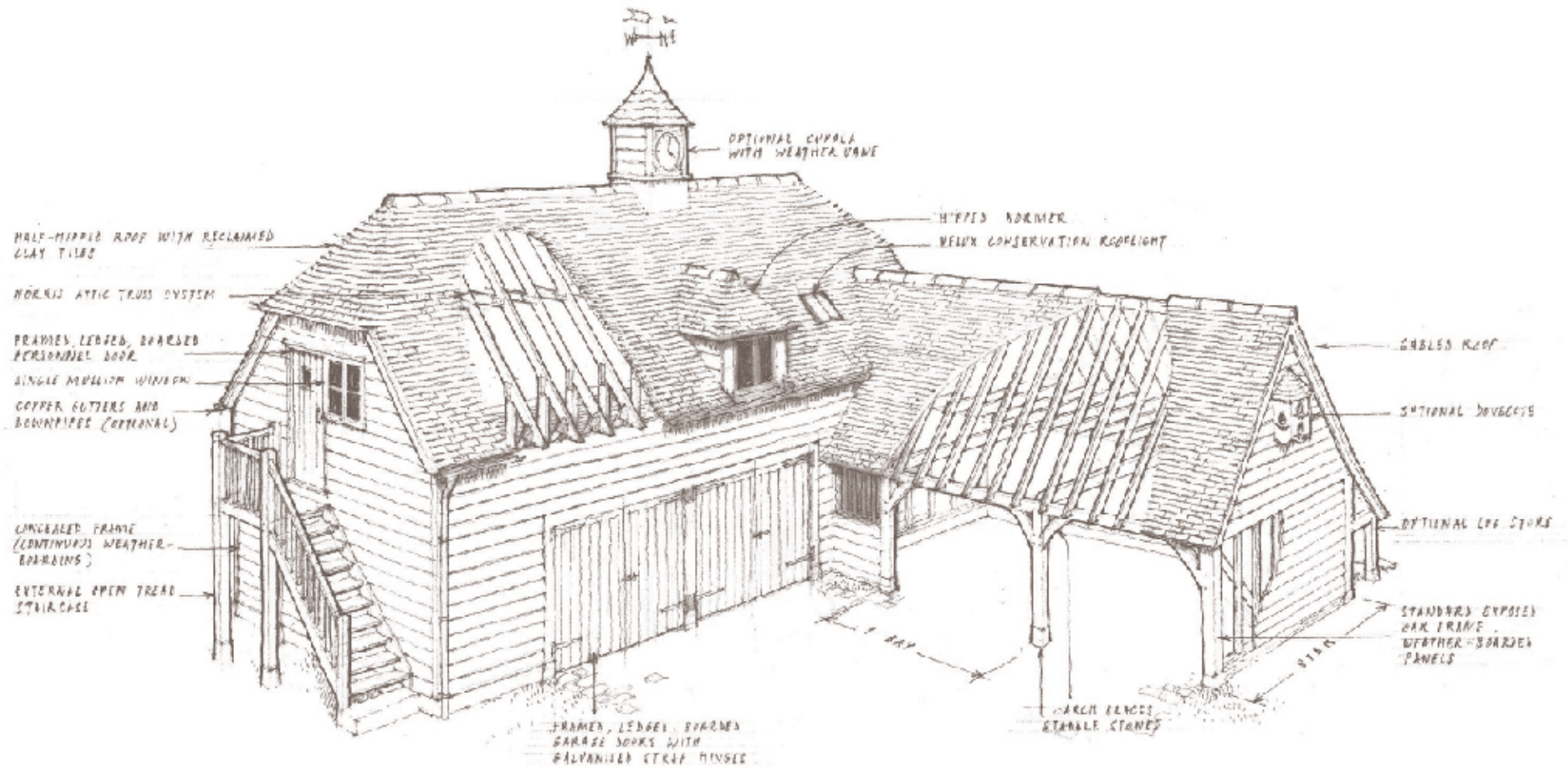




Border Oak Outbuildings

Garages, Studios, Barns, Stables & Garden Structures



We have a Classic modular range and bespoke buildings - enabling us to meet your requirements and your budget. Our buildings are well designed and beautifully crafted with the finest natural materials.

