

# barns and contemporary



design portfolio



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## distinctive oak structures

Each of our designs is bespoke - drawn specifically for your site and your requirements. Our dedicated, experienced and award-winning design team work to create a building that reflects your aspirations, respects its environment and is a pleasure to live in. The following pages show a selection of our past barn and contemporary plans, taken from our extensive portfolio. We would be delighted to work with you on your project and hope these provide inspiration. This collection illustrates the adaptability and natural beauty of oak framing - inspired by the form and detail of rural barns and outbuildings. Many demonstrate

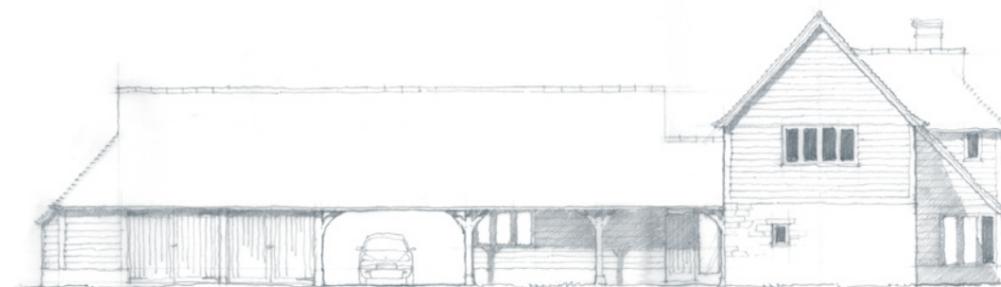
an element of open plan living, with pockets of privacy and practicality to suit modern family life. With an informal, organic profile the Border Oak barn will embrace the landscape with a subtle and distinctive nod to the 21st Century. All of our homes are built to meet and exceed industry standards such as Building Regs, NHBC and The Code for Sustainable Homes. Sustainable and undoubtedly beautiful.

\*Border Oak reserve the right to amend and alter designs to meet industry standards. All designs and intellectual property is protected under copyright. All rights reserved.

## white croft

Designed in partnership with Thomas Croft Architects for a broad rural site in Sussex. The deliberately unassuming facade is contrasted by a contemporary rear elevation of glass, with folding doors and a balcony to provide an interplay between the home and landscape.

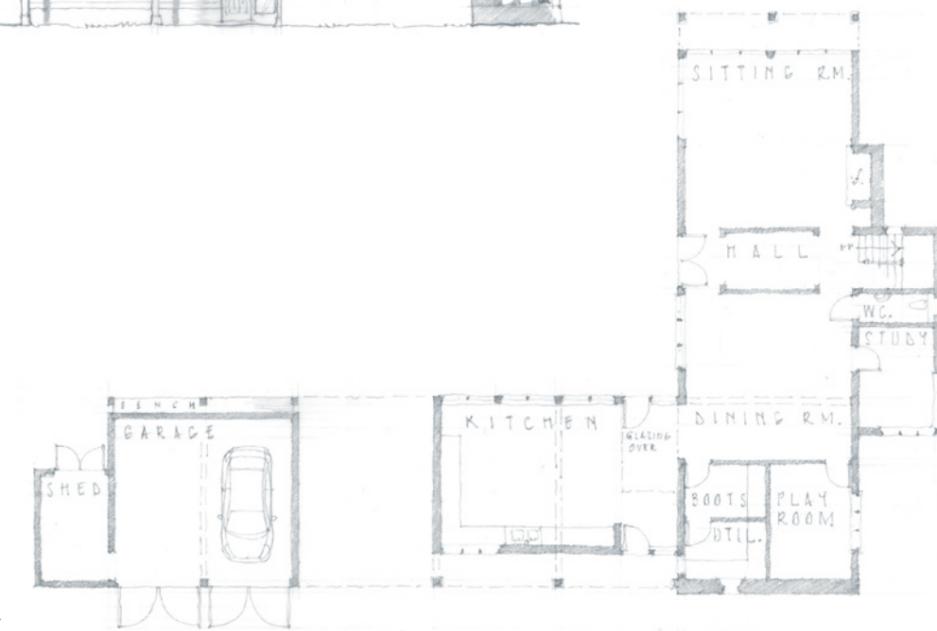
maximum external dimensions: 30m x 18m  
gross external area: 363m<sup>2</sup>



