

PEARMAIN COTTAGE

by

*border oak*







*pearmain cottage*

## OUR CONCEPT

The pearmain Cottage was inspired by the principles of the Arts and Crafts movement – vernacular craftsmanship, natural materials and a quiet aesthetic charm.

Our aim was to forge a new range of homes that embraced modern technologies and products within an attractive, adaptable and sustainable design.

Combining the strength, character and durability of a green oak frame with the performance, efficiency and flexibility of SIPs (Structural Insulated Panels) has enabled us to create a beautiful and unique product.

Blending our heritage skills with the best of modern construction systems has proven to be a happy marriage of performance, sustainability and beauty unique to Border Oak.







## BORDER OAK

We are a family run business and we are passionate about designing and building beautiful and sustainable oak framed homes.

All of our designs are bespoke – drawn specifically for your site and your requirements. Our full and measured understanding of our product and the wider project ensures our designs best utilise the properties of the materials involved and that the design is tailored to your aspirations and endeavours.

Uniquely, we offer a full design and build service – including project management. Alternatively, we can fabricate and erect the oak frame and SIPs for you to complete.

Either way, you benefit from Border Oaks unrivalled breadth of experience, and renowned quality of design and workmanship.

We ensure that all of our homes meet and exceed all industry requirements; designing and building some of the most sustainable, innovative and beautiful homes available.



## ADAPTABLE & BESPOKE

Pearmain Cottage is an inherently adaptable range – easily varied to complement the distinctive architectural character of your local area.

Typically, it is faced in a pale saffron coloured render with curved edges and a banded detail. A deep brick plinth grounds the cottage to the landscape, which is further echoed by the traditional inglenook that rises on the gable end.

We recommend a small ‘annex’ barn to sit on one side, usually containing a functional utility room and bathroom above. We would suggest this has a slightly dropped ridge to create a gentle organic profile that helps to disguise the size and ‘newness’ of the building.

However, the design can be sized to suit your needs and plot dimensions. The aesthetic can be inspired by any era or region.

The external materials can be varied to include brick, stone, weatherboard or tile hanging – or a combined palette to informally reflect vernacular patterns. Roofs of tile, slate or thatch are all possible; there is no limitation as every Border oak home is bespoke.









## AN ABUNDANCE OF ARTISAN DETAIL

Pearmain Cottage has an abundance of artisan detail, yet its simplicity allows owners to place their style against a framework of subtle craftsmanship – traditional or contemporary. The exposed, yet edited, oak frame reassuringly defines the structure, but does not dictate or overwhelm the interior.



## BEAUTIFUL ON THE OUTSIDE

Externally, the building is sheathed in a breather membrane and clad in either traditional lime render, handmade bricks, stone or weatherboard. The roof is formed from mini trusses for speed and efficiency, to be tiled (reclaimed!) or thatched.

Typically, a weatherboarded barn is built adjacent with a dropped ridge to soften the profile of the roof and as a finishing touch, a beautiful oak porch with diamond mullions, carved beams and tapered posts creates an inspiring entrance.











#### BEAUTIFUL ON THE INSIDE

Internally, the interior is drylined or plastered – ready for decoration. The oak frame is chamfered with sweeping oak braces; equally comfortable with traditional or contemporary treatments.

The ground floor has large double aspect reception rooms based around an inviting hallway. A winding staircase with feature window leads to bedrooms partly in the eaves – deceptively spacious and bright with bathrooms discreetly positioned.





PEARMAN COTTAGE IS NAMED AFTER THE WORCESTER PEARMAIN APPLE ORIGINATING FROM HEREFORDSHIRE AND WORCESTERSHIRE IN 1870'S. IT HAS AN ORIGINAL AND DISTINCT FLAVOUR.





## GRAND DESIGNS

Merry and Ben Albright built the very first Pearmain Cottage in 2001, after experiencing planning issues with their plot in Herefordshire.

John Greene, Merry's father and founder of Border Oak, designed the original Pearmain Cottage to satisfy the planner's demands to hide the oak frame.

The project was watched by millions on Channel 4's Grand Designs, later being voted as one of the Top 5 Grand Designs houses, despite it being decidedly not grand!

Since Grand Designs, Border Oak has built endless Pearmain Cottage variations across the UK and abroad.

Its timeless visual appeal is echoed by exceptional sustainability credentials and thermal performance ahead of its time - illustrating Border Oak's innovative and pioneering approach to 21st century self build. Inherently flexible and endlessly adaptable - the Pearmain concept is also affordable and future proof.







