HARMONY UK

TIMBER FRAME

SELF-BUILD BROCHURE

STA ASSUREGOLD

STA SITESAFE

Welcome to Harmony Timber Frame

Applying modern design and manufacture methods to one of the oldest forms of construction allows us to produce exceptionally accurate, air tight, durable structures which meet the most stringent regulations with excellent performance characteristics. The practical and economical advantages of this product, combined with the reduced carbon footprint and sustainability, make timber frame housing a highly viable and beneficial construction method worldwide.

Why choose Harmony Timber Frame?

We are flexible in our approach and can tailor our product range and services to individual requirements. Our expertise in off-site construction and thermal efficient wall options, makes us the perfect choice for all your Timber Frame needs.

Each feature of our timber frame panels are purposely specified to give a high quality, valuable and hassle free solution.

Understanding the end users needs, our experienced team can provide an option which best suits their requirements. We realise that these needs span further than the material specifications, that's why we offer full design and engineering services, quality assurance, site visit assistance, erection services and technical guidance.

Open Panel

Open panel construction has been evolving over the last 40 years. An open panel is studwork, sheathed OSB then clad with a breathable and waterproof membrane fixed to the outside. Insulation is then fitted after installation, before a vapour proof barrier is tacked into place and then internal lining with service zones and plasterboard.

Closed Panel

A closed panel is manufactured under controlled factory conditions. Insulation is installed, along with internal vapour barriers and service battens. Delivered to site ready for first fix services and plasterboard.

"Our flexibility and ability to adapt to different requirements, tight deadlines, difficult builds and changes to legislation makes us the perfect choice for all of your Timber Frame needs."

The Process

The Commercial Stage

We build only to your Architect's design and can assist with Timber Frame detailing. Our team ensures a smooth process from enquiry to completion.

ENQUIRY STAGE
Send us your drawings (scalable PDF with elevations). We'll acknowledge receipt and provide a quotation timeline.

QUOTATION STAGE
Our detailed quote includes inclusions, exclusions, and a structural schematic for specifications.

ORDER PLACED
Confirm via phone or email, and we'll send a Request for Information (RFI) and Order Acceptance (OA). Once returned, we'll finalise documentation, confirm a start date, and outline payment stages, including a deposit.

PRE-START CUSTOMER MEETING
We'll arrange a meeting (in-person or online) to discuss project details, access, timeline, and installation. Potential design optimisations and cost implications will also be reviewed.

INITIAL SITE VISIT
If required, a site supervisor will visit to assess access and buildability concerns.

The Design for Manufacture Stage

Your Architect must provide construction-ready CAD drawings and window/door schedules. Our Design Manager will stay in contact regarding site preparations.

ENGINEERING STAGE
LEAD TIME 2-3 WEEKS
Once we receive your final CAD drawings, our engineers will provide loading information for foundation design and full structural calculations for Building Control if needed.

DESIGN FOR MANUFACTURE
2 WEEKS
A CAD Technician will detail the project and prepare manufacturing information. You'll review and approve General Arrangement drawings.

APPROVAL STAGE
1 WEEK
You'll confirm Timber Frame plans, sections, and elevations. A scaffold plan will also be provided.

MANUFACTURE TO ON-SITE STAGE
6 WEEKS
Components, including floors, partitions, and trusses, are manufactured and prepared for dispatch.

The Build Stage

(If supply only of timber frame package, this stage of the process is excluded).

