

# MODERN HOME EXTENSIONS

**EASY D-I-Y-FLAT PACK KITS**

**OR  
A COMPLETE INSTALLATION**



Timber Engineering Europe and Timber Kit Solutions have designed a range of exclusive high end home extensions and garden rooms that are truly flat pack and easily installed by the buyer. Every operation has been simplified to enable any average DIY enthusiast to buy a 'kit' at a very competitive price and install a quality home extension or stand alone garden room. We also provide a complete installation service and can supply a designer extension to any size that suits your home.

We are able to offer these high-end building extensions directly to the public at surprisingly low prices because the kits are made in our own factory in UK with in-house designers, engineers and qualified building managers who recognised that a simple system for self-builders would fill a huge gap in the market and the input of our skilled staff resulted in the creation of HomeXpanda DIY Home Construction Kits.

All the models we offer have been thoroughly tested and we believe this is the only system available that is based on timber frame principles using modern methods of construction. Our focus is on modern designs with lots of glazed areas and minimal sight lines, engineered to the usual high standards provided by our timber frame division and all components we supply have been thoroughly tested for quality and most importantly ease of installation.

Two adults can achieve amazing results with our kits as erecting and internal finishing is normally completed in just a matter of days from delivery to site, and your new extension can be in use very quickly as all structural elements are assembled in our factories, saving on site time, mess and delays due to bad weather.

The materials we supply all carry class approvals and meet all the building codes and regulations laid down in UK and the EU so you know that your investment is of the highest quality available and will provide you with years of problem-free comfort. This building is in line with our ecological building statement with all components supplied from sustainable sources along with a low carbon emission completed building.

Every unit is fully engineered and designed by computer on stand alone licensed software and comes with its own individually prepared structural calculations and layout drawings for your local building control department if required. For those who wish to assemble their extension as a DIY project—an instruction manual is included with each order.

Your guarantee is knowing that you are dealing with two of the leading companies in UK and Europe who are well known in the industry for quality, reliability and client care.

**For a fast free quote for any timber frame extension or any buildings up to 7 storeys.**

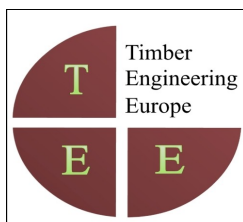
**Contact us now:**

**Telephone: Factory: 01952 245 540**

**Email: [info@mytimberframe.com](mailto:info@mytimberframe.com)**

**Technical and Trade Enquiries:**

**Email—[chris@timberengineeringeurope.com](mailto:chris@timberengineeringeurope.com)**



Specification next page



Specification  
for  
The Windermere



Size shown  
6m x 4m  
+600mm canopy

**Swift Foundation Plinths by Timber Engineering Europe:** Swift Plinths are easily installed and a full instruction manual with plinth location plans are supplied with each kit

**Floor** 225 x 47mm Graded - Kiln Dried and Treated Joists. Celotex 150mm PIR slab insulation for installation between the joists is included. The floor deck is T & G 22mm Egger Protect and can be tiled, carpeted or laminated flooring laid directly over.

**Walls:** 140mm x 38mm CLS KD C16 treated softwood with 9mm OSB racking board and breather membrane to cavity side. Insulated with 140mm Rockwool Flexi. A vapour barrier membrane and 12.5mm V-jointed plaster board is supplied ready to install after any M & E is installed (hidden) in the walls. Tape and fill is supplied as part of the kit.

The walls are ready drilled with bolts supplied for easy fixing. MDF 18mm x 120mm primed oval skirting board is also supplied with window architrave to match.

**Externally** the walls are battened and counter-battened with treated timbers to create a 50mm air cross-flow cavity with the option of Thermowood or Larch cladding as well as a Novolit render board option. Glazed front wall UPVC 4 panels incorporating 2 x fixed panels and 2 x sliding patio doors, complete with argon gas filled double glazed Low E units, lots of colour options available.

**Glazed Walls and Units:** Triple glazing option available.  
The illustrated model shows sliding doors with fixed side panels.

**Roof:** Sawn roofing joists with joist hangers for simple installation (all pre-marked) plus firings with 18mm WBP plywood deck. Insulated with Celotex 150mm PIR slab and includes a single membrane EPDM roof cover kit. We have a special arrangement with a UK distributor to supply leading brands of roofing products including our unique DIY EPDM roof kits that include instructions and all tools required. The roof specification also includes fascias, soffits and a rainwater removal system.

