

Oak framed living



OAKWRIGHTS®

Annexes

An addition for your *home and life*

**For a quarter of a century we've been
crafting beautiful bespoke oak framed
homes, extensions and outbuildings.
Infusing your vision with our experience
is second nature to us.**

OAKWRIGHTS®

Welcome to Oakwrights *Rooted in heritage*

For over a quarter of a century, we've been crafting timeless spaces that bring together quality, heritage and innovation. Everything we do begins with your lifestyle, creating characterful buildings designed around you, your needs and the way you live, while thoughtfully considering sustainability and future proofing.

Our lifestyle-led annexes combine practicality with timeless design. While every annexe can be fully bespoke, the following pages present a carefully considered range to explore, offering inspiration for your own ideas or the option to build a design just as it is. From luxurious accommodation and intelligent workspaces to exceptional indoor-outdoor entertaining areas, the possibilities are endless.

With decades of experience and a passion for fine detail, we're proud to deliver complex, high-quality buildings crafted to the very highest standards. As experienced craftspeople, we push the boundaries of design and construction, offering superior oak frame spans, signature features such as face glazing, and beautifully balanced proportions throughout.

We go beyond the framework. Where appropriate, our annexe designs can be delivered to a habitable-ready specification, meaning your space is fully finished and ready for comfortable, everyday living.

We look forward to working with you to nurture your vision and bring your dream oak frame annexe to life.



Tim Crump
Founder & Chairman





Annexes

*Additional living with
an oak framed annexe*

Oak framed living

Annexe designs

We've brought together six thoughtfully designed annexes that extend everyday living into your garden with ease. Each design is built around a full structural oak frame and our advanced Annexe Wall System. The result is a space that feels warm, solid and beautifully comfortable all year round, fully habitable, energy-efficient and economical to run, while offering the flexibility to adapt as your lifestyle evolves.

Harewood Lodge

9



The Retreat

21



yoga and pilates studio



luxury pool house and changing rooms



Owl Lodge

13



great guest accommodation



hobbies and games room



stylish drinks bar and entertaining space



The Nook

25



unique home offices



gym and workout space



holiday homes and space for the family



Woodman's Lodge

17



The Acorn

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Harewood Lodge

spacious annexe designed to accommodate eight



A garden retreat for modern living.

Harewood Lodge gives your guests somewhere truly special to stay - perfect whether you're running a thriving holiday let or welcoming friends and family for weekends away. Inside, the open-plan kitchen and characterful spaces create that coveted 'home from home' feeling for up to eight guests.

Full of natural light, and plentiful views, Harewood lodge is designed to be full of warmth in the winter and cool in the summer. Picture lazy lunches beneath an oak pergola, the garden coming alive through the seasons, and guests who never quite want to leave.



What our designer said

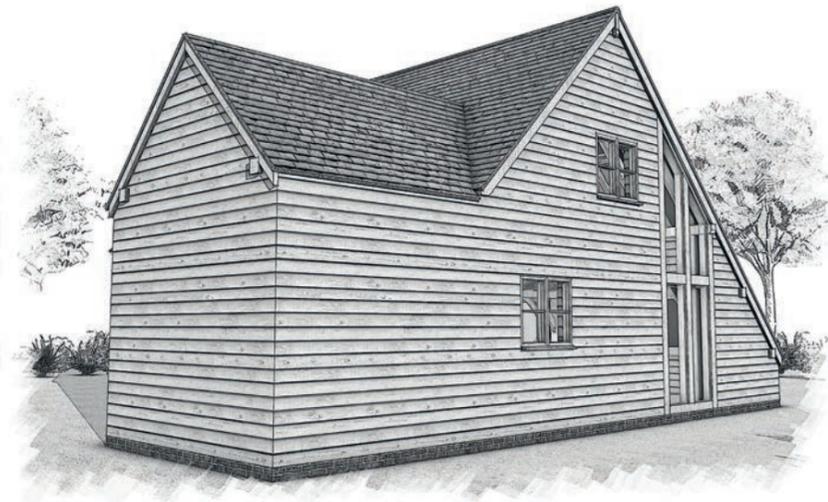
"This annexe has room for two extra families to come and stay."

Harewood Lodge

The largest annexe in our range, Harewood Lodge is a two-storey design ideal for a three or four ensuite bedroom self-contained annexe. At 6.7 m tall, it maximises usable upstairs space, enhanced by dormer windows and a 45-degree roof pitch, with weatherboarding and a refined mix of face glazing, French doors and traditional single and double casement windows.



Front Elevation



Rear Elevation

Annexe details

Dimensions: (h) 6.7 m x (d) 11.2 m x (w) 9.7 m

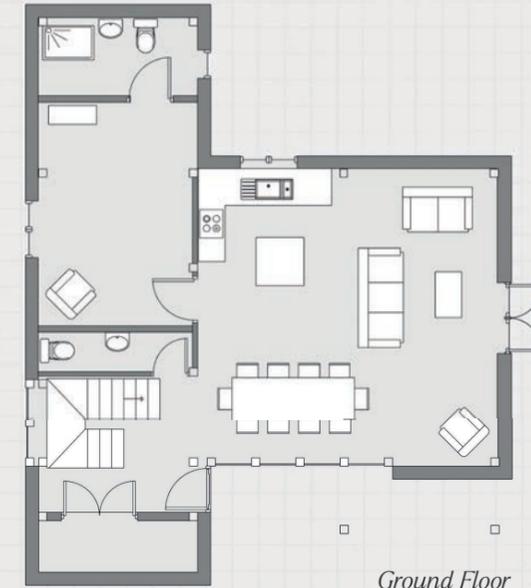
Area: 151 m²

Planning: Planning required

Great design ideas

- Face glazed wall sections for stairwell and dining area
- Covered veranda and porch
- Hidden utility space
- Maximum depth bays for generous proportions

