



**EAST ANGLIA**  
**CONSTRUCTION**  
BUILDING WITH EFFICIENCY



# WELCOME

**We are a 'premium' steel frame construction specialist who creates modular house extensions and garden rooms, whilst supplying the construction industry with light gauge steel frames across the UK.**

East Anglia Construction specialises in crafting state-of-the-art steel frame home extensions and garden rooms, that are visually stunning and incredibly durable. We are also suppliers of light gauge steel frames to the construction industry. Our innovative steel frame modular construction system, combined with the use of premium materials, allows us to deliver projects that are not only completed up to three times faster than traditional builds but also boast unrivalled structural integrity that will last for many years to come.

Steel frame construction is a modern and innovative solution for new-build houses, garden rooms and home extensions that offers numerous advantages over traditional building methods. A common misconception is that steel frame buildings are harder to mortgage or insure, but in reality, lenders and insurers recognise steel as a proven Modern Method of Construction (MMC) — often viewing it as more reliable and durable than timber. One of the key benefits of using steel frames is the increased design flexibility they offer. Steel frames can be easily customised to match the existing architecture of your home and the surrounding environment, providing a seamless and integrated look.

From a technical standpoint, steel frames have a high strength-to-weight ratio, which means they can support larger and heavier loads than other materials, such as wood. Another major advantage of steel frame construction for garden rooms and modular home extensions is its energy efficiency. Steel frames can be insulated to the highest standards, helping to reduce energy costs and maintain a consistent temperature throughout the year. This not only makes the annexe or home extension more comfortable for occupants but also delivers a sustainable, future-proof building that adds long-term value to your property.





## ABOUT US

At East Anglia Construction, we take pride in building beautiful, bespoke, quality buildings that are built to last a lifetime. As a family-run building company based in Suffolk, we understand the importance of giving our clients the best advice and guidance throughout the building process.

We believe that our customers deserve the best; therefore, we only use the highest performing materials on our builds. We support clients every step of the way; meaning we handle each aspect of your project, including; design, planning applications, architectural drawings and much more. We offer various packages from just supplying the steel frame for your project, right through to a full turn-key finished building.

Undertaking building work, can be a daunting experience, but with our transparent and open approach, we aim to take the stress out of the process for you. We have a portfolio of ideas to inspire you and help you make the perfect choice for you and your family.

Whether you need a self-contained home for elderly relatives, a bigger kitchen space for entertaining family and friends or a steel frame for a new build home, we will be able to assist you with a design that meets your requirements.

Having grown tired of unreliable tradesmen and traditional build methods, East Anglia Construction was established to revolutionise the construction industry; customers have accepted compromises on timelines, price, and quality for too long. We want property development to be exciting rather than terrifying and no customer should have their life's investment or latest venture held to ransom. We try and add value to every aspect of the customer's journey to ensure their experience is as pleasant and exciting as the final product.

With a huge emphasis on exceptional quality and an unmatched level of customer service, we have created a business whereby the process of having an extension, garden room or new build house constructed is as enjoyable as the final product, not to mention two to three times faster by utilising modular building methods. From just supplying the steel frame, right through to a full turn-key solution we have every aspect covered.

# WHY US

**At East Anglia Construction we have dedicated years to researching and developing the construction of our builds. Our team has collaborated extensively with structural engineers, architects, and manufacturers in the industry to ensure that every project is built to perfection.**

## **DEDICATED PROJECT TEAM**

From your initial contact with us, you will be assigned a dedicated team to ensure your journey to your new building is as smooth and enjoyable as possible.

## **FREE SITE VISITS**

Our site visits and quotations are provided on a no-obligation basis and are all encompassing so you will not come across any hidden extras as the job progresses.

## **ASSISTANCE WITH PLANNING**

Planning can be a daunting prospect, but our experienced team of staff can assist you throughout the application process.

## **IN-HOUSE DESIGN TEAM**

We have a team of in-house structural designers and engineers to ensure our buildings are structurally sound. Our team will produce detailed drawings for you to check before ordering.

## **WARRANTIES INCLUDED**

Here at East Anglia Construction, we pride ourselves on using only the highest quality materials to complement our builds, therefore it is not likely that any of the materials used should rot, fade, or decompose under natural weathering. In the unlikely event that there is still a quality issue with your build following implementation of the correct aftercare and maintenance advice, we offer a range of warranties for your peace of mind.



# OUR PROCESS

Discover our comprehensive and seamless customer ordering process, designed to guide you effortlessly from the initial inquiry to the supply and/or installation of your extension or garden room. Our process ensures that every aspect of your order is thoroughly taken care of, giving you peace of mind and a hassle-free experience from start to finish.

At first glance, the process may seem extensive, but rest assured that each step has been carefully crafted to guarantee the perfect outcome. We understand the importance of ensuring that our product not only meets, but exceeds your expectations. That's why we've created this in-depth customer journey - to ensure that the final product is precisely what you need, expertly designed within the agreed timeframe, and engineered to the pinnacle of excellence.

## 1: INITIAL ENQUIRY



Your enquiry, no matter how detailed or vague, is always welcome. If you're uncertain about what you want, don't worry, we've got you covered. Our team of talented designers and architects are ready and eager to assist you in bringing your ideas to reality.

## 2: CONSULTATION



The consultation is a crucial opportunity for you to gain a comprehensive understanding of our philosophy and for us to fully grasp your specific needs and requirements. Together, we'll work towards creating the extension or garden room that you require.

## 3: QUOTE



The initial quote will detail a full breakdown of what's included to ensure full transparency from the start. Amongst many other things, we pride ourselves on efficiency. As long as there is nothing too technical about your build you'll have your price within 48 hours!

## 4: SITE VISIT



By completing a site survey we ensure there aren't any unwanted surprises that will slow down the building of your extension or garden room. What we really love about site surveys is the chance to meet our future clients and build lasting relationships.



## 5: ORDER REVIEW



This is the stage where everything such as size and style of windows and doors, flooring choices and electrical layouts are discussed. You will also receive 2D and 3D digital renders of the build to review so we can get started bringing your vision to life.