**Internally:** The ceiling has a vapour barrier and 12.5mm plaster board supplied complete with a joint fill kit.

- ✓ **A full easy to follow installation manual for all size units is supplied with each kit and our help-lines are open 7 days a week should you require any assistance with your project**
- ✓ **We can also quote you for a bespoke or non-standard building—anything is possible**
- ✓ **Components can be manufactured to specific dimensions where access is difficult.**
- ✓ **Patio Deck option**
- ✓ **Room Divider option complete with door & furniture/frame—skirts & architraves x 2 sides**
- ✓ **Rear wall batten and board plus skirting board option**
- ✓ **Self build or Installed—We can quote you an inclusive erect and install price for any kit\***
- ✓ **Top quality components at an amazingly low price.**
- ✓ **Price includes delivery to your home within 100 mile radius of Shropshire\*\***

**If you wish to install your own concrete foundation:** We will supply a Floating floor 50mm x 75mm flooring runners overlaid with 22mm Egger protect T & G flooring. See prices below

**PRICES:**

Kit only with plinth and floor system

£15,600.00 inc VAT PLUS DELIVERY

Kit only on concrete base installed by others

£14,450.00 inc VAT PLUS DELIVERY

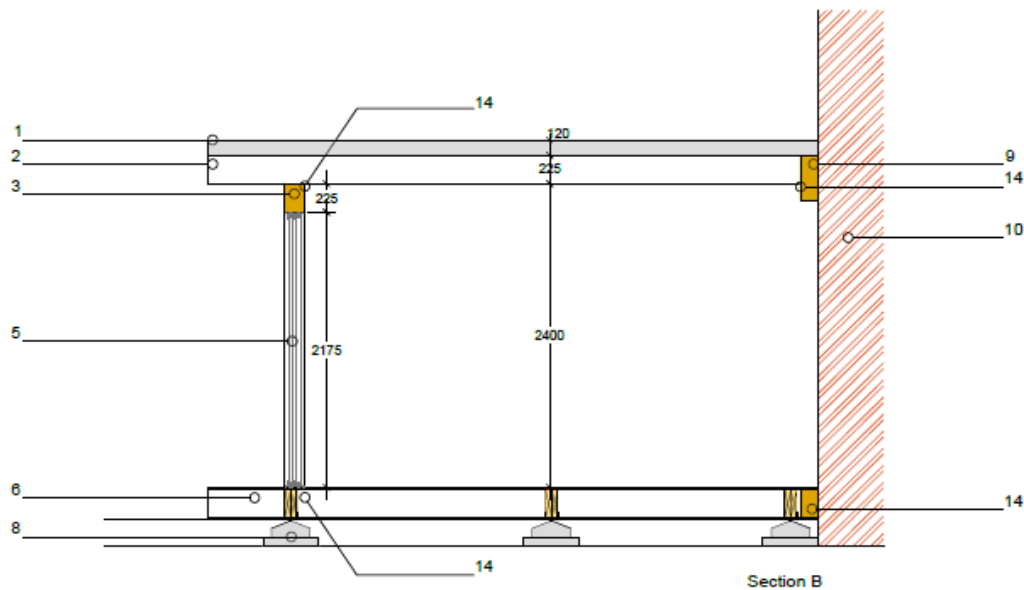
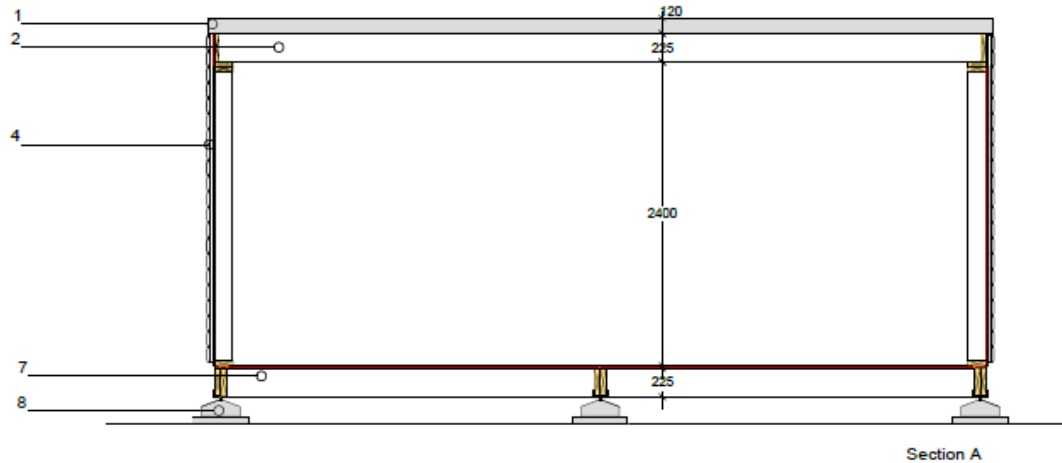
Fully installed with plinth and floor system

