

EST. **BORDER OAK** 1980

COSTINGS

A range of example homes -
to help plan your project

CASE STUDY

A planning application designed
and submitted by Border Oak

DEVELOPMENTS

Inspirational developments
by Border Oak



ISSUE #004

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.

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.



REDGATE HOUSE

"We once lived in the oldest house in the village, but now live in the newest," says John Greene who built Redgate House with his wife Patsy in North Herefordshire.

"I have always had an obsession with oak framing, and when we started our family we purchased a tumbling down two bay medieval oak framed cottage with crushed cardboard boxes around the walls to keep the damp away." Following this epic restoration, John founded oak frame design and build company Border Oak in a shed in the orchard; reviving the lost craft of green oak framing.

"We lived in the very first Border Oak home, built in that orchard, for 45 years, and always hoped to build another home for our later years. Circumstances accelerated the decision when I had a cardiac arrest at work in 2019. While I was laying in my hospital bed recovering I designed much of the house — the quirkier bits might be the result of the medication, but it certainly kept me busy!" says John.

They found the plot by chance at the other end of their village, opposite the home of their daughter, Merry.

"It's quite hard to get planning permission in our area, and plots in the village are rare, but the landowners kindly agreed I could try. Luckily, it was approved without an objection," says Merry.

"We were so lucky as the team that helped us build were incredible," adds Patsy. "They all went above and beyond, and were very patient."

The project was managed by Mark, who has worked at Border Oak since he was a young man. "We really enjoyed working with people we had known a long time such as Billy the bricklayer, but it was also rewarding to see the younger craftsmen learning their trades and keeping skills alive". ...continued



There are many personal stories woven through Redgate House such as Tristan, who made parts of the oak frame - as he was one of the people who saved John's life with CPR, and Patrick, a carpenter who has worked with John for more than 30 years, and persevered throughout the lockdowns to ensure the project kept moving forward.

"We downsized to three bedrooms, but wanted a sense of space for the living areas," says Patsy. "We also wanted to feel connected to the outside, so that's why the courtyard was one of our top priorities along with the library, which was made by our nephew".

"The open layout works well for us and means there is something beautiful or interesting to look at from every angle and it doesn't feel like we have compromised on space."

The utility, pantry and WC are situated to one side, along a corridor finished with a striking stained glass window. As John and Patsy were cleaning out their old garage, they found a long forgotten box of ornate Victorian windows that John's father had saved in the hope John might be able to use them one day. The restored panel is now part of the house and has become a feature.

John designed and commissioned many items from local craftspeople, and was keen that the house was both practical and beautiful. Authenticity, attention to detail and craftsmanship are trademarks of Border Oak and can be seen throughout; including the stone fireplace locally carved with oak leaves and the decorative metal door strapping, brass staircase and gutter brackets made by the local blacksmith.

"John even designed an oak *brise de soleil* so the high sun stays off the large windows, but the home is still flooded with natural light. Those are the little things he would spend hours and hours designing to make it our home,"

"It feels like we have never lived anywhere else," says Patsy.

READ MORE ON OUR WEBSITE
WWW.BORDEROAK.COM/CASE-STUDIES



"Redgate House is inspired by arts and crafts principles and we love that it's autobiographical, as bespoke design is what Border Oak thrives on."