## 6: MANUFACTURE



Now we have your designs signed off, we will proceed with manufacturing your steel frame. Our team are experts in ensuring your steel frame is manufactured to the engineers exact requirements, and leaves our factory in panelised form, ready for quick erection.

## 7: INSTALLATION



The build process typically takes around 4-5 weeks, though this can vary depending on the size and complexity of the project. During this period, our team will be working diligently to ensure every detail meets your expectations, through to the final touches.

## 8: FINAL SIGN-OFF



It's handover day! This is the final stage in the process, where we take you for a walk around the building to ensure you are happy with every aspect and detail, which we are sure you will be. Now it's time for you to take the keys and move in. How exciting!



# PLANNING SERVICES

Are you considering adding an extension or garden room to your property but worried about the red tape and hassle of obtaining planning permission? Look no further than East Anglia Construction to simplify the process and make your vision a reality.

With our expertise and experience, we remove all the red tape and hassle for you, making gaining planning permission an stress-free experience. At East Anglia Construction, we understand the importance of providing a seamless and comprehensive service to our clients. That is why we offer a full concept to finished product service for planning permission.

From the initial idea and design to obtaining the necessary approvals, we handle every step of the process. Our team of experts will work closely with you to understand your requirements and develop a customised plan that meets your needs and complies with all local planning regulations. Our concept to finished product service ensures that you have a dedicated partner throughout the planning permission process.

With our comprehensive service, you can rest assured that every aspect of your project, from concept to completion, is in safe hands. That is why we offer a unique package – our planning permission service is free if you choose East Anglia Construction for the construction of your build.

By combining both the planning permission and construction services, we can streamline the process and offer exceptional value to our clients. Choosing us for both planning permission and construction ensures a seamless transition from the planning stages to the actual construction of your project.

However, if for some reason you are using another contractor, an alternative construction method, or doing a self-build then we can offer stand-alone planning permission packages to get your project moving in the right direction. Don't let the complexities of planning permission hold you back from realising your vision. Check out the rules regarding planning permission for extensions and garden rooms.



# HOME EXTENSIONS

# HOME EXTENSIONS

**Transform your home with a modular home extension. Maximize space, flexibility, and style. Upgrade your living space today and unlock a new level of comfort.**

We are at the forefront of innovation, embracing advancements in technology that simplify our lives and speed up processes while maintaining the highest standards of quality. Unlike the traditional and outdated methods that still persist in the industry, we refuse to be bound by the limitations of the past. Our aim is to become a leading brand synonymous with delivering exceptional residential home extensions that stand apart from the rest.

By harnessing the power of our state-of-the-art steel frame modular build system, we can complete your home extension up to three times faster than conventional methods, without any compromise on quality or durability.

By utilising ground screws as the foundation for our modular extensions, we've streamlined the construction process, reducing the overall time required to complete a 3m x 3m extension to under three weeks! This significantly minimises the disruption to our clients and shields us from the fluctuations in material prices. As a result, you can enjoy your fully-finished, steel frame extension, complete with plastering and decorating in the space of weeks.

**Start your extension journey today!**

HOME EXTENSIONS



# HOME EXTENSIONS - INSPIRATION

## MORE SPACE

Home extensions for additional space include rear, side, and wrap-around extensions for ground-level expansion. The best option depends on your property's layout, budget, and your specific needs for more bedrooms, living areas, or a larger kitchen.



## EXTRA BEDROOMS

Family circumstances are always changing. Whether you have an elderly relative moving in, or a new baby on the way, then extra bedroom space may be what you need. Bedroom extensions can come complete with en-suites if it's what you require.



## EXTRA KITCHEN SPACE

The most popular reason for a rear extension is to increase the kitchen and dining space. Whether it's to increase the size of your current kitchen, add extra space for dining, or to completely re-design your kitchen with brand new units and appliances.



## PLAYROOMS

Accommodating a playroom extension can be a fun and exciting way to give your children more space to play and explore. Before deciding what size extension you require, you need to consider what the children will use the space for and the activities they could do.



# HOME EXTENSIONS - STANDARD DESIGNS

Choose from one of our standard designs below, or go completely bespoke. These designs are to give you an idea of what certain sized extensions look like on the back of a standard property, but are by no means all that can be achieved.



## CUSTOM BUILD

Create a completely bespoke extension. Customise everything from the size and shape of the room to the placement of the windows/doors.



## EXTENSION 1

A 3 x 3m extension, perfect for smaller homes or to add a toilet/utility space. Could also be used to extend the kitchen or living space. Fully customisable.



## EXTENSION 2

A 4 x 3m extension, perfect for extending the kitchen or living space. A popular way to increase the most used parts of the home. Fully customisable.



### EXTENSION 3

A 5 x 3m extension, perfect for extending the kitchen or living space, and opening up the rear of the home into the garden. Fully customisable.



### EXTENSION 4

A 6 x 4m extension, adding an enormous amount of space to the home. Complete with an optional roof lantern to add light. Fully customisable.



### EXTENSION 5

A bespoke wrap around design to maximise space on the rear and side of the home. Either open plan or multiple rooms, the options are endless.

# HOME EXTENSIONS - PLANNING PERMISSION

**Building a home extension is an investment in your property which takes time to plan and perfect to ensure it is exactly how you have envisioned, therefore ensuring that the build is erected within the regulations is key.**

The good news is, our standard extension designs are designed to adhere to Permitted Development Rights, however there may be instances where your specific build isn't possible to construct within the guidelines and therefore may require an application for further planning. It can be daunting trying to understand the key terms and criteria accepted within either Permitted Development or Planning Permission, therefore we have put together this helpful guide to explain each regulation.

## **WHAT ARE PERMITTED DEVELOPMENT RIGHTS?**

Permitted Development Rights derive from general planning permission granted by Parliament to allow homeowners to make certain types of minor changes to their property, without the need to apply for full Planning Permission. They are, however, subject to conditions and limitations. For example, in some areas of the country known as 'designated areas', Permitted Development Rights are more restricted.

