



expertise and innovation in steel framed buildings



Inventors of the revolutionary Roundhouse

The background image shows the interior of a large industrial building under construction. The structure features a high ceiling with a complex network of steel beams and trusses. Two bright spotlights are mounted on the ceiling, casting a glow. The walls are made of large, light-colored panels. In the foreground, a yellow JCB loader is parked on a concrete floor. The loader has 'JCB' branding on its side and a large black bucket. To the right, a metal staircase is visible, leading to an upper level. The overall scene is industrial and well-lit.

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FRIENDLY, HELPFUL TEAM, STEEPED IN TRADITION, YET CONSTANTLY INNOVATING...

Geoff Simpson and John Allinson established S&A in 1978. The company has been manufacturing steel framed buildings ever since, keeping up to date with the latest innovations.

October 2018 saw the purchase of S&A Fabrications Ltd., and Roundhouse Building Solutions Ltd. (RBSL), by Simon Pelly and Jonathan Kirk in a management buy out. Simon has been with S&A and RBSL since 2008 where he started as Roundhouse Salesman and prior to the purchase, had worked his way up to Group Sales and Marketing Director. Simon is now Managing Director.

Jonathan joined in 2009 as Trainee Estimator and worked his way up to Senior Estimator. Jonathan is now Estimating Director. Both Geoff and John have stayed on as valuable part time consultants to the business.

We firmly believe that as well as the excellent standard of our buildings, the success of the company is much attributed to the dedicated

team of people who work here, day in-day out. Our team deal with farmers, landowners, architects and business people, making sure that their every need is looked after and that the product is designed around the end users requirements.

Experience, understanding, imagination and technology have all been brought together by S&A in the design of the Roundhouse Building. Available from our wholly owned subsidiary, Roundhouse Building Solutions Ltd., this new concept brings advanced building design to the agricultural market, some of which has never been seen before.

Although mainly known for our work with the farming industry, we also design and produce a range of commercial and industrial buildings, from car garages and industrial units to childrens play areas.

Whatever the project our team are on hand and keen to help.





THE PROCESS

From start to finish, we're on hand every step of the way

At S&A we like to work alongside you throughout the process of your entire project.

This could include the following stages:

a) Discussion

The first place we start is to consider the best layout and size for you, but there are many other factors to also take into account.

b) Design

The building will be designed to suit your own practices, so it works specifically for you.

c) Planning*

We can complete the planning application for you for a nominal fee.

d) Manufacture

The building will be manufactured so that it is CE compliant and to your design. You are welcome to visit our factory at any time.

e) Erecting

We are RIDBA members so you can be assured the building will be erected in a professional and timely manner complying with all current safety regimes.

** Where applications are complex or appeals are required, additional charges will be made*



PLANNING AND BUILDING WARRANTS

Some frequently asked questions

Do I need Planning Permission?

Full planning permission is not always required examples being:

- for agricultural operations or the use of existing buildings on agricultural land for agricultural purposes.
- Changes to the inside of buildings or small alterations to the outside (a good example being an alarm box)
- If permitted development is applicable

We will advise you if planning permission is necessary but you can check this with your local planning authority as well.

Building Warrants

(Only required in Scotland)

If your building is in Scotland you will need to get a Building Warrant and S&A can complete this work for you as a part of the planning process. A Building Warrant is in addition to a planning application and the two don't work together, so you can be allocated one without the other, but you need both before you can start the build.

The cost of a building warrant is calculated by your local authority and is based upon the value of the project. There will also be our fees and fees from engineers as a minimum.

What is Permitted Development?

Permitted development is a formal notification to your planning authority of your proposed development, examples being:

- Temporary uses of land
- Agricultural buildings under 5,000sq ft in size
- Forestry building and forestry roads

We can advise you whether your project is subject to permitted development.

If you require full planning permission we can handle the entire process for you as your agent. We will provide drawings, complete the application forms and submit them on your behalf, keeping you abreast of progress at every stage*.

Depending on the building and location Environmental Impact Assessments may be necessary, along with Flood Risk Assessments, Disability Access Statements, and Design and Access Statements etc, all of which we can complete on your behalf.