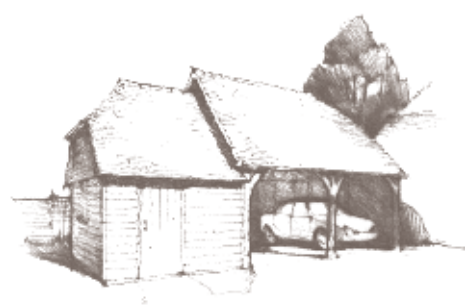
welcome,

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.

At surprisingly affordable prices.

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 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 accredited. Our reputation is unsurpassed.

As recognised pioneers of the oak frame industry, our specialist carpenters have unrivalled traditional skills, learnt over 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, yet maintain 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 accredited with fully trained and certified 'Timber Graders' to ensure we only use the highest quality sustainably sourced oak.



The mark of
responsible forestry



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 almost 40 years of experience of oak framing to deliver buildings of unrivalled specification and quality.

Our classic outbuildings specifications includes:

-  215mm x 150mm oak bay posts
-  Traditional oak arched braces
-  150mm x 150mm oak wall plates
-  Seasoned oak tapered pegs
-  150mm x 150mm oak tie beams – with decorative stop chamfer details
-  Treated, planed softwood rafters, pre drilled and cut ready for fixing
-  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

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 & improvement without prior notice. It maybe 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 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. For additional accommodation, storage or games room.



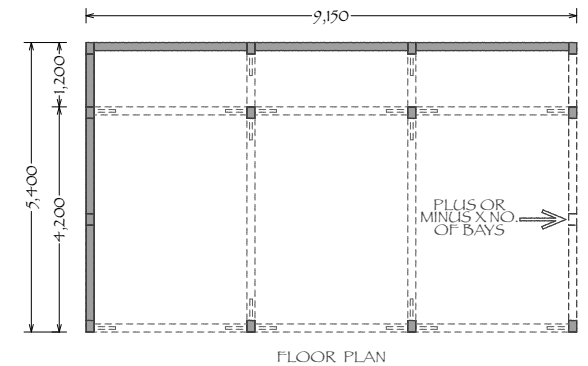
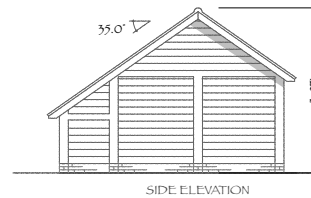
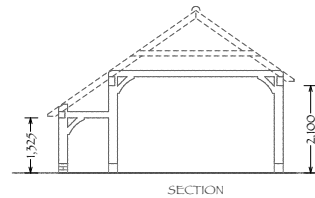
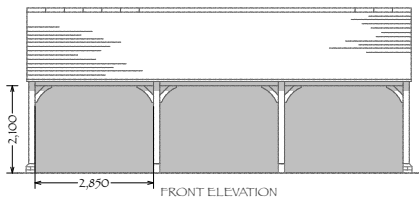


Our Classic Outbuilding Range

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.

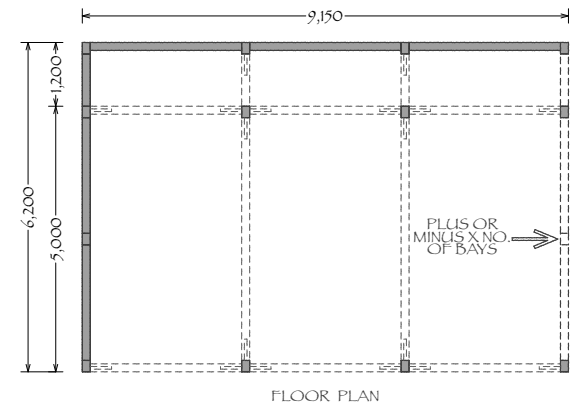
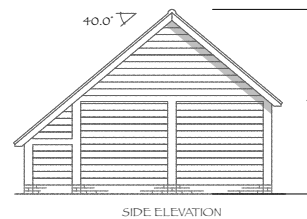
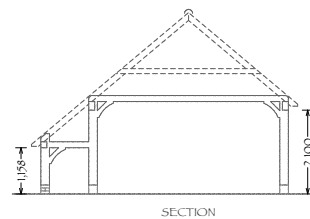
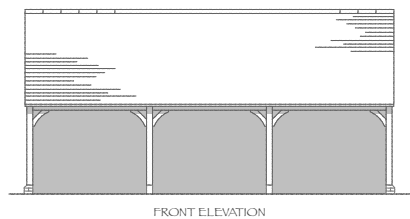
Classic I

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 storage.