Two storey annexe



Ground Floor



First Floor



Zoe Grey,
Outbuilding &
Extensions Specialist

What Zoe says: "Harewood Lodge is bursting with efficient design. The catslide roof creates a porch entrance and discreet utility space. The spacious open-plan living area and well-equipped kitchen has dining space for eight people with comfortable seating. Upstairs, three ensuite bedrooms complete the accommodation, complemented by one ensuite bedroom downstairs and a separate WC. This layout maximises potential income as a holiday let investment."



What our designer said
"The vaulted space creates the most stunning additional living area. And amazing views from the balcony."

Owl Lodge

luxurious rooms with plenty of natural light



A double height living area with trusses on display and wonderful views through a wall of face glazing.

Space, light and architectural drama.

Owl Lodge brings a sense of refined luxury to garden living, where soaring ceilings and beautifully crafted oak beams become part of everyday life. Within its elegant three-bay frame, the heart of this annexe is a breathtaking double-height living space, the kind of room that makes guests pause as they step inside, eyes drawn upward to the magnificent oak structure overhead.

Floor-to-ceiling glazing wraps the corner, dissolving the boundary between inside and out. Whether you're curled up with the papers on a Sunday morning or hosting dinner around the table, the garden is always part of the scene. Upstairs, a private balcony becomes the perfect spot for that first cup of coffee, watching the day unfold across the landscape.

The feature fireplace anchors the living area - imagine the crackle of logs on autumn evenings, flames casting a warm glow across the oak frame.



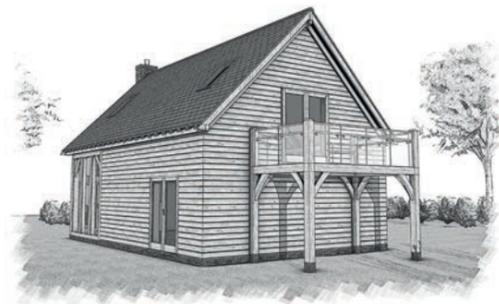
Enjoy sitting by a log burner reading a book in your favourite chair.

Owl Lodge

Owl Lodge is a three-bay oak frame design with a vaulted double-height open-plan living space. With a clear span of 6.85 m and a ridge height of 6.2 m, it offers generous depth and volume, enhanced by face glazing, a first-floor balcony, feature fireplace, brick chimney and a catslide porch incorporating a ground-floor WC.



Front Elevation



Side Elevation



Side Elevation

Annexe details

Dimensions: (h) 6.2 m x (d) 6.85 m x (w) 10.75 m

Area: 140 m²

Planning: Planning required

Great design ideas

- Balcony off upstairs bedroom
- Face glazed corner section
- Feature fireplace with exterior chimney
- Vaulted double-height living space

Two storey annexe



Ground Floor



First Floor

It is possible to alter this design and have a full first floor which would allow for up to two additional rooms upstairs, offering options for closed or open-plan office spaces, or a studio with multiple treatment rooms for business or hobby pursuits.



George Allen,
Outbuilding &
Extensions Specialist

What George says: "The oak frame naturally divides the ground floor into three distinct zones through its post-and-beam sections. The left section efficiently accommodates both an ensuite bedroom and study, while the central bay houses the dramatic double-height living area where the kitchen flows into a dining and seating area. The accommodation comfortably sleeps four with a second bedroom upstairs. Upstairs, services are neatly concealed behind stud walls, maintaining clean lines throughout."



Woodman's Lodge

versatile living and leisure annexe



Versatile luxury for multi-generational living.

Woodman's Lodge is the answer for families who need more than just guest accommodation - it's a beautifully flexible space that adapts to how modern life actually works.

Imagine transforming those generous ground floor bays into whatever your household needs most: a bright studio where creativity flows, a well-equipped home gym for early morning workouts, or a games room where teenagers can retreat with friends. There's still ample space upstairs for guests to stay comfortably, all self-contained and wonderfully separate from the main house - giving everyone their independence whilst keeping them close.

A sophisticated sanctuary that earns its keep, however your family chooses to use it.



What our designer said

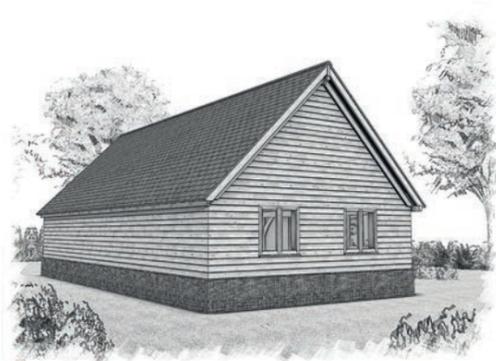
"The annexe is the perfect balance of open-plan additional living and fun space.."

