



Julius Bahn
OAK BUILDINGS

Quality Oak Buildings
Handcrafted in South Staffordshire

2021

Welcome

Thank you for your interest in our products, we hope that you will be inspired by our work. If you need to discuss designs and options available please contact our design office for help and advice.

Yours faithfully,

Andrew Whitlock

To arrange a bespoke design consultation please get in touch by your preferred method of contact below and one of our designers will be in touch with you to discuss a suitable time for your consultation.

Call on **03444 171 400** or Email **sales@juliusbahn.co.uk**

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Garden Rooms

Nothing can quite compare with the vaulted roof of a Garden Room. Add bi-folding doors to create the perfect living space.





*"A design should be used to frame a view that is pleasing on the eye.
A good designer will see pattern, texture, colour and shape."*

Andrew Whitlock





Open plan living in the 21st Century. Good design takes a period home forward to modern luxury living standards.



4 pane bi-folding doors including a personnel door for easy access to the garden

A stunning example of how a Garden Room works with bi-folding doors transforming a house into a home.





The use of roof lights help deliver a light and airy space.





Carefully considered roof tiles offer a harmonious transition between existing and new. Opting for both a Porch and Orangery offers additional balance to the aesthetics of the property.





The exposed feature trusses mirroring the glazed gable on this project offer a contemporary architectural focal point whilst bringing both height and light to the extension project.





The level threshold detail blurs the boundaries between the indoors and outdoors.



Tiled Orangeries

Orangeries make for great living spaces whilst conserving first floor views, opening up the room to an abundance of natural light through the glazed lantern and bi-folding doors, enhancing the existing architecture and creating a new heart of the home.

A Tiled Orangery provides more height than a Traditional Orangery and allows for the rafters to be left exposed to add character to the room.

They also offer the opportunity to match the existing roof tiles of a property, allowing the extension to blend seamlessly, as though it has always been there.

Our in-house planning team are happy to accommodate design conditions imposed by the council and work with our clients to create a suitable yet stunning design.

This project has a bespoke feature lantern specifically designed to continue the roof line of the tiled roof, creating a contemporary design statement.



Before



After



After

6 metre 6 pane bi-folding doors take away the wall

Case study

Our client's brief was to replace the impractical 1980's style conservatory with a contemporary open plan extension to transform the living space.

4 metre wide oak bi-folding doors were introduced to allow the new garden space to effortlessly merge with the new extension.

The use of reclaimed handmade roof tiles help amalgamate the new with the old.





The rafters on this project were concealed to provide a more contemporary look for the client.



New Reproduction Cotswold Slates work well against the existing.





Case study

The featured project was designed and submitted for planning permission through our in-house planning team as a Tiled Orangery. The planners advised that they were very happy with the design but felt a flat solid roof without a glazed lantern would be more in keeping with the Grade II Listed property. As each of our projects are bespoke the design was revised as requested and subsequently passed planning.

The low roof height design on this project ensures that first floor views are not obstructed, whilst the tiles match beautifully with the existing home.



The mellow tones of the brickwork and roof tiles are matched using a critical eye. The Orangerie sits well on this beautiful home.





The Welsh Slate roof allows the Orangery to take on a timeless appearance.





A fabulous example of good design using simplicity to great effect.







Case study

"We wanted an oak Orangery to extend our kitchen and living area and after some considerable research, we chose Julius Bahn over similar competitors due to the quality of the product and the sales & aftercare support which was excellent. Nothing was too much trouble and every phone call/email was responded to immediately.

We were overwhelmed with the speed and quality of the completed project, all construction work from the carpenters, glazers and roofers was conducted in a very professional and clean/tidy manner.

It has made such a difference to our home and family and friends cannot believe how it has transformed the living area. Whilst Julius Bahn was not the cheapest, the quality of the product and service far outweighs any cost savings we could have achieved."





Traditional Orangeries

Traditional Orangeries are perfect for those who like the minimalistic styling of conservatories but require temperature control so the room can be used all year round.

They offer a more contemporary, elegant style whilst ensuring views from first floor windows are not obstructed.





After



Before

"The addition of our Julius Bahn Orangery has transformed our lives, whilst providing a stunning design solution to our Arts and Crafts property"

Case study

This project was designed as a replacement for an existing conservatory that was too hot in the summer and too cold in the winter. It was therefore key that the new extension maintained a comfortable temperature so it could be used all year round.

