



*border oak*

## Border Oak Site in Bridstow, Ross-on-Wye



We are delighted to have achieved planning permission for 3 houses with garages on this rural village site, which has stunning views of the rolling South Herefordshire countryside.

The site is located only 5 minutes from the market town of Ross-on-Wye, 13 miles from Hereford, and within easy reach of the M5 to Cheltenham, Gloucester and Worcester and the M4.

Each bespoke Border Oak design has been conceived to take full advantage of the wonderful views.

### Site Services

The plots will be fully serviced. This means that Border Oak will bring mains drainage, electricity, water and telecoms to the edge of the plots. We will also undertake the storm water drainage design for the site.

Border Oak will undertake the master landscaping –including the establishment of general levels on site and retaining walls between the plots, as well as boundary fences and hedges and trees shown on the planning approval.

Individual landscaping of each plot can be undertaken by plot owners to their specification



## Plot three

Border Oak Site in Bridstow, Ross-on-Wye

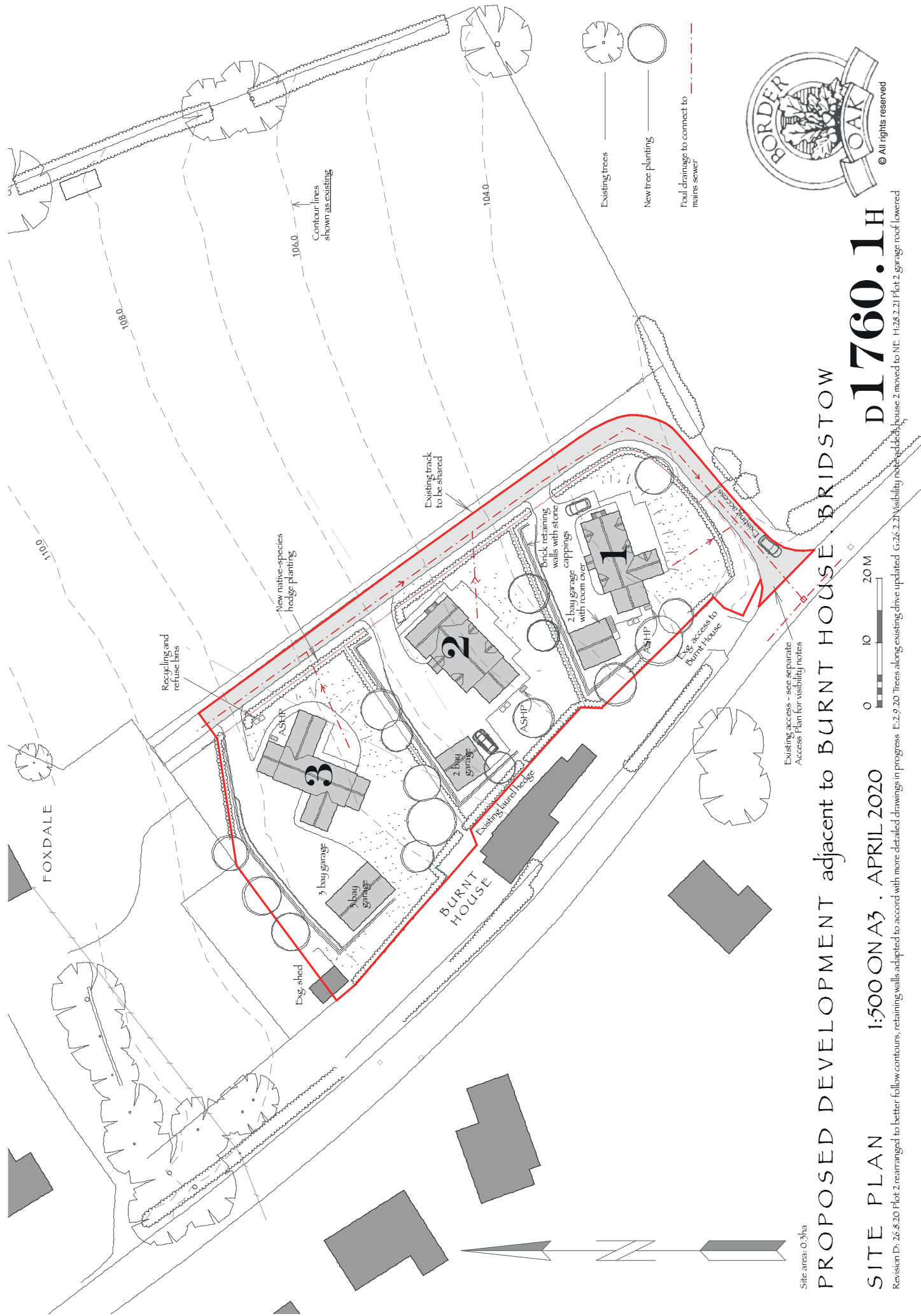
Offers Over: £250,000

Plot Size: 0.31 acres

House Size: 249m<sup>2</sup>

4 Bedrooms

3 Bay Garage



**D1760.1H**

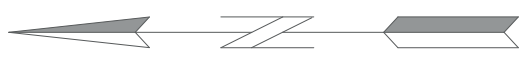
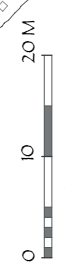
**PROPOSED DEVELOPMENT adjacent to BURNT HOUSE BRIDSTOW**

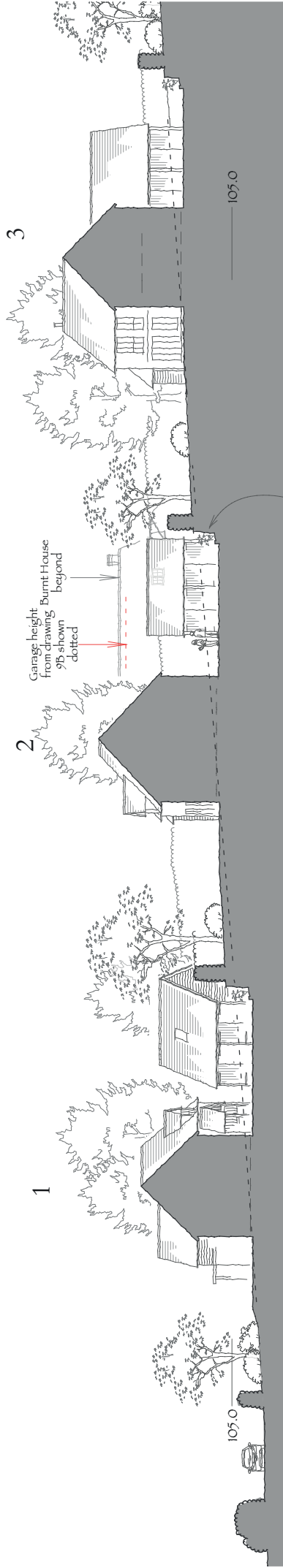
**SITE PLAN 1:500 ON A3 . APRIL 2020**

Revision D: 26.8.20 Plot 2, rearranged to better follow contours, retaining walls adapted to accord with more detailed drawings in progress. E: 2.9.20 Trees along existing drive updated. G: 26.2.21 Visibility notes added to house 2 moved to NE. H: 28.2.21 Plot 2, garage roof lowered