front elevation



first floor



ground floor

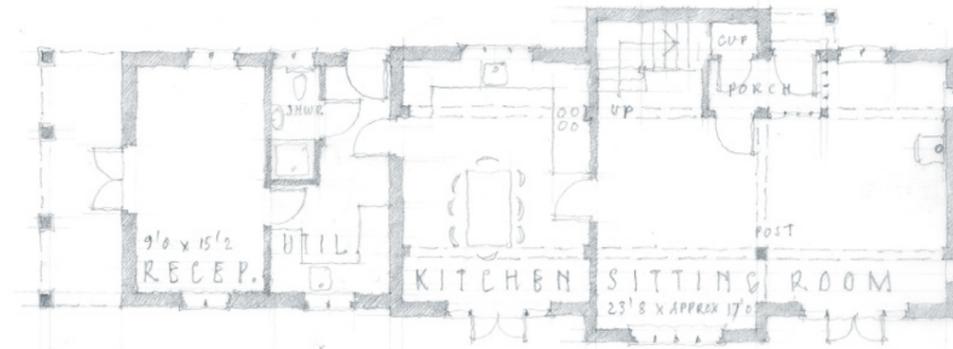
# acorns

A traditional 3 bay barn with half hipped gables to reflect the local architecture. An additional ground floor room could become a 4th bedroom providing longevity and flexibility to this plan.

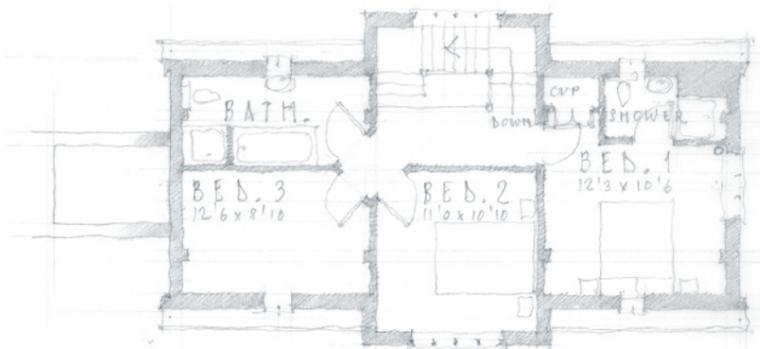
maximum external dimensions: 19m x 6m  
gross external area: 163m<sup>2</sup>



front elevation



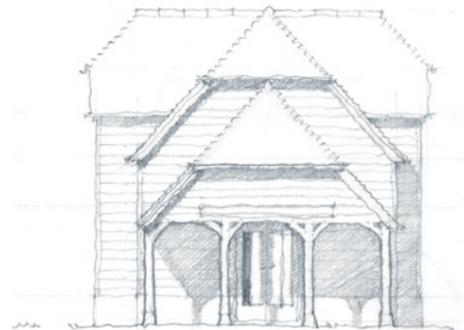
ground floor



first floor



rear elevation



side elevation

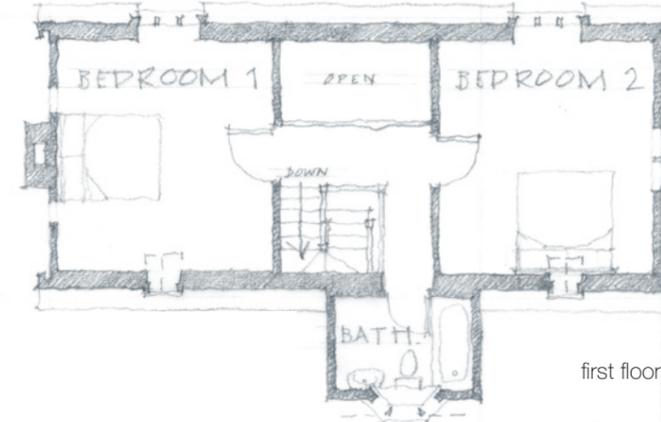
# bracken barn

Simple, subtle and cost effective. The open plan ground floor emphasises a feeling of space with the bridge gallery creating drama and height. Shown as 2 large bedrooms, one of which could be further divided.

