



border oak

an introduction



Border Oak was established in 1980...

...and 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 – built 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 – always preferring to lead the industry whilst endeavouring to avoid gimmicks and passing phases.

We hope you enjoy looking at some of our work.

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

**Kevin McCloud
Grand Design - Border Oak
Cottage Herefordshire
Series 3**

border oak



the finest natural materials

This striking Border Oak house has a staggered roof profile and a distinctive, organic blend of natural materials - echoing the surrounding countryside and emphasising our exemplary approach to sustainability.

CASE STUDY



Meadow Lane Farm

Description

A beautiful four bedroom home, inspired by a rural farmstead, and built using a combination of SIPs (Structural Insulated Panels) and exposed oak framing. The SIPs section is faced with Border Oak bricks and lime render, whilst the oak frame retains and celebrates traditional features, such as the projecting jetty and vaulted ceilings.

Materials

A palette of natural materials such as green oak, lime render, handmade tiles and weatherboarding giving the impression of informal evolution.

Insulation

Encapsulating the oak frame with SIPs provides exceptional insulation, heat retention and minimal thermal bridging. SIPs are also quick to erect with minimal waste.

Design features

A glazed 'lean to' enlarges the family kitchen, capturing sunlight and the view beyond. Large windows, generous rooms and an inglenook fireplace create a timeless interior.

Gross external area 208m²



contemporary country living

Built in the heart of a Medieval Conservation Area, and surrounded by listed properties, this farmhouse - designed and built by Border Oak - positively contributes to a long heritage of craftsmanship and oak framing in the UK. It is already weathering into the street scene and improving with age.

THE PROCESS

Border Oak can undertake as much or as little of the project as you wish. We have our own 'in house' design and planning service to help secure planning approval, but can also work with your appointed architect or planning agent. We offer a full build service, alongside oak frame manufacture, procurement, specification and project management.

We are equally happy to design supply and erect your oak frame for others to complete.

It is this adaptability and our unrivalled knowledge of all aspects of design and construction that enables us to provide the very best service and build the finest oak framed homes available.

- 1 Find a plot**
With planning approval or perhaps an existing house to replace. Check out the Border Oak plot list on our website.
- 2 Design the house**
We can do this for you, taking your 'wish list' and budget and delivering a bespoke design. We are also happy to work alongside your chosen architect.
- 3 Secure planning**
We can submit the application on your behalf, or work with and support your agent.
- 4 Sign the contract**
Once your planning is granted we can issue fixed price contract documents to reflect your specific requirements.
- 5 Select materials**
The right materials and finishes are crucial so we can help you select the best products for your home - many of which are exclusive to Border Oak.
- 6 Submit building regs**
We have an award winning partnership with Building Control, and work with them to approve construction notes. Other regulatory documents can be produced by us.
- 7 On site construction**
Work begins in our workshop & on site - following a schedule with Border Oak project management.
- 8 Move in**
Once the builders leave you can move in to your beautiful new home.



Craftsmanship for 21st Century Living

Border Oak believe that oak framing is the perfect material for modern family homes - adding a sense of texture, architectural interest and character, whilst lasting for centuries. It is adaptable, tactile and strong and can be used both sparingly or with more impact.



Adopting a modern design approach can deliver unexpected and exciting results, for example: simplifying the oak frame and introducing large scale glazing, off setting cross wings and reinterpreting traditional materials. We retain the fundamental sense of scale, proportion and craftsmanship whilst testing the boundaries of 'conventional' framing to see what is possible.



Molly's Barn

"I FELT A VERNACULAR DESIGN THAT WASN'T SLAVISHLY OLD FASHIONED WOULD BEST SUIT THE LOCAL AREA AND OUR STYLE. THE FINISHED HOUSE FEELS WELCOMING AND CALM - WITH SO MUCH CHARACTER"

Owner of Molly's Barn

Weatherboarded barns are a quintessential feature of the British countryside; dotted along leafy lanes and nestled into rolling hills. A new barn is the perfect opportunity to blend vernacular tradition, scale and materials with a more contemporary floor plan and modern comforts, such as under floor heating. "Molly's Barn" is an excellent example - a deceptively spacious home that is cost effective and inherently flexible.

