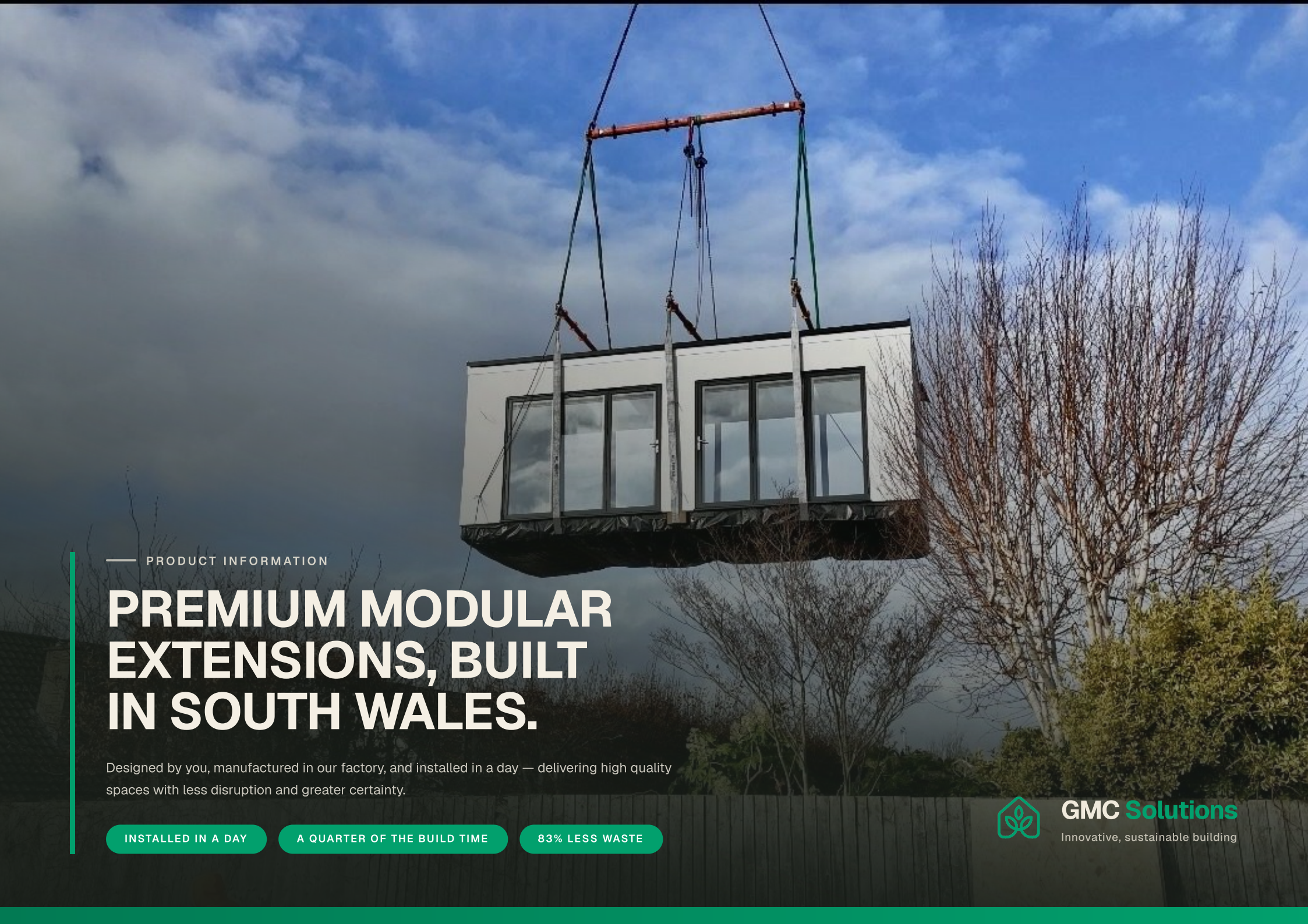




— PRODUCT INFORMATION

PREMIUM MODULAR EXTENSIONS, BUILT IN SOUTH WALES.

