

# URBAN MARQUE

BESPOKE TIMBER BUILDINGS

## "BARE BONES" SELF BUILD KIT SYSTEM

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Urban Marque Ltd  
Best Bespoke Luxury Lodge Home  
Design Company - Eastern England



## **BARE BONES SELF BUILD KITS by Urban Marque Ltd**

After many years of designing and manufacturing timber frame homes and commercial buildings, supplying builders and developers in both UK and Europe, we spotted a gap in the market for high-end Lodge Homes using a traditional house platform that meets the demands of the UK Building Regulations for new homes and would also comply with the Caravan Acts to take advantage of the planning permission concessions.

In 2015 Urban Marque Ltd was born solely to design and supply specialist garden buildings and mobile homes at a sensible price coupled with an unbeatable quality. Our approach has been to supply a range of options, so a buyer could select his/her own scope of works, thus controlling their own budget. This system has been very successful and we also recognised that many prospective clients had limited budgets but had lots of enthusiasm to self-build their own homes. This nothing new - the problem historically has been the complex and often baffling requirements to undertake the tasks involved and understanding the complicated proceedings, laws and routes to build to say nothing of the cost of engaging architects and surveyors etc. Building control compliance was a nightmare for the inexperienced self-builder, costing and engaging sub-contractors along with securing materials was an ordeal—Urban Marque Ltd have simplified this costly, time consuming route to allow you to get on with building your new home in record time!

We realised that if we put a complete self-build package together it would simplify even further the route to ownership and make self-building a reality at a very attractive price. Welcome to Urban Marque Ltd "Bare-Bones" system!

So what is the Bare-Bones system? It is a complete structural kit delivered to your plot for you to get building on day one! The kit has everything you need to ensure that you have no problems erecting it and an assurance that it meets all the necessary demands in compliance law.

### **The extent of the kit is as follows:**

- Structural Lodge kit (as detailed below)
- Delivery to site
- Full set of design and manufacturing drawings.
- Site Metrological Reports
- Structural calculations—prepared by our chartered structural engineer
- Design Engineering Professional Indemnity
- IWA insurance Deposit Protection & 10 year structural warranty
- Proof of Caravan Compliance Documentation (if required)
- Site erecting drawings
- Easy to understand erecting instruction manual

### **Floor**

- A. 220mm deep fully insulated floor cassette including
- B. 197mm or 220mm Ring and Spine beams (double and triple ply)
- C. Engineered Eco metal-web joists
- D. 200mm Rockwool (or similar) insulation
- E. 9mm ply retaining ribs
- F. Bracing and Blocking
- G. 22mm Egger floor boarding (T & G x 4 sides) & Recommended Adhesives.

### **External Walls**

- A. 140mm External timber frame walls, finished at 285mm if using Urban Marque Ltd recommended cladding/insulation system
- B. 9mm OSB Racking Boards
- B. External breather/insulation membrane.
- C. 140mm Sole Plates
- D. 140mm Head Binders
- E. Bracings

### **Internal Walls**

- A. 90mm Internal dividing walls finish at 115mm when plaster boarded x 2 sides
- B. Loadbearing walls - OSB racking to engineers instructions
- C. 89mm Sole Plates
- D. 89mm Head Binders
- E. Noggins where required (excludes plasterboard noggins and catchers)

**Roof** .....continues next page

**Roof:**

- A. Twin Glulam Ridge Beams (Specified by structural engineer)
- B. Engineered Roof Trusses (flat ceilings)  
or
- C. 197/222mm TR26 Cut Rafters (vaulted ceilings)
- D. 18mm OSB/Smartply Sarking to complete roof
- E. Wind Bracing
- F. Gable Ladders

**Hardware:**

Coach Bolts for Floor and Ridge Beams  
Rim Beam Joining Sleeves  
Truss Clips  
Rafter Hangers

**Other:**

Delivery and unloading on your site as near to erecting zone as possible on transport with hiab crane.  
All areas meterage pre-calculated for finishing materials—e.g. Wall/Floor/Roof etc.  
The Urban Plinth System is available. No concrete or deep excavation required.  
We can supply any finishing materials to your site and if ordered with the kit—there is no VAT to pay. Ask for details of options.

**Foundation**

Some consideration must be given to Foundations (see next page) as all buildings need to be supported by the ground which they occupy. We automatically supply you with a *foundation plan* that shows all the loadings and shows exactly where the loading points are located. If you are installing your new home under the 'Mobile Home Rules'—it is necessary to have your lodge raised off the ground. If you are installing under Building Regulations, there are a choice of options, which we will discuss with you. Urban Marque Ltd have their own Urban Plinth System that is simple to install and meets all required standards.