You will however, have to pay your local authority fees and these are based on the size of building.

** Where applications are complex or appeals are required, additional charges will be made*



SETTING THE STANDARDS

The little things you don't always see, can make a big difference...

Painting:

After fabrication, we shot blast all of our steel. It sounds obvious doesn't it, but many companies may simply try to brush the steel clean before painting it. By shot blasting to SA2.5 level, we ensure the steel is thoroughly cleaned and provides a contamination free surface for the paint.

Our paint is then applied to a nominal thickness of DFT100 microns within the hour, to guarantee the integrity of the finish.

Rainwater Goods:

We use 170mm HR UPVC gutter as standard on all of our buildings, with the brackets set at 667mm centres and 110mm downpipe with steel brackets.

The guttering needs to cope with the amount of water coming towards it, not to mention the weight of snow.

We like to do the job properly, first time - it means we have happy customers who buy from us time after time.

Roof Fixings:

There are industry standards for roof fixings. We take these standards and better them. We put more fixings in your roof than the majority of our competitors.

We fix every crown on our roof lights and stitch the side laps with two laplocks per side between purlins. We consider the location to make sure you get a suitable light spread for the application.

On double span rooflights, we also use a foam filler between the roof light and the intermediate purlin.

Nail Caps:

Sela washers and caps are used to finish each and every one of our roof fixings. We use red caps for roof lights in accordance with H&S guidelines to ensure they are immediately identifiable.

Washers:

Simple, we use them! It sounds obvious doesn't it, because that is how a proper job should be finished. It's amazing however, how many buildings we see where corners like this have been cut and it can compromise the whole integrity of the building.

Health and Safety:

All of our work is carried out with the strictest adherence to the most recent Health & Safety regulations, including edge protection and netting.

The law states that you are responsible for the people working on your farm, regardless of whether they are employed or sub contracted. Should there be an incident, you will also be investigated and possibly fined. You therefore need to show that you have employed the services of a qualified company who have the appropriate insurance and safety procedures in place.

RIDBA:

We are RIDBA (Rural and Industrial Design and Building Association) Corporate Members. RIDBA brings together the common aims of those involved in high quality, rural and industrial construction, following good practice in safety; with a very wide membership base; representing contractors, designers, colleges, surveyors, land agents, planners, manufacturers and clients.

Our membership and involvement at Board level is further commitment of our consistent strive for quality in everything we do.



CONFIDENCE IN YOUR CONSTRUCTION

THE ROUNDHOUSE

Cutting edge design, unrivalled animal welfare



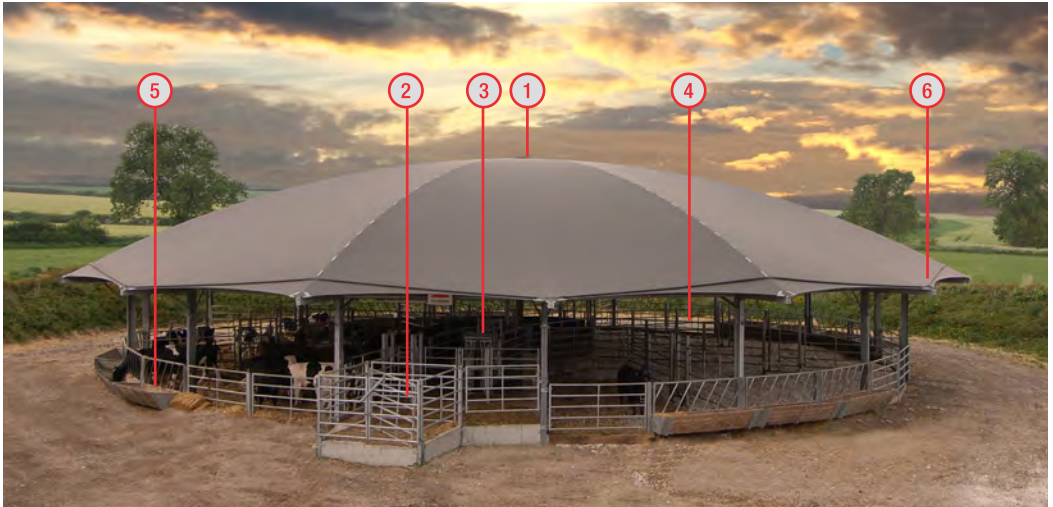
The Roundhouse concept is a simple one. Round buildings date back to the Bronze Age and make full use of natural forces. Roundhouse Building Solutions have developed the design using modern technology and materials to create a unique building which not only optimises animal welfare but significantly reduces operational and building costs.

