



Green Oak^{ltd} Structures

Traditional and Contemporary Timber Frames
Houses, Extensions & Roofs. Sustainable timber
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A small timber-framing company near Glastonbury in Somerset, established by James Godden in 1998. We design and build **oak** and **douglas fir** structural frames for houses, extensions and roofs. We can undertake work from a broad distance, as frames are constructed off-site at our framing-yard.

What do you need to do before engaging us?

Find your site, establish your budget and the required building size.

Research construction ideas, and prepare your design brief.

Appoint your architect /designer to produce your planning-permission drawings.

(www.asba-architects.org - Association of Self-build Architects or www.architecture.com - RIBA)

What is the procedure for involving *Green Oak^{ltd} Structures* in your build ?

- 1) **Liaise with us** during your preparation of the planning drawings.
- 2) **Following planning permission** contact us for the detailed timber-frame design.
- 3) We will then produce a **sketch frame-design and guide price** for a small fee.
- 4) After agreement of basic design and cost your project will be **placed into the yard schedule** for a small deposit (10%).
- 5) **Ordering of timber from saw mill** before starting in the yard, requires a second stage payment.(third payment during build)
- 6) **Fabrication in yard:** we lay out full scale frames for marking up, scribing, cutting and jointing; where our carpenters use small power tools and hand tools. Frames are carefully constructed, chisel marked, then dismantled & stored prior to haulage and site raising.
- 7) **Site raising:** the frame pieces are transported to site by lorry & raised by our carpenters and a crane (reasonable access required).
- 8) After the structural frame is erected, **we will also fix rafters, wall studs, and floor joists** if required (fourth stage payment), leaving the other finishing jobs to your building contractors.
- 9) Once the building is closed in and weatherproof, and prior to finishing, we **recommend the frame is cleaned by a blast cleaning service** (no metal in grit), to remove the black saw-mill stains and other marks during construction. The frame can be oiled with linseed or Danish oil for appearance or left as a natural finish.