Site area: 0.3ha

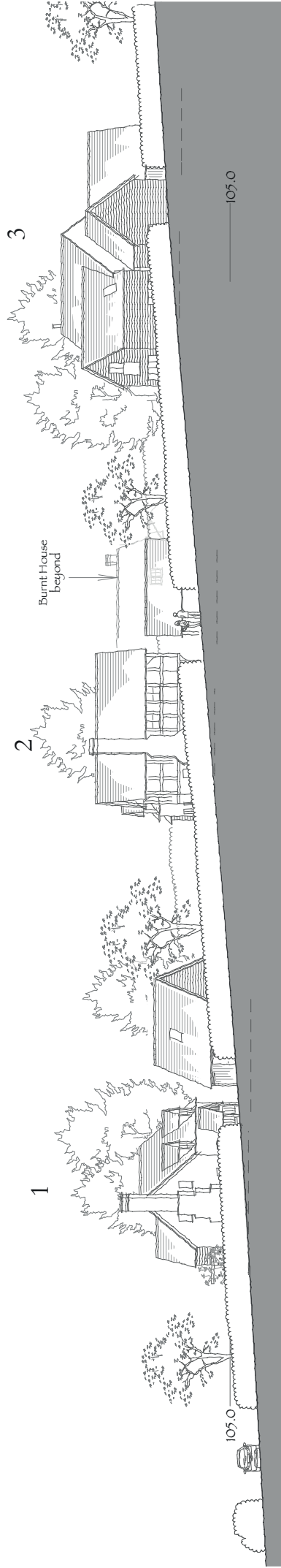
Existing access - see separate Access Plan for visibility notes





SECTION THROUGH HOUSES

Brick retaining walls with stone cappings and planters along base



SECTION THROUGH DRIVE

PROPOSED DEVELOPMENT adjacent to BURNT HOUSE . BRIDSTOW

SITE SECTIONS (from East) 1:250 ON A3 . APRIL 2020

D1760.9D

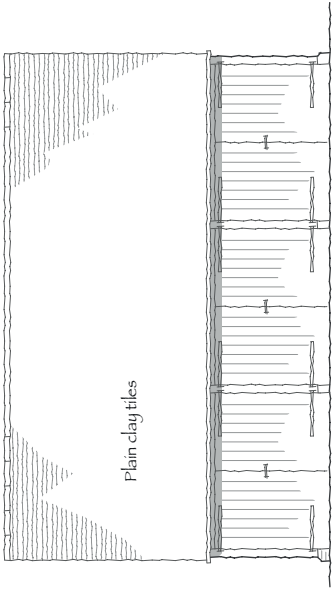


Revision A: 20.4.20 New scheme B: 18.5.20 Section added C: 26.8.20 Plot 2 amended, house levels adjusted to accord with more detailed site plan D: 28.2.21 Plot 2, garage roof lowered

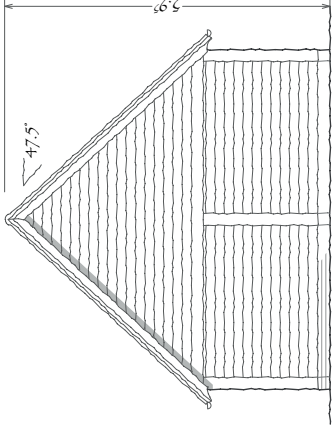


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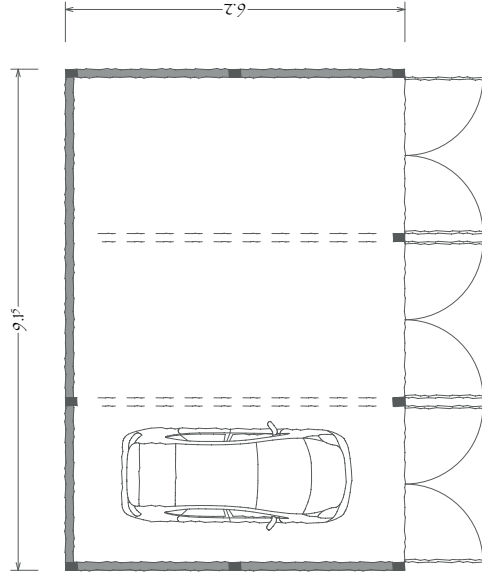