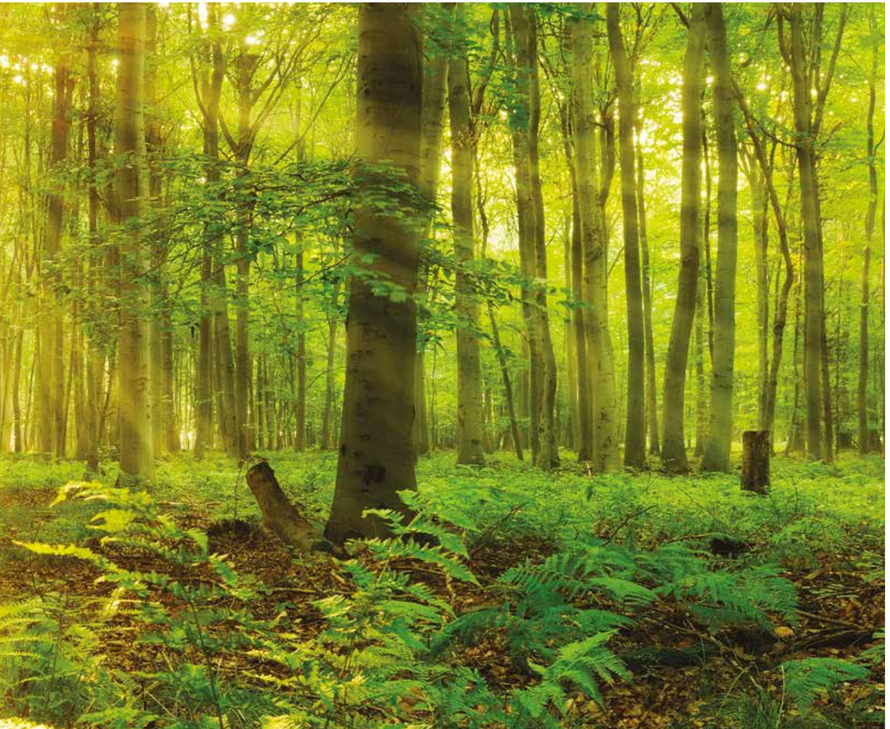
STA-approved subcontractors erect the Timber Frame efficiently. A full perimeter scaffold and Blockwork Upstands must be in place before installation.

SITE VISIT STAGE
We'll check site readiness before work begins.

INSTALLATION OF TIMBER FRAME
1-2 WEEKS
SUBJECT TO SIZE OF PROJECT
A 3-4 person team, using a City Crane, will install the frame. Site welfare must be provided.

COMPLETION ON SITE
Handover Stage
We'll conduct a final on-site handover to ensure satisfaction, followed by our final invoice.

FINAL STAGE
We will send our final invoice for payment



Environmental Quality & Responsibility

It is extremely important to us that we not only provide you with a beautiful product but also to reassure you of the positive and sustainable impact of the materials we use at Harmony Timber Frame.

We understand that being environmentally conscious within our trade is absolutely essential and that when managed correctly, timber is a fully renewable resource.

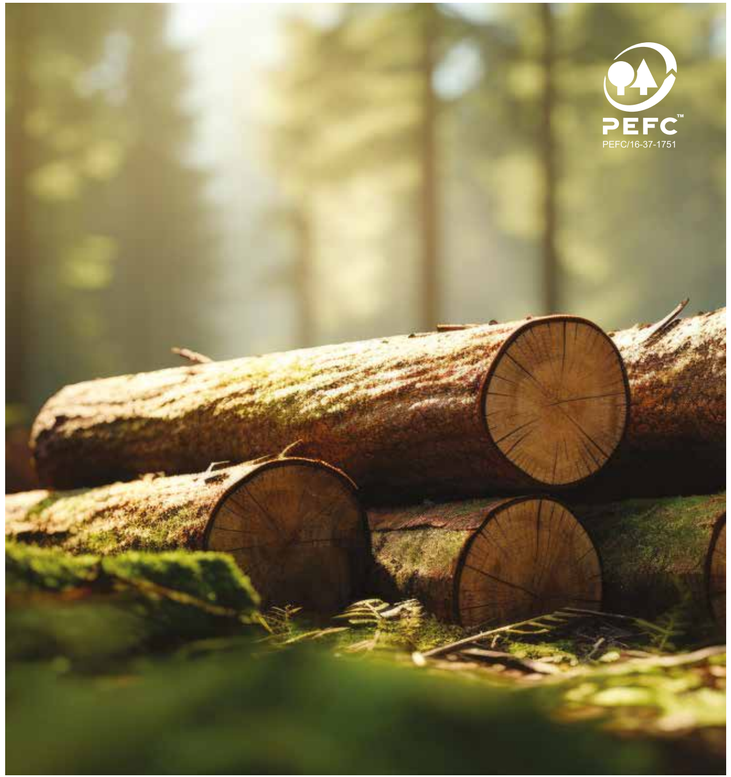
The environmental impact becomes a factor in every decision we make and we encourage every member of our staff to consider and implement our '5 eco points' whenever and wherever possible to ensure our company maintains and exceeds our environmental standards.