The conservation officer insisted the new Orangery had a feature gable lantern to reflect the roof of the conservatory they were looking to replace. This was all handled by our in-house planning team.

The large feature lantern maximizes natural light but also provides an architectural focal point. The design has a carefully balanced combination of light and shade to ensure the room will maintain a pleasant temperature throughout the year.

The addition of French doors and large glazing panels offer almost near panoramic views of the garden, bringing the outdoors indoors.



After



The 2 single opening lantern vents provide the room with additional ventilation.





Hidden gutter detailing on this project offers a sleek and contemporary finish.





A Traditional Orangery project featuring an oversized lantern, offering the styling of a conservatory but maintaining a moderate temperature all year round.





The beauty of bespoke! Our projects are designed to enhance the quirks of your property, nestling neatly beneath first floor windows, dormer extensions and awkward roof lines whilst still maximising natural light with the clever use of a glazed lantern.





A Traditional Orangery is a great design solution when first floor windows cannot be compromised.







Conservatories

Listed Buildings will sometimes require a glazed solution due to planning restrictions.





Annexe Buildings

Annexe buildings offer a versatile solution to a multitude of requirements.

Our Annexes can be designed to suit your needs and are perfect for overnight guests, living accommodation, a space for running a home business or a developing hobby.



Features horizontal weatherboard



Studio Annexe

The Studio Annexe can be value engineered to suit your design requirements.

The design opposite offers a bright, open plan layout with an enclosed bathroom, creating the perfect single floor living space.

STUDIO ANNEXE*

10200 mm (W) x 6200 mm (D) x 4900mm (H)



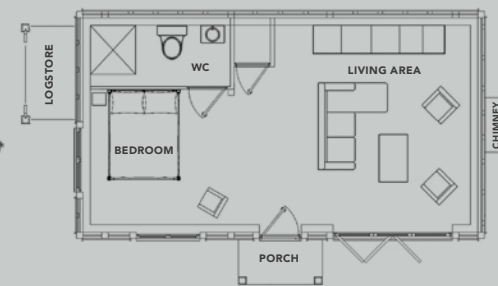
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

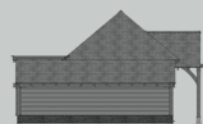




Features vertical weatherboard

ONE BEDROOM ANNEXE* †

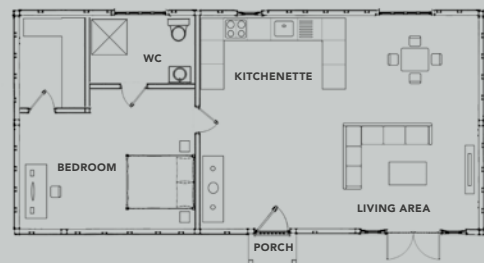
10670 mm (W) x 5675 mm (D) x 3990 mm (H)



LEFT ELEVATION



FRONT ELEVATION



"We chose Julius Bahn because of their quality product, solid build, design flexibility, detailing and traditional features that were sympathetic to our home and the local architecture. We are delighted with the build and appearance! The Annexe (or 'lodge' as it is now known by us) has fulfilled our requirements (providing accommodation for up to four people) and sits beautifully in the garden, maturing naturally due to the materials and construction technique. We enjoy utilising the unique new space that it has created in our home - there is no question that it has enhanced the character, functionality and value of our property."



One & Two Bedroom Annexes

Our One & Two Bedroom Annexes can offer a more structured design featuring private rooms with ensuite facilities. By appointment, our Annexe options can be viewed at either of our showsites in Staffordshire or Hampshire.

Each project we undertake is bespoke to your requirements with a range of features available to tailor both the interior and exterior of the project to your exact needs. You can add a log store, an entrance porch, vertical or horizontal weatherboard, bi-folding doors or French doors to name but a few. All of these layout options can be easily adapted to host an additional bedroom, hobby room, boot room, office or gym. Whatever the end vision is for your project, we can help you achieve it.

TWO BEDROOM ANNEXE* †

14170 mm (W) x 5675 mm (D) x 3990 mm (H)



FRONT ELEVATION





Our self-contained Annexes offer an undisturbed environment whether it be for ancillary accommodation or a peaceful working environment. Alternatively, they can be designed to incorporate more modern uses such as a games room, gym or home office, providing an escape from the family home.



