



border oak

2022 Costs

We have updated our itemised costs for a range of example homes - to help plan your project

p08

Planning Case Study

Take a look at a recent planning application designed and submitted by Border Oak for a super sustainable 2 bedroom barn house.

p06

Inspiration

We've pulled together a collection of recent projects from kitchens to outbuildings to show what we've been up to

p10

BORDER OAK WAS ESTABLISHED IN 1980

We've been lovingly handcrafting oak framed buildings ever since. Based in rural Herefordshire, we are a family run business specialising in bespoke self build projects – constructed across the UK and abroad.

All of our buildings are constructed from the finest natural materials, using traditional British skills – we often reinterpret vernacular detail to embrace the best of modern technologies and contemporary design.

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

Kevin McCloud, *Grand Designs - Series 3*
Border Oak Cottage, Herefordshire

Our wealth of experience has enabled us to assemble an unrivalled range of skills including an 'in house' design team, specialist carpenters, traditional construction skills and project managers. We pride ourselves on our flexibility, sustainability and our innovative approach – always preferring to lead the industry whilst endeavouring to avoid gimmicks and passing phases.



Scan to view more



case studies online



The Lake House

This sustainable 'live work' home was designed and built for a young family and is hidden away on an island within a beautiful private nature reserve.

As soon as you turn into the rewilded quarry that is now home to Log House Holidays, you instantly realise you are somewhere remarkable. Weaving through hoggin tracks established within native woodland, with deep grassy verges where wildflowers flex in the breeze, you pass a series of lakes with discreet wooden cabins tucked into openings on the waters edge. It feels as if it has always been this way, but in fact the entire site was created thanks to the sheer graft, innovation and vision of the owners over the past 40 years. The project has since been awarded protected SSSI status in recognition of the exemplary approach to ecology and biodiversity.

In the middle of the site, on its own outshoot island and surrounded by calm water, is the Lake House, built by the young family who own and run the estate.

Designed as a pair of contemporary barns linked by an oak and glass walkway, the house is clad in native 'hit and miss' timber boarding sitting over a Cotswold drystone plinth.

It is passive solar orientated to maximise warmth and light, but also designed to capture the ever changing seasonal views of the nature reserve through large windows and special viewing points such as the upper floor window seat. A mist often collects and rolls across the lakes, seeping through the rushes giving the house a magical context. A couple of oak verandahs and braced overhangs provide sheltered seating overlooking the lake and distant views.

Light, spacious and informal – the house has been built to meet the specific needs of James and Sophie who live here with their daughter. A number of individual touches help give the house its unique personality, from light fittings made by James to the cleverly assembled layers

of natural textures including reclaimed stone walls, weathered oak doors, whitewashed ceilings and repurposed materials often providing a backdrop for artwork.

The house is not only beautiful but holds an underlying practicality throughout. A good sized boot room with inky green cupboards made from rough sawn boards, with an adjoining plant room (holding the technology used to run the under lake heating source and PV array) leads onto a large open plan family space with an incredible larder, full height sitting room and natural light flooding in from all directions.

The larger barn has two bedrooms and bathrooms above while the second, smaller barn has a ground floor bedroom and bathroom, office and another sitting room and bedroom on the first floor. Each barns has its own staircase which means the house feels generous and is also super adaptable.

The external, all natural, materials are already weathering quietly into their island setting merging home and habitat effortlessly.

More photographs, video and floor plans of the Lake House can be found on our website, simply scan the QR code to the left.

www.loghouseholidays.co.uk

"WE LOVE HOW THE WOODWORK IS STILL MADE BY HAND AT BORDER OAK, SO YOU GET CRAFTSMANSHIP AND RUSTIC CHARACTER THROUGHOUT. AS OUR HOME SITS IN THE HEART OF THE NATURE RESERVE, IN THE MIDDLE OF THE LAKES, IT WAS REALLY IMPORTANT THAT WE CHOSE MATERIALS FROM UK BUSINESSES THAT SHARE OUR ENVIRONMENTAL ETHOS."



featured in...

