

Oak frame living



OAKWRIGHTS®

# Homes

Where dreams take root and *life flourishes*



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 passionately crafting timeless spaces that harmonise quality, heritage and innovation. We create all sizes of homes, to meet all life stages. Whether traditional or contemporary, a small stone cottage or a large manor house, each oak frame home we build is completely bespoke and built to meet your individual needs and style. Whilst the possibilities are endless, we believe that your home should be as unique as you are.

In the first part of this brochure you'll discover the inspirational stories of passionate Oakwrights self-builders across the country who've thrown open their doors to share their journey with you. Included are thrilling examples of bespoke homes oozing with character but with all the benefits of sustainability and future-proofing, thanks to a high quality and efficient construction phase.

Next, we explore how we can help get your project moving. As much more than an oak frame supplier, we cover everything from the architectural process and our range of home styles - from Farmhouse, Barn, Cottage and Country Contemporary - to planning permission, high performance homes and custom build plots.

We're a family business that puts people first and our clients are our extended family. Our principles are built on the experience and expertise of a bigger housebuilder combined with the flexibility and personable relationships of a small one. We hope we can work together to build your dream home.

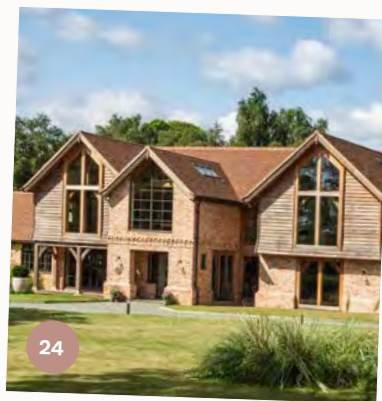
Here's to the exciting beginning of your self-build journey, we'd be delighted to join you.

*T. Crump*

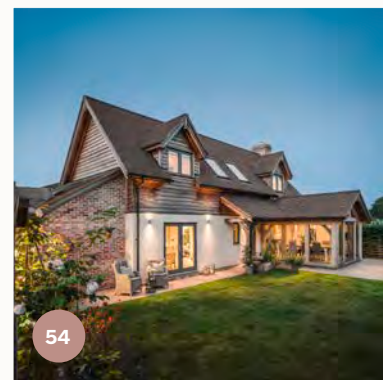
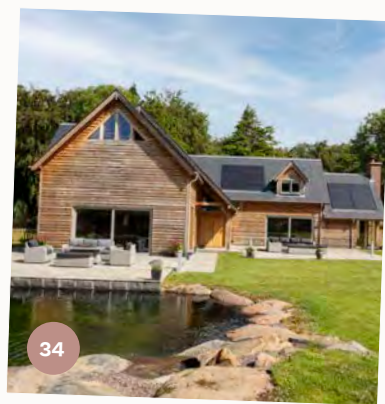
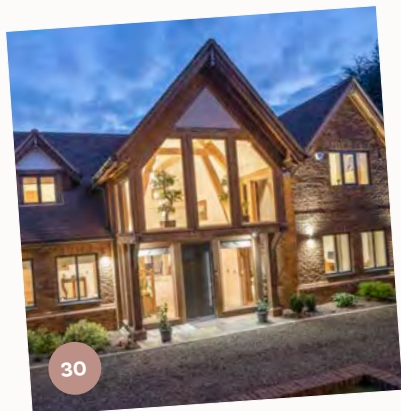
**Tim Crump**  
*Founder & Chairman*



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Find out more about our open days, workshop tours, staying at our luxury show home and how to contact our Homes Specialists.





A welcoming double height entrance hall is the heart of the open-plan home.

# **Sandra and Phillip's** *thoroughly modern manor house*



## **A grand entrance sets the tone for this stunning dream home.**

Sandra and Phillip's home on the Essex-Cambridgeshire border is a carefully crafted testament to fulfilling their dream oak framed paradise. From the project's outset, the couple had set their sights on a beautiful H-shaped modern manor house that made both a striking first and last impression for themselves and guests alike. The grand double height entrance hall sets the impressive tone for their self-build thanks to the stunning wraparound honey-toned oak staircase that greets them like a warm hug on arrival. Sandra and Phillip's love of traditional materials and modern open-plan living was the driving force behind their exquisite home's bespoke design. As a result it boasts an airy atmosphere framed in tactile oak that's perfectly suited to their lifestyle. The front and rear showcase extensive dual aspect glazing, allowing natural light to flood the entire space and elegantly frame their surrounding countryside views.



## **What our client said**

*"We loved the whole process of designing and building our own home. We'd do it all again tomorrow!"*



The ultimate contemporary country kitchen with Aga and feature surround, double Belfast sink and marble topped island.



A hip-roofed, four and a half bay garage with a generous room above offers both aesthetic appeal and functionality. For Sandra and Phillip it was the ideal solution for guests who prefer some private space, especially if they're staying for longer periods.

Beyond the entrance hall, the stunning internal features and thoughtfully considered details of the couple's open-plan kitchen, dining and living area are tantalisingly revealed. At the heart of the home is a timeless Harvey Jones kitchen which

effortlessly blends modernity with farmhouse chic. A cream electric Aga, classic Belfast porcelain sink and traditional mixer tap are complemented by marble-topped sleek kitchen units. Importantly for the couple, the colour scheme harmonises with the natural hues of their oak frame, creating an inviting space that's continued throughout their home for a calm and coherent feel.

To ensure comfort and warmth, we worked closely with Sandra and Phillip to implement ground-source heating and high levels of insulation with our WrightWall Natural panel



### House details

- Bedrooms:** 4
- Bathrooms:** 6
- House size GEA:** 620 m<sup>2</sup>
- Build time:** 17 months
- Exterior finish:** Brick, render and clay roof tiles
- Sustainability:** High performance eco insulation

### Great design ideas

- Wide H-shaped house design
- Double height entrance hall with galleried landing
- Balconies with shaded verandas below

### Oak frame details

- Feature front porch
- Post & beam frame with waisted king post trusses
- Wind braces in vaulted ceiling
- Full frame sections in bedrooms with blade braces and high collar trusses

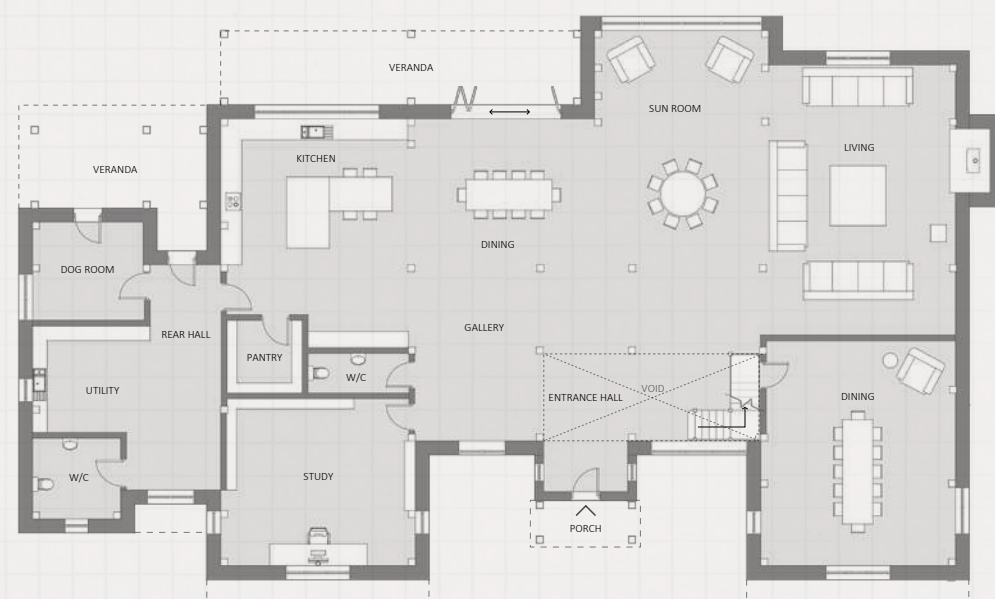
### By Oakwrights

Bespoke Architectural Design | Planning | Building Regulations  
 Oak Frame | WrightWall & WrightRoof Natural | Face Glazing | Oak Porch | Oak Balcony  
*Project management by the homeowner*

Scan the QR code to learn more



The south-west facing rooms have a wonderful view of the sunbeds and swimming pool



Ground Floor

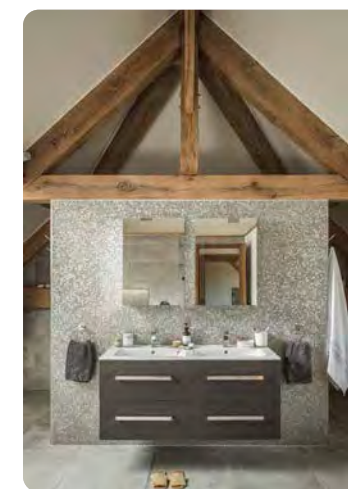


First Floor



Pete Tonks,  
Regional Architectural  
Designer

**What Pete says:** "The design intent for Phillip and Sandra's Essex home was for a classically proportioned H-Plan Manor House but with a modern twist in places. The main section of the house was designed with two outer bays set symmetrically and perpendicularly either side of the deeper span central core. All of the day-to-day working areas such as utility/boot room/WC are over on the one side of the plan to connect to the driveway and garaging outside. The site has extensive open countryside views to a wide landscape and a beautiful windmill on the horizon, so we incorporated a long ground floor veranda and upper mezzanine balcony along the rear of the design so that Phillip and Sandra could take in the views in comfort. A spacious and intriguing galleried landing, including a snug seating area, leads to four fully vaulted bedrooms, all with ensuites and dressing areas."



system, alongside a cosy wood burner in the scrubbed brick fireplace to light on chilly evenings. On hot summer days the whole space can be opened up and the outside brought in via large bi-fold doors at the back. The grandeur of Sandra and Phillip's home seamlessly continues in their breathtaking south-facing back garden that's a luxurious haven for relaxation. The couple wanted to create an outdoor oasis that's excellent for entertaining and enjoying the outdoors with friends and family. Ample comfortable seating surrounds a swimming pool flanked by high reeds, perfectly placed to provide a natural windbreak as well as privacy.

### A restful place to retreat.

The luxury feel continues upstairs as a reduction in the number of bedrooms - from the originally planned seven to four - allowed for more substantial rooms. Each double bedroom features a walk-in wardrobe and an ensuite, styled with tiles from Mandarin Stone. The master suite in particular offers a spacious restful retreat, complete with double

doors leading to a balcony that overlooks their beautifully landscaped back garden. The roomy balcony gives Phillip and Sandra space to relax as well as protecting those sitting below from the elements.

### Taking your time is worth it.

Phillip is full of advice for anyone fortunate enough to be thinking about following in his and Sandra's self-building footsteps. "You've got to enjoy it," he says. "The process itself was fun. Take your time over decisions," he adds. "We spent a lot of time putting pieces of 4" x 2" timber on the floor to see how much space fittings would take up and how much room we'd have for walking around them. Don't worry too much if this delays things a little. You've got to live with it for a long time, hopefully." The experience of tailoring their home to meet their individual needs with us - as well as the result - was an overwhelmingly positive one for Sandra and Phillip. "I loved every minute of it," Phillip adds. "We both did. And yes, I'd do it all again tomorrow."



## Mark and Sarah's

*Chanstone ski chalet inspired home*



### A new life, rooted in oak.

Life for Mark and Sarah changed overnight when they bought their plot within hours of viewing it in picturesque Lincolnshire. Sarah's passion for skiing and the cosy chic of ski chalet interiors were key influences behind their home's design. A magnificent oak framed balcony brings shelter under the eaves and is "the perfect spot for an afternoon cup of tea," smiles Sarah.

The couple joined forces with Jim, a close developer friend, who had chosen to build oak frame houses on the land, including one for him and his wife. A stay at The Woodhouse, our show home, by the two couples ticked all the boxes for their collective decision to work with us and frame their future homes with oak.





The 6 metre-long marble kitchen centre piece is the hub of the home.



The Chanstone design from our Country Contemporary range.

### What our client said

*"The cupboards hide everything and are vital for the clean, sleek luxury kitchen. They have a concrete-effect finish which contrasts amazingly well with the oak."*

### Let nature do the talking.

Making the most of their beautiful surroundings was the key to Mark and Sarah's project. As a result, oak and marble - enduring materials rooted in nature - are anchored in its scheme with stunning effect. Their 6 metre-long marble waterfall kitchen island brings instant drama and large bi-fold glazing enables indoor-outdoor living with ease. Oak arch collar braces give way to a dramatic double-height vaulted ceiling in their open-plan master bedroom suite. Together, the couple have successfully created a stylish restorative sanctuary, rooted in oak.



### House details

**Bedrooms:** 3

**Bathrooms:** 4

**House size GEA:** 398 m<sup>2</sup>

**Build time:** 9 months

**Exterior finish:** Brick, weatherboarding and clay roof tiles



### Great design ideas

- Deep balcony with oversailing roof
- Supersize open-plan master suite with dressing room
- Supersize breakfast bar with lots of storage
- Integral garage with room above

### Oak frame details

- Post & beam frame with chamfering
- Face glazed gable ends
- Arch collar braces in vaulted bedrooms
- Exposed oak rafters in balcony roof

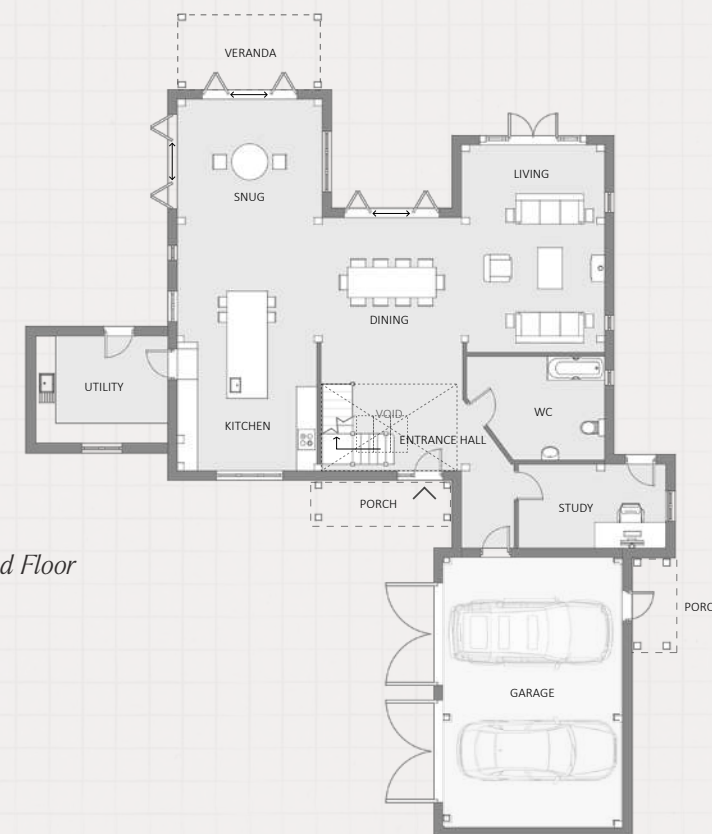
### By Oakwrights

Country Contemporary Architectural Design | Planning | Building Regulations  
WrightWall & WrightRoof | Face Glazing

Project management by the homeowner

Scan the QR code to learn more





Ground Floor



First Floor



Helen Needham,  
Head of Architecture

**What Helen says:** "Based on our Chanstone design from our Country Contemporary Range, the house features a main three-bay fully open-plan ground floor, ideal for modern living, with an additional two and a half bays, essentially creating an L-shape to the main floor plan and an integral garage for convenience. Upstairs the original Chanstone has five bedrooms, however, Mark and Sarah opted for three bedrooms, allowing for an expansive and luxurious master suite with a feature arch-braced collar truss and generous dressing room. The master also features a deep balcony with a beautiful oversailing roof."