Built from SIPs - with a deep brick plinth - the internal oak frame is modest in places but celebrated in others, such as the vaulted sitting room. The timber boarding can be left to weather naturally or painted to give a more striking appearance. Alternatively, the external materials can be changed to brick, stone, vertical boarding, render or a combination of textures.

Gross external area 160m²

CASE STUDY

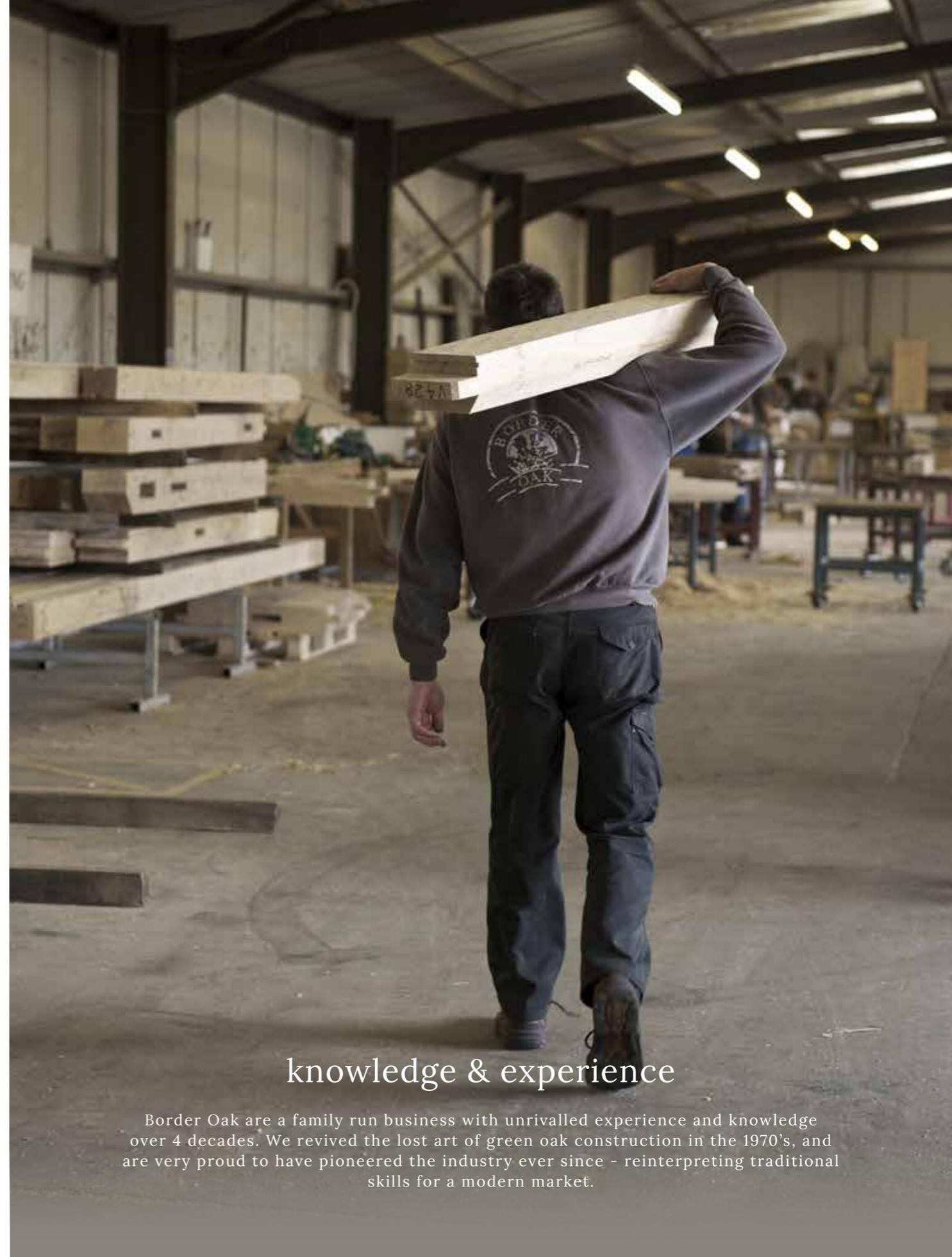
www.borderoak.com

SUSTAINABILITY

- Fabric first design
- Passive design principles
- Handmade green oak frame
- Exceptional insulation
- Natural materials
- Renewable technologies
- Low embodied energy
- Carbon neutral - Carbon storage
- FSC® & PEFC® certified timber ref C105756
- Waste minimisation policy
- Ethical procurement policy
- Airtightness detailing
- Minimal thermal bridging
- Passive solar design
- Reclaimed, recycled and reusable materials
- Pre-fabrication
- Encapsulation
- Minimal cement & concrete
- Longevity



www.borderoak.com



knowledge & experience

Border Oak are a family run business with unrivalled experience and knowledge over 4 decades. We revived the lost art of green oak construction in the 1970's, and are very proud to have pioneered the industry ever since - reinterpreting traditional skills for a modern market.

design & materials

Once you have found a plot Border Oak can help with every stage of the project

Design

Initial design briefs are collected from the client and transformed by our designers into a bespoke scheme that encompasses budget, style, planning and sustainability criteria. The initial sketches are collaboratively developed into a pragmatic and attractive solution. Our designers are exceptionally talented with unrivalled experience of designing oak framed buildings. We have the ability to deliver beautiful hand drawn sketches and sophisticated CAD presentations.

Planning

We can submit these drawings to the local authority for you, or work alongside your agent - supplying supporting information to assist the planning officer in the decision making process.

Specification

