





TTFC has over 20 years' experience within the Timber Frame sector. During this time, TTFC have acquired an exceptional wealth of knowledge and experience, providing the skillset to deliver a high quality product on budget and on time every time.

TTFC have worked with numerous developers, main contractors, housing associations and architects, securing and maintaining our exceptional reputation. Our expertise covers a wide range of structures from one-off bespoke houses to large scale housing developments, apartments, hotels, hospitals, nursing homes and schools.

We pride ourselves on quality, customer service and ability to deliver innovative customer driven solutions. From the moment TTFC are appointed we build a relationship that lasts, meaning customers come back time and time again. With the combined experience of TTFC's sales, design, manufacturing, planning and operations personnel we have the flexibility to apply our ethos to any construction project and maintain our position as a leading Timber Frame supplier.



Stewart Mason

Managing Director

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Founded in 1998 by Stewart Mason following his discovery of a gap in the Timber Frame market in Ireland.

2011 was a year of great accomplishment; the business won its first ISOVER certificate for "One of the most outstanding energy efficient projects in Europe".

TTFC hold the capacity, infrastructure and experience to undertake all works from one off builds to large commercial developments.



Through innovation and strategy TTFC overcame the 2007 recession by developing the modular panel system

In 2015 TTFC moved into new premises with a larger manufacturing facility to support the growing UK Market.

REGISTERED DETAILS

Registered No. IE 203192
Irish VAT No. 8203192M

UK VAT Registration No. 117-1820-39
UK UTR 4962800246

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There's no doubt that timber frame houses have been growing in popularity over the past 10 years with a rapid increase in the amount of new builds choosing timber frame. For over 20 years TTFC have been providing a superior building method that benefits clients in efficiency and versatility.

FLEXIBLE DESIGN

TTFC have a design team with over 50 years' combined experience, and as a result we can provide you with invaluable knowledge and support whilst guiding you through your project's design. Our manufacturing facility can fit external windows, doors and internal conduits for sockets and switches, and with design and manufacturing all under one roof you can rest assured that last minute tweaks will all be taken on board and achieved.

QUALITY

The majority of the timber frame structure is manufactured in a factory controlled environment, as a result you as the client will have a quality product delivered to site.

PERFORMANCE

Decisions which affect the 'economic comfort' requirement are the thermal resistance, thermal mass and thermal response of the roof, walls and floor and the thermal performance, natural lighting and ventilation characteristics of the windows and doors. These decisions are the major influences on the overall level of building heat loss, on the amount of solar energy collected and on the usefulness of this energy, i.e. on the space heating requirement.

COST

Overall build costs are reduced by the shortened construction period and reduced running costs with thermally enhanced panel design.

ENERGY EFFICIENCY

Timber frame construction offers a high energy saving solution offering different levels of thermal performance, tailor-made to your specification. From a bespoke design, factory quality manufacture and experienced installation crews, adds up to a process giving high performance product, yet lowering your Carbon Footprint in a sustainable method.

SPEED

Off site fabrication speeds up on site activities. The potential to accelerate the construction process is gained by removing on site procedures. A standard 2 story house can be erected and watertight within 3 weeks.

MANAGEMENT

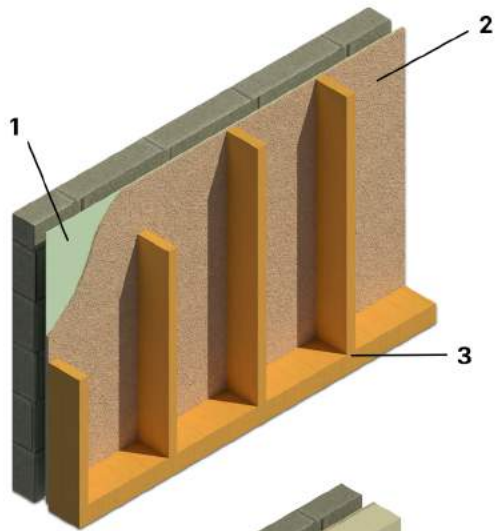
From the outset, a design/project manager is appointed to guide you through the design and manufacture process, keeping in regular contact up to the delivery date. It is then handed to our construction department who, along with our erection crew, complete the construction phase, communicating on a daily basis right up to completion.

The off-site construction market is becoming more and more popular. Contractors, architects and developers are seeing the advantages of this method of construction for all projects. This has seen the market evolve and grow to meet the demands across the UK and Ireland. New innovations and products have been established including SIPS, CLT and modular housing which helps demonstrate that offsite construction is being seen as the answer to housing shortages and the most efficient way to build.

