



a well considered
selection of **homes...**

IF YOU WANT OURS



V1.1 Nov 2019
Technical

...here are our
'standard'
homes,

when **'off-the-
shelf'** suits you
perfectly!



CONTENTS

The clever stuff!

We have developed a selection of standard house types, with considerable thought to maintain best use of space within the layouts and also factoring in best value through manufacturing efficiencies and site density.

This will allow you to gain an insight into how our product stacks up against others in the market and Nationally Described Space Standards (NDSS) requirement. Our specialty though is providing you with exactly what you need, so if you don't find the right home for you in this brochure, we're happy to discuss bespoke solutions tailored to suit you and all developed with partnered architects and our experienced in-house design team.

	Page
House Type Specification grid	5
The Elon - 2B4P	6
The Fergusson - 3B5P	8
The Enzo - 4B6P	10
What about internal specification options?	13
Our standards	14
Performance	15
Can you offer flexibility in design & programme?	16
What sustainability options are there?	17
Key benefits & features	18
What happens with delivery & aftercare?	19
Assurance & Warranty	20



HOUSE TYPE SPECIFICATION GRID

House Name	Type	Ref	Price from (Ft ²)	Price from (M ²)	NDSS (Y/N)	DQR (Y/N)	Site configuration capabilities			U-Vaules	En-Suite (Y/N)	Internal dimensions (mm)		External (mm)		Fl - Clg height	Area (m ²)	Area (ft ²)	Page
							Detached	Semi detached	Terraced			Width	Depth	Width^	Depth^				
The Elon	2B4P	ELN	£102	£1,097.95	Y	Y **	Y *	Y	Y	Page 15	N	9081	4451	9665	4945	2.4m	80.84	870.16	6
The Fergusson	3B5P	FRG	£109	£1,173.30	Y	Y **	Y	Y	Y	Page 15	Y **	8743.5	4451	9327.5	4945	2.4m	103.45	1113.54	8
The Enzo	4B6P	ENZ	£134	£1,442.41	Y	Y **	Y	Y	Y	Page 15	N	10093.5	5294.8	10677.5	5789	2.4m **	106.88	1150.46	10

* Although this house can be formed as a detached house, the most likely arrangement is either as a semi detached or terraced arrangement

** Ceiling height on the top floor is reduce within the roof pitch and dormer area

** Price on application

THE ELON



I love this House. For me, as a young professional working towards a bright career and wishing to own a home with my partner, it's small enough for us to be able to afford it yet spacious enough for us to share with another couple. With an open plan dining/kitchen and 2 toilets it's really modern and gives us flexibility in our lifestyles but still retains the homely feel.

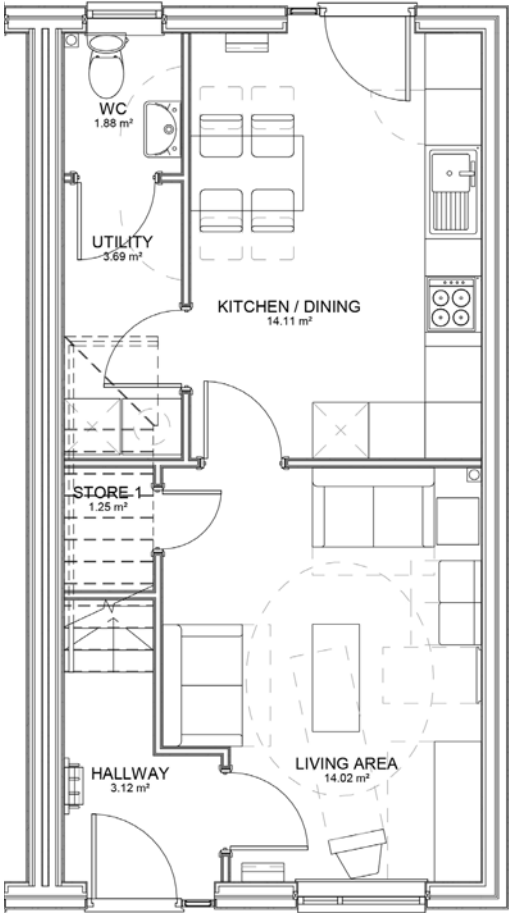
Olivia Stevenson - Training Quantity Surveyor

The Elon home is the smallest in our range but has been well designed to pack a punch and get the most out of each space. This spacious 2 bedroom home is perfectly suited for first time buyers, with a modern open-plan kitchen/dining area you will have plenty of room to cook up a storm and entertain your guests or have some quality family time away from the TV. When it comes to facilities and the dreaded laundry, don't worry we've got this covered, with a neatly separated Utility and downstairs WC, you will never be waiting for the loo and your laundry will be out of sight!

