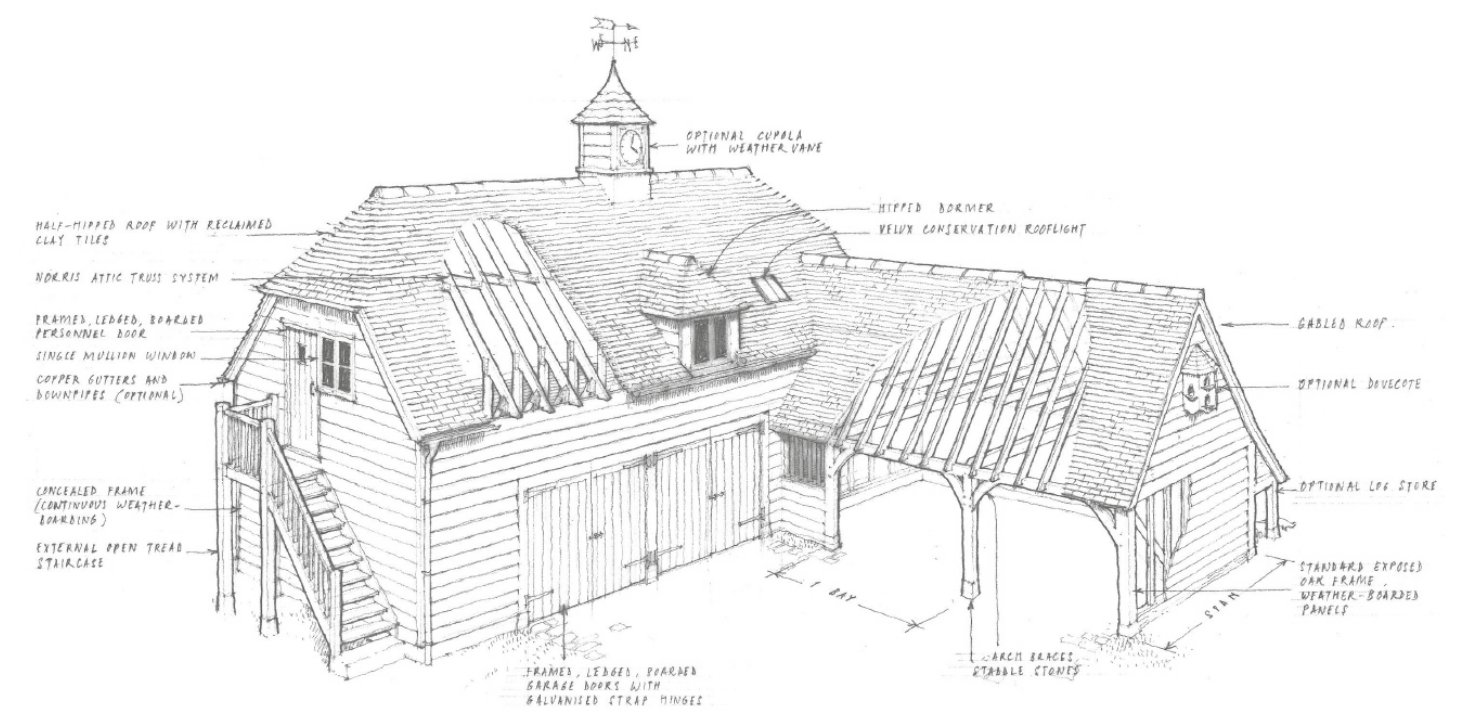


OUTBUILDINGS

by

EST. **BORDER OAK** 1980



WELCOME

Garages, studios, barns, stables and garden structures – the possibilities are endless.

All of our buildings are handmade from the finest materials using traditional craftsmanship. From our Classic models to bespoke structures, we offer both a full building service and self assembly options.

Our Outbuildings team are able to offer a range of planning services, which can include design & planning consultations, drawings and planning application submissions. We can also undertake construction packages across the UK and abroad.

WHAT MAKES OUR OUTBUILDINGS SO SPECIAL?

Our buildings are handmade to order by experienced craftsmen in our Herefordshire workshops from the finest Restoration Grade green oak.

As recognised pioneers of the oak frame industry, our specialist carpenters have unrivalled traditional skills, learnt over more than four decades. We also have the finest construction crews who work all over the UK and abroad. Our designers and project managers draw upon this diverse knowledge and experience to provide a unique range of structures and solutions. We also have a team of buyers, QS, planning experts and support staff to ensure each project is handled with the utmost professionalism and detail.

We endeavour to be the most cost effective in the market with craftsmanship, value and quality underlining everything we do.

