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TIMBER FRAMES

Welcome!

To the start of your Journey with Turner Timber Frames



'A passion for excellence and unrivalled specialist support from start to finish'

Turner Timber Frames Ltd
5 Wyke Street, Hedon Road, Hull, HU9 1PA
www.turnertimber.co.uk tel: 01482 218945





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Useful Contact Details

Visit us at:
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Call us on:
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07779 550008

Browse at:
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www.facebook.com/turnertimberframes

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Jonathan Vodden
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Once we begin design work for you build you will be appointed a Timber Frame designer and an in-house Truss & Joists designer, along with a structural engineer

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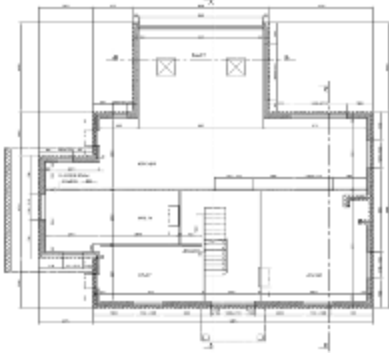
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‘From Design & Manufacture to Installation & Completion, we are here before, during & after the build’

Typical Process

1. Once an order is placed, we will send you an order confirmation, welcome pack & deposit invoice for 25% of the total build price.
2. On receipt of your order confirmation we will require frozen drawings in Autocad DWG format. Our designer & engineer will then start the exciting journey to turn your plans into reality!
3. Every project is different but we would estimate the design process to take 3-6 weeks, approval layouts & section drawings will be issued for comment, any changes will be made at this stage to ensure you are 100% happy with your kit design.
4. Once any changes have been made and drawings are approved, manufacturing of the Timber Frame kit will begin and a firm delivery date will be confirmed.
5. Our team will discuss the build programme with you and issue a job sheet giving a day by day plan for the installation, plus specific scaffold and plant information.
6. The 50% delivery stage invoice will be sent once manufacturing has begun and is due for payment 14 days prior to delivery of the Timber Frame kit.
7. At an agreed time and date, we will arrive on site with our experienced team to unload and install your build, regular communications with the team ensures a smooth problem free installation.
8. On completion of the install a final stage invoice for 25% of the build price will be sent to you. Please note the first job on site after we leave is for your roofer to felt, lath & lift tiles onto the roof.
9. Once the final invoice has been paid a completion pack including your layouts, manufacturing details & structural calculations will be issued for you to send to building control for your Timber Frame build.



Site Questionnaire

Full Site Address & Site contact details.

Are there any over head cables on or around the site?

Do you have power on site?

Is there any skip or waste removal facility on site?

Please note: Where no waste removal facility available our site erection team will make a pile of waste materials on site in appropriate / agreed location.

Are there any site access restrictions?

Are there any delivery or other restrictions of which we should be aware?

(Are you aware of any local restrictions on our route such as low bridges, small lanes etc restricted working hours, planning condtions, ground conditions, stepped / sloping sites)

If you have any pictures of the site can you please send them by email to emily@turnertimber.co.uk



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Scaffolding Information

With all timber frame buildings, once the floor slab and any other necessary ground work has been completed the scaffolding should be erected around the perimeter of the building before our arrival on site, this must be ready and complete for when the timber frame kit is delivered.

Turner Timber Frames points to remember;

- Scaffolding must be positioned all the way around the building with an access gap of 4m+ for the telehandler to have enough space to load materials into the building at a convenient location.
- Scaffolding must be set far enough off the building to allow follow on trades to install external finishes. (scaffolding details to be checked by your appointed builder and to suit the requirements of roofing contractor)
- Scaffolding lifts needs to be erected to all floors and table lifts on gable ends.
- Scaffolding lifts heights need to be around the window head height, usually 2m/2.1m from each finished floor level.
- When scaffolding buildings with soffit detail, the top scaffolding lifts want to be set around 600mm below the soffit line.
- Table lifts required to gable ends.
- Care must be taken to avoid the poles of the scaffolding damaging breather membrane as this is easily done with metal poles; breather membrane repair details are available from Turner Timber Frames.
- Scaffolding must be installed following all up to date and current health and safety regulations by a qualified and insured scaffolding company.



