Housing
# Overview

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Housing Solutions

Premier Modular Limited is a leading manufacturer and supplier of modular buildings demonstrating a history of quality solutions over a 60-year period. We offer beautifully engineered homes, from singular module extensions to multi-storey residential schemes. Premier have the established capabilities to provide the perfect permanent housing solution, with modular off-site construction proven to be more efficient than traditional builds with savings in cost, faster return on investments and reduced development loan interest. Combined with environmentally conscious ethos and innovative design, our approach comprises volumetric modules fully fitted out with the option of delivery to site or ex works. Typically each house will consist of a ground floor and first floor module however these can be manufactured and combined in order to provide larger floor footprints to suit your needs. We understand it is the small touches that help make a house a home, with that in mind our specialist in house design team will work closely with the client to create a bespoke flexible design tailored for their needs.
Why Modular?

Premier Modular identified a shortage in the housing market back in 2010 and developed an innovative modular building system. This factory engineered steel frame product is constructed by skilled manufacturing and engineering trained assembly teams in the company’s 22 acre site in Yorkshire. This opens up the possibility of significantly contributing to the skills shortage without the need for finding more scarce traditional resource.

This offsite solution offers many significant advantages. Foremost are the time benefits, as manufacturing is done on a flow line there is no risk of late delivery from outside forces such as the weather. Rooms can be manufactured at a rate of 25 per week and complete houses at a rate of 20 per week, with minimal onsite time. This speed of construction also reduces labour rates and prelims and as the majority of the work is done in the factory, risk of accidents and disruption to local residents is dramatically reduced. Build quality levels are extremely high in the controlled environment and waste is dramatically reduced through design, reuse and recycling.

Premier’s housing product meets all 5 main elements to achieve a BRE Green Guide Rating of B or above, meets the requirements of The Nationally Described Space Standard, Approved Doc M Volume 1: Cat 2 and Life Time Homes
Our standard housing designs optimise the use of modular construction in several ways. Firstly, a consistent standardised approach to house type development has allowed the use of only two module sizes to maximise volume benefits. Within each house type, there are a number of possible variations to meet different housing standards and to appeal to different markets and clients. Options allow for two or four modules per dwelling, subject to site access widths.

To optimise the existing roof structure within a modular building, the roof is included in the first floor module. This can either be a flat roof or an integrated pitched roof with dormers windows to stay within the maximum module transport height of 4.2m. This can also be used to provide a feature sloped ceiling within bedrooms, adding to the light and airy feel.
2 Bed 4 Person House

79m² over two floors

Meets the NDSS, Part M Category 2
Accessible & Adaptable Dwellings &
Lifetime Homes

Larger variant offered to meet LHDG

Flexibility in layout offered including
walk through living room
& open plan kitchen diner
3 Bed 5 Person House

96m² over two floors

Meets the NDSS, Part M
Category 2 Accessible & Adaptable Dwelling, Lifetime Homes & LHDG

Flexibility in layout offered including walk through living room & open plan kitchen diner
4 Bed 6 Person House

112m² over two floors

Exceeds the requirements for NDSS & LHDG and meets Part M Category 2 Accessible & Adaptable Dwellings and Lifetime Homes

Flexibility in layout offered including walk through living room & open plan kitchen diner
The perfect apartment for landlords is one that is easy to build and maintain, for tenants perfect is clean, bright and attractive with space that works with their lives. Thankfully modular apartments offer all of this, utilising the latest building technology they can answer all of the financial demands of the landlords and the comfortable living space that people seek today.

1 bed 2 person Apartment

50m²

Meets the NDSS, Part M Category 2 Accessible & Adaptable Dwellings, Lifetime Homes & LHDG

Incorporates bedroom, bathroom and open plan kitchen diner
Apartment Designs
2 Bedroom 4 Person Apartment

Our standardised module sizes optimise the use of modular and maximise volume benefits whilst giving the flexibility to combine different apartment sizes within one development. Combined with external walkways, dual aspect apartments can be created giving daylighting to habitable rooms under the LHDG requirements. Features such as balconies and roof top gardens can also easily be added.

2 bed 4 person Apartment
71m2

Meets the NDSS, Part M Category 2 Accessible & Adaptable Dwellings, Lifetime Homes & LHDG

Incorporates two bedrooms, two bathrooms and open plan kitchen diner.
Warranties

We can offer ten and twelve year latent defects structural insurance and new home warranty insurance policies throughout the UK. We utilise a bespoke, innovative and market leading online platform for the provision of these policies which allows our customers access to their developments 24 hours a day, 365 days a year from anywhere in the world.
Flexible Design

Extra over Cost Options

Render

Wetherby Epsicoat external wall insulation system applied to a 90mm EPS with a 1.5k Acrylic texture finished, standard colours, minimum cavity zone of 12mm created by either timber batons or plastic packers providing a U Value of 0.19 W/m2k

Brick Slip

12mm plywood, 70mm EPS, 9mm Wetherby Brick Slip standard range, minimum cavity zone of 12mm created by either timber batons or plastic packers providing a U value of 0.19 W/m2k

Roof insulation and Finish

All our roofing solutions provide a U Value of 0.22 W/m2k

Integral Roof – Eaves height approx. 1460mm, internal of ridge height approx. 3850mm from finished floor level

The top of the roof cassette is decked with a 165mm rigid insulation, 50x50 counter battens fixed to the top of the insulation, 50x25mm tiling battens fixed in accordance with the roof tiling, tiling large format concrete interlocking tiles i.e. Condron Concrete Slate or Sandtoft Calderdale

Roof insulation and Finish – Standard Roof – flat internal ceiling height 2.4m

Flat Roof

2 layers of rigid insulation comprising of 100mm & 110mm, timber roof firings to create the roof fall overlaid with a permanent single ply roof membrane

Pitched Roof (includes scaffold)

Timber truss, 50x25mm tile battens, 50x50mm counter battens, 2 layers of 150mm mineral wool insulation laid between trusses after installation of the roof, tiling large format concrete interlocking tiles i.e. Condron Concrete Slate or Sandtoft Calderdale