This fabulous study with face glazed gable was originally to be a gym before 'working from home' was introduced.



## John and Lucy's *dream family home on a village edge*



### **Building a sustainable future for their family.**

Uninspired by the 'off the peg' developments in their area of Northamptonshire, unexpected self-builders John and Lucy yearned for something more. As full-time working parents, the couple strived for a well-crafted, characterful, high quality energy efficient home, but without the hassle and potential stress of fully managing their own self-build. Our Turnkey service, fully managed by a project manager, provided the perfect solution for the busy couple.

Having previously lived in a country cottage, "we knew we wanted a home with the character you get from an older home but with all the advantages of new technology and high levels of insulation you get from a new home," explains John. "This is where our designer Pete Tonks was excellent at extracting details to put together a brief," explains Lucy. John and Lucy fell for the idea of an oak framed home complete with



### **What our client said**

*"We chose WrightWall Natural not just for its eco-credentials but we love the depth it gives to the walls."*



The open-plan ground floor features zones clearly defined by the oak post and beam frame, with the full bay kitchen and dining areas flanking a half bay seating area.

a highly airtight panel system. They opted for our sustainable WrightWall and WrightRoof Natural panel system to wrap around their oak frame and perfectly match their love of character with high levels of energy efficiency.

The planning process however, was a slightly tricky business. The external design and materials of the house were influenced heavily by the conservation officer during their planning application due to being in a conservation area. Many of their initial ideas, such as a ranch-style home with a veranda and lots of glazing were dismissed by the conservation officer.

“The planning actually went to appeal which we eventually won, but we had to negotiate many design features and materials during the process,” says John. “In the end, we reduced the amount of glazing and used honey-coloured stone for cladding, fitting in with the village.”

Incorporating plenty of light was essential for the couple. Their vaulted glazed gable front entrance is bordered by plentiful oak framed face glazing, flooding the heart of their home with natural light. Their open-plan kitchen, dining and living area follows this ethos and is also a light and airy welcoming space that’s ideal for their family and more, thanks to their 10-seater dining table.

Lucy’s veranda wasn’t forgotten and now a south-facing spot beyond the living area is her tranquil outside space to relax. A bespoke handmade dark-grey shaker-style kitchen by a local joiner was fitted with extra deep cupboards, a double breakfast bar and a Miele easy clean oven, completing their contemporary country family-friendly entertaining space.

### What our client said

*“We worked with Julian our Frame Designer to define furniture and room zones.”*



**Clockwise from top left:** The utility is oak free for a streamlined look. A fun feature of a swing seat creates a perfect spot for the children to sit and read. John and Lucy chose to open up the roof to create a vaulted ceiling and a galleried landing accessed by a feature spiral staircase.



### House details

**Bedrooms:** 4

**Bathrooms:** 5

**House size GEA:** 435 m<sup>2</sup>

**Build time:** 15 months

**Exterior finish:** Natural stone, slate roof tiles, face glazing

**Sustainability:** High performance eco insulation, MVHR

### By Oakwrights

Bespoke Architectural Design | Planning | Building Regulations  
Oak Frame | WrightWall & WrightRoof Natural | Face Glazing

Turnkey project management by building contractor

### Great design ideas

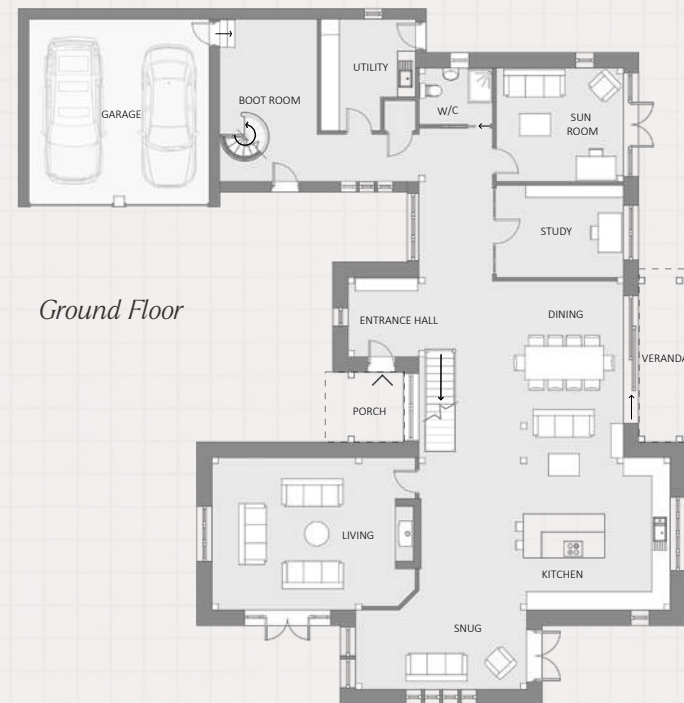
- Northamptonshire village vernacular
- Open-plan living
- Fabulous garden room / home office

### Oak frame details

- Post & beam frame with curved braces
- Oak frame defining storage in kitchen
- Large chamber beams
- King and Queen post trusses

Scan the QR code  
to learn more





Ground Floor



First Floor



**What Pete says:** "John and Lucy's project was a new dwelling in a Northamptonshire village Conservation Area with views of a beautiful church, looking out over a parkland setting. It was described by the planning officer as a 'gateway building' so design context was key in getting planning approval. The design direction here was to present the main dwelling as tall, almost three-storey in appearance. This referenced but contemporary presented village home is linked to a lower scale utilities and garaging wing set perpendicular to the dwelling to create an enclosed front courtyard for a degree of privacy. The central core is open-plan for day-living and more formal, secluded spaces can be found in the living room and study zones. The stairs and landing lead up to four fully vaulted bedrooms, each with en-suite and dressing areas. The proportions and height of this design allow the oak frame to really shine."



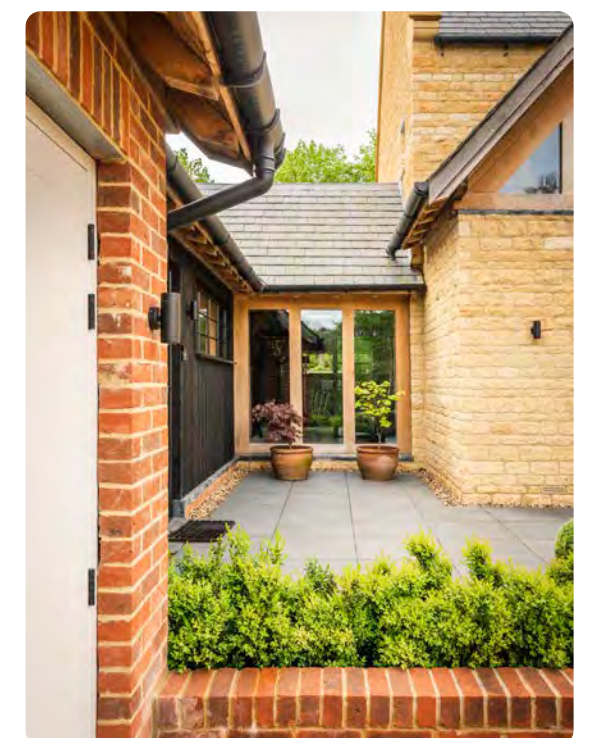
The front door is playfully hidden, with guests being able to see into the home, and the family out, through the sections of face glazing.

### Self-building, without the stress.

Although John and Lucy were keen to be involved in their self-build, they recognised it might be difficult to reconcile their lack of building experience with the needs of their busy day-to-day lives, filled with two full-time jobs and two daughters. For these reasons, the couple chose a turnkey service from our building contractor.

This is where the building process is fully managed by a project manager from our turnkey team, or through your chosen builder. Their great relationship with Pete helped them overcome planning challenges early on and his brother David was appointed as builder and project manager.

By choosing the turnkey route, John and Lucy could focus their time on the exact areas they wanted whilst easing the pressure of a self-build project and working full-time. The result? The high quality finish they'd always wanted in the highly energy efficient home they'd dreamt of.





## Mandy and Paul's 21<sup>st</sup> century farmhouse



### A modern farmhouse in a dream woodland setting.

It's not everyday you come across the chance to build your perfect home in an unspoilt woodland, but Mandy and Paul were lucky enough to do just that. Their bucolic 17 acre Essex plot is the backdrop to their exquisitely crafted oak framed home. Built in harmony with its idyllic rural setting, it's a joyful celebration of time-honoured craftsmanship and natural materials.

Right from the beginning Mandy had a vision to create an "old farmhouse with a modern twist". The couple worked closely with our design team to blend traditional and contemporary elements in a way that imbues their home with unique character and tactile charm. Large amounts of interior and external glazing feature, mixing oak framed face glazing and industrial Crittall-style windows with triumphant effect.



### What our client said

*"We wouldn't have built a new house unless it was oak frame. It's the character and interest it brings. It's the workmanship you're looking at every day of your life."*



## House details

**Bedrooms:** 4

**Bathrooms:** 6

**House size GEA:** 418 m<sup>2</sup>

**Build time:** 15 months

**Exterior finish:** Brick, weatherboarding,  
handmade clay roof tiles

**Sustainability:** MVHR, solar panels,  
battery bank

## Great design ideas

- Curved feature staircase positioned perfectly with the oak frame
- Open-plan first floor living and library
- Bank of rooflights creating lantern glazing effect

## Oak frame details

- Floor to ceiling sling braces in kitchen
- Open waisted King post trusses with curved struts for views across the landing
- Blade braces to high collar truss in bedrooms
- Wraparound balcony with verandas below

## By Oakwrights

Architectural Design | Oak Frame | WrightWall & WrightRoof | Face Glazing  
Turnkey project management by building contractor

Mandy and Paul's home is stacked with personality, sharing their story through a meticulous choice and use of materials. A bespoke curved and cantilevered Bisca glass and oak staircase in the entrance hall provides a strikingly elegant welcome.

### What our client said

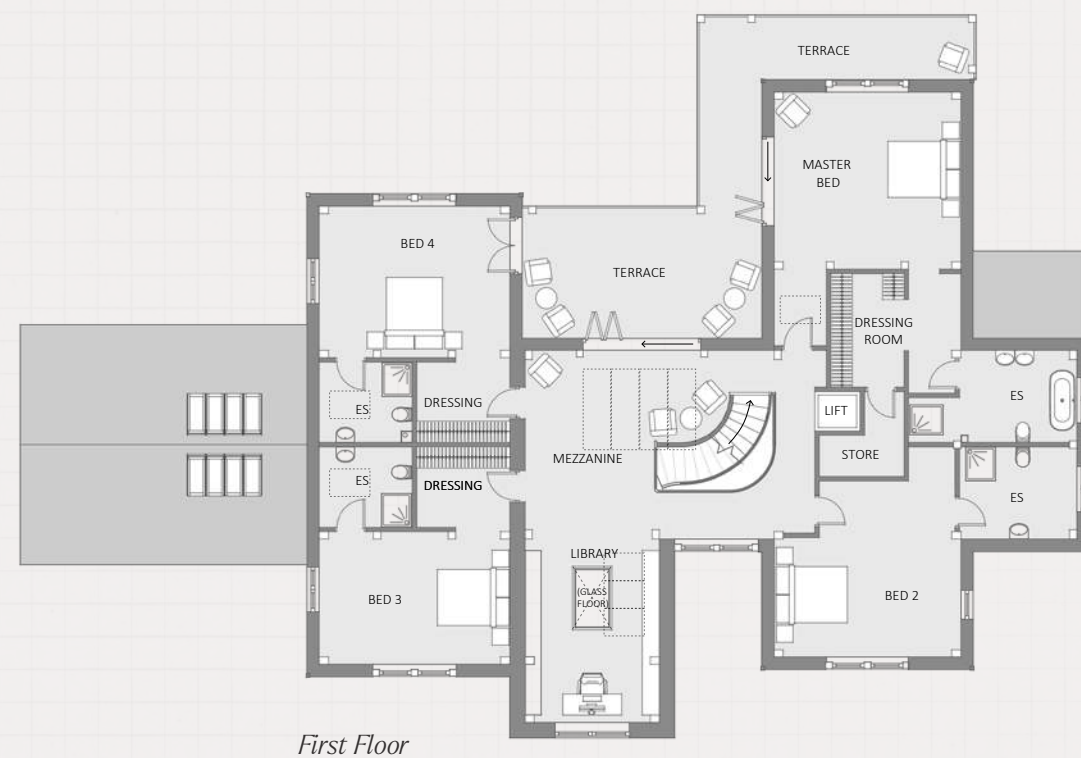
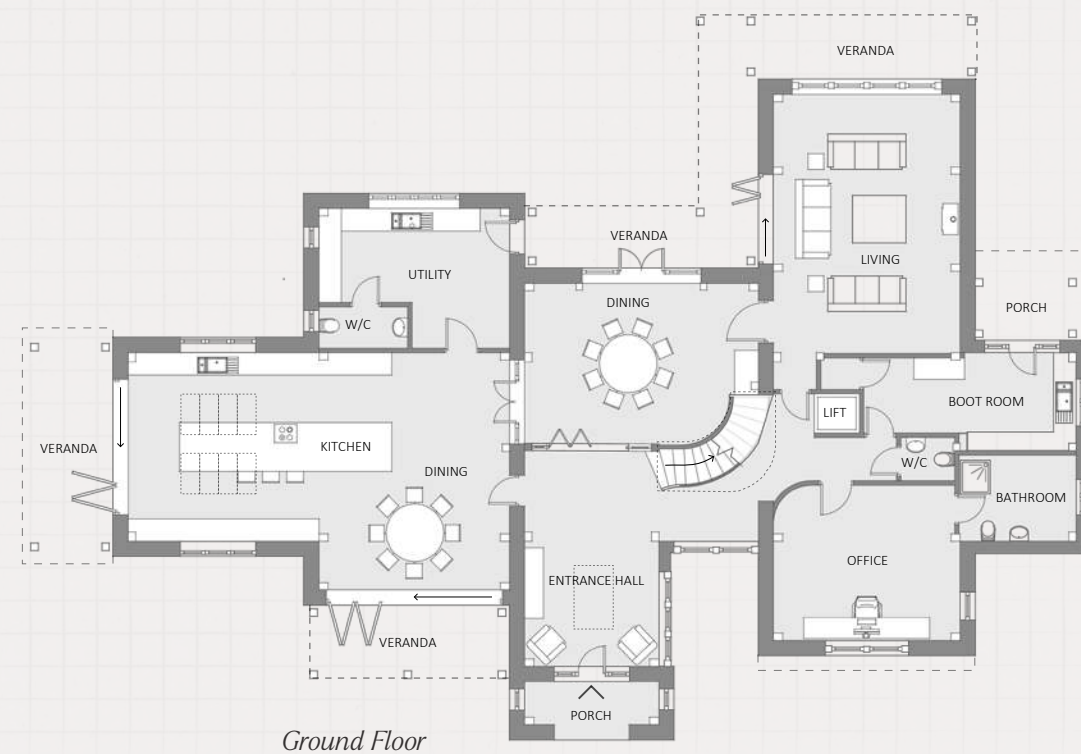
*"To be honest – it is better than we had dreamed."*

Multiple impressive vaulted ceilings create a monastic-like sense of peace and tranquillity across the entirety of their home.