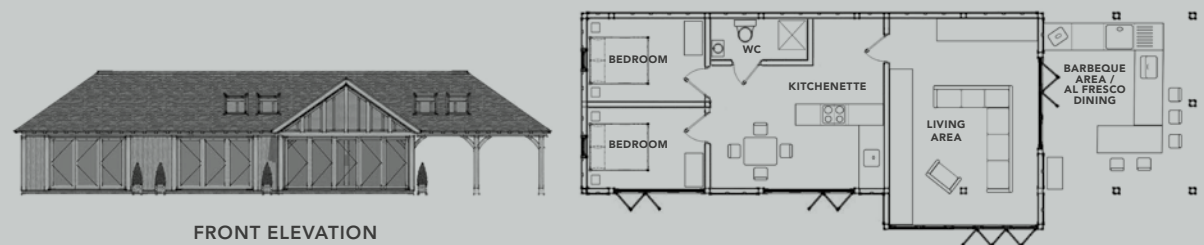
Party Barn

The dynamics of the Party Barn are influenced by your lifestyle requirements.

The kitchen, dining area and lounge provide an excellent party space; incidental to the main dwelling, allowing the private house to remain private when functions or gatherings take place.



PARTY BARN *
20500 mm (W) x 7200 mm (D) x 4600 mm (H)



FRONT ELEVATION

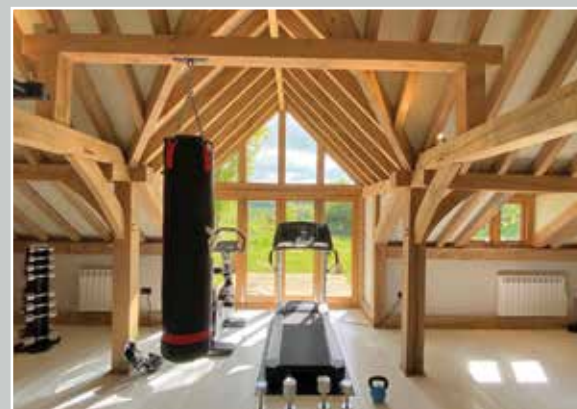


Features board and batten cladding

Entertainment Annexe

The perfect solution for housing your hobby from artist studios to home gyms, the options are endless.

The featured gym Annexe with changing room/washroom facilities, offers no commuting or sharing of equipment and if you're lucky enough stunning views to accompany your daily work out.



ENTERTAINMENT ANNEXE*

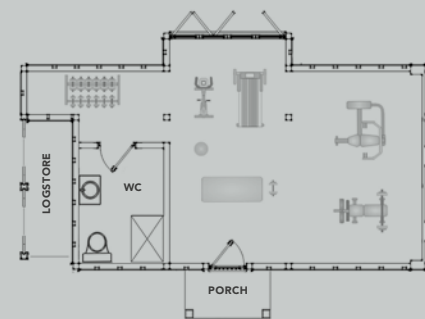
10000 mm (W) x 5800 mm (D) x 4300 mm (H)



FRONT ELEVATION



RIGHT ELEVATION



Hover over me with your smartphone camera to see a walkthrough video of this project



Occasional Accommodation

This design provides comfortable overnight accommodation for short occasional stays for guests or visitors.

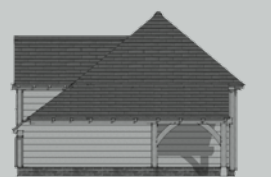
This model is often used for Air B&B type facilities and offers excellent return on investment.

OCCASIONAL ACCOMMODATION * ▼

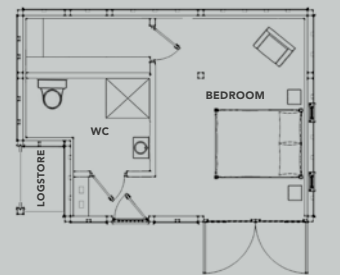
7500 mm (W) x 5400 mm (D) x 3990 mm (H)



FRONT ELEVATION



LEFT ELEVATION



Hover over me with your smartphone camera to see a walkthrough video of this project



Garages

Our Garages can be adapted to cater for a multitude of requirements from a single bay to a two storey garage, incorporating stables, workshops and even dog kennels on the ground floor, and accommodation or office space on the first floor.