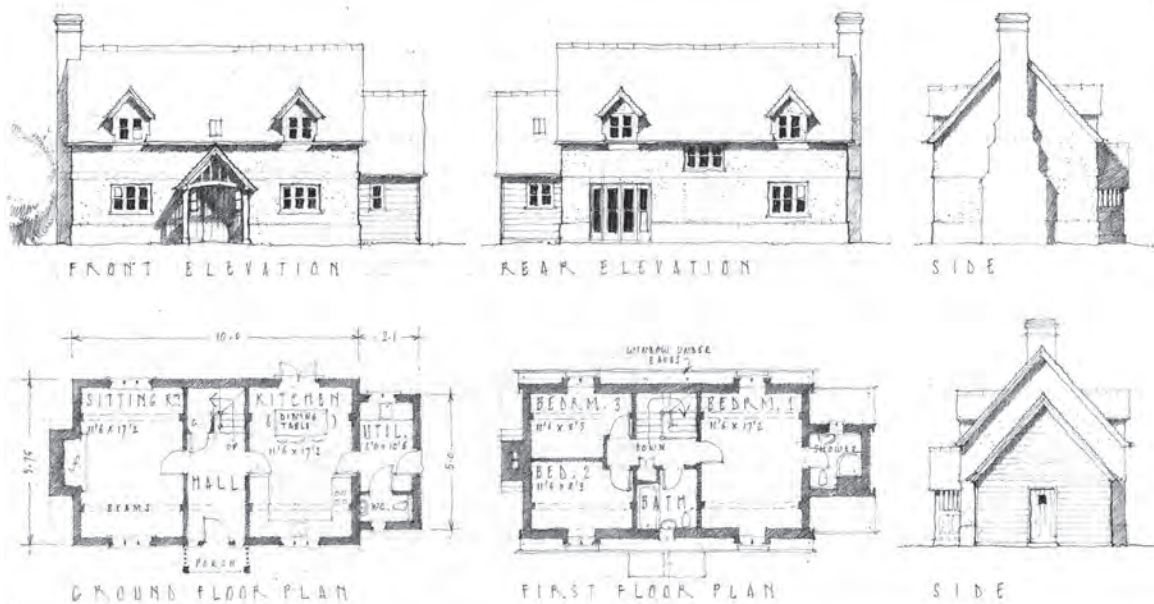




BORDER OAK PRIDES ITSELF ON ITS ATTENTION TO DETAIL, SUSTAINABILITY, MATERIAL CHOICE AND CRAFTSMANSHIP

## KNOWLEDGE & EXPERIENCE

Border Oak would be delighted to help you navigate the unfamiliar maze of building your dream home. It is what we do, and what we love. You can harness our experience and knowledge - all located under one roof in a team that is dedicated to creating the best oak framed homes available. We are here to help you and make your journey as smooth as possible - even if it your first project, rest assured we have done it before!



THESE PLANS ILLUSTRATE THE ORIGINAL PEARMAIN COTTAGE - ENDLESS VARIETIES ARE POSSIBLE.

MORE PEARMAIN COTTAGE PLANS ARE AVAILABLE ON OUR WEBSITE.







## BORDER OAK WORKSHOPS

Our traditional carpentry workshops are based in rural Herefordshire. We make all of our frames, without exception, by hand using medieval carpentry skills passed down from generation to generation. Our carpenters are master craftsmen and we all feel that it is very important that these skills and techniques are protected after we revived the lost craft of green oak framing 40 years ago. Handmade oak frames are more beautiful and detailed and our carpenters will only work with the very best Restoration Grade oak, rejecting any timber that doesn't meet our very high requirements.

All Border Oak frames are designed and engineered in house using 'state of the art' computer aided design by our technical design team who have decades of experience and understand how oak frames are made and lived in. Combining artisan skills and craftsmanship with modern technology and sustainability is what Border Oak are best known for.

Our carpenters test assemble each frame in our workshops before the frames are sent to site - only adding their unique inscribed carpenters marks once they are happy with all parts and finishes.







## DESIGN & MATERIALS

All of our homes are bespoke – we have our own architectural team and technical design department so that we can offer a broad service to our clients and share our expertise. As this is all ‘in house’ we can provide a fully integrated design service to ensure each house is the best it can be.