TECHNICAL SPECIFICATIONS

Roundhouse	Diameter (leg to leg)	Eaves height	Overall height	Circumference	Floor area	Roof Area	Ventilation hole size	Legs	Roof Structure	Galvanised Structure
RH22	22.85 (75')	3.6m (11.9')	7.3m (23'11")	72m (236')	410m ² (4413sqft)	535m ² (5260sqft)	5.3m ² (57sqft)	12	900g PVC Coated Polyester	9.1 tonnes
RH30	30.25m (99'2")	4.1m (13'5")	8.7m (28')	95m (312')	718m ² (7728sqft)	900m ² (9688sqft)	9m ² (97sqft)	16	900g PVC Coated Polyester	16 tonnes
RH45	45.4m (148'11")	4.1m (13'5")	9.7m (32')	142m (467')	1616m ² (17394sqft)	1882m ² (20258sqft)	16m ² (172sqft)	24	900g PVC Coated Polyester	24 tonnes

SIX UNBEATABLE BENEFITS

of the revolutionary Roundhouse



1 Large roof vent

The ventilation opening in the centre of a Roundhouse ensures vastly superior airflow to that found in a conventional building, meaning pockets of disease are unable to form.

2 Easy loading

The integral loading dock, which is part of the handling system, allows for quick, stress free loading and unloading of animals to and from the Roundhouse. Because of this, the time spent on this operation and the risk of animals breaking free and injuring themselves is greatly reduced.

3 Safe handling

The “collecting circle” handling area in a Roundhouse with the full handling system option allows a full pen of adult cattle to be held for routine inspection, bedding or mucking out. This means one man operation is not only possible, but also a very viable option.

4 No walls

The infrastructure of a RH30 consists of a central steel kingpin, eight roof trusses and 16 perimeter supports. Overall, the building has an area of 905m² or 9740ft². As well as the benefits of ventilation, having no walls means all of the animals can see each other, which reduces stress levels.

5 Feed face

The feed face of the Roundhouse is on the circumference, meaning you don't need to enter the livestock area to feed the herd. This allows for quick and simple one man feeding from the perimeter of the building.

6 Drainage

The roof features built-in guttering that channels the water inside the legs, thus eliminating any guttering or downpipe damage. Many owners have taken the option to include rainwater harvesting systems to this feature.

LIVESTOCK BUILDINGS

Designed and built around your needs



None of our livestock units are off the shelf and all have been designed to the customers' specific requirement.

At S&A you are dealing with agriculturally minded individuals who understand animal health and welfare as well as the specific challenges you face in handling and dealing with your stock.

Many of S&A staff, from all divisions, either live on a farm or come from farming families and this gives the unique ability to offer advice, experience, and practical knowledge.

Compound all of this with the fact that S&A have exclusive arrangements with some of the industry's top suppliers and you can guarantee that S&A buildings are among the best there is and the most cost effective.

With every building, round or conventional, service is everything and every farm's requirements are different, S&A like to know your exact needs before starting a project.

S&A will visit your farm and discuss with you what your plans are and make suggestions to make sure you get the best building for your needs.





Areas for consideration when planning a building:

Floors and bedding – is the drainage and bedding adequate to keep floors dry throughout the winter?

Feeding – how do you currently feed your stock and is feed wasted due to poor trough or barrier design?

Grouping – are there sufficient pens to match groups in terms of sex and size?

Lighting – how will you light the building? Natural or artificial light?

Handling facilities – are they safe and adequate for you and your stock?

Ventilation – is there adequate ventilation?

Capacity – is there sufficient capacity to meet your future expectations and not just your current requirement?