Receiving our raw materials from PEFC certified suppliers ensures that for every 1 tree harvested, 3 are planted, resulting in expansion of our woodland and wildlife as opposed to reduction.

The PEFC help maintain and enhance biodiversity, protect existing ecologically important areas and prohibiting the use of hazardous chemicals and GMO's.

Harmony Timber Frame are committed to protecting the environment from depletion and degradation. As a business based on manufacturing timber engineered products, we recognise the issues of sustainability and embrace them.

Stephen Thompstone,
Chief Executive Officer



Supply & Fit

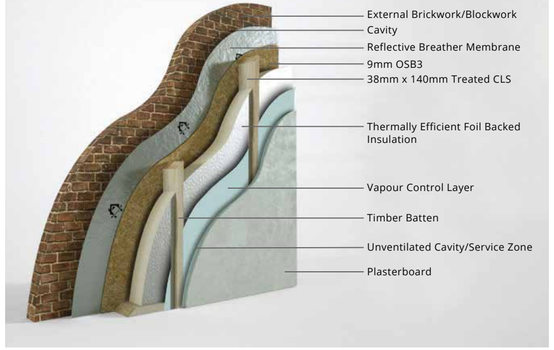
We pride ourselves on the high quality of our construction teams. Our Timber Frame installation teams have a unique quality regarding their attention to detail and pride in their workmanship.

We also complete strict quality checks on-site which ensure that our timber frame kits are fitted in accordance with both our standard and bespoke details for each project.

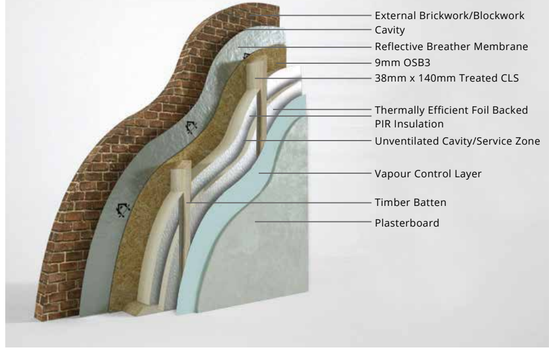
Timber Frame Features	Timber Frame Benefits
Factory built	Reduced site waste - no offcuts, less clean-up!
Renewable materials	Environmentally friendly - keeping your project as green as possible!
Thermal & insulation options	Energy efficient - reducing heat loss, saving on utility bills!
Air tightness	Increased energy efficiency - even further savings on utility bills!
Reduced labour times	Earlier introduction of other trades - progress to interior work sooner!
Speed of construction	Greater cost savings - less time on-site, time is money!

Wall Options

Panel Type 1



Panel Type 2 & 3



Minimal U-value - We test our panels for a U-value rating to give a quantifiable measurement of the heat loss performance. The lower the U-value, the lower the heat loss and the higher the level of insulation.

Superior airtightness - Airtightness can be achieved by installing a continuous seal which eliminates unintentional air leaking in or out of the building, resulting in; lower heating bills, well performing ventilation systems and fewer draughts.

For more technical information and for bespoke options please contact our technical department.

Timber Frame

Timber Frame is the primary build method for self builders in the UK today with over a 75% market share – self builders clearly understand the benefits that a timber frame will deliver.

- Speed
- Ease of construction
- Thermal performance
- Cost certainty
- Air tightness

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St Margarets Bay

Harmony Timber Frame worked closely with the client from concept to completion, delivering a complete Timber Frame package. This included detailed design, precision-engineered panels.