## **WHAT IS THE DIFFERENCE BETWEEN PERMITTED DEVELOPMENT RIGHTS AND PLANNING PERMISSION?**

As mentioned, Permitted Development Rights are a set of pre-determined conditions and limitations granted by Parliament that allows homeowners to make minor changes to their property. Planning Permission is formal permission, which you are required to obtain from your local authority to build or alter your home, as the build does not fall within Permitted Development Rights.

## **WHAT ARE PERMITTED DEVELOPMENT GUIDELINES FOR BUILDING EXTENSIONS?**

Permitted development (PD) guidelines for extensions allow some projects to commence without a full planning application, provided they meet strict criteria on size, height, and location. Key rules include restrictions on rear extension depth (e.g., up to 4m for detached houses, 3m for others), height (max 4m for single-storey), and width (side extensions can't be more than half the original house's width). Some larger extensions require a "prior approval" from the local council before starting.

## **CONCLUSION**

As mentioned, our standard extensions are designed with Permitted Development Rights in mind and therefore there should be no requirement to apply for further approval from your local council. However, if your build does require full planning permission then we can take care of that for you.

# HOME EXTENSIONS - PRICE GUIDE

All of our extensions are completely bespoke and unique. There are no limits in terms of size or customisable features. You imagine it and we create it! From handling planning permission applications, right through to the final coat of paint, we can handle it all. We take care of building regulation drawings in-house, liaise with local inspectors and ensure the building is built to the relevant specification.

Below is a price guide, to give you an insight into what you can expect to pay for some of our most popular room sizes. Prices are based on external dimensions and include ground screw foundations, electrical connection, plastering, painting, and installation.

SIZE	PRICE GUIDE	FOOTPRINT
3 x 2m	FROM £16,995 + VAT	6sqm
3 x 3m	FROM £18,995 + VAT	9sqm
4 x 3m	FROM £22,995 + VAT	12sqm
5 x 3m	FROM £28,995 + VAT	15sqm
6 x 3m	FROM £33,995 + VAT	18sqm
5 x 4m	FROM £38,995 + VAT	20sqm
6 x 4m	FROM £45,995 + VAT	24sqm
7 x 4m	FROM £50,995 + VAT	28sqm
8 x 4m	FROM £58,995 + VAT	32sqm
BESPOKE	PRICED ON REQUEST	TBC

## PRICES INCLUDE:

- Steel Frame Construction (LGS)
- Silicone Render External Finish
- UPVC French Doors
- UPVC Window (2 x 1m)
- Laminate Flooring
- Electrical Installation
- Plastered Finish
- Decorated (White Emulsion)
- Skirting Boards
- Internal LED Downlights
- External Sidelights
- Four Double Plug Sockets
- Ground Screw Foundations
- Internal Insulation (Rockwool/PIR)
- External Insulation (Rockwool/PIR)
- Guttering & Fascias
- EPDM Warm Roofing System
- Optional Upgrades Available\*

# HOME EXTENSIONS - FAQ'S

## HOW LONG DOES BUILDING AN EXTENSION TAKE?

On average, our home extension projects take about four weeks to complete. However, we've successfully constructed 3m x 3m modular house extensions in as little as two weeks! The exact duration can vary based on specific project requirements and site conditions, but we always aim to deliver with efficiency and precision.

## DO YOU CARRY OUT DEMOLITION WORKS?

Yes, we will carry out demolition work such as the removal of conservatories, garages and existing extensions to make space for your modular home extension.

## WHAT FOUNDATIONS DO YOU USE?

We utilise ground screws as the exclusive foundation method for our modular house extensions, annexes and garden rooms. Not only are our ground screw foundations fully compliant with building control standards, but they also offer a speedier installation compared to traditional footings. Furthermore, they present a more environmentally friendly alternative.

## DO I NEED A SITE VISIT?

We need to conduct a site survey to ensure everything goes smoothly during installation. We will check things such as accessibility, location and identify any additional equipment that may be required.

## DO I NEED TO PLACE A DEPOSIT?

We require a 30% deposit payment on orders. However, for projects requiring planning permission, an initial 10% deposit suffices to initiate the process and reserve your build slot. Should your application not be approved, we will refund your deposit in its entirety, deducting only the costs related to the application.

## DOES LGS COMPLY WITH BUILDING REGULATIONS?

Yes! The use of LGS in residential construction is an approved method. The NHBC Standards 2023 have published guidance on the technical requirements that need to be met in order to satisfy their conditions, which we are well versed in.

## WHERE IS YOUR STEEL MANUFACTURED?

Our light gauge steel is manufactured here in the UK, and carries both the UKCA and CE mark. Furthermore, the material is manufactured to BS EN10346:2015 with tolerances to BS EN10143:2006 so you can rest assured that the product you will be receiving is of high quality.

## I DON'T HAVE A BIG BUDGET. IS THIS OKAY?

Yes, absolutely. Firstly, we can be as involved as you would like – you may choose to use your own trades or carry out some of the construction works yourself (if you are skilled to do so) and opt for a supply only service from us whereby we provide you with the LGS frame only, meaning your costs would be reduced.



# GARDEN ROOMS

# GARDEN ROOMS

**To put it simply, a garden room is a stylish, versatile outdoor living space that enhances both your home and garden. More modern and insulated than traditional conservatories or sheds, garden rooms provide a comfortable, year-round space for various uses, whether as a home office, gym, art studio, or relaxing retreat.**

Built with high-quality materials, they offer a seamless way to extend your living space without the hassle of a full home extension. By definition, a garden room is a stand-alone building separate from the home, but we think it's much more than this. It's an office, a gym, a games room and more! Plus, with sizes available in measurements from 4m<sup>2</sup>, the possibilities are truly endless.

Garden buildings are a cost-effective, flexible outdoor building solution that offers much more versatility than conservatories or summerhouses.

Garden rooms have been growing in popularity over the last few years, as more people come around to the possibilities they create for making the most of your garden space.

Garden rooms are ideally suited to people looking for a fast, non-invasive way to maximise the space on their property. If you've found yourself desperately needing to reclaim your dining room table, feeling frustrated with noisy teenagers, or wanting to spend more time in nature without having to endure harsh weather, a garden room is a perfect solution.