For industry standards on space requirements for bedded areas and feeding of your livestock, as well as manure and slurry storage information, we highly recommend the RIDBA Farm Buildings Handbook 2015, published and printed by Polstead Press or visit the RIDBA website at www.ridba.org.uk

CROP STORAGE BUILDINGS

When size really matters...



The handling and storage of your crops is vital, whether its cereals, potatoes, straw or silage. You have a limited window to get the crop off the field and we understand that time is money. If your building is not ready on time, badly designed, not strong enough or not big enough, the financial consequences can be huge. Finding there is a problem when you are at your busiest is something no one wants.

At S&A, many of our staff come from farming families. This means we understand the direct pressures you are under as well as the legislative pressures upon you to meet the specific criteria laid down by government, and all this in a cost effective manner.

We have almost 40 years experience manufacturing crop storage buildings and will go through the entire design and build process with you to give you peace of mind.

Topics we will look at are:

Rodents – how will the building be kept free from rodents?

Ventilation – is there adequate ventilation within the building?

Lighting – how will you light the building? Natural or artificial light?

Handling facilities – how will you empty the building and are there any processes involved in storing the crop?

Capacity – is there sufficient capacity to meet your future expectations and not just your current requirement.



Types of building for crop storage:

Type of building	Type of crop
STORAGE & CONDITIONING:	
Ventilated bulk stores	Potatoes, Onions, Carrots, Red Beet Farm
Ventilated pallet stores	General crops e.g. potatoes, vegetables
Cool Stores	Horticultural crops e.g. vegs, soft fruit, flowers
Controlled atmosphere	Apples, pears etc.
Grain stores	Cereals, pulses and seed
PROCESSING BUILDINGS:	
Packing sheds	Vegetables, fruit and flowers
Chitting houses	Seed Potatoes

Storage weights and measures:

Commodity	Kg per m ³	m ³ per tonne
Wheat	785	1.3
Barley	705	1.4
Oats	513	1.9
Rye	705	1.4
Maize	753	1.3
Peas	785	1.3
Beans	833	1.2
Linseed	705	1.4

* Information obtained from the RIDBA Farm Buildings Handbook 2015



GENERAL PURPOSE BUILDINGS

For your developing business needs

As odd as it sounds a general purpose building is probably one of the most common farm buildings we are asked to design and manufacture and, as the name dictates, the uses are vast.

We are normally asked to make a building that can be used as a grain store overflow in the summer and as a livestock overflow building in the winter, but can also store machinery and straw if necessary as well as being used as a workshop.

These buildings are sometimes a lean-to but can also be stand alone buildings depending on space and the main use. The designs and sizes are varied but we pride ourselves on being able to undertake these tasks and deliver, as always, a cost effective solution.

When designing a general purpose building, we always work with you to make sure it is designed for every opportunity.

Quite literally the variables can be huge but ultimately, what are your long term plans? What is the best building to meet the long term plans you have for the farm? We don't want to sell you a building that will fall redundant in five or ten years time because the farm has moved on - we want to provide you with a long term solution that will be a part of your business for the future.

Some questions you may like to ask yourself are:

Design: Will you use it for grain or bulk feed storage? If so you'll need grain walls in it and the building designed for the appropriate loads.

Feeding & Ventilation: Will livestock go in it? If so you don't want it clad to the floor, do you want a protected or open ridge?

Size & Access: Could it be used for machinery storage? If so what machines and how tall and wide are they?





COMMERCIAL BUILDINGS

Designed to meet all of your requirements

At S&A we work with a lot of main contractors as well as end users in the industrial sector, supplying a varying level of service from structural steelwork, to cladding, to full projects.

The general building principal is the same as when working on an agricultural building, however, the finishes are often a lot different. We have been given some very unusual and challenging designs to work with, not least with our recent work for the Eleven Arches, Kynren site in Durham (above).

Our experience in this sector spans small to multi-million pound projects but our approach is always the same; to get you the best building at the most competitive price.

Whether you are looking to erect a Farm Shop or a Factory, a Car Showroom or an Indoor Play Area, you can rest assured that our team will be able to advise and guide you throughout the whole process from start to finish.





FITTINGS & EQUIPMENT

Getting what you want, how you want it

The building is normally only half of the project and fitting out is equally important. Our process, together with you, is to specify the internal layout and then design the building to cover it.

