

Unique Garden Annexes and Independence Buildings For Permanent or Leisure Living - Turn Key or Self Build Options

Urban Marque Ltd are designers, timber engineers and manufacturers of quality buildings and we can supply any type of high-end bespoke timber frame building, ranging from small Garden Offices to 5 x Bedroomed Lodge Homes

Urban Marque Ltd is unique in the market place as our directors and partners have decades of experience in most aspects of the construction industry including design, architecture, engineering, wood science, planning law and project management, all of whom are professionally qualified. All our Garden Annexe products are high-end and have no equal in terms of value for money and undisputed quality.

Planning

Most of our lodges and garden annexes don't require planning permission subject to location and land designation, as they will qualify under the Caravan Acts as mobile homes, although we recommend that you apply for a certificate of lawfulness (LDC) from your local planning office (See Urban Marque TEG 15 Planning Guide).

Designs

We have a range of standard designs but we don't stop there! We believe that our clients should be able to have exactly what they want and not what we think they should have. So, if none of our standard designs suit your requirements then change them - it's as simple as that. You may want to alter the size of the lodge or change the internal room layouts, even move the window and door locations to suit your site location and special views. If you have a specific design in mind, send us a sketch with a few dimensions on. We will work with you to design and supply your new home at no extra charge.

Prices

Our aim is to supply you with exactly what you want at a price you want to pay, we can work within most realistic budgets and offer you a choice of build routes and material finishes to achieve this goal. We will send you a written quote that is quite transparent with all the staged option prices broken down so you can decide exactly what you would like us to do for you. We can simply deliver a complete structural kit or work with you if you choose a joint-build, custom or self build option. Alternatively, we will undertake a complete turn-key operation. We only charge you for the work we do on site but we are always here to help you through the finishing works irrespective of the build route you choose. Once we agree a price, it is a firm quote and only you can alter it. — what you see is what you pay, with no hidden 'extras'. VAT is zero rated.

Quality

All our units have a minimum wall thickness of 275mm (11 inches) the same as a traditional new build UK home with a minimum floor depth of 225mm (9 inches) and roof thickness of 260mm (10 inches). The wall, floor and roof spaces are highly insulated, with vapour barriers and breather membranes installed and if required can exceed the thermal values of a traditional house. We even insulate the room dividing walls for acoustic and thermal values. Please note: All our lodges are bespoke and each lodge can exceed the UK Building Regulation Standards in exactly the same as a traditional house by design. Each project has a complete design drawing package, site specific structural calculations and a full insurance backed 10 year warranty. All our products are high end and should not be compared to cheap imported shed-buildings or non-compliant 'garden buildings' Use our comparison check list on page four to measure our unbeatable quality and services against other products. Urban Marque have a unique C2 service that handles your complete project from contact to completion. Our lodges will meet UK Building Regulations by request which means that your garden annex lodge, log home, granny annex, mobile home (all the same thing), just different designs and external finishes, will be built to the exactly the same standards as a traditional house. Because we achieve low carbon emissions, your energy bills and whole of life costs are low compared to other types of mobile home on offer elsewhere. We can even reach a zero carbon emission with certification if required.

Service

Very few suppliers can offer the quality of service and support we provide and for your peace of mind we are fully accredited members of the IWA which is an independent insurance company who automatically issue their care policy which means your payments are protected, your building will get finished and you will get a ten year insurance backed guarantee. We are one of the original timber engineer/manufacturers of independence living lodge units and few can equal us for our service and know-how in this specialist field of housing.



How our flexible system works for you

Design

We will send you our list of standard designs to select a model you like, If there is nothing to suit you then you can alter any design to meet your requirements - or send us a sketch of your own ideas and we will do the rest. The cost of a standard design or a bespoke unit are the same, we don't charge any extra whether you select a small self-build kit or a large turn-key project as each individual project is treated with exactly the same care and attention to detail.

Quote

Once we have received your design instructions we will generate a quote for you. The quote will show several stage prices e.g *Bare Bones* kit delivered to site, delivery to site and erected, weather-tight, full build. We believe in honesty and fair dealing, so the prices for each operation are all set out separately. This means you can pick and choose the scope of works you want us to do and also control your own budgets. We are also happy to supply materials to site as a VAT free option if part of the original order.

