

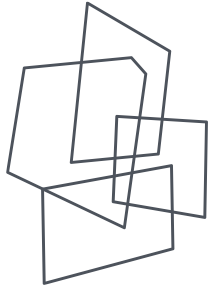


Self Builders  
Now your home



nHouse®





Welcome to nHouse.

We provide spacious, affordable and contemporary homes, each hand-crafted using the highest quality materials. Green and full of lifestyle technology, your architecturally designed nHouse can be delivered and assembled anywhere.







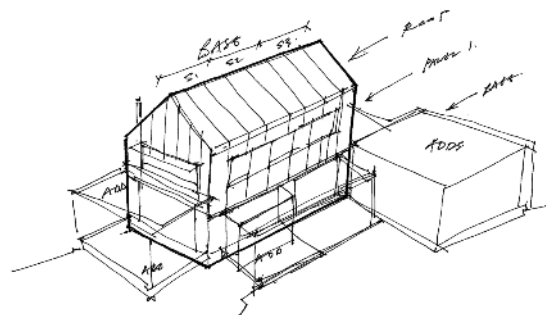




“We want everyone to love their homes. To feel proud, content and happy about where they return to at the end of each day. For homes to be filled with light, space, helpful technology and to not cost the earth – either financially or environmentally. But something new needed to be imagined to achieve this. A new type of home. And so we designed the nHouse. A home that makes people happy.”



**Nick Fulford**  
CEO  
nHouse







HOUSE









## nHouse: New thinking

### More space and light

Each nHouse is 25% bigger than the average new home in the UK. And with higher ceilings and larger windows each nHouse feels light and spacious.

### Architectural excellence

The nHouse range has been created by international award-winning architecture practice Studio RHE. Each home has light, space, elegance and intelligence 'designed in'. Owners can enjoy the prestige of having a home created by globally-acclaimed architects.

### Green

The nHouse is more environmentally friendly than most new homes thanks to its higher than standard insulation materials and the use of carbon capturing timber. The addition of solar panels, house battery and other green features such as a skirting board heating system help to considerably reduce running costs.

### Intelligent

With a touch screen allowing owners to control their nHouse security, lighting and thermostat, a robot vacuum cleaner, house battery, car charging port and even a drone landing pad, the nHouse is designed for future living.

### Designed for desire

Extensive national research has confirmed that current and future home buyers want the nHouse. Over 71% of 1048 people surveyed preferred the contemporary design, spaciousness and features of an nHouse when compared to a similarly priced house from the UK's largest house builders. We call it the Grand Designs effect. Today consumers want something different to the standard small 'boxes' being built.



## Planning plaudits

The environmental credentials of nHouse coupled with shorter construction times, flexibility on the external finish, reduced site disruption and more consistent quality all help to give developments using nHouse planning appeal.

## Faster homes

We use off site construction techniques to create the modules needed for each nHouse. Thanks to our production line methodology we are able to supply housing in approximately half the time of conventional house builders.

## Quality control

The combination of repeated technical specialism, quality control processes and our warm, well lit spacious modern environment means we pride ourselves on delivering a 'snag free' final product.

## Speedy site time

Our houses are crafted to the point where the light bulbs are screwed in and the door handles attached. So when the separate nHouse modules are delivered to your site they can be assembled into a finished house in just a few days.

## Flexibility

nHouses can be located in almost any environment, from urban to rural, and on most land types including sites with problematic ground conditions. It can adapt to your land. The strength and lightness of the nHouse mean its foundation requirements are less ecologically invasive, quicker to install and less costly than those needed by old-fashioned brick and concrete constructed houses.







## Adaptability

The nHouse comes with a variety of exterior options. You can select from different roof colours and ground floor material finishes. This means your nHouse can be tailored to best suit the planning requirements of your area.

## Cost savings

Customers are able to save on the normal upfront costs of commissioning architectural designs in advance of any intended planning application. At nHouse we provide these to you at no cost alongside other information helpful to any planning submission.

## Quality but not pricey

nHouses are made using high quality materials such as cross laminated timber, Velfac windows, Tata roofs, Pepper kitchens and Vitra bathrooms. Thanks to our volume purchasing we are able to achieve price discounts that we then pass on to customers. This means we are able to offer a high quality house but at a mid-price point.



Awarded at Grand Designs Live 2018







## Visit our show home

Our nHouse3 show home is open most working days. Please get in touch to arrange a viewing and experience the nHouse for yourself.











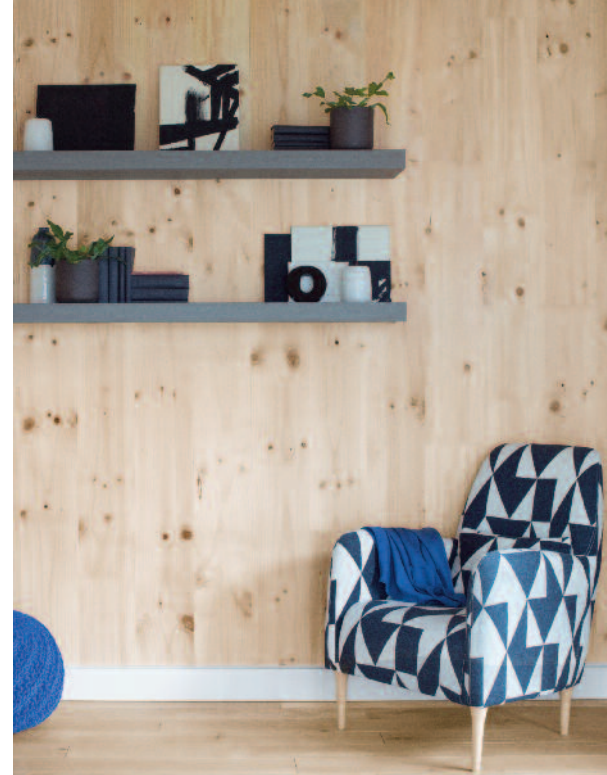


















# nHouse<sup>®</sup>3



A three bedroom, two bathroom house with over 100 sq metres of internal living space over two storeys. Available with or without a carport.





