



# nHouse

Now your home

# nHouse

## **Welcome to nHouse**

The nHouse range of homes have been designed for developers who want green, affordable, spacious and modern new houses with a contemporary look and no compromise on quality.











Fast, modern modular housing...  
for everyone.









Designed with adaptability  
in mind.









The culmination of a lifetime's architectural vision and experience.









Homes that make us happier  
and healthier.







## nHouse: The 'n' stands for New

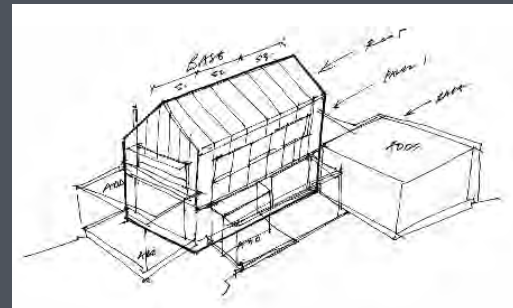
In 2017, nHouse founder Nick Fulford decided to build a home for his young family. He wanted it to be modern, eco-friendly, made using natural materials and designed to last many lifetimes.

But Nick couldn't find what he wanted. Using an architect to design a big budget 'Grand Designs' type house might take years. Importing an expensive European kit house would be a headache. And the house sizes, styles and quality offered by the big house builders didn't appeal.

There was only one answer, Nick would simply have to design his own house.

When Nick started showing his design ideas to friends and family it became clear from the positive feedback that he wasn't the only home buyer looking for something better and different.

An idea was born to create a new house building company committed to making spacious, green, high quality homes full of natural materials and constructed using the latest high tech building methods.



Day one design ideas for a 'new' sort of home





Nick and a team of architects and builders spent two years developing a range of architectural designs, testing materials, prototyping, completing all the necessary engineering work and achieving the accreditations needed for the houses to be mortgage and warranty approved. They even settled on a name for the company when the working title of 'nHouse' stuck.

In 2020, nHouse was finally ready to start supplying houses. Since then they have delivered numerous homes across the UK as far afield as Devon and Cambridgeshire. Their homes have achieved energy efficiency ratings in the top 1%, have been profiled across the UK media and have even received accolades such as a Gold at the London Design Awards.

Today, nHouse offer five different houses from its core range. And, nHouse is able to 'modularize' existing property designs so they can be manufactured and made using modules. Units are completed 20 weeks after construction commences. nHouse is able to offer up to 100 units per year.

**nHouse - now your home**



Winners at the London Design Awards 2021



## A healthier and greener home

nHouse homes are filled with daylight thanks to large windows and roof lights. Our main rooms and our high ceilings create a welcome sensation of light and space.

The nHouse is filled with organic materials such as wood and stone. The human body responds positively to natural environments which can help to create a sense of calm. High levels of acoustic performance provide the enhanced peace and quiet essential to modern living.





An nHouse can be located in almost any environment, from urban to rural, and on most land types. There are few limits to where we can build homes.

Thanks to the strength and lightness in the structure of each nHouse, less concrete and steel is often required in the foundations when compared to brick built homes. This is good news for the environment as the groundworks can be less ecologically invasive, and is quicker to install.





## nHouse eco achievements

nHouse has a strong focus on environmental standards. Each home comes with:



- ✓ “A” rated Energy Performance (depending upon client specification) in the top 1% of new build houses in the UK
- ✓ High levels of insulation and airtightness due to precision offsite construction techniques
- ✓ Large floor to ceiling windows and, on average, 20% more glazing than most new builds mean each home is flooded with daylight, reducing the reliance and costs associated with artificial lighting
- ✓ High quality double-glazed windows to boost air tightness and minimise heat loss
- ✓ Each nHouse has a high level of thermal mass helping to improve building comfort and lower heating and cooling bills
- ✓ Deep overhangs help to manage overheating in the Summer and retain heat in the winter - boosting energy efficiency
- ✓ Heating and/or hot water provision from a renewable source (such as by extracting warmth from the environment using an Air Source Heat Pump)
- ✓ Energy efficiency is boosted by a Mechanical Ventilation Heat Recovery System (MVHR) keeping your home at a good ambient temperature
- ✓ Renewable energy systems such as solar panels, inverter and a house battery
- ✓ An electric car charging point
- ✓ Use of sustainable natural materials where possible
- ✓ A target of Zero landfill in the manufacturing process through recycling and careful material management
- ✓ Dramatically less traffic congestion, noise and pollution around your site during the construction process