This bespoke Timber Frame home combines precision engineering, exceptional airtightness and sustainable design, perfectly framing breathtaking coastal views while delivering lasting performance.

Nestled atop the iconic White Cliffs of Dover with breathtaking views of France, this bespoke single-plot self-build was a unique and rewarding project for Harmony Timber Frame. The client's vision was to create a home tailored to their exacting specifications, embracing energy efficiency and sustainability while maximising the dramatic coastal setting.

Harmony Timber Frame's flexibility and client-focused approach made us the perfect partner for this ambitious project, enabling the client to realise their dream of self-building a home with superior thermal performance, airtightness, and durability.

The client selected us for our ability to provide a fully engineered solution, tailored to meet tight planning requirements and unique site challenges. Highlights included incorporating expansive glazing to capitalise on the stunning views, creating a truly special home.

Ivy Cottage

This self-build, three-bedroom home in the countryside features an airtight design that embodies a passive house philosophy.

Designed with a passive house philosophy, this airtight Timber Frame home combines vaulted elegance, solar orientation and early-stage collaboration to deliver outstanding energy performance, structural integrity and rural architectural harmony.

Early collaboration with the clients' architects and engineers in 2024 facilitated a harmonious blend of aesthetic appeal and structural integrity. The home boasts a fully vaulted roof structure to enhance vertical space and is strategically orientated to the south, maximising glazing to harness solar energy during the colder months.

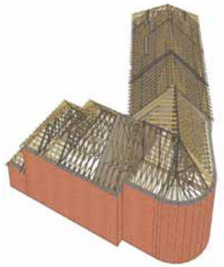
Roof Trusses

Roof trusses use up to 40% less timber than traditional roof structures.

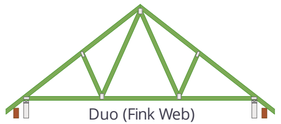
Each truss is analysed to obtain the most economic, low timber usage solution; this combined with the dramatic reduction of site waste gives the structure the lowest environmental impact possible.

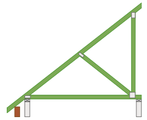
With a typical 2 storey house our clients benefit from an approximate 30% saving on construction time. This stretches to
50% on 4 storey houses.

Within a working week a fully erect and water tight structure can be achieved.



Innovative and competitive in their design and price, understanding and flexible in their service and delivery.





The versatility of roof trusses knows no bounds. From standard mono trusses offering a simple structure to the most complex attic, raised tie or stubbed trusses; our design teams experience and innovativeness allows them to offer solutions to the most complex roof structures.

Using TR26 graded timber, our trusses benefit from a low carbon footprint, exceptional strength and high quality.

Every quote is supplied with layout drawings and profiles of each truss type used, giving the client a clear understanding of our proposal.

Every member of our truss design team is fully trained and able to use the most advanced software when designing and analysing the roof structure to Eurocode 5.

Designing to new Eurocode 5 regulations, our design team can offer the most efficient and workable solution possible.

The software offers a real time 3D visualisation which is used to give our clients a clear interpretation of what we are proposing.

We encourage our clients to visit our offices to outline plans they have, discuss their project with our design team, resolve any questions or queries they may have and help make a complex structure clearer.

Open Metal Web Joists

Ranging from 202mm to 421mm deep and up to 12m long, our open web joists offer an adaptable, lightweight, durable and smart solution for any flooring requirements.

The aspect of this system which helps maintain its position as the most favourable flooring product for house builders worldwide is the large clearing between the struts, offering space for plumbers, electricians and heating contractors to utilise.

Combining the strength of metal struts with the lightness of timber allows our open web joists to be an extraordinary 40% lighter than comparable solid joists. The advantages of a light product are obvious; easier handling, minimised requirement for lifting equipment, faster installation and reduced labour time.

They provide a fast, friendly and efficient service from designs, through to delivery on-site.