maximum external dimensions: 12.5m x 7.5m  
gross external area: 144m<sup>2</sup>



front elevation



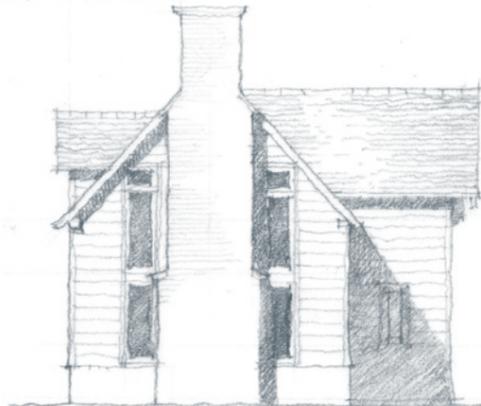
first floor



ground floor



side elevations

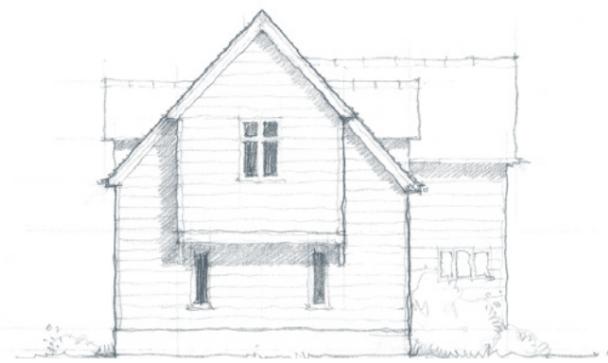


rear elevation

# foxwhelp barn

A contemporary reinterpretation of a classic country barn. Shown in weatherboard and a deep brick plinth but could be any combination of external materials including vertical boarding to give an ultra modern effect. Open plan ground floor with a gallery landing and cantilevered ensuite.

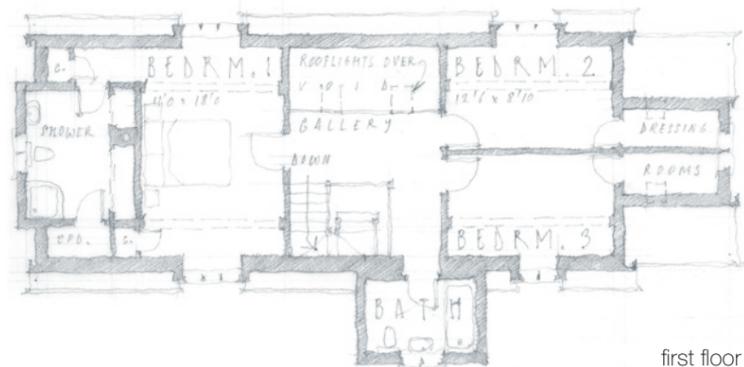
external dimensions: 16.25m x 8m  
gross external area: 198m<sup>2</sup>



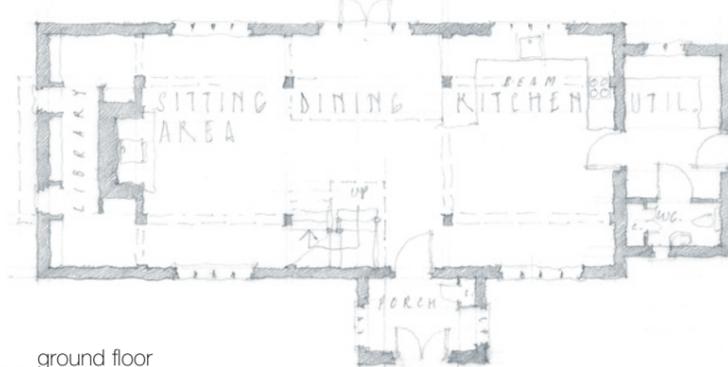
side elevation



front elevation



first floor



ground floor

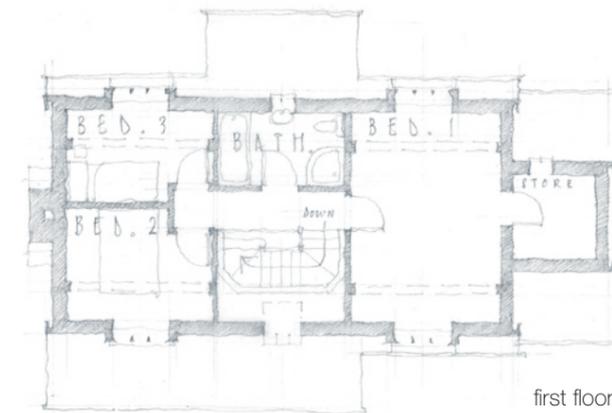
# the glebe

With low eaves to the front, this house has a large and open ground floor plan. Simple additions such as the open rear porch, inglenook, log store and glazed projection to the rear ensure the building has visual interest.