TTFC recognised the changing client requirements over 10 years ago and developed our timber frame modular panel system, which dramatically reduces on-site time, waste and management. TTFC has also been amongst those who evolved the standard timber frame system to include factory fitted VCL and service batten. A growing demand for lower u-value external walls has also emerged over the years and TTFC has established a range of u-values using the best products.

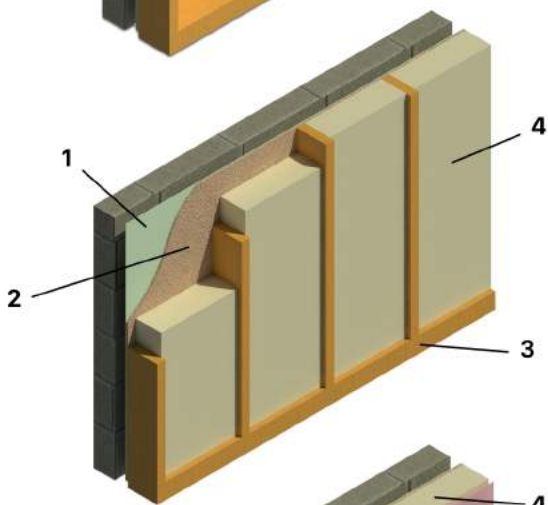
TTFC's multiple systems meet the different specifications for each individual client and project, from a basic structural frame to our modular panel system, TTFC can offer you the system that suits best.





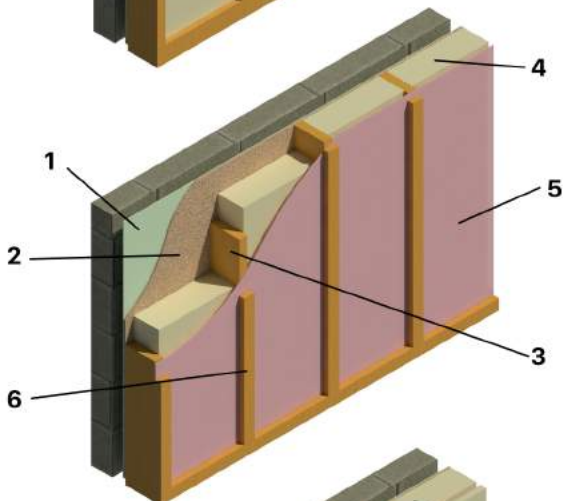
STANDARD TIMBER FRAME

1. Standard breather membrane
2. 9mm OSB3 sheathing
3. 140x38mm CLS treated timber studs



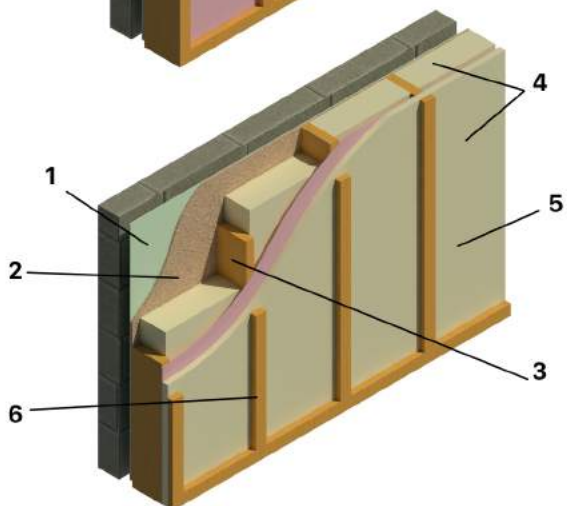
FACTORY FITTED INSULATION

1. Standard breather membrane
2. 9mm OSB3 sheathing
3. 140x38mm CLS treated timber studs
4. Factory fitted PIR insulation to required standard.



FACTORY FITTED VCL & SERVICE BATTEN

1. Standard breather membrane
2. 9mm OSB3 sheathing
3. 140x38mm CLS treated timber studs
4. Insulation to required standard
5. Factory fitted VCL
6. Factory fitted 50x35mm service batten

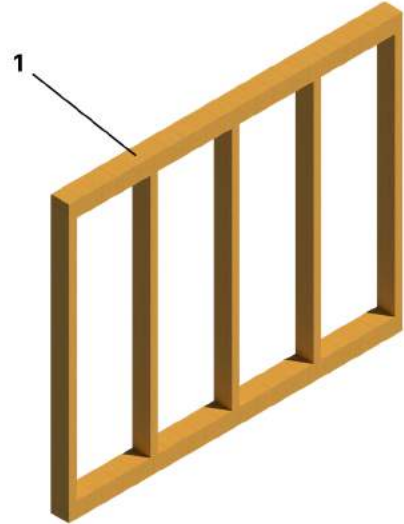


LOWER U-VALUES ACHEIVABLE

1. Standard breather membrane
2. 9mm OSB3 sheathing
3. 140x38mm CLS treated timber studs
4. Range of insulations to acheive U-values as low as 0.12W/m2K
5. Factory fitted VCL
6. Factory fitted 50x35mm service batten