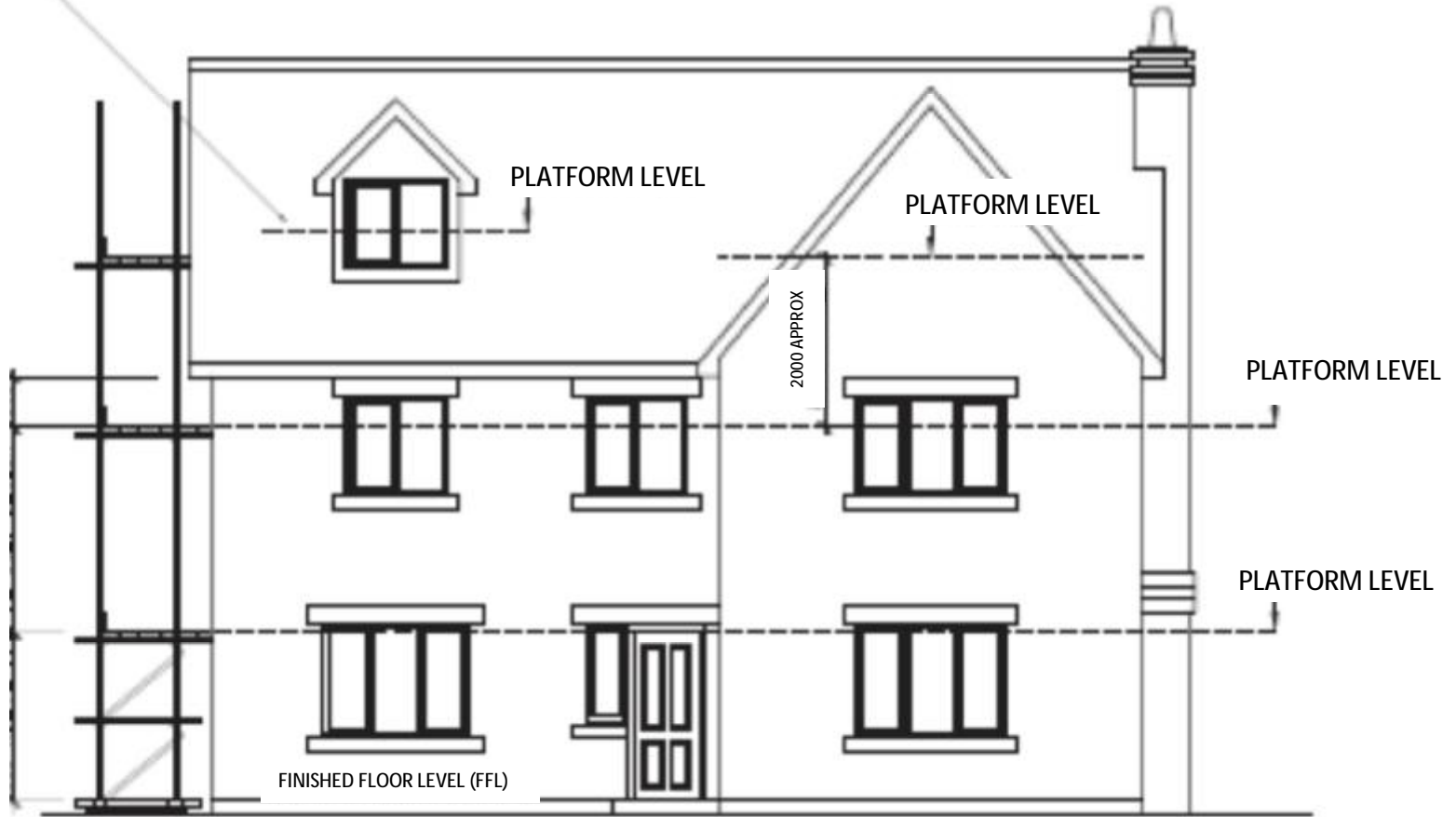
This is an example of scaffolding at one of our timber frame sites, as you can see the scaffolding follows the points from above and is a perfect example of what your scaffolding should look like.



