

border oak







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welcome

Border Oak design and construct beautiful, bespoke green oak structural frames.
We are proud to have been instrumental in the revival of the craft of green oak framing, beginning in the late 1970's, and to have pioneered its evolution and development ever since.

our philosophy

We are a family business dedicated to the design and construction of distinctive oak structures from the finest materials and using traditional British skills.
We are passionate about building homes of the highest quality.

Our wealth of experience:

has enabled us to assemble an unrivalled and unique range of skills – from our in house design team to pragmatic master carpenters. We are able to undertake any element of the design and build process – from initial concept and planning, through to project management and a full 'turn-key' operation.



traditional craftsmanship



All of our frames, without exception, are made by hand in our workshops in rural Herefordshire using traditional carpentry techniques handed down over centuries.

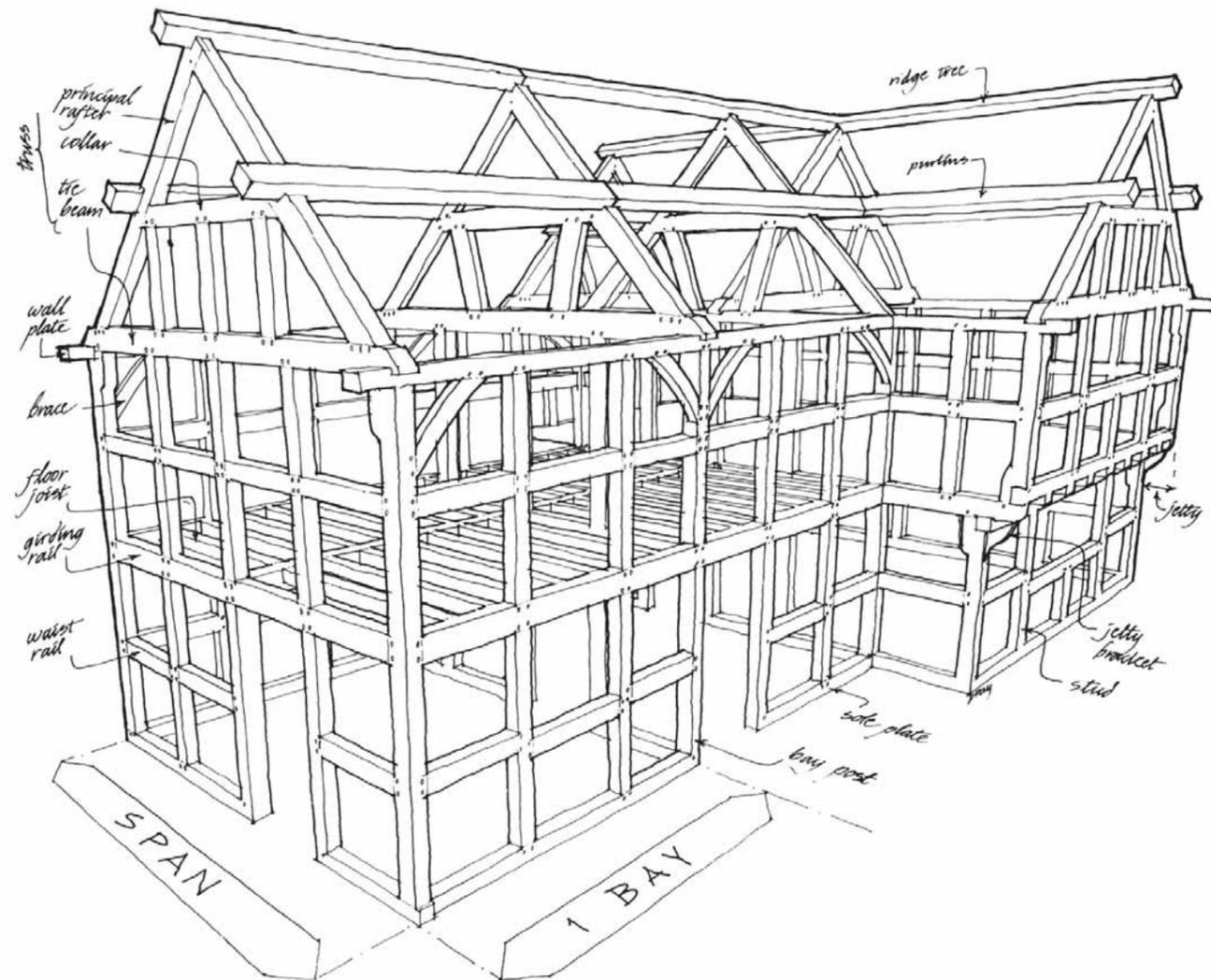
We believe our knowledge, experience, flexibility and craftsmanship sets us apart - and our standards and services are without equal.

The most important person in the Border Oak process is always the client. As a company we are small enough to provide individual attention with an innate degree of care and understanding, yet large enough to be efficient and professional.

Whilst the design and construction of a bespoke house may not be an exact science we always endeavour to provide flexibility and imaginative solutions. We aim to respond accordingly and appropriately to each individual brief as every home is unique.

Our very experienced teams can provide advice, guidance and practical assistance; building a relationship founded on mutual trust and shared ambition.

the vernacular tradition



our architectural ethos

The enduring, and ever growing, appeal of oak framing is testament to the carpenters' craft and the exceptional character of the mighty timber. In every Border Oak building we aim to celebrate the qualities of this beautiful material – its strength, adaptability, appearance, texture and ambience.

We partner our oak frames with innovative, high specification panel and encapsulation systems together with robust construction detailing – designed by us to exceed regulation standards - and complete our buildings with the finest palette of natural materials.

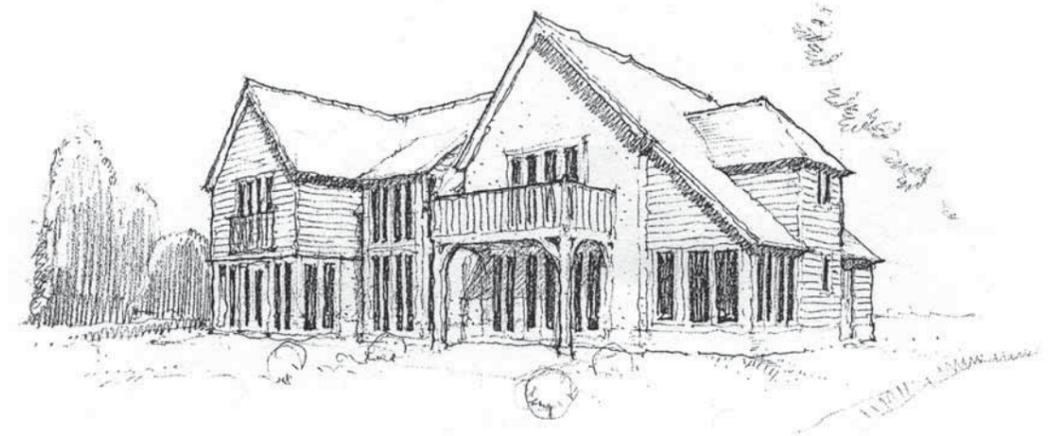
The qualities of vernacular architecture are often overlooked or undervalued. Organic, practical, unpretentious and imbued with British craftsmanship - domestic architecture is still relevant and exciting to us. We use the proportions, scale, mass, detailing and materials of vernacular architecture and apply it to 21st Century situations so we can positively contribute to the locally distinctive character and rural landscape.

We also embrace contemporary interpretations of classical forms – exploring opportunities to add contrast, interest and appropriate modern materials where circumstances allow.

Respecting and contributing to the rich vernacular tradition is vital – enabling our designers to complement, enhance and reflect the immediate setting. Our designs seek to embrace local nuances, materials, patterns and proportions – imperceptibly adding our clients' own requirements for space and function.

From the quiet charm of a thatched cottage to the lofty expanses of a contemporary barn, a Border Oak home is an expression of individuality; a refusal to accept compromise and an appreciation of traditional skills.

Our aim is to create structures that will improve with age; softening and maturing into the landscape over many centuries – and bringing joy to all who visit.



what makes us different?

We are a traditional, family run business and have created a friendly, family orientated working environment. We are always conscious that we are building your home and it's important to us that we deliver a great building and that the process is rewarding, exciting, and professional.

Each of our lovely buildings is bespoke – designed by our talented in house design team, specifically for you and your plot. We work to your brief, aiming to exceed your expectations and we use our hard earned expertise to enhance the project at every stage.

We are the only oak frame company to offer a complete build package, including project management, for a fixed price – and because we can take responsibility for the whole build, we are here to support you throughout and ensure your project is both cost effective and beautiful.

Uniquely, we retain skilled labour across a diverse range of construction disciplines (including brick and block, softwood framing, oak framing and SIPs), which allows us to approach each project with true flexibility and without bias. We endeavour to find the best solution for every challenge.

All of our oak frames are made by hand in our traditional workshops by highly skilled carpenters – our benchmarks are quality, craftsmanship and efficiency. Each beam is hand selected by our own qualified

timber graders, from the finest green oak. We have no creative limitations and no expensive, automated machines to feed.

On site we aim to be professional, fair, expeditious and responsible. Our standard of workmanship is exceptional and highly regarded.

