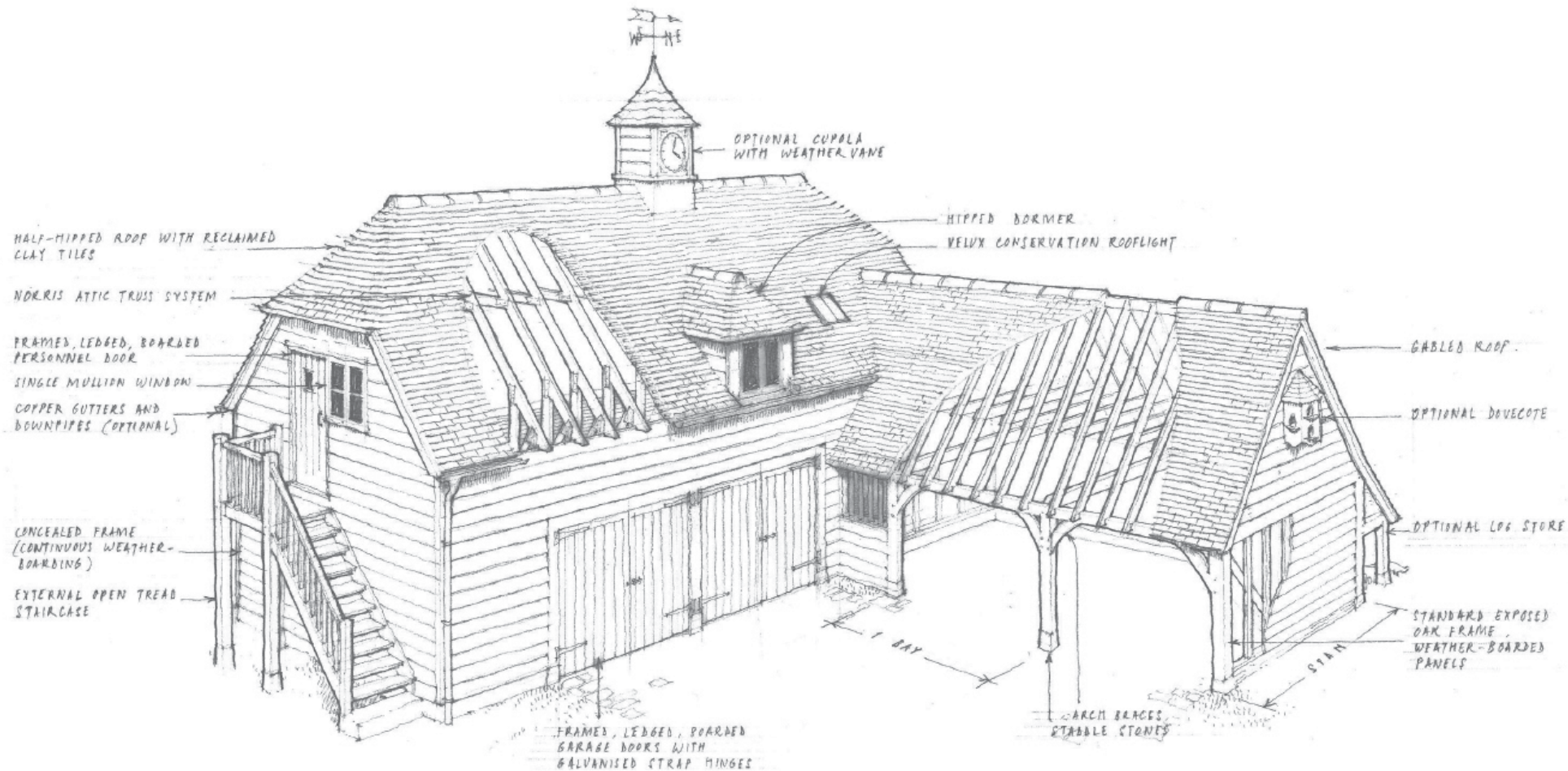




# Outbuildings

Garages, Studios, Barns, Stables & Garden Structures







## WELCOME

Garages, studios, barns, stables and garden structures –  
the possibilities are endless.

All our buildings are handmade from the finest materials  
using traditional craftsmanship. From our Classic models to  
bespoke structures, we offer both a full building service and  
self assembly options.

Our Outbuildings team are able to offer a range of planning  
services, which can include design & planning consultations,  
drawings and planning application submissions. We can also  
undertake construction packages across the UK and abroad.





CLASSIC III WITH HIPPED ROOF AND ENCLOSED STORAGE BAY



## WHAT MAKES OUR OUTBUILDINGS SO SPECIAL?

Our buildings are handmade to order by experienced craftsmen in our Herefordshire workshops from the finest Restoration Grade green oak. Border Oak is also FSC® and PEFC certified.

Our reputation is unsurpassed.

As recognised pioneers of the oak frame industry, our specialist carpenters have unrivalled traditional skills, learnt over more than four decades. We also have the finest construction crews who work all over the UK and abroad. Our designers and project managers draw upon this diverse knowledge and experience to provide a unique range of structures and solutions. We also have a team of buyers, QS, planning experts and support staff to ensure each project is handled with the utmost professionalism and detail.

We endeavour to be the most cost effective in the market – craftsmanship, value and quality underline everything we do.

Our specification is exceptional and our range of build options is unique. We pride ourselves on our adaptability; enabling us to build any type of oak frame and undertake a myriad of project types.