We also have our own beautiful materials collection – from handmade bricks and clay tiles, to blacksmith made door latches, unique render mixes and specially curated joinery colours. We only use the best product for each application – including insulation, tapes and junction details that may never be seen as it is our attention to detail and curated palette which sets us apart.

Our attention to detail is renowned. We scrutinise each and every element to ensure the finished product is considered, attractive and long lasting.













## BEAUTY & PERFORMANCE

### THE BORDER OAK FRAME

The Pearmain frame is based upon a simple aisled bay frame, which naturally creates logical and spacious room divisions. We have edited the frame to the primary structural members – the oak posts, joists and arched braces provide a structural honesty, but do not overwhelm or dictate.

Additional oak framed elements such as garden rooms, vaulted ceilings and secondary ceiling joists or framed room divisions can further enhance the main frame if desirable or required structurally.

The Border Oak porch with diamond mullions, shaped beams and tapered posts is a striking entry.

### STRUCTURAL INSULATED PANELS (SIPS)

Formed by two recycled engineered boards laminated to a dense, super insulated core: SIPs provide exceptional insulation and heat retention properties. SIPs are incredibly strong and offer great design freedom, whilst virtually eliminating cold bridging and providing continuous encapsulation. They can be faced in almost any external facing material – render, brick, stone, weatherboard, shingle, metal.

Border Oak were the first house builder to use SIPs in the UK and since 1999 have built an unrivalled knowledge base regarding how to apply SIPs, and its potential. We are now market leaders and able to exploit all of the advantages of SIPs and how it partners oak framing. Prefabricated to our specifications, SIPs structures are quick, clean and efficient on site, and allows us to have the main structural frame and watertight shell erected within weeks.

Border Oak use the finest restoration grade oak from sustainably accredited sources with long standing replanting and biodiversity management programs. SIPs effectively wrap around the oak frame, encapsulating the frame and sharing structural responsibility where needed. They are later covered with a breathable membrane and airtight taping and prepared for the final facing material – the detailing of this and the various junctions is paramount and something Border Oak have devised and enhanced over 3 decades of specialism.



## CASE STUDY

# ST. MICHAEL'S COTTAGE

St. Michael's Cottage is a beautiful Pearmain variation built in 2015 in North Herefordshire.

The cottage has been enlarged from the original Pearmain design by increasing the bay dimensions and adding an oak framed wing to the rear of the kitchen. However, it retains all the classic characteristics of the original Pearmain – it responds to its location and adds extra floor area without disturbing the proportions or symmetry.

St. Michael's Cottage has used innovative forward thinking construction detailing. It is virtually airtight with minimised thermal bridging, and was also designed to maximise passive design principles and energy performance. It is a super insulated, low input demand home but with no obvious compromise on appearance or compensations.

Externally, St Michael's Cottage showcases the classic Pearmain palette – creamy render, above a brick plinth and a handmade clay tile roof. The rear elevation features exposed oak and weatherboard to echo the side 'annex', which is painted a smokey green.

Internally, the cottage has been conceived around a circular flow – with the generous kitchen space making the most of the sunny private garden and the cosy sitting room focusing upon the traditional inglenook and woodburner. A discreetly located study space runs between the two rooms.

Upstairs there are three bedrooms – the master bedroom has a vaulted ceiling and dressing room. There is a spacious landing area with window seat and integrated storage throughout.

SIZE – 193m<sup>2</sup>, SCHEDULE – 38 weeks,  
MATERIALS – Oak frame and SIPs, render with weatherboarding







ST. MICHAEL'S COTTAGE IS AVAILABLE TO VIEW BY APPOINTMENT, AND WE ALSO HOLD 'OPEN DAYS' AT THE COTTAGE THROUGHOUT THE YEAR. PLEASE CONTACT THE OFFICE TO RECEIVE MORE INFORMATION.



## SUSTAINABILITY

Sustainability is very important to Border Oak and informs all of our decisions.  
We endeavour to take a wide approach to low impact homemaking and are  
constantly striving to improve and innovate





## OAK

Oak is strong and beautiful – a natural, renewable material that has sequestered huge amounts of carbon, which can then be locked into the cottage in perpetuity. Oak trees also provide a wonderful habitat for a complex network of more than 2500 different species.

All of our timber is ethically procured and Border Oak are FSC® & PEFC accredited. We work with suppliers and farms who are masters of their product.