Established since 1980 we are fortunate to have assembled an unrivalled collective of skills supported by invaluable experience and knowledge. However, we are also pioneers and innovators – we were the first to revive the art of oak framing, we are the inventors of the fundamental infill panel, and we were the first to devise and adopt the unique SIPs/green oak encapsulation system. We continue to lead our industry with our approach to sustainability, contemporary craftsmanship, and the innovative adoption of new construction details and materials.

Over 4 decades we have worked on a myriad of projects including prestigious commercial, community and overseas developments together with thousands of private homes - of all styles and sizes and in all corners of the UK and abroad.

As a team we are very proud of what we do, our product, and of our reputation. We are creative, innovative, passionate and fair.

Above all, our clients are our priority.



finding your perfect plot

1

Ask in your chosen area. Many plots don't reach the open market and in order to hear about them you will need to be resourceful and active. Consider placing a sign on the village notice board briefly outlining what you are looking for. You will need to define the area quite specifically. It is worth asking local landowners, parish councils or those with big gardens on the edge of a settlement.

2

Is your own garden eligible for planning approval? Could you buy land from your neighbour to add to your site and create a viable plot? Perhaps you have seen a house for sale sitting in a large garden and can ascertain if the garden could be built on. With the pressure to build more houses the planning authority are looking at new avenues – and should be supporting and custom homes.

3

Stay in contact with estate agents who specialise in plot/land sales and have good local connections or reputations. It is important that they think of you when they are instructed to sell a plot or hear about potential plots. Visit them in person and leave a brief outline of your requirements, contact details and budget.

4

Keep abreast of planning applications in your chosen area via the local authority website. Follow their progress and outcome. It may be worth approaching the applicant or agent to register your interest in the site before planning is determined. Larger schemes may need self builders to satisfy policy, so mixed developments might be fruitful.

5

Speak to the Parish Council and the Neighbourhood Development Plan Team in your chosen area and check your Local Authority

Development strategy document - are they including new land for development, is it for self builders? Let them know what you want to do and make representations to make them aware that you are looking for a self build opportunity.

6

Does your Local Authority have a Self Build/Custom Home Register yet? “The Self-build and Custom Housebuilding Act 2015” proactively supports self building and asks local authorities to produce planning strategies to increase and facilitate self building opportunities (as recommended by the National Planning Policy Framework). So check what your authority has in place to meet these obligations. If they have a register, sign up and stay active. Lots of communities, landowners and developers (including Border Oak) are looking to bring collective self build projects forward on small to medium schemes – but some proactive areas also have larger self build projects such as www.gravenhill.co.uk

7

Ask a local builder - he may know of plots or own plots himself. Understandably, he may wish to do some of the building work but we would be pleased to work with him to achieve this. He may have several plots and some of these could be suitable for ‘self build’.

8

Consider ugly houses in great locations. Most Local Authorities will allow replacement dwellings where you can demolish a horrible bungalow or tatty house and replace it with a new building. This is often the best way to find a plot on its own, in larger surroundings. It may have mature gardens and be connected to services. Replacement projects are a popular source of building plots but always check with your Planning Department before pursuing the purchase as the project may need to be ‘like for like’.

Finding a plot on which to build your ‘grand design’ can often be the most frustrating and time consuming element of the entire self-build journey. However, determination, imagination and measured compromise will help you achieve the first step in the Self-Build Process. Self Build and Custom Home building is now recognised by the Government and Local Authorities as a specific ‘housing need’ that should be facilitated through planning policy. With this growing high level support finding a plot with planning should become easier.

The best advice we can offer is not to give up - plots appear at the strangest times! Please contact us if you would like advice or guidance regarding any plot you find. We would be delighted to help you.

Border Oak hold a plot register for Herefordshire.
If this is your chosen area, please contact us.

plot layouts and dimensions

These sketches demonstrate how houses and outbuildings can relate to plot size. Very few plots are perfect or rectangular, but you may be surprised how versatility, imagination and vision can transform even the smallest or most awkward plot.

Border Oak will be pleased to advise on the compatibility of your plot and chosen design.



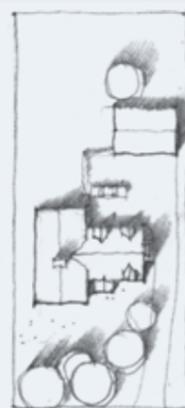
1/12 Acre
337m²
(3 bed/1 bath house)
850ft²



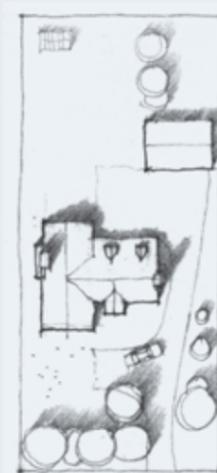
1/10 Acre
405m²
(3 bed/2 bath house)
1000ft²



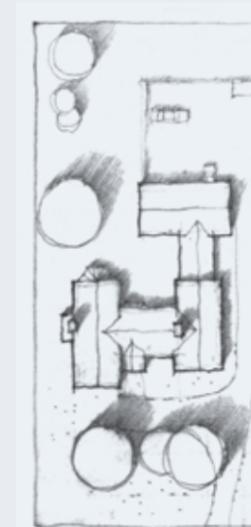
1/8 Acre
486m²
(3 bed/2 bath house)
1600ft²



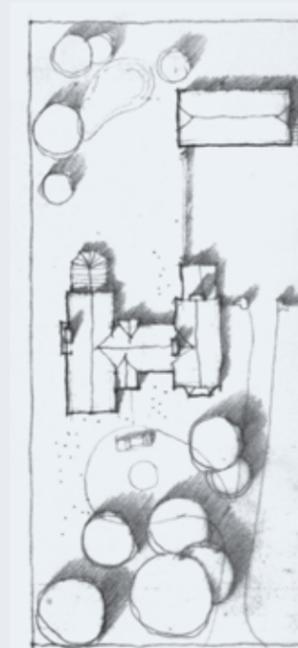
1/4 Acre
1012m²
(4 bed/2 bath house)
2000ft²



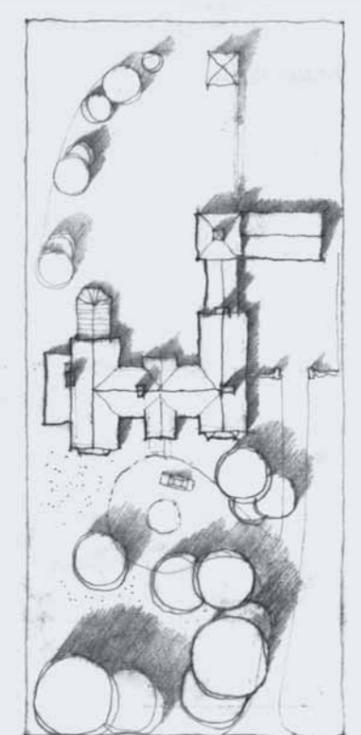
1/3 Acre
1336m²
(4 bed/2 bath house)
2250ft²



1/2 Acre
2023m²
(4-5 bed/2 bath house)
3250ft²



3/4 Acre
3035m²
(5-6 bed/3 bath house)
4000ft²



1 Acre
4047m²
(6 bed/4 bath house)
5000ft²

All of our houses are bespoke. Our in-house design team will create your perfect home - maximizing the benefits of your site and diminishing the undesirable elements.

design

Design, construction and cost are crucial elements in the evolution of a building. Although inextricably linked, they are often addressed in isolation, resulting in unnecessary confusion and compromise. As we are able to undertake every aspect of the process, Border Oak strive to achieve the perfect balance of design excellence and financial efficiency.

Our design process is typically incremental and goes through clearly defined stages:

1. Initial Contact & Consultation

We would be delighted to meet you at our offices to discuss your proposals in detail, show you our portfolios of past projects, our workshops and our various construction systems. We can also discuss budgets, timescales, planning matters and the self-build process.

If you have a plot, our Chief Designer will visit you to discuss your ideas on site. At this time, we could receive a design brief with a view to beginning the design exercise with sketch proposals.

2. Initial Sketch Proposals

From our discussions we will produce bespoke sketch proposals; to include floor plans and selected elevations. This is the beginning of a tangible design for us to both mutually refine and improve if necessary. This could form part of a pre application process to secure specific planning feedback. There is a nominal cost for any drawing work or pre application submission (which does not represent the true cost of the works and is offered as a service to potential clients).



3. Detailed Planning Drawings & Application

Once the concept has been digested and planning feedback received, the initial sketches can now be refined and expanded, encompassing block and site location plans, ground and first floor plans, front, rear and side elevations, sections and other details as appropriate. Perspective views and artist impressions are occasionally provided to enable us to communicate the craftsmanship, character and appropriateness of the design in its setting.

This information can be used for a planning application alongside supporting evidence and surveys. We can prepare and submit the Planning Application on your behalf, monitor its progress and respond to further enquiries or requests. We can also supply Design, Access and Sustainability Statements, material samples and photographic evidence, as appropriate, to supplement any application.

Again, there is a nominal cost, plus a statutory Planning Fee payable to the Local Authority.