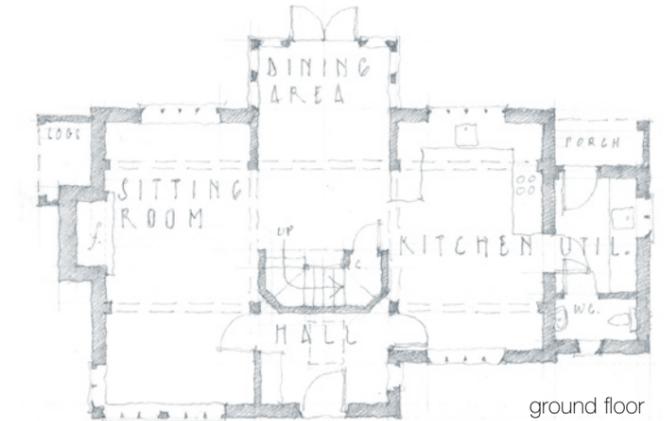
maximum external dimensions: 14.5m x 9m  
gross external area: 159m<sup>2</sup>



front elevation



first floor



ground floor



side elevations



rear elevation

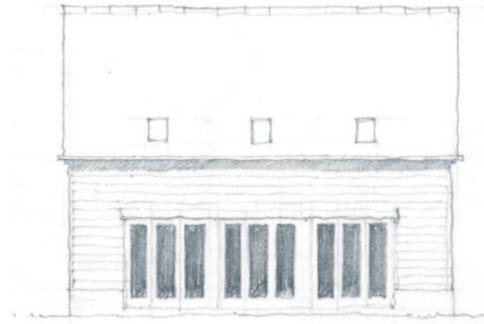
## the griffin

Understated and adaptable this house is also cost effective and surprisingly generous. The two larger bedrooms could also have vaulted ceilings for impact.

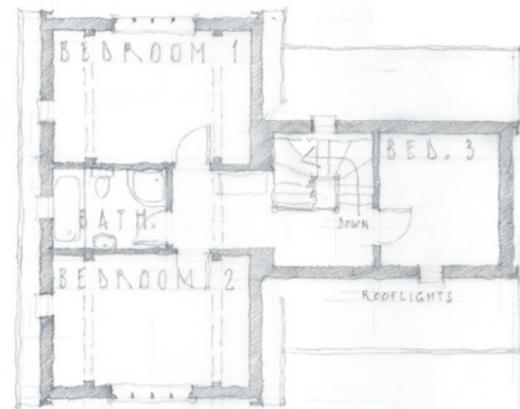
external dimensions: 11m x 8.7m  
gross external area: 152m<sup>2</sup>