Once your scheme is approved, we will help set a detailed specification - often using exclusive suppliers and exceptional products made especially for Border Oak. We can help you achieve the 'look' you wish for careful procurement and detailing.

Materials

We have a wide range of materials to choose from - the considered palette of materials will be selected for your project specifically and represents exceptional quality, value and beauty. We also have the skills and experience to work with these carefully chosen materials during construction.

Makers

Not only do we retain a fantastic team of carpenters and builders, we also work very closely with other craftsmen to ensure we offer you the very best - from wood engraving and hand cut fire surrounds to blacksmith made door latches and hand forged door knockers. We love working with 'makers' like ourselves and helping you create a 21st century home of character.





St. Michael's Cottage

Based on our incredibly popular 'Pearmain Cottage' design, created in 2001 and featured on Channel 4's Grand Designs, St. Michael's Cottage is a beautiful house built in North Herefordshire.

Kevin McCloud admired 'the craftsmanship, simple, honest materials, modern comforts and a certain modesty' of the original Pearmain Cottage - a revolutionary combination of oak framing and SIP's encapsulation. The St. Michael's Cottage build retains these characteristics, but also pushes the design further; making the house virtually airtight and minimising thermal bridging, whilst maximising passive design principles and energy performance showcasing our exceptional workmanship and design credentials.

The Pearmain Cottage portfolio has developed over 20 years and designs range from 800sq ft to more than 3000sq ft. We have always maintained its industry leading specification and distinctive detailing. It has been much copied but never equalled.

The layout is efficient, attractive and practical but flexible enough to adapt for a diverse range of purposes. Likewise, the external treatments can vary and may include render, brick, stone and weatherboarding; often in combination. All of our designs are conceived to reflect the local vernacular and suit both a contemporary or traditional appearance.