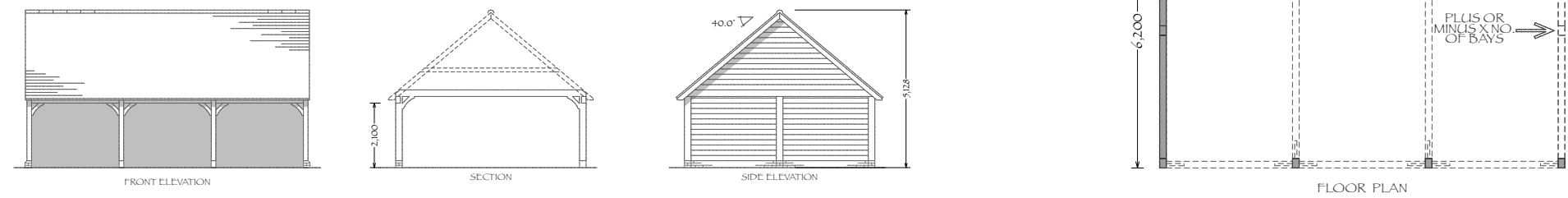
Classic II

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.



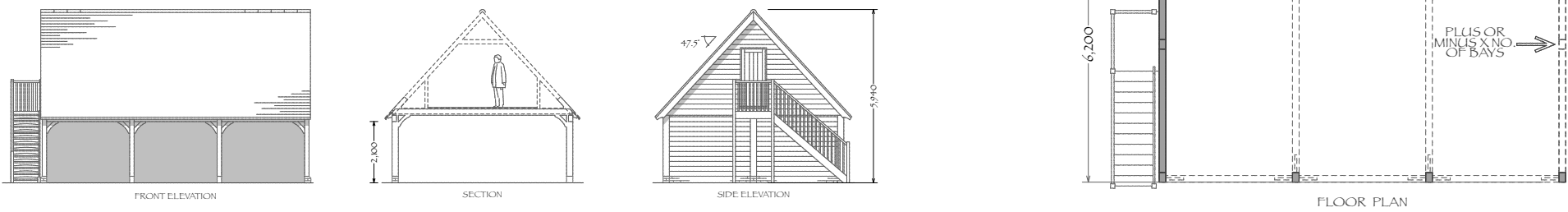
Classic III

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



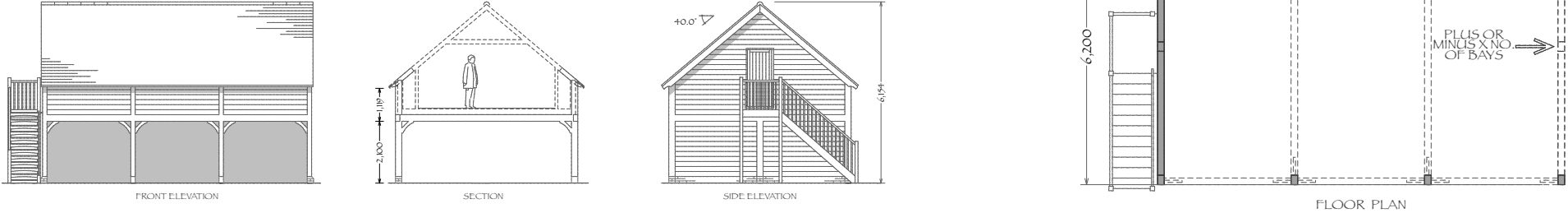
Classic IV

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 man cave!



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 if you require further adaptation please contact our outbuildings team to discuss your project.



