



# Timber Routes

Timber Framed Houses, Extensions & Outbuildings



Timber Routes designs & manufactures quality mortice & tenon timber frames for houses, extensions and outbuildings. American, European & English styles to suit clients needs. We deliver & erect throughout the UK.

Providing a full design service that includes planning, surveying and structural engineering to meet building regulations. We can also manage projects and source or recommend other structural trades for foundations and second fix work if required.

Our timber comes from sustainably managed woods in Britain and France. Free initial consultation & estimate.

[www.timber-routes.co.uk](http://www.timber-routes.co.uk)



The company has developed various styles to suit different needs and applications. Modern designs requiring spans exceeding 7m can be achieved using the strength and exceptional value of Douglas Fir. Alternatively Oak offers the opportunity to explore traditional English and Northern European carpentry, famous for heavy & curved timbers.

The total build cost for a house project is usually around £1000 per sq.metre (excluding land). While an erected frame can be estimated at between £250 to £350 per sq metre depending on the choice of timber & framing style.

Because timber frames provide a total structural solution it is important to consult the carpenters, ideally at the outline planning drawing stage. The design of the frame often influences window & door positions and resolves interior layouts ensuring the building functions as an integrated whole.

If you would like a free initial estimate & advice please send copies of your outline planning drawings or similar. Ideally to scale or with dimensions showing width, length, height to eave & ridge. Some brief information about the project and its location is also useful, as is an idea of your budget & timescale.



## **Timber Routes**

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