Border Oak outbuildings have been specifically designed for ease of assembly, with prefabricated elements to simplify the erection process, whilst maintaining quality. We believe we offer the best ‘self assembly kit’ on the market: simple, cost effective and beautiful.

The most important person in the Border Oak process is you – the client. We are small enough to provide individual attention, yet large enough to be efficient and professional.



## GREEN OAK

Our 'Restoration Grade' green oak is a renewable resource ideally suited to creating exceptional outbuildings. Attractive, sustainable, strong and surprisingly cost effective.

A Border Oak outbuilding will simply get better with age, complementing its surroundings whilst providing a practical, useable building.

The oak structure becomes stronger with each passing season, weathering to a handsome silvery grey.

Border Oak is FSC® and PEFC certified with fully trained and certified 'Timber Graders' to ensure we only use the highest quality responsibly sourced oak.



## MATERIALS & SPECIFICATIONS

Every element of our buildings has received the closest scrutiny with regard to aesthetics and engineering. Our concept is deceptively simple and based on traditional oak framed outbuildings. We have drawn on more than 40 years of experience of oak framing to deliver buildings of unrivalled specification and quality.

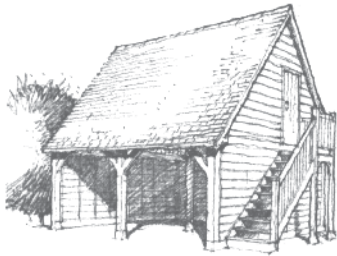
Our classic outbuildings specifications include:

- 215mm x 150mm oak bay posts
- 150mm x 150mm oak wall plates
- 150mm x 150mm oak tie beams – with decorative stop chamfer details
- Traditional oak arched braces
- Seasoned oak tapered pegs
- Ex. 200mm x 32mm pressure treated featheredged weatherboarding, fixed in the workshop to a braced 100mm x 50mm treated, planed structural softwood frame – a prefabricated panel
- Treated, planed softwood rafters, pre drilled and cut ready for fixing

We are confident that our specification is the most appropriate and the very best available.

Please contact the office if you would like to visit our workshops to see our buildings in fabrication or to view our nearby demonstration outbuilding.

Our specification may be subject to alteration and improvement without prior notice. It may be adapted to suit each project and exact specification will be noted in the contract.



## OUR CLASSIC OUTBUILDINGS

Our oak frames make use of a traditional post and beam principle with arched braces and oak pegs.

Using a 'bay' system we can design buildings that achieve optimum sections, spans, structural efficiency and cost effectiveness.

Our classic range starts with the Classic I design that fulfills PDR with the ridge height being below 4m to the Classic V that has an increased ridge height to allow for optional headroom creating a usable room above.

Our classic outbuildings range can be used in mixed configurations and with additional bay lengths. Increased bay widths, depths and heights are available upon request.

Doors, windows, staircases, internal partitions, upgrades, insulation and logstores can be added to create endless variety and flexibility.

Some models have the ability to include rooms above, creating additional accommodation, storage or games room at the end.







CLASSIC V WITH LARGE DORMER & JULIET BALCONY



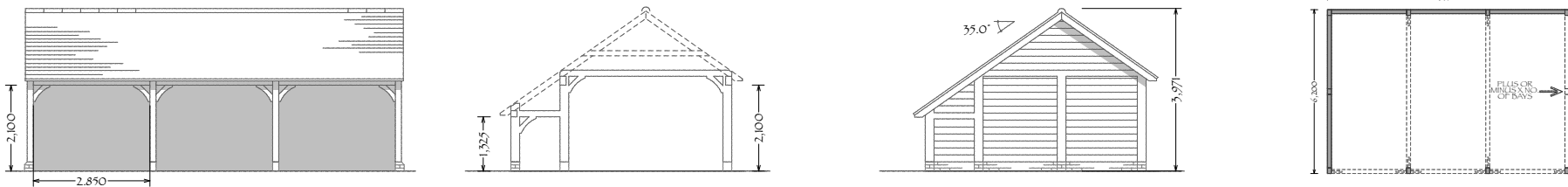
## OUR CLASSIC OUTBUILDING RANGE

A collection of five modular sizes – suitable for almost any application. The number of bays is unlimited and additional features such as logstores, stairs, windows and doors can be added. Additional panels, internal divisions and open bays can all be incorporated.

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### CLASSIC I

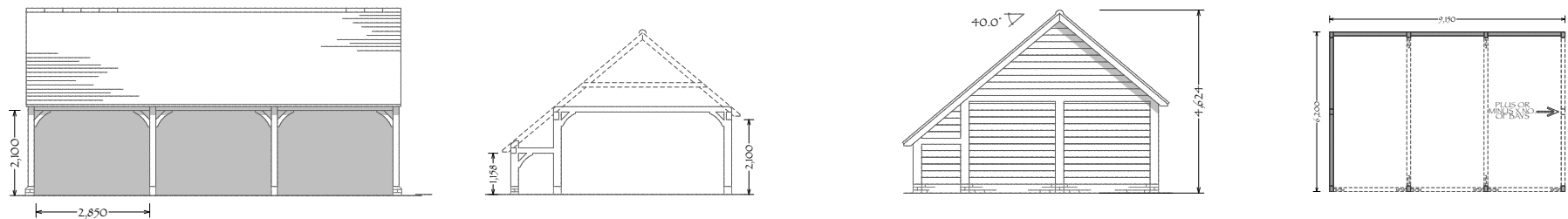
Under 4m in height means that this building can meet Permitted Development requirements and provide a low impact outbuilding that still has plenty of space - perfect for garaging or garden structure.