A very practical perspective and a commitment to sustainability underpins their love of tradition. To reduce their environmental footprint, the couple chose a ground-source heat pump to power underfloor heating. Battery-connected solar panels installed on the garage's roof also provide backup power during rural power cuts.



Open-plan galleried landing offering many places to take in the views, with access to the wraparound balcony and feature library.



**What Pete says:** "Paul and Mandy's brief to me was really fascinating and the site in Essex, set over 17 acres of ancient woodlands, was a dream project to design. This layout intent is more closed-plan with the formal living and dining areas being used for occasions. The basics of the oak frame are a H-plan bay layout with extra elements such as the verandas, an upper walk-around balcony and double gable side wing so as to make the home look like it had evolved over many years. A curved glass staircase leads up to the centrally positioned library and landing which serves four fully vaulted bedrooms all with ensuite and dressing areas."

## Future-proofing and sustainability, all in one.

Not only have the couple thought deeply about environmental sustainability, but they've also carefully considered how to future-proof their home. They made sure to include a lift alongside a ground floor bedroom with a kitchenette that's not only perfect for longer term guests, but could also easily be transformed into a stand-alone annexe.

Having a clear vision from the outset has led them to a home full of enduring standout features that will stand the test of time, including a wraparound balcony, four vaulted ceiling ensuite bedrooms, soft pink-hued brick and larch cladding. This foresight means that whilst their home looks like it has been there forever, it's also a truly unique modern home that has everything they need to see them and their family into the future.



Scan the QR code to learn more





Drama is added to the front facade via the face glazed jetty porch with arch braces rearing up to the roof truss.

## Richard and Janet's *suburban oak frame idyll*



### A cleverly designed oak frame forever home.

Richard and Janet swapped a rural life for suburbia, cleverly designing their Surrey forever home to meet their needs without compromising on kerb appeal. Janet first came across Oakwrights nearly 20 years ago, making it an easy decision to work with us to fulfil their ambitions for a characterful and spacious oak frame home. On a visit to our show home the pair fell for our handcrafted sling trusses, which went on to underpin their design.

The couple independently engaged Darren Blackwell, one of our Regional Architectural Designers, getting straight to work on a semi open-plan design. Curved sling-trusses frame their stunning double-height entrance and are the couple's favourite feature. "Darren listened to our ideas. He applied his knowledge of oak framed structures and creative flair to make the design interesting and buildable," says Richard.



### What our client said

*"We knew we wanted an oak frame house. It was just a case of finding the right one. We wanted to design it for our lifestyle, without compromise."*



Scan the QR code to learn more

## House details

**Bedrooms:** 4

**Bathrooms:** 5

**House size GEA:** 410 m<sup>2</sup>

**Build time:** 11 months

**Exterior finish:** Brick, render and face glazing

## Great design ideas

- Face glazed jetty on front elevation
- Sling braced double height entrance hall
- Semi open-plan ground floor
- Sun terrace balcony

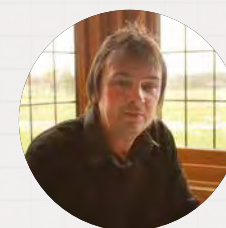
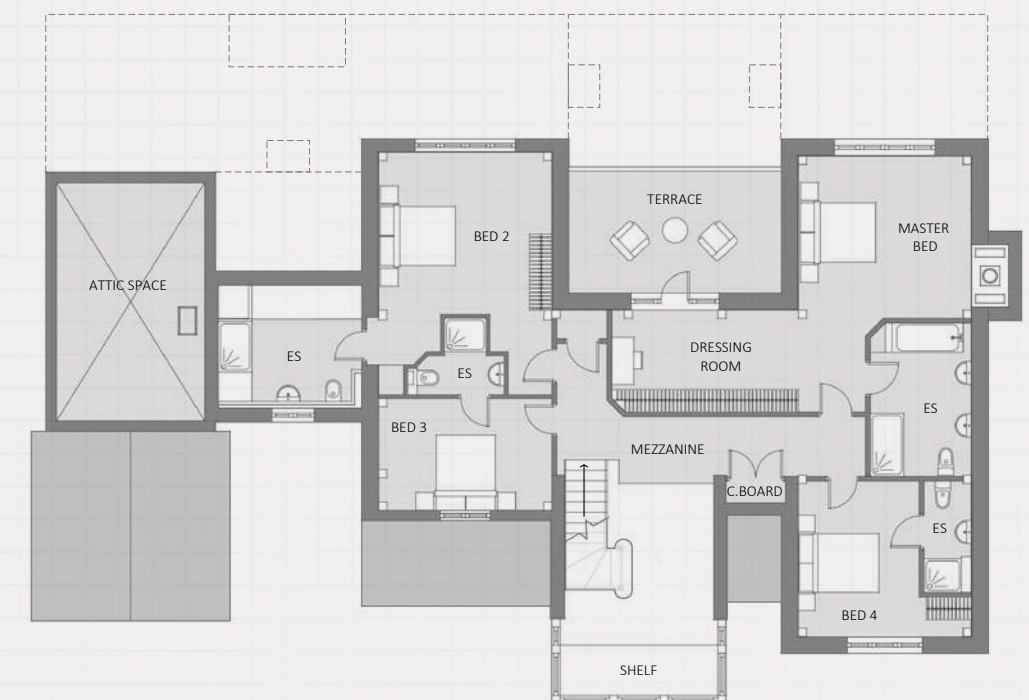
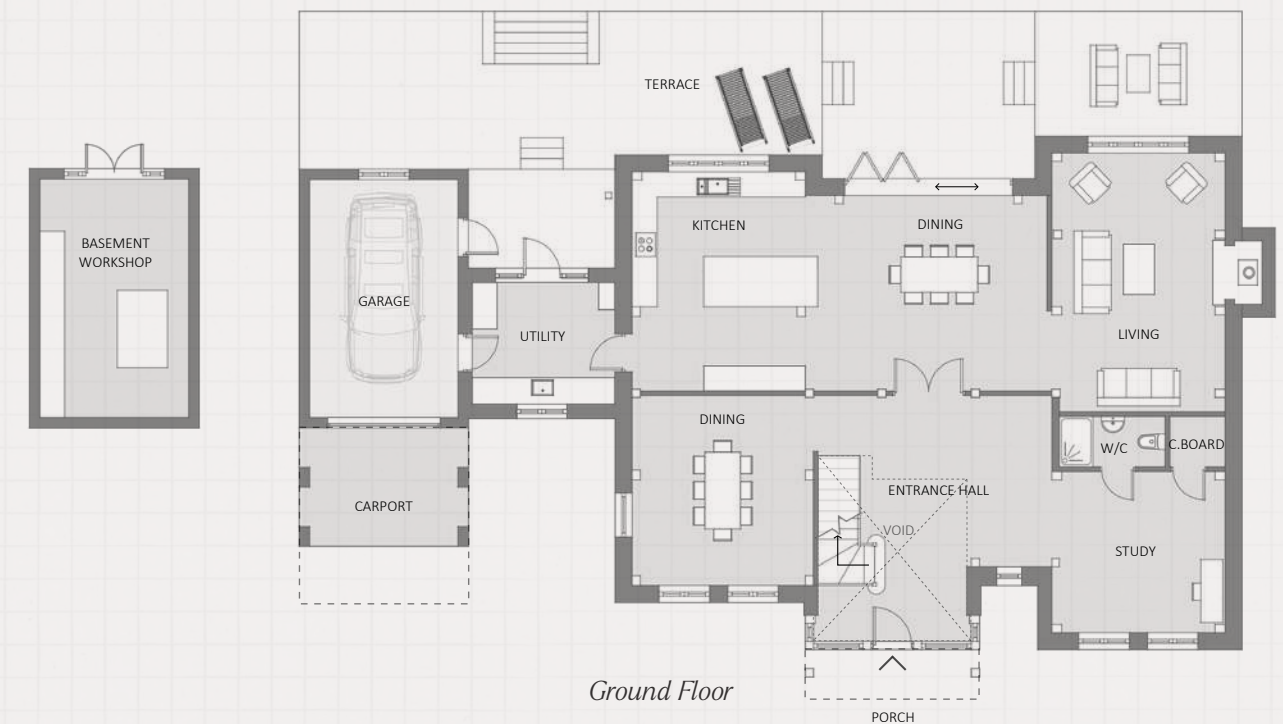
## Oak frame details

- Post & beam frame
- Sling braces
- Face glazed jettied porch
- Feature sling braces in double height entrance hall

## By Oakwrights

Bespoke Architectural Design | Planning | Building Regulations  
Oak frame | WrightWall and WrightRoof | Face Glazing

Project management by the homeowner



Darren Blackwell,  
Regional Architectural  
Designer

**What Darren says.** "The internal living environment is one of a predominately open-planned nature whilst still achieving a warm and cosy ambience. The day-to-day living spaces stretch throughout the rear of the property with direct access onto the raised terracing which overlooks the beautifully landscaped gardens. At first floor level, the introduction of a galleried landing with vaulted oak framing above achieves a desirable relationship between ground and first floor levels."

## What our client said

"The trusses are done by hand and create a really unique feature."

One of the couple's key priorities was for their home to have a dazzling facade. They chose handcrafted Yorkshire bricks, specified in different bond patterns such as herringbone, instantly injecting a historic feel. A harmonious palette of oak face glazed panels, clay roof tiles and aluminium clad windows add a modern touch with vivid effect.



## Iain and Karen's *bespoke design in a Scottish walled garden*



Iain has been Oakwrights' Regional Homes Specialist in Scotland since 2014, supporting numerous clients with their oak frame home designs and builds.

### Exemplary design inspired by scenic surroundings.

Nature and woodland warmly welcome you to Iain and Karen's home. To reach it you'll pass through a wooded opening into their secluded walled garden, followed by an arresting glimpse of their larch clad home on the Gadgirth Estate near Ayr.

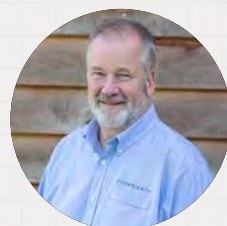
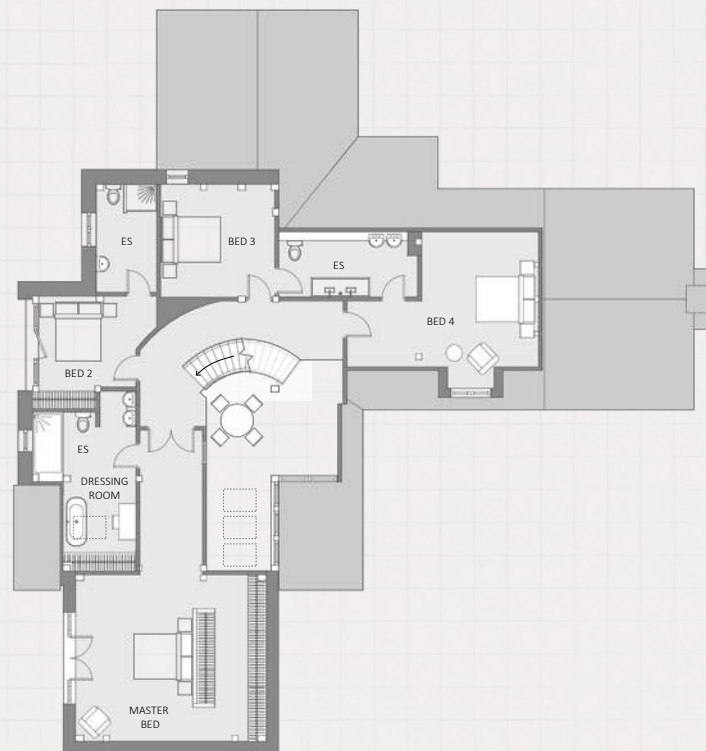
Their bespoke oak frame sets the tone of a home that elegantly showcases the beauty of timeless traditional methods paired with high quality handcrafted details. Stepping through the solid oak double front door, curved sling braces add layers of intrigue to the vaulted hallway entrance. These curves are gracefully echoed in the sweeping oak staircase beyond.

*"We carefully mapped out the design of our home with our architect and wouldn't change anything."*

Ground Floor

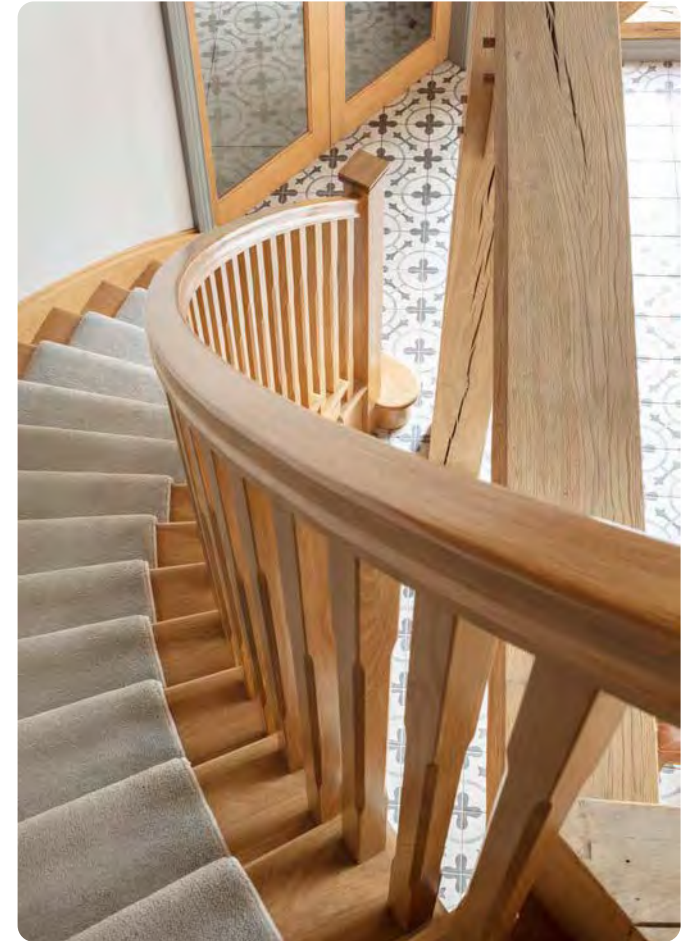


First Floor



Craig Thomson,  
Regional Architectural  
Designer

**What Craig says:** "The house was designed to complement the beautiful old walled garden. A variety of spaces were achieved through a stepped roof featuring both single storey and two storey elements. Main public spaces were orientated to maximise the outlook into the garden and create private spaces between the wall and rear of the house. Internally the house includes a generous family room with a feature fireplace as well as a full cinema room. The hall includes a bespoke curved staircase leading to the four bedrooms and a very special master bedroom with views to the River Ayr."