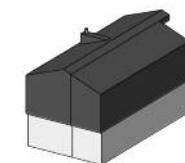


## Ground Floor with Carport

Features a large hallway with wall-mounted nHouse Home Management System, downstairs WC, advanced kitchen with work island and a spacious living area with access to a wood decked veranda.



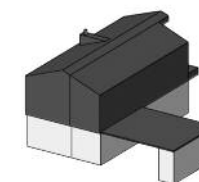




### nHouse3

Footprint	76 sq m
GEA	127 sq m
GIA	104 sq m
NIA	95 sq m

Min. Plot Size 11.5m x 21.2m



### nHouse3 with Carport

Footprint	105 sq m
GEA	133 sq m
GIA	104 sq m
NIA	95 sq m

Min. Plot Size 15.8m x 21.2m

## First Floor

Features three spacious bedrooms, two luxury bathrooms, high ceilings, wood feature walls and extra storage space in the hallway. The master bedroom enjoys an en-suite bathroom and balcony.



# nHouse<sup>®</sup>4



Four spacious bedrooms and two bathrooms over two storeys. Comes with carport and over 120 sq metres of living space.







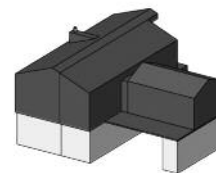
# nHouse<sup>®</sup>4

## Ground Floor with Carport

Features a large hallway with wall-mounted nHouse Home Management System, downstairs WC, advanced kitchen with work island and a spacious living area with access to a wood decked veranda.







#### nHouse4

Footprint	105 sq m
GEA	155.5 sq m
GIA	119 sq m
NIA	109 sq m

Min. Plot Size 15.8m x 21.2m



## First Floor

Four spacious bedrooms, two luxury bathrooms, high ceilings, wood feature walls and extra storage space in the hallway. The master bedroom enjoys an en-suite bathroom and balcony.



# nHouse®4+



The largest house we offer with four spacious bedrooms and two bathrooms as well as an extended ground floor living area. More than 130 sq metres of living space over two storeys.







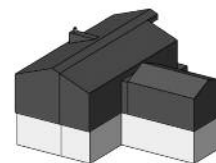
# nHouse®4+

## Ground Floor

Features a large hallway with wall-mounted nHouse Home Management System, downstairs WC, advanced kitchen with work island and a spacious living area with access to a wood decked veranda.







#### nHouse4+

Footprint	105 sq m
GEA	172 sq m
GIA	132 sq m
NIA	122 sq m

Min. Plot Size 15.8m x 21.2m



## First Floor

Four spacious bedrooms, two luxury bathrooms, high ceilings, wood feature walls and extra storage space in the hallway. Master bedroom enjoys an en-suite bathroom and balcony.







# The nHouse structure and exterior

## Cross Laminated Timber (CLT)

Each nHouse is built using Cross Laminated Timber (CLT). This is made by harvesting natural high-quality slow-grown dense wood from European mountains. This wood is then cut to precision before being adhered and layered. Doing this makes the wood extremely strong and long lasting. The wood is then shaped into the individual parts we need to make your home such as walls, ceilings, floors and the roof.

## Velfac windows and doors

For over 60 years Danish specialists Velfac have been perfecting the creation of beautiful windows. The large double glazed Velfac composite windows used in the nHouse bring together the best of both worlds; the durability and versatility of external aluminium and the beauty and warmth of natural wood inside. Aluminium is both highly durable and low maintenance, ensuring the windows will last 40 years or more. The wood frame contributes to great energy performance and low U-values. Floor to ceiling oversized windows are located throughout your nHouse.

## Veranda and balcony

A wide and well built wooden veranda is reached from the main living room. With an inbuilt seat and chopped wood storage area, the veranda also has space for a table and chairs. A large first floor balcony runs the width of the nHouse, providing an ample relaxed seating and viewing space.

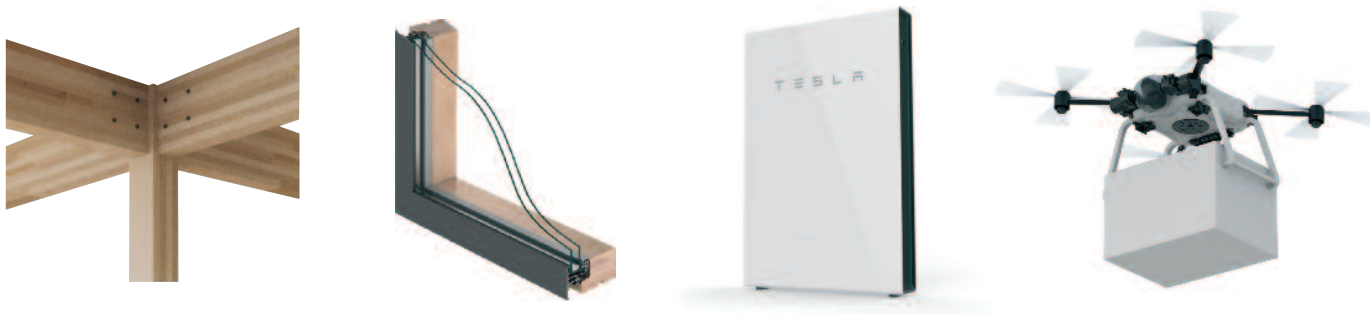
## Tesla house/car battery and solar panels

Provided by the UK's leading solar power consultant Solar Plant and Tesla Powerwall, our system means you harvest sunlight using the latest solar technology to power up your house battery. This means low bills.

nHouse will help you find the optimum roof or car port location to place your solar tiles. Price and options available upon application.