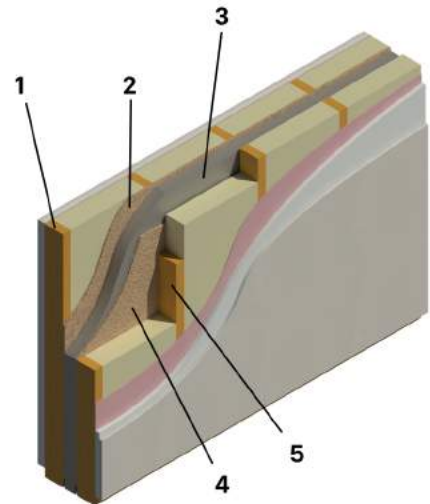
STANDARD TIMBER FRAME INTERNAL WALL

1. 89x38mm CLS treated timber studs



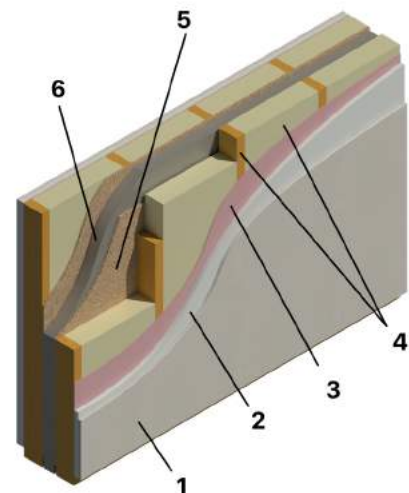
STANDARD TIMBER FRAME PARTY WALL (UK)

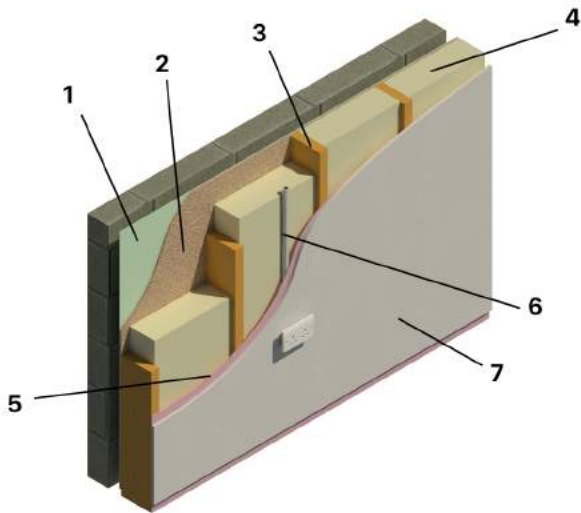
1. 89x38mm CLS timber studs
2. 9mm OSB3 to cavity side
3. 50mm Cavity (optional cavity insulation available)
4. 9mm OSB3 to cavity side
5. 89x38mm CLS timber studs



STANDARD TIMBER FRAME PARTY WALL (IRE)

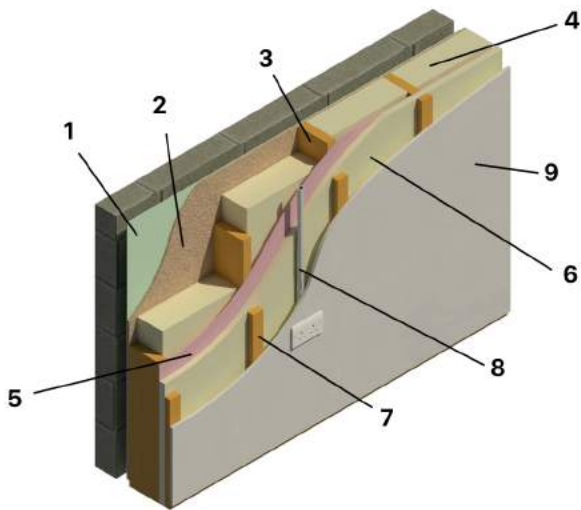
1. Factory fitted 15mm Fireline Plasterboard
2. Factory fitted 15mm Wallboard
3. Factory Fitted VCL
4. 89x38mm CLS timber studs with 100mm insulation
5. 9mm OSB3 to cavity side
6. 50mm Cavity
7. 9mm OSB3 to cavity side
8. 89x38mm CLS timber studs with 100mm insulation
9. Factory Fitted VCL
10. Factory fitted 15mm Wallboard
11. Factory fitted 15mm Fireline Plasterboard
12. Optional factory fitted service batten to both sides