Once your kit is installed—the rest of the build is pretty straight forward in 10 operations:

1. Install roof cover and rainwater system
2. Install windows and external doors
3. Install insulation in external and internal walls as well as the roof space
4. Install Plumbing and Electrical 1st fix
5. Plasterboard all walls and ceilings
6. Plaster or Tape and Joint finished plasterboards
7. Clad exterior of house
8. Final fix Plumbing and Electrical
9. Install joinery e.g. Doors & Architraves, Skirting Boards and Window Cills
10. Paint and Decorate

**As an added bonus: Urban Marque Ltd have a range of self-help and installer brochures** that are only available to buyers of an Urban Marque Ltd Bare Bones system.

You can be assured that your bare-Bones kit is of the highest quality as all timbers are supplied on a chain of custody— which means that only wood from sustainable sources is purchased. All timbers are graded to either C16—SC 60 and TR26 strength and are vac-vac preservative treated prior to deliver to us.

NB There is no difference in design and timber quality between a bare-bones kit and a kit supplied to a national house-builder!

**Availability**

Urban Marque Ltd products are always in demand so we have to manage the number of Bare Bones kits we can supply. We do this on a “first come first served” basis for our supply and manufacturing slots. Please get in contact if you have a specific target date in mind.

**Value**

There is no doubt that The Urban Marque Bare Bones System is remarkable value for money and as an example we can show you recent evidence that a luxury 94m<sup>2</sup>—2 x bed home sold as a Bare-Bones kit for £22,000.00 has just sold for £250,000.00 just two years after the client had completed it.

**Prices.** Example prices are shown on the next page.

**\*ALL SUPPLIES OF OUR BARE BONES SYSTEMS ARE LIMITED AND SUBJECT TO DESIGN & FACTORY AVAILABILITY.**

**\*ONCE PRELIMINARY DRAWINGS HAVE BEEN UNDERTAKEN—SUBSEQUENT DESIGN REQUESTS WILL BE SUBJECT TO A CHARGE**

**\*ALL AGREEMENTS AND ORDERS ARE SUBJECT TO URBAN MARQUE TERMS AND CONDITIONS : [terms and conditions of sale](#).**

**8m x 4m = 32m<sup>2</sup>**

1 x Bedroom Model with:  
Living area  
Open plan kitchen  
Bathroom

**Price: From £15,750.00**

**9m x 6m = 54m<sup>2</sup>.**

2 x Bedroom Model with:  
Living area  
Open plan kitchen  
Bathroom

**Price: From £19,950.00**

**15m x 6.7m = 101m<sup>2</sup>.**

3 x Bedroom Model with:  
Living area  
Dining area  
Open plan kitchen  
Utility Room  
En-suite to Master Bedroom  
Bathroom

**Price From £28,775.00**

#### Technical information:

Structural Calculations: We are often asked "What are structural calculations and why do I need them"? The short answer is that each and every proposed location for a building is different. Ask your self this question "Would an identical building on a mountain in the Lake District behave the same as one in a valley in Wales"? The answer is, of course not. There are many natural factors that alter the behaviour of a dwelling unit such as wind and snow loads that must be factored into a buildings design along with height also land terrain and exposure. To ensure your new home will withstand the most extreme elements, we undertake a historic weather pattern investigation on your exact site and come up with a set of calculations to incorporate into the design of the building to ensure it will be able to handle all the conditions it is likely to encounter in its lifetime. It doesn't matter if it is just a budget kit or a luxury Lodge. All are treated the same and included in your lodge home package.

Foundations: There are several methods of providing a foundation for your new home. A foundation is as necessary for a caravan or a block of flats as the weight of the complete building from roof down is transferred through different elements of the building to the ground. All these components added together are called the 'dead loads'. We also have to factor in the 'imposed or live loads' such as the weight of snow, wind and even a log-burner or grand piano that may be likely to affect the unit. A concrete slab or strip foundation used to be the preferred solution but for many lightweight buildings a plinth system with a ring beam is now preferable due to the speed and cost advantages as well as ecological awareness and the aversion to quarry products. Urban Marque Ltd can supply you with a fully engineered plinth system, complete with installation instructions, drawings and structural calculations. Most plinth installations can be completed in one day. ([Urban help document Urban Plinths TEG 6 is available with order if required](#))

Insulation: This is a very important aspect of any dwelling unit and special attention should be paid when deciding on the type of insulation you choose. The point of insulation is to obviously keep you warm—but it goes a lot further than that. Insulation in the walls, floor and ceiling lower the carbon emission of the unit and installed with modern membranes can provide very low carbon emissions which in turn means lower fuel consumption and bills. Heat loss (carbon emission) is measured in 'U Values' in UK and the lower the U value the better. As an example: All mobile homes, Caravans, Lodges, Granny Annexes must have a minimum U value of 0.35 W/m<sup>2</sup>·K for walls (not very good). The Urban Marque Ltd recommended insulation combination will provide a U value of 0.18 W/m<sup>2</sup>·K (excellent) - and can be lowered even further if required. All our homes come with a thermal calculation to prove the U values. Modern Methods of Construction are constantly providing new solutions and today a hybrid 40mm insulation can provide much better insulation than an old traditional material 4 x times thicker. It really is sensible not to scrimp on this element of your project. ([Urban help document Thermal Detail TEG 17 is available with order if required](#))