## Drone landing pad

For those buying an nHouse with a carport, we supply a simple drone landing pad to make the nHouse compatible with future deliveries from the air.





# Personalise your nHouse exterior

To suit the local planning requirements in your area the nHouse is available in a variety of roof colours and materials.

## Tata Catnic SSR<sup>2</sup> roof

nHouse have partnered with Tata to offer the Catnic SSR<sup>2</sup> standing seam system for the roofing. Lightweight and strong, Catnic SSR<sup>2</sup> is exceptionally durable, with a guarantee to maintain its performance. The roofing system also supports skylights and solar panels.

Choose from our colour range, selecting a colour most likely to support your planning application.

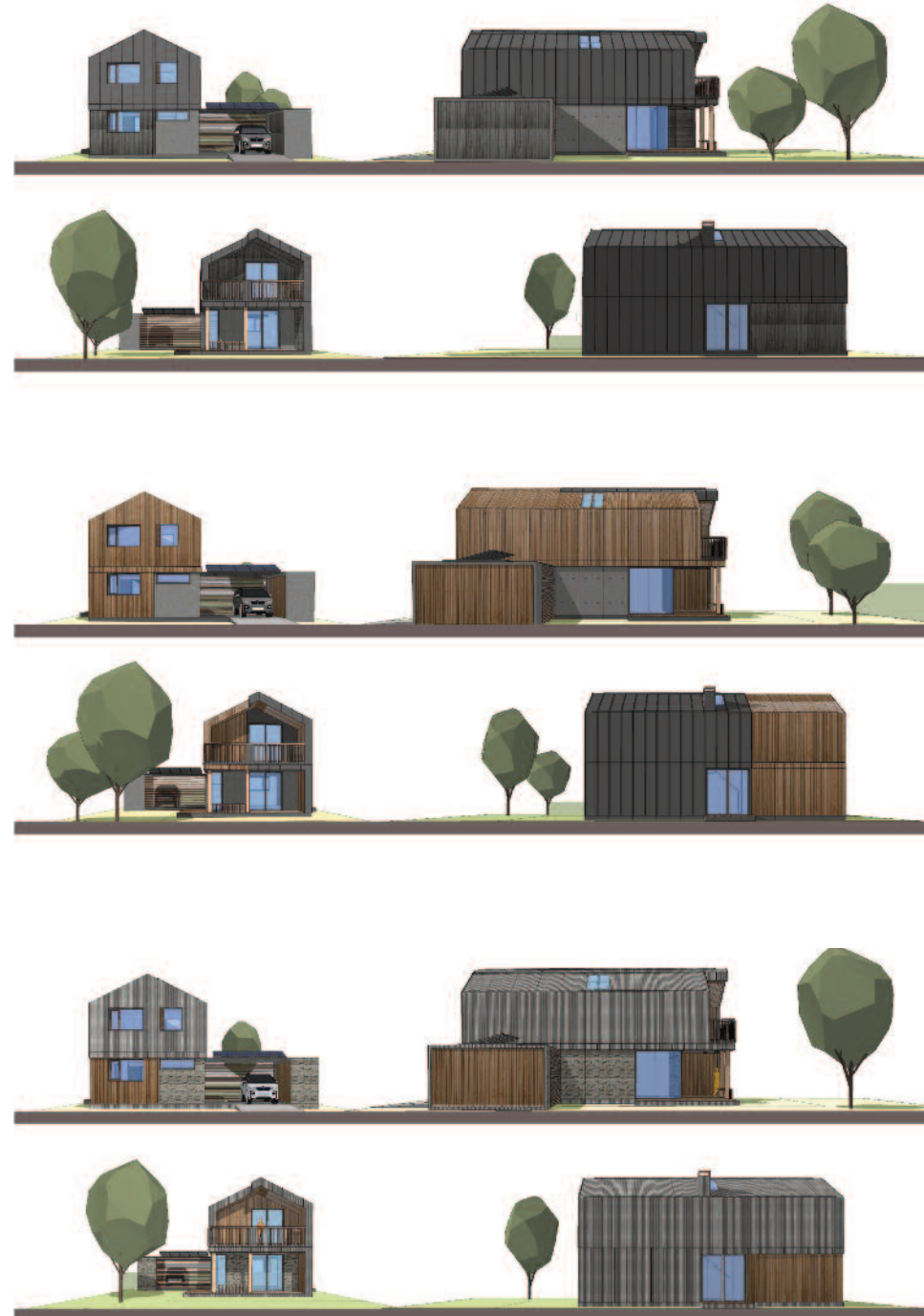
Alternative roof materials such as wood, slate or tile can also be fitted. Price and options available upon application.

## Ground floor cladding

Choose ground floor cladding from either a brick, wood or polished concrete finish.

