

A Timber Frame Home

Everything you need to know



A timber frame is at the very heart of every Robertson Home

So, you're thinking of buying a Robertson Home! Hopefully, you've been swayed by the elegant design and clever layouts, the spacious rooms, attention to detail and superior specification that make our homes stand out from the rest. That's in part, thanks to the way we build our homes. We use timber frame construction, it's the very fabric that allows us to design and build our open, flexible and stylish living spaces to such exacting standards.

We believe it to be the best method for building a new home in the 21st century: it's natural, environmentally friendly, energy-efficient and sustainable. It allows our designers to be creative and adaptable, our engineers to be exacting and precise and the construction process to be fast and efficient.

In this booklet, we'll explain the advantages that timber frame has over other construction methods, answer some frequently asked questions and explain how we build our homes using timber frame construction.



10 Reasons:

Why you should choose a timber frame home.

- 1. Timber frame is beneficial to the environment.** The major man-made cause of carbon dioxide emissions in the UK is the burning of fossil fuels for heating and power. A timber frame building containing a high level of insulation reduces the amount of energy required to heat it. In addition to this, the energy costs in producing a timber frame are considerably less than those in other forms of construction.
- 2. Timber frame is made from a natural material.** Timber is one of the very few natural building materials, which has a lot of advantages. It is non-toxic and safe to handle and touch. It also means that as timber ages, it does so naturally.
- 3. Timber frame has a low carbon footprint.** Timber is classified as carbon neutral. Carbon neutral refers to the amount of energy used to process, manufacture and deliver the timber, and the amount of CO₂ that the timber absorbed before being harvested for use as a building material. In fact, the first carbon zero house built in the UK was a timber frame home.
- 4. Timber frame is sustainable.** Timber is a truly renewable building material. Most countries that supply timber have forest management policies, like the Forest Stewardship Council (FSC), that ensures any timber cut down will be replaced. All our timber comes from certified sources.
- 5. Timber frame is manufactured 'off-site'.** This guarantees the highest level of accuracy and quality and significantly simplifies on-site construction.
- 6. Timber frame is precise.** Timber frame panels are manufactured under strict quality control within set tolerances. This means that right angles are true, verticals are plumb and edges are straight.
- 7. Timber frame is quick to install.** Compared to a traditional build, an off-site constructed timber frame can be installed nearly 40% faster and can be assembled all year round, even in adverse weather conditions. That means a timber frame construction can be wind and water-tight within a single day.
- 8. Timber frame offers greater insulation and energy efficiency.** The construction of timber frame homes utilises factory manufactured wall panels, floor and roof panels that deliver excellent thermal and airtightness properties.
- 9. Timber frame is strong and durable.** Timber frame will not only support the building and cladding material but is also as weather resistant as traditional building methods. Timber frame structures are also very resilient and can withstand impact far better than masonry structures, and are at least as durable.
- 10. A timber frame home is adaptable and easy to maintain.** Looking after your new home is no more complicated to maintain than other methods of building. You can extend, do DIY and hang pictures just like any other home.





Questions & Answers:

Timber Frame

Q. What is a timber frame home?

A. As its name implies, a timber frame home is a construction method that relies on a timber frame as the means of structural support.

crisp, sharp corners. This makes painting, wallpapering, carpet installation and furniture fitting much easier and improves the overall look of the finished home.

Q. Are timber frame homes a new idea?

A. Far from it, timber is the oldest construction material known. In this country, examples of early timber frame properties date back to medieval and Tudor times.

Q. Is it harder to get a mortgage or buildings insurance for a timber frame home?

A. No. Mortgage lenders and insurance companies generally draw no distinction between modern timber frame and brick and block construction.

Q. Are timber frame homes commonplace?

A. Timber frame is the most popular construction method in the world with over 70% of the population living in timber frame accommodation. In the UK, 25% of all new homes built are timber frame, a percentage that continues to grow every year.

Q. Does a timber frame home come with the same warranties as a brick-built home?

A. Like all new homes, all Robertson timber frame homes must comply with building regulations. All our homes are approved to NHBC or other Buildmark standard which provides your new home with warranty and insurance protection. Cover starts from completion and lasts up to 10 years.

Q. How can I tell if a house is made from timber?

A. From the outside, you can't, they look just like any other home. It's on the inside you'll notice a difference; rooms are square with smooth, flat vertical walls and

Timber Frame:

Designed by Robertson. Made by Robertson.

Robertson was founded over 50 years ago, by a young joiner from Elgin named Bill Robertson. Since then the business has grown to become one of the largest family-owned construction businesses in the UK.

Bill's joinery heritage can still be felt today with each one of our homes being constructed with a timber frame manufactured by our sister company Robertson Timber Engineering in the UK. For over 30 years, they have been designing, manufacturing and erecting precision-engineered timber for hotel chains, construction firms and some well-known national house-builders (although these house-builders won't tell you that!).



How a timber frame home is built.

A timber frame home is built using a modern method of construction that moves much of the work away from wet, messy building sites into climate-controlled factories. The result is a precision-made frame that is fully planned, can be easily transported and then erected in an efficient and orderly manner. Unlike a masonry house, which depends on accurate setting out and positioning of every wall and block, a timber frame house assembles square and plumb.

The result is that corners are square, edges are straight and fitted furniture fits.

- 1 Firstly, the site is cleared and levelled. Then any pipes and drains that pass under the building are laid in trenches. Concrete foundations are cast and the base for the ground floor prepared. Most homes have a concrete floor made of an array of concrete blocks supported on concrete beams or a concrete slab poured on the levelled ground.



- 2 Next step, Roof Trusses are delivered and erected on top of the slab to assure health and safety (working at height).
- 3 The timber frame is taken to the site on a lorry where the team at Robertson Homes will be waiting with a crane to assemble the whole frame.
- 4 The completed roof is then craned on to the structure. Once the roof covering (usually tiles) is installed, our next task is to weather-tight the building, with all external doors and windows installed. Our bricklayers (or joiners or renderers) will then proceed with the brick (or timber or render) cladding.
- 5 Meanwhile, our plumbers and electricians will be busy inside with 'first fix' of the pipes and cables hidden in the walls, floor and ceiling. Then Robertson Homes will install insulation in walls and ceilings.
- 6 With all the pipes and cables in place, the dryliners will install the plasterboard (sometimes called drylining) and then finish all the corners and joints to give a smooth finish.
- 7 After the kitchen and bathroom are installed, our plumbers and electricians come back for the 'second fix' when all the lights, switches, outlets, taps, sinks, baths, basins, showers, drains and main services are connected and finished.
- 8 The home will then be ready for fitting kitchen and bathroom furniture.
- 9 Finally, our decorators affix tiles and apply paint. With a final clean and polish, your new Robertson home is ready for you to move in.



The Benefits of:

Timber frame at a glance

- 1 Environmentally friendly
- 2 Sustainably sourced
- 3 Low carbon footprint
- 4 Natural material
- 5 Precise construction
- 6 Speed of installation
- 7 Energy efficient
- 8 Excellent thermal and airtightness properties
- 9 Strong and durable
- 10 Adaptable and easy to maintain

For further information about Robertson Homes,
please visit us at

www.robertsonhomes.co.uk