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### CLASSIC II

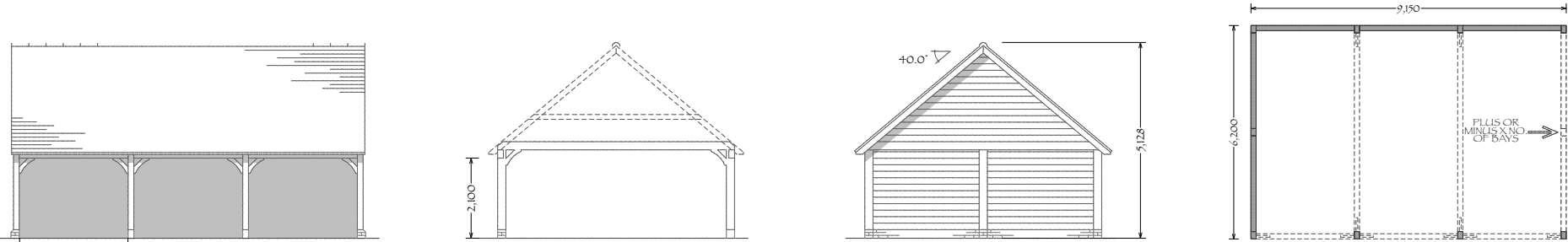
Slightly deeper than Classic I and with an increased roof pitch, this is still a low impact outbuilding that doesn't compromise on floor space so can be used as a garage for most cars.





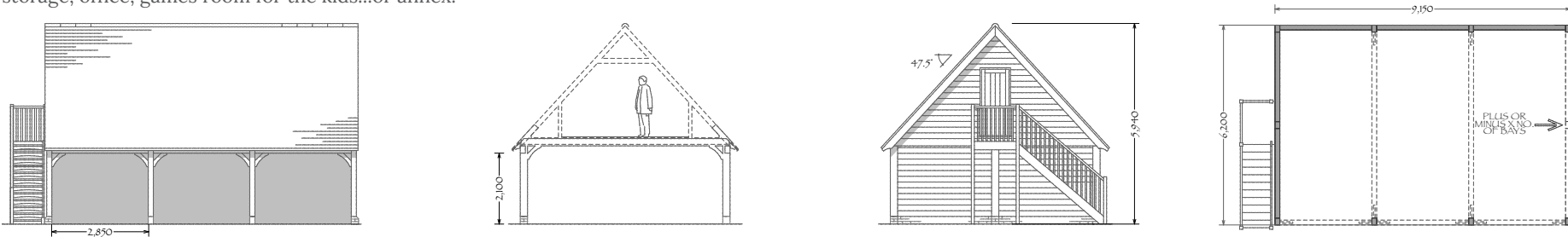
### CLASSIC III

A full pitched roof gives this building classical proportions and provides a handsome building for garaging.



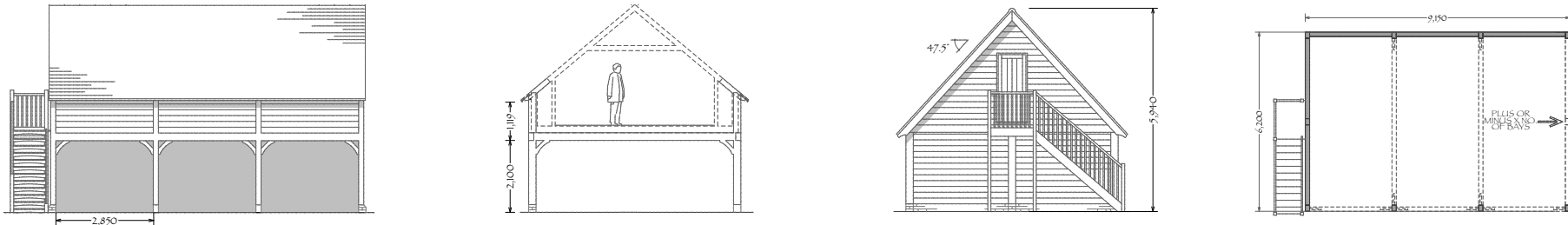
### CLASSIC IV

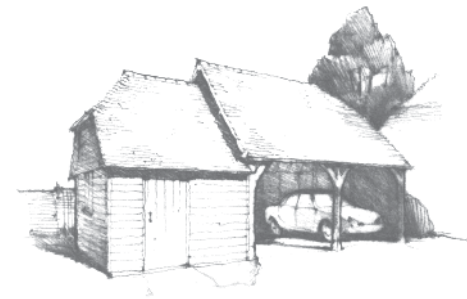
An increased roof pitch and upgraded roof construction means a 1st floor can be incorporated into this outbuilding - garaging with the benefit of additional accommodation, storage, office, games room for the kids...or annex.



### CLASSIC V

An increase in the eaves height creates a 1.5 storey structure giving optimum headroom on the 1st floor the ideal solution for additional accommodation of any sort.





## OUR CLASSIC OUTBUILDINGS

The bay system is remarkably flexible and an almost infinite number of configurations can be developed from the basic form. Structures can be added to one another to create attractive combinations. Increased bay widths, depths and heights are also available.