Acceptance

As soon as you accept our quote, we will:

1. Issue your independent care insurance that protects your deposit and arrange a 10 year insurance backed warranty.
2. Undertake preliminary design drawings for your approval and once you are happy we;
3. Produce a complete design drawings package and site specific structural calculations so we know that your lodge will give you a lifetime of service no matter what happens.
4. Next the design drawings go into the factory and we arrange a target delivery date with you and our site crew start the same day as delivery.

Attention to detail

We are constantly seeking to improve our products so as and when we can incorporate new ideas and products, we will. Modern Methods of Construction have always played a huge part in the development of Urban Marque Ltd. As an example, insulation is a crucial part in any new-build so we have put together an insulation package for the complete home that represents the best value for money and overall performance. We can also lower any specific U value if required for carbon emission reduction. So, although your garden annex is technically a caravan, your Urban Marque Garden Annex meets the exacting standards of a new traditional home at a fraction of the cost. We have also introduced an engineered Pressweb floor system to prevent movement and creak.

Assurance

You have complete peace of mind when dealing with Urban Umbrella companies as not only do you have the protection of an independent insurance company, you are dealing with a company that has installed dozens of lodge homes throughout UK and in Europe.

Each project is dealt with by our highly experienced and professionally qualified partners whose philosophy is based on integrity and good old fashioned business manners. We don't employ any salesmen nor do we pay commission to past clients to use their homes as a 'show-house'. All our business is conducted in total confidence and we never disclose any of your details to a third party.

One thing that you can be certain of is our superb service... fast, efficient and delivered to a very high standard – always.

Viewing

We can make an appointment to view a completed lodge at our Peterborough office to discuss your prospective project with one of our partners, who will be present to answer any questions you may have.

Because of the huge number of requests to visit our showroom, we are only able to make an appointment once we have quoted for your requirements.

Each individual design is a high-end lodge home fabricated and finished to your specific requirements. All models, standard or bespoke have different engineering requirements and all differ in size, layout, internal and external finish.



Frequently Asked Questions

Q. What exactly is a full structural kit?

A. The Structural Package consists of:

- Insulated floor
- External Walls
- Internal Walls
- Roof Super-structure
- Design Drawings, Structural Calculations,
- Warranties and Guarantees
- Delivery to site (erecting optional)



The structural kit shown above

Q. Can I supply and install my own cladding and roof finish?

A. Yes you can supply as much of the finishing material as you wish.

Q. I have a relative who can do the plumbing and gutters etc - will you work with him?

A. Yes we will work with any other party you nominate.

Q. Can you include the Kitchens & Bathrooms?

A. No - Kitchens & Bathrooms are very personal, so we recommend you visit a retailer of your choice, (eg B & Q or Benchmarx) with the drawings we prepare for you, most suppliers have a professional design and installation services available.

Q. The access on my drive is fairly tight, how can I get a lodge into my back garden?

A. Prior to manufacture, our surveyor will visit your proposed site and discuss how we will achieve access. We are very experienced and have installed lodges on many tight sites and have evolved several methods of reaching the erecting zone.

Q. My land isn't level - do I need an excavator to level the site?

A. No not always - we can often design a system that will take care of sloping ground (within reason). Our surveyor can make a visit and assess the situation. If you have not confirmed your order, a fee of £350 +vat is charged but this is refunded to you once you have placed your order with us. If you have accepted our quote, there are no extra charges for site visits.

Q. My site is on a flood plain and subject to planning restrictions - will your lodges comply?

A. We can supply a high raise plinth system to meet some demands if not too severe.

Q. I have done lots of DIY but I am not sure if I could self-build a lodge - is it very difficult?

A. No it isn't, the main structural kit can be erected for you so the rest is "cover and cosmetic". If you chose an Urban Marque *Bare Bones* kit, we issue a site erecting manual and qualified staff are always on hand to help you and advise throughout the complete process. We generally respond to DIY help questions the same day. We supply information and 'how to' leaflets on most aspects of the building process free of charge on request.

Q. I would like a log burner - are they safe in timber frame buildings?

A. Yes absolutely, your lodge meets the UK building regulations on fire specification exactly the same as a traditional house does. Please advise us during the design stage so that we can factor this into the structural calculations. All solid fuel burners should be installed by an HETAS registered engineer.

