes advertised in Country Life magazine was to explore this as a possibility with Prime Oak.

From the moment we visited Prime Oak's Show Site Annexe we fell in love with the style, workmanship and the very special feel an Oak building gives, we were smitten! Prime Oak provided us with a professional and personal service, superior product and installation, giving us the house of our dreams.

We never tire of walking into our home and appreciating how lucky we are to live in a building that is so beautiful and unique."

Mr & Mrs Nunn



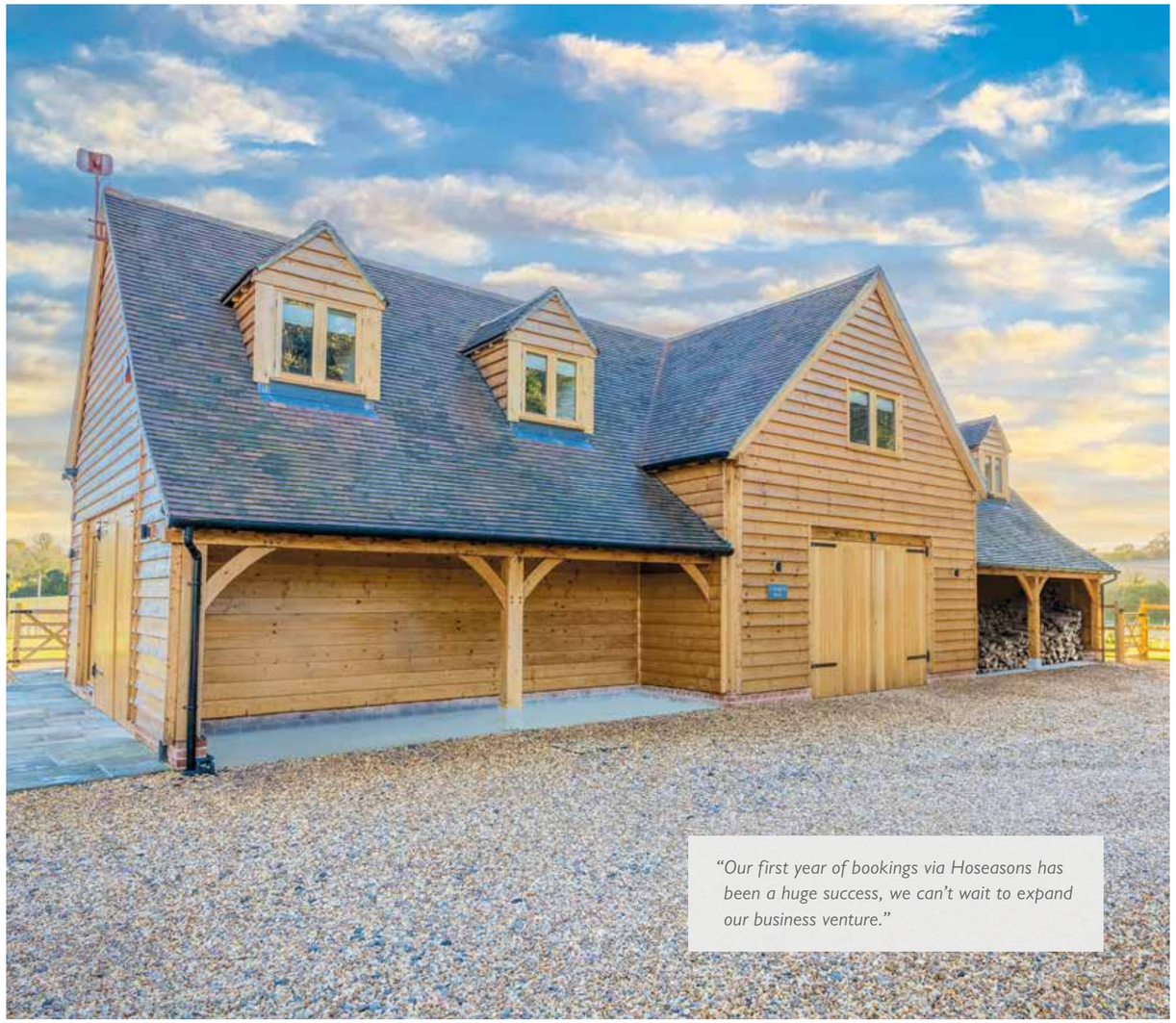
Bespoke Two Bedroom Annexe Layout



"We can't believe how bright and airy our new space is, it really is a mood booster."







"Our first year of bookings via Hoseasons has been a huge success, we can't wait to expand our business venture."















Bespoke Two Bedroom Complex

including a Home Gym and Home Office





ENTERTAINING SPACES

Our Entertaining Spaces are perfect for al fresco dining and entertaining family and friends. The covered canopy design creates an excellent focal point within the garden whilst providing a shelter from the elements.