Our specification is exceptional and our range of build options is unique. We pride ourselves on our adaptability; enabling us to build any type of oak frame and undertake a myriad of project types.

Border Oak outbuildings have been specifically designed for ease of assembly with prefabricated elements to simplify the erection process, whilst maintaining quality. We believe we offer the best 'self assembly kit' on the market: simple, cost effective and beautiful.

The most important person in the Border Oak process is you – the client. We are small enough to provide individual attention, yet large enough to be efficient and professional.

Our reputation is unsurpassed.





GREEN OAK

Our 'Restoration Grade' green oak is a renewable material ideally suited to creating exceptional outbuildings that are made to last. Attractive, sustainable, strong and surprisingly cost effective.

A Border Oak outbuilding will simply get better with age, complementing its surroundings whilst providing a practical, useable building.

The oak structure becomes stronger with each passing season, weathering to a handsome silvery grey.

Border Oak have fully trained and certified 'Timber Graders' to ensure we only use the highest quality responsibly sourced oak.

MATERIALS & SPECIFICATIONS

Every element of our buildings has received the closest scrutiny with regard to aesthetics and engineering.

Our concept is deceptively simple and based on traditional oak framed outbuildings. We have drawn on more than 40 years of experience of oak framing to deliver buildings of unrivalled specification and quality.

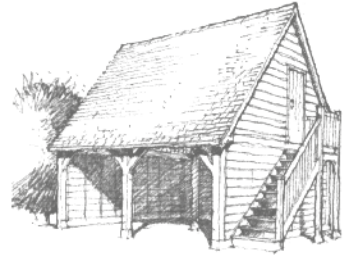
OUR CLASSIC OUTBUILDINGS SPECIFICATIONS INCLUDE:

- 215mm x 150mm oak bay posts
- 215mm x 150mm oak wall plates
- 215/150mm x 150mm oak tie beams – with decorative stop chamfer details
- Traditional oak arched braces
- Seasoned oak tapered pegs
- Prefabricated panel with 200mm x 38mm featheredged weatherboarding, fixed in our workshop to a braced 100mm x 50mm treated, planed structural softwood frame.
- Treated and planed softwood rafters cut ready for fixing

Our specification may be subject to change or improvement in line with engineers requirements

Border Oak is also FSC® and PEFC certified.





OUR CLASSIC OUTBUILDINGS

Our oak frames make use of a traditional post and beam principle with arched braces and oak pegs.

Using a 'bay' system we can design buildings that achieve optimum sections, spans, structural efficiency and cost effectiveness.

Our classic range starts with the Classic I design that meets Permitted Developments Requirements with the ridge height below 4m. The Classic V has an increased ridge height to allow for optional headroom creating a usable room above.

Our classic outbuildings range can be used in mixed configurations and with additional bay lengths. Increased bay widths, depths and heights are also available.

Doors, windows, staircases, internal partitions, upgrades, insulation, balconies and logstores can be added to create endless variety and flexibility.

Some models have the ability to include rooms above, creating additional accommodation, storage, home office or games room.



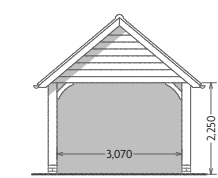
CLASSIC IV 3 BAY

OUR CLASSIC OUTBUILDING RANGE

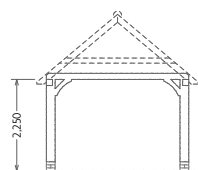
A collection of six modular sizes suitable for almost any application. The number of bays is unlimited and additional features such as logstores, stairs, windows and doors can be added. Additional panels, internal divisions and open bays can all be incorporated.

CLASSIC SINGLE BAY

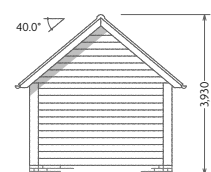
Under 4m in height this building can meet Permitted Development requirements providing a perfect building for a single bay garage or garden structure.



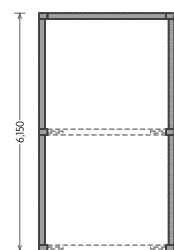
FRONT ELEVATION



SECTION



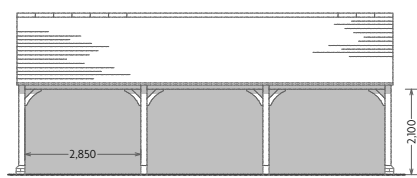
REAR ELEVATION



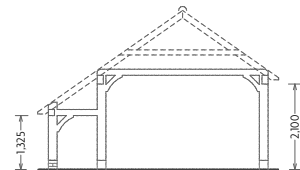
FLOOR PLAN

CLASSIC I

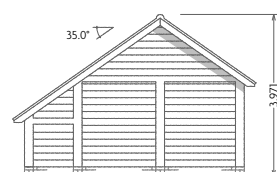
A ridge under 4m means this building can meet Permitted Development Requirements and provides a low impact but generous outbuilding - perfect for garaging, storage or garden structure.