4. Frame Drawings

Once planning approval has been obtained and you have entered into a formal Construction Contract with Border Oak, your project and drawings are passed to our Construction Design Office – our highly experienced in-house team uses advanced computer aided design technology to provide comprehensive workshop and fabrication frame drawings.

Our specialist consulting engineers will assess and analyse the proposals and provide structural calculations, beam loadings and full structural analysis. The completed frame drawings are forwarded to you for confirmation and approval, before procurement and fabrication.

5. Building Regulation Drawings & Working Drawings / Construction Notes

Border Oak can be commissioned to prepare Building Regulation Drawings. Alternatively, we can provide details of the junction between the structural oak frame and the other elements of the project to enable your own designer to efficiently integrate the structural frame into an independent Building Regulation application.

Appropriate calculations would be provided to confirm insulation standards, energy ratings, environmental compliance and further structural analysis where required.

The finished drawings and design notes will be presented to you for 'signing off' – enabling us to begin procurement, fabrication/construction.

There is a subsidised design cost for the Building Regulation Drawings. There are also statutory fees payable to the Local Authority in respect of the scheme appraisal and site inspections.

Note:

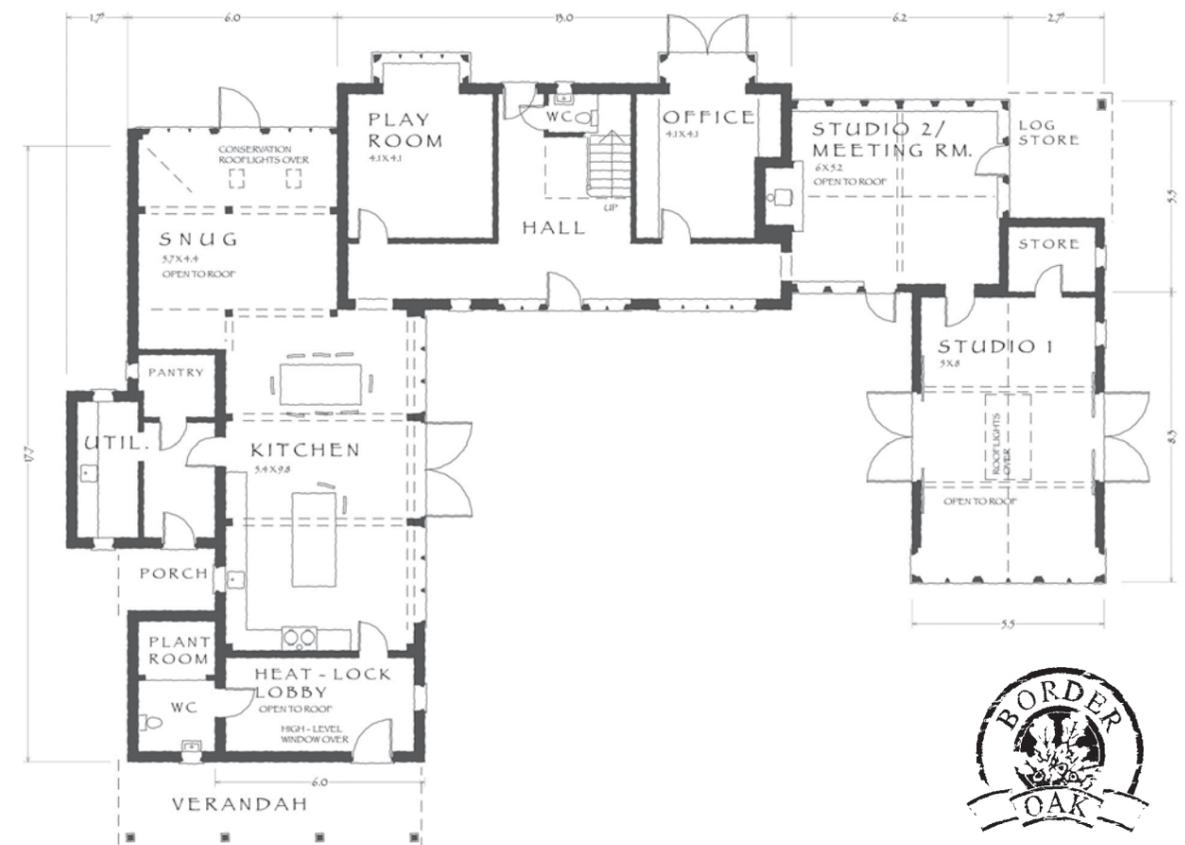
The Building Regulation Drawings, calculations and detailing are generated from the structural oak frame working drawings / structural analysis, which are usually executed 10 - 12 weeks in advance of the project entering our fabrication workshops.

It is therefore, regrettably, not possible to provide Building Regulation Drawings in isolation - only as part of a confirmed instruction to supply oak framing.

The working drawings are vital documents and have many practical applications, including the following:

- Building Regulation Application Drawings.
- To obtain quotations from sub-contractors.
- Greater detailing including fully dimensioned room sizes, positions of openings, staircase detailing, etc.
- Contract documents.
- To ensure compliance with relevant regulations.

These drawings should be studied thoroughly as changes and amendments will have financial and time implications.



planning

To the uninitiated, the planning process may appear daunting - a confusing world of forms, procedures, terminology, policies, committee meetings, delays, frustration and false starts.

Border Oak has extensive planning experience and a highly successful track record and would be delighted to assist your project.



Ideally, your plot will have some form of Full or Outline Approval before you contemplate purchase.

However, it is sometimes possible to enter into a 'Conditional Contract', i.e. you agree to purchase a plot following a subsequent and successful Planning Application. Alternatively, the site would be occupied by an existing dwelling suitable for replacement.

With any plot we would encourage an early dialogue with your Planning Officer – to assess the

appropriateness of your potential site and to avoid abortive costs, disappointment or misunderstanding. This may be through a Pre application Submission whereby a project outline is submitted to the Local Authority (a charge is levied) and then they respond with relevant policy guidance and an indication of the likelihood of approval.

N.B. Most planning authorities welcome and encourage consultation before the submission of a formal application. The planners' advice will be informative, policy based, generally constructive and will enable you to instruct us to design an appropriate scheme armed with a wider knowledge of requirements.

Border Oak can submit a Full Planning Application and conduct negotiations and consultations with the planners' on your behalf; monitoring and reviewing the process of the application, and providing information to achieve a successful conclusion. Alternatively, we would be pleased to work with your appointed architect/agent and provide information and details as required to support the application.

To support and enhance the planning process we can also submit or supply :

Design & Access statements

Landscape schemes

Sustainability statements and Assessments

Technical information

Artist impressions, aerial views, etc.

Material samples

Photographs and sketches of similar projects and typical details



The planning process will also be influenced by local Neighbourhood Development Plans, which are formulated by parishes and communities and are supplementary to the Local Development Strategy and The National Planning Policy Framework. Any planning application should look to be in compliance with these three policy documents.

contracts

The Pre-Contract Stage

Once the plot has been purchased and Planning Approval has been secured, Border Oak will work with you to ascertain the scope and specifics of the project and our role within it. Detailed and itemized costs can be prepared and refined.

You may wish to award us with simply a 'primary package' for just the oak frame or a 'turnkey construction package' for a complete house.

You may also wish to visit us to view further samples and products and discuss the project in more detail with the team. We have a Border Oak project nearby which you may like to view.

The Contract

We will have provided a detailed cost analysis and a quotation document based on your requirements and current costs at the time of tendering.

We can then issue the following documentation:

- A Contract Summary detailing all the elements of the quotation that you would like us to undertake, including 'Preliminary' factors and any specific site establishment costs (see below). This Contract Summary is offered on a 'Fixed Price' basis – subject to an agreed programme and our standard Terms and Conditions.
- Two copies of our Building Contract & Building Contract Conditions – one copy to be signed and returned and the other copy retained by you for your records.
- Details of the agreed interim payment structure – either Monthly Valuations or Stage Payments.

- A deposit invoice, which typically represents 10% of the agreed contract value.
- A quotation and acceptance letter in respect of the production of Working Drawings/Building Regulation Drawings (if applicable).

On receipt of your signed Building Contract and deposit payment, a summarised Contract File will be prepared and passed through to our Contracts Division, who will then undertake the following initial processes:

- They will write to you to introduce themselves and confirm that your project has been entered into our confirmed workshop programme.
- Resources and personnel will be allocated to your project including a lead Designer for the structural framing, a Structural Engineer, a Technician for Building Regulation Drawings (if applicable) and a Project Manager.

costings

We pride ourselves on our ability to design cost effective, efficient and attractive properties to meet a wide range of reasonable and appropriate budgets.

Examples of a diverse range of typical designs with detailed indicative costings are provided with this brochure package and can be found at www.borderoak.com.

Whilst these give a good insight into the likely cost structure, there are many other factors to consider - including location, topography, site conditions, material specifications, performance requirements, planning obligations etc.

The initial design brief/sketch proposals will often identify these factors and we would be pleased to provide an initial specific quotation at this stage.

The initial quotation can be translated into a firm 'Fixed Price' quotation when detailed drawings

become available and your exact specification is known. Any alterations to a Fixed Price offer can be made using a Variation Order – which effectively alters the Fixed Priced Contract Document to reflect your new requirements.

We endeavour to provide you with costs that are accurate, transparent and in good faith at all times.