Woodman's Lodge

The longest annexe in our range at nearly 13 m, this versatile two-storey design can be adapted as an office, studio or gym with generous guest accommodation. At 5.7 m tall, it is ideal where ridge height is limited, featuring weatherboarding on a dwarf brick plinth, face glazing, casement windows, skylights and a thoughtfully zoned interior for flexible use. The rear elevation remains private with no windows.



Front Elevation



Rear and Side Elevation



Alternative Side Elevation

It is possible to add on a face glazed garden room.

Annexe details

Dimensions: (h) 5.7 m x (d) 6.3 m x (w) 12.75 m

Area: 110 m²

Planning: Planning required

Great design ideas

- Multi-use ground floor layout
- Oak framed gabled porch entrance
- Vaulted double-height living space
- Flexible first floor configuration
- Private rear elevation

Two storey annexe



Ground Floor



First Floor



Iain Hendry,
Outbuilding &
Extensions Specialist

What Iain says: "A gabled porch entrance in the second bay leads directly into the games room, sized for a full billiard table and table football, with stairs in the corner rising to the ensuite bedroom above. The first floor offers a flexible space with full head height across a 6 m width, while the room edges provide ideal locations for cupboard storage or desk space. This floor can be completely open-plan or divided into additional bedrooms as required. The vaulted space features a full oak frame with a striking king-post truss, while the glazed section floods the area with natural light."



The Retreat

ultimate self contained leisure building



The design of The Retreat was greatly influenced by this lovely poolside gym.

Your escape, your rules.

The Retreat is where you finally carve out that space that's entirely yours - away from the clutter of daily life. Imagine starting each day with sunrise yoga, the garden waking up beyond the glass as you move through your session.

Maybe you've been dreaming of a proper studio where you can paint, sculpt or simply think without interruption. The soaring oak frame overhead, light pouring in, your work spreading across that entire blank back wall.

However you use it, The Retreat becomes that rare luxury: a beautiful space with no compromises, no competing demands. Just you, your passions, and that glorious view across the garden.

The place you disappear to. The place you finally have room to breathe.



What our designer said

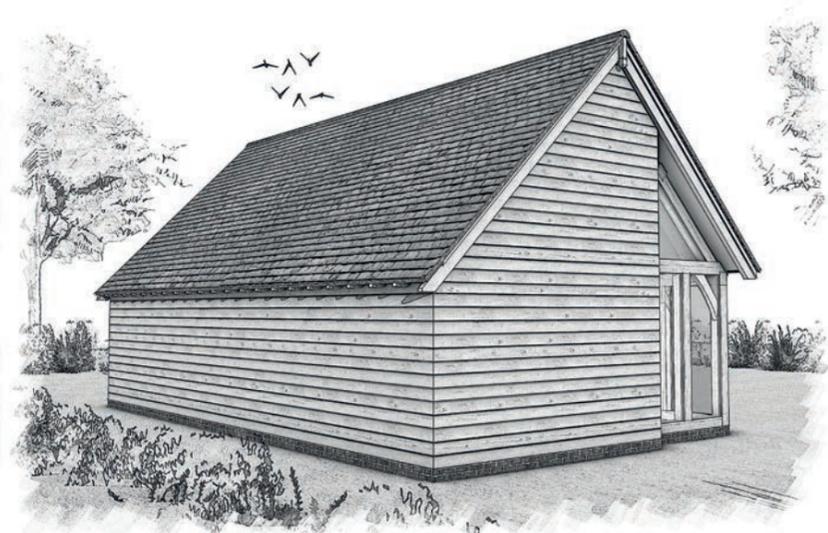
"This creates the most beautiful addition to complete your garden space."

The Retreat

The tallest of our single-storey annexes, The Retreat is a versatile design ideal as a party barn, games room, office or pool house. A 45-degree roof pitch showcases the oak frame and truss options, while full-width face glazing and a gabled porch flood the space with light and garden views. A windowless rear elevation offers privacy and flexible use.



