

STRATHMORE BOTHY WAGONS



The Bothy – an ancient wee house built from granite field stone with a sod, slate or thatched roof in the more remote parts of Scottish Lowlands and Highlands. During the sad period known as the Highland Clearances in the eighteenth and nineteenth centuries , local populations faced their forced removal from large estates.

The early **Bothy wagon**, a wheeled hut, with an alcove sitting area, boxed sleeping nooks with storage recesses all rolled into one.

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The designs varied, usually ten to twelve feet long, occasionally with a box bed protruding outwards from the rear wall, some, used by the Highland Summer Walkers, just a covered farm cart with fitted canvas bow tent, but nevertheless, practical, and durable. Strong axles with cast iron wheels to withstand the constant movement throughout the farm or when moving on to the next laird's farm on his expansive Estate. Despite it all, being house proud, the wee wify kept it and the bairns scrubbed clean.

Wherever the family stopped for the night transiting or on arrival at the new farm, the fire was the first job at hand to boil water for tea and the kiddies' oatmeal or saps of milk, porter or ale. The next was setting up of the lean-to or bow tentage to protect the hearth for the evening meals.

Things have progressed since back then, a clear revival of an old idea, STRATHMORE BOTHY WAGONS can create what can be your luxury living spaces that could include bedrooms, bathroom, kitchen, offices, studio, playroom and even saunas – your options are literally endless, you dream it and within certain parameters we'll craft your basic bespoke Bothy wagon shell to your specifications.

SBW freely gives advice, and the buyer arranges the interior trim and outfitting of their Bothy Wagon shell.

The first question invariably asked by buyers is; how do we go ahead with our project?

The role of SBW in the creation of your Bothy Wagon is firstly to enter into a mutually acceptable contract setting out the terms of the build, time period of supply, Trial Bill of Materials (BOM) and the payment terms that include a deposit and agreement for the final payment following the buyers inspection and acceptance. Competitive Financing is available subject to approval.

SBW will proceed to help you design and integrate your dreams and specifications by way of developing bespoke 3D drawings in our Auto Cad program. Once the buyer is satisfied with his design, we commence to purchase and manufacture materials, and are thus positioned to assemble the skin and bones of your Bothy Wagon's pre-trimming shell.

Buyers personally trimming and outfitting their Bothy Wagon can be sure of a most rewarding project not as difficult as you might think. Especially so when SBW will provide the structural Plans and a comprehensive Step by Step Guide, with market place photographic ideas to consider and written instructions to lead you through your trimming and outfitting. Some components have also, until now, been difficult to source – such as high quality, traditional cast iron wheels, period hinges and hardware, and now, even traditionally designed and manufactured French and stable doors and window frames in various materials are now available. All these items and many more, can be obtained from SBW – the one stop shop for self-builders!

Our Buyers will have observed that SBW has a most competitive pricing range of wooden products. This is entirely due to our operation of a lumber mill and drying kiln here in New Scotland, Ontario. We also manage the hardwood forest with selected timber cut to lumber used for our structural frames. These products are sustainably selected, regulated, milled, and kiln dried. Our milling includes hardwoods such as, Ash, Cherry, Oak and various Maple varieties.

The turntable chassis of our Bothy Wagon is constructed in either wood or steel and is equipped using sets of 20", 24", 32" or 40" metal wheels or in the alternative, steel chassis frames with road worthy wheels of steel rims and air filled trailer tires.

The roof installed by SBW may be of an integrated insulated under corrugated roofing or, a copper pinched covering attached to an internal weather proofed curved plywood rib structure of water resistant laminated Baltic plywood. The visible underside ceiling ribs are clad between formed cavities with insulation and tongue and groove MDF shiplap.

The wagon's exterior sides are clad by SBW from products such as corrugated steel sheets, board and batten, fibreglass sheets or any other selected suitable product. Exterior colours are to buyers order.

The interior body cladding is selected, bought, fitted and installed by the buyer or his sub-contractors.

The following slides and photographs are from a large collection of hundreds of ideas and trimming concepts created by exceptional craftsmen in Scotland, Wales, Ireland, England, Australia and New Zealand.

What we do at SBW is give our buyer an exemplary contemporary mobile space for their needs similar to the unit depicted on the left. **What SBW does not do is paint**, artistically trim out or fit and finish our Bothy Wagon shell interiors as beautifully depicted on the right. **SBW are able to present** a listing of qualified painters, trimmers, electricians and upholsterers in our area to undertake whatever trade skills are required. **Our buyers are expected to undertake the interior work, or embark on contractor selection for various trades including, the painting and trimming of their Bothy Wagon.**











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BOTHY WAGON - BODY SHELL SUPPLIED AS FOLLOWS:

CHASSIS – WOOD OR STEEL – PRIMER AND UNDERCOATED - WITH TWO AXLES - SPECIFIED WHEELS - SPECIFIED HITCH

**EXTERIOR - WALL CLADDING – WOOD - CORRUGATION - COMPOSITE, SELECTION OF PAINTS, DOORS AND DOUBLE GLAZE WINDOWS
EXTERIOR ROOF FRAMES AND UPPER CLADDING**

INTERIOR – WALL INSULATION – PANELLING – BASEBOARDS - CEILING PANELLING - FLOOR INSULATION - FLOOR LAMINATE - PARTITIONS

ELECTRICAL PANEL - WITH SPECIFIED WIRING THROUGHOUT THE WAGON- INSTALLED BY LICENSED ELECTRICIAN

NOT INCLUDED:

INTERNAL DECORATION – PAINTING – PLUMBING - FURNITURE - CABINETS - FIXTURES – KITCHENS- BATHROOMS - HEATING - ELECTRICAL FIXTURES.