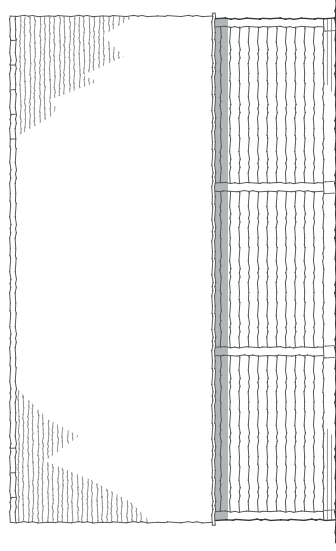
FRONT



SIDES



FLOOR PLAN



REAR

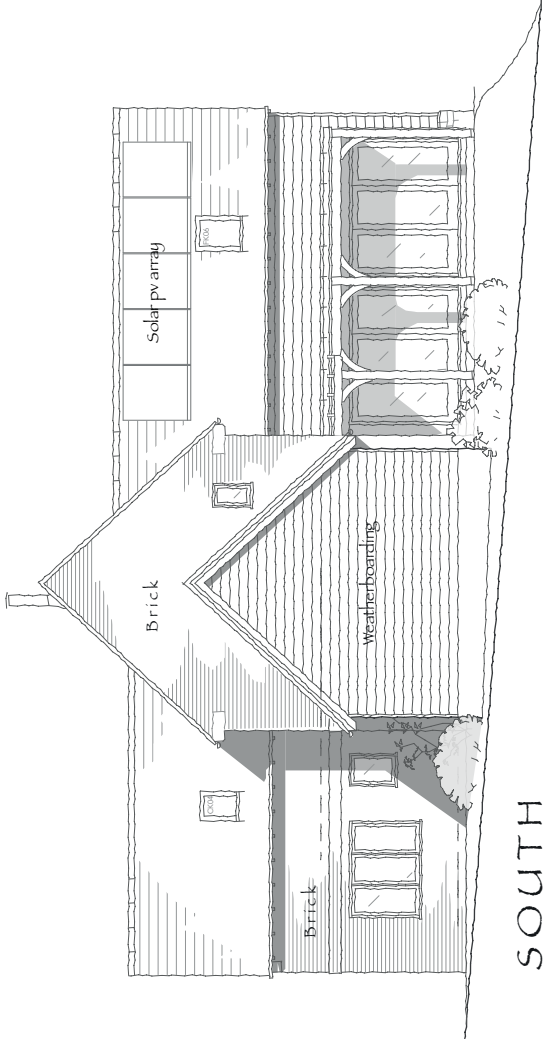
PROPOSED DEVELOPMENT adjacent to BURNT HOUSE . BRIDSTOW