**Top left and right.** The sweeping staircase, an influence from projects Iain's previously worked on, adds grandeur.  
**Bottom.** The single storey garden room showcases a vaulted ceiling and feature wall and fireplace. The vaulted ceiling allows space for an impressive chandelier.

## House details

**Bedrooms:** 4

**Bathrooms:** 6

**House size GEA:** 410 m<sup>2</sup>

**Build time:** 11 months

**Exterior finish:** Weatherboarding,  
brick and slate roof tiles

**Sustainability:** High performance eco  
insulation, MVHR,  
Integrated solar panels,  
Battery bank

*By Oakwrights*

Bespoke Architectural Design | Planning | Building Regulations  
WrightWall & WrightRoof Natural | Face Glazing | Joinery | Oak Frame

*Project management by the homeowner*

## Great design ideas

- Family room designed into 3 zones for the kitchen, dining and sitting room.
- Oversailing roof lines to provide semi-sheltered areas at main entrance and to the rear.
- House oriented to maximise garden outlook and sunlight

## Oak frame details

- First floor sling braces
- Curved feature staircase with galleried landing
- Face glazing
- Porch and verandas

Scan the QR code to learn more



**Above.** Iain and Karen's L-shaped floor plan creates a sheltered outdoor space perfect for entertaining.

**Opposite page. Left.** The oak frames the bed in the guest bedroom perfectly. **Top right.** A section of the sling brace creates a handy shelf in the master ensuite. **Bottom right:** The cinema room is a perfect hideaway for watching movies and sport with friends and family.



## Good footings.

The purchase of a derelict cottage on the estate as a young couple in 1987 was the starting point of their building journey. As properties came up for sale, they took the opportunity to buy, restore and sell them, as well as buying land to build holiday accommodation on. Their attachment to Gadgirth, now in its third decade, has culminated in the design and build of their very own spectacular customised home.

## Fusing country and contemporary styles.

Oak was of course a non-negotiable material of choice for their character-packed home. "An oak frame home has a certain ambience, warmth and inherent history," explains Iain. "We had a traditional post and beam frame in mind and I love sling braces. We chose to incorporate both."

Their multiple living areas include a lounge where their post and beam frame naturally

borders the room in the absence of interior walls. Thirkleby-blend red bricks - the closest they could find to the old local Annbank brickworks which closed many years ago - surround their fireplace and chimney, adding to the drama of their oak purlin lined vaulted ceiling.

## Sociable spaces and eco-credentials.

Iain and Karen enjoy having friends and family over for movie nights, so it only seemed fitting to include a cinema and snug. Upstairs all four bedrooms benefit from ensembles and beside their home is a three-bay oak frame garage with an open-plan guest suite above.

Renewable energy was also key to their home design. An air source heat pump works in conjunction with our highly energy-efficient WrightWall and WrightRoof Natural panel system, and large format recessed solar panels sit flush alongside the roof tiles. All of these attentive details add up to one very stylish home that's built with the future in mind.



## Mr & Mrs L's *contemporary scandi-style home*



### **Nature inspires this impressive modern home.**

Mr and Mrs L's dedication to natural materials set them on a creative path to achieve their dream Scandinavian-style home in Suffolk. A traditional green oak frame slips seamlessly into their vision for a modern family home that honours nature, both inside and out.

Incorporating plenty of 'glass walls' was important for the couple to fully embrace their mature garden and wrap countryside views around their home. "We really wanted to achieve an inside-outside feel but retain plenty of versatility, so it still felt cosy in the winter," explains Mrs L.

A phenomenal six large spans of glazing in their link fulfils a beautiful yet practical dual function, "connecting the two 'arms' of our home while creating a contained courtyard that's perfect for everyone to enjoy."





### A stylish eco-friendly family home for the future.

The couple's love of oak and sustainable materials determined each aspect of the design. "Oak is just such a wonderful material," says Mrs L. "Being natural, it has already 'lived' and has a story to tell. Using responsibly grown and sourced green oak for the structure, rather than steel or concrete, felt like a great way to minimise our construction footprint and breathe life into our home."

Outside, "we cladded the exterior with untreated British cedar that weathers naturally and used bricks made from natural materials from a supplier who uses 100%

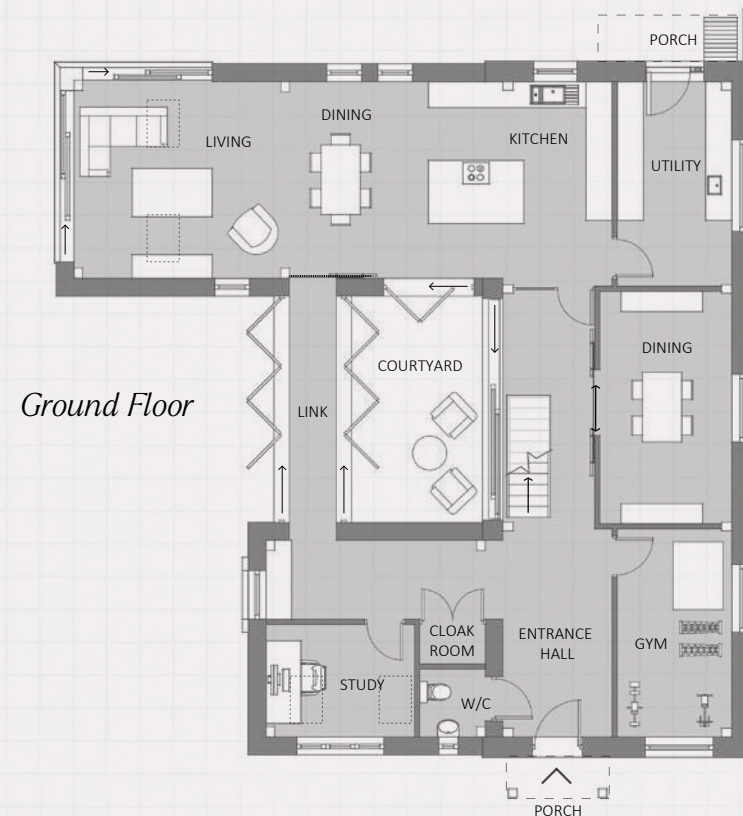
renewable electricity," creating a visual combination that perfectly captures their contemporary Scandinavian style in addition to eco-credentials.

Surprised by the flexibility an oak frame can offer, the couple made small adjustments to maximise desired features. Stepping inside, your eyes are immediately drawn to the craftsmanship and soft tone of their bespoke oak frame. "We covered all the oak with a lime wax and it was one of the best decisions we made. It brings our home's character to life and keeps it looking fresh and contemporary," says Mrs L.



### What our client said

*"We have very little heat loss even with all the glazing, and as a result, we gained a high A EPC rating Grade."*



Ground Floor



First Floor



**What Helen says:** "The inner courtyard on the ground floor, thoughtfully designed with a glazed link, offers a secure outdoor space on a rural plot. The vaulted ceilings in the high-use areas, like the kitchen and study, create an open, airy feel, while the master suite with a walk-through dressing room is an inspired touch."

## House details

**Bedrooms:** 3

**Bathrooms:** 3

**House size GEA:** 254 m<sup>2</sup>

**Build time:** 13 months

**External finish:** Untreated British cedar,  
green metal seam roof

**Sustainability:** Solar panels, MVHR system,  
air source heat pump

## By Oakwrights

Bespoke Architectural Design | Planning | Building Regulations  
Oak Frame | Wright Wall & WrightRoof | Face Glazing

*Project management by the homeowner*

## Great design ideas

- Contemporary inner courtyard
- Low roof pitch with metal seam roof
- Minimalist rear elevation

## Oak frame details

- Lime washed post & beam frame
- Unchamfered beams for square finish
- King post trusses

Scan the QR code to learn more



**Above.** The straight braces between posts and beams create a more functional style.

**Top right.** The King post trusses and ridge braces are a functional feature of the frame.

**Bottom right and left.** Natural materials such as marble complement the oak frame.





## Steve and Susanne's *future-proofed garden plot*

### A 'right-size' Essex barn-style home.

After searching far and wide for that 'wow factor' self-build plot, Steve and Susanne realised with great surprise that they had the perfect location all along - the garden of their family home.

Due to a change in planning rules since their plot search began, the couple grabbed the chance to 'right-size' next door to their original home. "We have two substantial bedrooms upstairs and they work brilliantly for how we want to live," says Steve.

Both Steve and Susanne love oak frames and have been fans of barn-style buildings for a long time. "We absolutely love their look and feel, especially the exposed beams," smiles Steve. "Incorporating this warmth allowed us to create our dream home that meets our current and future needs". Having met Pete Tonks, one of our Regional Architectural Designers, at one of our open days, they were instantly drawn to the style of his designs. "When we stayed at The Woodhouse show home, we realised how beautiful the oak



was. It seems like it breathes, it comes to life around you," enthuses Steve. Susanne loved Pete's work so much that she sent him a poem, or rather a limerick. Her thoughtful words went on to inspire our 'Poems' journal - thank you Susanne!

### What our client said

*"We realised our back garden was the perfect plot."*



### House details

- Bedrooms:** 2
- Bathrooms:** 4
- House size GEA:** 250 m<sup>2</sup>
- Build time:** 13 months
- Exterior finish:** Render, face glazing, clay roof tiles
- Sustainability:** MVHR, air source heat pump, rainwater harvesting

### Great design ideas

- Large master suite with dressing room
- Stacked plumbing along rear elevation
- Apex rooflights create ‘lantern’ affect

### Oak frame details

- Glazed Juliet balconies to maximise views
- Post & beam frame
- Face glazed gable and double height walls
- Catslide roof creating oak frame veranda

### By Oakwrights

Bespoke Architectural Design | Building Regulations | Oak Frame  
WrightWall & WrightRoof | Face Glazing  
*Turnkey project management by building contractor*



Scan the QR code to learn more



Their calm sanctuary of a bedroom, complete with a dressing room and ensuite, features a stunning hand-picked chandelier and dramatic vaulted ceiling. Every day the couple wake up to incredible views framed by a large face glazed gable that floods the space with light.

In a nod towards a future-proofed home, the ground floor is equipped with an ensuite office that could be made into a bedroom. In addition, “the veranda is structurally ready in case we wanted to add another room in the future,” shares Susanne.

### Flooded with light and space.

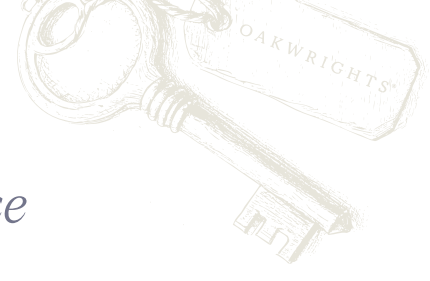
A priority for the couple was to fill their new home with lots of light and space. “We built a two-storey home rather than a storey-and-a-half like our old period home, so the upstairs rooms are full-height at the walls,” says Susanne. “We now enjoy light and airy spaces with amazing views from our hilltop position.”

The whole build was an enjoyable process for the couple, from selecting sustainable heating solutions to sourcing the details. Their air-tight, well insulated home is powered by an air source heat pump and ventilated with an MVHR. Rainwater is harvested via beautiful copper guttering and curtains are made from 100% recycled bottles. “It’s become more than we ever could’ve imagined it would be.”



**What Pete says:** “The nearby rural Essex architecture and landscape were the initial inspiration. The home appears part cottage/part barn expressed through the use of oak weatherboarding, part rendered facades and a sweeping clay tiled roof including a large veranda on the Southern elevation for solar control and covered seating. Following a simple three bay frame with additional aisles, the day living spaces of kitchen/dining/living are all free flowing open-plan and then the utilities/study (bed 4) are located neatly over on the left, with these being accessed via another roof continuation veranda. Upstairs there are two large fully vaulted bedrooms with ensuite dressing areas linked via the glazed bridge landing. Primary views to the East are the best but something Steve and Susanne had never experienced before from the host dwelling next door. We have been able to exploit these views through the inclusion of oak framed face glazing and Juliet balconies.”





# Bev & Alex's

single storey with turnkey service



## Retiring homewards with a custom build.

Everything changed for Bev and Alex when they switched London living for their self-build future-proofed forever home in rural Herefordshire. Whilst they'd always known they'd move closer to Bev's family upon retirement, building their own home simply wasn't part of the plan. That all changed when they came across our award-winning custom build site Webb's Meadow.

As retired doctors, the couple had a practical approach to the requirements of their new home. Their relocation search was based on a bungalow in a good location near to city shops but with a semi-rural feel. "Although fit and healthy now, our new home was going to be our forever home and had to be suitable to live in as we get older. We were looking for a bungalow with level thresholds, easy access and a good location near to shops and facilities but rural enough to be peaceful with a good-sized garden. There was nothing around that we liked."

It was thanks to an impromptu tour of self-builders Simon and Karen's home on our custom build site that the couple immediately fell for the oak frame, sealing their self-build fate. "Our visit to Simon and Karen's Webb's Meadow oak frame home was a game changer. We were in love."

## What our client said

*"We didn't want the stress of having to find and manage contractors. Plus we wanted to enjoy our retirement and live in our new home as soon as possible. The Oakwrights turnkey service was the perfect solution."*

The clean lines of this single storey living space include the open-plan kitchen, dining room and a garden room.





Although the couple looked at the last two remaining plots, “they weren’t for us”, says Bev. “However Oakwrights’ Church View development couldn’t have been more perfect.”

Upon discovering our turnkey service - where we project manage your build right up to completion - Bev and Alex steamed ahead with their self-build journey, changing the planning permission from a four-bed two-story home, to a three-bed single storey. The couple carefully planned their bespoke home’s design, incorporating beautiful arch collar

braced vaulted ceilings above the kitchen and face glazed gable ends in the south-facing garden room, plus a courtyard-style garden.

Our turnkey service provides a single point of contact and quality assurance all wrapped in one. “We manage everything, ensuring all materials, workmanship and finishing touches meet the highest of standards”, says Oakwrights Turnkey Project Manager, Claire Morgan who oversaw the project. “Enabling people who’ve never considered self-building is a real thrill – the sense of achievement for clients is wonderful.”