Issue No. 21 of Modern Rustic and will feature in an up and coming edition of Country Living Magazine.

Our framing workshops are based in rural Herefordshire.

Border Oak offer a uniquely wide variety of construction packages - from the supply & erection of just the oak frame and partner panel system, to a full 'turnkey' contract. And every stage inbetween.

We have our own construction teams as well as additional specialist trades and preferred suppliers in order to take your project from concept to completion as smoothly as possible. We also have our own Project Managers and support teams to help us deliver on time and to budget (our contracts are 'Fixed Price').

It takes many experienced people to successfully build each home but using our unrivalled knowledge and 'in house' capacity means we are always working to the highest standards.

Border Oak are also able to provide full architectural design services and a Building Regulation service to include detailed construction drawings. We work closely with Building Control Departments and your chosen warranty provider throughout.

As the industry's most highly regarded green oak frame specialist, with all design and construction services under one roof, Border Oak are able to offer continuous added

value for our clients. You benefit from our experience and knowledge - from the initial design stages and throughout the entire project.

Border Oak was founded upon a passion to revive the lost art of green oak framing.

We are incredibly fortunate to have a wonderful team of carpenters - traditionally trained and true craftsmen.

Every oak frame we produce is made by hand with medieval carpentry techniques and using only the finest Restoration Grade oak.

From years of studying and repairing original frames since the early 1970's we were able to assemble a small team of craftsmen, who have since trained many generations of younger carpenters, always remaining true to the medieval carpentry skills and engineering knowledge that are fundamental to authentic structural framing systems.

We have consciously avoided automated machinery minimal - and specialise in handmade, handcrafted, low embodied energy oak frames that will last for centuries.





Q&A

MERRY ALBRIGHT

CREATIVE DIRECTOR

Q. What is your role entail?

A. I've had various roles over the 20 years I've worked here, but I'm now the Creative Director, which means I'm responsible for the visual and creative strategies and how we communicate our work in visual terms. I work alongside the sales, marketing and design teams primarily but also work closely with the PMs and construction teams on internal projects and undertake some planning applications too. I'm part of the Senior Management Team and really interested in the innovation, research and development projects we undertake - specifically with regard to new housing concepts and sustainable material development.

Q. Do you have a favourite Border Oak house?

A. I don't really have a favourite house - there are so many that I love. And each week there are amazing new designs being created by our architects so picking just one is impossible! I tend to gravitate to classic designs with strong vernacular proportions, good natural materials and with layouts that are informal and a bit quirky but other than that I just love helping clients create their own perfect home.

Q. Your best memory of working at Border Oak so far?

A. So many! Seeing the huge Japanese frames laid out in our yard before being shipped was pretty incredible. Securing planning approval against the odds is pretty thrilling too. But probably my best memories are just working with a really brilliant team at Border Oak and having a laugh every day. Most days anyway.

Q. The project you are most looking forward to in 2022?

A. The Border Oak Farm project is going to be really exciting and I can't wait to start on this. We are hoping to submit our plans for this project shortly, so I can't say too much just yet - but hope people will really enjoy what we are trying to create.

Q. What do you think that makes Border Oak so unique?

A. This is hard for me to quantify as my dad started Border Oak in 1980 and so I am very biased but also passionate about all that we do and who we are. We strive to create an exceptional product and unrivalled customer service and to build really great, sustainable homes. We have a tight attention to detail and are friendly, professional, kind and responsible. We want to make buildings that are beautiful, high performance and stand the test of time and we have a wonderful team of designers, craftsmen and builders which is pretty unique.

Q. Three short and sweet top tips for self and custom builders?

1. Work with people you like and trust, but also have the skill set and experience to get the job done well.
2. Enjoy it - even the stressful parts. The end result is worth it!
3. There is always a solution, but its best to work with people that can avoid the problem in the first place.