Are Bothy Wagons warm enough for Canadian winters?

Bothy Wagons can be used all year round having been built using timber frame house techniques. The outer wall frames are completely sheathed in structural OSB, wrapped in a breather membrane and insulated in wall cavities with a fire retardant two inch foil faced Polysocyanurate panels all lined with a vapour barrier which contributes all in all to giving an exemplary contemporary space for your needs. SBW provides under flooring of sealed galvanised metal, the floor cavity is insulated with fire retardant microscopic ceramic bubbles, overlaid with a high quality laminate floor as pre-selected by the buyer. From the outset the foregoing gives a comfortable, warm, and dry environment still suitable for installing in-floor heating or other heat sources including log fireplaces.

Unlike commercially processed framing wood, SBW only uses our milled lumber frames of a full 2" x 4" measurement. Vertical corners, horizontal headers and surrounding doors and windows, only full measurement lumber of 4" x 4" is used .

For the type of internal wall lining selected by the buyer, SBW suggests, to achieve the look of traditional match-boarding without knots or shrinkage is Poplar wood, a very stable V grooved sheet material readily available in Canada. Poplar takes paint extremely well.

Like with many hand-built products there are lots of magical components that can go into the buyer's Bothy Wagon that will make the buyer's project a cut above the rest.

Do Bothy Wagons need municipal building permission?

The Bothy wagon is a structure on wheels and being portable the answer is often no. But any change of use of the land that the Bothy Wagon stands upon may need planning permission. Planning permission guidelines can likely be found online. Local plan policy is a good starting point if you do need planning permission. In the curtilage of the house, and if the enjoyment of the hut is incidental to the enjoyment of the main dwelling, then it is unlikely you need planning permission. If a Bothy wagon is near the house, and you go out to the hut to paint, play the guitar, have friends to stay, then that is all incidental to the enjoyment of the main dwelling. The test of 'has a material change of use occurred' is a good question to ask. If a hut is placed on zoned agricultural field, and it becomes a rented accommodation such as an Air BnB, then planning permission may officially be needed.

The simple answer is though, the Bothy Wagon itself doesn't need planning permission, it's what the buyer is doing with it that may need permission, so the buyer must check their municipal and Provincial codes in their home area before considering a Bothy Wagon.



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BOTHY WAGON – STANDARD BODY SHELL DIMENSIONS

BOTHY WAGON LENGTHS: 14' – 16' – 18'

EXTERNAL WIDTH: 7' 8"

ROOF WIDTH: 9' 4"

MAXIMUM INTERIOR WIDTH: 6' 9"

FLOOR TO CURVED ARCH CROWN: 8' 3"

WALL AT CORNICE TO CROWN: 18.5"

INTERIOR WALL HEIGHT TO CORNICE 6' 9"

DOOR OPENING HEIGHT: 6' 4"

LATERAL ALLOWANCE FOR BED AND MATTRESS 6' 4"

GUARANTEE – TERMS AND CONDITIONS

STRATHMORE BOTHY WAGONS hereinafter known as SBW, subject to the conditions noted below, guarantees its non roadworthy wooden trailer or its roadworthy steel trailer against non-collision structural failure, for a period of two years from the date of purchase.

Guarantee against water leaks:

All Bothy Wagon body shells made and sold by SBW are also covered by water ingress damage in the roof and walls for three years from the date of first delivery to the buyer . This is subject to the conditions noted below that applies to damage caused by the ingress of water through any permanently sealed joints.

To comply with the terms above for coverage, the following conditions must be met:

Buyer must retain the original sales invoice for their Bothy Wagon body shell and shall expeditiously inform SBW of any claims under this guarantee.

Buyer agrees to annually inspect external paintwork, roof, fixings, window sealants and renew as necessary. For reference, buyers will receive the specifications of paints and sealants and products manufactured by other entities used on their Bothy Wagon at time of delivery along with their warranty certificate.

No liability shall be recognized for damage caused by fair wear and tear, wilful damage, negligence, or abnormal operating conditions.

No alterations may be made to the structural integrity of the chassis or the external body shell, nor for any interior structural body modifications without seeking approval and acknowledgement in writing, from SBW.

Products not manufactured by SBW are the responsibility of its manufacturer, and SBW will act on behalf of the buyer and apply for warranty claims through the respective manufacturer.

If Buyers experience any deficiency or other difficulties or problems with their Bothy Wagon, they should contact SBW directly and we will ensure that any deficiencies or warranty issues are remedied without delay.

Exclusions:

Warranty cover is not given or assumed unless prearranged by contract when SBW's Bothy Wagon shells have been used under any of the following circumstances:

Rental units

Used as a permanent residence.

Used for business purposes.

Towed on public roads or highways.

Warranty coverage does not apply to Bothy Wagons when resulting from internal freezing liquids, collisions, or accidental damage,

Warranty does not automatically transfer with a change of ownership unless agreed to by SBW.

NEW CENTURY CABINS



The cabin on the left the **BRAEMAR** - a decidedly upmarket cabin with SIPS insulation inside and Eastern White Cedar cladding outside. It is well suited for bespoke interiors and gives of the familiar cedar smell while repelling crawling creatures and insects. Ideal as a home extension.

The cabin on the right the **ABERFELDY** - a more rugged model clad in Eastern White Pine. It is well matched for cottage life in Canada as well as the Scottish Glens of Perthshire and Angus. The roof covering is made of German made fabrics, providing a watertight top layer and damp proof membrane and is also fire retardant and expected to last 10 to 20 years



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