Diverse and adaptable, our classic outbuilding bay system is designed to provide simple, cost effective, yet beautiful oak structures. Designed with vernacular proportions and constructed from the finest natural materials, a Border Oak outbuilding will complement and enhance any setting. All of our classic range buildings have been designed to accommodate most 4x4 vehicles, but should you require further adaptation, please contact our outbuildings team to discuss your project.

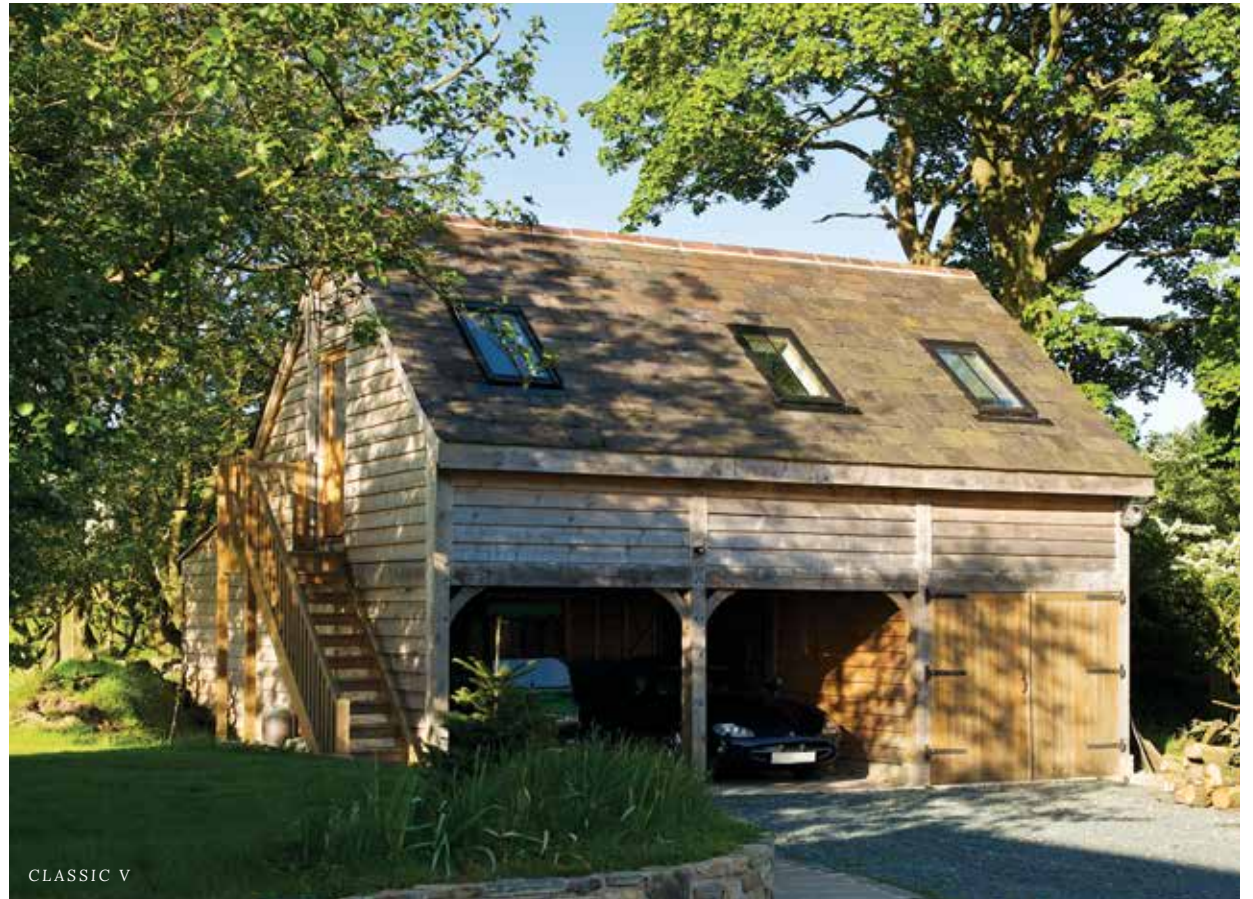




CLASSIC I WITH OPEN LOGSTORE



CLASSIC IV WITH LOGSTORE



CLASSIC V



CLASSIC III WITH HIPPED ROOF



CLASSIC IV WITH LOGSTORE

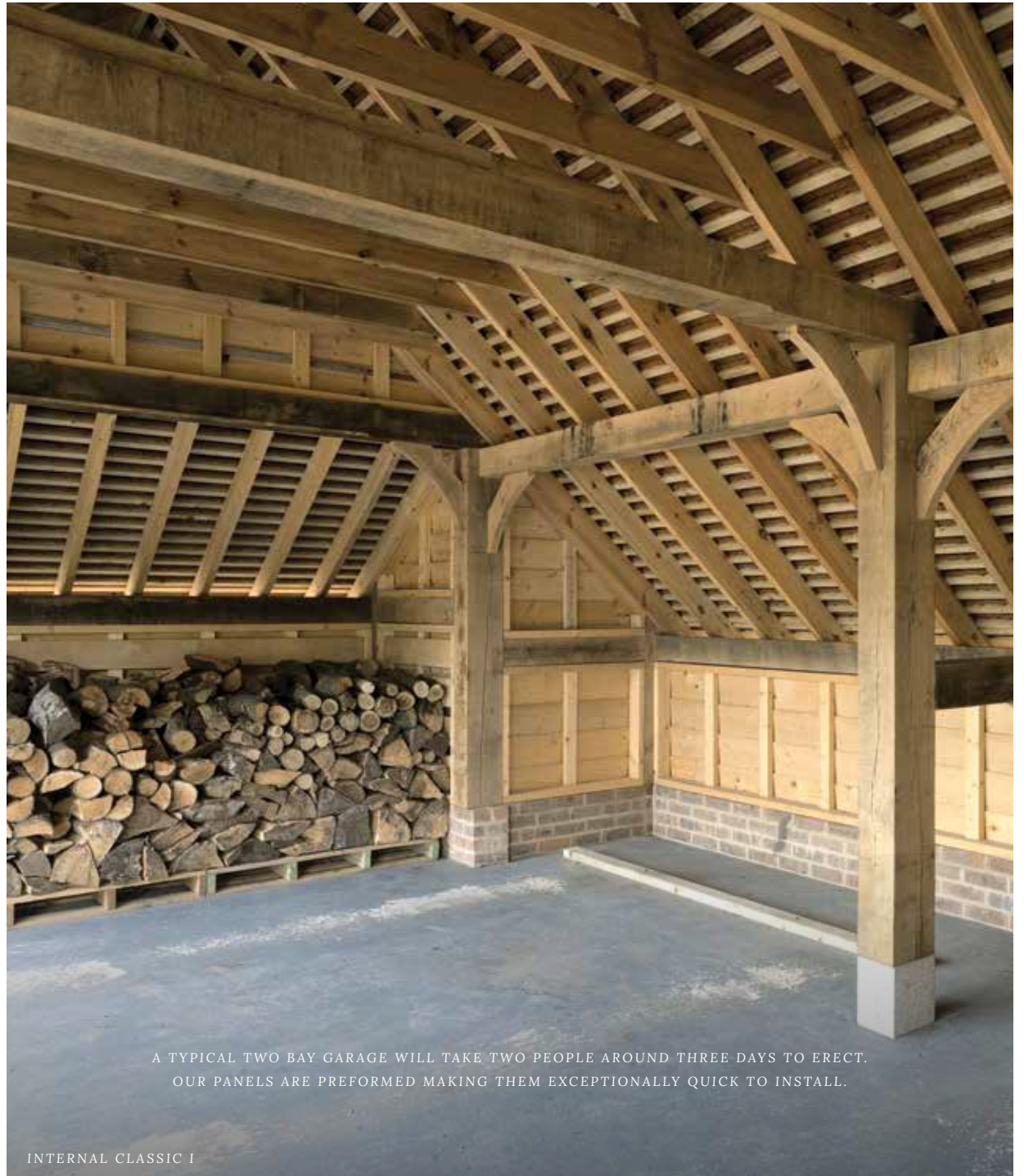


CLASSIC III





CLASSIC IV 4 BAY



A TYPICAL TWO BAY GARAGE WILL TAKE TWO PEOPLE AROUND THREE DAYS TO ERECT.  
OUR PANELS ARE PREFORMED MAKING THEM EXCEPTIONALLY QUICK TO INSTALL.

INTERNAL CLASSIC I



## SELF ASSEMBLY

### DESIGNED FOR DIY

Our Classic range of outbuildings have been designed and engineered with self assembly in mind. Our unique 'factory fitted' weatherboard panels are preformed at our workshops and simply require lifting and fitting into place. Our hand crafted oak frames are test assembled in our workshops to ensure quality and fit. The rafters are pre-cut with individual 'birdsmouth' detail to sit perfectly on wallplates. We also supply a unique self assembly pack containing nails, fixings, gloves, goggles, hard hats, ratchet straps, teak oil and a special drill bit.

