

homes designed
for modern living

westernhomes



**TIMBER FRAME SOLUTIONS FOR PROPERTY
DEVELOPMENT AND COMMERCIAL APPLICATION**



WESTERN'S TIMBER FRAME BUILDINGS ARE DESIGNED, ENGINEERED AND MANUFACTURED TO SPECIFICATION DIRECTLY FROM ARCHITECT'S PLANS. WE EXCEED OUR CLIENTS EXPECTATIONS WITH A PRODUCT THAT IS COMPETITIVELY PRICED AND CAN BE DELIVERED TO SITE WITHIN WEEKS OF PLACEMENT OF ORDER.

WESTERN HOMES PROVIDE TIMBER FRAME SOLUTIONS FOR BOTH PROPERTY DEVELOPMENT AND COMMERCIAL BUILDINGS. WESTERN ARE ONE OF IRELANDS FASTEST GROWING TIMBER FRAME MANUFACTURERS AND CUSTOMER SATISFACTION IS AT THE CORE OF OUR BUSINESS STRATEGY.



Western homes have over 25 years experience within the off site construction industry. During this time, timber frame construction in the UK and Ireland has experienced phenomenal market growth and now, whether you are a commercial, builder/developer or perhaps a one off self-build customer, the advantages of timber frame as the superior method of construction are widely known and accepted. Such benefits include, superior thermal insulation, acoustic insulation performance properties, environmental soundness and of course, the speed of build.

From its hi-tech manufacturing facility in Coalisland, Co Tyrone, Western Homes design and manufacture a superior quality, environmentally friendly product that is competitively priced and delivered to site within weeks of order placement.

BUILDING WITH WESTERN



DESIGNED SPECIFICALLY FOR UNPARALLELED COMFORT, RELIABILITY AND ECONOMY, OUR OUTSTANDING HOMES OFFER AND EXCEED ALL THE BENEFITS OF TRADITIONALLY BUILT HOMES AT A COST EFFECTIVE PRICE.



Whether you require a two, three or four bedroomed bungalow or a luxurious detached two or three storey home, rest assured you will be delighted at the choice and price offered by the outstanding range produced by Western Homes. Our professional approach means we always listen to what the customer want - so the final decisions on design, structure, heating, windows, kitchens or bathrooms can be to your individual choice.

What differs Western Homes to others is:

- Out standing U-Values resulting in low heat loss
- All works complies with building regulations
- In House manufactured PVC or Aluminium windows and doors
- In House manufactured kitchens
- In House manufactured sliding pocket doors
- In House manufactured door kits
- Fully turnkey home completion options available

COMMERCIAL BUILD



With over 25 years experience in the off site construction market, specialising in the health and education sectors throughout UK and Ireland, Western Building Systems have wide experience on providing timber frame panelised solutions. From hospital wards, schools to nursing homes, Western Building Systems team are aware to the constraints and care required to working within these environments and the timescales involved.

Western Building Systems can provide a service of supply only of the timber frame, supply and erect or provide a full design and build package.

TIMBER FRAME DEVELOPMENTS



Western Homes have carried out housing development projects for developers throughout UK and Ireland. The basis of our service provided is the supply only of the timber frame kit or supply and erection of the homes.

When selecting a Western Home, in addition to our kits, we provide plasterboard, insulation, vapour barrier, in house manufactured door kits including architrave & skirting. All our architraves are fitted to both sides of door. We manufacture and fit PVC or aluminium windows, doors and also kitchens and bedroom furniture, all completed in-house.

By offering these services, we believe build projects can be accelerated where the items are being delivered along with the kits. The key areas to a successful development project is working together at the design stage, planning to ensure programmes and timescales are achieved and constant review to ensure targets are being met.

SELF BUILD OPTIONS



WESTERN'S TIMBER FRAME HOMES ARE DESIGNED TO MEET INDIVIDUAL SPECIFICATIONS AND ARE BUILT TO THE HIGHEST SPECIFICATION.



After the initial introduction to discuss your existing design plans; individual requirements and customised options are taken into account to suit your personal taste.

At Western Homes our flexible approach allows the customer to create their bespoke home and tailor the finish to their requirements. Western Homes can provide our clients with a supply only kit service, alternatively a supply and erect, or complete build of home.