## Carport or garage

If you would like a garage instead of a carport then we can arrange to have an automatic door fitted for an extra cost.



Example variations



# Colour options

## Catnic SSR<sup>2</sup> roof colours



Winter Sky  
RAL 7040



Alaska  
RAL 7000



Merlin  
BS 18B25



Anthracite  
RAL 7016



Oxidised  
RAL 0502010

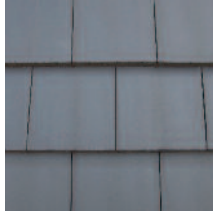


Terracotta  
BS 04C39



Green Grey  
RAL1504010

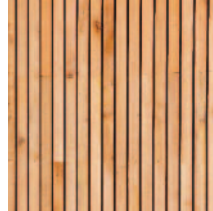
## Traditional roof materials



Grey Slate



Red Tile



Timber

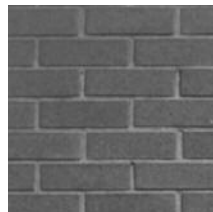
## Cladding options



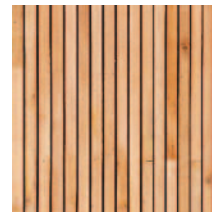
Red Brick



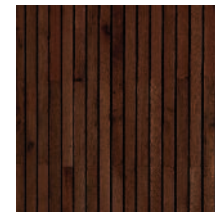
Amber Brick



Grey Brick



Light Wood



Dark Wood



Polished Concrete



# The nHouse interior

## Pepper kitchens

Pepper has established itself as one of the UK's leading designer kitchen suppliers providing high-end homes with bespoke environments that effortlessly combine form and function. The nHouse kitchen includes a spacious central working island, real stone worktops, stainless steel handles and intelligent incorporated appliances including:

- AEG stainless steel single oven
- AEG 60cm touch control induction hob
- AEG stainless steel and black integrated microwave
- Zanussi concealed extractor canopy hood
- Zanussi frost free 70:30 split fridge freezer
- Zanussi 60cm fully integrated dishwasher