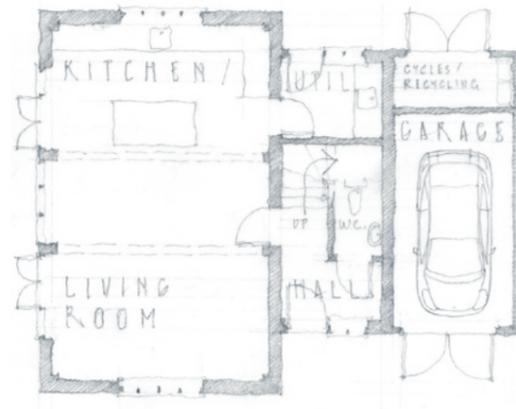
front elevation



side elevation



first floor



ground floor

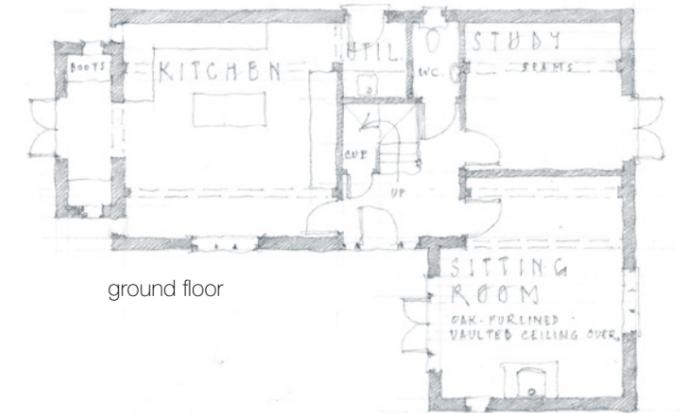
## molly's barn

Designed to fit neatly into a corner of an irregular plot, this barn is deceptively spacious, light and full of architectural interest, including a vaulted sitting room, balcony and projecting gable which forms a boot room and dressing area.

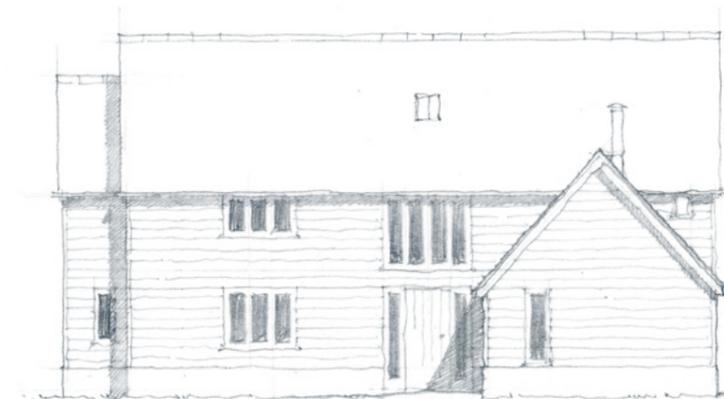
maximum external dimensions: 13m x 9m  
gross external area: 160m<sup>2</sup>



first floor



ground floor



front elevation



side elevation

# old orchard

The sitting room is located upstairs with a dramatic oak vaulted ceiling and balcony, which also creates a covered seating area below. Modern, vernacular and with large reception rooms that flow with ease around a central feature staircase.

maximum external dimensions: 15.5m x 10m  
gross external area: 235m<sup>2</sup>



# upper farm barn

Designed for a relatively narrow plot with exceptional views to the front this barn-style building is an informal blend of exposed oak, brick and weatherboard.

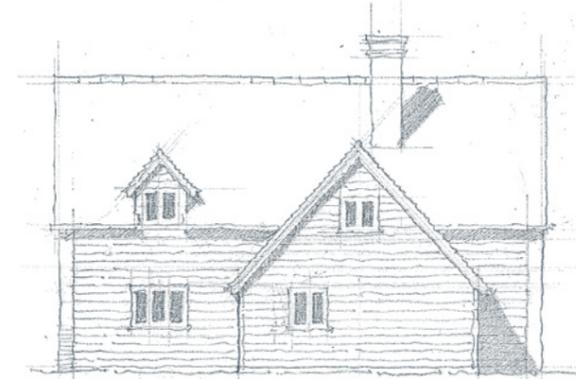
external dimensions: 12m x 12.5m  
gross external area: 190m<sup>2</sup>