GARAGES - PLOT 3 1:100 ON A3 . APRIL 2020



D1760.11

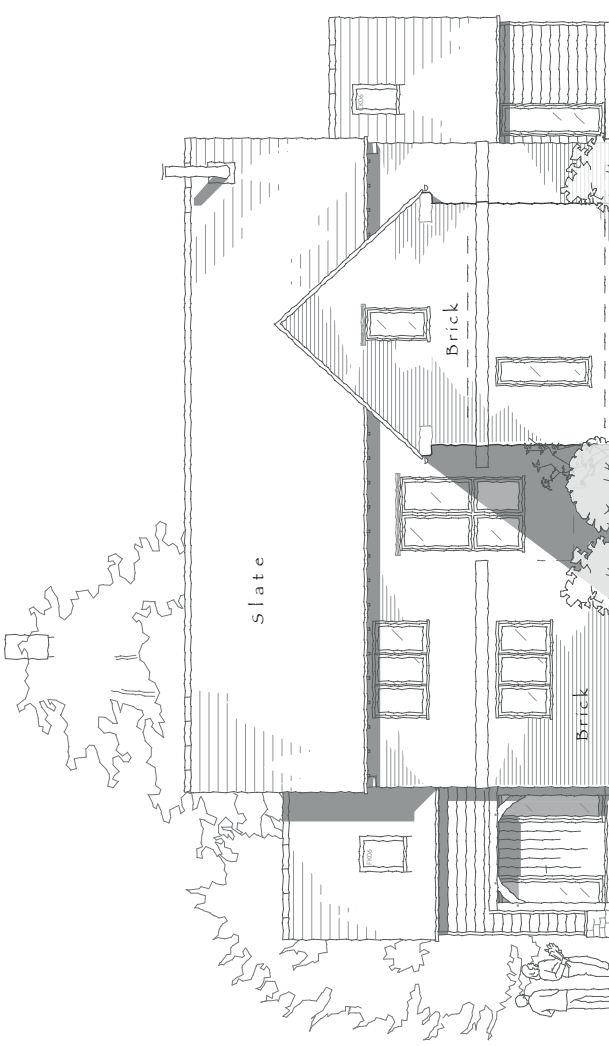




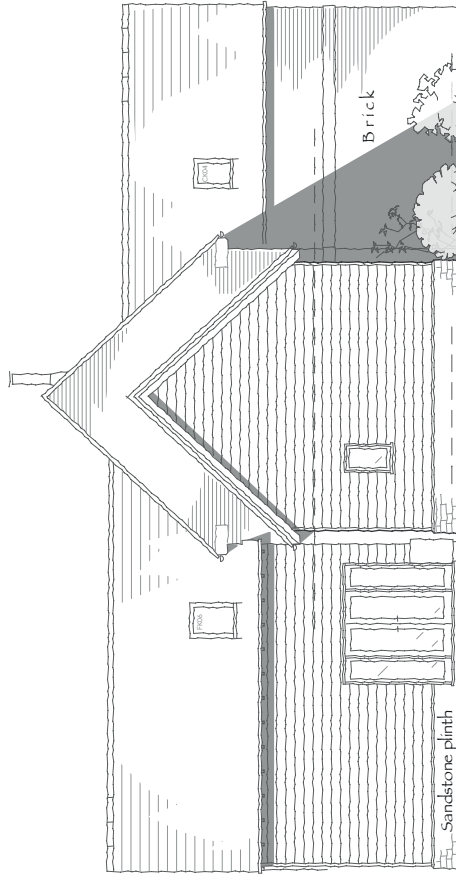
SOUTH



EAST



WEST



NORTH

PROPOSED DEVELOPMENT adjacent to BURNT HOUSE . BRIDSTOW

HOUSE NO. 3

1:100 ON A3 . APRIL 2020

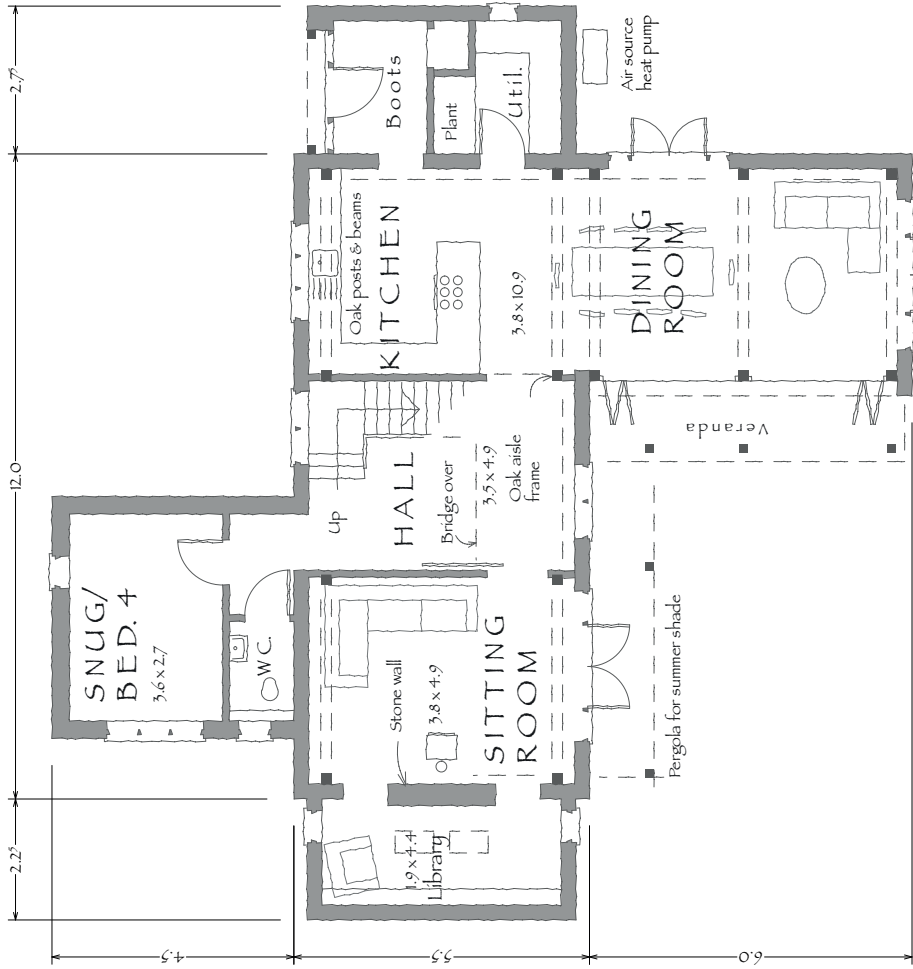
Revision A: 17.4.20 Redesign B: 18.5.20 Solar panels added



D1760.8B



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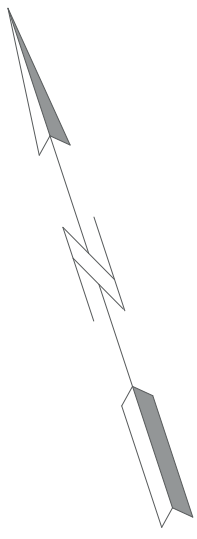
GROUND FLOOR PLAN

External floor area: 249m<sup>2</sup>

PROPOSED DEVELOPMENT adjacent to BURNT HOUSE . BRIDSTOW

HOUSE NO. 3 1:100 ONA3 . APRIL 2020

Revision A: 17.4.20 Redesign



FIRST FLOOR PLAN

0 1 2 3 4 5M D 1760.7 A





# *border oak*

quotation & specification

Border Oak, Bespoke  
New Dwelling at Plot  
3, Burnt House,  
Bridstow, Ross-on-  
Wye

Revision A,





# welcome

Border Oak is the leading green oak frame design and construction company with an unsurpassed reputation for quality and craftsmanship. Founded in 1980, we have been constructing homes and commercial buildings of the highest quality for over forty years.

We have unrivalled knowledge and experience which has enabled us to pioneer the revival of oak framing and define its future. This experience and enviable record of customer satisfaction is evident in our plethora of awards and continued ability to deliver beautifully designed homes, traditional and contemporary.

Working closely with self-builders, we understand the needs and challenges faced. Our dedicated workforce possess the unique skills essential for an oak framed home, and several have also realised their self-build dream; providing an empathetic understanding crucial to supporting delivery of your home.

Building your dream home may be daunting, almost certainly challenging, and at times complex. Our expertise, dedication and passion for excellent craftsmanship will make the journey as smooth as possible. The structure of our company is client driven, imbued with processes and procurement routes refined over years of learning what works best; elevating Border Oak to the position of being the unquestionable choice for self-builders.

We present our quotation on the following pages and trust the itemised format is informative and useful. When assessing what we have included, please bear in mind Border Oak's commended craftsmanship, detailing, and track record of success. Our dedicated Design Team, Project Managers, Quantity Surveyors, and subcontractors underpin a complete in-house service for clients. It is this attention to detail that makes Border Oak unique, making it unlikely that other quotes will be directly comparable. We know this task can be challenging and we are happy to assist in appraising your options to ensure you choose the best route to building your new home.

## **Awards and Accolades**

We are pleased to inform that our NHBC rating is A1. This is the highest rating available, emphasising the longevity and quality of our buildings.

### **Meadowmead (Showhouse)**

#### **Overall Winner of The Daily Telegraph & Homebuilding & Renovating Awards 2018**

Best Custom Build Development (Build It Awards 2018)

Best Oak Frame House (Build It Awards 2018)

Best New Build House (Federation of Master Builder Awards)

Best Ecological Self Build (Norwich & Peterborough National Competition)

Built in Quality Award (Staffordshire Building Control)

Best Timber Frame Home (Daily Telegraph/Homebuilding & Renovating Magazine)

Best Commercial Building (Federation of Master Builder Awards)

Package Company of the Year (Self Build Industry Awards)

Best Traditional Home (Daily Telegraph/Homebuilding & Renovating Magazine)

Cost Appraisal for  
**Border Oak**  
**Bespoke New Dwelling at Plot 3, Burnt House, Bridstow, Ross-on-Wye**

You will be pleased to know that our quotation includes the services of a Project Manager and the skills of a dedicated design team with unrivalled experience in traditional vernacular architecture and materials.

The following drawings were used in our appraisal:

Floor Plans (D1760.7A). Elevations (D1760.8B).

QUOTE REVISION: A, dated:

BUILDING CONCEPT: Bespoke New Dwelling

STANDARDS/WARRANTY: To be assessed.

PLANNING CONDITIONS: To be appraised with the client.

SITE LOCATION: Plot 3, Burnt House, Bridstow, Ross-on-Wye

SITE CONDITIONS: A provisional desktop assessment of your building plot suggests a foundation construction to our proposal. However we advise undertaking a groundwork investigation report as soon as possible to ascertain the exact requirements.

**PROJECT NOTES:**

Please note if your proposed dwelling is outside of the permissible distances of neighbouring properties as outlined in Party Wall Act 1996, written consent/Party Wall Agreement must be obtained in collaboration with a Party Wall Surveyor. Stipulations and requirements arising from the course of these negotiations will need appraising and amendments to your quotation may be necessary.