LEARN MORE ABOUT US AT [BORDEROAK.COM/TEAM](https://borderoak.com/team)

"STUNNINGLY BEAUTIFUL AND HIGHLY CRAFTED. TO SEE THE LOVE AND PASSION THAT GOES INTO CREATING THIS IS GREAT!"

George Clarke
Restoration Man

Planning Case Study

2 BEDROOM SUSTAINABLE CUSTOM BUILD BARN - THE OLD WORKSHOP, HEREFORDSHIRE



BACKGROUND

This small site is tucked away in a small North Herefordshire village which is also a Conservation Area. There are several medieval listed properties nearby and the site is within the settlement boundary. There is an existing access serving the The Old Workshop which is a converted 1950's prefab bungalow sitting against the far end of the plot.

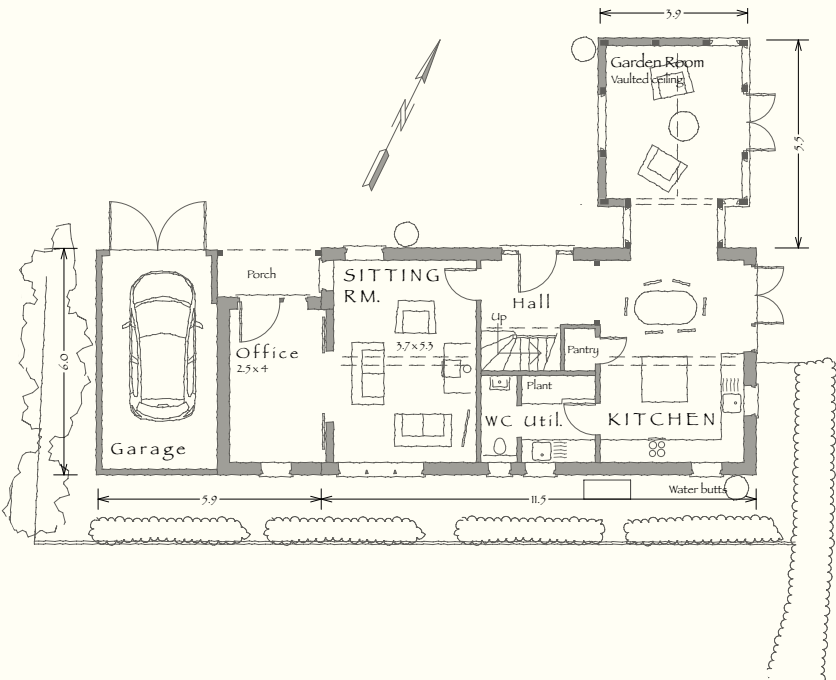
PLANNING CONTEXT

Although the site is within the settlement boundary and therefore according to the Neighbourhood Development Plan and Local Policy Plan it is acceptable for a new dwelling, the village roads are within a flood risk and so additional new dwellings would be unlikely. The site is raised way above the flood risk areas and as the existing bungalow has residential rights the underlying premise is that the residential rights of the bungalow will be swapped to the new dwelling. In essence there is no new dwelling and the application is straddling both the local replacement policy with new home policies.

DESIGN CONSIDERATIONS

- 1 Although the site is hidden from view it was important to design something that suited the overall context. A modest barn style property seemed to both compliment the existing neighbouring properties and yet was 'of its time'.
- 2 The design has 'rooms in the roof' but is predominantly single storey to maintain a low profile and keep a small footprint.
- 3 A very restricted palette of natural materials - just weatherboarding and slate - was chosen for both sustainability and aesthetics, with the introduction of a small brick plinth to add interest but also take the timber away off the ground.

- 4 The project is aiming for an exemplary ecological benchmark across a range of tests. In order to reach this the oak frame is encapsulated in a super insulated, airtight and minimised thermal bridge envelope.
- 5 Passive solar principles have been applied, but the site has constraints which mean we have added a 'garden room' block to capture day light into the main living spaces and used strategically located roof lights.
- 6 The house has South facing PV and an aresource heat pump as well as being carbon negative through the built form. There is also water harvesting.