pepper

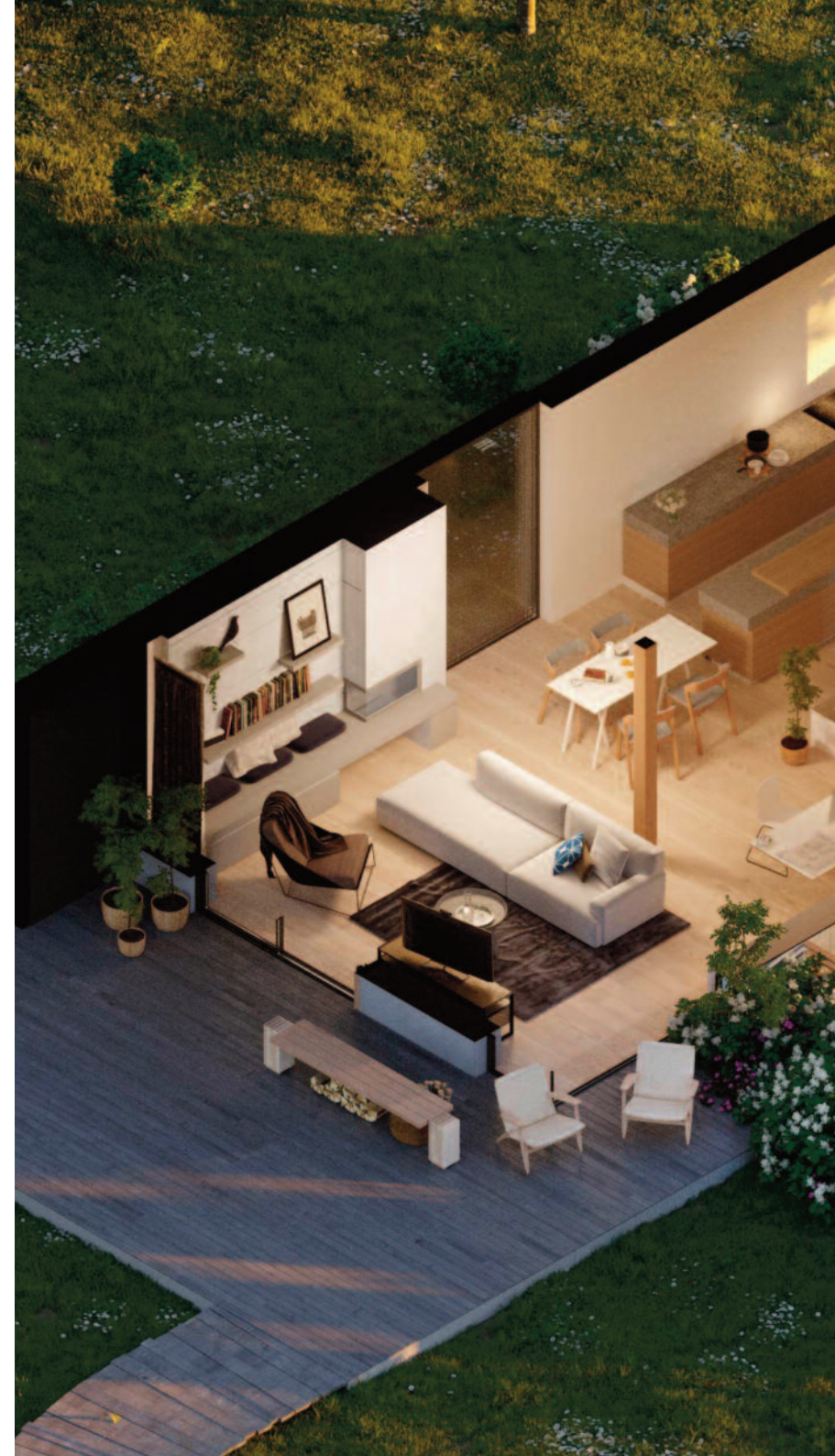
**AEG**

**ZANUSSI**

## VitrA bathrooms

VitrA has been designing and manufacturing designer bathroom and sanitaryware for over fifty years. We selected them specifically because of their high quality, timeless style and durability. Each nHouse has two bathrooms; a spacious family bathroom featuring a full length bath and shower, an en-suite bathroom for the master bedroom along with a downstairs WC.

VitrA







## nHouse Home Management System

Controlling an nHouse is simple with our pre-installed nHouse Home Management System. A touch screen in your entrance hallway allows you to easily manage your lighting, heating, security and monitor your home energy usage.

## Thermal skirting boards

Home heating has moved on a lot since radiators and underfloor heating. This award-winning system means a more even and efficient heat distribution system via the skirting boards in your house. It's more cost-effective to run and with no cumbersome radiators your rooms can enjoy more space and de-cluttered walls.

## Robot vacuum cleaner

Few of us like to vacuum. Supplied as standard in a neat and convenient storage area is a robot vacuum cleaner preprogrammed to the ground floor dimensions of your house.









# Personalise the inside of your nHouse

It's easy to personalise an nHouse – just tell us which different options you would like.

Let us know your requirements and nHouse will help.

## Kitchen

Fitted in each nHouse is a beautiful high quality kitchen. It comes in plain neutral colours with hard stone worktops. The kitchen includes stainless steel appliances such as a fridge freezer, microwave, oven and dishwasher.

If you do not want a pre-fitted kitchen then let us know and this can be arranged. Price reduction information is available upon application.

## Bathrooms

The two nHouse bathrooms and downstairs WC are also neutrally coloured and feature beautiful sanitaryware from our bathroom design partner.

If you require an nHouse to be supplied without bathrooms this can be arranged. Price reduction information is available upon application.

## Furniture

nHouse has partnered with acclaimed furniture brand Habitat. Working with them, we have created three furniture collections that particularly suit the style and design of each nHouse and have also been created with different budgets in mind.



# Furnish the nHouse with Habitat

We have partnered with Habitat to bring you exclusive turnkey furniture packages specifically curated for the nHouse.

Habitat has been inspiring the way people live for over 50 years and is an established brand that people know and trust. Their unique products, encompassing furniture and accessories, have a reputation for quality and offer an original and aspirational lifestyle for the design conscious home owner or tenant.

Select from three affordable packages – Good, Better and Best – curated from products designed in-house at Habitat's London-based studio, manufactured by their trusted supply base and available exclusively at Habitat. Additionally, we provide the flexibility to add and remove products from our suggested packages so you get exactly what you need.

Each package is curated to provide all the main furniture needed in an nHouse. Modern, well thought-out design that is durable, resilient and timeless.

For more information on the packages and pricing please contact us.



habitat 







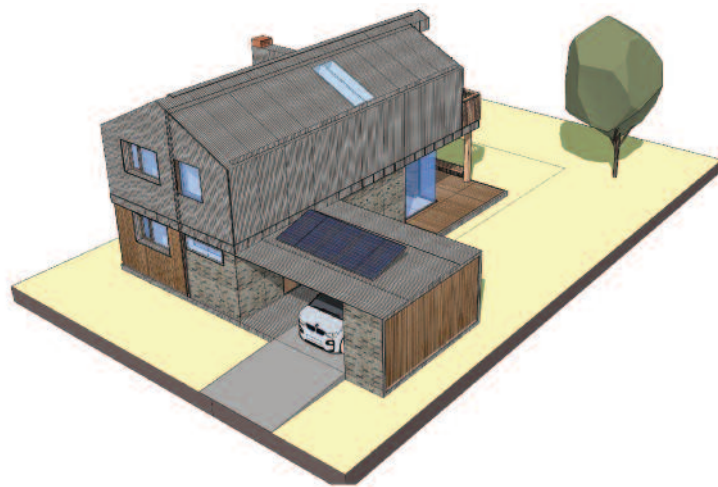






# Environmental information

The nHouse has been designed to enhance wellness, create a positive physical reaction for its inhabitants as well as having sustainability and the future of the planet in mind.



## Lighter

Modern homes can often feel gloomy. By contrast the nHouse is filled with daylight, through large windows, rooflights and sun pipes. Our main rooms far exceed compliance with British Lighting Standards\* and our high ceilings create a welcome sensation of light and space.