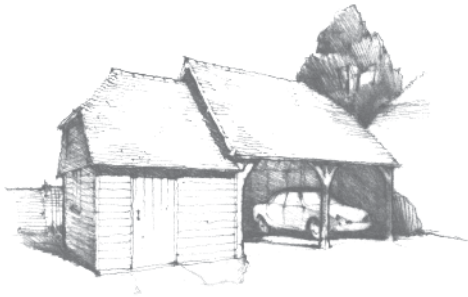
### SELF ASSEMBLY KIT

Our full self assembly kit includes instructions, drawings, basework specifications and structural calculations (if required). A typical two bay garage could be erected by two men over three days. The detail of our 'kits' is unique, as much of the building as possible is prefabricated in our workshops to maintain quality and to produce a building that is genuinely 'self-assembly'.

## BUILD OPTIONS

Whether you would like us to undertake an entire project, or simply supply and erect the oak frame, we would be delighted to discuss your project in more detail.

We also have experienced erection crews available if you would like us to provide a full build contract. Buildings can be delivered across the UK and abroad.



## COURTYARDS & COMPLEXES

Our Classic models can be adapted to create  
endless possibilities.

Classic models can be added to one another in various configurations to  
create interesting buildings for a wide variety of purposes.

Doors, windows, staircases and interior panels can be incorporated.

Panels can be insulated and/or omitted.

Logstores, walkways and verandahs can be added.

Roof coverings – tile, thatch or slate – chosen to suit your location.







ADAPTED CLASSIC V





## ADAPTED STRUCTURES

Our outbuildings can be adapted for studios, offices, storage, extra accommodation or stabling.