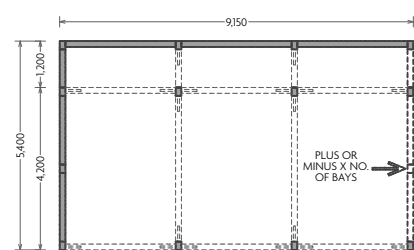
FRONT ELEVATION



SECTION



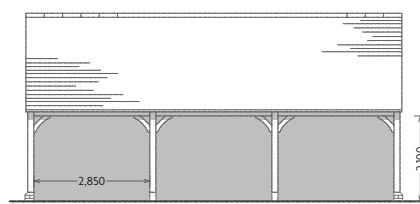
SIDE ELEVATION



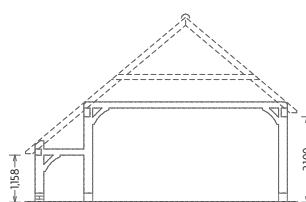
FLOOR PLAN

CLASSIC II

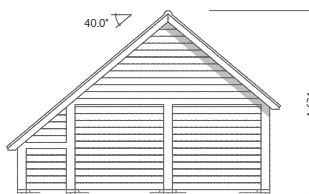
Slightly deeper & taller than the Classic I and with an increased roof pitch, this is still a versatile outbuilding that is generously proportioned so it can be used as a garage and many other purposes.



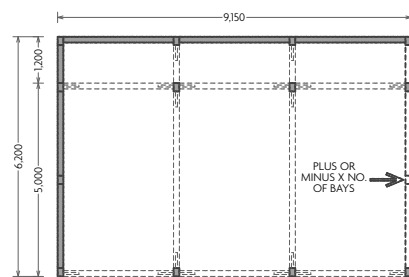
FRONT ELEVATION



SECTION



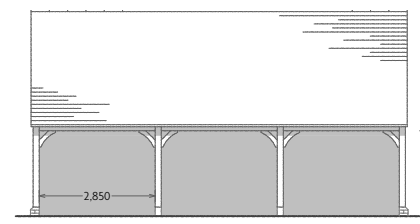
SIDE ELEVATION



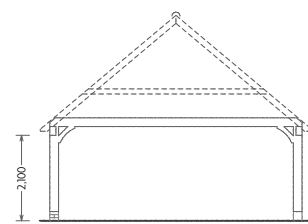
FLOOR PLAN

CLASSIC III

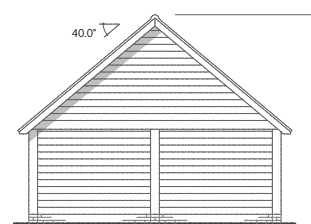
Our standard Single Storey Outbuilding with full eaves height at both front and rear. This building has traditional proportions and creates a handsome outbuilding.



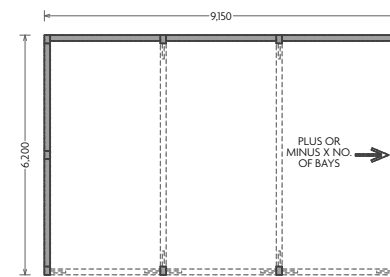
FRONT ELEVATION



SECTION



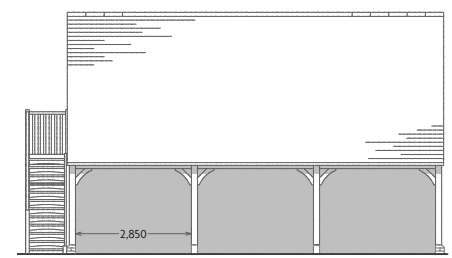
SIDE ELEVATION



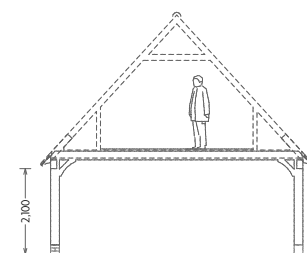
FLOOR PLAN

CLASSIC IV

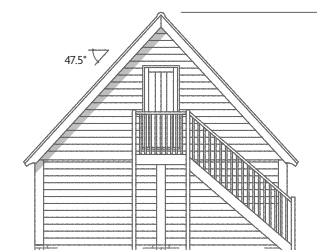
An increased roof pitch and altered roof construction means a 1st floor can be incorporated into this larger outbuilding - garaging with the benefit of additional accommodation, storage, office, games room ...or as an annex studio.