# GARDEN ROOMS - INSPIRATION

## FOR LIVING

A living or lounge space, where you can rest and relax after a long day at work or over the weekend, is a great way to enjoy a garden room. They can be built with a range of heating and lighting solutions that help you to create a space to unwind.



## FOR ENTERTAINING

What better way to entertain guests than in a modern, cosy and customised garden room? A recreational space is not just great for having friends over, but also as a multi-functional area for all members of the family.



## FOR GYMS

Lots of us crave more time to exercise, but finding the motivation to drag yourself to the gym after a long day at work can feel a near-impossible task. A home gym in your garden room could be an ideal solution while keeping you fit and healthy all year round.



## FOR OFFICES

Creating an office space is one of the most popular uses for a garden room. It guarantees peace and quiet while you attempt to get everything done on your list. When you calculate outgoings to cover those expenses, a garden room office may pay for itself in no time.



# GARDEN ROOMS - STANDARD DESIGNS

Choose from one of our standard designs below, or go completely bespoke. These designs are to give you an idea of what certain sized extensions look like on the back of a standard property, but are by no means all that can be achieved.



## CUSTOM BUILD

Create a completely bespoke garden room. Customise everything from the size and shape of the room to the placement of the windows/doors.



## GARDEN ROOM 1

A 3 x 3m garden room, perfect for smaller gardens or to make use of unused corners. Ideal for offices, or snugs. Fully customisable.



## GARDEN ROOM 2

A 4 x 3m garden room with large French doors to the front. Ideal for offices, playrooms or entertaining spaces. Fully customisable.



### **GARDEN ROOM 3**

A 5 x 3m garden room with large French doors and a standard window. Perfect for medium gardens. Ideal for offices and entertaining spaces. Fully customisable.



### **GARDEN ROOM 4**

A 6 x 4m garden room with large bi-folding doors, perfect for medium or large gardens. Ideal for entertaining or living spaces. Fully customisable.



### **GARDEN ROOM 5**

A 7 x 4m garden room with large French door and full height windows, perfect for larger gardens. Ideal for multiple rooms/uses. Fully customisable.

# GARDEN ROOMS - PLANNING PERMISSION

**Installing a garden room is an investment in your property which takes time to plan and perfect to ensure it is exactly how you have envisioned, therefore ensuring that the build is erected within the regulations is key.**

The good news is, our standard garden rooms are designed to adhere to Permitted Development Rights, however there may be instances where your specific build isn't possible to construct within the guidelines and therefore may require an application for further planning. It can be daunting trying to understand the key terms and criteria accepted within either Permitted Development or Planning Permission, therefore we have put together this helpful guide to explain each regulation.

## **WHAT ARE PERMITTED DEVELOPMENT RIGHTS?**

Permitted Development Rights derive from general planning permission granted by Parliament to allow homeowners to make certain types of minor changes to their property, without the need to apply for full Planning Permission. They are, however, subject to conditions and limitations. For example, in some areas of the country known as 'designated areas', Permitted Development Rights are more restricted.

## **WHAT IS THE DIFFERENCE BETWEEN PERMITTED DEVELOPMENT RIGHTS AND PLANNING PERMISSION?**

As mentioned, Permitted Development Rights are a set of pre-determined conditions and limitations granted by Parliament that allows homeowners to make minor changes to their property. Planning Permission is formal permission, which you are required to obtain from your local authority to build or alter your home, as the build does not fall within Permitted Development Rights.

## **WHAT ARE PERMITTED DEVELOPMENT GUIDELINES FOR BUILDING GARDEN ROOMS?**

The rules governing outbuildings apply to garden rooms, garden offices and garden studios for a purpose relating to the enjoyment of the house. Outbuildings are considered to be Permitted Development subject to the following:

- No outbuilding to be on the land forward of a wall forming the principal elevation (i.e. the front of the house)
- Outbuildings to be single-storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or 3 metres for any other roof
- Outbuildings are to be a maximum height of 2.5 metres in the case of a building within 2 metres of a boundary of the curtilage of the house
- Outbuildings are not to have verandas, balconies or raised platforms
- Outbuildings are not to exceed more than half the area of land around the original house

# GARDEN ROOMS - PRICE GUIDE

All of our luxury garden rooms are completely bespoke and unique. There are no limits in terms of size or customisable features. You imagine it and we create it! If your build needs to go through building control because it's over 30m<sup>2</sup> or is used for living accommodation, then we can take care of that too. We take care of building regulation drawings in-house, liaise with local inspectors and ensure the building is built to the relevant specification.

Below is a price guide, to give you an insight into what you can expect to pay for some of our most popular room sizes. Prices are based on external dimensions and include ground screw foundations, electrical connection, plastering, painting, and installation.

SIZE	PRICE GUIDE	FOOTPRINT
3 x 2m	FROM £14,995 + VAT	6sqm
3 x 3m	FROM £16,995 + VAT	9sqm
4 x 3m	FROM £20,995 + VAT	12sqm
5 x 3m	FROM £23,995 + VAT	15sqm
6 x 3m	FROM £24,995 + VAT	18sqm
5 x 4m	FROM £26,995 + VAT	20sqm
6 x 4m	FROM £28,995 + VAT	24sqm
7 x 4m	FROM £32,995 + VAT	28sqm
8 x 4m	FROM £36,995 + VAT	32sqm
BESPOKE	PRICED ON REQUEST	TBC

## PRICES INCLUDE:

- Steel Frame Construction (LGS)
- Composite Cladding (Front)
- UPVC French Doors
- Laminate Flooring
- Electrical Installation
- Plastered Finish
- Decorated (White Emulsion)
- Skirting Boards
- Internal LED Downlights
- External Sidelights
- Four Double Plug Sockets
- Ground Screw Foundations
- 100mm Rockwool Insulation
- PIR Insulation (Floor)
- Guttering
- Silicone Render Finish (Sides & Rear)
- EPDM Roofing System
- Optional Upgrades Available\*

# GARDEN ROOMS - FAQ'S

## WHAT SIZES DO YOU HAVE AVAILABLE?

Whilst we can suggest best-selling sizes, we offer a bespoke service meaning that we will work with you depending on a number of factors such as your budget, the space you have available and the purpose in which the garden room will be used.

