



Low Cost - Prefab - Low Impact

Techy stuff:

From £60,000 as featured or £83 per ft²

- Fully welded and painted structural steel frame with infill steel profile sheeting seam welded.
- Weather and boil proof (WBP) plywood roofing mechanically fixed to steel box section joists laid to fall. Finished with water proof single ply polymeric roofing membrane, with rain water outfall via concealed roof outlet.
- Flooring grade tongue and groove chipboard mechanically fixed to steel box section floor joists.
- All external walls, floors and ceilings lined with appropriate grade foil faced polyisocyanurate (PIR) thermal insulation board. All joints sealed with foil tape to provide air tight enclosure to conform to current building regulations.
- Internal walls and ceilings constructed of proprietary metal stud and plasterboard system finished with tape and jointing, one sealer coat and two coat of emulsion paint.
- Both kitchen and bathroom floors finished with floating laminate interlocking floor system.
- Windows are double glazed unplasticised poly vinyl chloride (UPVC) sliding or hinged units complete with trickle vents and double point locking.
- Kitchen is mixture of glass fronted units and high gloss lacquer paint finish. Stainless steel sink and drainer with lever operated taps. Electric ceramic hob and integrated extractor fan. Laminate work top and kitchen unit ready to receive integrated fridge/ freezer, oven, dishwasher and washing machine.
- Bathroom equipped with acrylic bath/ shower, hinged shower screen, bath/ shower mixer taps, safety mirror cladding to bath enclosure. Contemporary hand wash basin with pedestal, single lever tap and pop-up waste, w.c. with close coupled dual flush cistern. Electrically heated towel rail and cupboard containing unvented stainless steel hot water storage cylinder, direct heated.
- Bedroom equipped with 3 no. double built-in wardrobes with mirrored doors and 600 x 600 slimline electric panel heater.
- Sliding pocket doors which disappear inside the wall to bedroom, bathroom and livingroom.
- Lighting throughout is by light emitting diode (LED) downlights resulting in total lighting load of only 65 watts.
- Heating by electric slimline panels 600 x 600mm at 400 watts each in living room and bedroom. Electric towel rail in bathroom at 150 watts and electric fan operated plinth heater at 2 kw.
- Cladding shown is Canadian Red Cedar boarding fixed with stainless steel screws and painted WBP plywood panels.

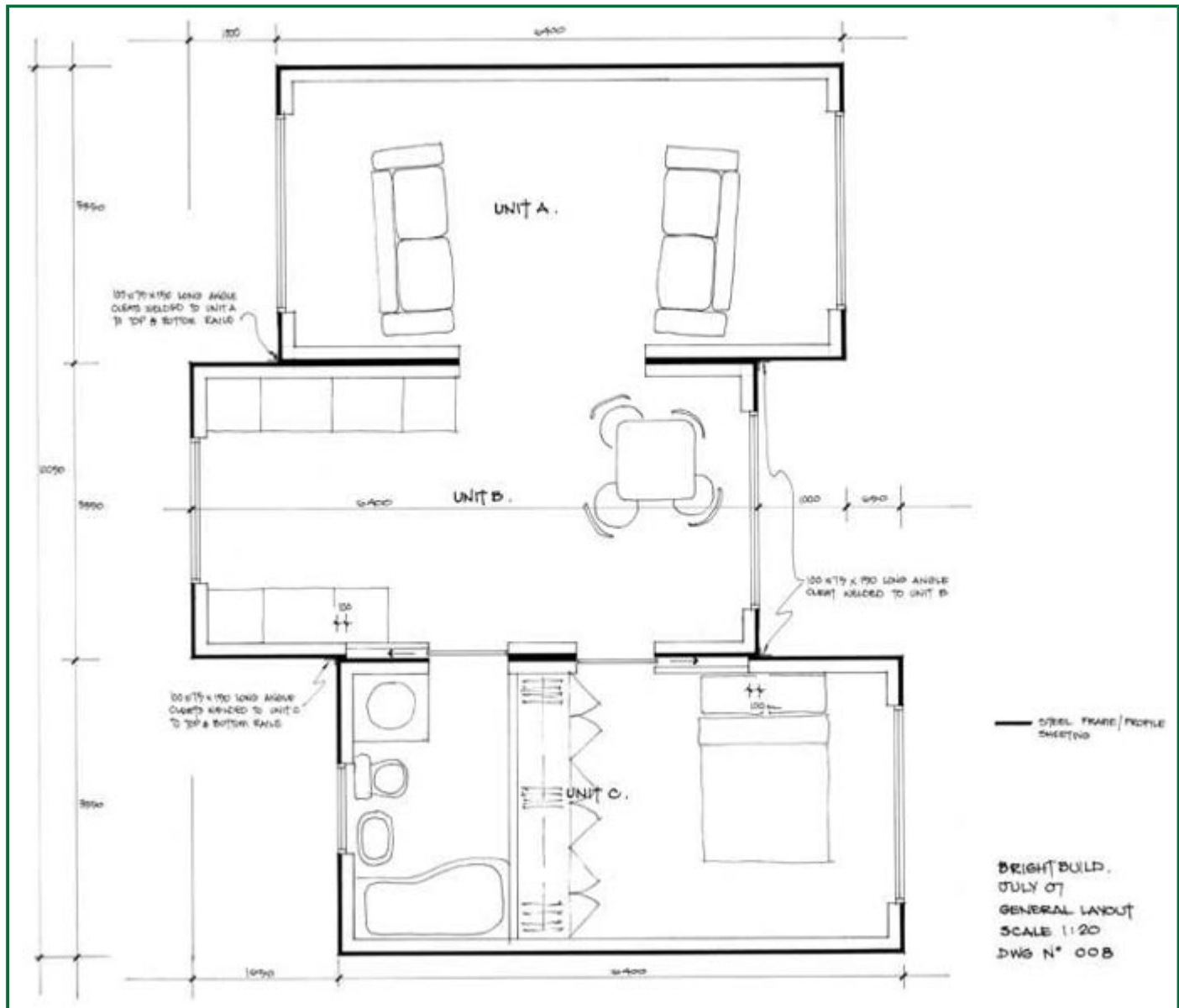
- Layout, finishes and cladding can be changed to your specification. Only restriction is that the modules must be road transportable and able to be craned into position.