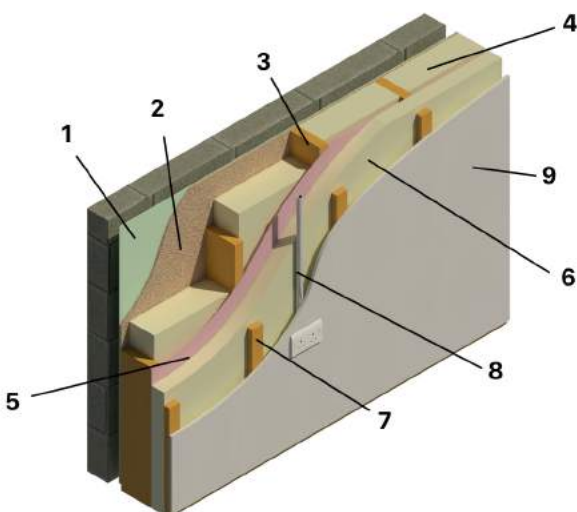
STANDARD MODULAR PANEL WALL

1. Standard breather membrane
2. 9mm OSB3 sheeting
3. 140x38mm CLS treated timber studs
4. Insulation to achieve a standard U-value
5. VCL
6. 25mm round PVC conduit to backbox cut out
7. 12.5mm Fibreboard



0.15W/m2K MODULAR PANEL WALL

1. Standard breather membrane
2. 9mm OSB3 sheeting
3. 140x38 CLS treated timber studs
4. 140mm insulation
5. Factory fitted VCL
6. PIR insulation
7. 50x25mm service batten
8. 25mm round PVC conduit to backbox cut out
9. 12.5mm Fibreboard

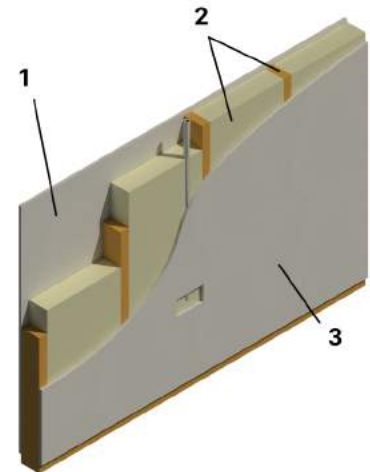


0.12W/m2K MODULAR PANEL WALL

1. Standard breather membrane
2. 9mm OSB3 sheeting
3. 140x38 CLS treated timber studs
4. Insulation to achieve a 0.12 W/m2K U-value
5. Factory fitted VCL
6. 50mm PIR insulation
7. 50x25mm service batten
8. 25mm round PVC conduit to backbox cut out
9. 12.5mm Fibreboard

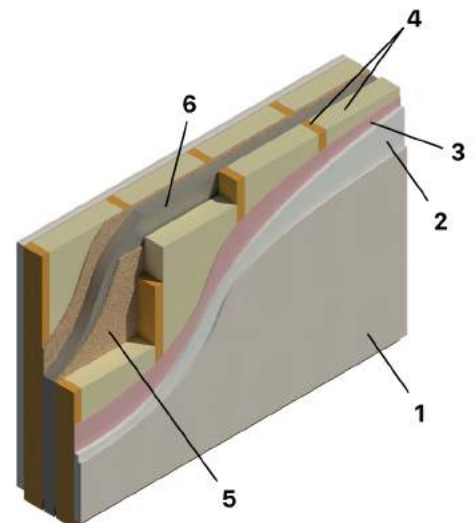
MODULAR PANEL INTERNAL WALL

1. Factory fitted 12.5mm Fibreboard
2. 89x38mm CLS timber studs with 100mm acoustic insulation
3. Factory fitted 12.5mm Fibreboard



MODULAR PANEL PARTY WALL

1. Factory fitted 12.5mm Fibreboard
2. Factory fitted 19mm Plank Plasterboard
3. Factory Fitted VCL
4. 89x38mm CLS timber studs with 100mm insulation
5. 9mm OSB3 to cavity side
6. 50mm Cavity
7. 9mm OSB3 to cavity side
8. 89x38mm CLS timber studs with 100mm insulation
9. Factory Fitted VCL
10. Factory fitted 19mm Plank Plasterboard
11. Factory fitted 12.5mm Fibreboard
12. Optional factory fitted service batten to both sides