In fact our attention to detail throughout will enhance your enjoyment and make you proud to be a Western Home owner

What differs Western Homes from others are the services that we offer:

- In house manufactured PVC or Aluminium window and doors
- In house manufactured kitchen and bedroom furniture
- In house internal door kits
- Plumbing and wiring to your home
- In house interior designer

Building your home in Timberframe has many advantages:

BUILD YOUR HOME QUICKLY

In the throes of the Internet age, people have become accustomed to speed in many aspects of their daily life. Coupling this, an upsurge in property television programming, means that the general public is perhaps more literate now, (in terms of both design and trade practice) than at any time in the history of the construction industry. They now require attractive homes which can be realised at speed, without compromising on quality of build and indeed, quality of life.

Timber frame, as a method of construction, ticks all these boxes. From the placement of your order, our prefabricated product can be delivered to site within six weeks and both erected and roofed within days. This helps to ensure that other elements of the build such as wiring, plumbing etc., can be facilitated almost immediately, regardless of obstacles such as inclement weather.

See below for our typical work itinerary.

Week / Work

- 1/2 - Foundations
- 3 - Timber Frame Erect
- 4 - Felt & Batten, Roof Tiles - External Windows and Doors
- 5 - Brickwork / Blockwork - 1st Fix Plumbing & Electrics
- 6 - Brickwork / Blockwork
- 7/8 - Insulate, Plasterboard and Dry Line - Plastering Outside
- 9 - 2nd Fix Plumbing & Electrics - PVC Guttering
- 10 - 2nd Fix Joinery / Kitchen Units / Bathroom & Toilets
- 11&12 - Septic Tank / Sewers - Snagging

UNCOMPROMISED SOUND QUALITY

The need for quality sound insulation is paramount. Despite being erected from materials which are less dense, soundproofing is not compromised in timber frame properties, due to several techniques which are employed during construction.

Floating floors minimize sound transmission between levels within the house, while compartmentalised wall panels help dissipate sound penetration from outside.

As well as this, various forms of cladding, or the erection of a solid brick or concrete wall will help to bolster the performance of the timber frame against noise pollution.

IMPROVE THERMAL INSULATION

The construction of timber frame homes differs radically from that of conventional brick or masonry properties. The main difference is the depth, or density, of the materials used in each and their resultant ability to be penetrated by, and store heat.

Masonry, much more dense than timber frame panelling, is less responsive to changes in internal temperature than wood. As a result, timber frame homes are noticeably warmer than their masonry counterparts within minutes of heating.

Thanks to the flexibility offered by timber frame construction, there is also scope to increase the amount of insulation, thereby helping to sustain the heat generated at different times during the day, by timed heating systems.

The benefits of this are twofold, in that there is also a direct correlation between thermal performance and fuel consumption. Timber frame homes allow clients to maximise home comfort, whilst simultaneously minimising fuel expenditure. Reduce environmental pollution

As the world becomes more aware of the need for environmental soundness, it follows that construction, irrespective of the method (masonry/timber frame) must adapt to the 'green' demands of its market.

Not only does timber frame construction in general result in a reduction in air pollution and greenhouse gas emission when compared to more traditional methods of construction, but all timber used in our construction is rigorously selected by our purchasing department and comes from managed Scandinavian forests.



FOR ANYONE WANTING TO GET THEIR FOOT ON THE PROPERTY LADDER, OUR MODULAR BUILT AROUND HOMES WILL QUALIFY YOU FOR A MORTGAGE BY SIMPLY FINISHING THE EXTERIOR WITH A BRICK OR BLOCK FINISH AND APPLYING TILES OR SLATE TO THE ROOF (WHICH OUR SKILLED CRAFTSMEN CAN CARRY OUT).

The concept is the same as our modular homes, but its taking this system and the already established timber frame housing to the next level.

Gone is the hassle of wet days and on site delays, this house type is manufactured at our factory, in factory conditions, where rain does not come into play.

The home is manufactured in modules, fitted out with electrics, plumbing, fitted furniture, doors, tiling and delivered to your site complete with the internal works finished. Work involved onsite is applying

the external block or brick skin, along with the roof tiles, meaning after a few weeks the house is ready for occupation.



The appearance of our modular homes is identical to that of traditional built homes, but the main difference is the energy efficiency and flexibility that this design offers our customers. All homes are manufactured to comply to meet current building regulations.


You can find out more information on our wide range of modular homes and build around homes on our website at www.westernparkhomes.com.


Alternatively you can contact us to request further information.

western

building systems

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