Exclusions:

1. Land
2. Delivery and crange cost subject to location
3. Foundations
4. Incoming services

Layout as featured:

Bright Build Home Plan - [130Kb PDF]



Frequently Asked Questions

George from Suffolk asks:

QUESTION: I notice that costs don't include foundations. What type of foundations does the system require? Is this something you offer or would I have to contract a local builder?

ANSWER: The system requires minimal foundations. The modules are steel, rigid and robust, they need to be level. We have a pre-cast modular plinth foundation which works for most ground conditions. We would need to see your site conditions. I suggest that we would manage the site work with our own people. Always bearing in mind cost.

Filed under: [Prefab foundations](#), [Prefab exterior](#)

QUESTION: I am assuming I don't need planning permission because I am looking to extend at the side of the house (albeit close to the front) and I am not in a conservation zone. As such, how long would it take to turn around the project?

ANSWER: Please see planning advice attached <http://www.planningportal.gov> from our local planning authority which should help. I don't think you do need planning permission. Please allow 16 weeks from signed order to delivery, though we may be able to deliver sooner.

Filed under: [Planning permission](#), [Prefab extensions](#)

Bob from Wakefield asks:

QUESTION: Plot size 3000 mm x 5000 mm. three floors. Would it be possible to build a "compact house" based on this?

ANSWER: Yes we can build a house to any size. The best start point is to send us a sketch of your ideas.

Filed under: [Plot size](#)

James from London asks:

QUESTION: I think this is a fantastic idea. Can I ask though if you would need planning permission? Can they also be custom built to specification?

*ANSWER: Yes they will usually need planning permission unless used as a **house extension, granny annexe** that sort of use. Good idea to check with your planners first. They are designed to be built to your specification. Please send us your sketch layout.*

Filed under: [Planning permission](#), [Prefab extensions](#)

Rik from Co. Armagh:

QUESTION: Just wondering if these units would be transportable to Northern Ireland?

ANSWER: Yes, our buildings are pure pre-fab (ie built to completion off site) and we deliver by lorry and ferry if needed. We have been considering enquiries from South West France and Portugal for holiday homes

Filed under: [Delivery](#)

QUESTION: What is the structure?

ANSWER: Robust steel frame with profiled steel wall panels.

Filed under: [Prefab Structure](#)

QUESTION: Why steel not timber?