## HOW LONG WILL IT TAKE TO INSTALL?

We pride ourselves on our ability to provide a truly bespoke service, meaning no two projects are the same. Some customers may want us to provide a full turn-key package and others simply require only the light gauge steel frame to use as a DIY project, therefore it is difficult to provide a blanket turnaround time.

However, the speed of build of our incredibly versatile light gauge steel frame structure is much quicker when comparing to traditional methods of construction such as timber frame and brick and mortar. The structure of your new garden room can be installed within one working day (subject to the foundations already being in place sufficiently) and the building can be watertight within just a matter of days!

## WHAT FOUNDATIONS DO YOU USE?

We utilise ground screws as the exclusive foundation method for our modular house extensions, annexes and garden rooms. Not only are our ground screw foundations fully compliant with building control standards, but they also offer a speedier installation compared to traditional footings. We do work with concrete bases if you'd prefer or already have one in place.

## DO I NEED TO PLACE A DEPOSIT?

We require a 30% deposit payment on orders. However, for projects requiring planning permission, an initial 10% deposit suffices to initiate the process and reserve your build slot. Should your application not be approved, we will refund your deposit in its entirety, deducting only the costs related to the application.

## DO I NEED A SITE VISIT?

We need to conduct a site survey to ensure everything goes smoothly during installation. We will check things such as accessibility, location and identify any additional equipment that may be required.

## CAN I VIEW ONE OF YOUR BUILDINGS?

We have a number of former customers who are more than happy for us to show you their garden rooms. This is obviously subject to their availability, so this may not always be possible straight away but we will always endeavour to arrange a viewing as soon as possible.

## I DON'T HAVE A BIG BUDGET. IS THIS OKAY?

Yes, absolutely. Firstly, we can be as involved as you would like – you may choose to use your own trades or carry out some of the construction works yourself (if you are skilled to do so) and opt for a supply only service from us whereby we provide you with the LGS frame only, meaning your costs would be reduced.



# LGS STEEL SUPPLY

# LIGHT GAUGE STEEL SUPPLY

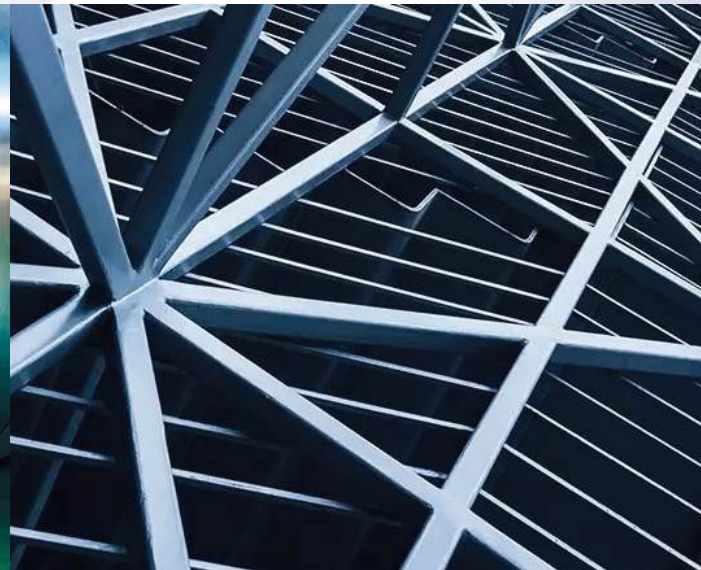
East Anglia Construction design, manufacture and supply light gauge steel frame components, frames and structures for the construction industry. We operate in all areas of the construction sector ranging from where clients require stock lengths and components to the multi-story, pre-designed, engineered and fully assembled end of the market.

Basic materials are formed from the galvanised coil into the necessary straight sections in either 'U' or 'C' profile that are then either shipped in their raw state, or undergo further modifications to be incorporated into framed products with dimples, drill holes, service gaps etc.

Our expertise spans various sectors within construction, catering to demands ranging from simple garden room projects to comprehensive solutions for multi-story buildings that are pre-designed, engineered, and delivered panelised and ready for construction. Check out our steel supply FAQs for more information.

Light gauge steel framing systems (LGS) are structural frames made using cold formed steel. LGS can be used for residential, light commercial, and light industrial applications.

**LGS offers much more versatility than wood or concrete frames because they can be used to create a wide range of different structures, including load bearing frames.**



# WHY LIGHT GAUGE STEEL?

LGS is ultra-lightweight compared to other materials like lumber or concrete. LGS is perfect for applications that require less structural support and can be attached directly into the light gauge steel framing system. This ultra-lightweight makes LGS structures much easier to move around and install.

## **Highly Versatile**

Light gauge steel framing systems can be used for a wide variety of different applications. They are easy to install in residential, light commercial, and light industrial buildings. Steel can be formed into any shape that you need, so light gauge steel framing suppliers can create custom products to meet the specific needs of your project.

## **Increased Construction Speed**

As LSF systems are lightweight, they can be installed quickly. By utilising LSF systems within your construction projects, you can reduce the amount of time it takes to complete a project by as much as 30%. The installation process is also a lot easier due to LSFs not requiring the use of specialist tools or heavy equipment.

## **Sustainable**

LSF is an excellent choice for green construction projects. Steel is the most recycled material in the world and light gauge steel frames can be reused again and again without having any negative effects on the environment. In recent years, the steel industry has been making changes to reduce CO2 emissions during the manufacturing and recycling process; making light gauge steel the ideal, eco-friendly manufacturing.

## **High-Quality and Durability**

If LSF is installed correctly, it can last for decades without any problems. Light gauge steel is superior to wood in terms of longevity and light gauge steel frames are also easier to maintain between projects. It's also completely resistant to pests and can easily withstand harsh weather conditions over long periods of time. The reliability of light gauge steel framing is monitored and improved by the Light Steel Frame Association.