**We assume a brick plinth and masonry below dpc around the Library.**

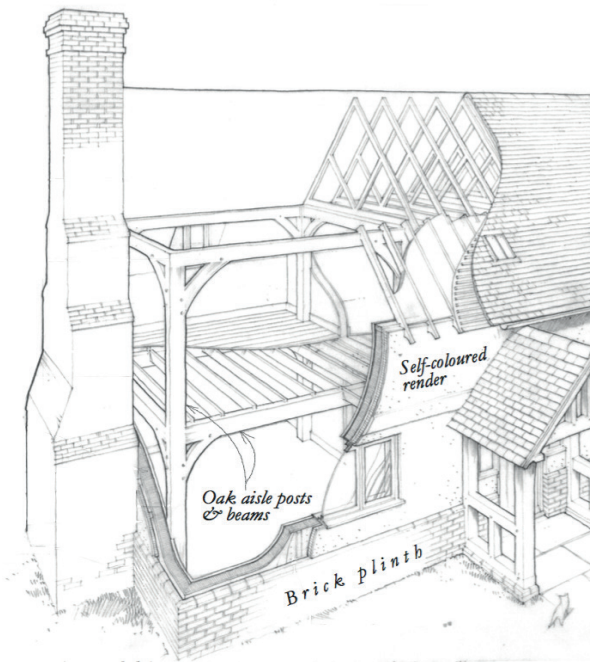
## Project Specification

### OAK FRAME & SIPS

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Design, fabrication, delivery and erection of a "Restoration Grade" unseasoned oak skeletal frame with exposed internal surfaces. Includes joint and panel weather-stripping and detailing, neoprene seals, PVC water bars, drainage channels and perimeter trim (exposed frame positions only).

The provision of workshop drawings, which will be presented for verification prior to commencing fabrication.



Based on an aisled bay structural frame with logical and spacious room divisions; includes oak aisle posts, aisle plates, girding rails, chamber joists, arched braces, tie beams and traditional mortice and tenon joints with oak pegs to provide a structural honesty and tactile beauty.

**OAK FINISH:** Flat Planed

#### **OAK FRAME DESCRIPTION:**

An internal, 3 bay, 2 storey aisle oak frame from the Sitting Room and Bedroom 1 to the Kitchen and Bedroom 3 supports a semi-vaulted ceiling. Additional purlins over Bedroom 1 raises the height of the semi-vaulted ceiling and the additional of a ridge beam over the Landing gives a fully vaulted ceiling.

An internal, 2 bay, oak frame to the Dining Room extending into cruck style frames to Bedroom 2, one centrally and one to the gable end. These frames have exposed oak purlins and ridge beam over supporting a fully vaulted ceiling.

We include for an external oak frame surround to the west elevation of the Boot Room.

**FEATURE TRUSSES & GABLES:** 2 cruck style frames over Bedroom 2.

Design, fabricate, deliver to site and erect in position 142 mm Structurally Insulated Panel System (SIPS), in accordance with Kingspan TEK Delivery Partner criteria (Border Oak are one of a small number of accredited Kingspan Partners), to external walls including soleplates, base plates, insulated spline connectors, and fixings.

U-Value as low as 0.18 – and a Green Guide Rating of A+ - ensuring an energy efficient, yet beautiful and practical home.

This system has excellent environmental/sustainability credentials, and comprises two 15mm OSB (Oriented Strand Board) facings with a 112mm rigid urethane insulation core – Zero Ozone Depletion Potential (ODP) and low Global Warming Potential (GWP).

Our unique encapsulation systems achieve enhanced air tightness levels – to meet and substantially exceed current Building Regulations (Approved Document Part L1A).

Design, fabricate, deliver to site and erect in position treated softwood stressed skin diaphragm (loadbearing) walls.

Full structural analysis and certification.

Oak Frame and SIPS Encapsulation/Diaphragm Walls as described above: £109,221

Timber Treatment against insect attack and fungal decay. £440

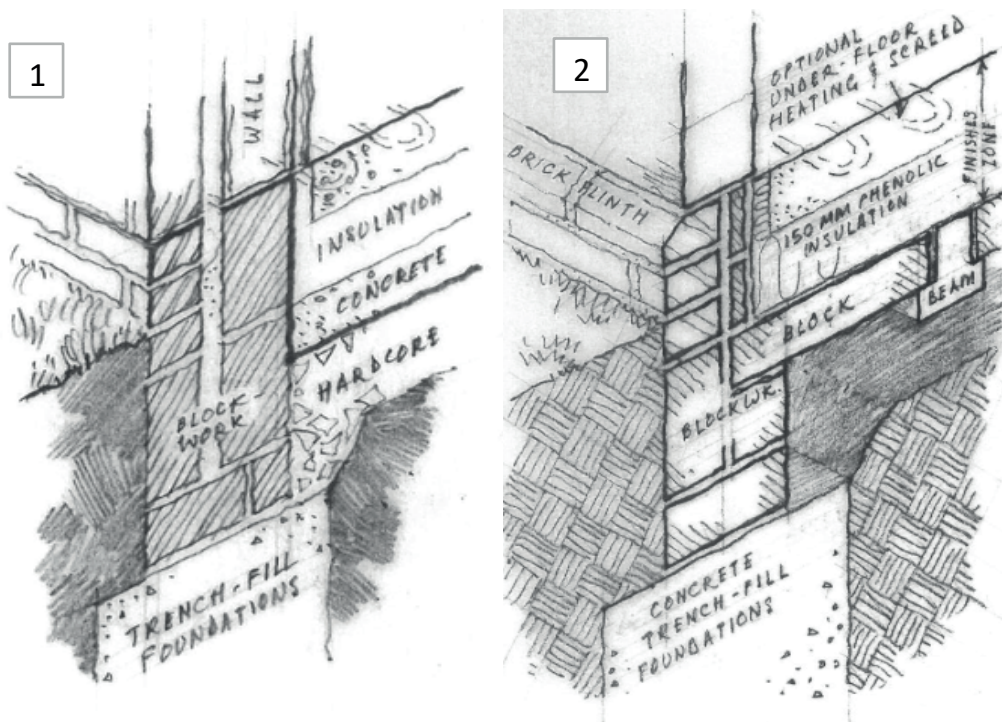
## BASEWORKS

150mm top soil strip, reduced level excavation (a maximum depth of 300mm) GEN1 concrete foundations (perimeter of building plus load bearing cross walls), structural reinforced concrete T-beams with blockwork between cavity brickwork to perimeter walls up to DPC level, plinth bricks to specification, angles, returns, 150mm blockwork as required. Isolated/integrated pad foundations and masonry plinths up to DPC level to accept the structural frame.