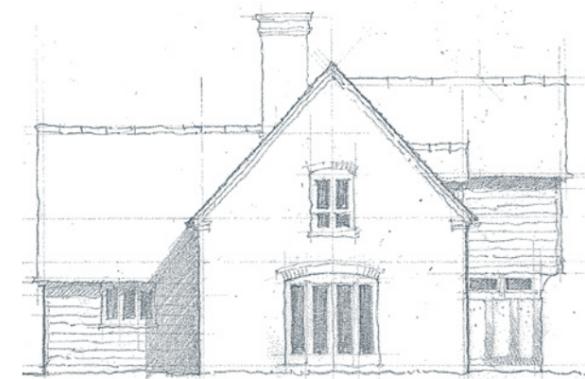
front elevation



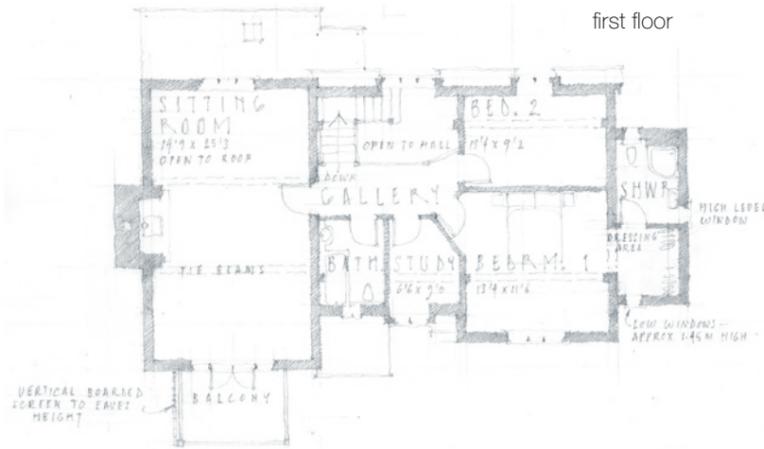
rear elevation



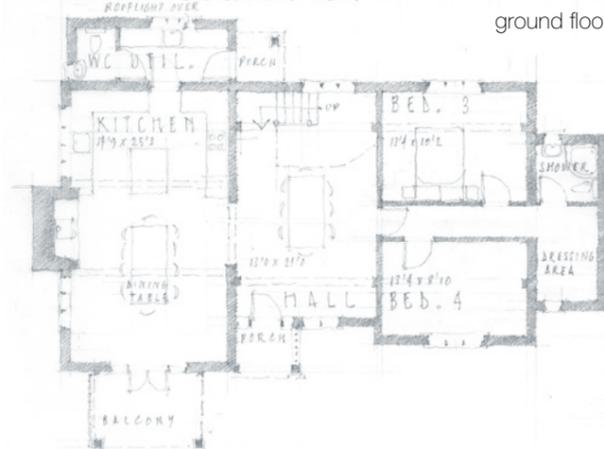
rear elevation



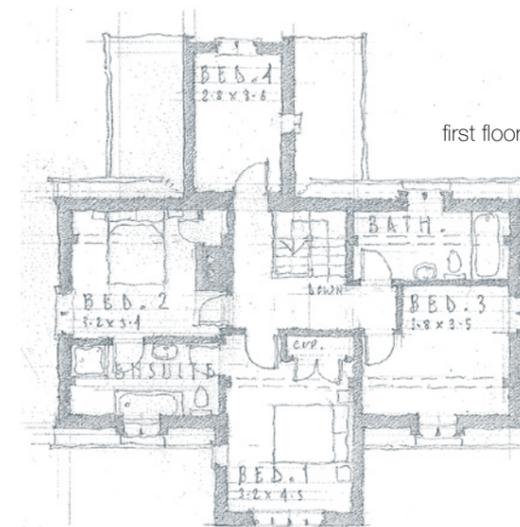
side elevation



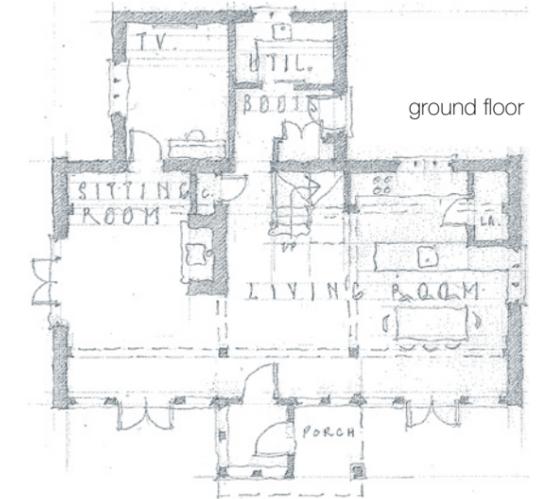
first floor



ground floor



first floor



ground floor

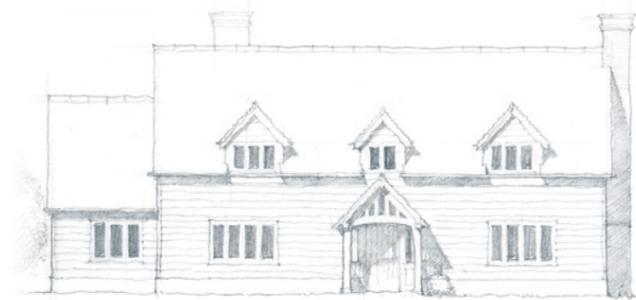
# willow house

The organic profile of this family-orientated home disguises much of its size. Varying roof heights and small projections and recesses create a softer outline which is complimented by the beautiful Border Oak porch.

