



border oak



Awards

In 2018 Border Oak were fortunate to win several national awards including The Daily Telegraph Homebuilding and Renovating "Best Overall Home".

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New Website

Border Oak have produced a new interactive website covering a wide range of topics and including information on everything we do together with a huge photo library for inspiration.

visit www.borderoak.com

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Outbuildings

A new range of beautiful oak framed outbuildings and porches have been created and launched by Border Oak. Take a look at the full article inside this issue of the Border Oak newspaper.

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BORDER OAK WAS ESTABLISHED IN 1980

We’ve been lovingly handcrafting oak framed buildings ever since. Based in rural Herefordshire, we are a family run business specialising in bespoke self build projects – constructed across the UK and abroad.

All of our buildings are constructed from the finest natural materials, using traditional British skills – we often reinterpret vernacular detail to embrace the best of modern technologies and contemporary design.

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

Kevin McCloud, *Grand Designs – Series 3 Border Oak Cottage, Herefordshire*

Our wealth of experience has enabled us to assemble an unrivalled range of skills including an ‘in house’ design team, specialist carpenters, traditional construction skills and project managers. We pride ourselves on our flexibility, sustainability and our innovative approach – always preferring to lead the industry whilst endeavouring to avoid gimmicks and passing phases.



MEADOWMEAD HAS BEEN FINISHED WITH A FOCUS UPON SUSTAINABILITY - ECO PAINTS BY EDWARD BULMER HAVE BEEN USED THROUGHOUT, WITH RECLAIMED AND HANDMADE ITEMS SOURCED FROM LOCAL ARTISANS. THE KITCHEN, OVEN AND WOOD BURNER WERE ALL MADE LOCALLY



Border Oak hold regular open days at Meadowmead and St. Michaels Cottage – please contact the office for more information.



A Heart of Oak

Exceptional Craftsmanship, natural materials and a diligent attention to the finer detail have produced an award winning family home in rural Herefordshire

I was born in the oldest house in this village – an oak framed cottage built in 1380 – and now I live in the newest,’ says Merry Albright who designed and commissioned Meadowmead with her husband Ben. Meadowmead is a 500m2 family home, designed around a central courtyard and reminiscent of a collection of vernacular barns reinterpreted for the 21st Century.

Both Merry and Ben work at Border Oak, the oak framing and custom build specialist that was started by Merry’s father in 1980; reviving the lost art of green oak framing in the UK. ‘Our entire family are incredibly passionate about the opportunities that self build can provide, and understandably committed to oak framing – so building a contemporary oak frame home seemed a natural step,’ says Ben. “We had built two Border Oak houses before – our first home featured on Grand Designs in 2003 and was the original Pearmain Cottage – so we knew how thrilling and satisfying building your own home can be.”

After a four year plot search (with several false starts) and a subsequent two year epic planning battle, the couple were finally able to begin work. Whilst their oak frame was hand crafted in Border Oak’s workshop the foundations were dug on site build. The process continued for 50 weeks scheduled and project managed by Border Oak, including procurement and using a fixed price contract. “We had project managed our previous home and didn’t enjoy this part so knew that handing over the complete process to Border Oak would suit us best. The Border Oak PM was incredible – helping us avoid problems seamlessly, find solutions when needed and also

offering guidance and experience throughout,” says Merry.

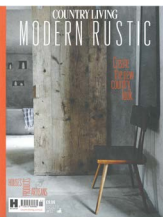
The family have been living at Meadowmead for 2 years now and are slowly working through the long term landscaping scheme – they have just planted an acre of heritage orchards together with over 100 trees and half a mile of traditional hedging. This reflects the couples interest in sustainability, which is evident throughout Meadowmead and was a huge consideration even at the earliest design stage. “We wanted a super insulated home, full of natural light

throughout the day and built with high performance, low impact and natural materials that celebrated craftsmanship and prioritised sustainability on every level” says Merry. Every aspect has been considered, from thermal bridging technology to the reclaimed brass door knobs. ‘Living here is the realisation of all our dreams and hopes – it’s a wonderful home and

has exceeded all our expectations. It was the ultimate labour of love for us all and the quality of the finished product is due to an incredible team at Border Oak who worked tirelessly to deliver a building that could last a millennium.