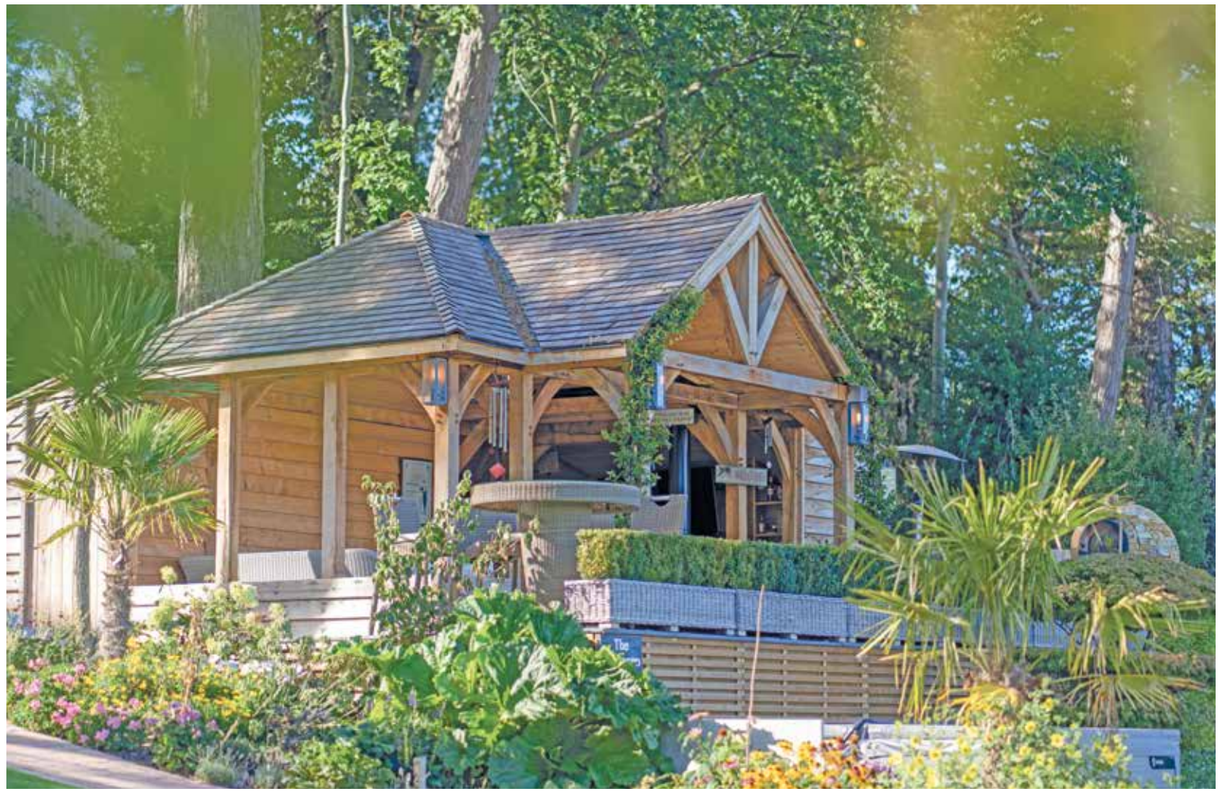
















A TIMELESS ADDITION TO THE GARDEN

Oak naturally sits within outdoor environments, complementing the surroundings.

An Oak frame outdoor shelter or entertaining space can often be a summer saviour during our unpredictable British weather.

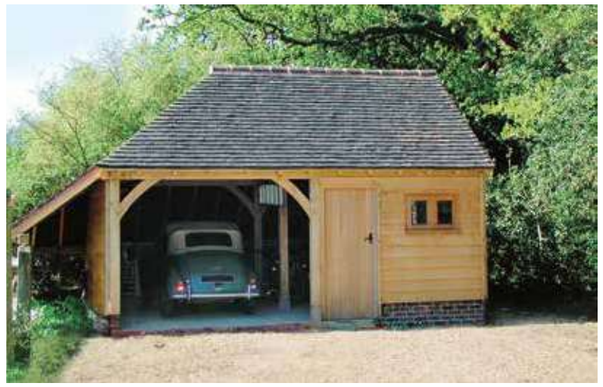


SINGLE STOREY GARAGES

An Oak Garage provides the perfect protection for your loved vehicles and sits subtly within any landscape.

Our bespoke designs offer both open and closed bay options featuring our solid Oak Garage Doors.

Bespoke options also include the addition of Log Stores, Dog Kennels and Dovecotes, amongst others.