Designed by you, manufactured in our factory, and installed in a day — delivering high quality spaces with less disruption and greater certainty.

INSTALLED IN A DAY

A QUARTER OF THE BUILD TIME

83% LESS WASTE



GMC Solutions

Innovative, sustainable building

— OUR COMPANY

A modular building company, specialising in offsite construction.

- We are a South Wales based modular building company specialising in offsite construction.
- We build modern, bespoke, quality extensions.
- We provide a unique, hassle-free experience for the client.
- We deliver a custom-finished product in around a quarter of the time of a traditional extension.

1/4

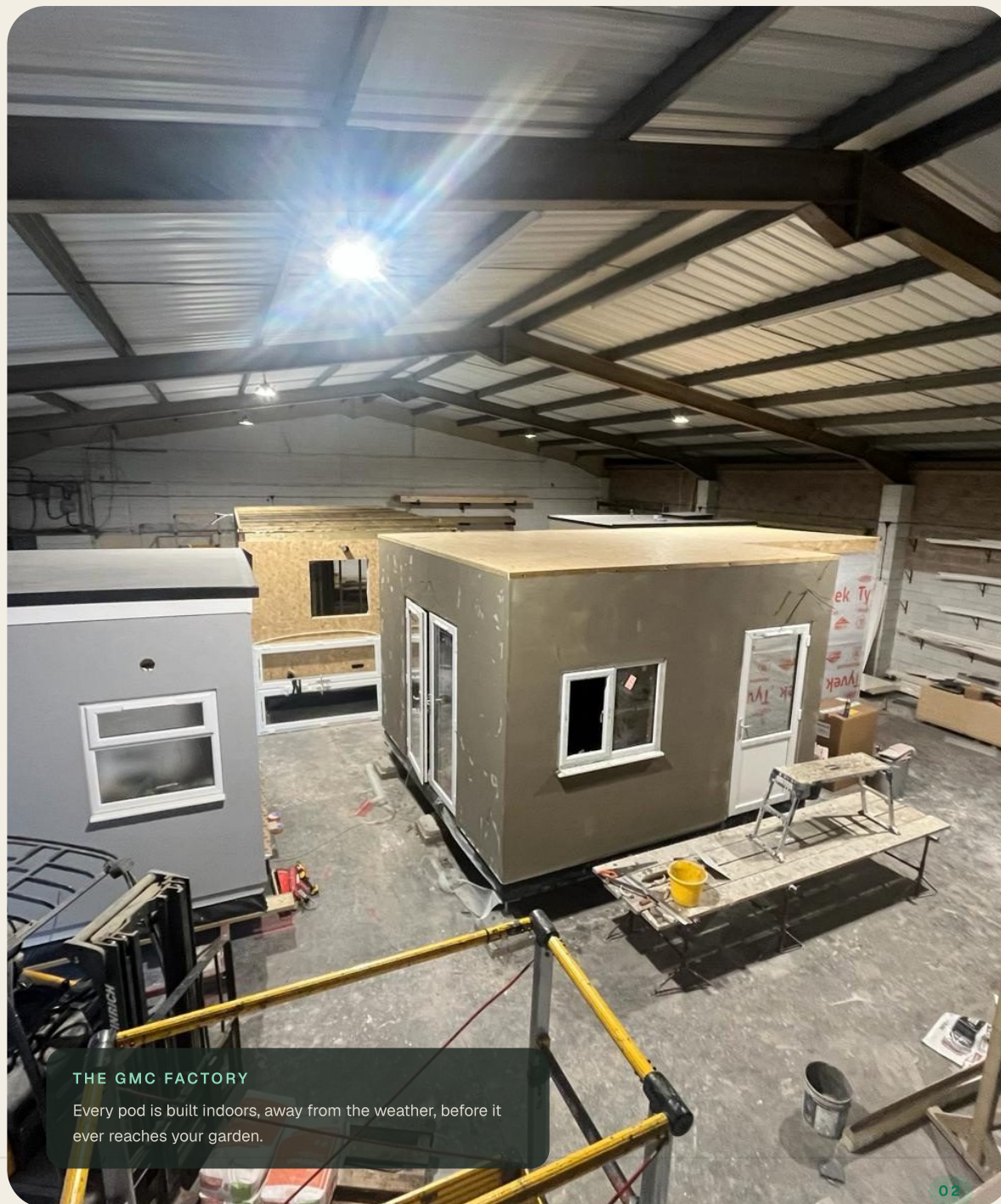
of the time of a traditional build

83%

less waste than building on site

3 hrs

typical time to crane a pod into place



THE GMC FACTORY

Every pod is built indoors, away from the weather, before it ever reaches your garden.