The flexibility of Border Oak's Self-Build Package is unique – we can undertake as little as the supply and erection of the oak skeletal frame to a complete 'turnkey' project. The variety of materials, finishes and products we offer is broad and the range of labour packages we provide is always tailored to our clients' needs.

Consequently the costings are detailed and variable to reflect the individuality of each project.

Your final contract is always offered as a 'Fixed Price' – providing you with confidence and control.

With most bespoke designs there are a number of ways to meet different budgets but it is fundamental to understand that your budget is a vital aspect of the design process rather than an afterthought. Border Oak are always keen to design to meet a specified budget and are happy to discuss ways to make proposals cost effective and viable.



project management

Border Oak has a unique and highly regarded structure of integrated project management. Each contract is assigned to one of our highly skilled and experienced Project Managers for its duration.

Your Border Oak Project Manager will orchestrate the entire project. They will co-ordinate workshop programmes, delivery dates, procurement requirements, erection crews and site labour.

They will arrange site establishment provision, necessary equipment/machinery and scaffolding/fencing and will co-ordinate material deliveries and labour to meet programmes.

They will provide invaluable advice, assistance and reassurance during and after the project and will monitor progress throughout - constantly liaising with office staff and other providers. When appropriate, and when instructed, they will liaise with Statutory Authorities, including Public Utilities (Gas, Water, Electric), Building Control Officers, NHBC Inspectors, Supervising Architects and other ancillary sectors.

The Border Oak Project Managers are fully supported by administration, technical assistance, procurement teams and designers to provide streamlined communication and efficient work practices to help deliver the very best product – on time and to budget.

Our Project Managers have each built hundreds of Border Oak homes so you undoubtedly benefit from their experience and guidance – they also have access to exceptional builders and products. The Border Oak Build Package, and our willingness and ability to assist throughout the process, is unrivalled and a significant part of our success.

We believe that our transferable experience and project management is vital to the success of any project.



terms of payment

Interim payments are required and invoices issued at agreed intervals to reflect the contract and agreed amendments.

Primary Package Payment Terms

(oak frame and panels supplied and erected)

- **10% of contract price**
On receipt of signed contract.
- **30% of contract price**
Working drawings underway, labour and resources allocated, material acquisition, structural calculations commissioned, oak frame in fabrication.
- **30% of contract price**
Oak frame fabrication complete, ready for delivery to site.
- **20% of contract price**
Oak frame delivered and erection schedules in progress.

On practical completion of contract – net balance is due.

Construction Contract Payment Terms

(primary package plus ancillary work)

- Initial deposit – 10 % of contract price.
- Thereafter, interim payments to be made in accordance with monthly valuations for the works carried out and materials on site.
- On practical completion of the contract, the net balance is due (less initial 10% deposit).



the primary package

The Border Oak Primary Package comprises design, fabrication, delivery to site and the erection of an unseasoned oak skeletal frame and infill panel system, to include the following:

- Workshop drawings.
- A traditional hand applied adzed or flat plane finish (to exposed faces).
- Detailed specifications.
- Component schedules.
- Structural calculations.
- The detailing of joint junctions.
- The fabrication of a Restoration/Conservation Grade Oak skeletal frame.
- The test assembly of the oak skeletal frame.
- The provision of traditional carpenter's marks (inscribed identification tags visible within the completed dwelling).
- Stop chamfers where appropriate/desired and edges are draw-knifed.



oak specification

The following component dimensions are typical of Border Oak structures (but exact dimensions are engineered per project):

- Soleplates & Wallplates - 6" x 6"
- Studs & Rails – 7" x 6"
- Girding Rails – 9" x 6"
- Chamber Joists – 12" x 8" / 14" x 10"
- Tie Beams – 10" x 6"
- Principal Rafters – 8" x 6"
- Purlins – 8" x 8"
- Ridgetree – 8" x 8"
- Secondary Joists – 5" x 5" / 6" x 5" (Optional)

Other components can include :

Curved Bay Restraint Members, Carved and Ornamental Knee Braces, Diagonal and Chevron Detailing, Ornamental and Cusped Wind Braces, Ornamental and Carved Door Heads, Hammer Beam Detailing, Decorative and Structural Arched Braces.

All joints are secured by using tapered seasoned oak pegs – unless structural/design requirements indicate otherwise.

We specify and use Restoration/Conservation Grade Oak – a high grade of structural oak selected for its dimensional stability and predictable characteristics. To ensure the quality of our oak we have independently trained and qualified 'timber graders' to inspect each delivery.

Border Oak only trade with oak suppliers who have a proven management and replanting scheme; maintaining oak farms to high and productive standards is part of our sustainability commitment and vital to our own viability.

Also included in the Primary Package :

- Loading, packing, palleting and consignment notes.
- Transport to an agreed UK destination; unloading and stacking of components.

We recommend the treatment of the oak frame at our works with a spray applied insecticide/fungicide – this does involve a small additional cost.

The erection of the frame and the installation of associated components in accordance with Border Oak's standard detail and 'Good Building Practice'.

Where applicable, subsistence payments, provision of lodging allowance and transport to and from the site for our own site personnel.

Comprehensive insurance cover including Contractors All Risk, Employers Liability and Public Liability Insurances (for works directly under our control and for the duration of the contract).

If a contract is confined to the oak frame/infill panels, we will assume that site establishment costs, site facilities, access scaffolding, etc. will be by others.

As part of our constant programme of innovation and development all details are subject to alteration without prior notice.

construction

Once the design process has been completed and all necessary approvals have been obtained, the construction process can begin.

Baseworks & Foundations

If site conditions are good, the construction of the base is a relatively simple operation. Top soil is stripped from the site and foundation trenches are dug to the perimeter of the base and to any load bearing walls. These support a low perimeter wall of stonework or brickwork.

The actual base is a concrete slab on hardcore and incorporates a damp proof membrane and underfloor insulation. Drainage pipes and service ducts are built in. This operation can either be carried out by a competent local contractor - working to our detailed drawings - or by Border Oak's experienced foundation teams.

The Oak Frame

Whilst the base is being constructed, we will be completing the fabrication of the oak frame in our workshops. The completed frame is test assembled in our 'Framing Ground'. Carpenter's marks (a traditional identification system based on Roman numerals) are incised into the frame, which is then disassembled and stacked ready for delivery.

The oak frame and the erection crew arrive on site together and the fascinating process of raising a traditional oak frame begins.

The soleplate is bedded on dampcourse around the perimeter of the slab and at cross frame positions. Corner posts and intermediate studs are placed in the mortises of the soleplate. These are propped in position and receive the girding rail – so called because it 'girds' the entire perimeter of the building at first floor level.

First floor studs are located within the girding rail. Waistrails are fitted and the wallplate is lowered into position.

Ornate trusses, sometimes assembled on the ground and hoisted in position, and structural tiebeams may be lowered onto the wallplates. Dovetail jointing locates the truss and restrains the frame.

Purlins and ridgetrees are lowered into housings on the trusses.

Braces are introduced to stiffen up the building and provide visual interest. The whole frame is clamped up tightly and drilled. Tapered seasoned oak pegs dipped in teak oil are hammered home.



construction

Secondary Roof Structure

Secondary Roof Structure

Softwood/oak rafters fixed to the oak main frame with galvanised or sherardised fixings.

Dormer assemblies, softwood ceiling joists.

Softwood eaves and gable boarding, oak gable rafters, as appropriate, and decorative rafter feet for authenticity.

Trimming for chimney stacks, rooflights, loft access, etc. Providing valley lay boards.

Roof Covering

A wide range of roof coverings are available ranging from clay tiles to thatch. This work can either be carried out by local contractors or by our experienced roofing teams.

External Joinery

Window and door frames will be integrated with the frame and panel weatherstripping systems and will include the installation of sliding fixings between the joinery and the oak frame, provision of neoprene perimeter seals, external and internal cover moulds, loose window heads and lead skirts below cill positions, etc.

The external joinery could include the following items:

- A kiln dried oak, external front door with frame, 5-lever mortise lock and blacksmith made fittings.
- Purpose made treated softwood/kiln dried oak personnel and French doors as appropriate.
- Purpose made treated softwood/kiln dried oak casement windows including fixed and opening casements in a sub-frame with storm-proof rebates, full weatherstripping systems, friction hinges, modern locking mechanisms, and blacksmith made casement fasteners, etc.
- Conservation/Velux rooflights – as applicable.
- 24 mm sealed double glazing systems throughout with toughened glass as required/appropriate.

Fireplace

We can design and construction traditional or contemporary fireplaces with substantial brickwork/stonework stacks, oak or carved/dressed stone lintels, decorative surrounds, flagstone hearths and woodburning stoves, as required.

External Claddings

We offer a wide range of external materials including lime rendered panels, facing brickwork, stonework, horizontal or vertical weatherboarding, metal, glass, shingles, or even ‘green walls’.

Fitting Out

At this stage, a weatherproof shell would have been achieved and the final fit-out can begin.

This will include softwood secondary joists, internal partitions, high specification insulation systems to the external envelope, technical airtightness membranes and taping to the internal areas, internal sound deadening systems, flooring, internal doors, staircases, skirtings, domestic plumbing/heating, electrical installation, kitchen units, bathroom suites/fittings, decoration, etc.