S&A will help you with the internal layout, whether it's a livestock handling facility, milk parlour or grain dryer. We have key suppliers who can work with you, so that the building achieves your goals.

Points to consider include:

Can the **walls** of the building help with the process of the internals?

Where will the **utilities** be required within the building?

What **flooring** is currently, or going to be, used in the building?

Have you considered **rainwater harvesting** as a cost effective source of water?





COMPLIANCE

When buying any building there are a couple of legal issues that you must be aware of, in having a basic knowledge you will be better prepared to discuss your project.

CE Marking

CE marking to BS EN 1090 is now a legal requirement. Since July 2014, structural steelwork and aluminium fall under the Construction Products Regulation (CPR), which means aluminium or structural steel CE marking must be secured to show compliance with EN 1090-1 (the harmonised European standard that applies to structural metalwork).

This covers any structural component that has been designed and fabricated to meet the BS EN 1991 series of standards (Eurocode 3 and 9) for steel and aluminium structures in buildings.

S&A Fabrications are CE compliant and when we deliver the building to site you will be issued with a "Declaration of Performance" certificate for your files.

It falls to Trading Standards to police CE marking so if you have any concerns do please ask us or alternatively direct your questions to RIDBA or Trading Standards.

The Construction (Design and Management) Regulations 2015 (CDM)

These regulations came into force in 1994 with the latest revision introduced in April 2015. Virtually everyone involved in a construction project has legal duties under CDM 2015.

The Client is anyone who has construction work carried out for them. The main duty for clients is to make sure their project is suitably managed, ensuring the health and safety of all who might be affected by the work, including members of the public.

S&A will offer you guidance and assistance to help you through this process wherever necessary. All you need to do is ask.



WHAT YOU CAN EXPECT

Our commitment to you and your project

Understanding what we will do and when and what is required of you is key to any farm project.

We have produced a booklet which we will send to you when you accept our quotation. The booklet takes you through the entire process from planning permission through to a completed building.

Spending some time to read this and go through it with us and/or any other contractors you have could save you time, money and stress. We cover:

- The planning process
- Whilst planning is being sought
- Once planning is approved
- Site preparation and building manufacture
- Pre start review and detailing
- Pre start site visit
- Foundations
- Building delivery

We also give a more detailed review of CDM 2015.

The biggest area of conflict on a project is when there is confusion over who is responsible for different tasks. Nine times out of ten it is the site preparation, that causes delays which is normally the clients responsibility.

S&A Fabrications Ltd will:

- Assist with planning permission
- Purchase the raw materials to manufacture your building.
- Order your project specific items, if required.
- Manufacture your building.
- If ordered, we will organise your foundations. We may choose to use one of our approved sub-contractors.

You, the Client, will:

- Need to prepare the site, as agreed.
- Once prepared you need to contact your Project Co-ordinator to notify the site is ready for foundations to be installed.
- Need to confirm any specification queries that remain at this stage or the completion date of your project may be delayed.

Where you can help the process, is by giving us the full project specification. We can't start manufacture and hit your timeline if you haven't decided, for example, how many and where doors will be fitted. When we hand over the "sale" to the factory we must give them all the information or they are unable to start production.

At S&A we take great pride in our service to you, our client. We want you to come back to us again and again for your farm building needs. We now have a third generation of farmers buying from us because of our service as well as the high quality of our buildings, the same reasons the previous generation bought from us.



Our What You Can Expect From Us booklet is exactly that, "what you can expect from us" but you are a part of the process and we need you to work with us so we can meet your expectations.



SMALL WORKS

Supply, fit, fix and maintain



S&A Fabrications Limited, based out of Barnard Castle consists of a Steel Fabrication / Erection & Cladding company. We also have a sister company S&A Builders Merchants. As a part of our ongoing development and due to increased demand from our customers, we have opened a repair and maintenance division that will also undertake small building works, as well as fitting out.

As the law regarding health and safety has tightened up, following so many injuries involving falls from height from relatively simple jobs, such as cleaning gutters and replacing broken or cracked roof lights and sheets, it has meant that farmers can no longer simply do this work using ladders or the telehandler bucket.