How we do it

01 Build



Once the planning and design of the pod has been agreed, we get to work in the factory.

Our highly skilled, hard working team constructs the pod from the ground up.

We stock most of the materials we need for each job and source a large majority of the materials locally.



02 Transport



On installation day, the pod is collected from the unit by truck and taken to site.

The crane team hook up the pod and ensure that it's secure.

The whole process can take as little as three hours, and most of the time we have the pod dropped by lunchtime.



03 Install



With the pod in place, final installation begins. The pods come pre-fitted with all necessary interior fittings and wiring, so our electrician and plumber simply need to connect to the main energy source and it is ready to use.

Once any final making good between house and pod has been carried out, we return to do any snagging to ensure the client is 100% satisfied.

SPECIFICATION

Built to meet all the regulations.

- Our timber-frame modular extensions meet or exceed current Building Regulations, using modern superquilt insulation to wrap each pod in a thermal blanket.
- The flat roof is constructed using a warm roof design, finished with an EPDM rubber covering.
- Ceilings are built with solid timber joists to allow the installation of a ceiling track hoist at a later date, if required.
- Rooflights, pitched roofs, solar panels and air source heat pumps can also be incorporated into the design.

TIMBER FRAME

SUPERQUILT INSULATION

WARM ROOF - EPDM

HOIST-READY CEILINGS



6.0m x 3.55m accessible bedroom and wetroom pod

FINISHES

Finished to match your home, inside and out.

- External walls are typically a silicone render finish, but can be finished in brick slips or timber cladding to match the existing property.
- Internal finishes are bespoke, with a choice of tile or shower board wall coverings in the bathrooms.
- Floor coverings are usually non-slip vinyl in wetrooms, with LVT, carpet or laminate in the bedrooms.
- All rooms can be fitted with accessibility equipment if required.





— INSTALLATION DAY

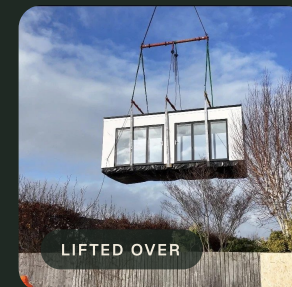
“The whole process can take as little as three hours — most of the time we have the pod dropped by lunchtime.”

While your extension is being built in our factory, the groundworks happen at your home. The two meet on installation day: the pod arrives finished inside, is craned into place, and our electrician and plumber connect it to the house.

— ONE DAY ON SITE — THIS LIFT STACKED A TWO-STOREY EXTENSION



ARRIVES BY TRUCK



LIFTED OVER



SET DOWN

Benefits of modular construction



Sustainable

01

- 83% less waste than traditional, on-site builds.
- Renewable, sustainable materials used.
- Durable — lifespan is comparable to traditional construction.
- Recyclable — not just the materials, the entire building.
- Reduced carbon footprint: local workforce and materials.

Quality controlled

02

- Materials and construction are never weather affected.
- Fewer defects in the final product.
- One point of contact, monitored by a Chartered Building Surveyor.
- Meets or exceeds all current Building Regulations.
- Comprehensive warranties and guarantees included.

Customised

03

- Each unit is bespoke to the client's needs.
- Interior: choice of layouts, fixtures, fittings and finishes.
- Exterior: choice of render, brick slips, timber cladding, roof structure and openings.
- Eco options: solar panels, ASHP, smart technology.
- Customised adaptations for disabled use.

Safe

04

- Climate-controlled environments reduce the effect of damp and temperature changes for both workers and products.
- Reduced chance of hazards and injuries, such as falls from height and equipment accidents.