### INSULATION

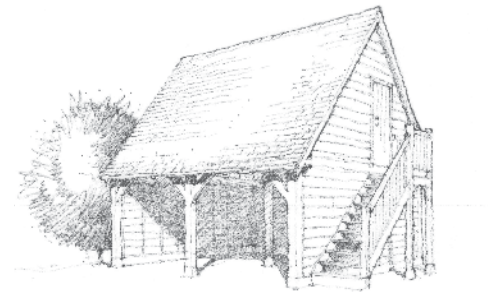
Our modular system can be easily upgraded to take breather membranes and insulation, enabling you to create wonderful interiors for year round usage. The most simple frames will work with both contemporary and traditional styles.

### ACHIEVING A FIRST FLOOR AREA

The most cost effective way of achieving a first floor area is to utilise or expand our models with a treated softwood attic truss. This can create space for an office, bedroom, playroom or storage.

We would also propose upgrading the roof panel construction to receive insulation systems and internal finishes. Access can be achieved by an internal or external staircase. The truss system will accept first floor dormer assemblies and rooflights.

If you require a full oak frame to the first floor please contact us for guidance.







ADAPTED CLASSIC I



CLASSIC II WITH ENCLOSED  
LOGSTORE AND POTTING SHED



ADAPTED CLASSIC I



CLASSIC V



CLASSIC V



CLASSIC III

## BESPOKE STRUCTURES

Our designers are experts in translating your ideas into reality, and as all of our frames are made by hand we do not have restrictions or limitations. We are able to receive your project brief, provide sketch proposals and costings, and prepare detailed drawings for a planning application.

We are also able to supply a full build and project management service across the UK and abroad.

We have created bespoke oak outbuildings for retail, exhibitions, museums, accommodation, garden structures, swimming pools, market halls, holiday lets, wedding & event venues, sports pavilions and stabling.

Border Oak have more than 40 years experience of oak framing and would be delighted to discuss your project in more detail.



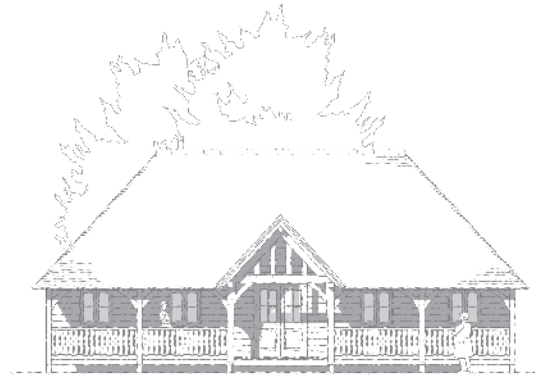












## COMMERCIAL STRUCTURES

Border Oak has proven experience in designing and building commercial and community buildings both in the UK and internationally. We can offer a diverse range of construction systems alongside design services, build packages, full project management and specifications.

Our portfolio includes village halls, wedding venues, farm shops, retail facilities, museums, cafés, education centres and sports pavilions. We would be delighted to discuss your proposal.

## COMMERCIAL CASE STUDIES

- Tea room, retail barn and plant centre  
**David Austin Roses**, Albrighton
- Education barns, restaurant,  
visitor and display buildings  
**Forestry Commission**, Thetford
- Oak barn, reception rooms, visitor facilities  
and historic buildings  
**Acton Scott Farm Museum**, Shropshire
- Visitor centre offices, show garden structure  
and gazebo & design studio  
**Majestic Trees**, Hertfordshire
- Museum, gallery, heritage centre  
and commemorative structure  
**National Memorial Arboretum**, Staffordshire
- **Village Hall & Community Centre**  
Oving, Buckinghamshire
- Private members country retreat  
& events venue, **Retreat East**, Suffolk
- Heritage Centre and Food Hall  
**South Downs Nursery**, Hassocks







## GARDEN STRUCTURES

A wonderful and practical addition to any landscaping scheme. We design and make a collection of oak framed garden structures that include beautiful potting sheds and gazebos that are available as self build kits or a full build package.

Our gazebo collection can be used for a wide array of purposes including alfresco dining, housing an outdoor kitchen or the perfect poolside shelter to name a few.







STOKE LACY GARDEN GAZEBO



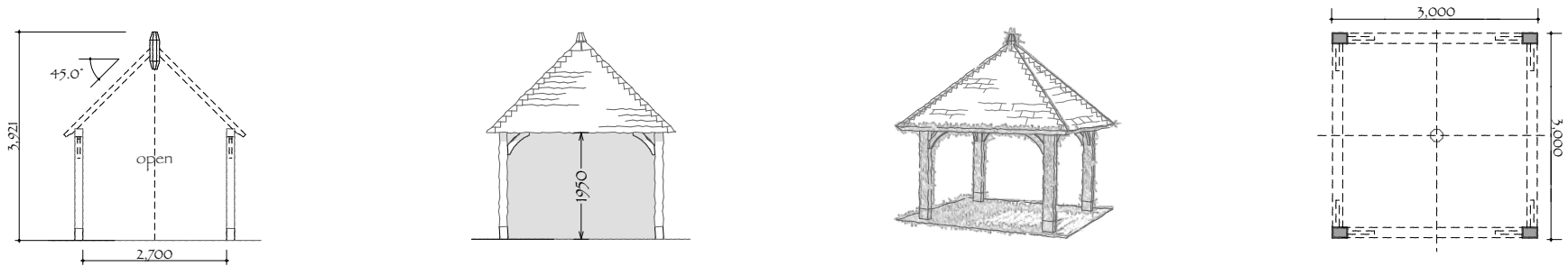
# GAZEBOS

A collection of classic structures supplied as a 'kit' for self assembly construction. Each one would be a wonderful and practical addition to any landscaping scheme and perfect for an outdoor entertaining or eating area.