## House details

**Bedrooms:** 3

**Bathrooms:** 3

**House size GEA:** 202 m<sup>2</sup>

**Build time:** 6 months

**Exterior finish:** Render, weatherboarding and clay roof tile

**Sustainability:** High performance eco insulation, MVHR, solar panels and air source heat pump

## Great design ideas

- Jack and Jill bathroom for guest room and living area
- Easy access plant room for renewable technologies
- L-shaped indoor-outdoor living area and courtyard

## Oak frame details

- Sling braced feature porch with curved collar
- Post & beam frame with curved braces
- King and Queen post trusses
- Face glazed gable ends

## By Oakwrights

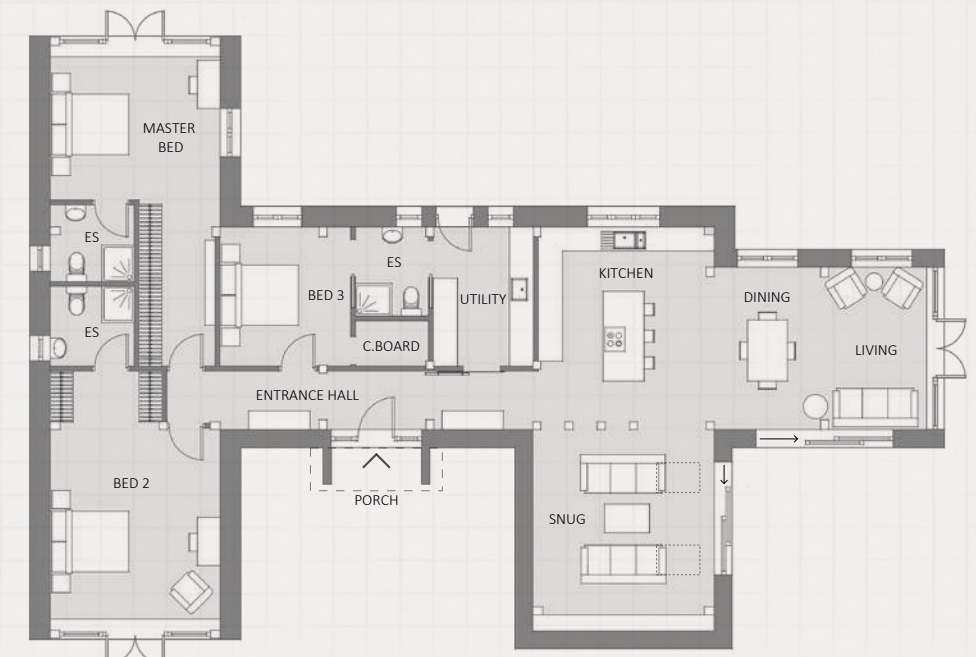
Custom Build Plot | Bespoke Architectural Design | Planning | Building Regulations | Full Turnkey Service  
Oak Frame | WrightWall & WrightRoof Natural | Face Glazing | Joinery | AeroBarrier



“We never thought that we would ever build our own home. We fell in love with the oak frame homes at Webb’s Meadow and that was it, we had to have one. We had excellent advice all through the build. We’re just so grateful that this plot became available” says Bev.



Scan the QR code to learn more



**What Helen says:** “Bev and Alex were inspired by Passivhaus homes and we worked with them to incorporate its principles in the design and build of their home. Theirs is one of the first houses in the country to achieve a below Passivhaus airtightness level using AeroBarrier technology, available exclusively through Oakwrights.”



## Craig and LB's *contemporary cottage home*

### Custom build on the perfect plot.

Craig and LB's Herefordshire bespoke oak frame cottage has already seen them through several of life's big milestones. "We're loving our new home," smiles LB. "It's taken us through the pandemic and seen the arrival of both our daughter and cocker spaniel."

Keen to get onto the property ladder, the couple jumped at the opportunity to build their own home on a custom build plot. With plans already approved and utilities in place, the pair knew this was the right choice for building their first family home.



## House details

**Bedrooms:** 3

**Bathrooms:** 3

**House size GEA:** 196 m<sup>2</sup>

**Build time:** 6 months

**Exterior finish:** Render, weatherboarding  
and clay roof tile

**Sustainability:** MVHR

## Great design ideas

- Cottage range design ‘Manuka Cottage’
- Central double height stairwell
- Ancillary rooms with no oak

## Oak frame details

- Post & beam frame
- Pre-fabricated dormer windows
- Curved braces
- Interrupted tie beams
- Face glazed garden room

## By Oakwrights

Custom Build Plot | Architectural Design | Planning | Building Regulations | Oak Frame  
WrightWall & WrightRoof | Face Glazing | Joinery | Larch Weatherboarding

*Project management by the homeowner*



Scan the QR code  
to learn more



### A true self-build home for the future.

The hands-on couple were confident about tailoring their design to suit their lifestyle and weren't afraid to make changes along the way. "We altered the initial design to allow for a study downstairs, which has been a lifesaver since LB has been working from home," explains Craig. "It can also be used as a fourth bedroom, future-proofing and adding value," agrees LB.

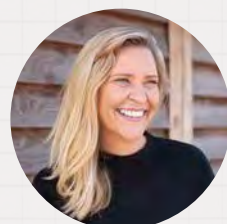
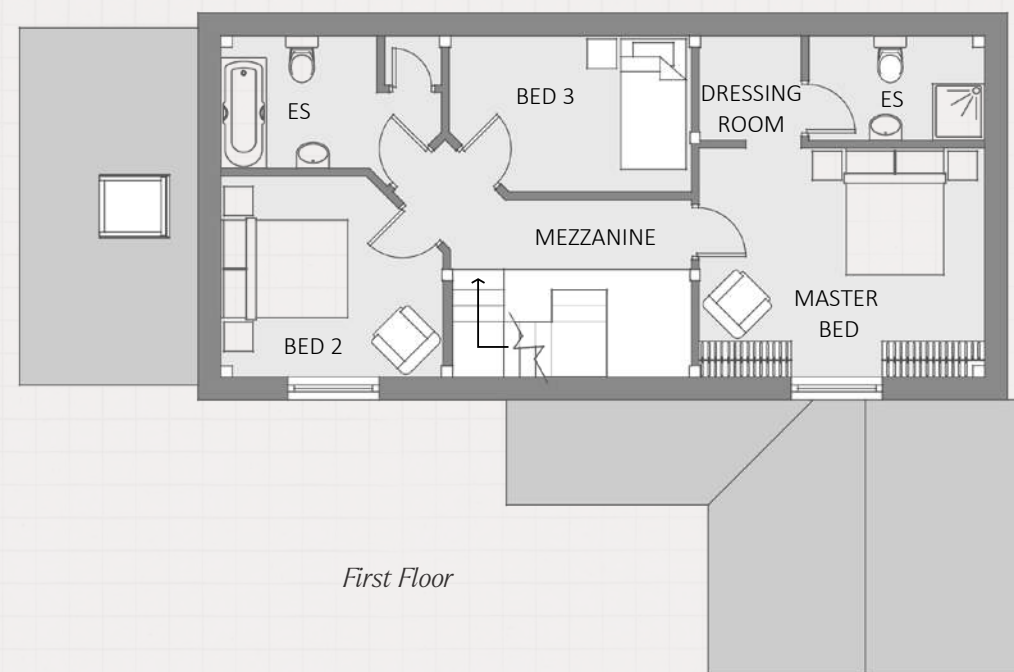
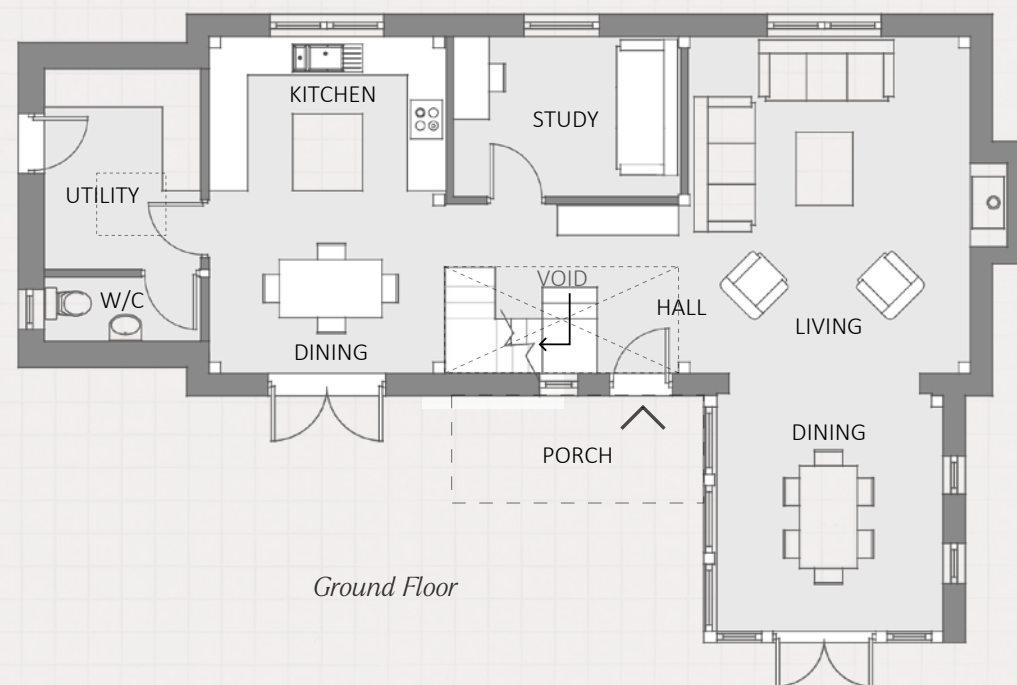
Together they completed much of the work themselves, from clearing the site to taping the roof. Craig was a carpenter but was completely new to self-building. "It was an entirely new experience."



Manuka's third bedroom is perfect as a nursery for Craig and LB's daughter.

"We optimised Craig and LB's frame while maximising internal room sizes. We removed end trusses and posts on the top floor and took roof loads behind panel system panels. Removing posts from the bedrooms ensured furniture placement isn't restricted and nothing is lost in terms of 'oak visual impact' around the double-height stairwell."

Julian Pilkington, Oak Frame Designer



**What Helen says:** "The rectangular floor plan of Manuka Cottage transforms into an L-shape with the addition of a garden room, designed as a formal dining area with a vaulted ceiling. The open-plan living space wraps around a study/bedroom, while the double-height stairwell brings natural light to the heart of the cottage. Efficient use of space creates storage areas on the first floor."

## Striking the right balance.

Craig and LB's home is based on the Manuka style in our Cottage range. "We went very simple on the oak frame," continues LB. "Our budget wasn't huge but we didn't want to lose the wow factor. So, we worked with Oakwrights' design team to ensure we struck the correct balance." Thanks to their clear vision and flexible mindset, they've certainly achieved this in their beautiful new first home.



## What our client said

*"Building an oak framed home gave us an instant injection of character and also enabled us to specify an energy efficient home fit for the future."*



Caroline's  
sumptuous single storey self-build



A Goldilocks award-winning custom build.

Too big, too small, too expensive, too isolated... following months of unsuccessful house hunting, Caroline's fortunes turned around when she discovered a custom build plot in Herefordshire that was just right. An ad popped up on her Facebook feed and the rest is history.

Our award-winning Webbs Meadow site presented itself as the perfect solution for Caroline to not only build her ideal home, but also fulfil her passion for interior design. As her own project manager, Caroline kept track of the schedule and crafted every detail to her needs along the way.

Small but perfectly formed.

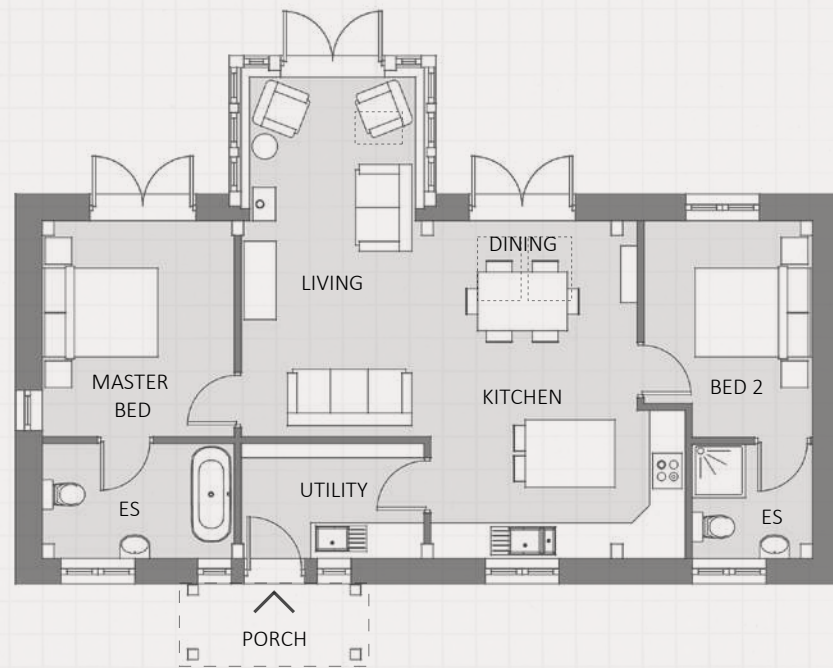
The plans for Caroline's site were for an attractive, single storey oak frame house with planning permission and utilities already in place - another tick on her wish list. The just right proportions of the project also gave her



What our client said

*"Building your own home is no doubt a challenge. But living in a home you have designed for your lifestyle, with the most up-to-date features, means the living environment on a day-to-day basis is wonderful."*





**What Helen says:** "This single storey home features vaulted ceilings throughout, with every space thoughtfully planned, including an inviting entrance hall and utility. The main living area is flanked by the bedrooms, ensuring a harmonious flow and use of space."

Scan the QR code to learn more



the confidence to project manage the build herself. "I chose it for the size. I knew I didn't want anything too big, so a single storey dwelling for me was perfect," smiles Caroline.

A striking aspect of Caroline's home is that its design incorporates many features associated with bigger houses, subtly adding grandeur without the extra footprint. Its oak posted porch provides a grand entrance and vaulted ceilings allow supporting oak A-frames to be a stunning internal feature.

Caroline worked closely with our team to make bespoke adjustments to the original design to suit her needs, matching her attention to detail with an eye for interiors. A brace was removed in the kitchen to allow enough height to house an upright fridge freezer. To create enough space for a beautiful oak dining table she'd had for years, Caroline set the partition wall back in the kitchen-dining area. The exposed truss above opens up an area perfect for thoughtfully placed lighting, revealing alluring shadows at night and showcasing the real flexibility of an oak frame.

### Confidence to create space, light and height.

Caroline's single storey home is a fantastic example of where considered interior design works in harmony with making the most of every inch of space. The deep kitchen island provides plenty of storage, including a slimline wine fridge and a breakfast spot for two. A large Velux above - as specified in the design by Caroline - and her choice of an elegant low-hanging glass chandelier offers a lovely light place for working, reading as well as enjoying informal meals.

In the inviting living space beyond the kitchen, a sleek three-sided glass freestanding log burner sits nestled between the living area and sunroom. It's the optimum solution for offering a pleasing focal point without the need for a large set back fireplace. Caroline's sunroom was another welcome addition to the original design. It provides not only more space but also more light thanks to its extensive oak framed face glazing.