## **Reduced Site Constraints**

LSF is also perfect for reducing site constraints. This is because the manufacturing and fabrication process takes place off-site, within a factory setting. Not only does this allow you to monitor, control and minimise energy use and pollution such as dust and noise, but you'll also be able to reduce the number of visits to the site, reducing the amount of time a project takes to complete.

# OUR LGS SERVICES



## DESIGN

Our in-house designers and structural engineers utilise FRAMECAD software to design the appropriate and most efficient building structures for all projects.



## MANUFACTURE

Once the design is approved, it is transferred directly to our FRAMECAD machine, ensuring absolute accuracy from design to manufacturing.



## ASSEMBLE

Additional insulation and other materials can be installed at this time. Each panel receives a unique panel assembly number ready to be installed on-site.



## INSTALL

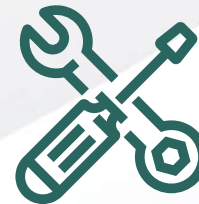
We can either send out our panelised frames with detailed assembly instructions, or send a team of experts to install the entire frame for you.



20%-40% faster construction compared to traditional building methods. Less dependent on 'wet-trade' labour resource.



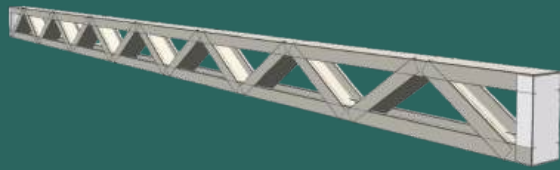
Accuracy and precision of up to 1mm per structural storey height, negates need for guesstimate soft joints to outer leaf fixtures.



Steel has the upper hand over timber when it comes to durability. Steel doesn't warp or expand, and it can withstand extreme weather.

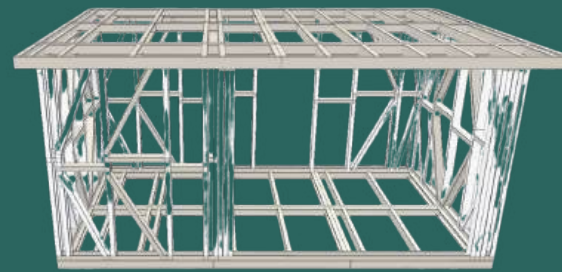


Steel's incombustibility limits the spread of fires, timber frames simply can't compete and insurance rates are often much lower.



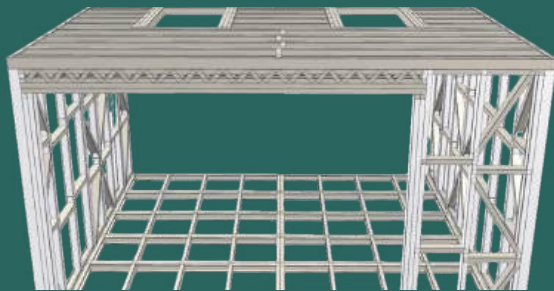
## SUPERJOISTS

An engineered open-web joist system that uses LGS chords connected by LGS metal webs. They can span huge distances and are lightweight.



## GARDEN ROOMS

We offer a range of pre-designed 'off the shelf' garden room frames or completely bespoke designs to cater for all requirements.



## EXTENSIONS

1 or 2 storey extensions are incredibly popular when increasing the size of a home. We have 'off the shelf' or bespoke options.



## LARGE PROJECTS

Anything from a loft conversion to a full new build house, get in touch today to find out the possibilities with LGS.

# OUR LGS PROFILE

East Anglia Construction manufactures both C and U sections in a range of different gauge steel. Our FRAMECAD 450iT will roll galvanised steel from 0.7mm to 1.6mm thick and has a profile of a 100mm web and a 50mm flange height.

Our state of the art manufacturing equipment allows us to comfortably roll lengths of up to 10m. Our complete system incorporates all service holes. 100mm light gauge steel refers to a specific size of a cold-formed steel framing member, typically a 'C' section stud, used in construction for load-bearing walls, floors, and roofs. These 100mm deep sections are lightweight yet strong, used to build frames for structures like residential and commercial buildings, and delivered to site ready for assembly.



**TOP & BOTTOM PLATES**



**K BRACING**



**WEBBED JOIST**



**JAMB STUDS**



**LINTELS**



**NOGGING**

# FRAMECAD

**We live in a world that is constantly evolving, changing and moving. Technological innovation is reshaping old business models and approaches, including within the construction industry.**

Here at East Anglia Construction, we are proud to partner with the world's leading cold formed steel system FRAMECAD, which combines both engineering and design software in one user friendly package. What is more, is that it helps deliver large scale light gauge steel (otherwise commonly known as LGS) construction projects faster with its advanced steel framing automated process.

## CARING FOR THE ENVIRONMENT



### **Little-to-no waste**

First, there's very little waste — in fact, there's virtually none. Waste from building projects can be both costly and a burden on local environments, contributing to landfill. These problems are eliminated when building with steel, and particularly with LGS construction.

### **LGS design methods are highly accurate**

This accuracy is a result of material quantities being specified during the design phase, combined with precise manufacturing systems ensuring minimal waste. In fact, the FRAMECAD LGS design and manufacture process achieves less than 1% waste, offering the highest-possible yield from building materials used.

### **Less energy and fewer resources in manufacture**

The process of manufacturing and constructing with LGS also has lower energy impacts and impact on the surrounding environment compared to more traditional methods such as timber. With less requirement for heavy and frequent transportation of materials to site, and overall faster construction times, LGS projects use less overall energy and fewer resources.

### **Healthier and more sustainable buildings**

LGS buildings are healthier, more energy efficient and enable more sustainable living for the life of the building. Steel does not contain additional preservative chemicals and won't give off gases or emit volatile organic compounds. Steel doesn't support mold growth or rot - listed as one of the top 10 home pollutants connected to heart and lung disease and shortened life expectancy.