All spoil from excavations deposited adjacent to the base.

Assumes clear level site, unimpeded access, good ground bearing and soil conditions and a maximum foundation depth of one metre.

BASE CONSTRUCTION: Beam & Block (Uneven Site)



1. Trench-Fill/ground bearing slab foundations 2. Beam & Block floor

Where required, we include an air source heat pump base adjacent to the external utility wall, including a pea-gravel pit and concrete raft over.

£38,036

## UPPER FLOOR JOISTS

Design, fabricate, deliver to site and fix in position engineered lattice joists with appropriate trimming to stairwell and soil vent pipes, strutting and softwood perimeter internal girding rails to receive joist loadings and supporting metalwork.

JOIST TYPE & DEPTH: Open Web x 202mm

FLOOR DECK: 22mm Egger Protect Chipboard

Note: We include for open web joists to avoid complications and restrictions for services when using solid, inferior joists. If specifying MVHR units, please inform us of the ducting diameters to ensure correct depth joists are provided.

£12,029



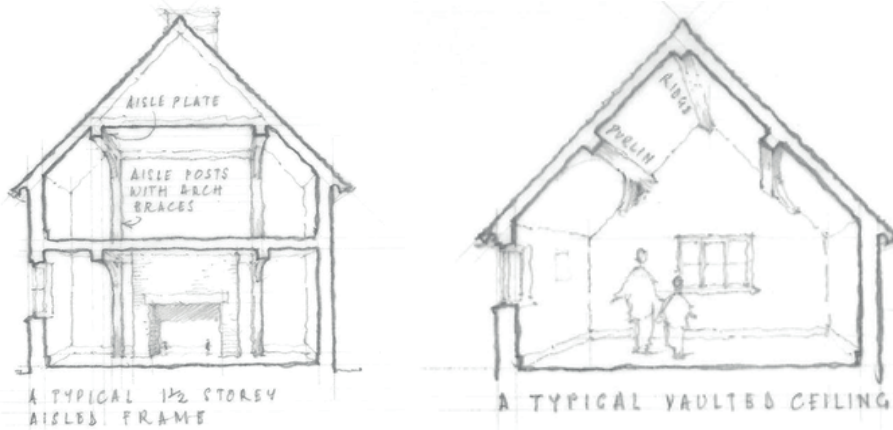
## SECONDARY ROOF STRUCTURE

Design, deliver and erect in position engineered softwood roof trusses and tanalised softwood batten (with 38x50 counter battens to underside of rafters where necessary) including valley boards, ceiling joists, hangers, binders, eaves and verge detail, gable detailing and dormer structures.

**ROOF TRUSSES:** Engineered trusses above aisle plates, with loose rafters to open eaves, unless noted otherwise.

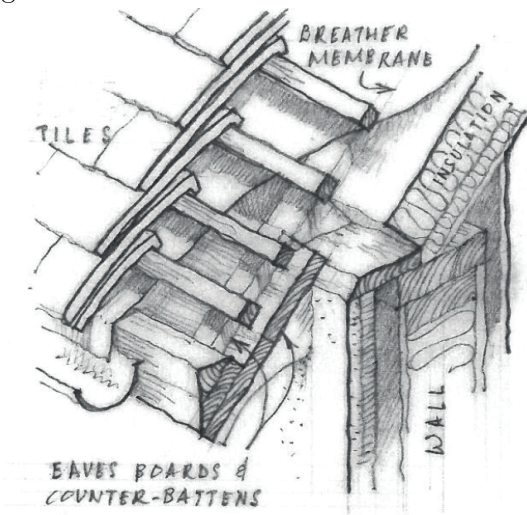
**ATTIC/STORAGE TRUSSES:** Not applicable.

**FEATURE VAULTED CEILINGS:** Library, Landing and Bedroom 2..



**EAVES:** Open eaves, formed with treated Softwood 150 x 25 softwood eaves boards and 100 x 50 softwood eaves closer.

**VERGE:** Treated softwood 200 x 38 PAR bargeboard, 75 x 25 PAR cover moulds, 100 x 25 verge fillet.



*indicative eaves construction (oak wall plate only applicable in externally exposed oak frames)*

Additional membrane installation systems to integrate with the airtightness systems.

£17,070

## ROOF COVERINGS

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Supply and fit hand crafted roof coverings, tanalised battens, breather membrane, eaves, verge, gable and abutment detailing, ridge tiles, lead flashings, aprons and soakers. Includes UV resistant plastic eaves carriers.

TILES: Natural Slate

£39,369

## EXTERNAL JOINERY

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### WINDOWS & DOORS

High specification treated softwood, entrance, personnel and French doors, with pre-applied “silk” finish paint system, and multi-point locking systems.

High specification, traditional high performance (BRE Green Guide A+ Rated) flush casements with pre-finished “silk” paint system multi-point locking systems, trickle vents, reflex friction hinges.

Neoprene seals and sliding fixing systems as required.

Low-E argon filled sealed double glazing systems with spacebars to avoid cold bridging throughout, with toughened glass as required.

ENTRANCE DOOR: Softwood

WINDOWS: Flush Casement (with horizontal bar)

FRAMES: Border Oak Pebble Grey

IRONMONGERY: Blacksmith-made furniture

Window Schedule: As elevation drawings supplied.

Where necessary, we also include bespoke, purpose made external joinery. Folding Sliding Door casements aluminium, if applicable.

BALUSTRADE: Blacksmith made galvanised

### ROOFLIGHTS

TYPE: Standard

OPENING POSITION: Top-Hung/Centre-pivot as required, with white interior finish.

Velux Rooflight Schedule:

2no.CK04 550x978mm. 2no.CK06 550x1178mm. 6no.FK06 660x1180mm.

(2 no. FK06 over the Landing are electrically opening)

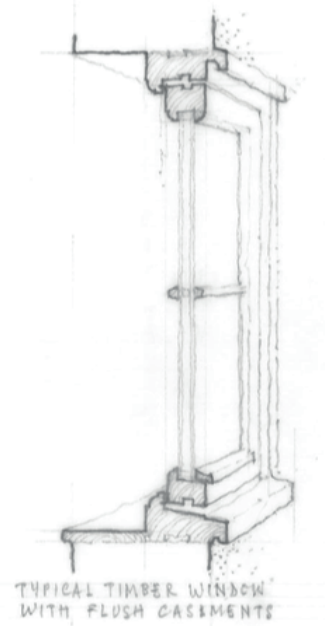
£63,377

Joinery Systems guarantees:-

Fungal and insect attack – 30 years.

