



FOR UK DEVELOPERS, ARCHITECTS & SELF-BUILDERS

Prefabricated Timber & CLT for the UK

Individually engineered.

Factory-made. Assembled on your site.

35

years

400+

projects

14

countries

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Fabric first. Built around your project.

ZTC at a glance

Manufacturing experience. Project-specific solutions.

35

YEARS OF EXPERIENCE

Founded in 1991

400+

COMPLETED PROJECTS

Across 14 European countries

UK

PROJECT DELIVERY

Own on-site assembly teams

4,500 m²

FACTORY AREA

Vitolini, Jelgava Municipality

30,000 m²

ANNUAL PANEL CAPACITY

Up to 30,000 m² per year

±1 mm

CNC PRECISION

Hundegger timber processing

Engineering, production and delivery dates are agreed individually according to project scope and factory availability.

The envelope comes first.

Insulation, airtightness and moisture control designed into the panel system.

Factory preparation brings key layers together before delivery. The selected wall build-up supports the project energy target; the final result depends on detailing and the completed building.

COMFORT

195 mm

Mineral wool frame insulation. PE vapour control. 45 mm service battens included.

PREMIUM

245 mm

Wood fibre or cellulose. 22 mm wood-fibre board. 15 mm taped plywood.

LUX

340 mm

Wood fibre or cellulose. 40 mm STEICO Therm board. 15 mm taped plywood.

Frame depths shown. Comfort uses a PE vapour control membrane. Service-zone insulation and plasterboard are added on site; Premium and Lux service battens are also added on site.

Choose the shell or a finished exterior.

Two clearly defined scopes, tailored to your drawings and project specification.

CLOSED PANEL SHELL

- Insulated external walls and roof panels
- Internal structural and non-structural walls
- Delivery and ZTC crew assembly

EXTERIOR-FINISHED HOUSE

- Shell scope, plus specified facade cladding
- Installed windows and external doors
- Roof covering, gutters and downpipes

Shell scope excludes cladding, windows and external doors. Exterior finishing is specified in the contract; internal completion is arranged separately.

PLAN SEPARATELY

Foundations; internal finishes and plasterboard installation; building services; crane, scaffolding and fencing; crew accommodation if required. All inclusions and responsibilities are confirmed in the quotation.

Two technologies. One coordinated solution.

Timber frame, CLT and hybrid systems selected to suit the building design and performance requirements.



TIMBER FRAME

- Factory-made wall, floor and roof panels
- Cellulose, wood fibre or mineral wool insulation
- Factory-fitted windows and doors available
- Thermal targets assessed for the complete wall build-up



CLT STRUCTURAL SYSTEMS

- Solid timber elements for walls, floors and roofs
- Project-specific dimensions, thicknesses and layouts
- Visible-grade surfaces available
- Fire and acoustic performance specified for the complete assembly

HYBRID: combine CLT structural elements with an insulated timber frame envelope to optimise material use, thermal performance and cost.

Technical confidence for your UK project.

A documented structural package, coordinated with your architect and project team.

01 Building Control support

Structural, production and product information is prepared for the agreed system, supporting project-specific submissions.

02 CE / ETA 21/0014

The assessed ZTC system is supported by CE marking and ETA documentation. Local project requirements are assessed separately.

03 Structural warranty route

Discuss a Build-Zone 10-year structural warranty for your project. ZTC can provide the relevant technical package for assessment.

04 Project-specific acceptance

Warranty cover, provider approval and lender requirements must be confirmed for the individual development or home.

05 Agreed contract price

A fixed price covers the contractual scope and specification. Design changes and additional works are agreed separately.

06 Coordinated installation

Own assembly teams work to the agreed programme. Crane access, foundations and site readiness are coordinated before delivery.

Fire, acoustic and energy performance are developed for the complete design and the applicable project requirements.

From drawings to on-site assembly

A coordinated process with an agreed scope and programme.

01

Share your drawings

Send plans, project location, requirements and the proposed supply scope.

02

Assessment & budget

Receive an initial indication based on the information available and the proposed building system.

03

Detailed quotation

When the budget and scope align, the quotation sets out specification and delivery requirements.

04

Design & engineering

Develop the structural solution and prepare production documents for the agreed ZTC scope.

05

Production & delivery

Manufacture under factory conditions and plan transport around the agreed site programme.

06

Assembly & handover

Install the supplied package and provide the agreed documentation for the structural works.

Typical contract-to-site period: around 6 months. Structural assembly: approximately 3–5 days per floor. Dates depend on project and site conditions.

Prepared in the factory. Assembled on site.

SEMA engineering, Hundegger CNC preparation and coordinated panel delivery to UK sites.



CNC preparation

Hundegger processing of timber components.



Panel production

Controlled factory assembly.



CLT elements

Project-specific structural layouts.



Loading & logistics

Elements packed for the assembly sequence.



Factory-prepared panels

Windows and membranes where specified.



On-site installation

Lifting and assembly to the project plan.

Built across Europe

Residential developments, infill systems and public buildings.



SWITZERLAND | 3,420 m²

5 Apartment Buildings

Timber frame panels with factory-applied plaster, windows and roller shutters.



SWEDEN | 1,800 m²

Apartment Building Infill Panels

Insulated facade panels with factory-installed aluminium windows.



NORWAY | 2,200 m²

4 Two-Storey Apartment Buildings

Timber frame construction with factory-fitted windows and timber facade cladding.



SWEDEN | 870 m²

Kindergarten

Timber construction with project-specific fire safety provisions.



LATVIA | 3,000 m²

School Extension

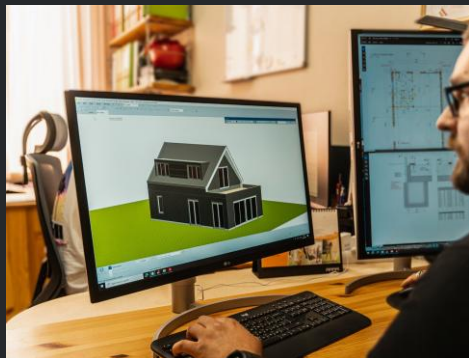
Factory-made timber elements with coordinated production and installation.

**Your project.
Our manufacturing
experience.**

Explore projects on our UK website



**Engineered in Latvia.
Delivered to the UK.**



From an individual home to a residential development, start with your drawings and the scope you need.

LET'S REVIEW YOUR PROJECT

Speak to Andy James

UK & Ireland Sales

Send plans, location, gross floor area, number of units, planning status and target programme. We will review the information and confirm the next steps.

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