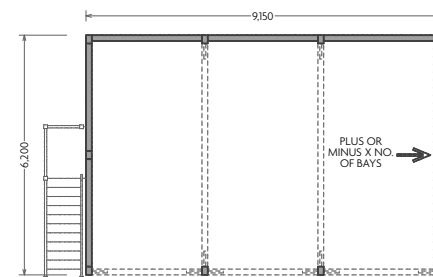
FRONT ELEVATION



SECTION



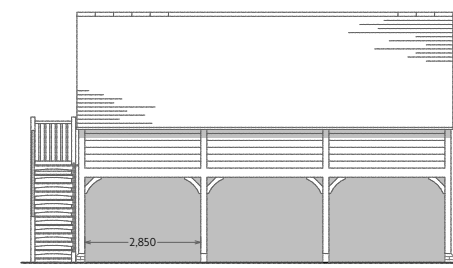
SIDE ELEVATION



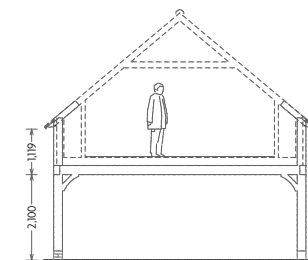
FLOOR PLAN

CLASSIC V

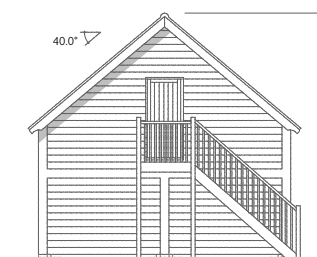
This 1.5 storey structure provides optimum headroom on the 1st floor; the ideal solution for additional accommodation with garaging or other substantial uses.



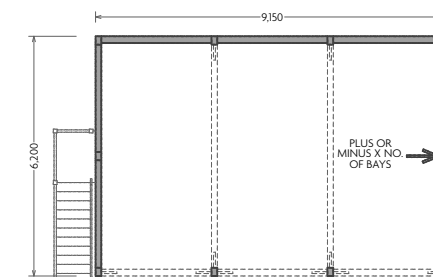
FRONT ELEVATION



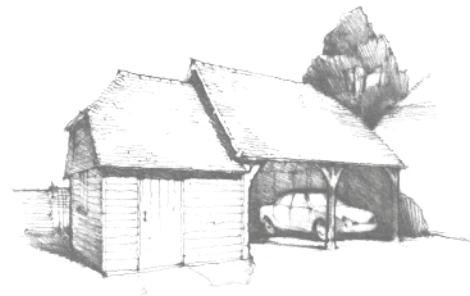
SECTION



SIDE ELEVATION



FLOOR PLAN



OUR CLASSIC OUTBUILDINGS

The bay system is remarkably flexible and an almost infinite number of configurations can be developed from the basic forms. Structures can be added to one another to create attractive combinations. Increased bay widths, depths and heights are also available.

Diverse and adaptable, our classic outbuilding bay system is designed to provide simple, cost effective, yet beautiful oak structures. Designed with vernacular proportions and constructed from the finest natural materials, a Border Oak outbuilding will complement and enhance any setting.

All of our classic range buildings have been designed to accommodate most 4x4 vehicles, but should you require further adaptation, please contact our outbuildings team to discuss your project.



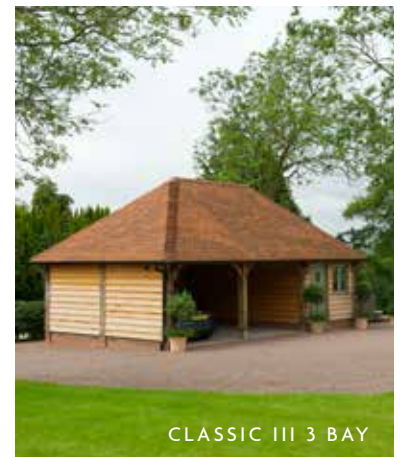
CLASSIC IV 4 BAY



CLASSIC I 2 BAY



CLASSIC V 3 BAY



CLASSIC III 3 BAY



CLASSIC III 2 BAY



CLASSIC V 3 BAY WITH LARGE CENTRAL DORMER & JULIET BALCONY



CLASSIC I 2 BAY PLUS LOG STORE



CLASSIC IV 3 BAY



CLASSIC IV 3 BAY WITH DORMER & BARN HIPS



CLASSIC III 3.5 BAY 35' ROOF



A TYPICAL TWO BAY GARAGE WILL TAKE TWO PEOPLE AROUND THREE DAYS TO ERECT. OUR PANELS ARE PREFORMED AT OUR WORKSHOP WHERE POSSIBLE MAKING THEM QUICK TO INSTALL WHILST ENSURING CONSISTENTLY HIGH QUALITY CONTROL

BUILD OPTIONS

Whether you would like us to undertake an entire project, or simply supply and erect the oak frame, we would be delighted to discuss your project in more detail.

