

QB Technology together with Ayrshire Steel Framing aim to produce high-quality and innovative modular building systems.

QB Technology offer complete, end-to-end commercial and residential building services – from design and manufacture, through delivery and installation, to finishing and handover – using Modern Methods of Construction (MMC) and advanced digital tools to produce highly-engineered light gauge steel volumetric modular building systems off-site.

QB Technology’s team combines decades of industry experience, including over 15 years’ experience with the AyrFrame™ system, and is dedicated to meeting the highest aspirations for quality, performance and value by bringing together technology, design, and supply chain innovations.

Primary Sectors

- Hotels
- Purpose build to rent
- Residential housing
- Student accommodation
- Rooftop extensions
- Temporary living

Additional Information

- Structural floor zones typically 174-220mm inclusive of finishes
- Low and high-rise projects (including progressive collapse resistance)
- Cladding may be self-supporting cavity masonry tied back to the module or a light weight cladding system supported off the modules
- Maximum standard room width 3.7m – wider span rooms require open sided modules joined together on-site

The QB Technology Advantage

- High quality factory finished rooms – fully quality controlled and snagged in the factory
- “Plug and play” fully serviced rooms via risers and corridor distribution routes
- Cost reduction due to our efficient construction techniques, supply chain and inventory management
- Greater project oversight by forecasting cost and timelines with greater accuracy
- QBT aim to make the construction process as uncomplicated as possible for the people we work with
- Fully BIM-2 compliant with processes that far exceed regulatory requirements
- The AyrFrame™ system provides high levels of flexibility and performance, giving clients control over design combined with strength and accuracy, making it ideal for high-rise buildings and complex facades
- As a modular construction company based on technology, we are committed to always finding newer, better ways to build

System Technical Data

Performance Statistic				
Type	Detail	Building Regs	Modular Avg	Conventional Avg
Acoustic	Airborne	45	52 - 62	55+
	Impact	62	49 - 58	56+
Air Test			1 - 3 m ³ m ³	4.2m ³ m ³
	Section	Building Regs	Module	Final Construction
U Values¹	Wall	0.25W/m ² k	0.15W/m ² k	N/A
	Floor	0.23W/m ² k	0.21W/m ² k	N/A
	Roof	0.23W/m ² k	0.15W/m ² k	N/A
	Party	0.25W/m ² k	0.25W/m ² k	N/A
	Intermediate Floor	0.16W/m ² k	0.16W/m ² k	N/A
External Loading Conditions				
Cladding	Rain Screen		0.8kn/m ²	Subject to Design
	Render Board			Subject to Design
	Stone Clad/Brick Slip			Subject to Design

1 – The lower the U Value the better

