

Inovar
Contemporary Buildings

Granny annexes



A new home –
and still at home.

By **Norwegian Log**
BUILDINGS

Inovar granny annexes

Welcome to our portfolio of safe, comfortable and spacious Inovar granny annexes. These homes aren't just for granny, of course, but for any member of the family wishing to combine privacy and freedom with support from loved ones. And they're ideal for families with youngsters yet to leave the nest – or returning to it!

We've installed over 2000 buildings in the UK over the past thirty years. You'll benefit from our immense experience in several ways.

We've always put a great deal of thought into what makes life easier in our homes. With our design expertise, we can offer a range of standard buildings that we're confident will meet most needs. But if you want individual – yet still affordable – accommodation, our flexibility enables us to customise your new home at only a small extra cost.

What about Planning Permission and the like?

We helped establish planning case law for buildings of this type, so we know how the system works. In most cases, you simply won't need planning permission. If you do, we'll apply on your behalf as part of our package. Generally you will need a Certificate of Lawful Use (CLU), we'll apply for that too, again within the package.

Our buildings are as solid and durable as they look, yet they comply fully with the definition of a mobile home. So the buildings themselves are zero-rated for VAT, which saves you thousands because they aren't subject to Building Regulations. But we don't use that as an excuse for a poor specification. In fact, your new home will incorporate all the insulation and access standards required to comply with Building Regulations.

And the garden?

We'll install your home with the absolute minimum of disruption. We understand that a prized garden is not an undeveloped site where bulldozers can operate freely. For example, our special screw pile foundation system requires virtually no excavation, and you probably won't even need a builder or other trades (subject to location). What's more, we can often deliver the components by crane, which minimises coming and going.

Does it make financial sense?

Your new Inovar home will have an indefinite lifespan with only minimal maintenance. We have so much faith in our buildings that we offer a full 10-year warranty, extendable to 25 years. Your new home will therefore be an asset, unlike a rapidly depreciating caravan-type solution.

Other approaches – moving to another property near the family, or simply downsizing – can be stressful, unexpectedly expensive and unrealistically time-consuming. Another option for an older person is to move into care. But remember that accommodation in only a modest private residential home costs anywhere from £30-55,000 per year, and fees are rising rapidly.

I want one. Now!

Even Inovar can't offer an instant home. But we're already very close. On many sites, we can deliver your new home as factory-built modules, and have the building ready for you after just 5-7 days on site. If we do have to assemble on site, our well-proven method is still clean and quick, taking just weeks.



What next?

Contact us today (details on back cover) to make an appointment to visit our show home in Reading, or to request a site survey without obligation. Meanwhile, read on to find out more about the specification and options for your new home, and choose the building you want.

OK, but I'd prefer a different style. Or an even larger home.

No problem! See the back page for a different approach.



Features that make life easier

Before you move in

Detailed site survey and quotation

Our experts will carry out a comprehensive site survey to check site conditions and inspect services. We'll then prepare a detailed site plan for your new home and its setting.

We want you to be fully informed about your decision on a new home. Our specification and drawings (including helpful 3D images) are therefore very detailed so you know exactly what is included. Your quotation will naturally tell you your complete package price and payment terms (including Planning and CLU applications), along with costings for options you may wish to order.

Kitchen choices

We know how important it is for your kitchen to be attractive and well designed, with reliable, easy-to-use appliances. You'll have a choice of Shaker or Slab soft-close doors in various colours for your units, along with durable laminate worktops and high-quality appliances.

And after

Low running costs

Your home will be cosy thanks to a high level of insulation plus effective electric heaters, energy-efficient double glazing and low-energy lighting. And remember that your home will have an indefinite lifespan with only minimal maintenance.

Ease of living

We design our homes to maximise comfort and freedom of movement, with plenty of room throughout. You'll also appreciate our many thoughtful touches, such as sockets and switches that you can access and operate easily. Plus easy-action taps, and a level access shower tray, for example. The high-security windows are easy to operate yet still provide vital reassurance.



Options for that personal touch

We offer a wide range of options to make life easier, more comfortable and safer, and give you the opportunity to put your personal stamp on your home. Here are just a few. If you have any other wishes, simply let us know and we'll use our experience and contacts to help you achieve what you want.



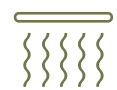
Pitched roof

With a pitched roof, you can enjoy high ceilings and the airy spaciousness that comes with them.



Remotely controlled heating

Add remote control to your Wi-Fi system and you – or a loved one – can easily control and monitor your heating settings and costs via a PC, laptop, tablet or smartphone.



Underfloor heating

For ultimate comfort, our Wi-Fi-controlled underfloor heating option includes zoned programmable thermostats that ensure balanced, gentle warmth throughout your home.



Care assistance package

Accessories to make life easier and safer include thoughtfully positioned grab rails, shower seat, etc.