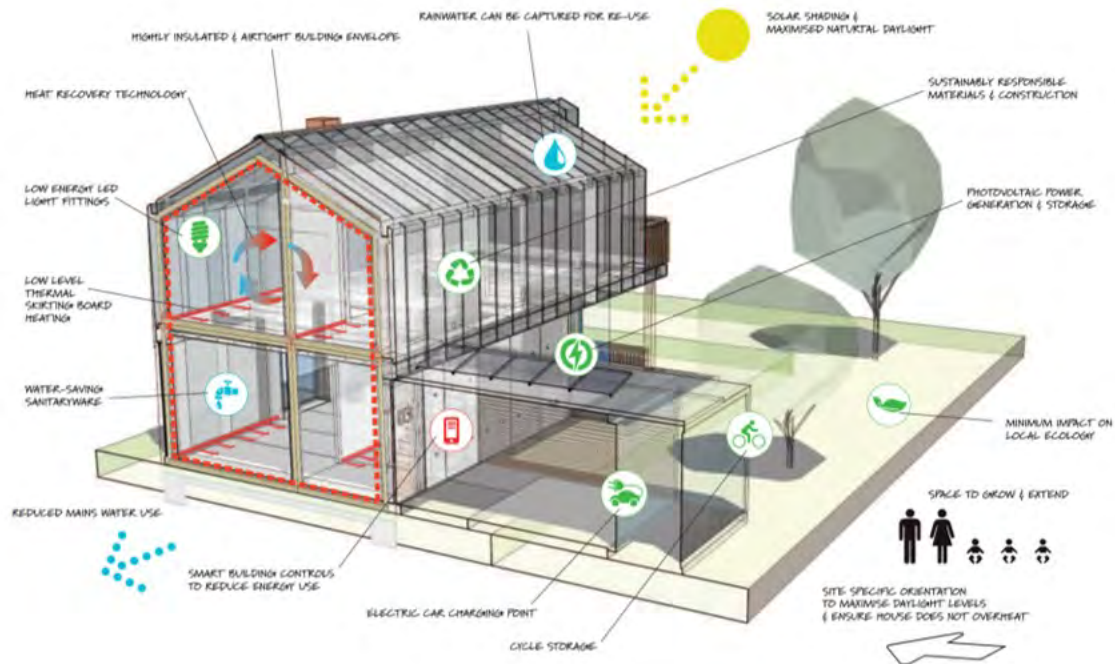
## Other eco-benefits of offsite

Offsite can result in a 50% reduction in material waste, which normally ends up in landfill, compared to conventional construction. (Research by Building Green.)

Modular Construction reduces site traffic and therefore local community pollution, congestion and infrastructure damage by approx. 90%. (Research conducted by McGraw-Hill Construction.)

The residential property sector emits approximately 15% of all CO<sub>2</sub> emissions. (Department for Business, Energy & Industrial Strategy). The UK government aims to cut carbon emissions by 78% by 2035.

Factory-produced homes can produce up to 45% less carbon than traditional methods of residential construction. (2022 research by academics from the University of Cambridge and Edinburgh Napier University.)





# nHouse supports developers

nHouse are able to provide early stage site assessments and quotations to support developers undertaking feasibility assessments.

Developers looking to proceed into planning are able to save on the costs of commissioning new architectural designs if they select units from the nHouse core range. We are also able to give greater certainty on cost at an early stage when compared to traditional construction.

The nHouse core range of homes are pre-designed and approved meaning they are Building Control and Warranty friendly.

nHouse partner price discount for volume orders over five units.

If you become an nHouse Development Partner we will present to you pre-qualified sites suitable for nHouse schemes.





# How Modular Works





# Why modular?

## Speed

We are not held back by the weather, limited light or design and build issues. Using a production line is very efficient. 20 weeks after placing your order, your first finished nHouse will be ready for occupation. And we can deliver 100+ homes per year.

