



# nHouse

Now your home

# nHouse

## **Welcome to nHouse**

The nHouse range of homes have been designed for self-builders 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

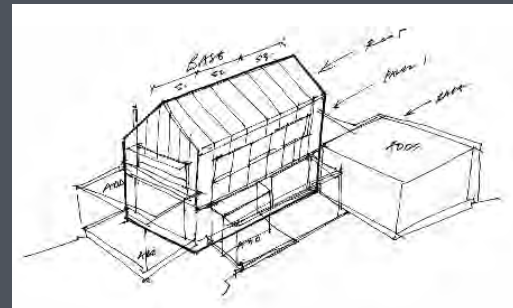
In 2017, nHouse founder Nick Fulford decided to build a home for his young family. He wanted it to be modern, eco-friendly, made using natural materials and designed to last many lifetimes.

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. Each home is completed 20 weeks after construction commences.

**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



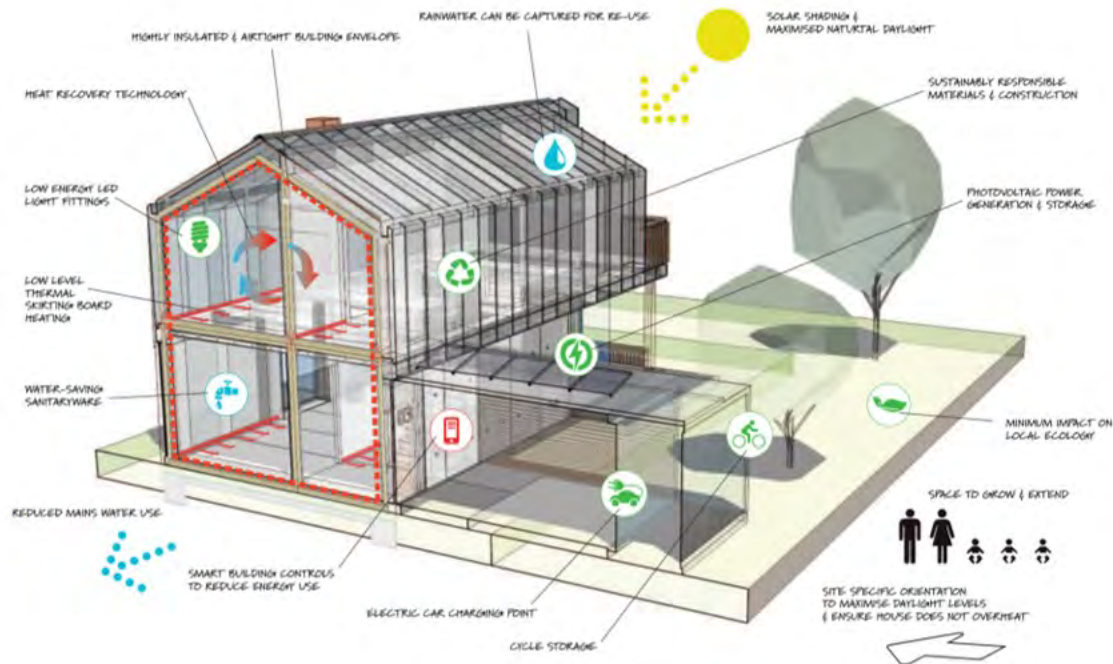
## Other eco-benefits of offsite

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 Care and Support

nHouse offer a complete 'turn-key' service for self-builders. Our Client Service team will support you the entire way.

If needed we can act as your Main Contractor, Principal Contractor or Principal Designer We can also help manage the planning process and coordinate all the works taking place such as the groundworks, foundations and landscaping.

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





# Understanding modular

Making 'modular' homes simply means making houses in large parts – 'modules' – in a precision production facility rather than building brick by brick on a building site.

Each 'module' is finished as much as possible (approx. 80% complete) – including all fixtures and finishes (right down to door handles being screwed on) prior to departure from the factory.

The modules are then transported to your foundations using specialist delivery vehicles and then assembled using cranes to 'land' the modules and make a complete structure.





# Why Go Modular?

## Speed

We are not held back by the weather, limited light or design and build issues. Offsite construction is very efficient. Three to four months after placing your order, your finished nHouse will be ready for delivery. A month after delivery your home is ready for occupation.

## Quality

Everything is checked and checked again and built to exacting standards in a state of the art factory on a modern production line.





# How do you buy an nHouse?

## 1. Find your plot

If you have a plot already then great. But if not then the easiest way to buy land is to purchase a 'golden brick' plot like those in Oxfordshire at the Graven Hill site. We also recommend NewsNow and PlotFinder as places to find plots. Also try to use your local estate agent and auctioneers when searching. Another solution is to buy a house that can be demolished and replaced with an nHouse.

## 2. Choose your nHouse

We offer five houses of various sizes. To learn more about nHouse one of our team will happily provide a virtual tour of an nHouse3, guiding you around the house, explaining the many benefits and features and answering any question you might have about your future home or project. At this point we can discuss your Options and Upgrades, review the additional Services you may need. We then issue you with a first stage Quotation.





# How do you buy an nHouse?

## 3. Apply for planning

The next step is to get the necessary permissions. You will need to submit a planning application with the local authority where your plot is based. nHouse can provide you with planning application information, drawings, guidance and will introduce you to specialist consultants who are experts at achieving planning approval.

## 4. Construction Commences

Around three to six months after your planning application you will, hopefully, receive permission. Once this is received then nHouse will start the construction of your home. Our team of experts and craftspeople will, over a twelve to sixteen week period, lovingly assemble your new house whilst constantly checking and testing as we go to ensure it is of the highest quality. All work is rigorously tested to be both Building Control and Warranty compliant.





# How do you buy an nHouse?

## 5. Prepare your plot

Whilst your new nHouse is being constructed in our production facility, it's time to prepare your building plot. This may mean demolition, installing foundations and putting in necessary services. Before your nHouse can be delivered and completed, the foundations will need to be finished and checked by us. We can do all of this for you or we can work with your building team

## 6. Completing your new home

Your nHouse is ready to be completed and the plot is ready to receive it – so it's time for the final step. From delivery of your nHouse to moving in takes around four weeks. In that time we make sure everything is connected and perfect, all the utilities like power and water are working and all the legal paperwork and approvals have been completed. Then it's time to move in and start life in your new nHouse





## 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	3
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	3
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. Four Bathrooms.





# nHouse 4 x

GIA

150sq m / 1614 sq 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.

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.



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.





# 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

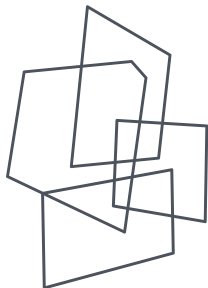
Take control of your home from your phone or computer

## Car Port with Storage area

Upgrade available for nHouse3 and nHouse5







# nHouse

Now your home

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