## Healthier

The nHouse is fitted out with natural materials like wood and stone that help create a positive, healthy reaction in the human body.\*\*

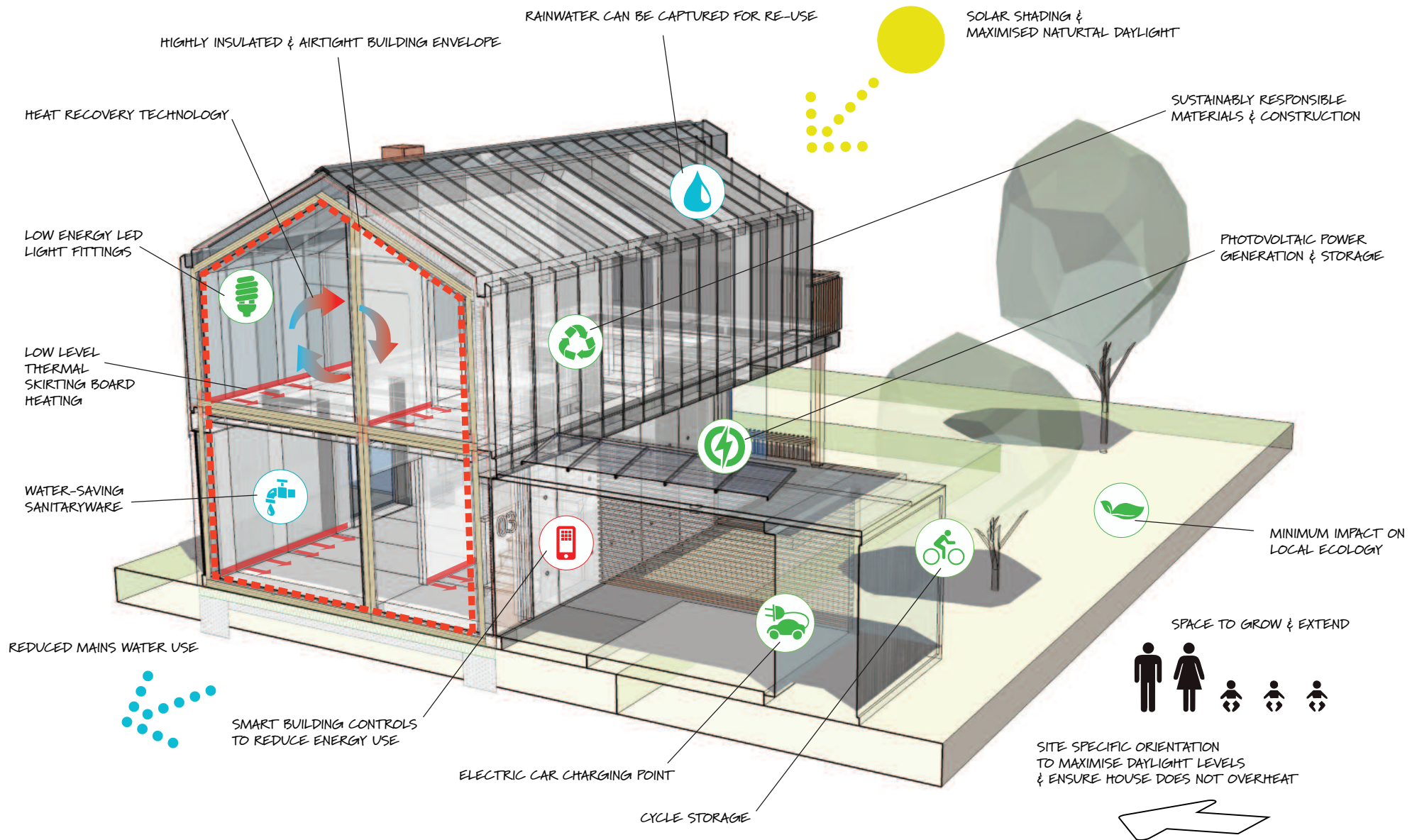
## Quieter

The nHouse has been constructed to offer high levels of acoustic performance because we believe the ability to enjoy peace and quiet is essential in a modern healthy home.

\* BS 8206-2:2008, Lighting for buildings Part 2: Code of practice for daylighting).

\*\* Recent research by the University of Stuttgart showed that people living in homes made of more natural materials experienced a slower healthier heart rate and a more positive biomorphic response than those living in non-natural environments







## Highly insulated

Producing a sustainable and healthy building is of the utmost importance to us. We have used A+ rated\* insulation to achieve a 20% improvement over standard building regulations. This high level of insulation means that your house thermostat can be turned down and occupants will still be comfortable whilst saving energy and money.

### Cool in summer

Thermal modelling has been carried out to ensure that the window and shading design allows occupants to control overheating and keep cool on hotter days. Large sliding glass doors allow easy access to external fresh air.

### Warm in winter

The nHouse is wrapped in a high specification layer of continuous airtight insulation as well as having high quality Velfac windows and doors. This avoids any weak spots that could lead to a heat leak. The nHouse is heated using an efficient air source heat pump that warms a hot water tank located in the first floor laundry cupboard. Heat is then distributed via a thermal skirting board (Thermaskirt Deco BM system.) This means warmth is evenly distributed to each room at lower costs than underfloor heating systems.

## Earth-minded

The nHouse is built using extremely high quality timber taken from the high mountains of the European Pyrenees and Alpine areas. We make sure that the trees we use are replanted. Across the world carbon dioxide is absorbed into each growing tree. When we harvest trees to make the cross laminated timber structure we use for each nHouse, that carbon dioxide is captured. This helps to reduce the amount of carbon dioxide, which is a contributor to global warming in the atmosphere.

### Low transport impact

Because the nHouse is delivered to you, there is very little noise, mess, pollution and traffic created at your building site. Helping to make your neighbourhood a safer and healthier place when compared to most construction sites.

### Reduced construction waste

Factory construction reduces waste as materials are provided to suit the design and offcuts minimised. A minimal amount of materials are taken to site to finish nHouse installation.