7 The plot has a mature cider apple tree which is not protected but we wanted to keep for a wide range of reasons, so the design had to work alongside this and the root protection zone. This has meant a compact L shaped design with an integral garage/cycle space worked best and left a generous, private garden space beyond.

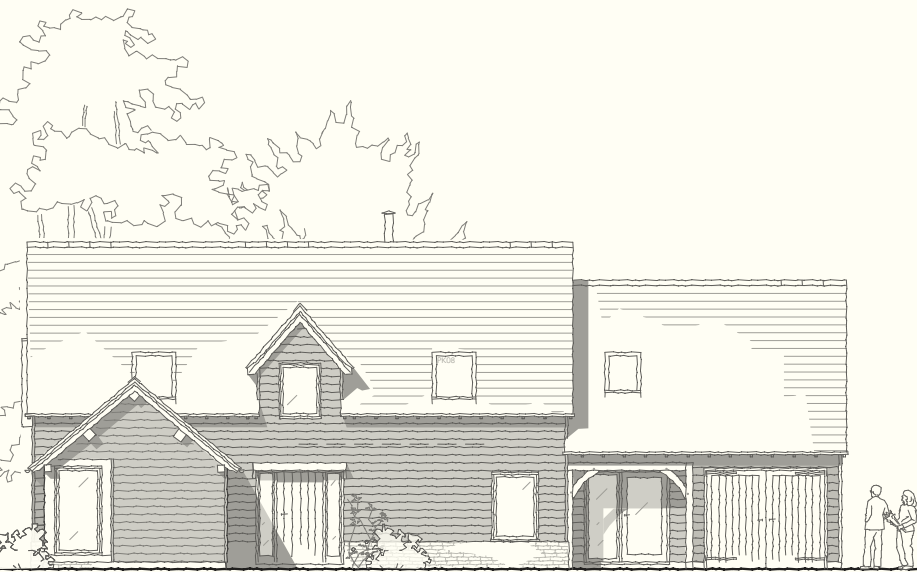
8 Due to the current phosphate moratorium in Herefordshire we are connecting to the existing private treatment plant and matching the occupancy levels of the bungalow.

9 The bungalow will hopefully remain in situ but will be decommissioned as a home and turned into garden storage and studio for home working.

10 The existing garden will remain and be unaffected.

SUSTAINABLE LOCATION

Often one of the determining factors for planning approval nationally is the requirement to be 'sustainably located'. In Herefordshire this means most new homes must be within walking distance of a range of 'day to day' facilities. This particular village has a bus stop, 2 public houses and restaurants, a tea room, church, village hall and community shop all within a few minutes by foot. It is well connected by footpath and two further villages are accessible by bike - offering further facilities such as schools and doctors surgery.



This excellent range of facilities means that the plot is sustainably located and car journeys would be reduced accordingly. An electrical charging point will be provided for longer journeys, and a designated home office space has been allocated within the design.

A detailed Sustainability Statement has been prepared by Border Oak to demonstrate the thought process behind the design and the proposal.

DO YOU HAVE A PLOT?

Please contact us if you would like advice or guidance regarding planning or plots, we would be delighted to help you and ascertain if there are obstacles or criteria that need addressing. Simply email enquiries@borderoak.com or call 01568 708752.



Show Home Open Days

For several dates throughout the year, we open the doors to our beautiful show home in Kingsland and nearby Meadowmead in Herefordshire. It's the perfect opportunity to see two examples of our house design, experience our craft first-hand and meet with members of our team.

The next open day is being held on 15th April 2022. To secure your spot, scan the QR code below and keep an eye for futures dates.



Costings

All Border Oak houses are bespoke – this guide is to provide example costings for a small selection of our portfolio.