# SUPERJOISTS

**Superjoists are an engineered open-web joist system that uses light gauge steel chords connected by LGS metal webs. They are a strong, lightweight, and versatile alternative to traditional timber joists for floors, roofs, and walls. Their open design allows for the easy integration of services like pipes, wires, and ducting without the need for drilling or notching.**

Superjoists can be delivered manufactured to site, which allows for ease of installation and increased strength in comparison to traditional methods. We can cater for any depth and length of joists required, down to the millimetre, to suit your specific requirements.

Superjoists can span huge distances without support from structural steels or load bearing walls, making them perfect for large scale developments. Being completely made of steel also ensures there is no movement when installed (unlike timber), dramatically reducing the risk of plaster cracking.



# STEEL SUPPLY - FAQ'S

## HOW LONG DOES BUILDING AN EXTENSION TAKE?

On average, our home extension projects take about four weeks to complete. However, we've successfully constructed 3m x 3m modular house extensions in as little as two weeks! The exact duration can vary based on specific project requirements and site conditions, but we always aim to deliver with efficiency and precision.

## DO YOU CARRY OUT DEMOLITION WORKS?

Yes, we will carry out demolition work such as the removal of conservatories, garages and existing extensions to make space for your modular home extension.

## WHAT FOUNDATIONS DO YOU USE?

We utilise ground screws as the exclusive foundation method for our modular house extensions, annexes and garden rooms. Not only are our ground screw foundations fully compliant with building control standards, but they also offer a speedier installation compared to traditional footings. Furthermore, they present a more environmentally friendly alternative.

## DO I NEED A SITE VISIT?

We need to conduct a site survey to ensure everything goes smoothly during installation. We will check things such as accessibility, location and identify any additional equipment that may be required.

## DO I NEED TO PLACE A DEPOSIT?

We require a 30% deposit payment on orders. However, for projects requiring planning permission, an initial 10% deposit suffices to initiate the process and reserve your build slot. Should your application not be approved, we will refund your deposit in its entirety, deducting only the costs related to the application.

## DOES LGS COMPLY WITH BUILDING REGULATIONS?

Yes! The use of LGS in residential construction is an approved method. The NHBC Standards 2023 have published guidance on the technical requirements that need to be met in order to satisfy their conditions, which we are well versed in.

## WHERE IS YOUR STEEL MANUFACTURED?

Our light gauge steel is manufactured here in the UK, and carries both the UKCA and CE mark. Furthermore, the material is manufactured to BS EN10346:2015 with tolerances to BS EN10143:2006 so you can rest assured that the product you will be receiving is of high quality.

## I DON'T HAVE A BIG BUDGET. IS THIS OKAY?

Yes, absolutely. Firstly, we can be as involved as you would like – you may choose to use your own trades or carry out some of the construction works yourself (if you are skilled to do so) and opt for a supply only service from us whereby we provide you with the LGS frame only, meaning your costs would be reduced.

# HOME EXTENSIONS & GARDEN ROOMS - CHOICE OF FINISH

## GROUNDWORKS

### SCREWPILES VS TRADITIONAL FOUNDATIONS

#### So what is a screw pile?

A screw pile is a giant screw that ranges in size (from 0.6m to 1.5m) and is wound into the ground using a mechanical drill. Each screw is placed out at regular intervals (determined by a structural engineer and load testing results) to support the steel framed flooring system.

There are many benefits to using screw piles:

- They can be used on uneven ground.
- They negate the need to use concrete; there is no drying time that could impact the speed of the build.
- They are installed in a matter of hours.
- They are ecologically friendly; they have less impact on your garden.
- There is no digging needed and often beloved trees can remain intact as we are able to screw pile around its roots.
- Screw piles are lightweight and accessible; so no access issues!

We do understand the need to use concrete for certain projects, and we are able to ensure we do this safely and as cost-effectively as possible. Whether that's a concrete based for a garden room or traditional foundations for an extension.



## GENERAL CONSTRUCTION

All of our external walls are wrapped in a breather membrane, positioned on the outer side of the insulation, repelling any water that tries to enter. This means you have a completely water tight building that allows vapour to escape from the inside, preventing any condensation.

Inside the buildings, we plasterboard and skim the walls and ceiling ready for final decoration, whilst also providing additional insulation within and on top of the steel frame walls, ceiling and floor that contributes to improved energy efficiency and warmth.

Our comprehensive insulated roofing system also maintains our high standards with the use of high performance EPDM rubber roofing materials, including a full guttering and drainage system where required. All of our builds are installed with an EPDM roofing system as standard and are backed with a 20 year warranty as standard for your peace of mind. EPDM roofing systems are BBA approved and with their life expectancy standing at an impressive 50 years, this is an incredibly durable and long-lasting product.

## EXTERNAL FINISH

### EXTERNAL WALL INSULATION (RENDER)

External wall insulation is a popular choice of finish due to the energy efficiency and thermal performance it provides for your extension. Silicone render is a protective and decorative coating applied to the exterior walls of a building, typically made of a mixture of sand, cement, and water. It creates a smooth or textured surface that protects the underlying structure from weather, improves insulation, and enhances curb appeal.

The silicone in K-Render also helps keep the finish looking fresh for longer. It retains its crisp appearance and doesn't need to be painted to stay looking good, as it is pre-coloured.

Our standard packages include a rendered finish on all elevations.

***The render top coat is available in a very wide range of colour options (300+).***



### BRICK SLIPS

If you have a traditionally built brick house and would like your new extension to match, then the best option would be brick slips. Brick slips are thin slices of real brick, typically around 20mm thick, used as a cladding material to replicate the look of traditional brickwork on interior or exterior walls. They offer the aesthetic of a full brick wall without the associated weight and structural demands, and can be made by cutting existing bricks or manufacturing them specifically.

Brick slips are highly durable and require minimal maintenance. They are resistant to weather, fading, and wear, making them ideal for exterior applications. They also don't require sealing as often as other materials.

***Brick slips come in a wide variety of colors, including traditional shades like red, orange, and brown, as well as modern options such as white, grey, and black.***



### RED WESTERN CEDAR CLADDING

Our Western Red cedar cladding offers a premium, lightweight, and durable solution for any extension or garden room project. Being one of the most in demand finishes, known for its rich, natural colour and resistance to decay, this timber is perfect for creating beautiful and long-lasting facades.