### Perfectly crafted and customised.

Drawing inspiration from magazines, Pinterest and design shops, Caroline's layered use of natural colours, tactile materials and statement lighting has created a delightfully cosy and characterful home that's exactly suited to her lifestyle. "I have a passion for interior design and did it all myself. For me it was the ideal opportunity to design a house exactly how I wanted it."

Each of the two double bedrooms are pointedly painted in light tones to let the oak posts and beams in the vaulted ceilings do

the talking. Both bedrooms feature ensembles and the master's glazed double doors offer enticing views across the back garden.

Our Webbs Meadow site won the Build It 2022 award for best custom build site. Caroline's home was also shortlisted for the 'best self-build under £300,000' award. "I wanted a bright, airy space with plenty of light and height. I wanted to be able to see as much of the oak as possible. It's not a big home, but it feels spacious." Caroline's certainly achieved her mission and more, with a tremendous sense of achievement and satisfaction to boot.

### House details

**Bedrooms:** 2

**Bathrooms:** 2

**House size GEA:** 100 m<sup>2</sup>

**Build time:** 6 months

**Exterior finish:** Render, weatherboarding and clay roof tile

**Sustainability:** MVHR and air source heat pump

### By Oakwrights

Custom Build Plot | Bespoke Architectural Design | Planning | Building Regulations  
Oak Frame | WrightWall & WrightRoof | Face Glazing | Joinery

Project management by the homeowner

### Great design ideas

- Dual purpose entrance hall utility
- Extra large rooflights with surrounding purlins
- Vaulted ceilings

### Oak frame details

- Waisted King post trusses with straight struts
- Feature sling brace porch
- Face glazed garden room



## Let's get your project moving...

Setting foot in an oak frame home is one of the best ways for your own project to take shape. Visit our open days, where our clients open the doors to their self-build homes, and share their passion and experience with you as you embark on the start of your journey. You are also invited to meet our Regional Homes Specialists and Architectural design team at our Herefordshire HQ at any time, where we can take you on a tour of our show home, The Woodhouse, and our technologically advanced oak frame and softwood workshops.

Making the decision to build in timber is already a fantastic step towards building sustainably. In fact, the fabric first approach of our design teams can take you all the way to Passivhaus standard - the ultimate eco building accreditation.

With over 2,000 self-build oak framed homes built over the past 25 years, we are passionate about making the self-build experience streamlined, combining precision engineering with heritage craftsmanship. We are the only oak frame company that has produced their own wall and roof system and we've developed a range of products and services, that provide much of what you need to create a high quality and high performance home with a healthy living environment.

Leaf through our products and services that follow, but rest assured when you buy an Oakwrights home it will be a seamless journey.

**Lets get your project moving...**

A handwritten signature in white ink that reads "CR Mills".

**Charlie Mills**  
*Managing Director*

*Our portfolio of products and services*



Free advice  
and inspiration

Bringing your  
vision to life

Building your  
dream home

**Chat to your Regional Home Specialists**

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

**Architectural design and planning submissions**

Bespoke architectural design and inspirational ranges

**Building regulation drawings**

Ensuring your home exceeds current standards

**Plots for sale**

Custom build plots for sale with planning permission for oak frame homes

**Oak Frame Design and Assembly**

Design followed by assembly of your oak frame on site

**Pre-insulated Wall & Roof System**

Your choice of our WrightWall & WrightRoof or our eco 'Natural' panels to wrap around your oak frame Posi-Joist Floor System

**Posi-Joist Floor System**

Let us install your first floor quickly and efficiently

**Face Glazing**

The wow factor product that creates wonderful views through our frames

**Joinery**

Take your home to dry shell with our windows and doors

**Outbuildings**

Go bespoke or choose from our range of single storey and room above oak frame garage designs

**AeroBarrier: Patented Draught Reduction**

Our exciting product that improves airtightness and keeps your home low-energy ensuring low costs

**Turnkey Project Management**

We offer to project manage your build right up to completion.  
\*Subject to availability

## Architecture: *Bringing your vision to life*

In our role as your architect or designer, not only do we bring your vision to life, we also share with you our vast skills and experience every step of the way.

We believe it's really important for us to visit your site to discuss your brief in person. This is one of the best ways for us to get to know you, your plot and its potential - whether it's seeing your views as you see them or catching how the light falls on your future home.

All of the homes we design provide you with a high performance, healthy environment to live in as well as the inherent character and beauty of an oak frame home.

We're personally invested in each and every one of our home build journeys and will happily enjoy a celebratory drink with our clients when planning comes through or a build is complete! We look forward to starting your design journey with you.

## Your step-by-step design process

**Whatever style of home you are looking for,  
we'll work with you to create a design you love.**

### *Initial Meeting and Desktop Study*

A member of our Architectural team will arrange a meeting with you to discuss your needs and aspirations for the build. This will be followed by a free desktop study where we research the likelihood of gaining planning on your plot and help determine the best planning strategy.

### *Site Visit and Concept Sketches*

Your Regional Homes Specialist and Architectural team member can visit your site free of charge. Looking at the topography of your site we assess the best position for your home, accounting for aspect, views, prevailing wind, existing trees and material palette. We'll then present concept sketches, incorporating your wish list, local planning requirements and your budget.

### *Design Fee Proposal*

Refining your brief, we gather our research on your plot alongside any concept sketches, site layouts, floor plans, elevations and recommended planning strategy, free of charge. If you love our design, we'll now create a full architectural design fee proposal.

### *Planning Application and Design*

We produce your drawings that include site plans, floor plans and elevations. We'll submit these along with your Design and Access Statement to your local planning department and eagerly await your local authorities planning decision.

### *Building Regulation Drawings*

Once planning is approved we'll create your Building Regulations package. These are detailed drawings covering safety, durability, integrity and approved standards, which will then be sent for consent. In the next step we'll introduce you to your Oakwrights Project Manager to take your project forward.



**Above:** Helen Needham, Head of Architecture creating concept sketches after a site visit.

## Working with your wish list

*How Helen turned Philip and Judi's wish list into a dream Lancashire farmhouse reality.*

### Finding an architect who 'gets it'.

Tasked with replacing a tired farmhouse in an Area of Outstanding Natural Beauty, the couple wanted a modern farmhouse that was fully settled in its landscape. "The one thing we wanted was a house that looked like it belonged," says Judi. When they met Helen after three failed attempts at finding an architect, they'd finally found someone who understood them.

### Visiting the plot and initial sketches.

We used an initial discussion followed by a desktop study to understand the site context and its planning history. Helen then visited their plot, discussing Philip and Judi's wish list in detail, including important features like a 'wow' entrance with an open-plan kitchen, dining and family room. "Helen was the first architect to sketch up drawings as a starting point for us to work from," explains Philip.

### Their wish list

- Replace a dilapidated Lancashire Longhouse with a modern farmhouse that fully settles into the AONB valley
- H-shaped floor plan
- Maximise views with lots of glazing to the rear
- Statement party room
- Grand entrance hall
- Suitable for their outdoor equestrian lifestyle

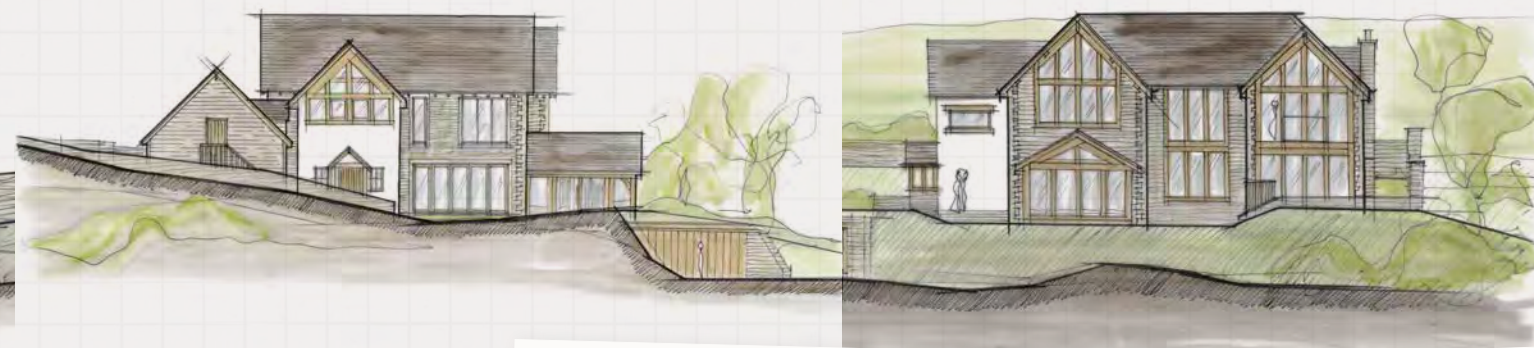
### Developing the design.

A 3D model of the proposed house was created and a sun-path analysis helped to position the house for natural light and shelter considering the prevailing wind too. Attention was given to capturing vistas and integrating features such as the pond and a partglazed gin retreat.

### Planning.

We decided to make an advice enquiry to the Council to gain advice from the planners as to our design. We then made tweaks to the design and submitted a full planning application and drawings.

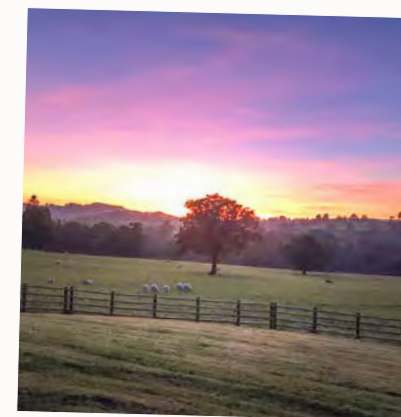
We were delighted to gain planning permission around 8 weeks later and we were excited to introduce to Philip & Judi to their oak frame designer and project manager.



**Above:** Helen's initial hand sketched concept elevations.

**Right:** Visiting the plot with Philip and Judi was an inspiring part of the process for Helen, and was essential to understand the nuances of the plot, natural land gradient and existing longhouse along with the incredible vistas.

**Below:** Judi and Philip's spectacular oak frame home viewed from their wildlife lake.



*Before... and after*



## What Judi and Philip think of life in their oak frame home.

Philip explains “self-building with oak meant we could build what we wanted without compromise”. It was important that the house looked like it had always been there, confirmed by the local ramblers often asking when they started renovating and cannot believe it’s a new build.

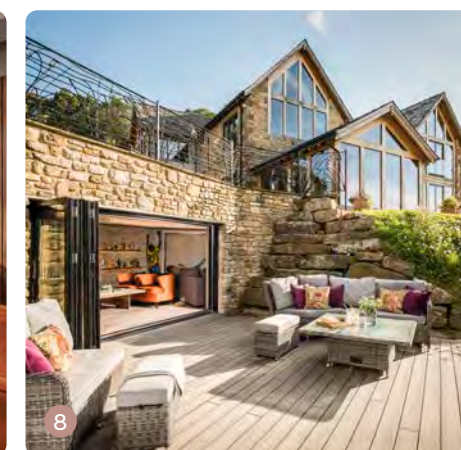
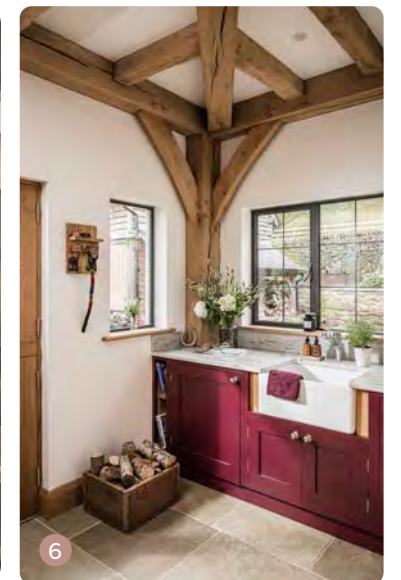
Their home has more than provided for life’s lasting memories, being the spectacular location for their son’s wedding reception not long after their finish date. Not to mention the memories they made during their home-building journey: “Working with Oakwrights’ Architectural and Frame Design Teams to shape our dream home was the most enjoyable part of the whole journey” says Philip.



The floor plans  
...and site plan



- 1 The imposing view from the entrance drive has been thoughtfully designed to showcase the wide chimney.
- 2 A striking 'Tudor-style' oak front door is a focal point for the more traditional front elevation of the design.
- 3 The contemporary rear elevation ensures spectacular views of the valley below and blends into the hillside position.



- 4 The family room provides the perfect view for Judi to watch her horses grazing in the paddock and their Labrador's having a dip into the lake below.
- 5 Cosy living space with traditional exposed floor joists.
- 6 The 'back-door' leads into the all-important boot room an ideal spot to dry off the dogs and store their toys.
- 7-8 Philip's secret gin palace is a fabulous space to socialise.

Scan the QR code to watch Philip and Judi's self-build story and learn more about their award-winning home



# Growing your design from one of our styles

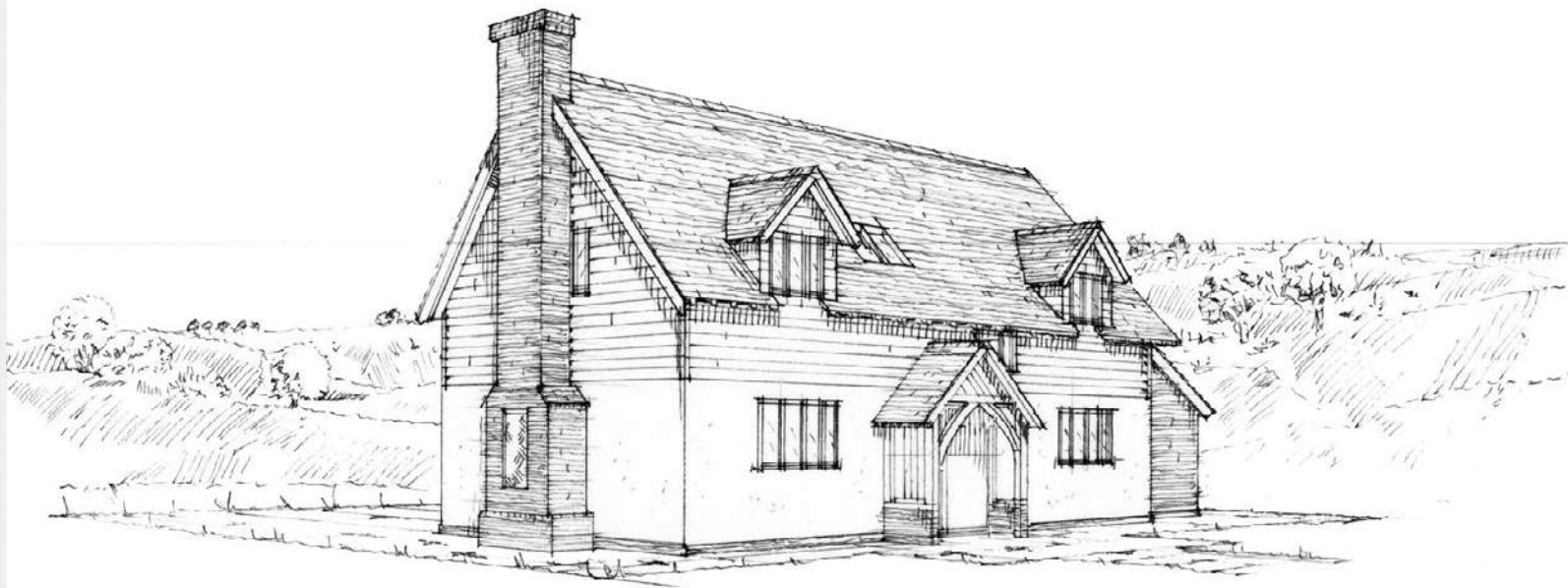
Every home we build is as unique as the home owners that build them. Pouring over existing floor plans and elevations, all designed by our in-house Architects can help you decide what you like, what size home to base your budget on and what house style may suit your plot.