We can undertake the fit-out works and provide appropriate project management.

Border Oak will endeavour at all times to offer help and practical assistance throughout the construction process and can, if required, complete the entire project for you.

We also have excellent working relationships with companies who have extensive experience of the

Border Oak concept – from lighting designers and cabinetmakers to geo-thermal heating providers and landscape architects. Our Preferred Partner companies often provide exclusive offers to Border Oak clients and include suppliers of flooring, woodburners, kitchens, mature trees, lighting etc.

Craftsmanship

Our designs and frames are authentic and yet contemporary – a reinterpretation of traditional techniques to provide modern homes of character and quality.

Every frame is fashioned by hand in our traditional workshops by master carpenters from the finest Restoration Grade Oak.

Old fashioned apprenticeship based teaching is provided by long serving carpenters – ensuring we preserve and promote the wealth of traditional skills we have inherited.

Our craftsmen have a full working vocabulary of jointing methods, decorative finishes and a vital understanding of the aesthetic potential of the mighty oak; together with an innate understanding of the material itself.



border oak

Our reputation for craftsmanship and quality extends to North America, The Far East and Europe. We have completed projects for prestigious commercial corporations, national heritage and conservation organisations as well as thousands of private homes.

We pride ourselves on our attention to detail.

It is this standard of workmanship and the exceptional finished appearance of our houses that sets us apart and has become our distinctive and highly sought after trademark. We can provide detailed guidance for every element of your project – from selecting self-coloured lime renders, joinery detailing, inglenook fireplace design, chimney stacks, roof coverings, external finishes, flagstones, terracotta tiles, oak flooring, blacksmith made and contemporary ironmongery, kitchens, bathrooms, lighting, oak finishes and historic paint colours.

Border Oak's design, detailing and build quality is nationally recognised as a benchmark for excellence.

Our houses invariably have higher re-sale values than a conventional equivalent – evidenced by the consistent reference to 'Border Oak' in developers and past clients' sales particulars and demonstrated by the national awards we have won.

We have been fortunate to have featured on many TV programmes such as Grand Designs, Restoration Man and Building the Dream and our houses regularly appear in national lifestyle magazines and newspapers.

Perhaps the greatest testament to our product is repeated orders from clients, word of mouth recommendations and the fact that many of the Border Oak staff have built their own homes and live in the actual product that we are all so passionate about.



our construction panels

Border Oak are multi-disciplined - building with green oak, softwood framing systems, masonry and SIPs. Many of our designs may require a combination of approaches - hybrid encapsulation solutions are typical and we always utilise the most appropriate construction detail taking all factors into consideration.

The Border Oak Infill Panel

Used within the voids of an exposed oak frame structure (where the oak is visible internally and externally), this sophisticated high performance panel was initially devised by Border Oak in the late 1970's. Much imitated but never surpassed, the Border Oak panel has been robustly tested in practical application over 4 decades. Our panel was the first to have full NHBC compliancy and TRADA approval and is widely recognised as the finest available. Reviewed and enhanced whenever new product advances are made, the core principles of the Border Oak panel still remain.

- Our frames are made with special grooves to accommodate the panel and perimeter seals.
- Neoprene gaskets and expansion features allow the frame to flex naturally yet remain waterproof and sealed.
- Each panel has at least 16 different layers and applications. Each panel is built up individually on site to ensure accuracy and detailing.
- The external face can be finished with lime render or brick 'slips'.
- The Border Oak panel is designed to make the house water tight and exceptionally thermal without compromising the visual appeal of the frame or its natural movement.

SIPs (Structural Insulated Panels) and oak framing

Border Oak are renowned as SIPs industry experts, being the first UK company to explore the potential of SIPs and then devising a exceptional oak and SIPs partnership construction system, showcased on Grand Designs in 2001. Recognising the shared potential of oak and SIPs provides us with an opportunity to blend the character, craftsmanship and strength of green oak with the exceptional heat retention, air tightness and speed of SIPs

- Ideal for designs with an internal oak frame – external finishes include render, brick, stone and weatherboard.
- Very strong, airtight, minimal thermal bridging, super insulated and with minimal waste and quick build times.
- Amount of oak frame can be reduced – leading to very cost effective designs, contemporary effects and excellent thermal performance.
- Suited to a wide variety of designs – both traditional and contemporary.

Border Oak are the most innovative and progressive oak frame company and consistently invest in product development and pioneering construction detail and design.



contingencies

With all self build and custom build projects, there are associated costs, some of which we identify below so that appropriate allowances may be made in overall budgets.



- Adverse site conditions requiring additional expenditure on baseworks and foundations.
- Demolition works and site clearance, tree felling, etc.
- The provision of access and hardstandings.
- Public Utility costs and connection charges, e.g. water, electricity, gas, drainage, etc.
- Planning application and Building Regulation application fees.
- Inspection fees – Building Regulations, NHBC, Architect's Certification.
- External landscaping, outbuildings, garages, conservatories, gazebos, etc.
- Solicitors and Building Society Surveyors costs.
- Kitchen units, bathroom fittings, fitted bedroom furniture, etc.
- Electrics, plumbing and central heating installation.
- Decoration and finishes.
- Lodging and subsistence costs.
- Public Liability, Employers Liability and Contract Works Insurance Cover.





sustainability

Sustainability is fundamental to the ethos of Border Oak and underpins all of our decisions and strategies.

Border Oak are widely recognised as one of the most sustainable construction companies in the UK, pioneering the self build and custom home industry and producing some of the most sustainable and ecological homes available.

Our aim is to minimise the negative impact of our work to ensure that our buildings and our working practices positively contribute to the environment and community in as many ways as possible.

We have been at the forefront of sustainable design and build for more than 4 decades and continue to quietly pioneer this element of the self build sector.

We believe the built environment can enhance and improve both the local and wider environments through sensitive design, low impact living, biodiversity enhancements and renewable technologies where required.

Sustainability encompasses so many diverse aspects and we would be delighted to discuss your personal priorities in more detail, and how we can help achieve them. Here are some of the aspects of sustainability that set us apart.

pre fabrication

Border Oak houses are largely prefabricated in a low energy workshop - utilising traditional carpentry methods, combined with high specification engineering and industry leading technological advances and exceptional materials.

timber and oak

Timber is the only renewable structural material available.

Oak framing is unquestionably sustainable and ecological – commercial oak farms are still managed with traditional forestry techniques that protect and create unique eco systems and steady habitat environments for a vast range of species. The long growing period provides eco system stability.

All of our frames are made by hand. This ensures efficiency and accuracy but also retains traditional skills and avoids unnecessary processing and reduces waste.

Green oak requires minimal energy expenditure, so all of our frames have very low embodied energy. Our production methods create very little waste – our off cuts are used for heating our offices.

Oak frames also serve as a valuable carbon store – extracting environmental carbon throughout its growing phase and locking this carbon into the house frame indefinitely. The frames could ultimately be reused and recycled – lasting many centuries.

We only trade with suppliers with proven replanting and management schemes and have our own independently verified Timber Procurement Policy which states that we only purchase and sell timber that is ethical, ecological and sustainable (see our website).

Border Oak is also FSC® and PEFC certified for the supply of timber. This means Border Oak are one of very few construction companies audited annually by FSC and PEFC to ensure our timber and timber products are sourced ecologically and ethically and that a continuous chain of provenance can be demonstrated. Furthermore, our FSC certified Ethical Procurement Policy reiterates our commitment to only purchase and use timber and products that can be proven to be ethical and ecological.

sustainability

By creating a desirable 'end product' Border Oak have been instrumental in the revival of the oak industry – helping to re-establish a viable industry that is also ecologically and socially beneficial – 'sustainability' in its truest sense.

In summary, the use of green oak as the primary structural material represents a form of low embodied energy construction with minimal transport miles. It is a natural, toxin free material with a net carbon store, exceptional longevity and it supports a broad bio system during its growing period. It can be recycled, reused and is crafted with minimal waste production.

superlative insulation

Exceptional thermal performance is arguably the most important aspect of any sustainable home. We are SIPs experts and have industry leading encapsulation and infill panels systems. All of our buildings are incredibly well insulated at every layer – including the use of healthy eco insulation made from recycled glass and plant based binders.

Exceptional insulation reduces both the heating demand and the reliance upon fossil fuels – and also saves money.

thermal efficiency

Border Oak houses have extremely high levels of thermal insulation and heat retention - supported by a highly energy efficient heating system (determined by site and circumstances).

The exceptional thermal retention of a Border Oak home will significantly reduce the use of energy. Wood-burning stoves can provide a secondary, carbon neutral, heat source.

minimal thermal bridging - virtually airtight

All Border Oak homes are designed to have minimal thermal bridging through a comprehensive 'fabric first' approach and unique construction detailing including our unique airtight high tech barrier membranes and taping systems.

Border Oak homes may require minimal heating and yet may not require a mechanical heat recovery/air exchange system either. A genuinely passive, low energy solution.

natural, low energy materials

We use natural, recycled, low toxin, reusable/biodegradable and low embodied energy products - handmade clay tiles, handmade bricks, lime mortars and lime renders, weatherboard, natural organic paints and hand made timber joinery are typical. Many of the products we use are exclusive to Border Oak and we always select partner suppliers who share our sustainability aims and have their own track record of ethical and ecologically sound manufacture.