This cladding is PEFC certified which guarantees the sustainability of the timber, providing an eco-friendly cladding solution.

With a range of profiles and sizes available, our Western Red Cedar cladding provides flexibility in design while delivering excellent thermal performance and weather resistance. Elevate your extension or garden room project with the natural beauty and reliability of Western Red Cedar.

***1st oil treatment also included in our standard packages.***

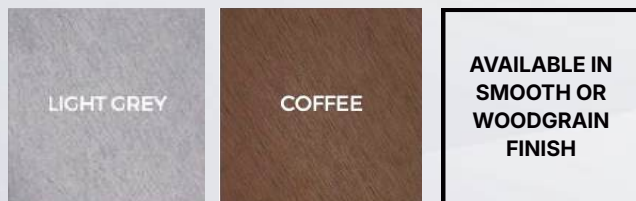
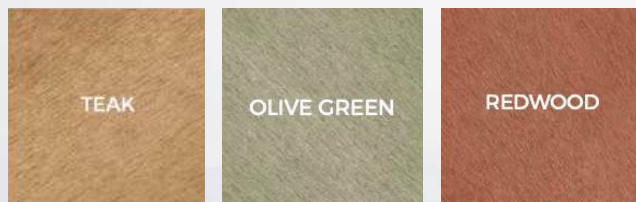
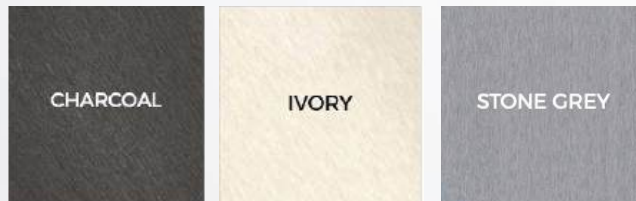


## EXTERNAL FINISH

### COMPOSITE CLADDING

Our range of composite cladding can be installed either horizontally or vertically to instantly transform the exterior walls of any garden room or extension, thanks to its easy-to-install and lightweight properties.

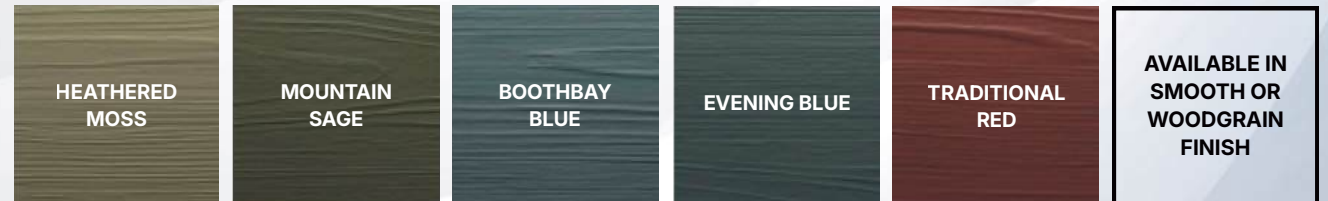
Our composite boards are manufactured from an environmentally-friendly material, comprising a mix of recycled hardwood fibres and recycled plastics. Each finish comes in eight colours, with no need to sand, varnish or paint.



### FIBRE CEMENT CLADDING

HardiePlank cladding is a durable, low-maintenance engineered fiber cement weatherboard designed to look like timber but with superior weather, fire, and pest resistance. You're truly spoilt with our fibre cement cladding - the hardest choice you'll face is whether you want to style your planks in horizontal or vertical lap style. Not to mention picking your favourite from the 17 different colours and two textures – so you can beautify your garden room or extension the way you like it.

While real wood regularly needs to be sanded down and re-painted, fibre cement board is much easier to maintain while giving you the same rustic look we love about wood. Fibre cement is long lasting and uncomplicated: thanks to its low maintenance ColourPlus™ technology, your façade will be durable for years to come. A2 fire-rated for your safety and this is just one of our many quality features.



## WINDOWS & DOORS

All of our windows and doors meet building regulations specification standards of enhanced security performance and ventilation.

The frames can be provided as either UPVC or aluminium, with double or triple glazed glass for maximum heat retention.

The benefits of double/triple-glazed doors and windows include improved energy efficiency with lower bills, enhanced security and noise reduction, and reduced condensation. They also offer eco-friendly advantages by lowering your carbon footprint, help protect furniture from UV damage, and can increase your home's property value.

Door units are available as either French doors, bifold doors or sliding doors and windows are available in a range of styles and sizes depending on your budget (see some examples below). Another popular choice for our extensions is a skylight or lantern to fill the space with as much light as possible. Our extensions come with a French door and window as standard.

**Frames available in 3 colours:  
White, Anthracite Grey and Black.**



## INTERNAL FINISH

**The interior is where you can really make your mark. As standard, our prices come with the inclusions set out below, leaving you to work upon a blank canvas once the decorating is done.**

- Full internal electrics with a double socket on each wall as standard (4 double sockets, light switches, spot lights).
- Supply and fit of tongue and groove chipboard flooring.
- Supply and fit of laminate flooring from the 4 options below.
- Supply and fit of plasterboarding and skimming to the walls and ceiling.
- Supply and fit of a white paint emulsion finish on walls and ceiling.
- Supply and fit of standard skirting board and door architraves as required (satin paint finish).
- Supply and fit of standard internal doors as required.

**If required, we can also quote for the following additional extras:**

- Completion of first and second fix plumbing works including supply and installation of kitchen and/or bathroom units, central heating as required.
- Supply and fit of underfloor heating.
- Supply and fit of an air conditioning unit.
- Upgrades to the electrical package, laminate flooring options, paint colour/brand and any woodwork can all be discussed.



TAWNY  
CHESTNUT



DARTMOOR  
OAK



DARK  
OAK



CHEVRON  
PARQUET







[EASTANGLIACONSTRUCTION.COM](http://EASTANGLIACONSTRUCTION.COM)



UNIT 1, SOVEREIGN HOUSE, THE STREET, CONEY WESTON, BURY ST EDMUNDS, IP31 IHG



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