St. Michael's Cottage is available to view by appointment, and we also hold 'Open Days' at the Cottage throughout the year. Please contact the office to receive more information.

193m², oak frame and SIPs, rendered finish over brick plinth.





HOUSE TYPES

portfolio categories

Cottage

Designs inspired by the quintessential country home - reinterpreted for modern living with attention to efficient layouts, modest elevations and architectural detailing.

Pearmain cottage

A range of house designs that use an encapsulation system of SIP's wrapped around a simple, structural oak frame. Distinguished by the Border Oak porch - can be rendered, brick, stone, weatherboard etc.

Half Penny cottage

Oak framed front and rear elevations with brick gable ends for cost efficiencies. A classic Border Oak design, with inherent variety to suit any location.

Farmhouse

An informal range of designs based upon traditional 'working' properties with adaptable layouts conceived to echo the landscape; often using mixed materials.

Contemporary

A range of houses that clearly reflect 21st century detailing and materials - simple oak frames, open layouts, large areas of glazing - the vernacular reinterpreted

Manor house

A more formal design approach, often inspired by the golden ages of British vernacular design, and showcasing exceptional craftsmanship and construction across a more generous floor area.

Barn

Simple designs based upon old barns and outbuildings, but revisited to create more contemporary elevations, with modest, open and flexible layouts. Invariably weatherboarded, with large areas of glazing and a sharper profile.

Outbuildings

We have a vast range of oak outbuildings that would complement both new and existing homes. Potting sheds, garages, barns, studios, swimming pools and stables they can also be used for commercial premises and ancillary accommodation.

Commercial

Border Oak have built public houses, retail buildings, exhibition spaces, museums, galleries, wedding barns, village halls, garden centres, auction halls, universities, hotels, holiday lodges (and everything in between!) both here and abroad.



attention to detail

Border Oak are passionate about our product. We strive to ensure that oak framing is both relevant and accessible - combining passive design principles with exemplary workmanship to deliver exceptional results.



We believe that sustainability is fundamental to everything we do. We continually strive to minimise any negative impact of construction and to build homes that are naturally sustainable. We are at the forefront of the sustainable self build industry, and always looking at how we can improve.



Border Oak can undertake a complete project including Building Regulations, drawings and detailed specification. We offer self build, custom build and custom finish projects. We build across UK and abroad.