Front Elevation



Rear Elevation

Annexe details

Dimensions: (h) 5.5 m x (d) 6 m x (w) 10.2 m

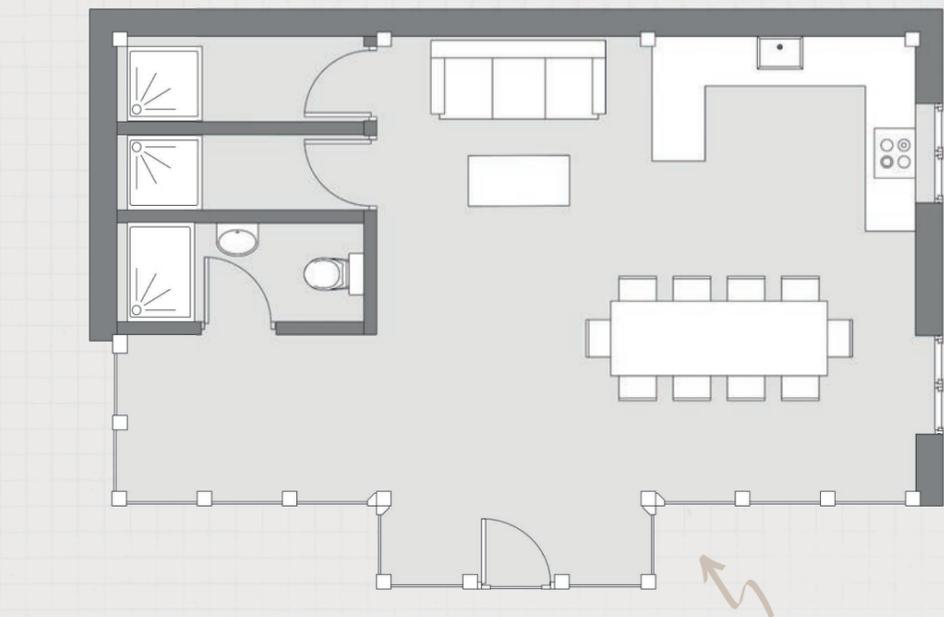
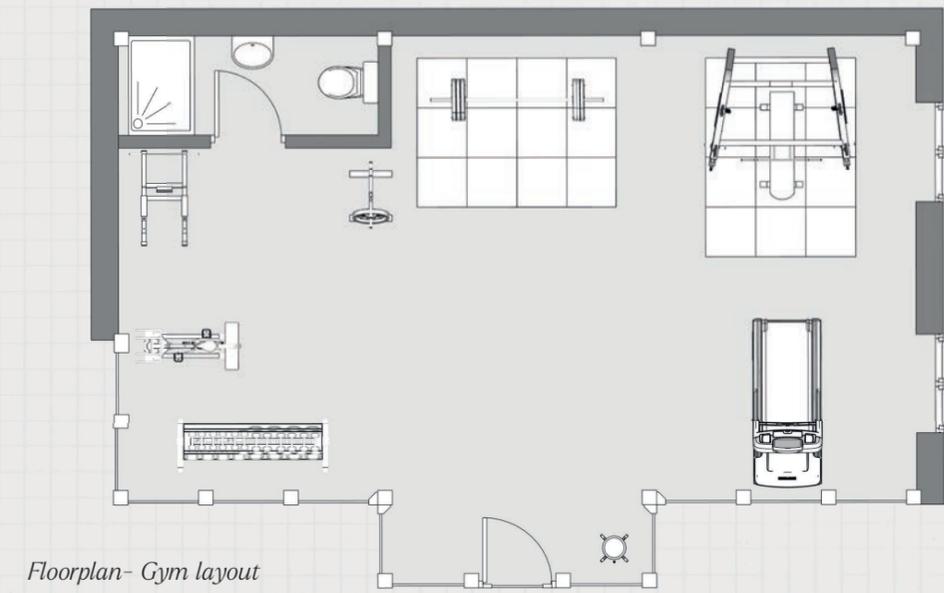
Area: 151 m²

Planning: Planning required

Great design ideas

- Fully face glazed front elevation
- Feature porch and entrance
- Full oak frame and choice of trusses
- Clear span for uninterrupted floor space
- Flexible rear wall configuration

Single storey annexe



It is possible to alter this design to utilise this as a one bedroom annexe with a dramatic vaulted roof space.



Donna Pinches,
Outbuilding &
Extensions Specialist

What Donna says: "The fully open interior (9.6 m x 5.4 m) offers uninterrupted floor space for various configurations. A pool house layout can include entertaining space with sufficient changing rooms and washing facilities for large groups. Alternatively, a full gym layout faces the outdoors with room for six workout stations and a central area for floor exercises. Vaulted ceilings throughout showcase the beautiful oak frame."



You could create an open plan kitchen diner such as this in your annexe.

The Nook

L-shaped barn style living or workspace



The Nook's delightful L-shape creates a beautiful courtyard entrance similar to this single storey property.

Timeless charm that feels like home.

Some guests crave that cosy, enclosed feeling, and this the annexe for them.

Picture elderly parents settling in for a long winter stay, feeling utterly at home in a space that echoes the farmhouses and cottages they've always loved. Or perhaps you're creating treatment rooms for your therapy practice - that calm, private atmosphere where clients can truly relax, cocooned away from the world outside. No passers-by peering in, no feeling of being on display.

The L-shaped layout works beautifully, with bedrooms tucked at each end of the wings, one of them could even be used as an office. The central living area will be completely self-sufficient with a small kitchen diner.

As the years pass, the timber weathers to soft silver-grey, settling into the landscape as if it's always been there. A building that feels rooted, permanent, real.

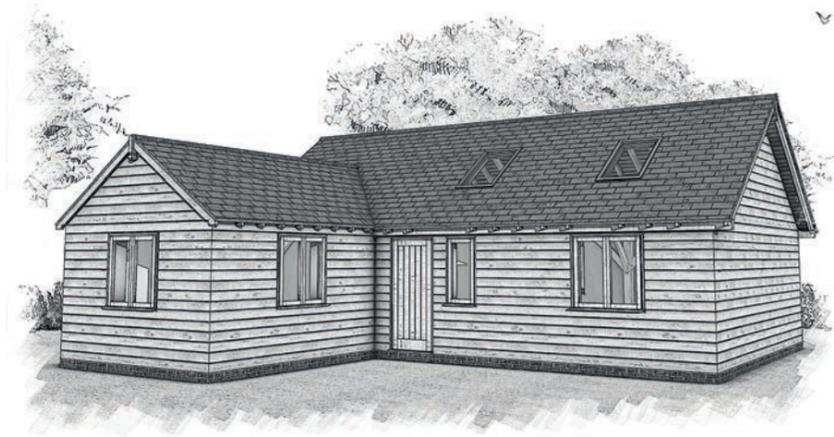


What our designer said

"This annexe adds significant additional space with minimal impact due to its thoughtful design."