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Fully installed on concrete base installed by others

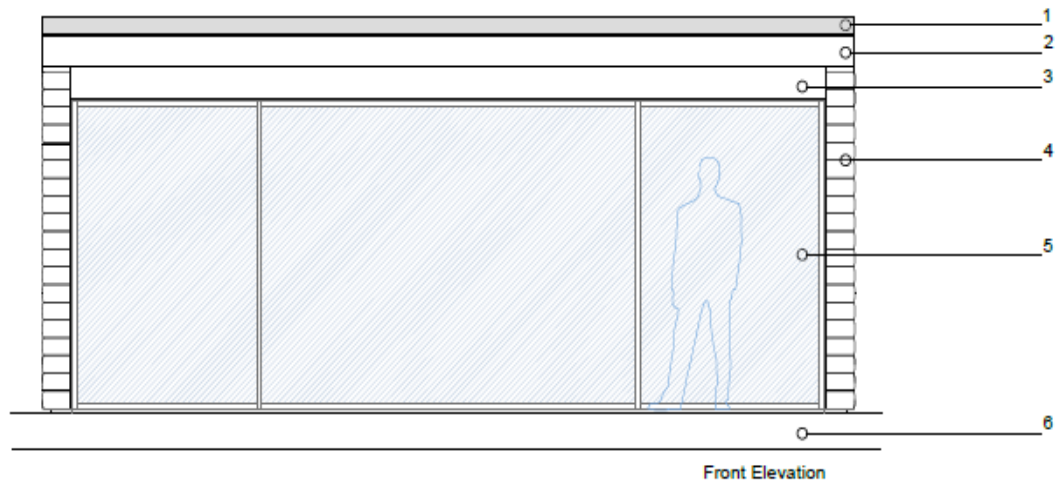
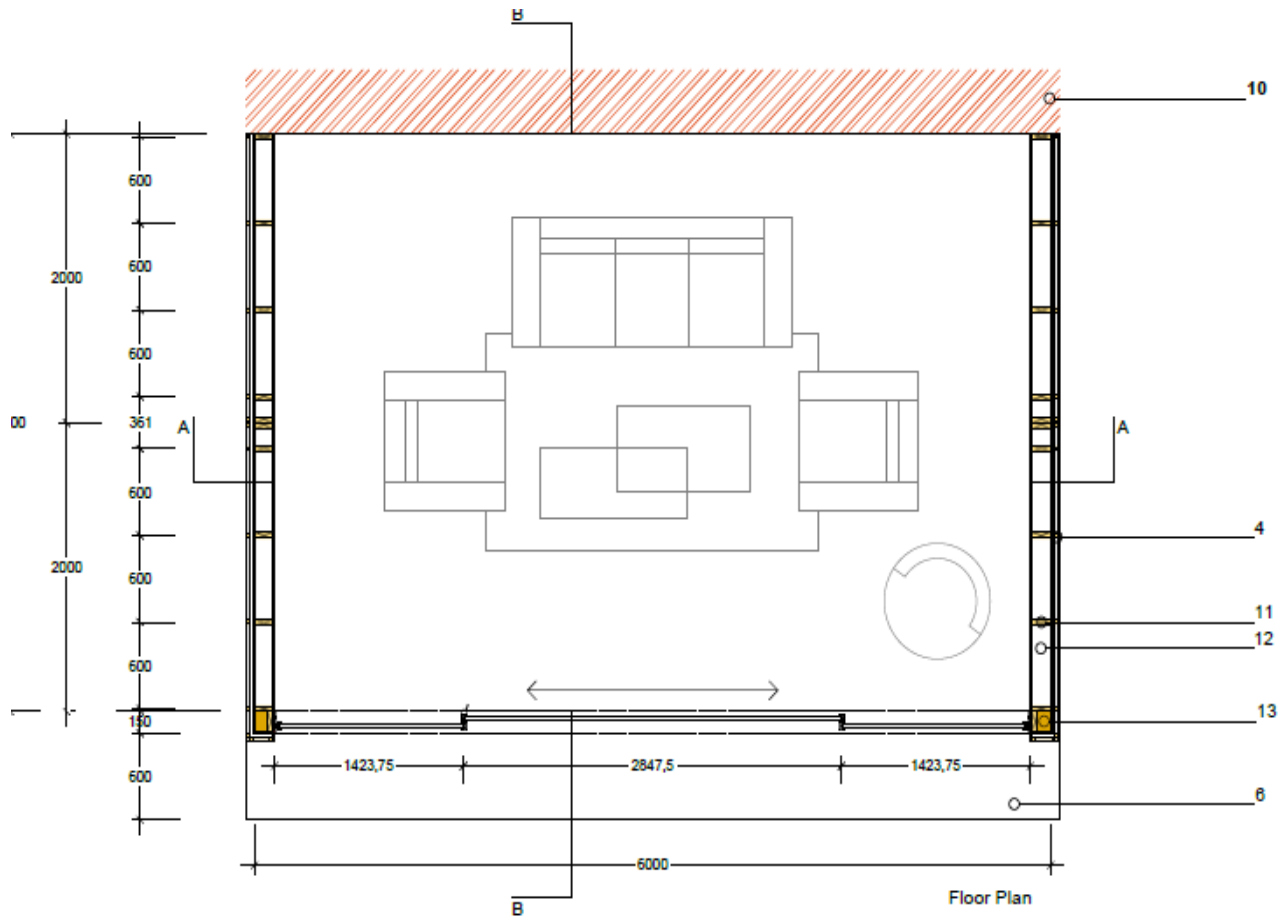
£ Please advise your location