## Quality

Everything is checked and checked again and built to exacting standards in a state of the art factory on a modern production line. Would you rather your car was built in a rainy field? Same with houses.

## Reliability

Pre-existing designs and engineering. Pre-warranty and mortgage approval. Known prices. Consistent timelines. Repeated processes.

## Planning / finance support

The government is providing more support for developers looking to use modern methods of construction and demonstrate innovation.





### Cost savings

Faster delivery times reduce the project period by approx. 30% helping to reduce site costs.

### Choice

nHouse offer 5 house types in a variety of sizes, materials and finishes to suit different tastes and needs. An nHouse is designed to sit on any foundation solution and can be detached, semi-detached or terraced. We deliver to most of the UK.

### Support

We offer an end-to-end service from the provision of submission ready house planning pack to sales and marketing support.

### Sales

Our nHouse range has been designed by award winning architects to be more spacious, eco-friendly and long lasting. With lower running costs and 'Grand Designs' styling more people want to live in an nHouse than a typical new build. For your development this means more demand, faster sales and better exit prices.





# Bespoke Design Service

We start with a review of your house design to confirm its suitability to be made in modules.

We work alongside you to adapt the design to work with your existing planning approval or intended submission. We provide a price estimation for your bespoke houses. After planning, we put the revised designs through a full production process including structural work, warranty pre-approval, building control pre-approval and then final engineering and production pack creation.

We then supply final prices and contracts.

Additional 12-16 week design process

Bespoke design service costs of £25,000 to £35,000





# Design Adaptation Service

We work with with you to change and adapt our existing designs to your needs.

We create revised drawings suitable for planning We provide you with an estimate and pricing for your adapted house.

After planning we put the revised designs through the final engineering and production process.

We then supply final prices and contracts.

Additional 4 week design process

Design adaptation process costs approx. £10,000





## Recent Builds









## Our Range



**nHouse3**



**nHouse4+**



**nHouse4X**



**nHouse5**



**nHouse5+**



# nHouse3

Three Bedrooms. Three Bathrooms.





# nHouse3

GIA

104 sq m / 1119 sq ft

Bedrooms	3
Bathrooms	2
Storeys	2
Modules	4



nHouse3 is a timber framed three bedroom, two bathroom house.

It has 104 sq m of internal living space over two storeys, making it 20% bigger than most new build homes.

Oversized windows, high ceilings and open plan areas help to create a sense of space and light.

This home is adaptable to almost any external finish (walls and roof) and is adaptable internally to your preference.



The nHouse3 is available with or without an optional carport.

You can position the main entrance door at either the front or the side of the house.

Additional modules can be added at a later date to give the house extra ground floor living space and a fourth bedroom ensuite.



# nHouse 4+

Four Bedrooms. Three Bathrooms.





# nHouse4+

GIA

150sq m / 1614sq ft

Bedrooms	4
Bathrooms	2
Storeys	2
Modules	6



The nHouse4+ offers four spacious bedrooms, two bathrooms and additional ground floor living space.

The ground floor features a large hallway, WC, advanced kitchen with work island, and spacious living area with access to a decked veranda.

The additional ground floor room makes an ideal dining room, playroom or office.

An optional sun room can also be added to increase the living space further.

The first floor has a master bedroom with en suite bathroom and access to a balcony, three further bedrooms, family bathroom and storage space.





# nHouse 4 x

Four Bedrooms. Two Bathrooms.





# nHouse 4 x

GIA

150sq m / 1614sq ft

Bedrooms	4
Bathrooms	4
Storeys	2
Modules	6



**The nHouse 4x is a four bedroom, four bathroom home over two storeys**

The ground floor features a large hallway, WC, modern kitchen with work island, floor-to-ceiling windows and spacious living area with veranda.

The house has the option of fitting a utility room.

An additional room, ideal proportioned to accommodate a large dining room, is accessible from the main living space.

On the first floor is a spacious master bedroom with ensuite bathroom and balcony.

A further large bedroom features another en-suite. if desired.