Q. Is the price you quote, the price I pay?

A. Yes - the only time the price can change is if you ask for uprated materials or alter the agreed scope of works and you will always be informed of any price alteration prior to any new work you have asked for being started.

Q. Is the quote you will send me the lowest price and will it be competitive?

A. Our specification will be a quality installation that can meet UK building regulations and will give you a lifetime home. There are many suppliers of cheap imported shed buildings and non-compliant lodge buildings but you should do a quality comparison (see next page). We don't do cheap - We supply affordable quality bespoke homes to your specification.

Q. How do I pay for the lodge?

A. Once we are sure that planning matters have been dealt with properly and you are happy to proceed a deposit is paid with the balance over 2 or 3 further agreed payments.

Q. How long does it take to deliver my new home from placing my order?

A. Depending on our design office and factory work-loads it will take between 6 –8 weeks.

Q. Will I be contacted by salesmen phoning and calling?

A. Absolutely not. Urban Marque Ltd are extremely professional and don't employ any salesmen and we certainly would not try to pressure you in any way. The only time we may contact you is to enquire if you wish to remain in our system and we need to do this in compliance with 2018 EU GDPR data protection regulations.

Q. Do you have a showroom?

A. Yes we do. Once we have quoted for your project we can arrange a visit to our office where you can see a completed lodge home along with different components and have chat with one of our knowledgeable partners who can answer all your questions.

Q. What is a Lawful Development Certificate (LDC) and do I need one?

A. This is simply a document issued by your local planning authority that confirms the legality of your lodge. Whilst it is perfectly legal to site a mobile home that complies with the Caravan Acts in your garden without planning permission an LDC avoids any confusion with the rules and also avoids problems if you come to sell your home. *Our planning team can obtain an LDC for you on request. All our senior partners hold professional qualifications and have decades of experience in our industry—so you are

Have you wondered why quotes for mobile homes and garden annexes vary so much ? There is a very good reason why! Quality homes must meet very high standards unlike caravans and cheap imported shed units which do not meet any building codes. There are many Garden Lodge/Log Cabin suppliers in this industry and ALL THE PRODUCTS ON OFFER ARE DIFFERENT! Most 'garden buildings' DO NOT comply with the minimum requirement which is BS3632:2015 - and very few exceed this level of compliance required for living in.

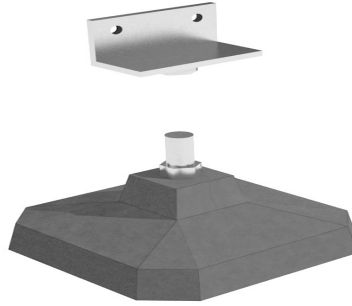
It is surprising how many 'buildings' on offer do not meet the Caravan Acts that allow you to have an independence home, without planning permission, in your garden for family and friends to occupy. If you are being asked to pay VAT—it is highly unlikely that the product will comply. All units manufactured to BS 3632:2015 are zero rated for VAT.

The top of the range are annex buildings or lodges that can easily comply with the standard demands of the UK Building Regulations by design. This means that your new home will be the same quality and standard as a new traditional house...Urban Marque Ltd are one of the few who can achieve this level as a standard.