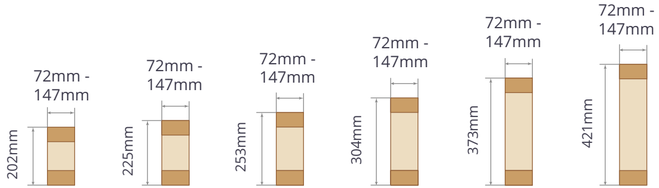
Using the latest software, our experienced design team can find a solution for any requirements, with each design being fully engineered and analysed, eliminating the need for costly engineers calculations or input.

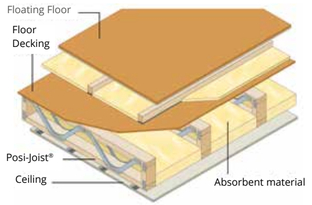
Open web joist applications span further than traditional methods, offering a feasible solution for flat roofs and large flooring areas, where extra strength or service space is required.

All quotes offer floor decking as an optional extra, giving our clients the ability to purchase the required materials from one source with a delivery to suit their needs.

Offering our open web joists at a vast range of depths and widths gives us further options when designing the floor structure and allows us to offer the most economic, lightweight and low timber usage solution; made to measure to reduce site wastage.

As a leading manufacturer of Posi-Joist metal web joists for domestic and commercial applications for both floors and roofs. Also known as Eco-Joists, Metal-Web and Easi-Joists, they combine the lightness of timber with the strength of steel, are easy to install and span greater distances than timber alternatives to allow unequalled design freedom.





E-FT-3 Separating Floor – Metal-Web Joists
Use with Timber Frame walls only.

The Posi-Joist® offers exceptional floor performance from a minimum 72mm wide fixing surface, and the unique open web design makes it easier for plumbers and electricians to install services with no drilling, notching or cutting needed – helping reduce time and costs.

Why Choose Posi-Joist

- Longer Spans
- High Quality
- Zero Shrinkage
- Lightweight
- Simple Installation
- Easy Routing for Follow On Trades

Products We Offer

Walls

Timber Frame

ISO 9001 quality controlled factory to ensure a consistently high build quality. Range of factory installed insulation and air tightness solutions.

Oak Frame

For that typical, traditional oak frame look we can provide complete oak frame solutions or offer an 'in-between' option, combining oak frame features with traditional timber frame methods of construction.

Floors

Posi-Joist metal web joists

Our Posi-Joist metal web joists have been developed to outperform traditional floor joists and allow services to be installed within the floor zone. The webs provide an open floor system that has superior clear span abilities using larger web sizes.

Roofs

Trussed Rafters

Our extensive level of experience in designing, manufacturing, and installing trusses expands through a wide range of industry sectors, from simple gable to gable to complex roof scopes and room in the roof designs.

Insulated Roof Cassettes

Our pre-insulated roof panels are the final touch to your self build home meeting your insulation requirements.

Specialist Products

Structural & Finished Steelwork

Whilst our expertise and preference is to utilise timber in our projects, steel is sometimes necessary or requested. We can provide steel frame, beam and post solutions that can be concealed, or exposed. These can be galvanised or powder coated to suit individual requirements.

Feature Truss

Designed by us and made to order by our joiners, incorporating traditional craftsmanship, with the best modern engineering design.

Oak

Oak features can give your new dwelling that traditional aesthetic appeal.

Glulam Engineered Beams

Through utilising structural benefits of each layer of timber, this engineered timber is up to 50% stronger than solid sawn timber.

Laminated beams are also 33% lighter than steel and 83% lighter than concrete, making it much more manageable on-site.

Benefits of using Glulam include:

- Inherent load bearing strength.
- Ability to design large wooden spans to create open spaces.
- An eco-friendly alternative to concrete and steel.
- Durable, light and easy to handle.
- Requires no boxing in or cladding.
- Glulam can be pre-cambered to counteract the effects of deflection in long spans.
- Competitive price makes it a clear choice for all types of construction.

Full technical information available upon request.

> *Professional in their approach and helpful in the design and specification of projects we have been involved with.*

HARMONY UK
TIMBER FRAME

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In association
with Buildstore

harmonytimber.co.uk

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