The remaining two bedrooms, a single and a double, share a family bathroom. An additional large hallway and linen cupboard are located on the first floor.



# nHouse5

Five Bedrooms. Four Bathrooms.





# nHouse5

GIA

156 sq m / 1679 sq ft

Bedrooms	5
Bathrooms	4
Storeys	3
Modules	6



The nHouse5 is a five bedroom, four bathroom home over three storeys.

The ground floor features a large hallway, WC, modern kitchen with island, floor to ceiling windows and spacious living area with veranda.

The first floor has two spacious bedrooms, a balcony, two bathrooms and storage space.

On the second floor is a master bedroom with a balcony and an ensuite bathroom, as well as two further bedrooms and a family bathroom.

The nHouse5 also comes with the option of having four large double bedrooms, each with a private bathroom.



# nHouse5+

Five Bedrooms. Four Bathrooms.





# nHouse5+

GIA

208 sq m / 2238 sq ft

Bedrooms	5
Bathrooms	4
Storeys	2
Modules	8



**The nHouse5+ is a five bedroom, four bathroom home over two storeys.**

The ground floor features a large hallway, WC, well equipped utility room, modern kitchen with work island and space for a large table with access via double doors onto an attractive and partly covered veranda. To complete the downstairs area there is an additional large separate living room.

The first floor has five spacious bedrooms including a master bedroom with balcony and ensuite. A further three double bedrooms and a single bedroom share two bathrooms.





Specifications,  
Options and Upgrades



## Options - External

nHouse offers a wide variety of external options to adapt each house to your preferred design and style. These include:

## Front Door

Wood, composite or aluminum. Wide range of styles and colours. The front door can be positioned at the front or side of the house

## External Walls

Finishes include timber cladding, render, standing seam, brick or stone slips in a variety of colours

## External Roof

Finishes include standing seam, tile effect, slate effect, in a variety of colours

## Rainwater Goods

PVC or aluminum, square or round design in a variety of colours

## Balcony

Timber frame balustrade and handrail, invisible fixed glass balustrade or Juliet balcony

## Windows

PVC or Aluminum, double or triple glazed in a wide variety of colours

## External Decking

Composite, timber or aluminum decking options

## Car Charger

Variety of brands available

## Solar Panels

'PV' panels come as standard with your nHouse





# Options - Internal

nHouse offers a wide variety of internal choices:

## Walls

Brilliant white, feature calls, colours or even exposed timber surfaces

## Floors

Range of timber / composite / laminate flooring finishes, tiles and carpets

## Doors

Choice of styles, fire ratings. Conventional, pocket and barn doors available

## Ironmongery

In addition to chrome and mat finishes, other contemporary finishes such as black and gold

## Space Heating

Each nHouse comes with an Air Source Heat Pump connected to a hot water tank. Chose between contemporary radiators, hidden Thermaskirt system or electric heating solution

## Ventilation

Each nHouse includes a Mechanical Ventilation Heat Recovery system (MVHR)

## Kitchen

An extensive range of cabinet, worktop, tile, appliance, sink and tap combinations is available

## Electrical

Range of colours and styles for plugs and switch plates

## Bathrooms

A wide variety of sanitary-wear, tiles, bathos cabinets are available





# Available Upgrades

## Enhanced Solar Pack - Upgrade

A fully integrated solar roofing solution converting sunlight into energy. Includes an Inverter and double battery system. Achieving an output of approx 4.6kw Solar

## Boiling Water Tap

Instant boiling water tap in your kitchen

## Log Burner

Modern log burner with fitted flue

## Sun Room

Available for nHouse4+. Add an additional glazed sun room to your home

## Kitchen Upgrade

A personally designed kitchen to your exact specifications

## Bathroom Upgrade

A bespoke bathroom to your personal requirements

## Home Management Pack

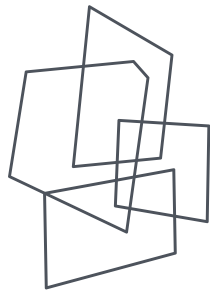
Take control of your home from your phone or computer

## Car Port with Storage area

Upgrade available for nHouse3 and nHouse5







# nHouse

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