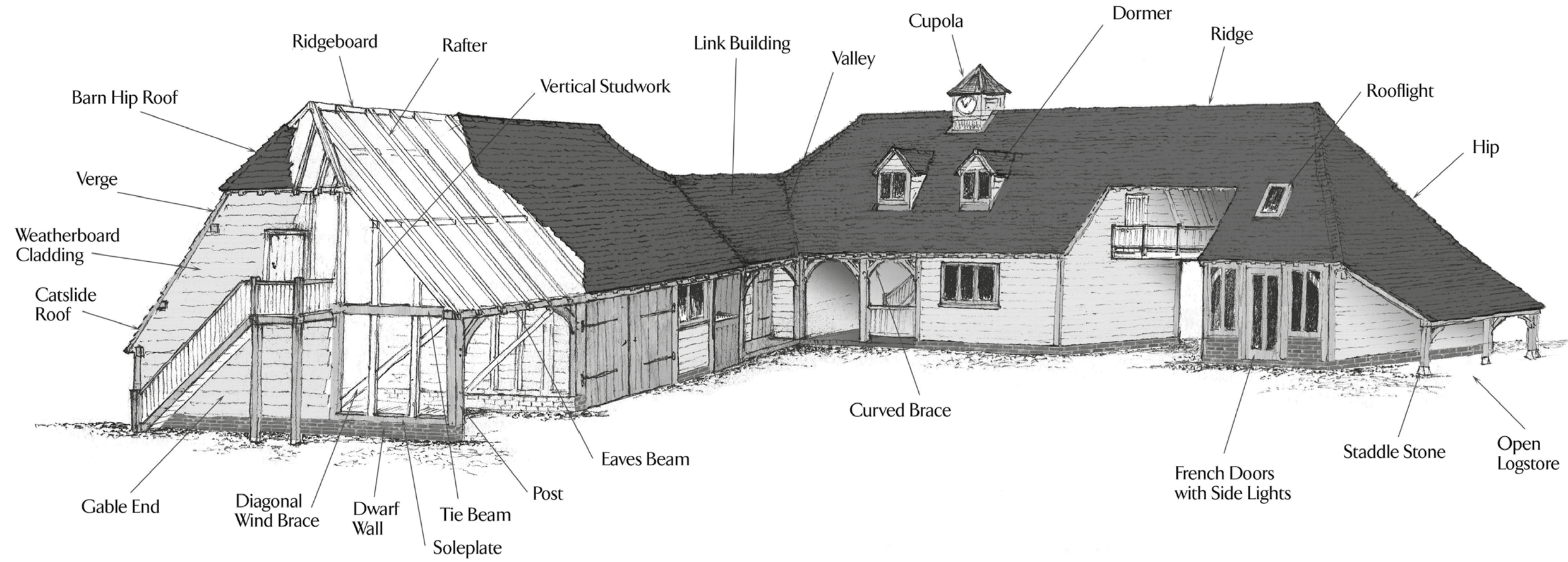


Protect your pride and joy from the harsh winter elements! Opt for open or closed bays to suit your requirements, alongside additional storage, log store, kennels or even a dovecote to encourage wildlife ... the possibilities are endless.





Technical Details



Traditional putty beading gives Julius Bahn a distinct appearance



Next Steps

Design Appointment

Our dedicated team of consultants will visit you at home to discuss your requirements and assist you in creating a design solution or alternatively, we can offer an initial virtual design consultation, should you prefer.

Please feel free to arrange a free, no obligation on site design consultation by contacting us on our details below, or if you would just prefer an informal discussion over the phone call us.

Call 03444 171 400
Email sales@juliusbahn.co.uk
www.juliusbahn.co.uk

Show Sites & Factory

We are proud of our British heritage, so why not come and visit our show sites & factory, to see some of our buildings coming to life.

Please note visits are by appointment only, please call us to arrange a visit.

Planning Permission

We are happy to undertake responsibility for applying for planning permission and Listed Building consents for our clients.

Our full time planning team will be on hand to guide your application through the process and to answer any questions you may have.

Acknowledgements

We would like to thank our clients whom have allowed us to photograph their homes within this brochure. We have respectfully refrained from providing their names but would like to sincerely thank them for their time, recommendations and kind words.



We accept Visa, MasterCard and Amex.

(Please see our Terms and Conditions on our website or call us on **03444 171 400**)



t: 03444 171 400

sales@juliusbahn.co.uk - www.juliusbahn.co.uk

Julius Bahn, Whitehouse Farm, Whitehouse Lane, Swindon, South Staffordshire, DY3 4PE