Classic I with open logstore



Classic I with open logstore



Classic III with hipped roof



CLASSIC V



Classic IV



Classic III



A typical two bay garage will take two people around three days to erect.
Our panels are preformed making them exceptionally quick to install.

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. The rafters are also marked to illustrate the position of the battens. Nail holes are pre-drilled and 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.

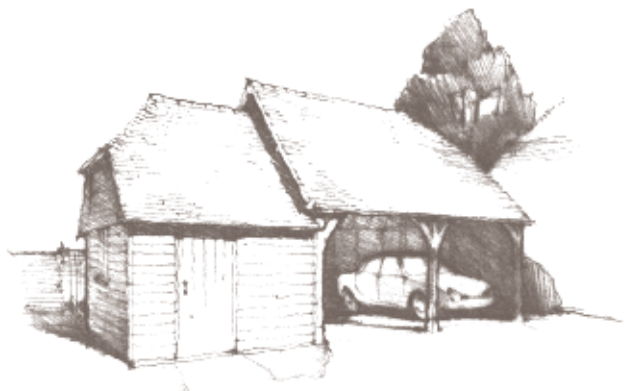
We also have experienced erection crews available if you would like us to provide a full build contract. Buildings can be delivered across the UK and abroad.

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



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 or 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.





Classic IV



Classic II with enclosed logstore and potting shed



Adapted Classic I



ADAPTED CLASSIC V



Classic IV - 1st floor interior using attic truss



Adapted Classic III

Bespoke Structures

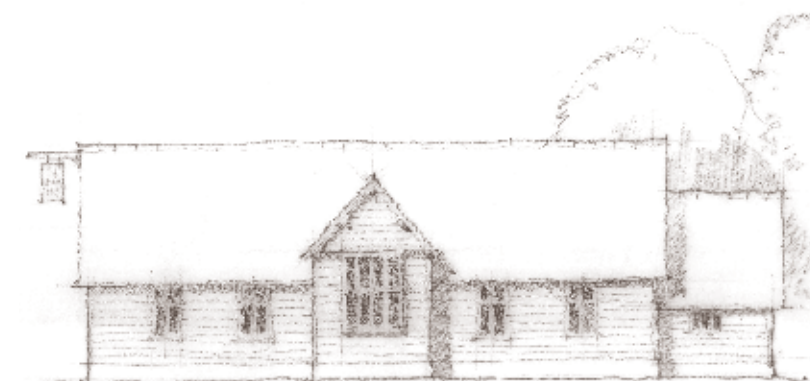
Our designers are experts in translating your ideas into reality, and as all of our frames are made by hand we do not have restrictions or limitations. We are able to receive your project brief, provide sketch proposals and costings and prepare detailed drawings for a planning application.

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.

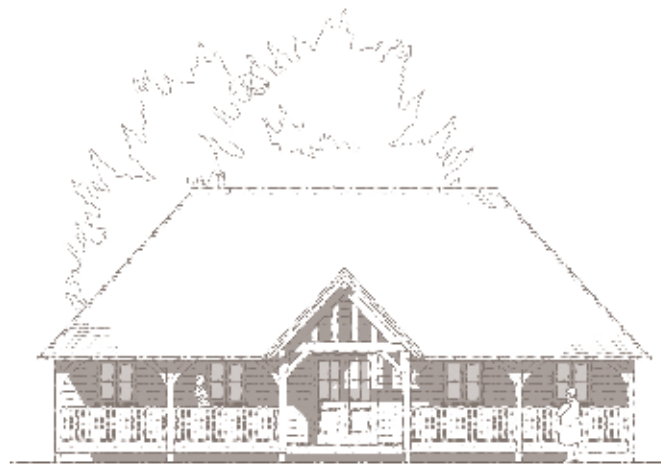
Border Oak have almost 40 years experience of oak framing and would be delighted to discuss your project in more detail.

Examples of our bespoke outbuildings can be seen on our website - www.borderoak.com









Bespoke Structures

Our in-house architects and designers can create a bespoke structure for you – meeting all of your building requirements.

All our buildings demonstrate our unrivalled understanding of oak, craftsmanship and attention to proportion and scale, and will enhance and complement almost any property or landscape.