\* BRE Green Guide to Specification: Environmental Profiling System for Building Materials and Components





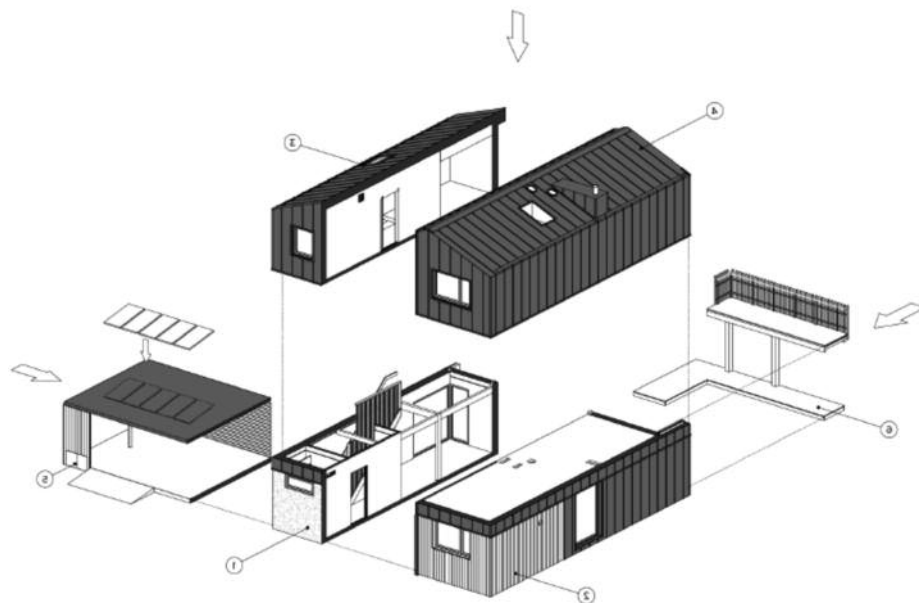


# Who constructs the nHouse?

Each nHouse is built to exacting standards in our new production facility. Constructed in separate parts (Quads), these are then delivered and connected at your building site to create finished homes.

## Visit

All customers are welcome to come and visit our manufacturing facility and see their nHouses being constructed.



**atelier one**  
STRUCTURAL ENGINEERS

**GT** GARDINER  
& THEOBALD

## Professionals

Our construction, research and development facilities are based in Peterborough where we employ experts and professionals with more than thirty years of experience in creating modular homes.

Each nHouse is built by our team of designers, engineers and construction experts, all working under the direction of head architect Richard Hywel Evans.

## Built inside

Every nHouse is carefully crafted by skilled technicians using high quality materials inside our factory – a warm, well lit precision environment. This way we avoid the problems that so often befall building sites where extreme weather and poorly trained workers combine to create poor homes.

## Quality controlled

Every part of our production process is checked and then checked again. We only work with reliable suppliers that provide proven high quality materials.

Research by the Federation of Master Builders (2018) confirmed that home buyers are twice as satisfied with houses constructed by small and medium sized house builders like nHouse, than with homes made by the bigger builders.

## Class act

As part of the design, development and engineering of the nHouse we have selected respected professional consultants with a global reputation for being the best in the their field. This ensures that the nHouse is of the very highest quality. Atelier One and Atelier Ten are acclaimed as the leading global engineers and environmental consultants in our industry. Gardiner & Theobald are the pre-eminent Quantity Surveyors. We are proud to be working with all of them.



# Delivery and assembly

Once we have finished making all the parts of your nHouse (Quads) it's time to deliver and assemble it at your site.

## Protected

Before anything leaves our facility, we carefully brace and wrap each of the separate Quads in protective material. Each part of an nHouse has been designed to be able to travel happily for hundreds of miles on the back of specialist vehicles.

## Transport

Unlike some modular house makers, we have designed the nHouse in such a way that it is not a wide load. This means we can access more locations and don't incur extra transportation costs and time. We use four to five vehicles to bring the Quads to your site. They are accompanied by a crane that we need to lift and move the Quads around and into position.

## Site ready

Before we confirm the delivery and installation date we inspect your site to ensure all foundations and groundworks have been correctly set up. We also check the delivery route and where our crane will be located. Finally, we work out a careful plan to comply with health and safety requirements. Sometimes this means talking with site neighbours or local authorities to ensure we have the access and permissions we need.

## Assembly

Once we have arrived, it only takes a few days to lift and place the Quads of each nHouse into the right place. An advantage of the nHouse is that it is even possible to lift Quads over existing walls, buildings and structures in order to assemble a home on an awkward site.

Using our crane we lower the nHouse Quads onto the foundations and connect the services. We then finish connecting all the other Quads using our QuadClick technology solution. In no time and with minimum disruption, we have completed the assembly and your nHouse is ready for occupation.

## Cost

All transportation and assembly costs are included in the price of the nHouse, subject to your building site being located within 200 miles of our factory facility (within the UK and with no ferry journeys). For further distances additional costs will be applicable.









# Groundworks and foundations

Once you have ordered your nHouse it's time to get the foundations and groundworks planned and underway. You can use us here at nHouse as a main contractor or commission your own supplier.

## Foundations using ground screws

The nHouse will happily sit on most different types of foundations but for efficiency, speed, minimal ecological impact and cost, we recommend a ground screw system via our trusted partner TMP Screw Piles.