Custom Build Developments

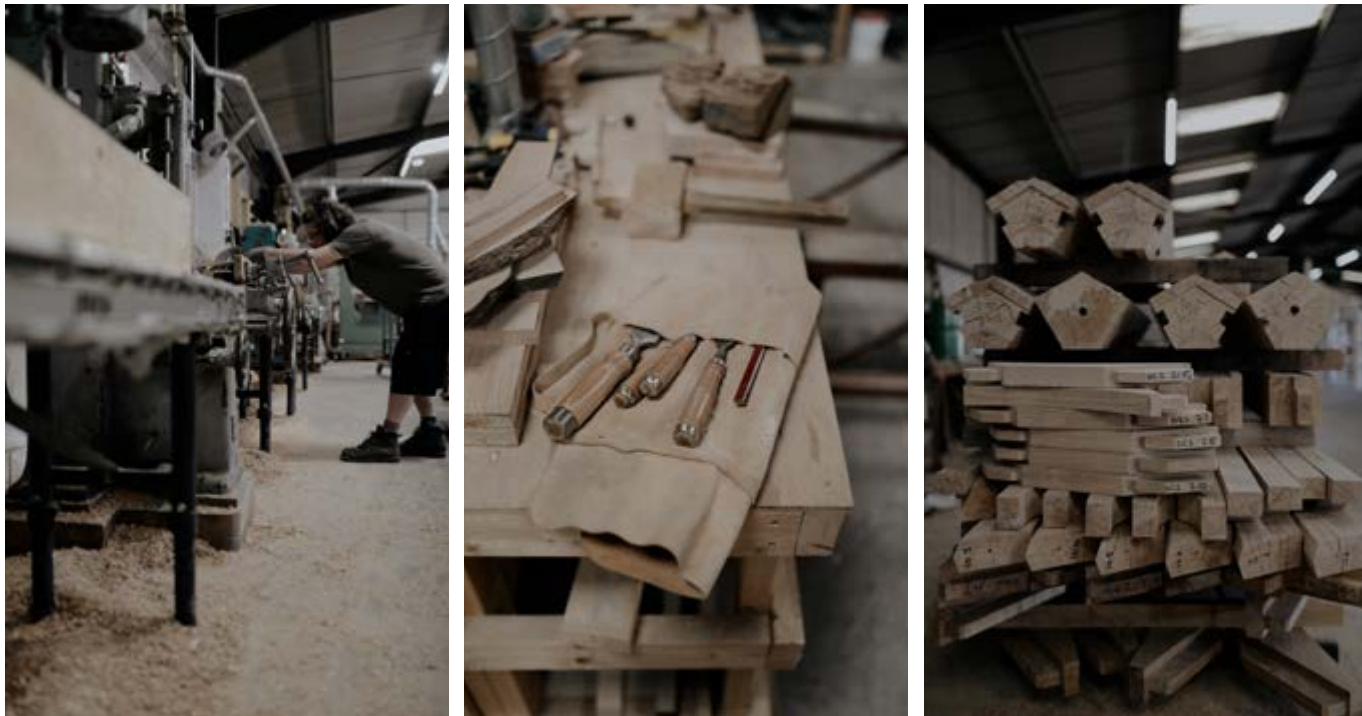
Border Oak are keen to make custom and self build as accessible to as many people as possible. For decades we have worked alongside landowners and clients across the UK to create serviced plots, with infrastructure and planning approval in place - using our extensive experience, knowledge and imagination to transform land into beautiful and sustainable schemes for single plots and collective home projects.



We are always seeking village and edge of town opportunities, and are very happy to work in collaboration with landowners and estate managers to meet their specific needs. We can undertake every part of the process - from the initial 'moodboard' concepts through to securing planning approval, installing services and selling the plots to our clients. Often landowners wish to keep a site for themselves and Border Oak offer a 'master planning' service to ensure every detail is considered and every purchaser is protected.

We can design and deliver mixed use (including 'live work' and small commercial or community buildings) and combined tenure sites and we offer self build, custom build or custom finish options.

IF YOU ARE LOOKING FOR A PLOT PLEASE DO TAKE A LOOK AT OUR PLOT PAGES ON OUR WEBSITE. IF YOU HAVE A SITE THAT YOU THINK WE MAY BE ABLE TO HELP WITH JUST GET IN TOUCH AND WE CAN OFFER A NO OBLIGATION APPRAISAL.



The Workshop

A day in the life

BY NICK POUND, WORKSHOP MANAGER

We open the workshop at 8 and I start the day walking around the different stations checking everyone is set up and having a chat about timescales. Every day we check the forklifts - we have a new set of electric vehicles now which are great and charge overnight. I also make sure the ventilation units are all running well. There are often production meetings and quality control meetings during the morning, but I also attend briefings with James who leads on all Border Oak Health and Safety.

Throughout the day I will keep an eye on production, making sure everyone is busy and that everything is in place and prepared for the next job. This means liaising with the drawing office and buying teams and gathering all the right drawings and running through every frame design.

We break for lunch at 1pm and the tools are set down. All of our frames are made by hand and I have spent 18 years here on every stage of the production cycle - so I like to help out with production whenever I have time; everything from 'marking out' (using the drawings to scribe all the cuts and finishes onto the beams as they arrive to the workshop directly from the mill) to cutting and finishing components and the final checks and overseeing the carpenter's marks (where each piece is given a unique chiselled mark to identify it on site).

I am also trained to inspect every delivery of oak that comes to us as we have a very high specification benchmark with regard to quality and it's very important to us to only accept and work the very best oak.

At the end of the day I make sure everything is turned off, sawdust is swept away, the forklifts are charging and the benches are ready for tomorrow, before switching off the lights and locking the gates.

"It is a real pleasure to oversee and be involved with every step of the process and to finally see the frames erected on site is a huge sense of achievement."

My ultimate goal is to ensure that every Border Oak house leaving the workshop is made to the highest standard, from the best oak and to showcase our unique craftsmanship skills. All the lads in the workshop should be incredibly proud of what they do and what they create- they are true craftsmen and we make beautiful homes.

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



COSTINGS

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

Costs from March 2023. 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'.



WHITE GOOSE BARN

120m2 weatherboarded 3 bedroom barn with open plan interior, glazed gable end and oak porch.