## SECTION DRAWINGS OF 'Windermere' 6m x 4m FLAT PACK



1. Roof - 18mm WPB Ply & EPDM roof cover
2. Sawn roofing joists 225x47mm & 150mm Celotex PIR slab Insulation.
3. Glulam beam 225 x 140mm
4. Thermowood cladding or Novolit render board fixed on treated timbers to create a 50mm air cross-flow cavity
5. Glazed walls and units: Rehau Edge sliding doors with fixed side panels
6. Optional deck under the canopy
7. Floor joists 225mm x 47mm with 150mm Celotex PIR slab Insulation.+ floor deck T & G 22mm Egger protect
8. Swift Plinths
9. Wall plate + Joists hangers
10. House wall
11. Walls 140mmx38mm CLS KD treated softwood with 9mm OSB and breather membrane to cavity side
12. Insulation with 140mm Rockwool Flexi
14. Joists hangers

## PLAN & ELEVATION DRAWINGS OF 'Windermere' 6m x 4m FLAT PACK



1. 18mm WBP Ply Deck & EPDM roof cover.
2. Sawn roofing joists 225x47mm & 150mm Celotex PIR slab Insulation.
- 3 & 13. Glulam beam 225 x 140mm
4. Thermowood cladding or Novolit render board fixed on treated timbers to create a 50mm air cross-flow cavity
5. Glazed walls and units: Rehau Edge sliding doors with fixed side panels
6. Optional deck under the canopy
7. Floor joists 225mm x 47mm with 150mm Celotex PIR slab Insulation.+ floor deck T & G 22mm Egger protect
8. Swift Plinths
9. Wall plate + Joists hangers
10. House wall
11. Walls 140mmx38mm CLS KD treated softwood with 9mm OSB and breather membrane to cavity side
12. Insulation 140mm Rockwool

## HOW TO BUY YOUR HOMEXPANDA KIT

- 1. If this 6m x 4m kit is required as specified** please send a confirmation order to us along with a deposit of 50% of the total kit price. Payment can be made by Cheque or Bank Transfer. We will confirm your order immediately and prepare your kit (allow 14 days). We will contact you to arrange a suitable delivery date and final payment details.
- 2. If you wish to change the sizes** of the specified kit please contact us with your details and we will quote a firm price for your requirements.
- 3. If you wish to add any extras** e.g, Patio Deck—Room Divider etc. Please contact us for prices and details.
- 4. If you have drawings of your house extension** please send them to us in **PDF or Dwg** format along with details of the scope of works you want us to undertake and we will send you a written quote as quickly as possible.
- 5. If you would like to discuss any of the information** we have given in this brochure please email us or call the factory.