## Church Cottage

Charlie Mills, our Managing Director, and his wife Helen swapped buying their first home together for stepping into the exciting self-build world. Together they created their family home based on the Church Cottage design from our Cottage range.

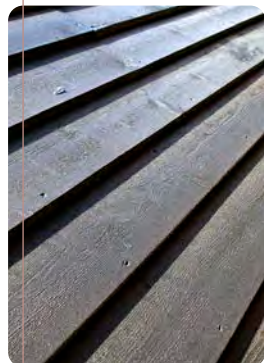
The 162 m<sup>2</sup> home has 3 bedrooms and bathrooms and every space has been carefully thought about. Charlie and Helen chose an open-plan ground floor and used an aisle frame rather than a post and beam frame.



## Mix and match your favourite features

Working with your designer you can pull together your favourite features from several houses to create your own bespoke design that will take in your views, catch the rising and setting sun, and contain all the rooms you require for your lifestyle.

This home at Oakwrights Church View development has combined a Manuka Cottage inspired front elevation with a Church Cottage rear elevation. Whereas other clients have chosen to use a Church Cottage style front with the Manuka Cottage rear elevation.



## The importance of the exterior finish

The type of materials used on the exterior of a home can give the same design a very different feel.

Natural stone will reflect the local surrounding and can be a request of planners.

Render gives a sleek often bright finish showing off the clean lines of the home. Wood finishes especially weatherboard offer a more rustic finish and an organic feel to a home.

Bricks come in a wide variety of hues and textures and are often used just for the plinth of the first floor.

# Looking for inspiration?

Our team of designers have created 25 houses ranging from 144m<sup>2</sup> to 394m<sup>2</sup>, from two bedroom cottages to five bedroom farmhouses.

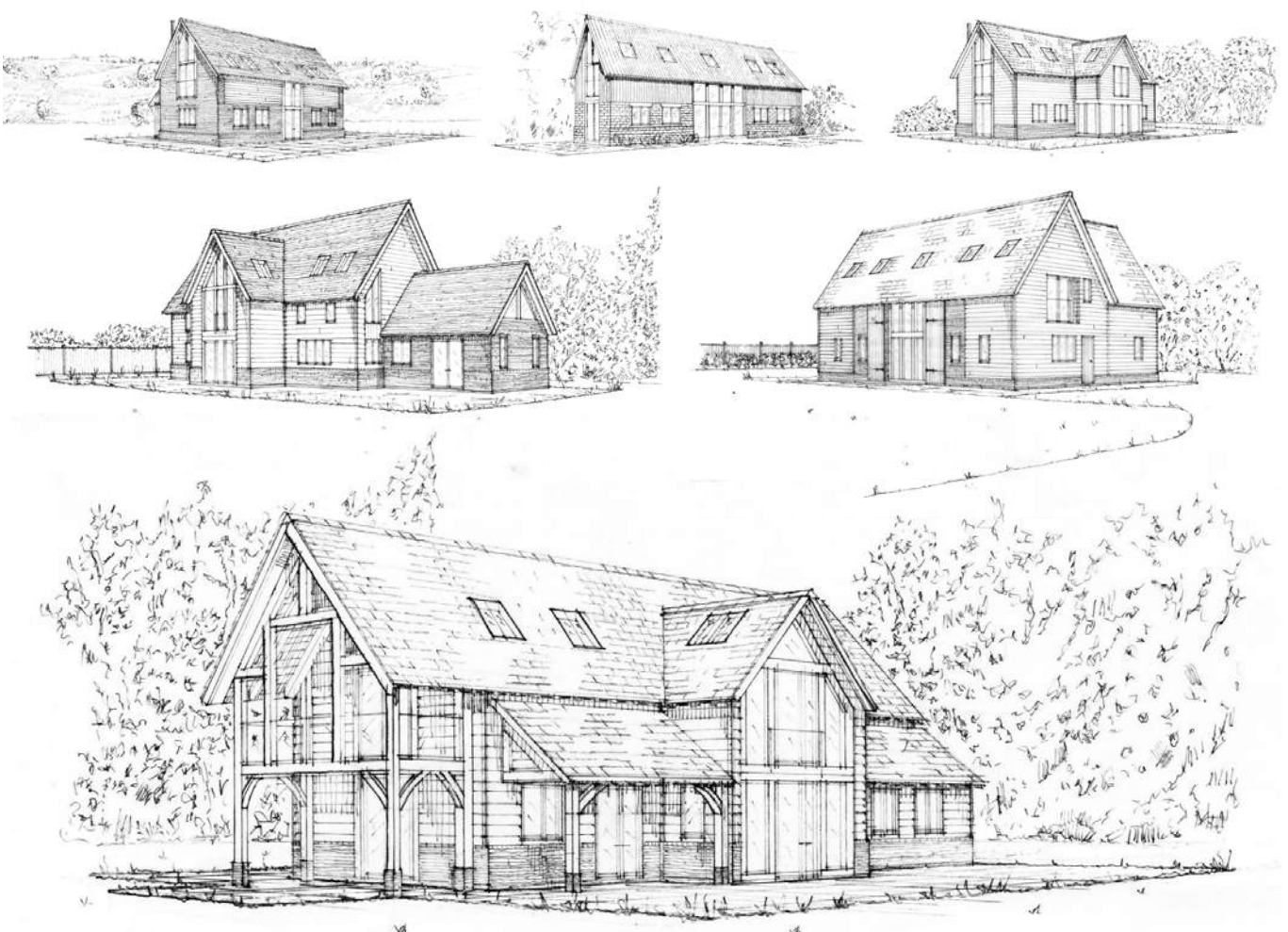


To download the floor plans scan the QR code or visit [oakwrights.co.uk/home-styles](http://oakwrights.co.uk/home-styles)

## Country Contemporary



## Barn



## Cottage



## Farmhouse



## A high performance and healthy living environment

### *Meeting Passivhaus standard*

We believe buildings play an important role in our everyday health and wellbeing and our mission is to build beautiful, high performance homes. By following a fabric first approach right from the start, our homes are designed to be thermally energy efficient with high levels of insulation, excellent levels of airtightness and continuous ventilation based on Passivhaus principles.

Passivhaus is a rigorous internationally recognised certified design standard that delivers high standards of comfort and a healthy home while contributing to the reduction of energy use. Achieving this standard involves thoughtful design and the use of a certain quality of building materials, combining the gold standard for a low-energy sustainable home with the flexibility to be designed exactly to your specifications.

Our high performance homes use sustainable materials at their core and their performance exceeds that of the latest Building Regulation standards. Building to this standard helps us to future-proof your project and future energy bills. You'll instantly enjoy low-energy bills and a wonderfully comfortable living environment thanks to perfect consistent internal temperatures, a continuous supply of filtered air and peaceful, quiet interiors, all year round.

#### **What is a high performance home?**

A high performance home goes beyond the conventional definition of sustainability, focusing not only on eco-friendly materials but the overall performance of the living environment too. Occupants are guaranteed to enjoy a high level of comfort, wellbeing and low energy bills all year round as a result of a construction that's super insulated, ventilated and airtight.

## Andrew and Linda's first UK certified oak frame Passivhaus B&B

Introduced to the Passivhaus concept by our Founder Tim Crump at a national self-build exhibition, Andrew and Linda grabbed the chance to relocate and make a fresh start by building their very own oak frame Passivhaus B&B in the Malvern Hills, where Linda grew up.

"Oakwrights were the only company who introduced us to the idea of Passivhaus and spoke to us about premium insulation panels that would complement the oak frame," explains Andrew. Following an inspiring visit to the UK's first Passivhaus certified oak frame home in Yorkshire - built with an Oakwrights bespoke oak frame - the couple experienced a noticeable difference in the building's comfort and gained a first-hand insight into achieving Passivhaus certification.

"Andrew and Linda were determined to create a build that met Passivhaus standards, so I worked with them to develop their design holistically,"

The couple chose to encase their oak frame with our award-winning WrightWall and WrightRoof Natural premium insulation panel system with install triple glazed windows to meet the stringent Passivhaus levels of airtightness. To ensure high quality indoor air all year round, a mechanical ventilation with heat recovery system (MVHR) was installed to work alongside their insulation panel system.

In 2016 we became the only UK oak frame company to have designed and built a certified Passivhaus. Our second Passivhaus was completed by Andrew and Linda in 2019 in just 11 months. Their home is a brilliant example of how an Oakwrights Passivhaus can marry both beautiful aesthetics with high performance functionality and the couple absolutely love their low bills and fabulous healthy living environment.

Stay at Andrew and Linda's award-winning Passivhaus B&B.

**malvernbandb.com**



#### *Qualities of a Passivhaus home*

- High quality
- Low-energy
- Superior comfort and wellbeing
- Super insulated
- Warm in winter
- Cool in summer
- Constant fresh air circulation
- High performance windows

#### *Did you know...*

For every cubic metre of wood used in your project, approximately 2 tonnes less CO<sub>2</sub> is created compared to a fossil fuel intensive material e.g. steel or concrete.

# Plots for sale

Join one of our custom build communities

Our increasingly popular custom build sites are thoughtfully designed small developments with an guaranteed look and overall feel.

Buying a custom build plot allows you to progress to the design stage where you can focus on designing and building your dream home, as part of a community of self builders.

You'll be able to tailor the existing architectural design and specification to your lifestyle needs, and once you have found perfection, we'll secure the final approvals before servicing your plot.

Choosing our turnkey service, will give you a professionally project managed build.



Scan QR code or visit  
oakwrights.co.uk/plotsforsale



Mhairi and David's oak frame home and detached garage was one of three built on our Church View site by our turnkey team.



1 After spotting an advert for award-winning Webbs Meadow in a magazine, Judy and Arnoud visited the Webbs Meadow development and fell in love. Using our turnkey service, they are now enjoying their retirement in their stunning farmhouse-style home. 2 Located in front of the community's 'village green', Simon and Karen's home is one of thirteen houses now inhabited at Webbs Meadow "It hadn't ever even occurred to us that we could do this," says Simon.



## Are you a landowner?

If you have land with development potential, we will design, market, sell and build the exact number of homes you envisage for your land that will naturally nestle into the landscape and last a lifetime.

custombuild@oakwrights.co.uk

## Benefits

- Outline or full planning permission
- Utility connections
- Tailor the existing design
- Variety of plot and home sizes
- Experienced team at your service
- Join a self-build community
- Access to our turnkey service
- Considered site aesthetic





## Craftsmanship: *Building your dream home*

Your dream now comes true. Our experienced team of designers and project managers are there to work alongside you, guiding you through each decision along the way.

Your frame is manufactured and created by a team of skilled carpenters in our state-of-the-art workshops. This process has been revised over 25 years to be as efficient and as smooth as possible for you our client, in turn allowing you to achieve a smooth build of your home.

If you don't believe it for yourself, watch our site team as they assemble your home to dry shell in a matter of days.

# Developing your oak frame design

## Conceptual design

Our estimating team will develop a conceptual oak frame design using the architectural design of your home as a basis. The conceptual design will incorporate any specific features you wish to include such as truss designs, braces, oak rafters and porches, as well as our beautiful face glazing and provisional designs for an insulation panel system.

## Your quotation

Once you are happy with your design, your Regional Homes Specialist will provide you with a quotation for the volume of oak required for your project, along with WrightWall and WrightRoof or Natural insulated wall and roof panels, complementary products such as joists and floors, internal walls, face glazing, joinery and weatherboarding, as well as services such as turnkey project management and AeroBarrier technology.

After signing your contract for our products and services, your Homes Specialist will hand your project over to your dedicated team who will oversee design, production and installation.

## Your Oakwrights team

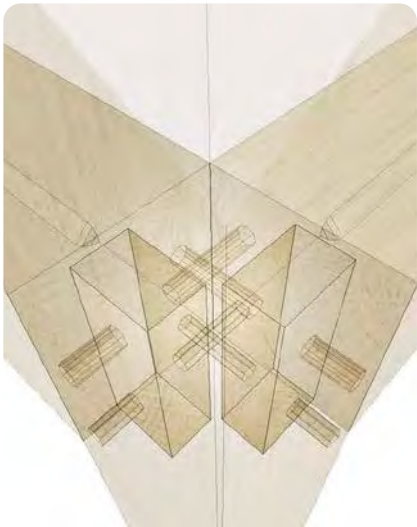
### A dedicated project manager.

Your project manager will manage the delivery and assembly of your oak frame and oversee the installation of our other products such as our premium insulation panel systems, face glazing and joinery, for example. They will consider any limitations of your site that might impact the design, delivery and build. They'll talk with you about how you plan to manage your project, often using a main building contractor, unless using our turnkey project management service.

### The oak frame, wall and roof system designer.

This is your master carpenter. Working in 3D design software to bring your architect's drawings to life and digitally pre-manufacture your future home at a 1:1 scale, they'll ensure the design of your oak frame is both structurally functional and beautiful.

Your Oakwrights team will meet you on your site to prepare for the final design, production and installation of the oak frame, wall and roof system and any other products and services you choose, to push your products forwards.



We use Dietrich's sophisticated 3D software to check every joint has no clashing pegs, tenons or timber.



From digital, to reality. Your 3D model review will help you visualise your home and how the oak frame fits within it.



# The oak frame process

## Your 3D model review

You'll be invited to visit our show home, The Woodhouse for a walk through of the 3D digital model. This working meeting is where your project begins to become a reality. You'll review and finalise design requirements and consider your build in detail. It's also an ideal opportunity to invite your main contractor along to align all involved in your project. A relaxing stay at our show home will also allow you time to gather thoughts before your build gets under way.

## Design refinement

2D drawings will be sent to you and your building regulations team architect and/or contractor for approval. Once approved, all of our drawings are shared with an independent structural engineer for scheme checking and approval. Once the design is signed off, further detailed design work continues including virtual carpentry jointing, where timbers are digitally joined using traditional green oak carpentry joints.

## Production

Once designs are finalised your project manager will be your main point of contact. Materials will be ordered and the oak will go through production, being ready for site in around 3 months. During this time your builder will need to dig foundations according to the masonry levels plan. Oakwrights project managers will liaise with your builder for the smooth running of your project.