The use of cement, concrete and steel (high embodied energy, toxic and highly processed materials) is kept to a minimum.

waste minimisation

Border Oak has an award winning Waste Minimisation Policy, which seeks to recycle and divert away from landfill more than 85% of waste. In 2013-2014 almost 90% of Border Oak waste was recycled or diverted away from landfill.

These are some other of the eco features that a Border Oak home could incorporate:

- award winning waste minimisation scheme
- innovative and unique encapsulation details
- superlative insulation
- natural and low impact materials
- minimal thermal bridging
- green oak – ecological, low embodied energy, non toxic
- Lime renders and mortars
- local purchasing
- minimal transportation
- under floor heating
- passive solar design
- virtually airtight
- bio mass boilers
- geo thermal heat extraction
- wood burning stoves
- FSC® & PEFC® timber throughout
- Reclaimed, recycled, reusable materials
- grey water harvesting
- carbon neutral - carbon storage
- minimal concrete & cement
- pv panels and solar panels
- air source heat pump
- Ethical procurement policy



sustainability



timber treatment

External

We recommend that our oak frames are treated with a clear teak oil or equivalent. This allows the oak to slowly adjust to an ambient moisture content, reducing the degree of natural shrinkage by replacing surface nutrients.

Clear natural oils are easy to apply, and although the frame may darken slightly initially, it will eventually weather to an attractive silver grey. Coloured oils and further applications will maintain a darker, unweathered appearance. It is imperative that all joinery is treated (oiled, stained or painted) immediately to preserve and protect. Naturally occurring tannin marks can be removed with a wire brush or 'brick acid'.

Internal

Most construction marks, including water stains and black marks can be removed with a diluted oxalic acid wash (made from rhubarb stems). Stubborn marks can be reduced with fine sanding and repeated acid washes.

The acid wash should be neutralised with a vinegar and water solution. Please follow the manufacturer's instructions carefully – wear gloves, goggles and mask. Work in a well ventilated area.

Sandblasting may 'clean' an oak frame but can produce a rough 'ridged' finish – eradicating the hand finishes applied in our workshop and much of the surface character.

Once cleaned, the oak frame can be oiled or waxed to give your desired effect. Internal joinery should be stained, painted, waxed or oiled.

For further advice and guidance, please contact Border Oak.

Specialist oak cleaning companies can quote to undertake all of this work.

Failure to treat the frame and joinery with appropriate care may result in further required maintenance.

after care and guarantees

For properties built entirely by Border Oak we provide a unique 'snagging' service – usually undertaken after 6 or 12 months of occupation to allow for seasonal settlement of the oak frame.

Correct timber care is imperative – please ask for our recommended treatment advice to protect and care for your oak frame and joinery.

An optional sprayed timber treatment can be applied at our workshops to protect against insect and fungal attack for a small additional cost.

Border Oak properties can be assessed and guaranteed by NHBC, a similar insurance company, or an

Architect's Certificate – which we can arrange for you if required. A number of visits will be made to the property under construction to ensure the quality of workmanship and materials is upheld. Certificates will be issued upon completion.

An additional charge for these guarantees is made by the chosen body, who are independently assessing our work on your behalf.

At the time of writing only the Border Oak infill panel has been tested and assessed by TRADA and The British Research Establishment and subsequently approved by NHBC.







cottages



Based upon the traditional form of well proportioned 'bays' and traditional pitched roofs with external chimney stacks - the Border Oak Cottage portfolio quietly reflects a sense of unpretentious country living.



Typical cottage features could include:

- Traditional oak porches.
- Vaulted ceilings.
- Well proportioned dormer windows.
- Wide sheltering eaves with shaped rafter feet.
- Chimney stacks – internal or external.
- Double aspect reception rooms arranged around large central hallways.
- Open plan interiors.
- French doors to connect the garden.
- Garden rooms, studios or offices designed to appear as later, organic additions – to echo the natural chronology of a dwelling.

With a varied palette of natural materials (tones and textures borrowed from the surrounding landscape) our cottages are modest but welcoming. The earthy russets of handmade bricks, the silvery grey of weathered oak and pale ochre of lime render are all characteristic of a Border Oak cottage.

Practical 'barn' like annexes - often clad in weatherboard – or a glass and oak garden room, can be added to enlarge a cottage without compromising the integrity of the form. Appropriate detailing and considered scale are vital to the success of our renowned cottage portfolio.





farmhouses

A Border Oak farmhouse is a contemporary reinterpretation of the classic British farmstead - reinvented for 21st Century families. An informal family home, often with a distinctive 'cross wing', creating a stronger architectural profile.

Typical farmhouse features could include:

- Jettied cross wing – perhaps oak framing above stone or brick or weatherboard over a deep masonry plinth.
- Optional exposed secondary ceiling joists and vaulted ceilings.
- Several fireplaces and range oven recess.
- Adjoining barns and ‘outbuildings’ to provide additional space for an office, utility, boot room and larder.
- A mixture of window treatments - including bay windows with window seats and large picture windows.
- Garden rooms and verandas.

The Border Oak farmhouse portfolio provides a wide canvas for a myriad of architectural forms – eclectic combinations of natural materials and an organic layout suit the relaxed spirit of a farmhouse, often reflecting a rustic backdrop.

Most farmhouses are designed around a large central hall with galleried landing. Other rooms, a combination of functional and social, radiate from this hall. Our farmhouses are typically a blend of masonry, oak, render, and timber.





manor houses

With careful attention to balance, form and proportion, the elevations of our oak framed manor houses are often double fronted and visually striking. With our distinctive oak jetties and protruding cross wings creating playful and intriguing shadows - softening the height and broad facades.

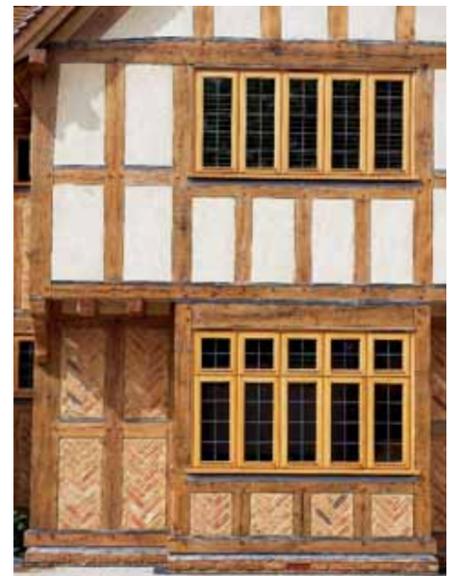
Large and light rooms are linked by wide corridors, spacious halls, and landings. The exposed oak frame offers a consistency through the progression of rooms – which adopt different atmospheres depending on their function and detail. Large, yet relaxed, kitchen family rooms are partnered by more intimate dining rooms. Many Border Oak manor houses have a character porch (often two storey) with a generous and inviting hall, high ceilings and generous support spaces such as boot rooms, studies, pantry, plant rooms etc.

These designs offer a unique opportunity to illustrate the engineering excellence of an oak frame – cantilevered double jetties, oriel and bay windows, floor to ceiling windows, quatrefoil panels, hammerbeam ceilings – substantial homes, yet intimate and welcoming.

Over time they weather and soften, developing their own timeworn beauty and forging a partnership with the landscape – a cornerstone of the countryside. A grand design on a human scale, providing shelter, hospitality and wellbeing.

Typical manor house features could include:

- A folly or lodge house, outbuildings, stables, swimming pool barns, attic rooms, secret staircases and hidden rooms behind oak paneling.
- A vaulted hall and gallery.
- A generous kitchen with family room and breakfast area – supported by a utility room, boot room, larder and laundry area.
- Courtyards, cross wings and vaulted garden rooms.
- Jetties, double height porches and vestibules.
- Cellars and basements.



barn houses



A portfolio of designs that are considered and contemporary - yet approachable and inherently flexible. Many are weatherboarded - to echo traditional outbuildings scattered across our countryside - but vertical boarding, metal surfaces, sedum, glass and masonry all contribute to the complete effect. Many have open-plan adaptable modern interiors rather than the conventional division of rooms.





Our designers have used our working knowledge of different construction systems to create this range – but with retained focus upon proportional, scale, detail and materials. Intelligent, sustainable, cost effective and attractive - our contemporary range utilises the strength of each construction system, often adopting a hybrid solution.

Often the oak frame element is distilled to reveal the necessary structural members – its obvious architectural durability creating an effortless decorative statement but with a contemporary edge. Subtle craftsmanship allows for modern interior treatments and personal expression.

Open plan living areas – with pockets of privacy – are defined within the natural form of the oak frame – zoned to run smoothly from one another whilst creating unusual vistas and a pervading sense of space and light.

Typical features and options could include:

- Weatherboarding, vertical boarding, metal, render, masonry, glazed or oak framed elevations.
- Balconies, verandas and terraces.
- Large feature glazing.
- Vaulted spaces, formed from a vast range of trusses and cruck frames.
- Recessions and projections for architectural tension and interest.
- Hidden libraries, bathrooms and stores.
- Wood burning stoves with exposed flues or modern inglenooks.
- Bridge landings – glass balustrading.
- Feature voids and split staircases.
- Stainless steel joinery furniture.



pearmain cottage



As seen on Grand Designs, Pearmain Cottage is an innovative marriage of craftsmanship and modern high performance structural systems, designed and constructed by our team using their unrivalled experience of the partnership between oak framing and SIPs.