external dimensions: 16.8m x 16m  
gross external area: 275m<sup>2</sup>



rear elevation



front elevation



first floor

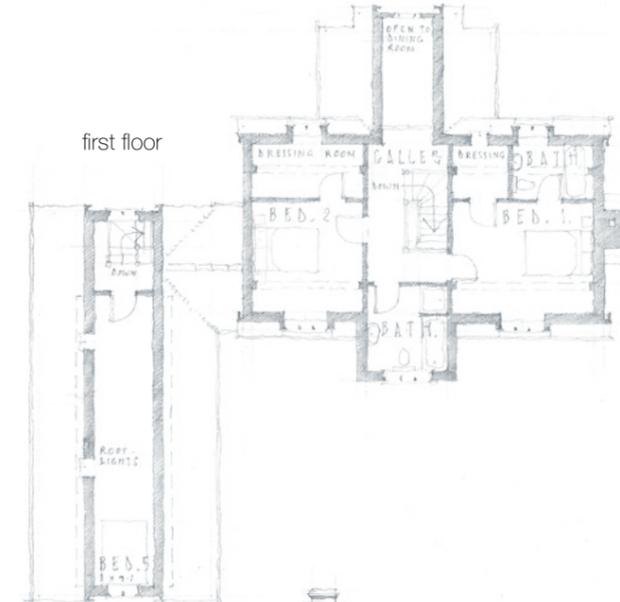


ground floor

# woodhouse farm

A delightfully adaptable arrangement ideal for either a large family, or maybe even two families. Also perfect for a home studio, or as a guest lodge. The heart of this home can be found in the large, vaulted and glazed dining room.

external dimensions: 18.9m x 19m  
gross external area: 290m<sup>2</sup>



first floor



ground floor



rear elevation



front elevation

# kingsland house

Specifically designed to meet the upper level on The Code for Sustainable Homes, this contemporary home has an internal oak frame that can be elaborated if desired. The vertical timber cladding and areas of glazing evoke a sense of modern country living at its best and most effortless.

external dimensions: 14.7m x 8.6m

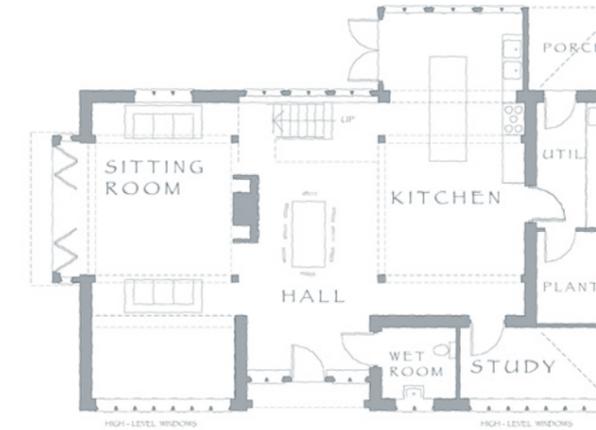
gross external area: 225m<sup>2</sup>



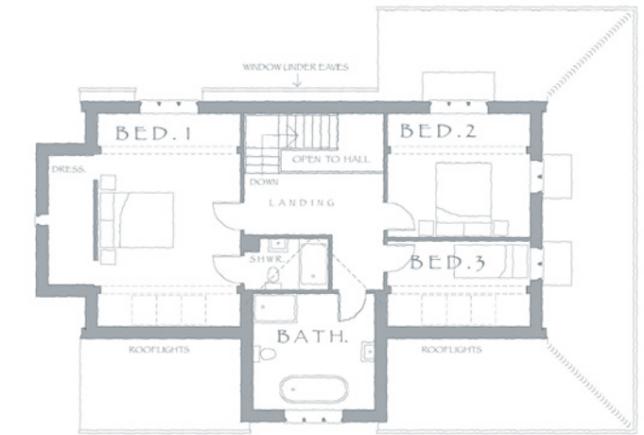
front elevation



rear elevation



ground floor



first floor



side elevation



side elevation



# border oak

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