Paint Finish (Factory Painted Units) – up to 10 years, coating guarantee available on request.

Double Glazed Units – 10 years.



## **INGLENOOK FIREPLACE & CHIMNEY**

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Handcrafted facing brickwork, tumbled shoulders, concrete register slabs, flagstone hearth, pumice flue liners to provide better insulation and warmer flue gases, decorative brickwork stacks.

NOTE: Our quote facilitates installation of a wood burning stove (not part of the quotation) for the Inglenook to operate effectively. An open fire would require a bespoke fireplace design and can be quoted according to your requirements.

A generous inglenook including facing brick surround and oak lintel.

FEATURE: Cottage

EXTERNAL BRICKWORK: Border Oak Mix

BONDING: Stretcher



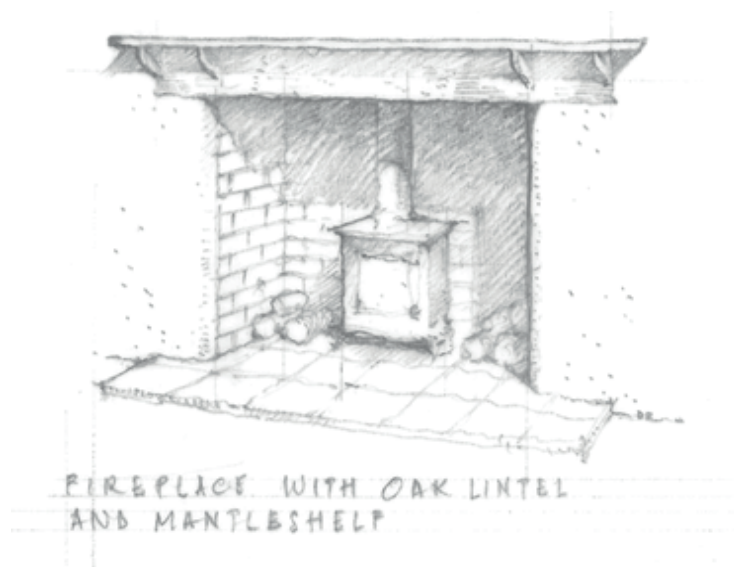
FIREPLACE BRICKWORK: Border Oak Mix

HEARTH FLAGSTONES: Border Oak Flagstones

FIREPLACE LINTEL: OAK

FIREPLACE LINTEL FINISH: Flat Planed

By others.



## **EXTERNAL CLADDINGS**

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### **MASONRY ABOVE DPC**

Supply and lay brickwork, cavity closers, batten and DPCs to apertures, brickwork lintels and stepped lead flashings to abutments.

PLINTH HEIGHT: 450mm

PLINTH BRICKWORK: Stone 150

BOND: Stretcher

PRIMARY BRICKWORK: Border Oak Mix

BOND: Stretcher

### **WEATHERBOARDING**

Supply and fit Ex 20x200 treated, unpainted, horizontal boards, vertical battens, perimeter trims to corners/joinery openings and suitable fixings.

BOARDING: Treated Softwood

£55,000

Price includes for chamfered stone corbel as shown.

## **PLASTERING & DRYLINING SYSTEMS**

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### **EXTERNAL AND INTERNAL WALLS/CEILINGS**

12.5 mm foil backed drylining systems to external perimeter walls and ceilings.

12.5mm drylining systems to internal partitions.

Soundbloc plasterboard to ground floor ceilings.

37.5mm insulation-backed plasterboard to sloping ceilings.

Appropriate sound deadening systems to comply with Part E of Building Regulations to internal walls and ceilings.

Hardie Backer Board (cement-based) cladding systems to wet areas – i.e. shower rooms.

£24,565

## **FIRST FIX & CARPENTRY**

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High performance reinforced 'intelligent' vapour/air tightness system, including specialist tape systems, incorporating polyethylene copolymer membrane to retard vapour and assist air tightness requirements.

Treated softwood service battens to perimeter external walls and ceilings to create service voids.

125mm Kingspan urethane insulation between rafters to sloping ceilings and 400mm loft roll to flat ceilings.

1200 gauge polythene membrane and up to 125mm Kingspan insulation over ground floor slab.

Ply pattresses and softwood timbers/noggins for wet rooms to accommodate sanitaryware installation and boxing in soil pipes, where applicable.

75 x 50 softwood studding for secondary partition walls .

Please note floor coverings can be specified and quoted as options including random width oak flooring, flagstones, terracotta tiles, etc. etc.

£36,273

## **SECOND FIX CARPENTRY**

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### STAIRCASE

Bespoke Softwood staircase including gallery, newels, handrails, balusters and mouldings.

TREADS: Softwood

NEWELS & BALUSTERS: Softwood Square

HANDRAIL: Oak

INTERNAL DOORS: Softwood Border Oak No. 3

ARCHITRAVES: Softwood Torus

IRONMONGERY: Stainless Steel

SKIRTING: Softwood Torus

WINDOW BOARDS: Softwood

LOFT HATCH & LADDER: Softwood

We include for doorsets to cupboards under stairs. Please note Second Fix Carpentry to cupboards and pre-fabricated wardrobes is not included. These are only indicated on plans to demonstrate circulation and storage areas.

£18,948

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## **Project Specification Total**

£414,328



## Preliminaries

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The project costs above have been itemised to enable direct comparison with local contractors costs.

There are, however, costs which relate to the overall project including:-

SITE SECURITY: Included.

SKIPS: Included.

TEMPORARY TOILET FACILITIES: Included.

SITE OFFICE/CANTEEN: Included.

SECURE STORAGE FACILITIES: Included.

SCAFFOLDING: Included.

SCAFFOLDING HARDSTANDING: By others.

MECHANICAL HANDLING: Included.

TEMPORARY POWER & WATER SUPPLY: By others.

Mechanical Handling Note: We include for a 17m telehandler on the basis of sufficient access and maneuverability on site.

Contractors all risk, employers liability and public liability insurances. Labour travel, mileage, and subsistence to undertake the project.

\* Please Note: The below figure will depend on the scope and extent of the work awarded and the location of the site. These items are priced assuming sufficient off-road access, clear access throughout the site, and room for storage. Should any of these not be attended and specialist lifting equipment is required BODC reserve the right to pass on any additional costs incurred.