The Nook

A traditional barn-style annexe, this L-shaped four-bay design blends seamlessly with its surroundings. With solid timber walls, minimal glazing and simple oak king-post trusses, it offers privacy and a classic aesthetic. The 35-degree roof keeps the ridge to 4.6 m, ideal for height-restricted sites, while the layout accommodates two bedrooms, flexible living, office or studio use, and a sheltered courtyard.



Front Elevation



Rear Elevation

Annexe details

Dimensions: (h) 4.6 m x (d) 9.7 m x (w) 10 m

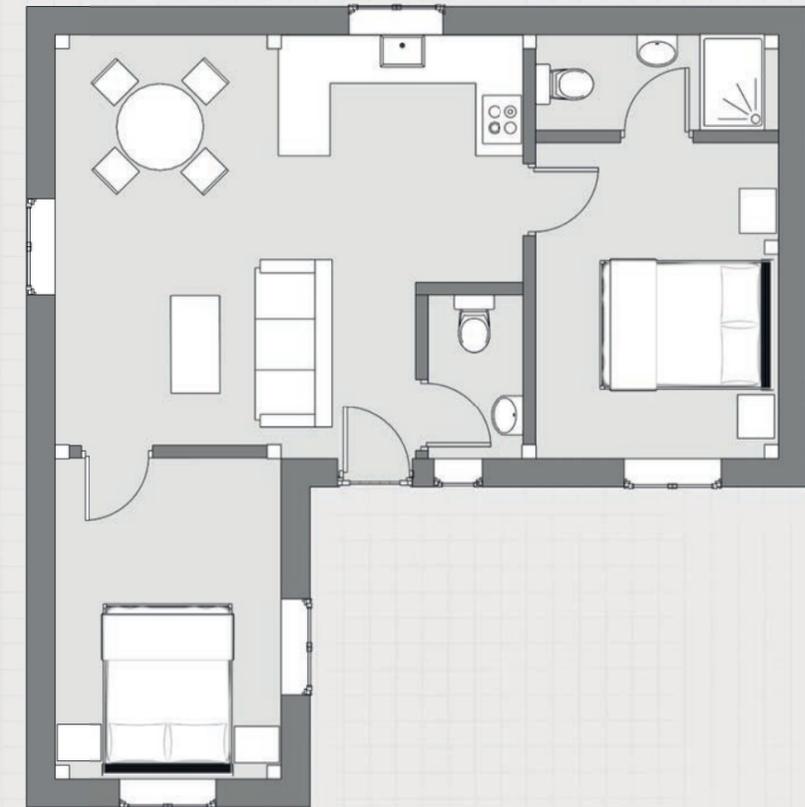
Area: 97 m²

Planning: Planning required

Great design ideas

- Barn style oak frame with king post trusses
- Spacious open plan living area
- L-shape creates a sheltered courtyard
- Low ridge height for restricted sites
- Flexible two bedroom or mixed use layout

Single storey annexe



Anthony Williams,
Outbuilding &
Extensions Specialist

What Anthony says: "The L-shaped configuration divides the space into distinct zones while maintaining an open, connected feel. The layout comfortably accommodates two bedrooms with open-plan living space, or can be adapted for mixed use such as one bedroom plus office or studio space. The traditional barn framing with exposed king-post trusses adds character throughout."



Face glazed sections with vaulted ceilings offer an excellent connection with the outdoors.

The Acorn

stylish one-bedroom self-contained accommodation



A 35-degree low roof such as this one has many advantages in areas with height restrictions.

Small but perfectly formed.

The Acorn proves you don't need endless square footage to create somewhere truly special. This is the annexe for when you want to offer guests a proper hideaway – not just a spare room with someone else's clutter shoved in the wardrobe.

Inside feels surprisingly generous – light spilling through those bedroom windows as they wake, the oak frame drawing the eye upward, giving a sense of airiness you'd never expect from the modest footprint. It's big enough to feel comfortable for a proper stay – a week, even a fortnight – but compact enough not to dominate a smaller garden or strain planning restrictions.

Either way, enjoy it as it sits quietly in the garden, unassuming but beautifully crafted.



What our designer said

"The vertical cladding and face glazing creates a modern look using traditional materials."

The Acorn

Our most compact annexe, The Acorn is ideal for single-bedroom guest accommodation, whether for family, friends, or a B&B. A full oak frame and thoughtful glazing create a spacious, light-filled interior, with casement windows and a face-glazed gable. Weatherboard cladding and a 4.6 m ridge height make it suitable for height-restricted sites, with both vertical or horizontal finishes available.