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## THE BIRCHER

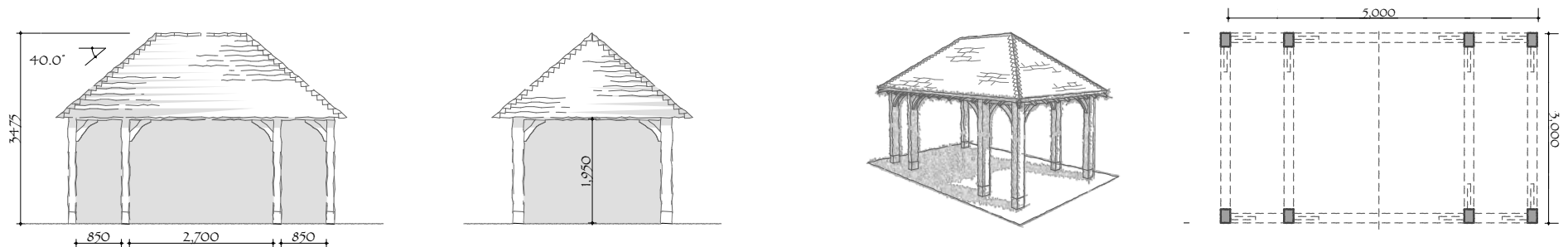
The Bircher works well as a covered dining space, garden shelter or a place to stop and enjoy the view, but also serves as a strong architectural point within a landscape.



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## THE LUCTON

With a hipped roof The Lucton is a really versatile structure and works equally well as a centerpiece feature or tucked into a secluded spot for al fresco dining. The green oak posts and arched braces are complemented by a beautiful oak roof that can be tiled or slated.

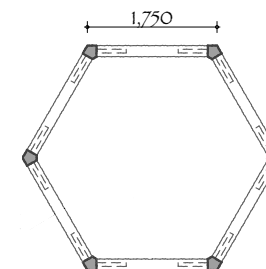
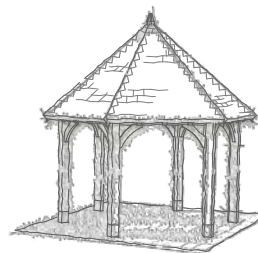
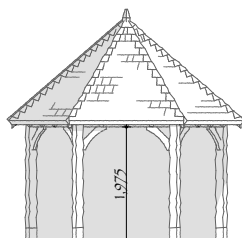
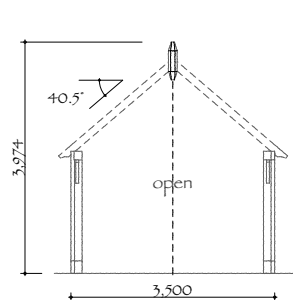




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## THE STOKE LACY

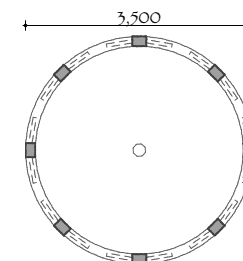
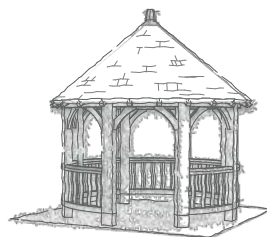
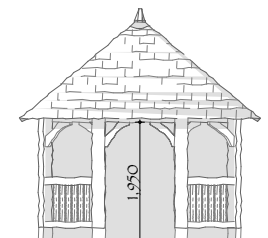
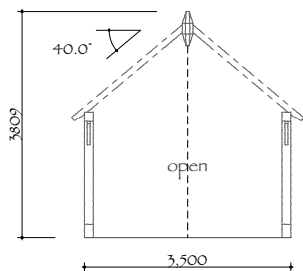
The Stoke Lacy is ideal as a covered entertaining area or secluded shelter yet architectural enough to be used as a central feature within a more formal garden plan it is a fine addition to both small and larger spaces.



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## THE KINGSLAND

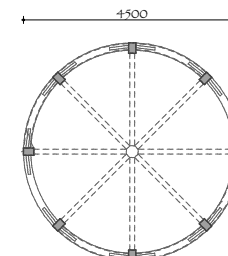
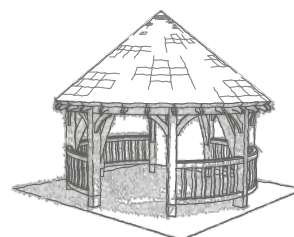
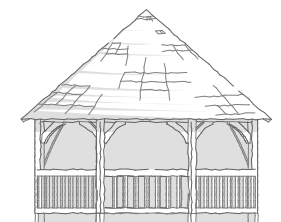
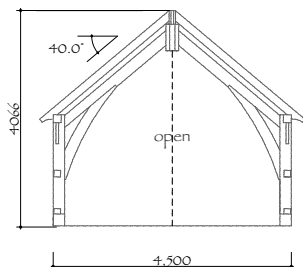
The Kingsland has a round format and incredible roof structure showcasing our craftsmanship and attention to detail. The perfect landmark building but also very useful and a compact size that works well with many gardens.



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## THE PEMBRIDGE

The Pembridge is a generous and dramatic upscaled version of The Kingsland that would make a wonderful primary feature in a larger garden. A spectacular garden building that delivers an architecturally striking space.