## On site

Once the project manager has measured your floor pad and it is safe and correct to receive the oak frame and the wall system your Oakwrights site crew will arrive to unload the frame and panels, and welcome the 40 ton crane and its driver who will help unload the lorries and safely assemble the oak frame.

## How much oak would you like?

Whether your heart calls for a sleek minimalist look or a characterful traditional oak frame, you'll be able to explore the options during our conceptual design stage.



Minimalist oak frame.



Traditional oak frame and detailing.



## A collaborative process

Our Stretton Sugwas site in Herefordshire has been designed to encourage team collaboration so our frame designers can pop over to the workshops in a moment. We actively encourage asking questions face-to-face. We believe this creates the best finished product, having smoothed out any potential problems before going to site.



# Where tradition meets innovation in the art of timber framing

## Heritage craftsmanship and precision engineering

We team cutting-edge technology with traditional techniques, accelerating our processes whilst honouring our skilled craftspeople's time-honoured artistry.

Each oak frame is bespoke and meticulously crafted with traditional joints, pegs and draw-boring, using centuries-old expertise with modern machinery at our Herefordshire workshops.

We combine precision engineering with hand craftsmanship to embrace exemplar forms of manufacturing design and apply them to building homes. Our designers and production teams work closely together all under one roof to produce a frame and shell that fits together seamlessly.

Pre-fabrication means that the time on site to assemble the frame and wrap it in our WrightWall and WrightRoof premium insulation panel system is just a matter of weeks. One of the benefits of the pre-fabrication is that your builder can be working on the groundworks whilst the oak and panel system are in production.

## Millimetre-perfect in our workshop

Our ethos is that 15<sup>th</sup> century carpenters who created the traditional framing skills we adopt today would've used the best tools they could find. We believe in bringing these values to our workshops. Over the years, we've invested in state-of-the-art machinery to bring tangible benefits to our clients and the environment. Precision technology cuts timber to exact tolerances for maximum efficiency. Specialist software cleverly selects the correct length of

wood to be cut to ensure minimal waste timber.

Our posts and beams are planed on four sides giving our oak frames a unique superior finish. Sections of each frame are checked and dry jointed by hand in our workshops before being delivered to site. All curved wood is hand cut and planed. All this attention to detail creates the very best frames.

Come see for yourself, we'd love to show you our workshops.

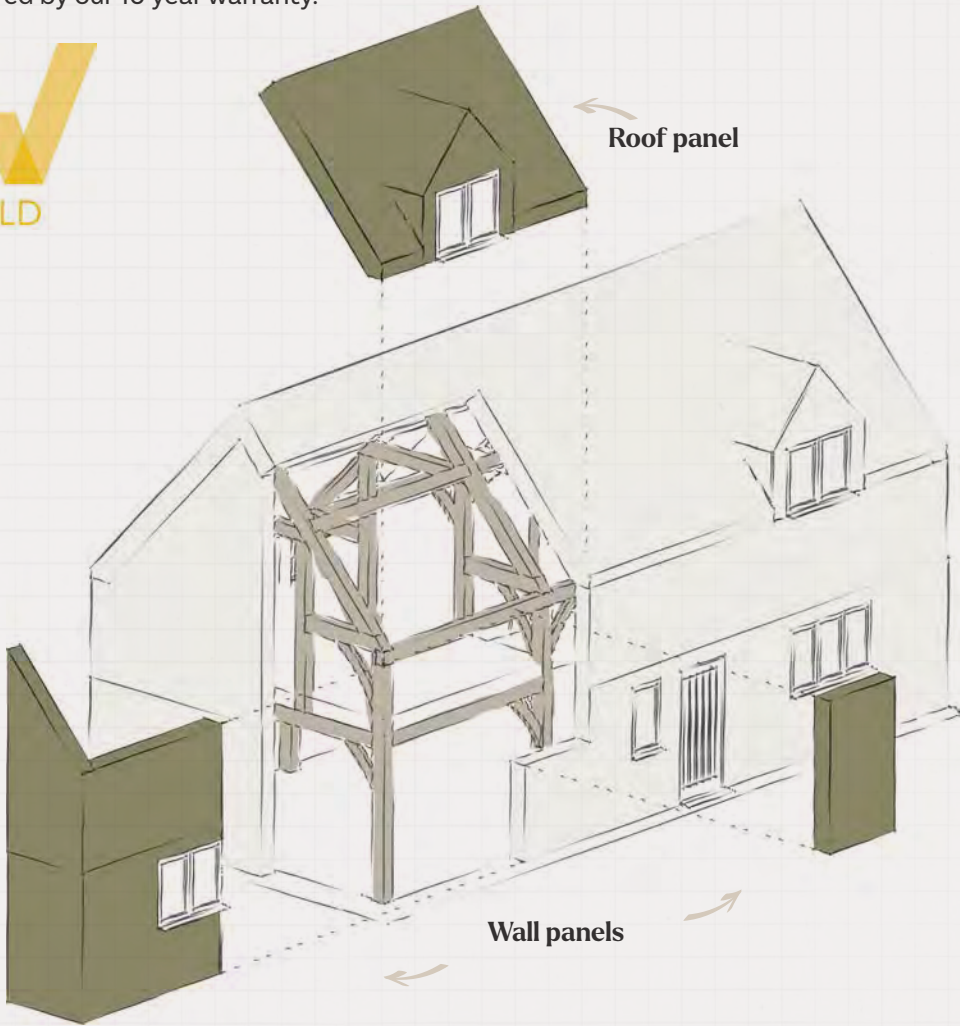


# Insulating with our wall and roof systems

Think of our wall and roof systems as an envelope around your home. With the green oak frame acting as the structure of your home, our panels fit perfectly around your oak frame, aiding airtightness. Our roof and wall systems can be self-supporting in areas without the oak frame too. Our unique wall and roof system enables your house to take shape quickly before your eyes, in just a matter of weeks.

Installed immediately after the oak frame, you can carry on with the rest of your build with an all important dry shell. By choosing our panels you are ensuring you have an economic house to run and a healthy environment to live in.

Our STA assurance Gold accreditation guarantees our stringent quality of design, production and installation. For additional peace of mind your oak frame and panel system are covered by our 10 year warranty.



## Healthy living spaces

*"We love the living environment, no matter how hot or cold it is outside. Our house maintains its temperature, using hardly any energy."*

Dawn & Graham

## Reasons why 100% of our self-build clients choose our wall and roof systems to insulate their home

Our homes only use premium pre-insulated panel systems, with a choice of WrightWall & WrightRoof or WrightWall & WrightRoof Natural. Both are highly advanced, incorporating only the best technology and

materials to create a highly energy efficient home. Your dedicated Oakwrights home specialist will talk you through the options and help support you in deciding which is best for your build.

## Which panel system is right for me?

| Key features and benefits                                                                                                              | Option 1<br>WrightWall/Roof<br>Premium insulated<br>panel system | Option 2<br>WrightWall/Roof <i>Natural</i><br>Premium eco-insulated<br>panel system |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Precision engineered. Designed and produced to fit perfectly around your oak frame.                                                    | ✓                                                                | ✓                                                                                   |
| Vertical service battens and custom service voids for trouble-free first fix electrical, plumbing and ventilation.                     | ✓                                                                | ✓                                                                                   |
| Bespoke panel sizes. Large panel sizes prioritised to reduce the number of connections required.                                       | ✓                                                                | ✓                                                                                   |
| Exceeds Building Regulations airtightness and insulation requirements.                                                                 | ✓                                                                | ✓                                                                                   |
| Pre-fabricated in dry, clean conditions for the highest quality panel build. We can even include dormer windows in your roof sections. | ✓                                                                | ✓                                                                                   |
| Passivhaus levels of insulation possible.                                                                                              |                                                                  | ✓                                                                                   |
| Low household energy bills.                                                                                                            | ✓                                                                | ✓                                                                                   |
| Enhanced exterior noise reduction.                                                                                                     |                                                                  | ✓                                                                                   |
| Delivered and assembled by our highly experienced Site Foreman and Site Crew.                                                          | ✓                                                                | ✓                                                                                   |
| Airtight tape installed by our Site Crew to seal panel joints.                                                                         | ✓                                                                | ✓                                                                                   |
| Self-supporting without structural oak frame.                                                                                          | ✓                                                                | ✓                                                                                   |
| High-tech eco insulation protecting against cold, heat and moisture.                                                                   |                                                                  | ✓                                                                                   |



To view the makeup of our award-winning panels and their most current performance credentials scan the QR code or visit [oakwrights.co.uk/encapsulation](https://oakwrights.co.uk/encapsulation)

# Complementary products and services

## Posi-Joist flooring system

Get your project way ahead by using our team to install your Posi-Joist and boarded first floor, making your first floor accessible and your roof a safer place to work.



## AeroBarrier: Patented Draught Reduction

Traditional methods of sealing a home such as caulk and tape methods may help seal gaps, but they can be time-consuming and prone to human error. Fortunately, there's a game-changing solution that will guarantee air tightness in your new home: AeroBarrier.



Scan the QR code to find out more



## Face glazing

Our face glazing defines our homes, creating simply beautiful feature glazing in garden rooms, gable ends and wall sections.



## Joinery

Top-quality painted windows and doors available which can be fitted directly into your wall panels or on site at a later date.



## Outbuildings

Choose from our range of single storey and room above garages. Plan in an outbuilding prior or alongside your home to benefit from on-site accommodation and storage during your build, as well as future space for hobbies and your family.



# Your main construction stages

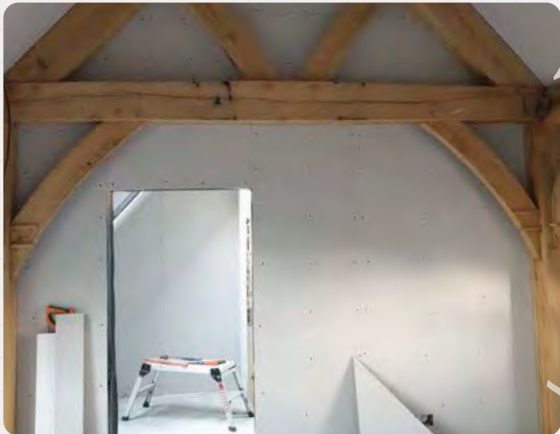
From breaking ground to completion, a home build will generally take between 9-18 months. Professionally managed turnkey projects may only take 9 months, whereas doing much of the work yourself will result in a longer but more economic build.



1. Ground workers will prepare the foundations for your home with pads for the oak posts and perimeter blockwork for the wall panels. Your oak frame and wall and roof system will be being prefabricated in our workshops at the same time.



3. Achieving dry shell status, a weatherproof shell will mean you can commence all the interior work. Oakwrights can supply and install windows and face glazing will be installed last of all. If you are choosing to sandblast your oak frame, do it now.



5. An incredibly busy time on site including all the main trades needing to work. Plasterboard and plastering, followed by all fixtures and fittings you require in bathrooms, kitchens and living areas. If you are choosing to clean your oak frame with oxalic acid, do it now.

## Oakwrights supply and assemble

This is the only stage completed by Oakwrights if you choose to self-project manage.



2. Your dedicated Oakwrights project manager will check the site is ready for the oak frame and wall panels. Progress will be made quickly with the frame, then the pre-insulated wall and roof system will be installed in a matter of weeks using a crane. Take your project further with our Posi-Joist floor.



4. The first fix stage includes many trades all installing the hidden parts of your water, heating, electrics and ventilation and more insulation. Time to book your AeroBarrier install to achieve first class airtightness.



6. Your home is nearly complete ready for Building Control sign off, access through all your doors with hard landscaping will be required.



# Project managing your house build

Deciding on how you wish to project manage your self-build is a personal choice and depends what you wish to get out of the experience as well your budget, your time available and the level of responsibility you wish to take on. Oakwrights MD Charlie Mills and his wife Helen have just completed their second oak frame home. Having been very hands on during their first build, family life has meant they took a step back for this self-build.

## Traditional self-build

For our first self-build, Church Cottage, my then fiancé Helen and I worked on site ourselves as much as possible around our full-time jobs, just like you see on many of the older Grand Designs programmes. Exhilarating and exhausting, we learnt lots of new skills and as Helen is an accountant she managed the budget and negotiated our material costs. We saved money by doing many basic, laborious tasks such as laying ground membranes and unloading concrete blocks ourselves leaving the specialist jobs to the trades, who we managed directly. We acted as the principal contractor, an official title, required by Health & Safety, for a building site. We were on site almost every day during our build.

## Self-project managing your build

Actively building was not going to be possible for our latest build, now we have two young daughters, a dog and work full-time. Helen and I worked hard on planning down to the smallest detail at the design stage. We decided to continue to be involved heavily in the build and act as the official principal contractor, managing all the trades ourselves and being responsible for the building site. This is a route that many of Oakwrights self-builders decide to pursue, and being on-site nearly every day is still necessary, for sourcing material from merchants and welcoming deliveries and keeping a close eye on your budget, however you aren't doing the building work yourselves!

## Appointing a builder as Principal Contractor

Appointing a builder as your principal contractor hands over the building site management to a professional. Your builder will manage Health & Safety on site, work with Building Control to gain approval and engage all your specialist trades for you, however you may still have to be on-site quite regularly. You may have a fixed total build price from the builder or may have to work in stages. Bring your contractor along with you to your oak frame model review to meet your Oakwrights project manager and discuss preparing the site for our arrival so we can make plans and answer questions face-to-face.

## Turnkey

A turnkey service gives the entire responsibility of project managing the completion of your home build to your turnkey Project Manager. You can enjoy making decisions on interior and exterior fixtures and fittings but do not have to be involved in any day-to-day management of your home build. This increasingly popular choice for our self-builders, especially on our custom build sites will mean weekly or fortnightly meetings with your project manager. We can even build whilst you are away, as did one of our Church View clients who was still living in New Zealand whilst we built their home ready for their return.

See next page for turnkey →



## Take it easy with our turnkey service

Turnkey is a service we offer to project manage your build right up to completion.

If you are a busy person or you'd just prefer to have someone else manage the day-to-day activities of your build, turnkey is a great option.

Turnkey gives you the support of one of our highly experienced turnkey project managers at every stage of your build. While you will still make the decisions, our team will source materials for you, manage tradespeople and other contractors as well as helping you hand-pick the final touches that make your house a home.



Scan the QR code to learn more



# Ready to take your next step?

Visit us in Herefordshire to explore our state-of-the-art workshops, meet our Architecture design team in their studio, 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 homes, meet our homeowners, and discuss your plans with our expert home design team.

## Workshop tours

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



## Open days

Experience an Oakwrights home, meet our team and explore your wish list with our architects and designers.



## Stay at our show home

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

# Chat to your Regional Homes Specialist

01432 353353 [homes@oakwrights.co.uk](mailto:homes@oakwrights.co.uk)



OAKWRIGHTS®

*Celebrating 25 Years*

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[www.oakwrights.co.uk](http://www.oakwrights.co.uk)