Front Elevation



Rear Elevation

Annexe details

Dimensions: (h) 4.6 m x (d) 6 m x (w) 10.2 m

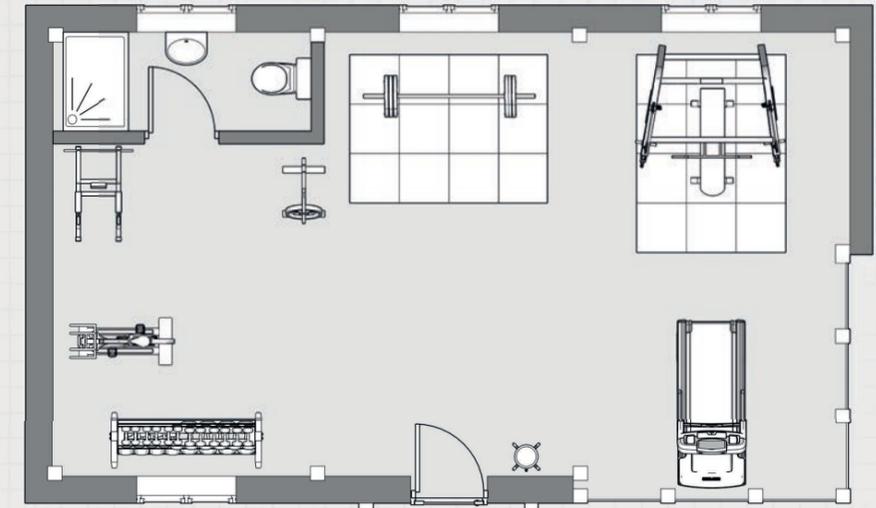
Area: 61.2 m²

Planning: Planning required

Great design ideas

- Contemporary vertical cladding
- 35-degree roof pitch for low ridge height
- Face glazed corner section
- Apex bedroom window
- Compact yet spacious layout

Single storey annexe



Floorplan- Gym layout



Floorplan-One bedroom layout



Natasha Evans,
Outbuilding &
Extensions Specialist

What Natasha says: "The central entrance opens directly into the open-plan living area. A kitchenette with all necessities occupies the central bay wall, while the remaining space is dedicated to dining and seating. Views are focused through the corner face-glazed section on the front and side elevations. The ensuite bedroom comfortably accommodates a king-size bed. The apex window adds high-level natural light and views toward treetops and sky beyond."

For gym use, the centrally positioned door opens into a fully open space with seven exercise stations. Weights can be placed beside solid walls for mirror installation, while treadmills face the glazing to enjoy views during workouts."



Our portfolio of products and services

Every project starts with a chat to one of our Outbuilding and Extensions Specialists, they'll help establish your brief, your budget and your individual requirements. Guiding you through the products and services available below.

Bringing your vision to life

Design

Work with our team to thoughtfully craft a design that balances beautiful aesthetics with effortless modern living.

Planning submission

Allow us to take the stress away from the planning process, ensuring clarity, confidence and a smooth path from vision to approval.

Building regulation drawings

Comprehensive technical detailing and compliance, delivering peace of mind at every stage of your annexe project.

Oak frame design and assembly

Handcrafted oak frames of exceptional quality, creating enduring structure, character and warmth.

Softwood wall & roof structure

Precision-engineered softwood systems that wrap seamlessly around your oak frame creating a habitable, thermally efficient space.

Roofing materials and installation

Premium roofing materials expertly installed to enhance aesthetics, durability and weather protection.

Weatherboarding

Beautifully detailed weatherboarding that provides natural texture, protection and timeless exterior appeal.

Glazing and joinery

High-performance glazing and finely made joinery, combining elegance, light and outstanding thermal efficiency.

Building your dream annexe

A building for life *ready to live in*

Thoughtful design

Whether you arrive with a fully bespoke vision for your oak frame annexe, or are drawn to one of our beautifully crafted range designs, we take the time to truly understand you. By listening carefully to your needs, aspirations and way of life, we ensure your future build feels perfectly suited to you, in every detail.

Premium specification

Our dedicated team shares a deep-rooted passion for creating sustainable, high-quality annexes. Drawing on our housebuilding expertise, we deliver a habitable, ready-to-live specification. From the very beginning, we are committed to meeting all Building Regulations standards, ensuring a comfortable, warm and safe space you can enjoy all year round.

Innovative panel system

Our annexe wall system is developed using the same innovative technology behind our award-winning WrightWall pre-insulated panel system, used in our house builds. It delivers exceptional thermal performance, airtightness and energy efficiency, creating a comfortable,