White Goose Barn

A 120m² weatherboarded 2 bedroom barn with open plan interior, glazed gable end and oak porch.

Baseworks	£21,485
Oak frame/SIPs/floor joists	£66,882
Roof Carpentry	£12,369
Roof Coverings	£23,709
External Joinery	£33,950
Inglenook Fireplace/Chimney	N/A
External Claddings	£13,064
Internal Plastering/Dry-lining	£15,755
First and second fix carpentry	£38,561
Porch	£5,908
Total	£231,683



St. Michaels

A 193m² generous 3 bedroom cottage finished in render over a brick plinth with hand made clay tiles.

Baseworks	£24,607
Oak frame/SIPs/floor joists	£102,971
Roof Carpentry	£19,655
Roof Coverings	£33,361
External Joinery	£40,687
Inglenook Fireplace/Chimney	£13,286
External Claddings (Render)	£32,523
Internal Plastering/Dry-lining	£18,008
First and second fix carpentry	£41,695
Porch	£5,173
Total	£331,966



Graven Hill Barn

A 188m² two storey, 4 bedroom weatherboarded house with vaulted family room on the rear.

Baseworks	£30,601
Oak frame/SIPs/floor joists	£119,610
Roof Carpentry	£16,934
Roof Coverings	£33,010
External Joinery	£41,603
Inglenook Fireplace/Chimney	£5,000
External Claddings (Render)	£23,651
Internal Plastering/Dry-lining	£19,936
First and second fix carpentry	£52,632
Porch	£5,173
Total	£348,150

Costs from March 2022. This guide does not include kitchens, bathrooms, flooring, decoration, electrics, plumbings or site costs which are all client specific. Border Oak can provide costs for these items once your specification is known and you have a plot. Border Oak offer fixed price contracts, including project management, and very flexible packages from 'frame only' to 'completed build'.

THREE OF A KIND

BARN HOUSES

All Border Oak designs are bespoke – created by our architects to suit your site, your needs and your budget. Here are a small selection of barn style homes designed and built by us. More information on these barns and other designs from our portfolio can be found on our website.



Small but beautiful and perfectly formed, a two bedroom barn with wonderful open plan interior.



Cheshire Farmhouse

A 271m² spacious 4 bedroom home with internal oak frame, with brick external finish.

Baseworks	£33,820
Oak frame/SIPs/floor joists	£151,010
Roof Carpentry	£22,519
Roof Coverings	£42,750
External Joinery	£70,252
Inglenook Fireplace/Chimney	£19,841
External Claddings (Render)	£48,184
Internal Plastering/Dry-lining	£26,446
First and second fix carpentry	£59,938
Porch	£5,173
Total	£479,933



Forest View

A 320m² 4 bedroom farmhouse with a mix of external materials and organic layout.

Baseworks	£45,301
Oak frame/SIPs/floor joists	£195,859
Roof Carpentry	£38,546
Roof Coverings	£79,684
External Joinery	£63,394
Inglenook Fireplace/Chimney	£24,717
External Claddings (Render)	£44,901
Internal Plastering/Dry-lining	£33,364
First and second fix carpentry	£88,942
Porch	£N/A
Total	£614,708



Leason Grange

A 467m² generous 5 bedroom home finished in local stone.

Baseworks	£69,887
Oak frame/SIPs/floor joists	£317,533
Roof Carpentry	£59,389
Roof Coverings	£127,682
External Joinery	£112,957
Inglenook Fireplace/Chimney	£59,928
External Claddings (Render)	£163,738
Internal Plastering/Dry-lining	£53,834
First and second fix carpentry	£113,352
Porch	£N/A
Total	£1,078,300



Built in the garden of their previous home, this Cambridgeshire barn strikes the perfect balance between vernacular and contemporary.



Award winning super sustainable design combining a family home with a working wing - combining oak vertical boarding with glass.

On Point

The Design Team at Border Oak have identified ideas that seem to be working their way on to many 'wish lists' - from a mixture of materials externally to creating light and bright interior spaces.