SIPs have exceptional insulation and thermal retention properties. They are also quick, clean, versatile and ecologically friendly. The panels wrap around the hand-crafted oak frame, which sits just inside the perimeter of the foundations. The structural responsibility is shared by the oak frame and SIPs; using an aisled frame for clear open spans. Externally the building is sheathed in a breather membrane and clad in either lime render, brick, stone or weatherboard. The interior is wrapped and taped again, and then drylined or plastered ready for decoration. The roof is formed from mini trusses for speed and efficiency and can then be tiled or thatched.

Typical pearmain features could include:

- 2, 3, 4 or 5 bedroom plans.
- Lime render, brick, stone or weatherboarded external elevations.
- Extensions, garden rooms, verandas or balconies.
- Vaulted ceilings.

Typically a small weather boarded annex is built adjacent with a dropped ridge to soften the profile of the roof. A beautiful oak porch with diamond mullions, carved beam and tapered posts creates an inspiring entrance.

An adaptable range of houses, easily varied to complement the particular characteristics of most areas, supported by a high performance, ecologically friendly and truly modern construction system.



- Larger designs inspired by Georgian or Arts and Crafts architecture.
- Additional feature framing – secondary oak joists, open frame work dividing walls etc.
- Copper guttering, oak windows and doors, flagstone or oak floor coverings.



garages & outbuildings

Our range of modular buildings has been designed to achieve optimum spans, sections and bay intervals - combining structural efficiency and cost effectiveness.

An almost infinite number of configurations can be developed from the basic designs. All our frames are made by hand from Restoration Grade Oak using mortise and tenon joints, seasoned oak pegs and arched braces.

Log stores, extra weatherboarded panels, windows, doors and staircases can be incorporated. Materials can be selected to suit your location, the vernacular traditions surrounding you, and to complement and enhance a neighbouring property.



garages & outbuildings



Standard Models

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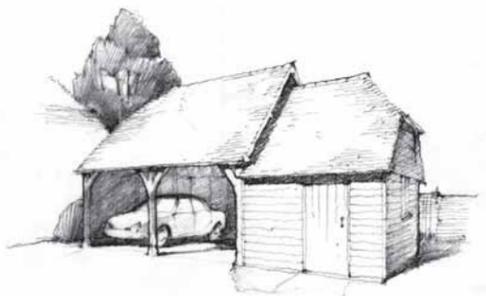
Adapted Standard Models

The simple and efficient rhythm of the bay need not inhibit your imagination nor compromise your design brief.

Full height glazing, vaulted ceilings, contemporary and traditional finishes can all be seamlessly assimilated.

Our modular system can be easily upgraded to take breather membranes and insulation, enabling you to create wonderful interiors for year-round usage.

The simple frame works with both contemporary and traditional styles and is ideal for extensions, annexes, display buildings, rental spaces, garden rooms or offices.



Self Assembly Options

Our standard range of outbuildings have been designed and engineered with self assembly in mind.

Our unique 'factory-fitted' weatherboard panels are pre-formed 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. The rafters are pre-cut with individual 'birds mouth' 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.



Bespoke

If your requirements cannot be met from the standard models Border Oak can design and construct a bespoke outbuilding, ideal for swimming pools, pavilions, retail areas and offices etc. More examples of our outbuildings can be seen at www.borderoak.com



commercial & community buildings

Border Oak has a proven ability to guide commercial and community projects from conception to completion.

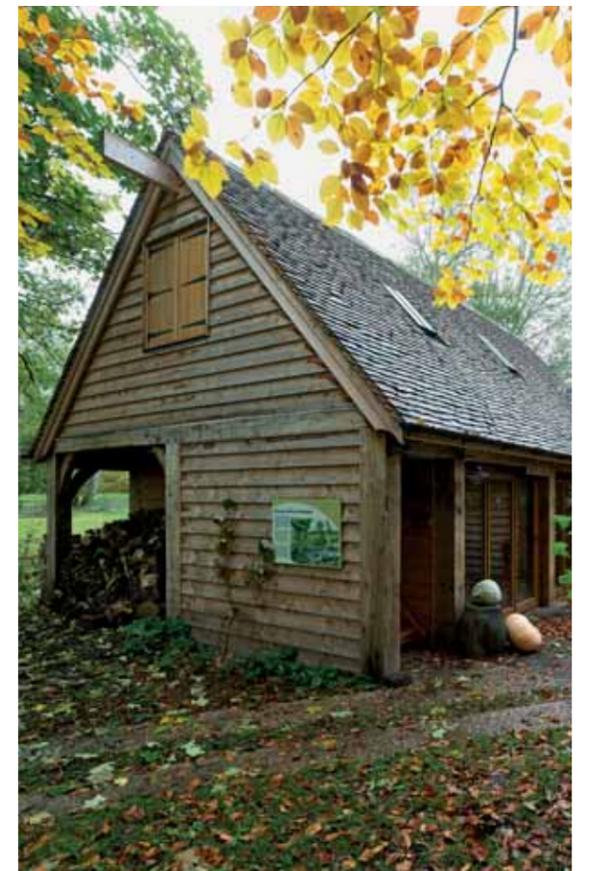
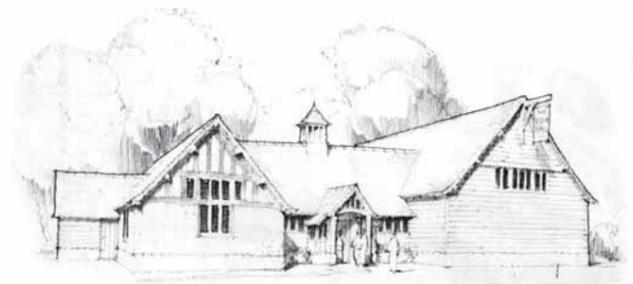
We have undertaken a wide range of commercial projects over 40 years.

Using this unrivaled knowledge and experience we can provide:

- Concept schemes
- Detailed cost analysis
- Planning drawings
- Artists' impressions
- Technical and design support
- Diverse range of exceptional construction systems
- Presentation material
- Interior fittings
- Project management
- Sustainability statements
- Full labour packages
- Fixed price contracts

Border Oak has received a number of prestigious commissions for a wide range of commercial and community projects. Recent commissions include:

- New retail headquarters, tea room and a plant centre for **David Austin Roses**.
www.davidaustin.com
- **Chedham's Yard, Warwickshire**, visitor centre and museum. www.chedhamsyard.org.uk
- Visitor facilities for **The National Trust**.
- An eco-friendly office barn and interiors showroom.
- Far East POW Museum, and further display buildings at **The National Memorial Arboretum (NME), Alrewas**. www.thenma.org.uk
- Commemorative exhibition building – for **The Football Association at The NME**
- Visitor centre, restaurant and classrooms for the **Forestry Commission, Thetford**.
- New education building, retail showroom and office barn, **Acton Scott Farm Museum**, Shropshire.
www.actonscott.com
- New wedding barns & conference centre.
- **South Downs Heritage Centre**, retail buildings and restaurant, Hassocks, West Sussex.
www.southdownsheritagecentre.co.uk
- **City Farm Play Barn**, Newham, East London.
www.activenewham.org.uk
- An oak framed exhibition barn, **Queenswood**, Herefordshire.
- A sustainable oak barn for a private **Vintage Motor Cars Museum**.
- Village Hall and Community Centre, Oving, UK.
www.ovingvillagehall.com
- Various oak framed public houses, UK and Japan.
- Offices, show garden buildings and meeting room, **Majestic Trees, St Albans**.
www.majestictrees.co.uk
- An outdoor pursuits building and bandstand for **Ross Lions**.
- Auction House and Antique retail centre, Norfolk
- Retreat East, private members farm, spa and accommodation retreat, East Suffolk.
www.suffolk.farm
- Charity HQ for **'Headway'**, commissioned by John Surtees.



international projects

Our reputation is World renowned. We have worked extensively in Japan, America and Continental Europe. We have undertaken both private and commercial projects.

We have the capacity and expertise to undertake concept schemes, detailed bespoke drawings, artists impression sketches, presentation material, budget costs, feasibility studies, product sourcing and ultimately project management.

Our sales and design team would be delighted to discuss your proposal and demonstrate how Border Oak can assist you.