All vehicles benefit from garaging; a place to shelter them from the worst of the weather. Sometimes just for the care and maintenance or maybe the loving restoration of cherished automobiles.

"Many thanks to you and all your team. The project was completed with speed and efficiency and the finished building is just what we wanted, I would be happy to recommend you to anyone wanting an Oak framed building."

Dr P Bradshaw









There are lots to consider when designing your dream garage, one of our experienced design team will guide you through our many options below during your complementary consultation to ensure every element is designed specifically for you.

- Bay Widths
- Open or Enclosed Bays
- Dog Kennels
- Stables
- Tractor Stores
- Workshop Space
- Log Stores
- Cladding Options
- Guttering Options
- Roof Tiling Specifications
- Staddle Stone Options
- Dovecote Options
- Roof Designs
- Additional First Floor Space
- Mezzanine Floors
- Insulation Requirements
- Joinery Options
- Garage Door Types
- Feature Trusses
- Ironmongery Colours
- Rooflight Options
- Internal or External Stairs

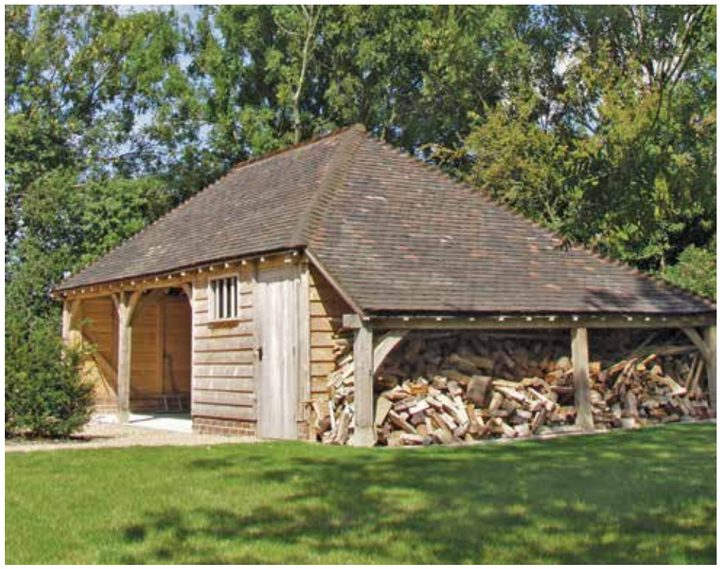


















TWO STOREY GARAGES

Our Two Storey Garages offer additional space at first floor level, over the ground floor garaging.

Popular uses for the first floor space are additional accommodation, hobby rooms and home offices, independent from the main home providing a quiet private space.



















"Having my office just a stone's throw away from our home provides me with a tranquil home office space without the long commute!"

Mr Marshall





First floor of a 6m span Cruck framed Garage.

ONE SOLUTION FOR MULTIPLE REQUIREMENTS

Prime Oak provide the option of additional first floor living above garages, workshops and storage spaces.

Our in-house design team can help you devise and detail the distinctive character and unique interior that best matches your intentions.























Prime Oak are able to raise the eaves height to allow for tractors and horseboxes as seen above.









STABLES

Prime Oak Stables are an investment of substance and quality that forms a piece of real estate over and above a temporary softwood kit others supply.

Built to last the Stables could be converted, subject to planning permission, to habitable accommodation at a later date.















BEFORE AND AFTER

A Prime Oak building stands the test of time, naked, too beautiful to cover up



Before



After



Before



After

...loved and never to be replaced.



Before



After



Before



After

Interior Finishes



Natural oak frame



Grey washed oak frame

Exterior Finishes



No UV barrier allows silvering



UV barrier retains the honey glow



















ROOF COVERINGS



A masterclass of tile matching and traditional roofing makes the project.