Transparent

05

- Fewer parties involved — the same trusted team from start to finish.
- Single point of liability and communication.
- Costs calculated and fixed at the design stage.
- No compromises — no excuses about projects taking longer, costing more, or picking up a previous contractor's work.

Cost effective

06

- The efficient production process means a better quality product for a lower or comparable price.
- Hidden and unforeseen costs are reduced significantly.
- Low-carbon, highly insulated pods mean significantly reduced running costs for the environment and the homeowner or tenant.

From approval to fully installed in less than one month.

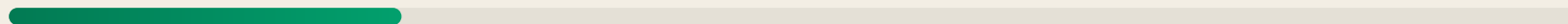
Speed is a significant benefit of our product. A traditional on-site housing extension averages four months to build and can take significantly longer; because the pod is manufactured while the groundworks happen, the two overlap instead of queueing.

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16

Traditionally built extension



GMC modular extension



OUR FOUR WEEKS

Build extension offsite



Groundworks



Delivery, installation and handover



*These times exclude time waiting for planning permission.

01 Factory build

Your extension is constructed and finished inside our factory, whatever the weather.

02 Groundworks

At the same time, the foundations are prepared at your home — the two overlap instead of queueing.

03 Installation day

The pod arrives by truck, is craned into place, connected up, and made good to the house.



Groundworks under way at the house while the pod is built in the factory — the overlap is where the time is saved.

Less disruption for everyone involved.



GMC Solutions

For the homeowner or tenant

- Limited time on site means you don't have to endure the mess and disruption that typically comes with a traditional build.
- The extension arrives fully finished inside, meaning less time with contractors in your house.
- Less noise, traffic and mess affecting your neighbours.

For the council or client

- A quick, easy contract process — only a single party to deal with.
- We can deal with the design, planning and Building Regulation applications.
- The same trusted product and provider each time.
- Easier to make financial projections and keep control over expenditure.



GMC SOLUTIONS — HASSLE FREE

FINISHED AND HANDED OVER



MADE GOOD TO THE HOUSE



THE GARDEN, BACK TO NORMAL

Real jobs, from brief to handover

Every project shown was designed, built and installed by GMC.

See the full photo galleries at
www.greenmodularconstruction.co.uk



SOCIAL HOUSING

Two Storey Extension

Following the purchase of this property by Cardiff Council, the proposal was to convert the existing, small, three-bedroom house into a five-bedroom house to accommodate a larger family.

Two separate pods were required, with one sitting on top of the other.



PRIVATE HOUSING

Contemporary Open-Plan Living Space

The client wanted a modern extension that would provide an open-plan kitchen/dining/living space and open up the house to the rear garden via two sets of bi-fold doors.

The house faces a main road so access for the crane had to be from a side road and over a neighbour's garden.

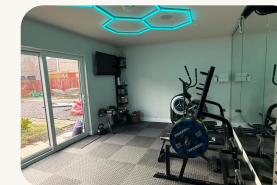


GARDEN ROOMS

Bespoke Home Gym

The owner of this property asked us to design and build a self-contained garden room that could be used as a gym and fitness room.

The gym was to be placed at the back of a 34m long garden and so an extra-large crane was required to lift it over the house from the main road.





GMC Solutions

Innovative, sustainable building

Let's talk about your space.

PHONE

07931 819382 / 07860 291081

WEBSITE

www.greenmodularconstruction.co.uk

YOUTUBE

GMC Solutions

EMAIL

office@greenmodularconstruction.co.uk

INSTAGRAM

[@gmcsolutionsltd](https://www.instagram.com/gmcsolutionsltd)

WORKSHOP

Ty Verlon Estate, Barry, CF63 2BE

01

Get in touch

A quick chat about what you need and where.

02

Site visit & design

We visit, measure up and design the pod with you.

03

Build & install

Built in our factory, craned in and finished in a day.

Design your own extension in 3D at www.greenmodularconstruction.co.uk/design-your-extension



CONTEMPORARY OPEN-PLAN LIVING SPACE — A GMC EXTENSION