## EXCEPTIONAL INSULATION

Pearmain Cottage is designed to provide unparalleled insulation values and exceptional heat retention properties – virtually eliminating cold bridging and focusing on airtightness by using Border Oak's innovative high performance taping and membrane detailing. We only use the finest products best suited for the purposes of insulation and heat retention. SIPs is particularly good for thermal values.

## NATURAL MATERIALS

We love natural materials such as slate, timber, stone and handmade clay tiles and bricks. Our carefully selected palette is aesthetically strong, but also gradually softens over time so our properties reflect their wider context.

We aim to minimise the use of steel, cement and concrete in our projects – all of which have a detrimental impact upon the environment and have high embodied energy. We work with small scale artisans and producers to produce the very best handmade products.

## INNOVATIVE TECHNOLOGIES

'Add on' technologies such as PV, Air source heat pumps, electric charging and heat extraction are easily accommodated where appropriate or desired. These work best in partnership with our exceptional insulation, underfloor heating and other design details such as passive solar gain.

As a bespoke design company we are able to incorporate your individual sustainability priorities. We have ensured that what we design and construct is inherently sustainable from a 'fabric first' principle and that we exceed expectations.



IF YOU WOULD LIKE MORE INFORMATION ON SUSTAINABILITY PLEASE DO LOOK AT OUR WEBSITE  
OR SEND US AN EMAIL – WE WOULD BE DELIGHTED TO CHAT THROUGH WHAT IS POSSIBLE.







# THE PROCESS

## FIND A BUILDING PLOT

We may be able to help. We own plots in Herefordshire and may know of others further afield. Furthermore, we can assess the viability of any plots you may find. It's always advisable to contact your local estate agents regularly about potential plots and to speak to the planning office before purchasing a site to make sure it can be built on.

More information can be found on our website

## LET US KNOW WHEN YOU ARE READY

We have a beautiful 2000 sq ft show home near our offices – based upon the original Pearmain Cottage – that might be a useful starting point for you to collect ideas and see our workmanship in reality. You can make an appointment to view the cottage and have an initial meeting, or join one of our open days held throughout the year.

## DESIGN

Border Oak have a full architectural design office. Our in house designers can work with you to create the perfect home for your needs, one that meets your budget, complements your plot and works best with your planning context. Everything is bespoke and our designers know our products intimately.

## PLANNING APPLICATION

We can submit the formal planning application for you, or partner with your chosen agent. We are able to prepare a persuasive 'design and access statement' together with photographic and sustainability support. We are happy to work alongside the planning officer and quickly act upon any request for additional information.

## UPON PLANNING APPROVAL

You can now commission Border Oak to undertake as much of your project as you need. You are welcome to visit us to discuss the options and cost breakdown we provide. We are happy to supply and erect just the oak and SIP's package, or to complete the entire build- including project management. All for a fixed price. We will prepare a transparent and informative cost proposal and contract document tailored to your circumstances.

## WORKING DRAWINGS

Upon receipt of your signed contract, our Technical Design Office will begin to prepare the fundamentally important frame and working drawings, alongside the technical construction notes, Building Regulations submission and other statutory assessment documentation. This is where our knowledge and experience are invaluable – we will prepare drawings that enable your home to be built to the highest standards and ensure that every detail is thought through and resolved on paper. You benefit from the expertise of the entire team, who will also liaise with the workshop, the builders and your project manager throughout.

## THE BUILD PROCESS

Each project is undertaken in a professional, friendly efficient manner. You will be invited to come to the office to confirm your final specification, and you will be allocated to one of our experienced project managers. A detailed schedule is prepared for each project showing both the critical path and all other trades in sequence, with ordering points and an expected completion target. Each of our project managers has decades of Border Oak homes under their tool belt- as do our builders. Border Oak can complete an entire project for you – with monthly invoices for the work we have already undertaken.





BORDER OAK BUILD PEARMAIN COTTAGES ALL OVER THE UK. IF YOU HAVE A SITE AND WOULD LIKE US TO VISIT TO DISCUS DESIGNING YOUR HOME OR PLANS THAT YOU WOULD LIKE A QUOTE FOR THEN PLEASE DON'T HESITATE TO GET IN TOUCH, WE WOULD LOVE TO HEAR FROM YOU.





“CRAFTSMANSHIP, SIMPLE  
HONEST MATERIALS,  
MODERN COMFORTS AND  
A CERTAIN MODESTY, ALL  
EXEMPLARY QUALITIES FOR  
A 21ST CENTURY COTTAGE.”

KEVIN MCCLOUD, GRAND DESIGNS







*plarmain cottage*

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