S&A Maintenance are here to help, we have both the training, certification and equipment to be able to offer a repair, quickly and effectively.

Supply

As one of the regions biggest independent builders merchants, S&A have access to all of the materials required to undertake the work on your site, whether its new roof sheets, barge boards, guttering or simply sand and cement, we have it all in stock within our sister company, S&A Builders Merchants Ltd.

We also stock a range of animal handling products such as gates, water troughs and fittings and have access to a range of bespoke animal handling facilities.

We stock nearly half a million pounds worth of timber for every eventuality and, using steel through the fabrications division, can cut and fabricate whatever you might need.





Fit and fix

Our small works team have the equipment, skills and experience to fit any of the materials we supply, so if you need roof sheets replacing, or your handling system installing we can do this.

Replacing broken roof sheets and repairing damaged gutters requires specialist equipment to make sure that legislation is complied with.

The law now states that it is the property owners responsibility to ensure that the people undertaking the work are properly trained and have the appropriate equipment to undertake the work.

Maintain

The old phrase of “shutting the door once the horse has bolted” couldn’t be more truthful when it comes to maintenance of buildings. So often cleaning out gutters or replacing roof lights can stop a problem from occurring and therefore the costs associated with repair.

S&A can visit your premises annually and inspect your buildings either giving you a report recommending work to be carried out or inspect and repair whilst men and equipment are on site.

How this work is done is open to discussion, however, we normally make an annual charge



for the visit and inspection and then charge on a materials and time basis for any work carried out. In doing this you have peace of mind that your livestock or crop won't be getting wet due to a broken roof sheet, that a leaking downpipe won't be putting excessive dirty water into a watercourse or on your yard.

GENERAL FABRICATION

No job too big, or small



S&A is a steel fabrication business at its core and although we are known for manufacturing steel framed buildings, however, our multi and highly skilled workforce can turn its hand to anything bespoke.

We manufacture mezzanine floors, gantries and steps in and around buildings. We have even made bridges! We regularly get asked to supply posts and panels to create storage bunkers for feed, or wood chip.

As a fabrication business we cut and weld steel so no matter what you need doing, please ask, we don't mind whether it's a lintel for your house or a big project, we can do it. We have a large stock of steel on site that can be cut and welded to suit your needs we also have a shot blaster and paint shop or we can get steel galvanised – whatever you need.

If we don't stock what you need we can normally get it delivered within 24-48 hours

Using our stores we can also supply the correct bolts and fixings for your project and possibly use our small works teams to fit or even undertake any site welding you may require.



NEW BUILDING COMPARISON CHART:

Building:

	S&A	Other _____	Other _____
Width (feet)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Length (feet)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Eaves height (feet)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bay Width (feet)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Steel Clad	Yes / No	Yes / No	Yes / No
Yorkshire Boarding	Yes / No	Yes / No	Yes / No
Cladding height from floor	<input type="text"/>	<input type="text"/>	<input type="text"/>
Conc Panels	Side 1	<input type="text"/>	<input type="text"/>
	Side 2	<input type="text"/>	<input type="text"/>
	Gable 1	<input type="text"/>	<input type="text"/>
	Gable 2	<input type="text"/>	<input type="text"/>
Doors (quantity)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Frame (painted or galvanised)	<input type="text"/>	<input type="text"/>	<input type="text"/>

Roof:

Fibre Cement or Steel	<input type="text"/>	<input type="text"/>	<input type="text"/>
Number of Roof Lights	<input type="text"/>	<input type="text"/>	<input type="text"/>
Guttering (size)	<input type="text"/>	<input type="text"/>	<input type="text"/>

Cost:

Foundations	<input type="text"/>	<input type="text"/>	<input type="text"/>
Kit	<input type="text"/>	<input type="text"/>	<input type="text"/>
Erection	<input type="text"/>	<input type="text"/>	<input type="text"/>

Internals:

Ground Works	Yes / No	Yes / No	Yes / No
Concrete Floor	Yes / No	Yes / No	Yes / No
Internal Fittings	Yes / No	Yes / No	Yes / No



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designed and manufactured
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