Discover more at [@merry_minerva](#)

MEADOWMEAD WAS AWARDED BEST TRADITIONAL HOME & OVERALL WINNER IN THE DAILY TELEGRAPH/ HOMEBUILDING & RENOVATING AWARDS 2018



featured in... Meadowmead featured in Country Living ‘Modern Rustic’ Volume 11

Our framing workshops are based in rural Herefordshire.

We are incredibly fortunate to have a large team of experienced green oak carpenters - traditionally trained and true craftsmen.

Every oak frame we produce is made by hand, using artisan medieval based carpentry skills, using only the finest Restoration Grade green oak. Our carpenters are experienced and knowledgeable craftsmen and we are very proud of the care, attention and creativity that is lavished on every frame - large or small.

Passion, pride and excellence

Border Oak was founded upon a passion to revive the lost art of green oak framing. From years of studying and repairing original frames we were able to assemble a small team of craftsmen, who have since trained many generations of younger carpenters, always remaining true to the medieval carpentry skills that are

fundamental to authentic structural framing systems.

“WE FEEL IT IS IMPORTANT TO PROTECT AND PRESERVE THE ART OF HAND MADE GREEN OAK FRAMING, WHICH IS CONSTANTLY UNDER THREAT FROM BOTH PLANNING POLICY, FAKE APPLICATIONS AND CHEAPER MACHINERY PROCESSES.”

We have consciously and deliberately kept our automated modern machinery minimal - most of it dates (as do many of our best loved colleagues) from the 1950's and yet, (just like our best loved colleagues) it performs admirably.



Border Oak are FSC and PEFC accredited and are committed to the ethical and sustainable procurement of all our timber



Q&A

JOHN GREENE - FOUNDER

John started Border Oak in 1980 after rescuing an oak frame barn destined for demolition. He removed and re-erected the 13th Century barn - restoring it and converting into his family home. He built an oak frame extension on the side - and the interest in this project led to further commissions; allowing John to revive the art of green oak framing which had completely died out 250 years ago.

Q. Outside of Border Oak what are your interests?
A. Work really is my passion and my hobby, but other than that I love Vernacular Architecture. I also love travel - in particular Italy (especially Venice and Tuscany), but my holiday of choice would probably be skiing with my family.

Q. What do you like best about your job?
A. Helping our clients achieve their dream, and then hearing how much they love their homes. Witnessing the determination and dedication of my work colleagues is a joy, I hope they all feel like part of the family (some of them actually are!) because that is what I set out to achieve and it's very important to me that we are a team.

Q. Do you have a favourite Border Oak house?
A. I'm very fond of Pearmain Cottage, because it's a concept that Border Oak completely invented 20 years ago, using high performance products and innovative building principles in combination with traditional, vernacular craft for the very first time - inventing something successful and popular is incredibly satisfying. Pearmain Cottage has since become a 'classic' and I'm very proud to say it was a Border Oak invention from start to finish.

Q. What is your background?
A. I've lived and worked in Herefordshire my entire life. I had a varied employment history before starting Border Oak - Banking, Civil Engineering, Industrial Construction and then finally oak framing since the 1970s. When I followed my true passion and revived the craft of green oak framing (it died out in the 1700's) I had no idea it would grow to be an entire industry in its own right. Whilst setting up Border Oak I went back to university to train as an architect - working very long hours at the office all day and then studying all night. It was very hard at the time, but I really wanted to design new oak framed homes as there were no other 'experts'. I had to forge my own path at every turn - but I'm pleased I did because there is no shortcut to experience and knowledge and innovation is impossible without this.

Q. Your career highlight so far?
A. Probably the various projects we have undertaken in Japan. I enjoyed every aspect, from the unusual negotiations, experiencing vastly different cultures, the complex design and engineering conundrums and also giving our builders a once-in-a-lifetime opportunity to work abroad on exceptional projects. It was a learning curve for us all, but it's a unique legacy for Border Oak and one that I am very proud of.



BACKGROUND:

This acre site is located on the edge of a pretty and historic village. It's just outside the conservation area and some distance from the 'settlement boundary'. It has excellent road access and the body of the site is clear and currently used a rough pasture - with a few traditional apple trees on the periphery. The village is mainly in the Flood Zone, but the site is not.