WHEN THE ROOF IS
CONSTRUCTED
PROVIDE SCAFFOLD
TO FRONT OF
DORMER WINDOW

600MM BELOW
SOFFIT/LOWEST
EAVES LEVEL

2000 ABOVE FFL TO SUIT DESIGN 600



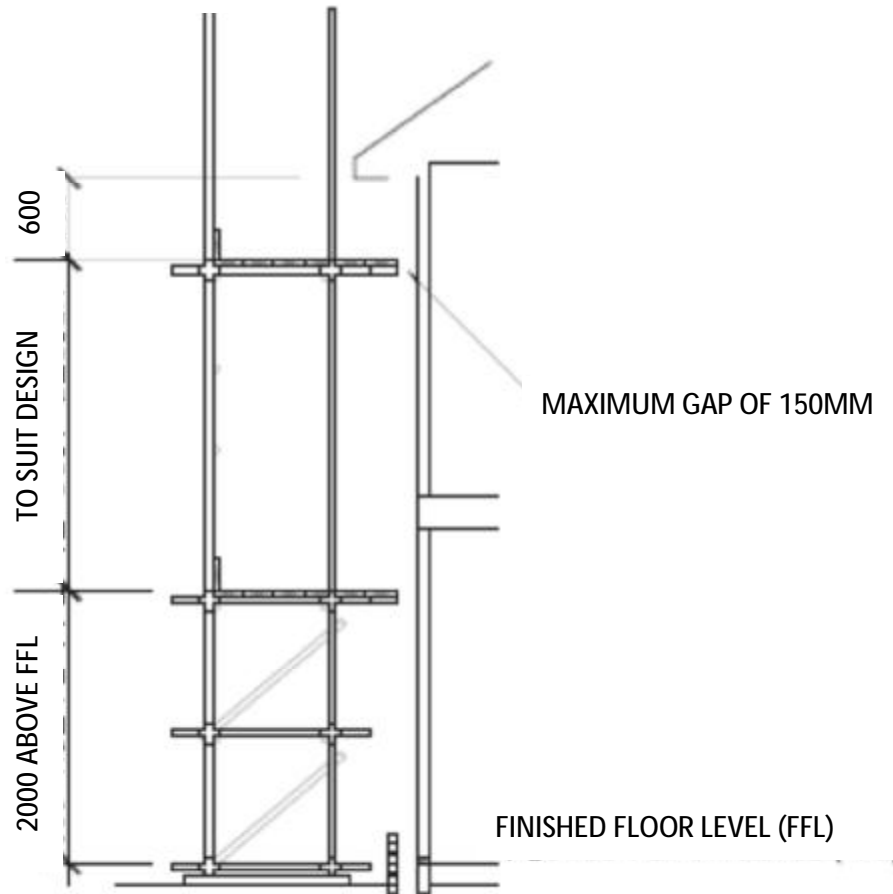
TYPICAL SCAFFOLD ELEVATION

This drawing shows the scaffold requirement for Timber Frame erection only, it is not the required scaffold for the brickwork contractor.

Other adaptations may be required to form safe working systems during the course of the erection, such as single storey abutments, porches, balcony's etc. our site supervisor will advise these.

SCAFFOLD TO BE AN INDEPENDENT STRUCTURE
WITH NO TIES TO THE TIMBER FRAME

600MM BELOW
SOFFIT/LOWEST EAVES
LEVEL



All lifts must be fully boarded, with a maximum gap of 150mm between timber frame and scaffolding boards, and have ladder access to all lifts.

The first scaffold pole should be clear to the roof overhang.

For a 250mm roof overhang from brickwork we recommend 2 No. internal scaffold boards between the first pole and the timber frame.

Note: This scaffold is for the erection of the timber frame only and may not be suitable for the brickwork contractor.

This information is to be used as a guide only and should be addressed on a case by case basis.



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Plant Information

For most timber frame builds you will need to hire a telehandler for unloading deliveries and lifting materials to the ground and first floor. A crane is then required generally for one day to lift the roof trusses up into position. Additional Crane hire may be required if you have any steel within the building which can't be accessed with the telehandler.

Plant hire can be arranged by yourselves or if you would prefer we would be happy to arrange.

Please note this information is to be used as a guide and is subject to review on a site by site basis as access, overhead cables, space on site and ground conditions can play apart in the specification of appropriate plant.

Telehandler

- Minimum recommended size 12m telehandler with legs to suit most purposes.
- Most homes would require one weeks telehandler hire. Larger projects may be longer.
- The telehandler will be used for unloading of the delivery, manoeuvring of panels & materials on site and lift into slab and up to the first floor.
- Extension forks can be provided if required for lifting the timber frame panels.
- The telehandler would be stored on site over night – please check with your site insurer for any stipulations within your policy i.e. security fencing.
- Our erection team are qualified to drive the Telehandler on site and will arrange all off loads and moving of materials on site.



Crane

- Usually you will need to hire a 25-tonne crane for one day on site. Unless steel beams are needed within the design which Cannot be accessed with the Telehandler or manually handled.
- The crane will be used to unload and lift Roof Trusses onto the building once all wall panels installed.
- The crane needs to be hired with a driver; our erectors have all banksman/slinger tickets.
- Crane companies will offer a choice of contract lift or hire only of the crane. Contract lift would include all insurance method statements and risk assessments. Hire only would be the hire of machine with driver but the insurance and risk assessments would need to be covered by yourselves.
- When hiring a crane, you must consider the access to the site, any overhead cables and where the crane can operate, the crane company would be able to advise you on this.