### We need to know your:

**Name:**

**Site address:**

**Home Address if different from site location:**

**Telephone number:**

**Email address:**

**Full requirement:**

### Payment Methods:

**Pay by cheque to:**

Timber Kit Solutions Ltd.

**Bank Transfer to: Details on request**

*Please note that all Pro-forma invoices issued must be paid for in full before delivery of the goods.*

Details issued by:

Timber Kit Solutions Ltd: Long Lane Telford Shropshire TF6 6HA

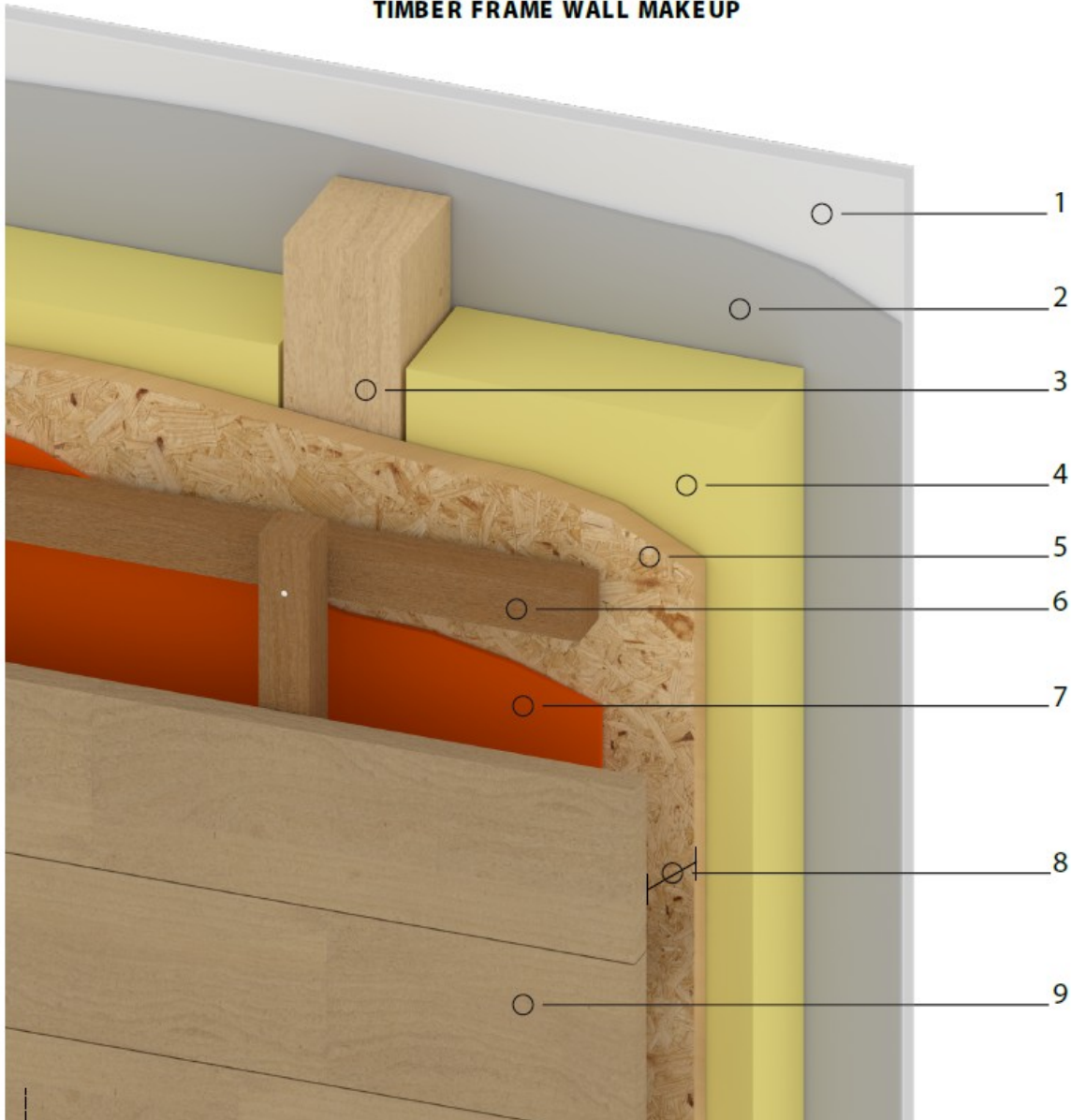
&

Timber Engineering Europe: Trigg House Warren Drive Prestatyn LL19 7HT.