Our Classic range of outbuildings have been designed and engineered with self assembly in mind. Our unique 'factory fitted' weatherboard panels are preformed at our workshops and simply require lifting and fitting into place. Our hand crafted oak frames are test assembled in our workshops to ensure quality and fit. The rafters are pre-cut with individual 'birdsmouth' detail to sit perfectly on wall plates. We also supply a unique self assembly pack containing nails, fixings, gloves, goggles, hard hats, ratchet straps, teak oil and a special drill bit.

SELF ASSEMBLY KIT

Our full self assembly kit includes instructions, drawings, basework specifications and structural calculations (if required). A typical two bay garage could be erected by two competent people over three days. The detail of our 'kits' is unique with as much of the building as possible being prefabricated in our workshops to maintain quality and to produce a building that is genuinely 'self-assembly'.

FULL BUILD CONTRACT

Whether is it simply the specialist erection of the oak frame that you require, or a more comprehensive scope of works, we can be flexible to suit your project requirements - often working alongside your own contractors. However, if you want the peace of mind of having one contractor responsible for everything, we can offer a fully Project Managed build service.

Buildings can be delivered across the UK and abroad.



COURTYARDS & COMPLEXES

Our Classic models can be adapted to create endless possibilities.

Classic models can be added to one another in various configurations to create interesting buildings for a wide variety of purposes.

Doors, windows, staircases and interior panels can be incorporated.

Panels can be upgraded to allow for insulation.

Logstores, walkways and verandahs can be added.

Roof coverings – tile, thatch or slate – chosen to suit your location.

ADAPTED STRUCTURES

Our outbuildings can be adapted as studios, cabins, offices, storage and annexes.

UPGRADED

Our classic outbuildings can be easily upgraded to allow insulation and internal finishes by others, enabling you to create wonderful interiors for year round usage. The most simple frames will work with both contemporary and traditional styles.

ACHIEVING A FIRST FLOOR AREA

Our classic IV and V models provide the most cost effective way of achieving a first floor area with a treated softwood attic truss. This can create space for an office, bedroom, playroom or storage.

We also provide upgrading of the roof panel construction to receive insulation systems and internal finishes. Access can be achieved by an internal or external staircase. The truss system will accept first floor dormer assemblies and rooflights.

If you require a full oak frame to the first floor or as another feature element, please contact us for guidance.



BESPOKE STRUCTURES

Our designers are experts in translating your ideas into reality and as all of our frames are made by hand we do not have restrictions or limitations.

We are able to receive your project brief, provide sketch proposals and costings, and prepare detailed drawings for a planning application.

We are also able to supply a full build and project management service across the UK and abroad.

We have created bespoke oak outbuildings for retail, exhibitions, museums, accommodation, garden structures, swimming pools, holiday lets, wedding & event venues, sports pavilions and stabling.

Border Oak have more than 40 years experience of oak framing and would be delighted to discuss how we may be able to help.





GARDEN STRUCTURES

A beautiful and useful addition to any garden large or small. We design and make a collection of oak framed garden structures that include potting sheds and gazebos all of which are available as self build kits.

We are able to work alongside your garden designer & landscaping contractors to deliver a wonderful focal point to any scheme - where our craftsmanship & natural materials will complement planting & hard landscaping whilst providing structure and interest.

Our gazebo collection can be used for a wide array of purposes including alfresco dining, housing an outdoor kitchen or the perfect poolside shelter to name a few.



THE STOKE LACY



THE LUCTON



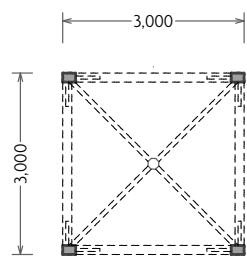
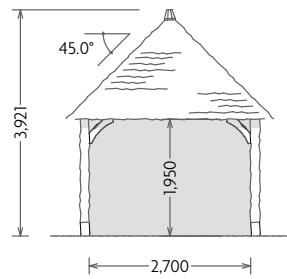
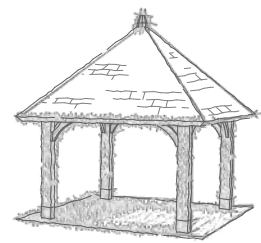
THE KINGSLAND

OAK FRAMED GAZEBOS

A collection of classic structures provided as a 'kit' for self-assembly, perfect for enhancing landscaping and outdoor entertainment areas.