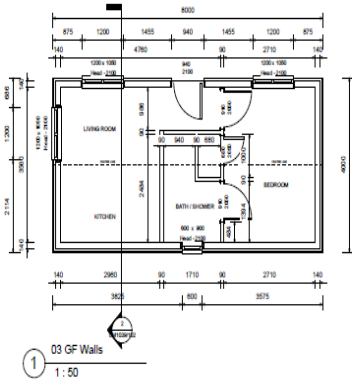
External Finishing: There are many options when it comes to choosing your preferred external finish. All wall finishes must be applied over a batten system so that the walls have a minimum of a 35mm cavity that will allow the building to breathe. Timber finishes are most popular, ranging from standard redwood T & G to exotic timbers such as engineered Accoya and imported hardwoods. Never opt for whitewood and never install untreated timbers—ensure your softwood product has been vac-vac treated by the suppliers. There are also a huge range of low-maintenance claddings ranging from upvc to composite boarding, available in different colours. Several other options include installing 'cement/magnesium' boards and finishing with render or high-density, special paint. New eco products such as sprayed cork are a good economical option and very effective. ([Urban help document External Finishes TEG 22 is available with order if required](#)).

Roof: There are many different roof covers and systems to choose from and most can be installed on your Bare Bones home. We only need the type/make and we will calculate the roof loading detail for you. We can of course recommend the best system for you depending on your choice of roof design, ([Urban help document Roof Cover TEG 7 is available with order if required](#)).

Internal Finishing: Obviously the most important deciding factors concerning finishing the interior of your new home are fire risk and safety. We recommend that all internal walls (including partition walls x 2 sides) and ceilings are clad with 12.5m plasterboard and either skimmed or finished with a 'tape and fill' method. This will afford a 30 min fire-check as proscribed under the UK Building Regulations. If you prefer a different type of finish internally, then you should obtain information from the suppliers or manufacturers that it will afford some measure of fire retardancy compliant with current regulations.

Planning Permission: If you intend to site your new lodge home then legally you don't need planning permission, although many local authorities expect you to apply for a Certificate of Lawfulness. This is a very complicated subject and we have tried to simplify the 'rules' in basic form which is available on request: ([Planning Guide TEG 15 is available by request anytime if required](#)).

## 1 X BED UNIT



2 East Realistic  
1: 50



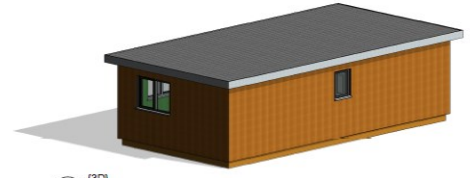
3 North Realistic  
1: 50



4 South Realistic  
1: 50

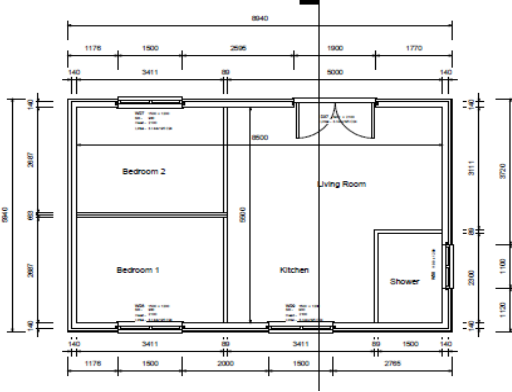


5 West Realistic  
1: 50



1 (3D)

## 2 X BED UNIT



1 East  
1: 50



2 North  
1: 50



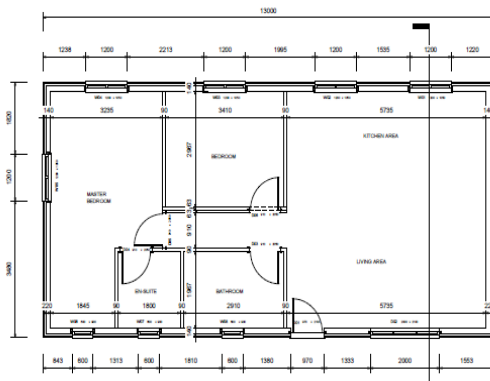
3 South  
1: 50



4 West  
1: 50



## 3 X BED UNIT



2 Right Realistic  
1: 50



3 Rear Realistic  
1: 50



4 Front Realistic  
1: 50



5 Left Realistic  
1: 50



1 (3D)



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## Bare-Bones Erecting Sequence



Kit loaded ready for delivery



Floor cassette ready for insulating



Kit going up. Note Plinths not included unless stated



Internal showing kit complete



Your Bare-Bones Kit i(3 bed) is up



Your Bare-Bones Kit i(1 x bed) is up



# URBAN MARQUE

## BESPOKE TIMBER BUILDINGS

All products are manufactured in the UK.

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