**TIMBER FRAME WALL MAKEUP**



1. Internal plasterboard provides fire protection.
2. Vapour barrier prevents condensation.
3. Timber Stud usually 140mm x 38mm.
4. Insulation between studs up to 150mm depending on 'U' value requirements.
5. 9mm OSB 'racking board': Provides strength to and 'ties' the timber frame.
6. Treated battens cavity tie. Ties the load - bearing internal wall to the external 'overcoat' wall.
7. Breather membrane – Allows the building to breathe.
8. Min 50mm clear cavity. Allows free airflow and prevents damp ingress.
9. External wall, can be any finish of your choice e.g. Stone, Render, Timber Cladding, Brick\*

\* This wall only acts as a raincoat for the building and finishes are mainly decorative.

## PERMITTED DEVELOPMENT ORDER 2013

From 31st May 2013 the government have reviewed the planning rules in respect of home extensions in order to facilitate faster building programmes. If your property and proposed project meets a certain criteria then you do not have to apply for planning permission in the normal way.

This is called 'permitted development' and this is the criteria that you must meet to continue to progress your project:

### YOUR PROJECT MUST FALL WITHIN THIS SET OF RULES FOR PERMITTED DEVELOPMENT

- ✓ The extension must be a single storey extension;
- ✓ If the house is detached, the extension must not project more than 8 metres beyond the rear wall of the original house;
- ✓ If the house is a terraced, semi-detached or linked-detached, the extension must not project more than 6 metres beyond the rear wall of the original house;
- ✓ The extension must not exceed 4 metres in height;
- ✓ The extension must not be within an Area of Outstanding Natural Beauty;
- ✓ The extension must not be within a Conservation Area; the extension must not be within a Site of Special Scientific Interest;
- ✓ The total area of ground covered by buildings on the site (not including the original house) must not exceed 50% of the site;
- ✓ If the extension is within 2 metres of the property boundary, the eaves of the extension must not exceed 3 metres in height;
- ✓ The extension must not include or provide a veranda, balcony or raised platform, a microwave antenna, a chimney, flue or soil and vent pipe, or an alteration to the main roof of the house;
- ✓ the extension must be completed on or before 30th May 2016; and
- ✓ before extending your home with a larger extension of this type you must apply to the Council to determine whether prior approval will be required.

### THIS IS THE PROCEDURE FOR PERMITTED DEVELOPMENT

- ◆ This change is for a temporary 3 year period only – extensions will have to be completed by 30th May 2016.
- ◆ These permitted development rights are subject to a new procedure. Before commencement, the resident must notify the local authority.
- ◆ They then have to notify neighbouring properties (adjoining – ie. Those that have a physical boundary).
- ◆ They have to send a copy of the neighbour letter to the developer.
- ◆ If neighbours don't object within the 21 day period the council will send a letter stating the development can commence (ie written notice that prior approval is not required)
- ◆ If neighbours object they must consider whether the extension should be approved based on amenity grounds of all properties adjoining (ie not just the one that objected)
- ◆ If it's ok they will provide a written notice giving their prior approval, within the 42 days.
- ◆ If it's not ok – then you will receive a written notice giving prior refusal, within the 42 days - in which case the development cannot take place. There is however a right of appeal for the developer.
- ◆ The development may not start until the council have notified the person of their decision or until the expiry of 42 days without such a decision being notified..
- ◆ If they go out of time, (you hear nothing within 42 days, permission is automatically granted.
- ◆ The developer must notify the council in writing when the development is complete

**\*\* THESE RULES ONLY APPLY TO HOUSES AND HOUSE EXTENSIONS**



Timber Engineering Europe is a trading name of Timber Engineering Group Ltd

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