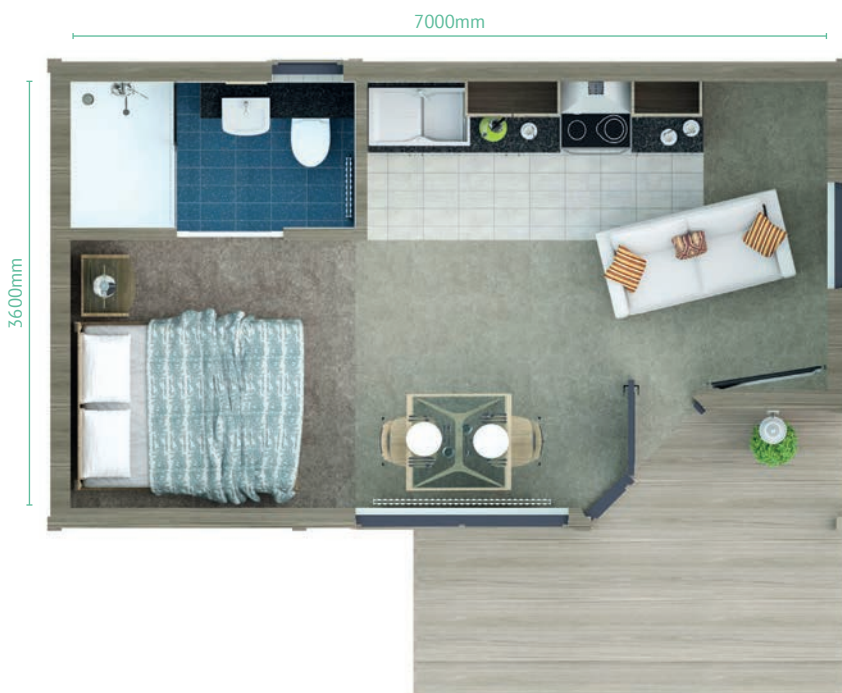


Canary Care monitoring system

Canary Care discreetly monitors temperature and movement in your home without affecting privacy. It can detect visitors, too, and operates with all UK mobile networks to give you and your loved ones complete peace of mind.



GA23



Internal area 23m² (247.57 sq ft)

Our GA23 model makes the most of the compact footprint that makes it suitable for just about any garden. The cleverly designed corner porch entrance leads neatly from the veranda into the living area and its kitchen/diner with a full range of appliances. There's plenty of room for a double bed, plus a spacious and convenient shower/WC.

The various options shown here for furniture and fittings are for illustration purposes only.

Talk to an expert: 0118 909 8009



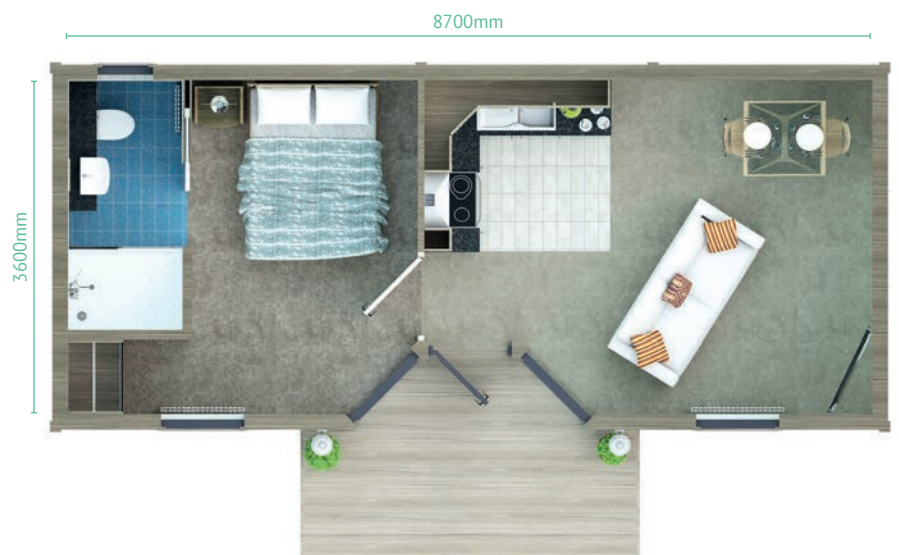
GA30



One-bed Internal area 30m² (322.92 sq ft)

The GA30's generous porch leads from the attractive veranda into the living area and its kitchen/diner with a full range of appliances. Separate from the living area is a real attraction in our mid-sized model – its double bedroom with en suite shower/WC.

The various options shown here for furniture and fittings are for illustration purposes only.



GA40



Two-bed Internal area 40m² (430.56 sq ft)

With two comfortably spacious bedrooms – one double, one single – our L-shaped GA40 is the complete package, from its delightful veranda to its larger living area and kitchen/diner with a full range of appliances. The separate fully equipped shower/WC is easily accessible from both bedrooms.

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Our traditional alternative

In contrast to our contemporary Inovar buildings, we also offer Norwegian Log models with traditional Scandinavian styling – see our Tirol annex illustrated here. Our Norwegian Log transportable models (still compliant as mobile homes) go up to approx. 128 m² (1380 sq ft). And even higher for non-transportable homes.

Norwegian Log
BUILDINGS

www.norwegianlog.co.uk

Susan Price chose Norwegian Log for her new home in her daughter's garden in Buckinghamshire:

“All my friends want one, it's so warm and well insulated,” she says. “I have the best of both worlds, with my own front door and my daughter across the garden. I think it's just excellent.”

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