Our recent bespoke commissions include:

- Community buildings
- Decorative follies
- Display, retail and visitor centres
- Commemorative buildings
- Shooting barns
- Occasion and wedding venues
- Holiday homes
- Leisure facilities and swimming pools
- Museums, exhibitions and galleries
- Sports pavilions

Previous commissions

- 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





Commercial & Community Buildings

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.

More commercial projects can be seen on our website - www.borderoak.com



Other Structures

Our designers and craftsmen can create almost any oak framed structure. We can work with landscape designers, developers, architects, main contractors and private individuals to produce stunning and practical structures.





THE BORDER OAK POTTING SHED



The Kingsland gazebo
9ft diameter



The Stoke Lacy gazebo
9ft diameter



The Bircher gazebo
10ft x 10ft

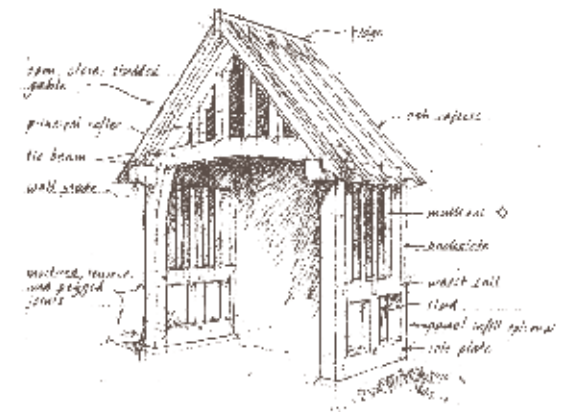
Gazebos & Outdoor Shelters

A wonderful and practical addition to any landscaping scheme. Ideal for al fresco dining, poolside shelter or for a wood fired pizza oven perhaps?

All of our gazebos, outdoor shelters and porches are available as self build kits or a total build package.



Porches



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. Please contact the office for details.

A larger range of porch designs can be seen on our website.

Details



Eaves and rainwater goods detail



Decorative weathervane



Dormer window



Conservation rooflight



Decorative finial



Slates with 'mopstick' lead hip detail

A close-up, high-angle photograph of a roof covered in handmade clay tiles. The tiles are rectangular with a rough, textured surface and a warm, earthy brown color. They are laid in a traditional overlapping pattern, with each tile slightly offset from the one below it. The lighting is bright and directional, coming from the upper left, which creates strong highlights on the top surfaces of the tiles and deep shadows in the gaps between them, emphasizing their three-dimensional form and texture.

Roof Coverings

Roof coverings can be chosen to suit your requirements
- handmade clay tiles, slate, thatch or shingle.



We'll help guide you through the process

We have a dedicated in-house design team who can help turn your ideas into a workable reality. We can also prepare and submit planning approvals and building regulations.

Planning approval is not always required. Permitted development may enable you to erect a structure without formal submission.

Planning Permission & Building Regulations

Planning Approval

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

1. 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.
2. The proposed structure will be in front of the main house and closer to a highway, footpath, access road, etc.
3. The ridge of the building is higher than 4 metres (NB: many of our classic models are under 4m).

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.

Building Regulations

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

Many of our classic outbuildings do not require planning approval or building regulations approval. Approval is not normally required if the following criteria are met:

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

Our Heritage

Border Oak was established in 1980 – pioneering the revival of green oak framing across the UK and worldwide.

We are a family run business and employ more than 120 experienced and passionate staff with unrivalled knowledge and unique skills. Our aim is to design and construct the finest oak frames available, whilst offering exceptional service and unbeatable value.

We have an innate appreciation of oak framing and the wider construction industry; developed over four decades as true market leaders. We believe in preserving heritage skills through innovation and our portfolio is testament to the wide spectrum of projects we have delivered.

Our projects regularly feature in the media including Channel 4's Grand Designs & Restoration Man and we have received many awards.

We use our knowledge, experience and creativity to ensure we craft the finest oak buildings available.



thank you





Border Oak

Design & Construction Limited

Kingsland, Leominster, Herefordshire, HR6 9SF England | www.borderoak.com
t: 01568 708752 | f: 01568 708295 | e: outbuildings@borderoak.com