PLANNING CONTEXT:

Usually building so far away from the settlement boundary is discouraged; however this village had an adopted Neighbourhood Development Plan*, with a specific policy that allowed for greater separation as long as there was no increased risk of flooding. Although the NDP was technically 'out of date' it was agreed that the principles of the policies within the NDP should be utilised by the planning officer.

The Local Authority were not able to show a 5 Year Housing Land Supply (i.e. they cannot meet their housing projections) so therefore the National Planning Policy Framework was engaged. This meant housing applications should be approved without delay unless the impact of doing so would 'significantly and demonstrably' outweigh the benefit.



DATE SUBMITTED: 22ND OCTOBER 2018
DETERMINATION TARGET DATE: 18TH DECEMBER 2018
DETERMINATION: PENDING

PLANNING OFFICER STATEMENT:

"The scheme would contribute towards the parish's housing supply in the context of an identified issue with under-delivery, and considering the balance required by the NPPF it is considered that the adverse impacts of the scheme would not significantly or demonstrably outweigh the benefits. It follows therefore that my recommendation is that the application be approved."

SUPPORT:

The scheme was compliant with the NDP policies and the Parish Council were supportive. There were no objections from neighbours and the local councillor was also supportive. The final proposal was supported by Ecology, Landscape and Highways officers, but the planning officer had misgivings about the suitability of the NDP and was poised to refuse.



PLANNING ISSUES AND SOLUTIONS:

1 The planning officer was concerned about the distance between the built form of the village and the site

However, there were other domestic properties nearby illustrating that the proposed house would not be isolated, and it could be clearly evidenced by previous planning refusals that no nearer site could be developed due to flood risk

2 The officer was concerned about the lack of pedestrian connectivity to village facilities and was worried this would lead to an over reliance upon car journeys

Border Oak demonstrated that there was a pavement within 60m of the site and from this that all facilities were accessible within 4-5 mins walk.

3 The Ecology Officer objected to the loss of a heritage orchard

Border Oak undertook a full ecology survey to show that all the existing apple trees could remain. A landscaping plan was prepared to show that a new heritage orchard, along with wildflower meadow, new native hedging, deep grass verges and other biodiversity measures would actually represent significant ecological betterment.

4 Highways asked for further clarification on traffic speed and volume in order to ascertain visibility splays

Border Oak commissioned a 7 day survey on the C class road which showed speeds were lower than the national speed limit and that the proposed splays were suitable.

5 The planning officer felt the wider benefit of building just one home was negligible.

Border Oak suggested that one bespoke, handcrafted, and highly sustainable home would bring clear financial, social and environmental benefits to the wider area and therefore meet the sustainability test set out in the NPPF. The proposed house had an estimated build figure of £600,000; almost all of which would stay locally and support many highly skilled craftsmen. The village had a projected housing target of building 33 homes before 2031, but had only delivered two - so even one additional new home would represent a notable percentage increase.

CONCLUSION:

Border Oak met with the officer to discuss the proposal. After that meeting Border Oak submitted a detailed document outlining their interpretation of the current planning context (including the technicalities issued through the revised NPPF of July 2018) and the merits of the scheme. This required an exceptional amount of research; scrutinising all pertinent policy documents and collecting local evidence. Despite looking unlikely (the officer had already requested Local Councillor permission to refuse the scheme), an email was subsequently received outlining officer support for the application.

Plans & surveys required:

- Arboricultural and Hedge Survey
- Ecological Assessment
- Traffic Survey
- Flood Risk Assessment
- Design and Access Planning Statement
- Current Policy Statement
- Site Plan
- Location Plan
- Landscaping Plan
- Drainage Plan
- Landscaping Concept Plan
- Elevations
- Floor Plans
- Outbuilding Design
- Artists impression

Other applications may require:

- Heritage Statements
- Landscape impact Reports
- Archaeological surveys
- Contamination Reports
- Structural Surveys
- Ground Assessments



* Neighbourhood Development Plans are local planning policy documents. The Self-Build and Custom Housebuilding Act 2015 places a legal duty on ALL Local Authorities to create and manage a SELF BUILD and CUSTOM HOME Register. Contact your Local Authority to Register.

Open Days

Every 6 weeks or so we open the doors to our beautiful showhome in Kingsland and nearby Meadowmead to help you see our craftsmanship and standard of workmanship in person.

The next open day is April 19th 2019 and if you would like to book your appointment, please contact Lauren at enquiries@borderoak.com

For future dates and other events, please keep an eye on www.borderoak.com



Have you seen the new Border Oak website?