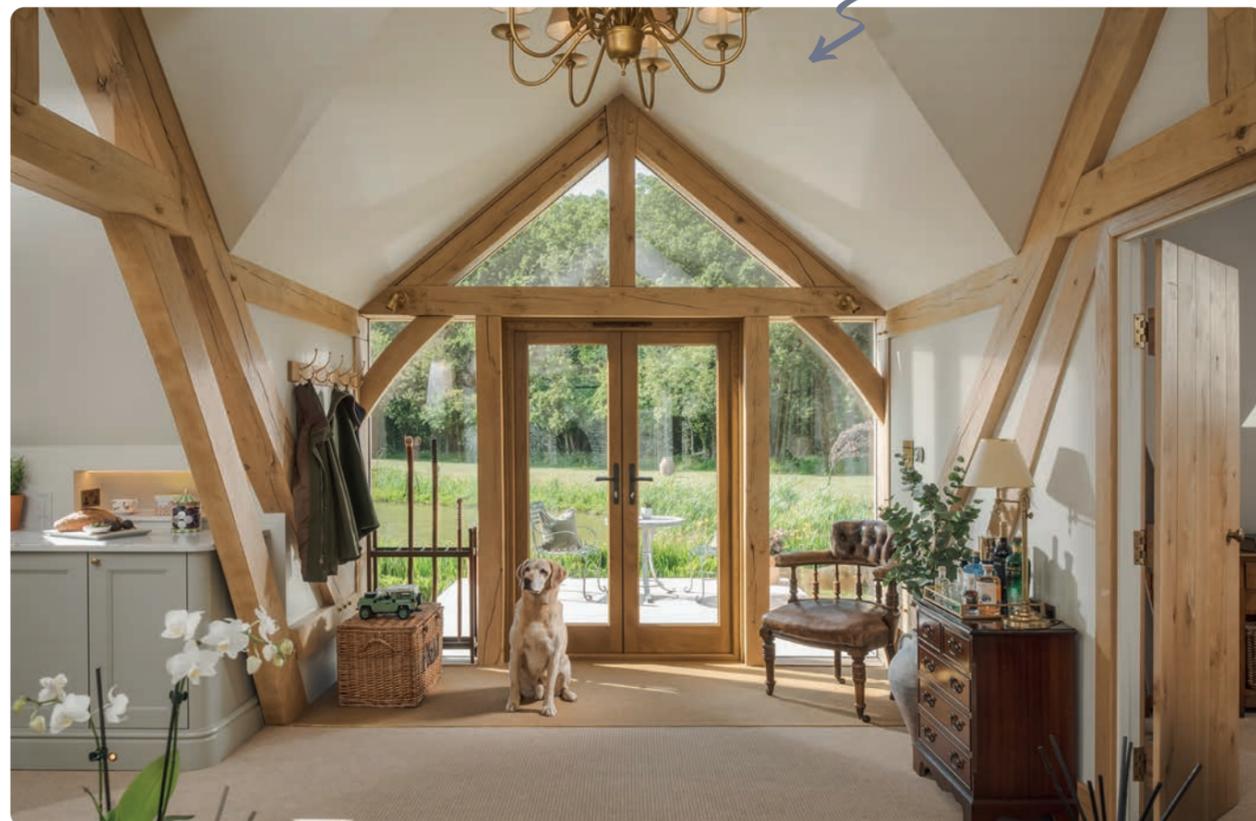


Our high performance wall and roof system wraps around the oak frame, so you can fully enjoy its character from inside.

Onsite construction

For additions to existing homes, such as annexes and garages, site access can often be more restricted than on a new-build plot. In many cases, it isn't possible to crane in prefabricated panels, so we will carefully construct your panels from scratch on site. Combined with our beautifully crafted glazing and joinery, your annexe will be filled with natural light, warmth and lasting enjoyment.

Our high performance wall and roof system wraps around the oak frame, so you can fully enjoy its character from inside.



Framing a view such as this beautiful garden can be achieved to an exceptional standard with our face glazing. Thermally efficient glazing performs to a high standard to keep you warm in the winter and cool in the summer.

Skylights offer light and views, and also demonstrate the depth of the panel system and insulation.



Specially designed dormer windows add full height space under the eaves.

Your garden annexe crafted for everyday comfort

By working together, we can create a high-quality living environment for your annexe that stays comfortable all year round.

We will take care of the initial structure of your annexe, while your builder will complete the finishing touches and interior work. We will provide a detailed design and specification guide for your builder. This guide covers everything they need to know about our wall and roof system, including how to install first fix utilities, finish the panels - constructing a highly energy efficient annexe.



Wall and roof details

1. External Finishes*
2. Ventilated Cavity
3. Breather Membrane
4. External Sheathing - OSB/3/ Decking
5. Softwood Studs or Rafters with Rockwool FLEXI Insulation*
6. PIR rigid insulation Recticel*
7. VCL Layer
8. Battened Services Void
9. Plasterboard: 30mins FR: 15mm Type A or F*

* supplied by others

The softwood studwork is tailored to your chosen window and door layout. Utility connections, shown here coming through the floor slab, are fitted by your trades.



Your annexe internal wall system will look like this when handed over to your builder. First fix services can then be installed, followed by insulation, membrane and wall finishes. The plasterboard slots neatly behind the oak frame, creating a fully insulated shell.



Your annexe build process and the partition of works between Oakwrights and your builder is important to understand

Annexe build journey

Build stages	Work carried out by us	Work carried out by your builder
Foundations are dug with underground drainage and signed off by building control.		✓
Floor pad and plinth constructed as per drawings supplied by us		✓
Oak frame supplied and installed	✓	
Softwood frame supplied and installed	✓	
Roof trusses, eaves and verges supplied and installed	✓	
Wall and roof panels supplied and installed	✓	
Exterior finish - weatherboarding and cladding for walls, plus clay or slate roof tiles installed	✓	
Joinery and face glazing installed	✓	
First fix - installing all of your electrical cables and utilities before being shut away behind insulation and plasterboard		✓
Rockwool FLEXI insulation, supplied by us, installed by your builder		✓
PIR rigid insulation, supplied by us, installed by your builder		✓
Plasterboard installed		✓
Second fix - installing sockets, switches, lighting fittings and other visible electrical components once walls and finishes are complete.		✓



Let's get your project moving...

When investing in your annexe, it's important you feel connected to every aspect of your eagerly anticipated design-build journey ahead.

To begin bringing your project to life, we will often meet you on-site, see your location and discuss your ideas, however we also welcome you to our Herefordshire HQ so you can experience oak's natural beauty and bountiful benefits first-hand.

During your time with us, your Outbuilding and Extensions Specialist will take you on a personal tour of our on-site oak framed buildings before guiding you through our show home. Here, you can truly immerse yourself in the essence of oak and view the supreme quality of our face glazing system before having the opportunity to step inside our state-of-the-art workshops and see our skilled craftsmen and women in action.

