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t: +44 (0)1635 886233

www.canadiantimberschools.co.uk



NEWSLETTER

Timber Frame v Blockwork

A timber frame takes less time to construct than a blockwork equivalent. While the superstructure of a conventional blockwork house can take between three and six months, this can be reduced to a matter of days with a timber frame system.

The very fact that both methods are so widely used throughout the country indicates that there is little to choose between the methods on cost grounds until now.

If one system were significantly cheaper, it would rapidly predominate. It used to be held that timber frame was a little bit more expensive but that you tended to claw back the difference but in recent years we have seen some great hikes in labour costs and traditional blockwork has jumped from £15/m² towards £22/m² whereas timber framing costs have risen much more modestly, so now the cost differential has all but been eliminated. On the other hand the strongly growing demand for timber framed structures has caused a capacity shortage and consequently, the lead time to get a frame on site

was taking longer in some cases up to 12-16 weeks - until now.

Canadian Timber Schools UK can guarantee you delivery on time on site as agreed without quality compromise; in fact we are proud to boast we can supersede most of the current regulations.

The key advantages of a timber frame are that speed on site reduces the impact of weather delays, the frame system is far easier to run services through, and wall cladding is taken off the critical construction path. It also has more capacity to accommodate higher levels of insulation.

The main problems with building in masonry blocks are that it is harder to incorporate thermal insulation in external walls; awkward cavity details; it is more likely to settle from shrinkage and settlement cracks; and is more prone to human inaccuracy.

Your choice of timber frame or blockwork as a construction system will have no impact at all on the exterior look of your home. The key influence on that will be your house

design and the choice of cladding (e.g. brick, render, vinyl, timber cladding) all of which work perfectly well with the timber frame system.

Your choice of build system will have little effect on your choice of internal wall finish. If you build with a framing system, then you must cover your walls with board, if you use blockwork, then you have a choice; you can both use board or wet render and skim finish. Does this make any difference? Cost wise it makes little difference, so it used to come down to preference until now Canadian Timber Schools UK have a unique range of internal finishes.

There is no difference in the resale value for lenders between timber frame and blockwork systems.

“It is in fact quite rare for a timber frame company to build a house ‘straight out of the book’. Many people don’t realise just how flexible a design service can be offered by a Timber Framed Company.”

Contact us now for a free consultation with one of our Specialists
Call on 01635 886233 or email info@canadiantimberschools.co.uk



The Builders Preference

Between a quarter and a third of British builders now choose to construct their Schools using prefabricated, panelised timber frames, built in factories and delivered to site on the back of a lorry.

Builders like timber frame because it takes away many of the headaches involved in building a house. Rather than spend months dealing with bricklayers, carpenters and roofers including the worry of quality.

They are able to pre-order the superstructure and see it arrive and erected on site in days. The whole process tends to get handled by one company, who more often than not, can sort out the planning permission, and building regulations as well.

Generally, timber frame simplifies the process of homebuilding and yet still enables the self-builders to make savings by negotiating with the supplier for finishes.



From 1st May 2008 it became mandatory for all new homes to be rated against the code for sustainable homes as a measure for better efficiency.

Our buildings have always exceeded the accepted levels for energy and water efficiency, carbon emissions and environmental impact.

The Flexible Choice

Design is one of the key points you will need to assess with any company.

Many people don't realise just how flexible the design service offered by timber frame companies is and think they will have to build one of the standard house types shown in a brochure. This is simply not so.

However, the brochures should be seen principally as sales aids – and it is in fact quite rare for a timber frame

company to build a house 'straight out of the book'.

Many people don't realise just how flexible a design service can be offered by a Timber Framed Company.

Almost every customer wants his or her own ideas incorporated into design. Some times this will be done by adapting an existing house type and at other times it will mean starting from scratch.



**Canadian Timber
Schools UK Limited**

4a Mansion House
Newbury
Berkshire
RG14 5ES

t: +44 (0)1635 886233

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