



**Leaders in
Timber Frame
Technology**

At Your Service—The one stop shop.

What we can do for you.....

**Design—Planning Permission—Engineering— Manufacture— Erecting
Full or Part Construction Packages—Sign-Offs—Licenses & More**

Timber Engineering Europe are the leading suppliers of bespoke ecological buildings in Europe using all the latest materials and techniques available in Modern Methods of Construction (MMC) and we have a range of services that will enable you to achieve stress free home ownership in Europe. We also have several different building options besides our design and build plans and as a *one stop shop* we can't be equaled.

DESIGN & PLANNING PACKAGE

Although we are all members of the EU; each country has its own building regulations and codes which compared to UK planning and building regulations all are very complicated. There is one set of codes that each EU member has to comply with and these are known as the Eurocodes, but each country has its own unique technical code, planning and building compliance procedures.

Not understanding the 'rules' and difficulty with the technical side of the language can lead to problems and costly mistakes, so this is where we remove any problems before they start. We offer a complete design & service package that includes:

1. Our qualified and practicing architects working with you to design the house of your dreams — most of this can be done on the net, so you don't have to be there during the design stage and your new home will be detailed exactly to your requirements and instructions, although many clients expect our architects to come up with ideas.
2. Your appointed architect will be fluent in English, French, Spanish or Portuguese (as well as some other languages), so communication is not a problem and you don't need to get involved in the tedious planning consent procedures.
3. As soon as you have agreed the design, your architect will complete all the drawings required (He will have agreed the building in principle with the LA at a very early stage of design). He will then present all the necessary documents and drawings for approval.
4. On receipt of planning permission & your building license your architect will appoint a Surveyor/ Engineer who will monitor the quality of the building and ensure it complies with the rules.
5. On practical completion of the project, the your Architect will arrange for an inspection and final sign-off. He will also make sure that all the legal documents are filed in the right departments prior to your occupation.

The above information is a basic procedure and other work may be required by the architect, such as dealing with the college of architects in Spain and the INCI licensing authority in Portugal.

You will be given a price for all the services you require and this will be firm and it can only alter if you request further works to be done on your behalf.

FACT: Using MMC massively reduces the Design, and Architects management fees compared to outdated Iberian Building methods.

Frame Options.





Why Timber Frame

Apart from being the preferred method of construction world-wide (Over 70% of all new-builds globally under 7 floors high are timber frame built), it is the fastest, cleanest and most sustainable method available and add the economical, flexible and simple solutions available—it is an unbeatable Modern Method of Construction

We can supply and erect any type and size of building throughout Europe that will comply with every legal and technical demand from a small Garden Building to a 7 Floor Hotel. The external finish can be any material that you specify and that is acceptable to the local authority.

The timber frame is the structural load-bearing element of the building and just like the human skeleton, it is flexible, tough and lightweight. Once the timber-frame is erected by our craftsmen and the windows, external doors and roof cover has been installed, the internal works begin, so from delivery to site you could, depending on size and location have a weather-tight envelope within 10 days.

Procedure

- (1) We take the architects drawings for your project and undertake a study of your site. We then produce a set of engineered calculations, taking into account historic weather patterns, loadings, location and terrain.
- (2) We then go about designing the panels, floor zones and roof superstructure on licensed stand-alone software using the information supplied on the architects drawings and the engineers calculations.
- (3) The drawings are used in the factory to make the components (kit) for your new home which is then shipped from UK to your site. The same day our erectors will be on site to commence erecting and The team remain on site until the structural element is 'signed-off' by your architect.
- (4) Once the timber frame is completed, the rest of the works consist of 'cover and cosmetic' with the exception of the electrical & plumbing installations. A 'boleten' is required for these works, similar to the UK certificate of competence.
- (5) As the works come to completion, your architect will attend to the paperwork on your behalf and get the building passed for habitation and registered.

FACT: Timber frame achieves all EU required standards easily, and will ALWAYS win in terms of the environmental impact of materials, responsible sourcing, construction waste reduction, air tightness, sound insulation and the lifetime homes plan.



Villas - Executive & Affordable Homes built to your own specifications



Hybrid — Log Homes & Leisure Buildings for any use can be occupied all year round



Load bearing insulated walls used in restorations. Traditional exterior with a 21st century interior



Apartments — Hotels & Schools up to 7 floors high. Any type of building can be Timber Frame

BUILDING OPTIONS AND PACKAGES

Self Build Package

We will:

- Undertake to design your house to your specifications with the assistance of our architects.
- Supply all drawings, calculations, obtain building licenses and secure your planning permission
- Engineer & Design , Supply & Erect the complete Structural Timber Frame Package on site.
- We Monitor construction, secure sign-off on completion and obtain all legal documents & certificates
- You complete the building supplying materials and your own/sub-contract labour.

OPTIONS:

- We will be available for the complete build period for consultation and advice at no extra charge to you.
- We can supply an extended kit (see below)

Managed Build Package

We will:

- Undertake to design your house to your specifications with the assistance of our architects.
- Supply all drawings, calculations, obtain building licenses and secure your planning permission
- Engineer & Design , Supply & Erect the complete Structural Timber Frame Package on site.
- Oversee the complete building programme on your behalf
- We secure sign-off on completion and obtain all legal documents & certificates
- You or your Builder complete the building supplying materials

OPTIONS:

- If you already have design drawings, we will use these and your quote will be adjusted accordingly.
- We can supply an extended kit (see below)

Turn-key Building Package:

We will:

- Undertake to design your house to your specifications with the assistance of our architects.
- Supply all drawings, calculations, obtain building licenses and secure your planning permission
- Engineer & Design , Supply & Erect the complete Structural Timber Frame Package on site.
- Complete the whole scope of works to your specification, supplying all labour & materials
- We Monitor construction, secure sign-off on completion and obtain all legal documents & certificates

OPTIONS:

- If you already have design drawings, we will use these and your quote will be adjusted accordingly.
- WHATEVER your requirements we can supply a package to suit your budget.

Extended Kit Package

Certain materials in Iberia & France can be very difficult to source or may be expensive compared to other EU countries. We have sourced various materials and can include them as part of the timber frame kit. Some or all of the following materials can be supplied to site or supplied and installed—the choice is yours:

12.5mm Plasterboard ; Cladding: Economical Pine— Thermowood or Accoya; VCL; Roofing Materials; Internal Joinery (Doors/Frames; Skirtings and Architraves; Wall & Roof Insulation. Windows & Doors in UPVC or Aluminium

Call us now for advice and information.

Our quotes are firm—no hidden extras, guaranteed

Our aim is always to finish on time and on budget.

Weak Euro and Low Land Prices there has never been a better time to build in Portugal or Spain

See next page for our regional offices in Europe & Middle East.

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