With news, plots, house designs and exciting features such as our interactive mood board. Always changing with new information added continuously. Visit www.borderoak.com



Costings

All Border Oak houses are bespoke - this guide is to provide example costings for a small selection of our portfolio.



Halfpenny Cottage

162m², exposed oak, frame cottage, with brick gables

Baseworks	£21,533
Oak frame	£83,175
Secondary roof structure	£14,973
Roof coverings	£21,323
External joinery	£17,986
Inglenook fireplace	£12,967
External rendering/cladding	£17,372
Internal plastering	£17,967
First and second fix carpentry	£28,732

Total - £236,028



Pinsley Barn

111m², weatherboarded barn with an internal oak frame and glazed porch

Baseworks	£21,756
Oak frame	£37,279
Secondary roof structure	£15,553
Roof coverings	£17,863
External joinery	£21,197
Inglenook fireplace	n/a
External rendering/cladding	£11,204
Internal plastering	£14,681
First and second fix carpentry	£29,272

Total - £168,805



Meadow Lane Farm

208m², two storey traditional farmhouse with a blend of materials

Baseworks	£26,973
Oak frame	£95,993
Secondary roof structure	£18,437
Roof coverings	£29,024
External joinery	£35,983
Inglenook fireplace	£21,091
External rendering/cladding	£37,478
Internal plastering	£19,341
First and second fix carpentry	£35,773

Total - £320,093



Lower Burton

351m2, large manor with a blend of brickwork and oak framing

Baseworks	£39,333
Oak frame	£184,663
Secondary roof structure	£26,470
Roof coverings	£44,924
External joinery	£40,987
Inglenook fireplace	£26,946
External rendering/cladding	£38,252
Internal plastering	£37,955
First and second fix carpentry	£59,993

Total - £499,519



Tedstone Barn

160m2, contemporary barn with an internal oak frame

Baseworks	£26,416
Oak frame	£84,494
Secondary roof structure	£17,362
Roof coverings	£27,323
External joinery	£32,741
Inglenook fireplace	£993
External rendering/cladding	£35,412
Internal plastering	£16,998
First and second fix carpentry	£37,257

Total - £278,998

This guide does not include kitchens, bathrooms, flooring, decoration, electrics, plumbings or site costs which are all client specific. Border Oak can provide costs for these items once your specification is known and you have a plot.

THREE OF A KIND

Border Oak houses are designed by us to meet the requirements of your site and your budget - as well as the surrounding area and specific planning situation. Here are just three examples demonstrating how different exterior materials can radically alter the look of our properties.



Willow Cottage - Internal oak frame with SIPs encapsulation finished in high performance render



Foxwhelp Barn - Internal oak frame with SIPs encapsulation finished in horizontal weatherboarding



The Old Forge - Combined construction faced with brick, flint and weatherboard



Actual Costs:	£
Foundations	£21,773
Spoil removal	£2,193
Main structure - oak frame & SIPs panels	£77,763
1st Floor structure	£10,557
Timber treatment	£397
Roof Carpentry	£17,873
Roof Covering	£27,553
External Joinery	£28,443
Inglenook Chimney & Fireplace	£12,967
Plastering/Drylining	£16,373
External rendering & cladding	£33,933
Internal 1st & 2nd Fix	£39,557
Preliminaries	£19,505
Porch	£4,773
Guttering	£3,936
Screed	£3,577
Stone & Wood Flooring	£8,505
Carpet	£1,885
Kitchen, Utility and Pantry	£17,500 *
Bathrooms	£7,873
Decoration	£13,838 *
Electrics	£8,900
Plumbing (inc. boiler and UFH)	£24,118
Service trenches and utility connections	£17,000 @

BALANCE DUE £420,792



SPECIAL OFFER - FIXED PRICE CONTRACT INC MANAGEMENT

OPTIONS:	
Fitted wardrobes	£1,993
Woodburner	£2,217
Everhot Oven	£8,925
Warranty	£2,500 @
Landscaping	£12,000

* Potential to reduce costs @ site specific, each site varies
***** cardholder copy *****

THIS IS AN ACTUAL COST BREAKDOWN - ALL BORDER OAK HOUSES ARE DESIGNED TO YOUR BUDGET - ENQUIRE FOR DETAILS

Highly sustainable, 3 or 4 Bedroom - Oak frame with SIPs encapsulation, exceptionally thermal, virtually airtight, minimal thermal bridging handmade brick, high performance render, handmade clay tile, weatherboard, green oak, glass, galvanised guttering, oak porch



www.borderoak.com

On Point

The Design Team at Border Oak have identified some trends that seem to be working their way on to many ‘wish lists’ - from a resurgence of oak ceiling joists to an ever growing interest in how our homes can positively affect our wellbeing.