Lodge Check List: Does your like for like quote include:	Urban Marque	Others
Full Compliance with Caravan Acts 1960 – 1968 & Revision 2006	Yes	
Compliant with BS 3632 :2015	Yes	
Can comply with UK Building Regulations—meeting traditional new home levels	Yes	
Full design and layout drawings for your specific building	Yes	
Site specific Chartered Engineers Structural Calculations	Yes	
A complete delivered/erected structural package	Yes	
Optional turn-key, managed or self-build supply packages	Yes	
Free deposit protection insurance from day one	Yes	
Job completion guaranteed by independent insurance company	Yes	
Insurance backed 10 year structural warranty	Yes	
Up to £2m design liability insurance	Yes	
Standard designs available or we manufacture YOUR own design at no extra cost	Yes	
The same low thermal levels (carbon emissions) as a traditional house	Yes	
Full support (7 days a week) for Self-Builders for the complete build time	Yes	
Installed without Planning Permission wherever possible	Yes	
Qualified legal team to handle planning matters for you	Yes	
Planning and Lawful Development Certificates obtained with free planning advice.	Yes	
Up-rated thermal designs on request to meet a specific target U value	Yes	
All buildings can be designed under Eurocodes 1 & 5 for EU customers	Yes	
Walls 275mm thick and insulated to 0.16w/m2K - As a traditional House	Yes	
Floor 225mm thick insulated to 0.19w/m2K - As a traditional House	Yes	
Roof 260mm thick insulated to 0.18w/m2K - As a traditional House	Yes	
Internal walls 100mm (acoustic insulation)	Yes	
Vapour Barriers automatically installed on all external walls and ceilings	Yes	
Engineered airflow solutions built in to avoid interstitial condensation	Yes	
Heat reflective breather membrane installed on all Timber Frame panels	Yes	
High security Rehau brand UPVC Windows and Doors	Yes	
18mm Sarking boards over roof rafters	Yes	
Engineered Pressweb flooring system plus 22mm Egger 'protect' flooring deck	Yes	
All materials supplied from eco-sustainable sources (FSC Certificated)	Yes	
All timbers vac-vac pressure treated with water-borne preservatives	Yes	
All timbers Kiln Dried and Stress Graded to our engineer's instructions	Yes	
All timber is CLS imported from N Europe on a Chain of Custody scheme	Yes	
Minimum external cladding grade: Redwood – Kiln Dried & Treated	Yes	
Choice of external finishes including render and cement magnesium weatherboards	Yes	
Optional Plinth System – replaces concrete foundation slabs.	Yes	
Standard roof fire rated S/AA meeting UK House Building Code	Yes	
All components manufactured off-site and erected on-site	Yes	
TRADA Membership – working to exacting standards of excellence	Yes	
Vetted members if the Independent Warranty Association	Yes	
Self-Build site erecting manual + _drawings supplied with <i>Bare Bones</i> kits	Yes	
Only top of range Rehau security windows and doors supplied—RAL colours available	Yes	
All partners carry professional qualifications	Yes	
All quotes are broken down so you dictate your budget – not the supplier	Yes	

Urban Plinth

The Urban Eco-easy Foundation System - No concrete required

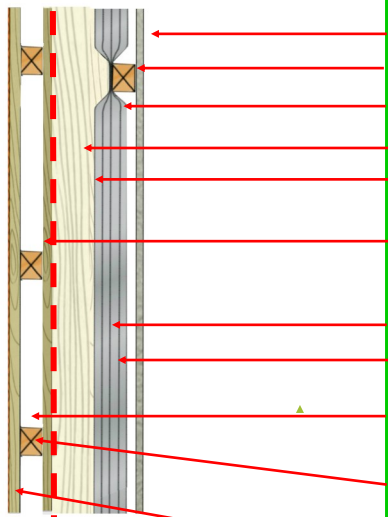


Excavating deep foundations and pouring concrete is now a thing of the past. Modern Methods of Construction demand faster, cleaner and more ecological solutions to our approach involving site works so the Urban Plinth is or response to this requirement.

- Consider the following benefits:
- Ecologically acceptable
- Reduces groundworks time by days—not just hours.
- Ideal for tight sites
- Certified and tested product
- Each plinth designed to carry up to a 5t loading
- Up to 100mm adjustment per bracket
- Each individual project designed independently by our structural engineer.
- Full installation drawings supplied by Urban Marque
- Correct bracket types specified and supplied by Urban Marque.

If the ground in the proposed site area is poor then simply excavate “pockets” 600mm deep and fill with MOT stone to form a solid pile on which the plinth is placed. Please ask for our help leaflet TEG 6

Timber Frame Wall Detail



Key

1. Internal plasterboard provides fire protection.
2. Batten for service void
3. Vapour barrier prevents condensation.
4. Timber Stud + racking 140mm x 38mm.
5. Insulation between studs up to 150mm depending on 'U' value requirements.
6. 9mm OSB 'racking board'. Provides strength to and 'ties' the timber frame.
7. 2nd layer insulation (Superfoil reflective)
8. Reflective Breather membrane -- Allows the building to breathe.
9. Min 38-50mm clear cavity. Allows free airflow and prevents damp ingress.
10. Treated battens cavity tie. Ties the load-bearing internal wall to the external 'overcoat' wall.
11. External wall, can be any finish of your choice e.g. Timber Cladding, Render, Flexipaint, Weather Clad cement/magnesium coloured cladding.

URBAN MARQUE

BESPOKE TIMBER BUILDINGS

All products are manufactured in the UK.

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



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