Prior to the nHouse being assembled and delivered they will come to your plot and insert screw piles into the ground. These screws are driven down as deep as necessary to ensure your nHouse will be stable. In areas with problematic ground conditions this can mean sometimes drilling down as deep as 42 metres to anchor your nHouse to solid bed rock. In total you will need a minimum of 15 screw piles for an nHouse3. These screws are then 'capped' and a steel structure is set down on the ground screws. This is called a steel ring beam. The base of the bottom Quads are insulated and waterproofed and can therefore sit directly on the ring beam allowing a ventilation gap between the ground and the installation.

## Quick but careful

The reason we recommend ground screw foundations is that it can be done quickly, often taking no longer than a day. The installation robots include an on-board computer which collects and analyses the soil data as each screw pile travels through the soil, and this includes the ability to avoid tree roots and other underground obstructions. Using this system not only causes minimal ecological damage but is also less costly.

## The groundworks question

We are often asked how much groundworks will cost to install and the truth is that it entirely depends upon where your building site is located and what connections it already has. If it's in a remote location that is some distance from any connections, then it will take longer and cost more than a plot where all the services are already set up for connection. So the cost is always going to be based on an individual quotation.

Where we have been able to make life simpler is by reducing the number of services connection points required for the nHouse. And by not having a need for gas in an nHouse there is one less connection that needs to be installed.







# Plot finding

Plots of land suitable for self builders are becoming increasingly available across the UK.

Here are the five ways to find land:

## 1. The Internet

To find a plot try using the major search portals like [rightmove.com](https://www.rightmove.com) and selecting the 'land' feature in the search filter. Smaller plots of land are often sold via auction and there are dedicated land sellers you can talk to such as [plotfinder.net](https://www.plotfinder.net)

## 2. Auction

Talk to land auction specialists like Clive Emson Auctioneers. [cliveemson.co.uk](https://www.cliveemson.co.uk)

## 3. Serviced Plots

'Golden plot' sites like Graven Hill ([gravenhill.co.uk](https://www.gravenhill.co.uk)) near Oxfordshire and also the legal requirement of Local Authorities to provide plots of land for those registering via Right To Build ([righttobuildportal.org](https://www.righttobuildportal.org)) are boosting the amount of land from which you can choose.

## 4. Rebuild

Buy a shack, knock it down and get an nHouse instead.

## 5. Estate Agents

Your local estate agent is often the first person in the know about land coming up for sale. Register with all of them in the area and get them to call you the second a land opportunity arises.







# Buying your nHouse

## Six steps

- 1. Work with us to create a master plan that optimises your site. Select your nHouse size along with the exterior and interior options.**
- 2. Apply for and achieve planning permission using your house preferences and other information we provide to you.**
- 3. Finance organised and order confirmed.**
- 4. We start building your nHouse at our facility. Groundworks and foundations activity commence.**
- 5. Approximately three months after order, your finished nHouse is completed. We deliver to your plot and assemble.**
- 6. Ready to move in.**

## Price and payments

For nHouse pricing please get in touch and we will be happy to provide a quote based on your choice of nHouse and your preferred options. Payments for nHouse are taken on a staged basis designed to work with mortgage lenders who specialise in supporting self build customers. Please get in touch for details.

## Guarantees and warranty

nHouse offer a standard ten year warranty on each new nHouse. Additional guarantees are offered on various parts of the nHouse (60 years for CLT structural materials, 40 years for Velfac windows). For further information and accreditation details contact nHouse.



## Additional services

We can not only provide you with an nHouse but also additional services such as:

- Planning
- Groundworks
- Foundations
- Landscaping and gardens
- Financing

Let us know your requirements and nHouse will help.

## Money

If you need help funding your nHouse, it's likely you will need a stage payment mortgage which releases funds at the key stages of your build, rather than as a single amount. Around 75% of all self build mortgages are available through BuildStore, with building societies leading the way as the main source of lending.

## BuildStore

We recommend your first point of call to discuss your borrowing options should be BuildStore Mortgage Services – the UK's self build finance experts. BuildStore have access to a range borrowing solutions including exclusive mortgages, offering higher lending percentages, competitive rates and a choice of arrears or advance stage payments.

For expert advice on financing your nHouse project, call **0345 223 4888** or visit **[www.buildstore.co.uk](http://www.buildstore.co.uk)**





# The future of an nHouse

## Extensions

The nHouse3 has been uniquely designed to support the future needs of its residents. It's easy to attach a carport or expand the number of bedrooms with an additional nHouse4 module providing a fourth bedroom. Or attach an nHouse4+ module which means not only an extra bedroom but also an expanded ground floor living space.

## Move an nHouse

Unlike most homes, the nHouse has the ability to be separated back into its Quads and then moved to another location. It's not easy but it can be done.

## Longevity

Wooden homes will last for as long as they are loved and maintained. Across Europe there are tens of thousands of wooden homes still standing after hundreds of years. A trip to Stratford-upon-Avon in the UK reveals many original wooden homes built in the time when Shakespeare was alive.















## What to do next

Our show home in Peterborough is open via appointment for customers who would like to visit, learn more and experience the nHouse.

To find out more about nHouse prices, our production timings and how we might be able to help you with your development, please contact us.

Email **[info@the-nhouse.com](mailto:info@the-nhouse.com)**

Call **0844 811 7570**

Visit **[the-nHouse.com](https://the-nhouse.com)**



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# nHouse®

Now your home

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  **nHouseuk**

**nHouse**  
Unit A & B  
Gateway Park  
Newcombe Way  
Peterborough  
PE2 6SF

nHouse Commercial Limited  
Registered in England no. 10453844  
Registered office: Media Works, 191 Wood Lane, London, W12 7FP