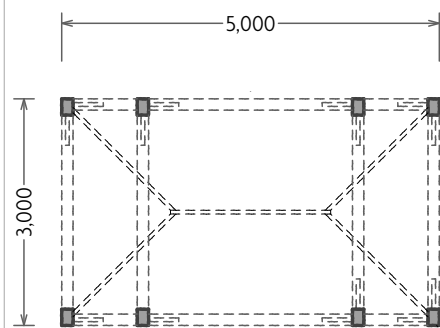
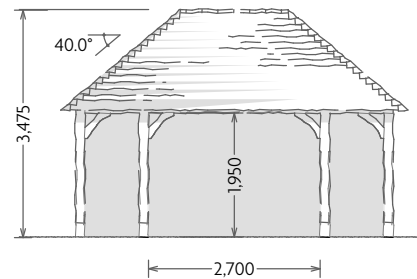
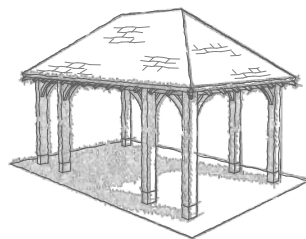
THE BIRCHER

The Bircher works well as a covered dining space, garden shelter or a place to stop and enjoy the view, but also serves as a strong architectural point within a landscape.



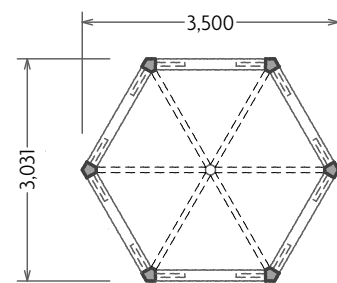
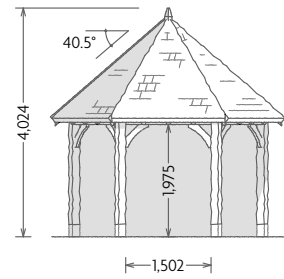
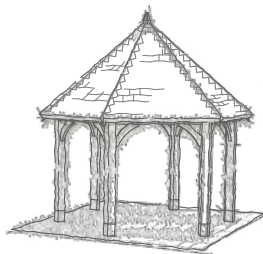
THE LUCTON

With a hipped roof The Lucton is a versatile structure and works equally well as a centerpiece feature or tucked into a secluded spot.



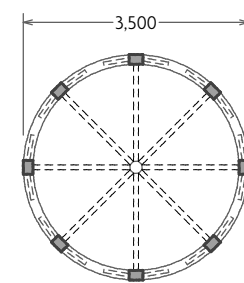
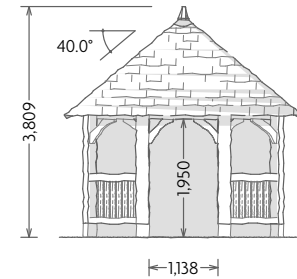
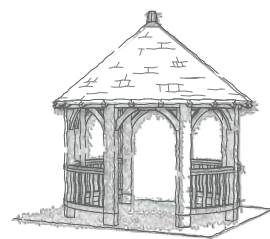
THE STOKE LACY

The Stoke Lacy is ideal as an entertaining area, secluded shelter or an architecturally interesting central feature within a more formal garden plan.



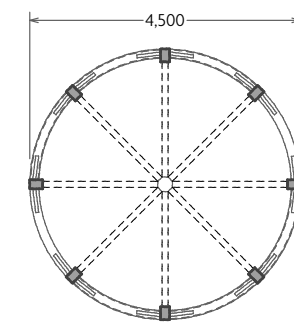
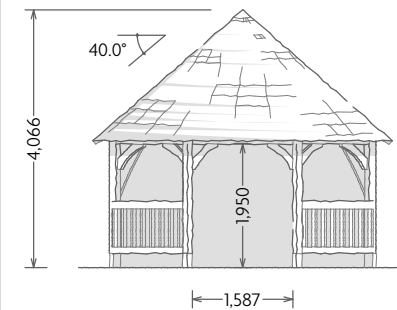
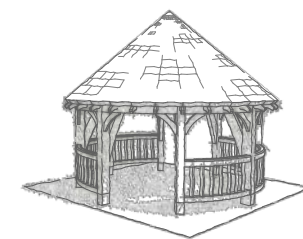
THE KINGSLAND

The Kingsland has a round format and incredible roof structure showcasing our craftsmanship and attention to detail. The perfect landmark building but also very useful and a compact size that works well with many gardens.



