

Full Residential Construction

First, we would like to welcome you on-site and most importantly thank you for taking the time to look around our latest project. Unlike most construction firms, whether they are building a garage or an office block, we take pride in how our sites are managed and appear from the moment that the foundations go down. We want our clients to be able to come on site at any time in order to make any last minute changes or just to see how their investment is being looked after. What you see now is what you get most of the time – a clean, well-managed site.

This project is a full residential construction. Lawrence Taylor Construction Ltd have been involved from inception to handover, including working with the owners on planning issues, design, foundations, construction and the finishing details such as lighting and carpeting.

Project Management

As well as providing a full construction service, we also act as a project manager. Sometimes supervising the number of tradesmen involved in building your dream house can be more daunting than you initially realised. We can work with you to ensure that timetables are drawn up and adhered to, making the customer's life easier.

Timber Frame Supply and Erection

Of course our speciality is in timber frame construction. It is without doubt the quickest and cheapest way to build a house in the 21st Century and we can help you from the initial designs all of the way through to delivering a water-tight, environmentally and cost-effective structure.



Timber-Frame Specialists

Full Residential Construction

Project Management

Timber Frame Supply and Erection

Laying the foundations of a new home....

It started with a plan to find the ideal home for some clients. Unable to find a suitable house in the area, we were able to find a plot of land that was big enough to fit a house into. There was enough space for a good-sized garden (ideal for the grandchildren), ample parking on a well-located road (a must have) and we knew that planning permission should be obtainable for the site. The first picture shows where we began from - a patch of grass and an old wooden building.



The next job was to flatten out the land and clear the site. This can take a surprising amount of time, even using specialist equipment. Never under-estimate just how long things can take. However, within a couple of weeks of completion of the sale of the land, we had a site that was workable. Much of this work can be done in any weather. At this point it is important to ensure that utilities are connected so that anything that gets built up subsequently doesn't need altering so that a mains pipe can go in!

Next comes the foundations. Any property needs anchoring securely, and timber-frame properties are no exception. Solid foundations will make sure that your house lasts without risk of subsidence. One of the benefits of timber-frame construction is the lightness of the frame. Planning regulations will require a minimum depth of foundations but because a timber frame is much lighter than a traditional block and brick-built house (by a factor of up to 75%), there is much less chance of movement of the structure in the decades ahead as the foundations are under much less stress.



Constructing the property....

Getting the foundations down is the hardest and dirtiest part of a timber-frame construction. Once they are down, construction begins in earnest. Ever noticed how building stops on a conventional building site when there is the faintest hint of a cloud in the sky? Not so with timber-frame construction. As long as there is no health and safety risk and the rain is not going to continue for weeks, the pre-constructed panels can start going up as soon as the foundations are set. A timber-frame firm don't have to wait for a gap in the rain to continue laying down row after row of bricks. They just get on with the job, ensuring that there are no expensive knock-on delays to other contractors. Once the foundations are dry, our aim is to complete a water-tight and weather-proof structure in the shortest possible time. The photos below are taken just days apart.



Advantages of timber-frame construction

There are many advantages to building using timber-frame construction and we highlight some of the major ones below :

Speed of Construction

Even in good weather conditions, timber-frame construction is faster than traditional block and brick methods by around 30% on whole build time. This is primarily because we get you weather-proof in a matter of days. Whilst exterior cladding is going on, your joiners, electricians and plumbers can be working inside. On a normal build, all work is dependent upon the bricklayers finishing first.

This is even more crucial in Lancashire, with our 145 days of rain per year (Met Office statistic). On most of these days, bricklaying cannot occur because of the detrimental effect of rain upon the mortar. With one of our properties, most of the work can take place 365 days per year. In reality, the 30% time saving on build time that you have on paper is considerably higher when you factor in the weather.

Thermal properties of a timber frame

Timber-frames are better at retaining heat and a typical frame system will meet or exceed planning regulations with no need for extra insulation. Brick-built properties generally require considerably thicker insulation. However, many people want to increase the level of insulation in order to reduce their heating bills in the years ahead. Again – this is much easier with a timber-frame where a variety of different panels can be assessed ahead of time by the client in order to maximize energy efficiency

A standard system will provide u-values better than 0.30, saving you even more money in the long-term.

Dry construction of pre-treated materials leads to a lower failure rate

The only “wet” parts of our construction are the foundations and the skimming. This means that there is a much lower failure rate because the treated wood holds its shape and is not subject to the risks of plaster or mortar joints cracking, leaving unsightly and potentially dangerous failures.

Construction costs are lower

Even ignoring the inevitable delays due to weather, timber frame construction requires lower man hours and so is a lower cost method of building than other methods.

In addition, a National Audit Office study which was looking at the costs and benefits of timber-frame construction revealed that snagging costs on timber-frame houses are around 50% lower than on brick-built properties.

Greater accuracy in construction

Everyone has heard the horror stories of houses where walls don't quite line up or doors don't hang quite straight in a new brick-built house. In timber-frame construction, the entire frame is made using computer-controlled equipment in a climate-controlled factory environment.

All parts are made to a tolerance of millimeters. As long as you have a reputable construction firm, the finished article will be made exactly to the plans. The number of bricks, lengths of wallpaper, dimensions of windows etc are all available to you as construction begins so that you can plan ahead.

And it's environmentally friendly too

It's obvious that building with wood is more environmentally friendly than building with brick and block. Not only does this make you feel good about your build, but it can also be an important consideration for your local planning office.

All timber is European soft-wood from sustainable forests. For every old tree that is cut down, either two or three saplings are planted to replace it. Building a timber frame is carbon neutral, even allowing for transportation.

The manufacture of a timber-frame structure uses five times less energy than a comparable brick and block house and saves 0.8 tonnes of CO2 from the air.

Common Misconceptions



Timber-frame buildings are less durable than block and brick-built ones

Not only does logic tell us that this can't be true (plenty of wooden buildings survive from hundreds of years ago!) but Building LifePlans Ltd, a leading specialist in construction durability were commissioned to conduct a study into the durability and value of timber-frame vs other construction methods. The conclusions were categorical. Tests were conducted on whether components measured up to ISO15685 and timber frame measured up in every case. Whilst most buyers consider durable as being "in excess of 30 years", ISO 15685 tests durability as "in excess of 60 years", the most rigorous tests in the construction industry.



Timber frame houses are harder to obtain mortgages for

Again, not true. Partly due to the success of timber in durability tests but also due to the fact that the majority of houses in countries outside of the UK are timber frame, all mortgage companies will now provide mortgages for timber frame properties with no differentiation. Lawrence Taylor Construction will be happy to help you find an independent mortgage-broker who will put your mind at rest.



Timber-frame houses are a fire-risk

A recent report from the Royal Institute of Chartered Surveyors was keen to point out that timber frame houses are no more likely to suffer from fire hazards than other sites as long as sensible precautions are taken by building professionals. Once the house is constructed, the whole structure will be subject to the same fire retardants and alarms as any other type of building... and all of this will be done under the watchful eye of the local planning control officer. You can sleep just as safely in one of our houses as in any other construction.