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1. Modern Rustic - mixing natural finishes such as raw iron and poppy oak with chippy paint cupboards, cement and foxed mirror glass
2. Wellbeing - capturing natural daylight and surrounding yourself with nature for proven health benefits
3. Colour and texture - using heritage colours and a variety of textures will compliment the oak frame
4. Patterned tiles - Add a decorative touch to small areas with a modern artisan tile
5. Live:Work - modern life blurs the conventional balance, so modern homes can be adapted to reflect your needs
6. Brass - The metal that gets better with age and can elevate the humble tap or cabinet knob from functional to feature
7. Window Seats - the perfect nook to hide away and read a book, basking in the sunlight and watching the world go by
8. Oak ceiling joists - adding a sense of craftsmanship and texture to often the most overlooked surface (photo credit - Harrison & Pope Kitchens)
9. Orchards and Meadows - even small plots can sustain a few heritage fruit trees and wild flowers. Good for bees and great for crumbles.

Border Oak have their own architectural and interior design team. All of our houses are bespoke so you can incorporate whatever you would like - there are no limitations.



Sustainability

Homes that won't cost the earth

Sustainability is fundamental to everything we do.

Border Oak have been at the forefront of sustainable design and construction for more than four decades, and continue to innovate and pioneer sustainability advances within the self-build sector.

- Superlative insulation standards
- Natural, low impact materials
- Green oak - natural, carbon store, low embodied energy, non-toxic, renewable, long lasting
- Fabric first approach - sustainable by design from the very beginning
- Passive solar design - maximising the benefits of natural light
- Virtually airtight - applying innovative materials and methods
- Air source heat pumps, ground source heat pumps, biomass boilers - which ever system suits your plot and aspirations
- Minimal thermal bridging - sustainable by design
- PV panels, solar thermal technology - where appropriate
- Wellness and Biophilic design approaches
- Local purchasing and 'return of goods'
- FSC® or PEFC Chain of Custody certified timber
- Award winning waste minimisation scheme
- Reclaimed, recycled and reusable materials
- Grey water harvesting, reduced water usage and sustainable drainage schemes
- Carbon neutral, carbon positive and low embodied energy - homes that demand minimal energy and create minimal carbon
- Minimising concrete, cement and steel - toxic, highly processed materials that can be difficult to reuse

“WHEN I WAS DESIGNING MEADOWMEAD, I LOOKED AT EVERY ELEMENT OF SUSTAINABLE DESIGN - NOT JUST THE HEADLINE GIMMICKS OR PASSING FADS - AND ALSO WHAT WAS BEST SUITED TO OUR SITE AND OUR PERSONAL PRIORITIES. WE WERE ESPECIALLY KEEN TO CONSIDER NATURAL, NON TOXIC MATERIALS, SUNLIGHT AND THE BROAD PRINCIPLE OF ‘WELLNESS’ BUT HAVE COMBINED THESE WITH BORDER OAK’S FUNDAMENTALS OF ‘FABRIC FIRST’, HIGH PERFORMANCE PRODUCTS AND INNOVATIVE DETAIL.”

Merry Albright
Creative Director



Outbuildings suitable for any purpose

Border Oak have a wide range of beautiful oak framed garages and outbuildings suitable for almost any purpose - and our collection has just been relaunched with new designs and a new brochure.

Garages, barns, potting sheds, studios, gazebos, outbuildings, home offices, additional accommodation, summer houses, outdoor kitchens - anything is possible.

Our classic range of outbuildings is inherently flexible and adaptable and endless configurations are achievable - log stores, sheds, stair cases, doors and windows can all be added to create your perfect building.

Download our brochure at www.borderoak.com



border oak

design & construction limited

Kingsland, Leominster, Herefordshire HR6 9SF England | www.borderoak.com
t: 01568 708 752 | e: enquiries@borderoak.com