THE PEMBRIDGE

The Pembridge is a generous and dramatic upscaled version of The Kingsland that would make a wonderful primary feature in a larger garden. A spectacular garden building that delivers an architecturally striking space.



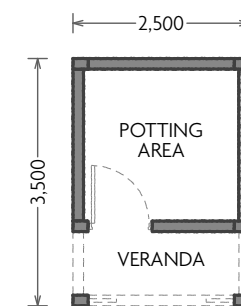
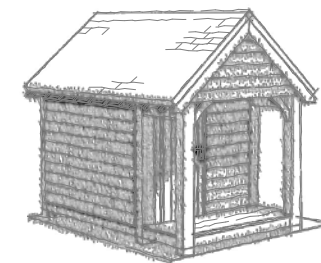


POTTING SHEDS

Our oak framed Potting sheds are supplied as a 'kit' for self assembly construction. Both are the perfect addition to any garden creating space for garden tools, additional storage or even a space to work from home.

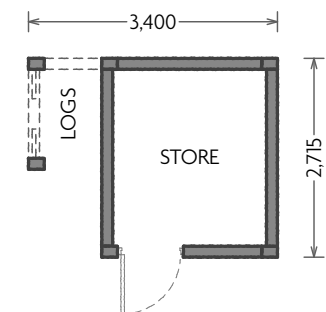
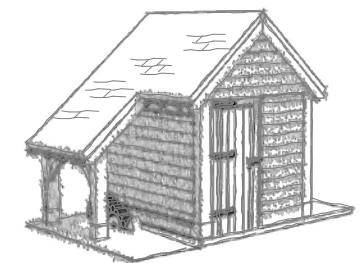
THE POTTING SHED

Our original green oak framed Potting Shed is the perfect addition for any garden and has many uses. A quiet garden office, spacious garden storage or beautiful summer house, to name a few.



THE RYELANDS

The Ryelands is a great addition to any garden. The design provides plenty of storage for all your garden tools and includes a handy log store to the side.



THE BORDER OAK PORCH

The original Border Oak Porch (as seen on Grand Designs) can be ordered as a kit and added to almost any property. For further details please contact the office or view our website for the full range of designs.