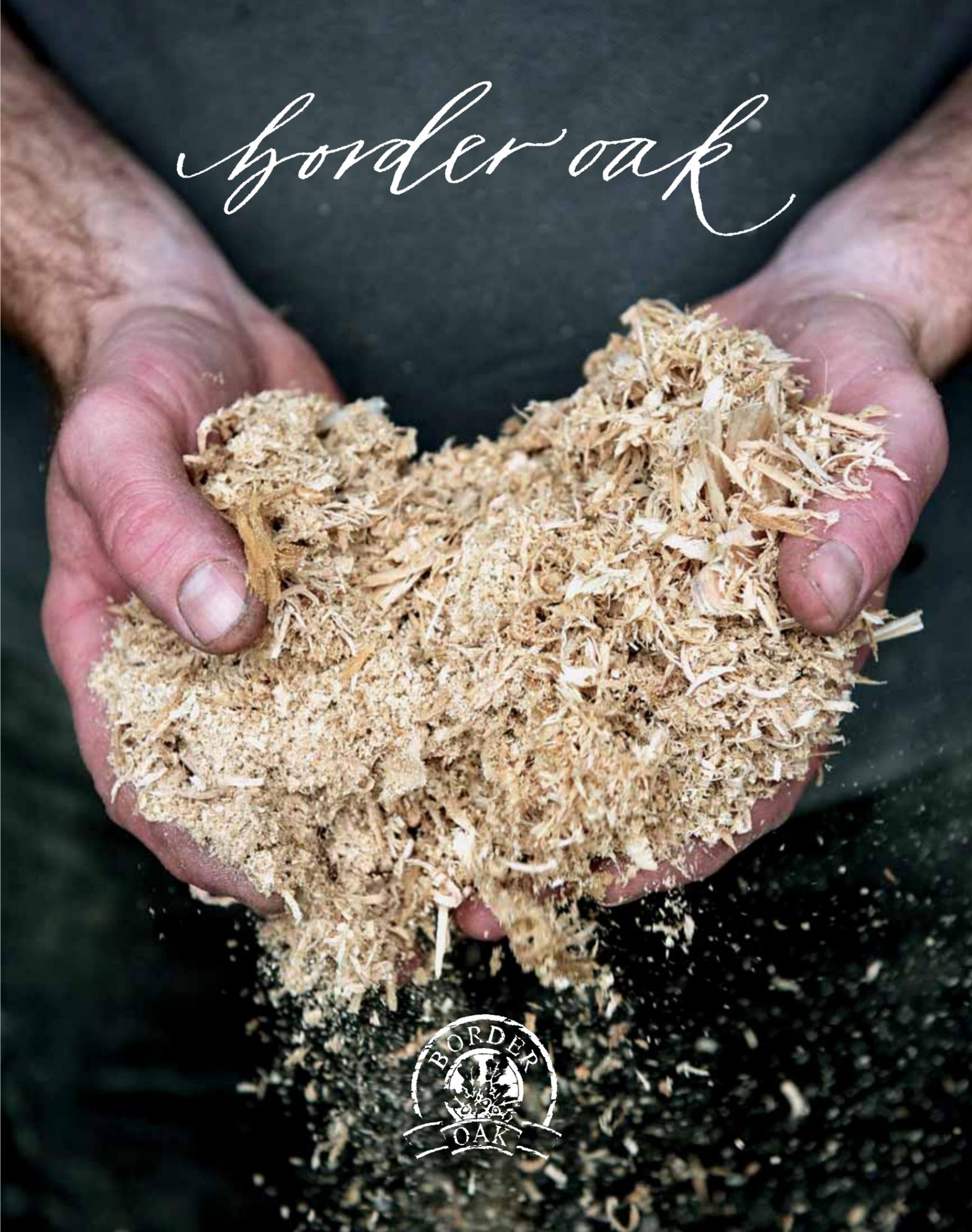
Recent commissions include:

- A Shakespearean museum village in Japan, based upon the original buildings in Stratford upon Avon, and now one of Japan's most popular visitor attractions.
- A university complex, including accommodation buildings, traditional public house, theatre and lecture buildings, Japan.
- Restaurant and wine bar, central Tokyo.
- 20,000 sq. ft. private manor house and estate buildings, Connecticut, USA.
- Thatched manor house and outbuildings, Belgium.
- Arts and Crafts thatched cottages, Germany.
- Manor House, tithe barn and ancillary buildings for corporate retail company, Japan.
- Contemporary beach side property for private client, Hawaii.
- Contemporary oak framed teddy bear museum, Japan.
- Resort housing and facilities, Japan.
- Eco manor house, America.
- An entire street facade to a chocolate factory, including towers, shop frontages, retail and display areas, Japan.
- Eco village, restaurant, houses, church, public house and commercial centre, British Columbia.





border oak



awards

best ecological self build

Norwich & Peterborough national competition

best commercial building

Federation of Master Builder Awards

best extension

Daily Telegraph/Homebuilding & Renovating Magazine

best timber frame home

Daily Telegraph/Homebuilding & Renovating Magazine

best traditional home

Daily Telegraph/Homebuilding & Renovating Magazine

best small home

Daily Telegraph/Homebuilding & Renovating Magazine

built in quality award

Staffordshire Building Control

best new build house

Federation of Master Builder Awards

best renovation & extension

Federation of Master Builder Awards

package company of the year

Self Build Industry Awards

national partnership winner

LABC Awards

waste minimisation award

Federation of Master Builders

highly commended architectural award

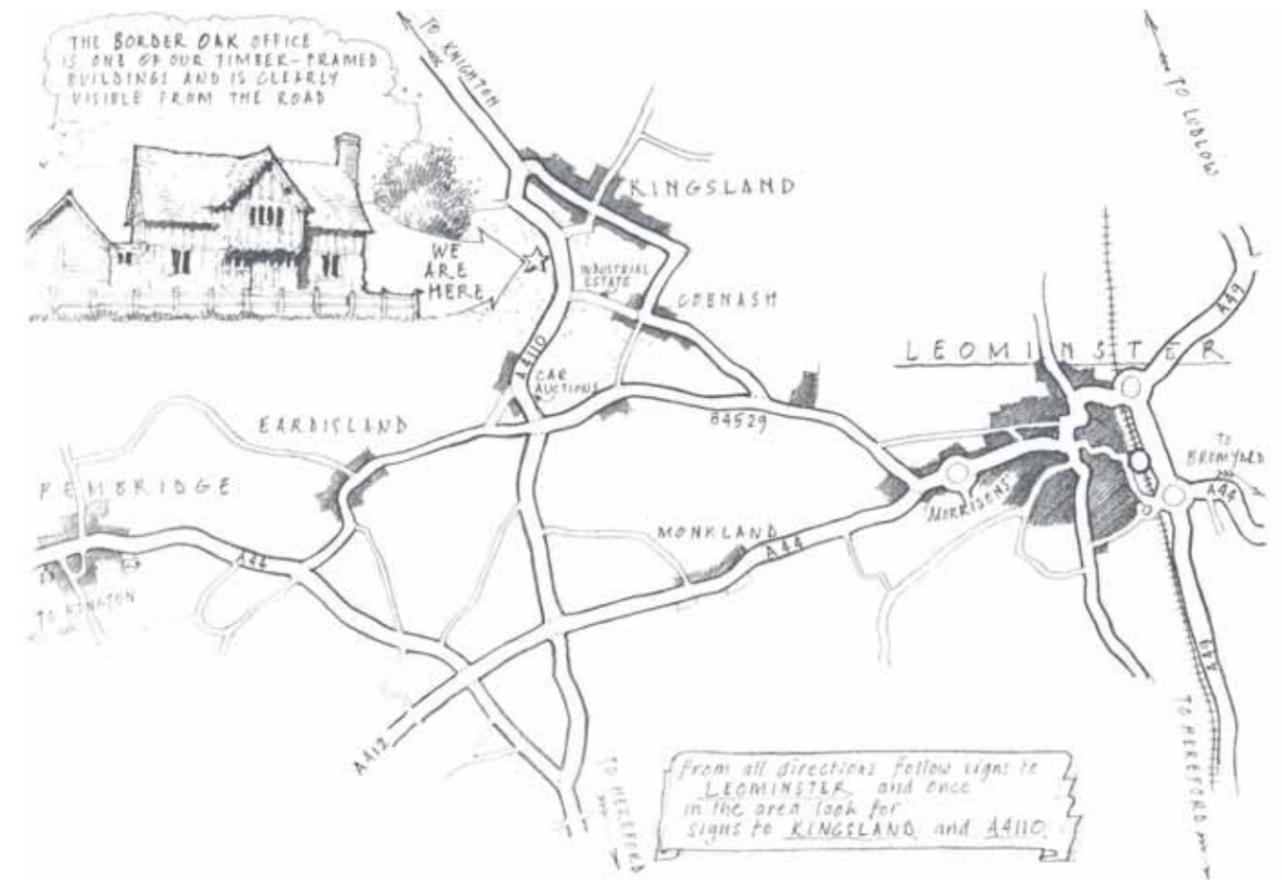
Aylesbury District Council

highly commended best rural manufacturer

Rural Business Awards

how to find us

HR6 9SF



places to visit

You can see examples of our work at:

Acton Scott working farm museum, Acton Scott, Shropshire.

David Austin Roses, Albrighton.

South Downs Heritage Centre - Hassocks.

The National Memorial Arboretum, Alrewas, Staffordshire.

We also have a show home near our offices in Herefordshire - by appointment

If you are in our area we would recommend you visit :

Pembridge - a fantastic medieval "Black and White" village with several Border Oak buildings and a lovely tea rooms with village stores, we can provide a list of recommended overnight accommodation.

You can find more information by looking at our website www.borderoak.com. We also have twitter, pinterest, facebook and instagram accounts, search Border Oak.

thank you



border oak
design & construction limited

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