Reclaimed Machine Made Clay Tile



New Machine Made Clay Tile



New Slate



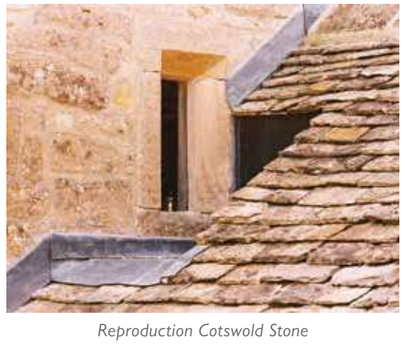
Reclaimed Handmade Tiles



Reclaimed Dark Handmade Tiles



New Handmade Clay Tiles



Reproduction Cotswold Stone



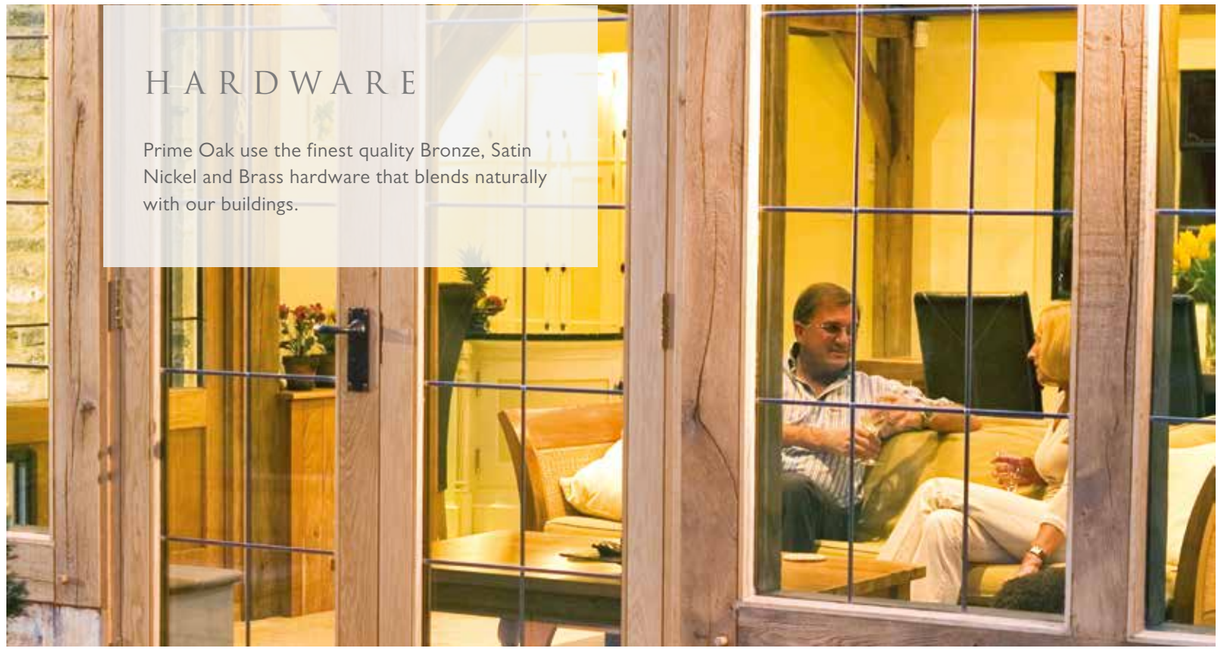
Reclaimed Welsh Slate



Norfolk Pan Tile

"I've seen hundreds of jobs blighted by client's builders using poor tile matching and poor technique. If we engage to carry out the roofing, expect amazing results."

Andrew Whitlock, Founder



HARDWARE

Prime Oak use the finest quality Bronze, Satin Nickel and Brass hardware that blends naturally with our buildings.

SATIN NICKEL HARDWARE







BRONZE HARDWARE

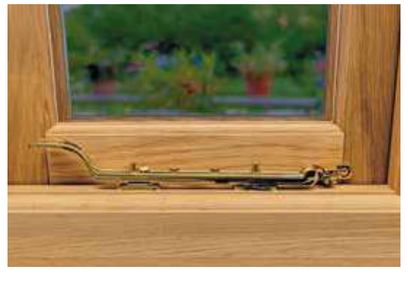






BRASS HARDWARE







TECHNICAL INFO

Roof Structure Options



Tiled Orangery with hidden rafters



Tiled Orangery with exposed Oak rafters



Garden Room with hidden rafters



Garden Room with exposed Oak rafters



Cruck Framed Garden Room with hidden rafters

Website Articles



Seasoned vs Green Oak



Tips for designing your new space



Designed for Permitted Development

MANUFACTURE PROCESS



1. **Hand Selecting Oak**
   Each beam is purposefully hand selected from our own drying yards and chosen to guarantee it is in the desired condition to be used for your project.

2. **Cutting-edge Machinery**
   Each component is then indivdually designed and manufactured utilising various cutting-edge CNC machinery.





3. **Our Framing Shop**
   Your oak frame is then precisely pre-assembled within our workshop to ensure each joint of the building goes together seamlessly on site.

4. **Our Joinery Shop**
   Your windows and doors are manufactured and completed by our specialist joinery team, adding the final touches of your chosen hardware finish, ready for delivery.











WHAT SHOULD I DO NEXT?



COMPLIMENTARY CONSULTATION

Call our Head Office to arrange a complimentary on site design consultation with one of our experienced designers to discuss your project with you.

Our design team will be able to advise on planning stipulations that may be applicable to your project and any planning requirements can be undertaken by our in-house planning team.

VISIT US

If you would like to visit one of our Show Sites and workshops, please contact us to find your nearest Show Site and to arrange an appointment.

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