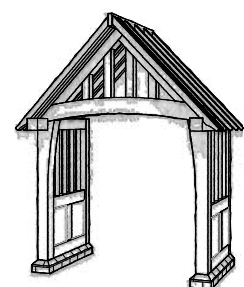
No.1

W 1800 X H 2982 X D 1200MM



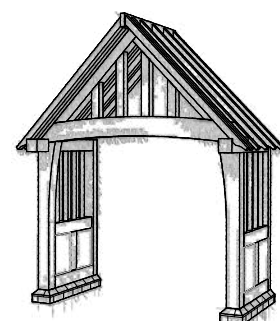
No.2

W 2100 X H 3137 X D 1200MM



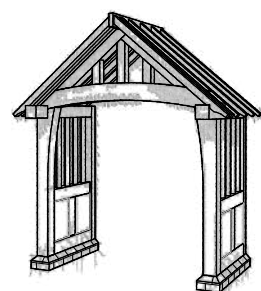
No.3

W 2300 X H 3241 X D 1200MM



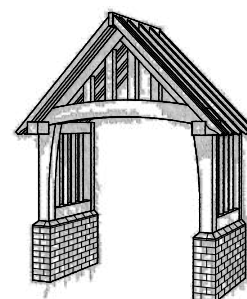
No.4

W 2600 X H 3404 X D 1200MM



No.5

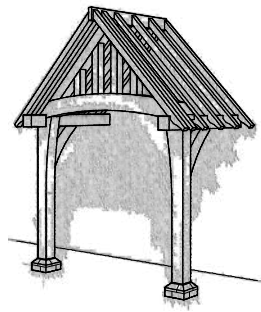
W 2300 X H 3015 X D 1200MM



No.6

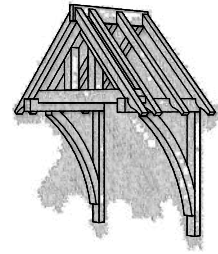
W 2300 X H 3391 X D 1200MM





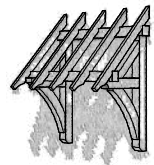
No.7

W 2300 X H 3241 X D 1200MM



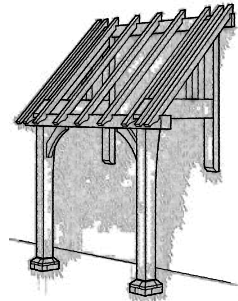
No.8

W 1500 X H 2143 X D 1000MM



No.9

W 1550 X H 1530 X D 725MM



No.10

W 2100 X H 3091 X D 1250MM



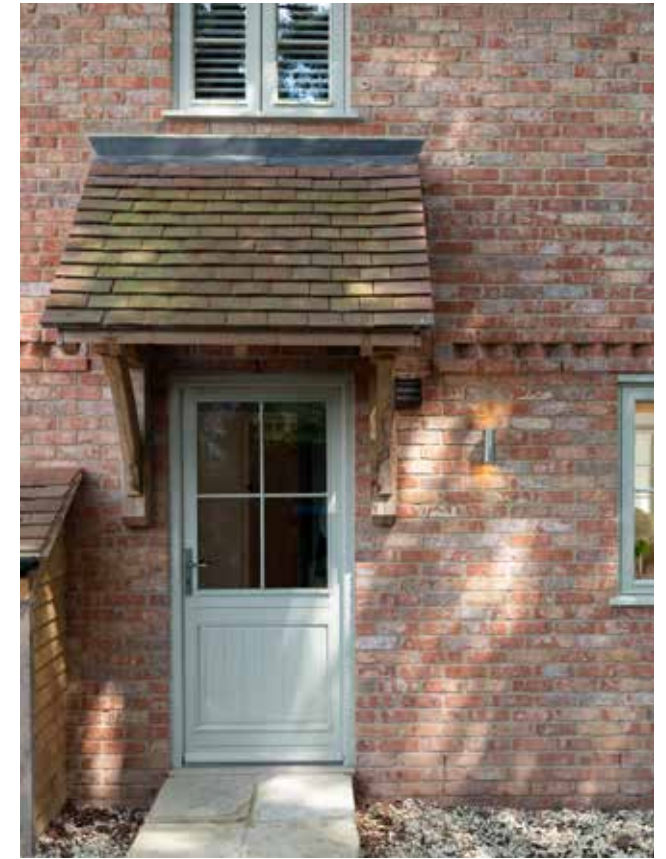
No.11

W 3950 X H 4102 X D 2500MM



No.12

W 1500 X H 2143 X D 1000MM



THE PROCESS

The Border Oak team have decades of experience and are dedicated to turning your ideas into reality.

If you need us, we can be with you each step of your project, from start to finish. Each project is completely bespoke and therefore the process is formed around you.

Although planning permission isn't always required for outbuildings, we can also prepare and submit planning approvals on your behalf.



PLANNING PERMISSION & BUILDING REGULATIONS

PLANNING APPROVAL

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

- The structure is to be erected in the grounds of a listed building, within a Conservation Area, National Park or equivalent.
- The proposed structure will be in front of the main house and closer to a highway, footpath, access road, etc.
- The ridge of the building is higher than 4 metres (NB: many of our classic models are under 4m).

BUILDING REGULATIONS

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

Approval is not normally required if the following criteria are met:

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

Border Oak recommend approaching the relevant authority if you are unsure whether approval is required and our design team and technical department will be happy to assist wherever possible.

Planning and building regulation requirements are subject to change.



SUSTAINABILITY

Border Oak prioritise sustainability for all our buildings and processes.

We make everything by hand in our traditional workshops in rural Herefordshire, which are powered by PV panels. We use only the finest Restoration Grade green oak from sustainable suppliers that we have long term relationships with, and all our timber is FSC and PEFC certified. This means they are ethical suppliers with demonstrated replanting and ecological woodland management schemes.

The materials we use are natural and low carbon – oak, slate, clay, thatch, and shingle - or reclaimable and recyclable such as metal guttering or corrugated sheeting. We minimise waste and energy by prefabricating everything at our yard, including the weatherboarded panels and roof timbers.

We design and build products that last, with high specification, quality detailing & enduring materials.

Border Oak was established in 1980

We've been lovingly hand crafting oak framed buildings ever since. Based in Rural Herefordshire, we are a family run business specialising in sustainable, bespoke homes, outbuildings and garden structures.

Over the passing decades we have pioneered the revival of oak framing; introducing and mastering many new construction concepts, processes and designs along the way. We have built a brand that is instantly recognisable and known for its craftsmanship, quality, innovation and unrivalled client service.

Our aim is to design and build beautiful, sustainable buildings.

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