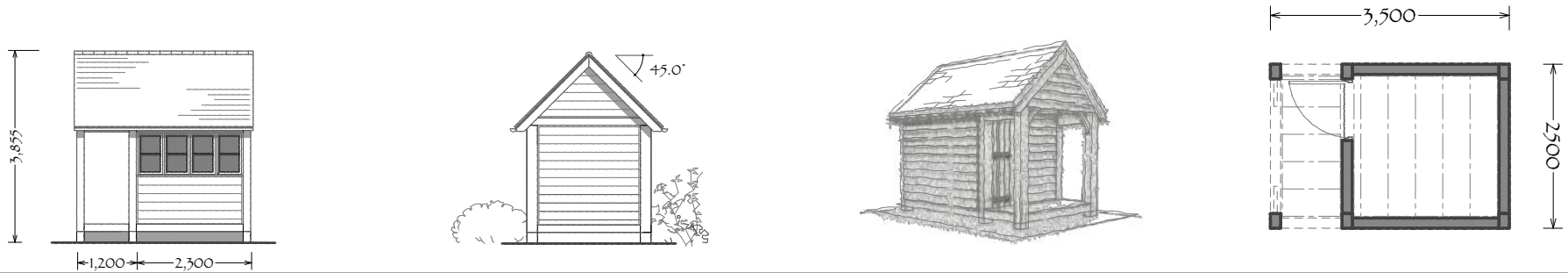
## POTTING SHEDS

Our oak framed Potting sheds are supplied as a 'kit' for self assembly construction. Both are the perfect addition to any garden creating space for garden tools, additional storage or even a space to work from home.

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### THE POTTING SHED

Our original green oak framed Potting Shed, it is the perfect addition for any garden and has many uses. A quiet garden office, spacious garden storage or beautiful summer house to name a few.



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### THE RYELANDS

The Ryeland is a great addition to any garden. The design provides plenty of storage for all your garden tools including a handy log store to the side.







THE BORDER OAK POTTING SHED

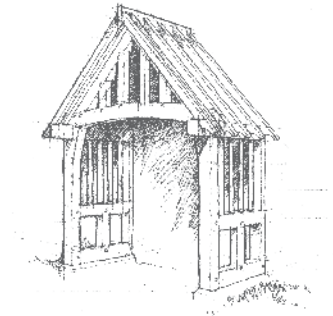




## THE BORDER OAK PORCH

The original Border Oak Porch (*as seen on Grand Designs*) can be ordered as a kit and added to almost any property.

For further details please contact the office or view our website for our range of designs.





## DETAILS



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





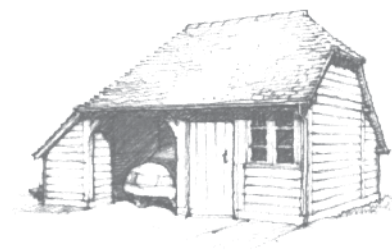
ROOF COVERINGS CAN BE CHOSEN TO SUIT YOUR REQUIREMENTS -  
HANDMADE CLAY TILES, SLATE, THATCH OR SHINGLE.





CLASSIC IV AND CLASSIC I





## THE PROCESS

The Border Oak team have years of experience and are dedicated to turning your ideas into a workable reality. If you need us, we can be with you each step of your project, from start to finish. Each project is totally bespoke and so therefore the process is formed totally around you.

Although planning permission isn't always required for outbuildings, we can also prepare and submit planning approvals on your behalf.

To get in touch to learn more or start your project, contact us on [outbuildings@borderoak.com](mailto:outbuildings@borderoak.com) or call 01568 708 752.



## PLANNING PERMISSION & BUILDING REGULATIONS

### PLANNING APPROVAL

You will need planning approval if any of the following criteria apply:

- The structure is to be erected in the grounds of a listed building, within an Area of Outstanding Natural Beauty, Conservation Area, National Park or equivalent.
- The proposed structure will be in front of the main house and closer to a highway, footpath, access road, etc.
- The ridge of the building is higher than 4 metres (NB: many of our classic models are under 4m).

### BUILDING REGULATIONS

Detailed drawings and structural analysis certification are available when building regulations approval is required.

Approval is not normally required if the following criteria are met:

- The building is detached and at least 1m from the adjacent boundary.
- The internal floor area is less than 30 square metres.

Border Oak recommend approaching the relevant authority if you are unsure whether approval is required and our design team and technical department will be happy to assist wherever possible.

Please contact us to discuss your project, we are happy to provide advice and guidance if we can.



## BORDER OAK WAS ESTABLISHED IN 1980

We've been lovingly hand crafting oak framed buildings ever since. Based in Rural Herefordshire, we are a family run business speicalizing in sustainable, bespoke homes, outbuildings and garden structures.

Over the passing decades we have pioneered the revival of oak framing; introducing and mastering many new construction concepts, processes and designs along the way. We have built a brand that is instantly recognisable and known for its craftsmanship, quality, innovation and unrivalled client service.

[www.borderoak.com](http://www.borderoak.com)

*thank you*







Kingsland, Leominster, Herefordshire HR6 9SF England | [www.borderoak.com](http://www.borderoak.com)  
t: 01568 708 752 | [outbuildings@borderoak.com](mailto:outbuildings@borderoak.com) | [@border\\_oak](https://www.instagram.com/border_oak)