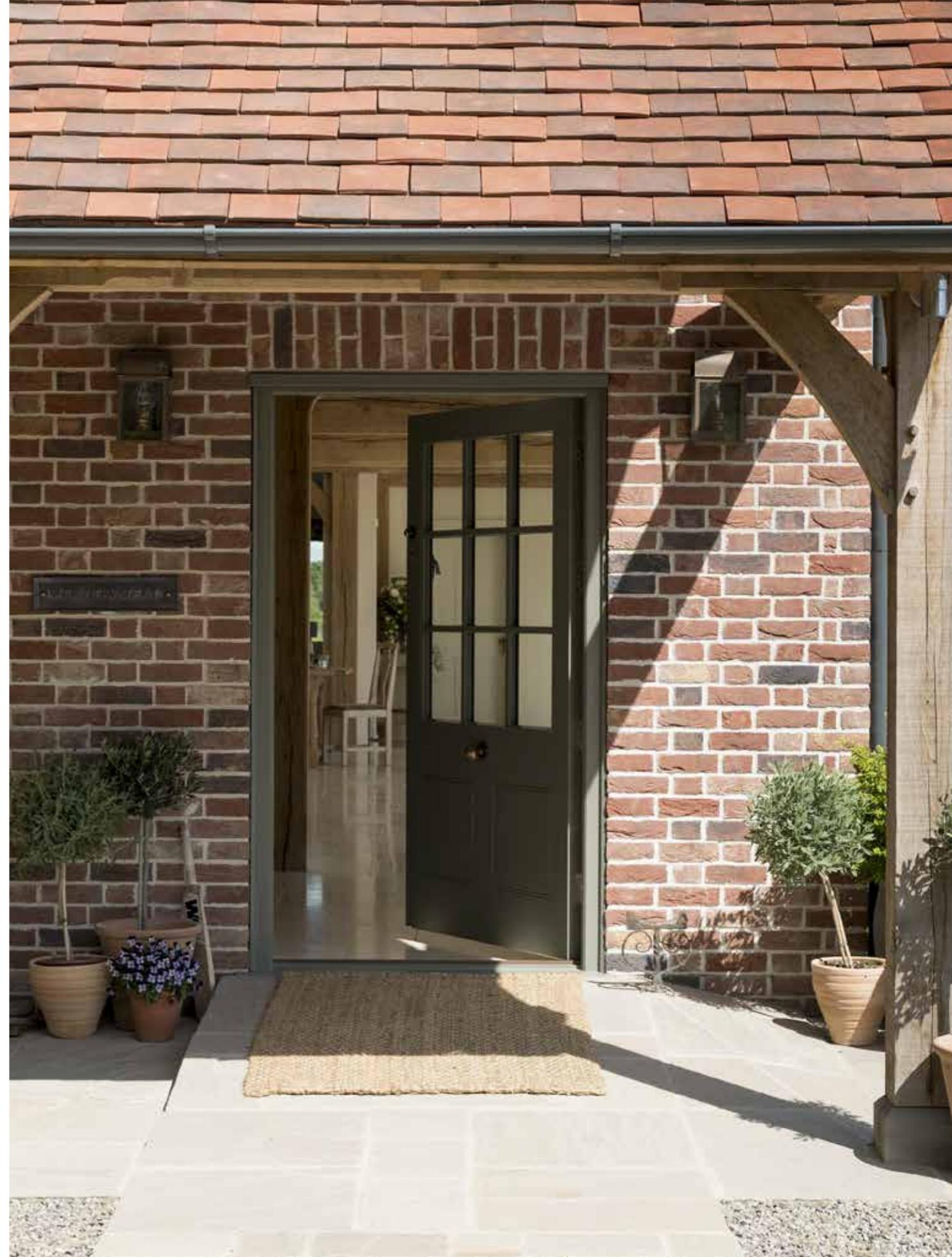
Innovation, craftsmanship & technology

Border Oak are very proud to have revived and pioneered the oak frame industry for 4 decades, embracing emerging technologies whilst protecting our unrivalled craftsmanship skills. Innovation, product development, and adaptability are paramount to our approach, with dedicated 'in house' departments for design and research seamlessly dovetailing with our traditional workshops.

Border Oak were the first to revive the lost art of oak framing and devised the much imitated (but still unrivalled) 'infill panel' system. We combined use of SIPs and oak framing and were the first to utilise a high specification encapsulation system.

We continue to invest significantly in appropriate advances and innovations, ensuring that oak framing is future-proof and that Border Oak remain as industry leaders and pioneers.





The distinctive Border Oak look is created by our attention to detail, workmanship, careful selection of the finest materials and our innate understanding of our product. We want to build beautiful homes that will weather softly and bring lasting pleasure to all who live there. Gimmicks and passing phases are not for us.

SERVICES

- Plot finding
- Site visits
- Pre application submission
- Bespoke planning drawings
- Artists impressions
- Planning submission
- Survey & assessment coordination
- Planning support services
- Specification and procurement
- 3D drawings
- CAD drawings
- Building Regulations drawings & submission
- Construction detailing
- Project management
- Engineering calculations
- Warranty compliance
- Complete build packages
- Self build
- Custom build & custom finish options
- Bespoke design
- Multi unit schemes
- Master planning
- Community buildings
- Commercial buildings
- International projects
- Complete UK coverage & abroad
- Fixed price contracts
- NHBC or equivalent certification
- Interior design
- Snagging services
- Outbuildings
- Garden structures





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