Project Name: Craylands
Completed: 2016
Location: Essex
System used: Open Panel
Time Frame: 9 months
Value: £500,000
Development: 50 houses

Specification

External Wall U-Value: 0.20W/m²K
Windows & Doors: White PVC double glazed
Floors: Solid timber joisting with 18mm OSB3 TG2 sheeting
Cladding: Brick



In 2015, TTFC secured a contract for 50 new social housing units in Essex. The project was spread over 9 months and ranged from 2 storey houses to 3 storey apartment blocks. The kit comprised of 140×38 CLS stud to the external wall with 120mm insulation factory fitted. TTFC also installed the vapour control layer and service batten on the external walls.

The quality of the standard timber frame kit was praised as was our planning ability, which led to TTFC taking control of the organisation of the erection and crane, helping the contractor bring the programme back in line with the original timeframe.

The success of the project has also led to TTFC securing another job with the contractor, this time involving our modular panel timber frame kit. This scheme of 6 social houses was delivered to site in the summer of 2017.



Project Name: St. George's Primary School
Completed: 2015
Location: Broadstairs, Kent, UK
System used: Modular Panel
Time Frame: 8 weeks
Value: £405,000
Development: 16,000sqft school

Specification

External Wall U-Value: 0.18W/m²K
Windows & Doors: Aluminium double glazed windows, doors and curtain walling
Floors: Solid timber joisting with 18mm OSB3 TG2 sheeting
Cladding: Various finishes including render and brick



In 2016, we completed Phase 1 of St George's Primary School in Kent. Phase one consisted of nine classrooms in the two storey new build. The contractors preference to use MMC (modern method of construction) systems was key to them employing our modular panel timber frame structure.

The 16,000sqft school took 6 weeks to complete out of the 8 week program, and the additional benefit of the modular panel system was the time saved for M&E contractors which sped up the entire program for the contractor. With the school benefiting from a low external wall u-value of 0.18W/m²K, energy bills will be reduced significantly.

TTFC has completed 10+ schools and school extensions over the past 5 years, with clients looking to achieve lower running costs with the added benefit of constructing the schools quicker.



Project Name: Langford
Completed: 2016
Location: Bedfordshire, UK
System used: Modular Panel
Time Frame: 8 months
Value: £600,000
Development: 8 houses

Specification

External Wall U-Value: 0.14w/m²k
Windows & Doors: Future proof double glazed PVC windows & doors with a hardwood front door
Floors: Metal web joisting with Egger Peelclean Xtra
Cladding: Various finishes including timber, brick, render



The first phase of this site, in Langford, Essex, was spread over an 8 month period consisting of seven houses. The high level of design detail specified by the contractor made our modular panel system the ideal method of construction. The houses varied in size and design with the internal area averaging over 3,000sqft. The focus was on high quality finishes and detail, ensuring every element was perfect. The methodological form of quality control is not only evident in the timber frame package but throughout the final finishes including stairs and kitchens. We are delighted to have been involved with this developer on this project.

The entire site was finished to the highest standard with driveways, gardens and roadways all completed meticulously by the developer. We have completed 2 further sites with the same developer with two more sites set to be commenced in 2018. Working with a developer driven by quality has been a wonderful experience, and we look forward to working with them again in the future.



Project Name: Lisheen Nursing Home
Completed: 2012
Location: Rathcoole, Dublin
System used: Modular Panel
Time Frame: 10 months
Value: €595,000
Development: 30,000 sqft nursing home

Specification

External Wall U-Value: 0.18w/m2k

Roof: 0.14w/m2k

Other key materials: Isover Vario vapour control layer used on external walls and roof

Windows & Doors: Aluminium-clad timber windows

Cladding: Cementation board with render (Aqua Panel system) with stone and panel cladding



In 2012, we completed a 30,000sqft nursing home in Rathcoole, Dublin. The project was split into 3 phases and was an extension to an existing care unit. When we re-visited the building last year the building has been performing very well and still looked as good as when it was completed.

The building was originally designed to use 3 boilers for the heating system. Using timber frame with a U-value of 0.18W/m2K in conjunction with TTFC's air tightness package, the building only requires 2 heating systems, saving the owners thousands in heating bills every year.

The project was constructed over the winter of 2011-2012, with not even snowfall slowing progress. The project ran smoothly with glazed links, render board and cladding making the building look very impressive once completed. The gardens were beautifully landscaped and finished to a high standard.

We are very proud to have been part of such a build, and it shows how we pride ourselves in customer service and high quality finishing.



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