1



2



3



4



5



6



7



8



9

1. Perfectly formed - timber weatherboarding gives this small barn home a rustic charm which works wonderfully with the glazed gable oak frame
2. Rural Views - A classic Border Oak farmhouse sits on the edge of the village using a mix of natural finishes to reflect the landscape
3. Graven Hill - Built using a 'plot passport' this bespoke family home has used a simple palette of green oak, painted boarding and handmade clay tiles
4. Family First - part of a multi generation scheme of three properties set in a coastal location with a range of renewable technologies for heat and power
5. Light & Bright - this vaulted family room is the main feature of this family home, with biofolds opening on to a covered eating area and sunny patio
6. Cottage Charm - a classic Border Oak Pearmain cottage variation built in a rural village and Conservation Area, with a contemporary interior
7. Homemaker - A simple handcrafted kitchen works well with our simple oak frame in this light and spacious space
8. Wooded Wonder - this property was built in the garden of the previous family home and shows how downsizing to the right home needn't be a compromise
9. Garden Glory - we have a lovely range of handmade gazebos that add architectural interest to any space but also offer a sheltered spot to enjoy the view



Border Oak have their own architectural and interior design team. All of our houses are bespoke so you can incorporate whatever you would like - there are no limitations.



Sustainability

Homes that won't cost the earth.

Sustainability is fundamental to everything we do.

Border Oak have been at the forefront of sustainable design and construction for more than four decades, and continue to innovate and pioneer sustainability advances within the self-build sector.

- Superlative insulation standards
- Natural, low impact materials
- Green oak - natural, carbon store, low embodied energy, non-toxic, renewable, long lasting
- Fabric first approach - sustainable by design from the very beginning
- Passive solar design - maximising the benefits of natural light
- Virtually airtight - applying innovative materials and methods
- Air source heat pumps, ground source heat pumps, biomass boilers - which ever system suits your plot and aspirations
- Minimal thermal bridging - sustainable by design
- PV panels, solar thermal technology - where appropriate
- Wellness and Biophilic design approaches
- Local purchasing and 'return of goods'
- FSC® or PEFC Chain of Custody certified timber
- Award winning waste minimisation scheme
- Reclaimed, recycled and reusable materials
- Grey water harvesting, reduced water usage and sustainable drainage schemes
- Carbon neutral, carbon positive and low embodied energy - homes that demand minimal energy and create minimal carbon
- Minimising concrete, cement and steel - toxic, highly processed materials that can be difficult to reuse

"WHEN I WAS DESIGNING MEADOWMEAD, I LOOKED AT EVERY ELEMENT OF SUSTAINABLE DESIGN - NOT JUST THE HEADLINE GIMMICKS OR PASSING FADS - AND ALSO WHAT WAS BEST SUITED TO OUR SITE AND OUR PERSONAL PRIORITIES.

WE WERE ESPECIALLY KEEN TO CONSIDER NATURAL, NON TOXIC MATERIALS, SUNLIGHT AND THE BROAD PRINCIPLE OF 'WELLNESS' BUT HAVE COMBINED THESE WITH BORDER OAK'S FUNDAMENTALS OF 'FABRIC FIRST', HIGH PERFORMANCE PRODUCTS AND INNOVATIVE DETAIL."

Merry Albright
Creative Director

Outbuildings for any purpose

Border Oak have a wide range of beautiful oak framed garages and outbuildings.

Garages, barns, potting sheds, studios, gazebos, outbuildings, home offices, accommodation, summer houses, outdoor kitchens - anything is possible.

Our classic range of outbuildings is inherently flexible and adaptable and endless configurations are achievable - log stores, sheds, stair cases, doors and windows can all be added to create your perfect building.



border oak
design & construction limited

Kingsland, Leominster, Herefordshire HR6 9SF England | www.borderoak.com
t: 01568 708 752 | e: enquiries@borderoak.com | Follow us @border_oak