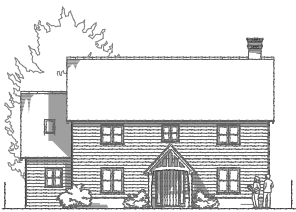
Baseworks	£25,043	Inglenook Fireplace/Chimney	N/A
Oak frame/SIPs/floor joists	£74,212	External Claddings	£13,805
Roof Carpentry	£14,842	Internal Plastering/Dry-lining	£16,388
Roof Coverings	£25,276	First and second fix carpentry	£40,951
External Joinery	£39,776	Porch	£6,187
Total		£256,480	



ST. MICHAELS

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

Baseworks	£29,626	Inglenook Fireplace/Chimney	£14,356
Oak frame/SIPs/floor joists	£111,569	External Claddings	£32,337
Roof Carpentry	£23,375	Internal Plastering/Dry-lining	£19,045
Roof Coverings	£35,487	First and second fix carpentry	£45,155
External Joinery	£43,983	Porch	£5,469
Total		£360,402	



GRAVEN HILL BARN

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

Baseworks	£36,751	Inglenook Fireplace/Chimney	£5,000
Oak frame/SIPs/floor joists	£123,483	External Claddings	£23,839
Roof Carpentry	£18,990	Internal Plastering/Dry-lining	£21,086
Roof Coverings	£34,520	First and second fix carpentry	£57,461
External Joinery	£45,379	Porch	£5,469
Total		£371,978	



CHESHIRE FARMHOUSE

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

Baseworks	£40,648	Inglenook Fireplace/Chimney	£25,745
Oak frame/SIPs/floor joists	£155,186	External Claddings	£48,297
Roof Carpentry	£26,026	Internal Plastering/Dry-lining	£27,571
Roof Coverings	£43,905	First and second fix carpentry	£66,709
External Joinery	£82,469	Porch	£5,469
Total		£522,025	



FOREST VIEW

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

Baseworks	£51,244	Inglenook Fireplace/Chimney	£27,306
Oak frame/SIPs/floor joists	£213,005	External Claddings	£49,842
Roof Carpentry	£43,778	Internal Plastering/Dry-lining	£35,392
Roof Coverings	£84,074	First and second fix carpentry	£93,368
External Joinery	£75,668	Porch	N/A
Total		£673,677	



LEASON GRANGE

467m2 generous 5 bedroom home finished in local stone.

Baseworks	£79,047	Inglenook Fireplace/Chimney	£61,673
Oak frame/SIPs/floor joists	£352,374	External Claddings	£210,922
Roof Carpentry	£66,392	Internal Plastering/Dry-lining	£56,781
Roof Coverings	£134,005	First and second fix carpentry	£119,539
External Joinery	£118,248	Porch	N/A
Total		£1,198,981	

OPEN DAYS

Throughout the year, we open the doors to our beautiful show home and nearby Meadowmead, both in Herefordshire. It's the perfect opportunity to see two examples of our work, experience our craft first-hand and meet with members of our team. Please get in touch with the office for details on our next open day.



MORTIMER BARN

A simple & considered design built from beautiful natural materials unique to Border Oak.

This contemporary 4 bedroom home was designed by Border Oak for a young family and is finished with handmade bricks, handmade clay tiles and timber boarding. Bright, spacious and adaptable, it reflects the personality of the owners and is a testament to their eye for craftsmanship, attention to detail and understated interior design.

Features include a seamless semi-open ground floor layout and an architectural bridge landing overlooking double height glazing in an exposed green oak frame. The vaulted master bedroom is tucked away at the rear of the home with a modern ensuite and dressing room.

PLANS & PHOTOS CAN BE FOUND ON OUR WEBSITE WWW.BORDEROAK.COM/CASE-STUDIES

OUR SERVICES

Border Oak specialise in bespoke self and custom build projects across the UK and abroad.
We also undertake commercial and community projects.

We are able to work in collaboration with your chosen architect and planning consultant or provide full design, planning and engineering services ourselves.

We provide a flexible scope of works to suit your specific requirements and all of our projects are offered with the security of a fixed price contract, specified to reflect your wishes.

Each project is centrally project managed by us, using our own construction labour to ensure you benefit from our 4 decades of experience and knowledge. We appreciate that the projects we work on are personal, often a long held dream and can be life-changing, and so we work hard to make the process an enjoyable one.

Our workmanship, specification, service and quality is unrivalled.

The Border Oak Contract

- THE SUPERSTRUCTURE** - a completed oak frame and SIPS structure, together with floor joists and roof carpentry to provide the specialist structural elements, ready for the client to continue with remaining works.
- THE WATERTIGHT SHELL** - a completed watertight structure ready for the client to organise their own internal works and fitting out.
- THE COMPLETE BUILD** - Border Oak undertake everything to a plastered finish with the client completing certain elements such as kitchens, bathrooms and flooring.
- THE EVERYTHING** - Border Oak undertake absolutely everything including service connections, build warranty and hard landscaping (we will even fit the light bulbs).

OH, AND WE OCCASIONALLY BUILD AND SELL COMPLETED BORDER OAK HOMES SUCH AS WHISTELLE BARN WHICH CAN BE FOUND ON OUR WEBSITE WWW.BORDEROAK.COM



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, staircases, doors and windows can all be
added to create your perfect building.



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