ANSWER: Steel gives maximum rigidity and therefore transportability for minimum loss of living space compared to timber.

Filed under: [Prefab Structure](#)

QUESTION: What is a prefab modular building?

ANSWER: Our building is made from individual building blocks or modules, each completed off site ready for occupation which is then separated into its component modules, delivered to site and put back together again as a complete house.

Filed under: [Delivery](#)

QUESTION: How long does it take to put modules together on site?

ANSWER: A few hours for first link, then a few days to finish off.

Filed under: [Delivery](#)

QUESTION: What about lines of builders vans in the road for months?

ANSWER: Thing of the past.

Filed under: [Exterior](#)

QUESTION: What is cladding shown?

ANSWER: We have chosen Canadian Red Cedar boards and white timber panels as examples of cladding materials.

Filed under: [Exterior](#)

QUESTION: Does outside have to be cedar and white panels?

ANSWER: No, cladding materials could be other types of timber, glass, ceramic, tiles, plaster etc.

Filed under: [Exterior](#)

QUESTION: Is canopy included in cost?

ANSWER: The canopy is excluded, we have added it as a feature.

Filed under: [Cladding + Roof](#)

QUESTION: It looks like a flat roof...?

ANSWER: It is a flat roof. It has a fall over 6m designed into the top frame and uses a reinforced polymeric membrane.

Filed under: [Cladding + Roof](#)

QUESTION: Can it have a pitched roof?

ANSWER: Yes, if you want to pay for it.

Filed under: [Cladding + Roof](#)

QUESTION: Is it mortgage able?

ANSWER: Yes. For details of Barclays Bank mortgages please ring Peter Robinson on 01728 406 411. For details of Ipswich Building Society mortgages please call advisor team on 0845 230 8686.

Filed under: [Mortgage ability](#)

QUESTION: What are interior walls?

ANSWER: Plaster dry lining.

Filed under: [Prefab Interiors](#)

QUESTION: What is lighting method?

ANSWER: We have used LED lights which use a total of 65 watts of power to light the whole interior.

Filed under: [Prefab Interiors](#)

QUESTION: Can I have a 3 bedroom, 2 bathroom house?

ANSWER: Yes. We can deliver a house with as many bedrooms and bathrooms as you like.

Filed under: [Prefab Layout Plans](#)

QUESTION: Our land is down a track, can you deliver?

ANSWER: There are all terrain vehicles and cranes suitable for off road tracks if needed.

Filed under: [Delivery](#)

QUESTION: Our land is liable to flooding, can you help?

ANSWER: The house could be delivered and placed onto piles which would eliminate risk of flood damage.

Filed under: [Planning permission](#), [Building Regulation](#)

QUESTION: Is it a standard building?

ANSWER: It can be any size, specification and layout.

Filed under: [Layout](#)

QUESTION: Could it be classified as a caravan for planning purposes?

ANSWER: Answer: Please ring to discuss planning applications. We may be able to help you with yours.

Filed under: [Planning permission](#), [Building Regulation](#)

QUESTION: Is there a show home?

ANSWER: Yes, in Suffolk. See address details here.

QUESTION: Does it need planning permission?

ANSWER: In most cases, yes. We can offer planning permission application service for a cost. Building regulation submission, we also offer this service at a cost.

Filed under: [Planning permission](#)

2010 News



Bright Build Prefab Home Films

2009 News



Bright Build on Build It Home Improvement

BBC Devon

Bright Build On BBC Radio Devon



Bright Build In House Builder & Property Developer



Bright Build In Park & Holiday Homes



Bright Build In Concept Living Magazine



Bright Build on WorldArchitectureNews.com



Bright Build On Orange.co.uk

2008 News



Mortgages Available With Woolwich



Bright Build On BBC Radio 2



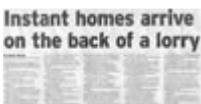
Bright Build In September Issue Of Self Build Magazine



Bright Build in September issue of Homebuilding and Renovating



Bright Build On BBC Radio Suffolk's Breakfast Show



Bright Build In The East Anglian Daily Times



Mortgages Available With Ipswich Building Society

Ipswich Building Society (IBS) will lend up to 75% of the value of the property



Show Home: Bentwaters Business Park, Rendlesham, Woodbridge, Suffolk IP12 2TW (in front of the Control Tower).