To broaden your oak frame horizon further, we also recommend you keep an eye out for the open days we host with our clients across the country, where they open the doors to their completed spaces and share their passion and self-build stories.

When you choose our teams here at Oakwrights, you are choosing to invest in a family-run business with over 25 years of multi-award-winning, sustainable design-build excellence. We will listen to your wants and wishes, and working together, will help you craft an oak frame annexe that meets your needs, exceeds your aspirations and completes your home.

...Let's get your project moving.

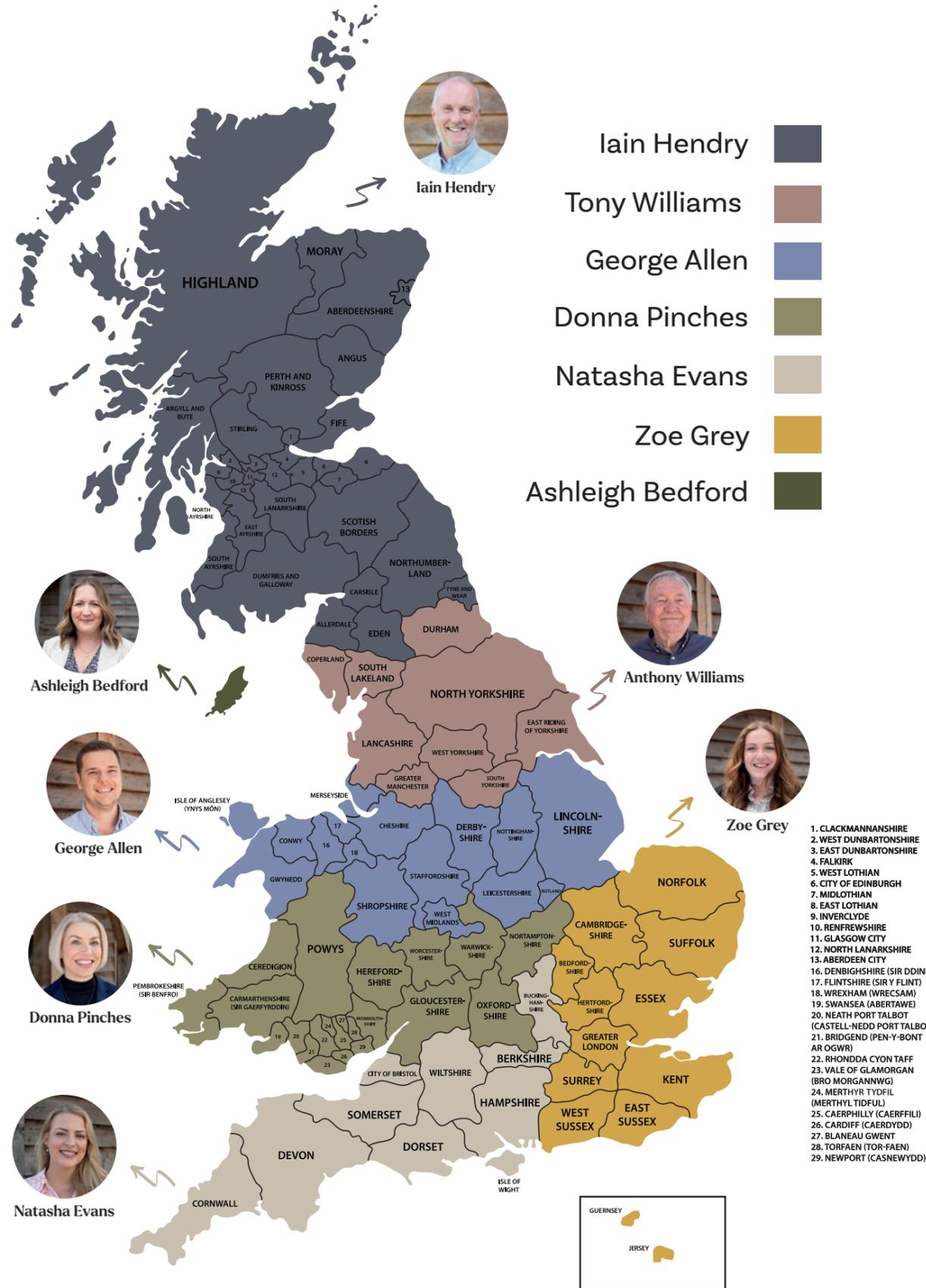
CR Mills

Charlie Mills
Managing Director



Meet the team

Please meet our experienced team of Outbuilding and Extensions Specialists across the country who are waiting to discuss your project and make it come to life.



Ready to take your next step?

Visit us in Herefordshire to explore our state-of-the-art workshops, meet our design team, and enjoy a stay in our stunning show home. We also host open days throughout the year across the UK, where you can tour oak framed additions, meet our homeowners, and discuss your plans with our expert outbuilding and extensions team.



Workshop tours

Meet our carpenters and watch them craft an oak frame in our state-of-the-art workshops.

Open days and events

Join us at open days and events across the country, meet our team, and explore your wish list as we discuss your plans.

Stay at our show home

Experience oak framed living at our luxury 5-star holiday home.



Chat to your Outbuilding and Extensions Specialist

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OAKWRIGHTS®

Celebrating 25 Years

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