Our budget costs include the services of a Project Manager and the experience of a dedicated design team and our unrivalled experience in traditional vernacular architecture and materials. In particular, you should consider the cost of independently employing a Project Manager or the time taken to manage the project yourself when appraising our offer.

The additional cost of these items will be:

£29,278

## Miscellany

### SITE PREPARATION & CLEARANCE

Labour, materials and mechanical handling to clear site of existing structures/obstructions.

By others.

### HARDSTANDING - PROVISIONAL SUM

Allowance to excavate 100mm, lay geotextile membrane, infill with hardcore, and compact nominal area for hardstanding. Includes scaffolding hardstanding, access for mechanical handling/deliveries, and general traffic to facilitate construction. Provisional sum subject to site conditions and landscaping requirements.

£4,627

**Nominal Area: 100m2 approx.**

### MUCK AWAY - PROVISIONAL SUM

If excess soil cannot be accommodated on site/within landscaping requirements following the baseworks construction, you may wish to dispose off-site. This cost will depend on the quantity, type of material excavated, and location of local authority landfill. Provisional sum £35 to £55/m<sup>3</sup> including mechanical handling, labour, and disposal fees, depending on volume.

TBC

### SCREED (FOUNDATIONS)

Supply and install proprietary 75mm screed floor system - with reinforcement and rapid -dry accelerator - over ground floor slab (following insulation and DPM installation).

£4,452

### UNDERFLOOR HEATING PERIPHERAL CARPENTRY

No allowance is made for construction to receive Underfloor Heating on either floor. This will depend on client specification of the heating system.

By others.

### 3 BAY CLASSIC III GARAGE D1760.11

Price includes for baseworks, oak frame, weatherboarded panels, attic trusses, roof coverings and external joinery.

£47,010

### OAK PERGOLA

Oak posts on staddle stones with connecting beams, arched braces and joists.

£5,173

### OAK VERANDA

Oak posts on staddle stones with connecting beams, arched braces and joists. We further include for a plywood decking, a lead covering and softwood weatherboarding to form the soffit.

£15,887

### WOODBURNING STOVE

1no. Clearview Pioneer 400 or similar, including fitting by a Hetas certified engineer, connected to Isokern flues in the Inglenook Register Slab/and or a twin flue system in Black, as drawn.

£3,750

### RAINWATER GOODS

Supply and fit guttering to eaves, downpipes, connecting ancillary items and fixings to the superstructure façade at a convenient time in the programme.

£6,877

STYLE: Galvanised

**Price Summary****OAK FRAME & SUPERSTRUCTURE**

Oak Frame & SIPs (including authentic, traditional load-bearing oak frame construction)	£109,221
Timber Treatment	£440
Floor Joists	£12,029
Secondary Roof Structure	£17,070
<b>FRAME TOTAL</b>	<b>£138,760</b>

**ANCILLARY WORKS**

Baseworks	£38,036
Roof Coverings	£39,369
External Joinery	£63,377
Inglenook Chimney	By others.
External Claddings	£55,000
Plastering & Drylining Systems	£24,565
First Fix Carpentry	£36,273
Second Fix Carpentry	£18,948
<b>ANCILLARY WORKS TOTAL</b>	<b>£275,568</b>

**PRELIMINARIES** £29,278

At this stage the figure considers the full scope of works awarded to Border Oak.  
Please see page 12.

**MISCELLANY**

Site Set-Up & Clearance	By others.
Hardstanding - Provisional Sum	£4,627
Muck Away - Provisional Sum	TBC
Screed (Foundations)	£4,452
Underfloor Heating Peripheral Works	By others.
3 Bay Classic III Garage	£47,010
Oak Pergola	£5,173
Oak Veranda	£15,887
Woodburning Stove	£3,750
Rainwater Goods	£6,877
<b>GRAND TOTAL</b>	<b>£578,392</b>

Labour & Materials Price Increases £TBC

**TURNKEY**

Border Oak is sure you will appreciate there are elements of a total turnkey project which can only be finalised as the project progresses, and your specific requirements and specifications are confirmed.

These items are identified in our Omissions/Provisional Sums section.

We would expect to provide "trade" costs, plus a nominal handling charge, to provide for attendance, administration, insurance, duty of care, etc. etc - an indication of our ongoing commitment to yourself and the project.

## Omissions/Provisional Sums

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We would be pleased to issue budget quotations for these items when your exact requirements are known.

- |  |     |
|--|-----|
| 1. The provision of site access and hardstandings/working area – reduced level excavation and provision of hardcore.   | TBA |
| 2. Decoration - Internal & External decoration works, including preparation, cleaning/bleaching and treatment of the oak frame. We can provide details of the simple cleaning process and a quotation in due course.   | TBA |
| 3. Electrics, plumbing, central heating, and attendance works.   | TBA |
| 4. Design revisions to accommodate underfloor heating systems (screeds/first floor battens/grounds). Our standard specification of 22mm Egger board directly over upper floor joists will facilitate installation of an overlay tray system but excludes ancillary carpentry work that may be required (dependent on the system used). | TBA |
| 5. Kitchen units and sanitary ware.  | TBA |
| 6. Landscaping and External works.   | TBA |
| 7. Drainage (foul and surface water) Systems.  | TBA |
| 8. The removal of surplus soil arising from the construction process – i.e. foundations, Baseworks, drainage and general reduced level excavation. The quantity can be reduced by incorporating into landscaping requirements.   | TBA |
| 9. The commissioning and cost for airtightness testing.  | TBA |
| 10. Planning, Building Regulations Drawings, statutory fees and Public Utility connection charges.   | TBA |
| 11. Revisions and amendments required to ensure compliance with future changes to Building Regulations and associated legislation.   | TBA |
| 13. Framing of cupboards and associated joinery.   | TBA |
| 14. Power and water to site. As the client will require a power supply after the build programme, it is common for existing connections to be adapted or cost-effective for the client to install at an earlier time for BODC's usage, later transferred to the permanent supply.  | TBA |
| 15. All prices exclude VAT on the basis most new builds are zero-rated to self-builders.   |     |

Where applicable, construction details will be superseded by Border Oak's award winning detailing to ensure enhanced value and quality.

Throughout your quotation we provide indicative and typical construction detail illustrations. These are provided to assist descriptions however details applicable to your bespoke project may differ.

*thank you*



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