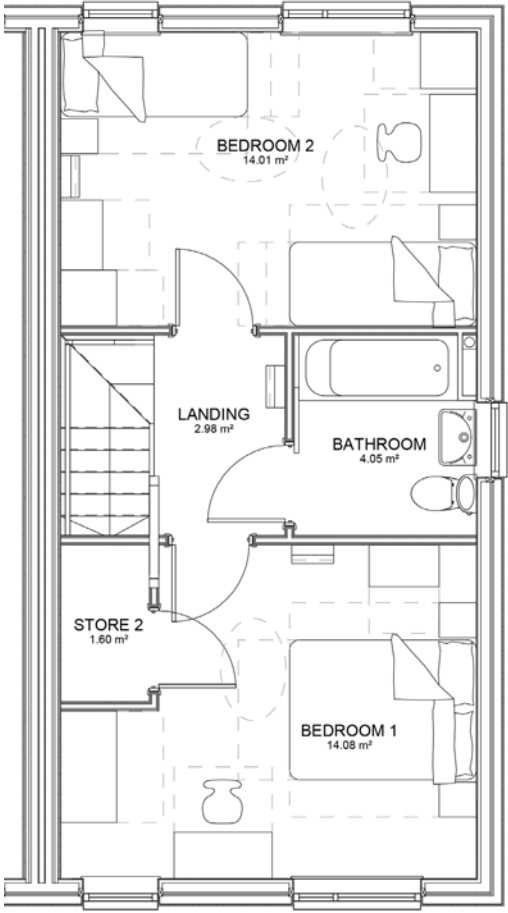
Not keen on entertaining? We have partitioned the living space just for you, so you can cosy up on the sofa with a nice hot brew, Netflix and a blanket on those rainy days. When it's time for bed, the upstairs has a master bathroom with 2 equally large double bedrooms to suit many bed combinations and lifestyles.

2 bedroom, 4 person, 2 storey home

prices from
£102^{ft2}



Ground Floor Plan



First Floor Plan

Room size schedule

Room	Area ^{ft2}	Area ^{m2}
Ground Floor		
Hallway	33.58	3.12
Living room	150.91	14.02
Dining/Kitchen	151.88	14.11
Utility	39.72	3.69
WC	20.24	1.88
Store	13.46	1.25
First Floor		
Landing	32.08	2.98
Bedroom 1	151.56	14.08
Bedroom 2	150.80	14.01
Bathroom	43.59	4.05
Store	17.22	1.6
Total GIFA	870.16	80.84
NDSS compliant	870	79

1 on 1 bay configuration

THE FERGUSSON



The Fergusson is extremely flexible in its layout and I love this one because we can reduce it to a 2 storey and relocate the kitchen to the front which creates a hallway through the house. If you're anything like me, I really dislike having to traipse through the living area with my shopping, but this 3 storey configuration has the flexibility to have the kitchen at the front with a through hallway.

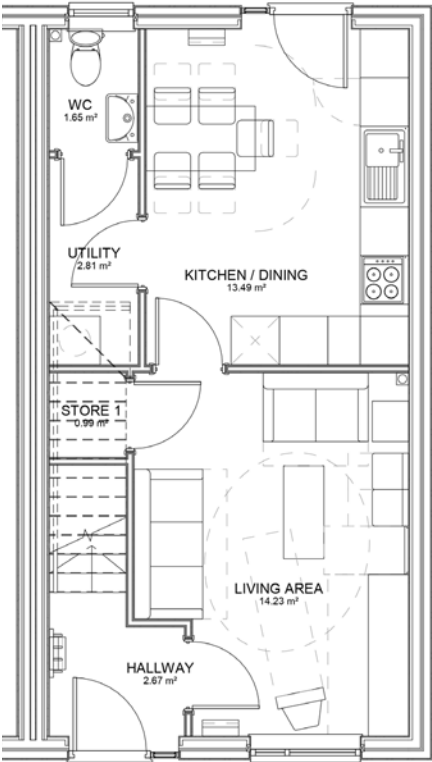
Rob Cousins - Design Manager

This typical 3 storey town house is a great addition to our standard range and we call this one the Fergusson. With the same ground floor configuration as the Elon, it's the upper levels that make the difference. By moving the master bathroom to the front of the house, we create a larger bedroom at the rear with the perfect space for a single/guest room at the front, whilst still getting plenty of room for storage and even a desk for those who need to work from home.

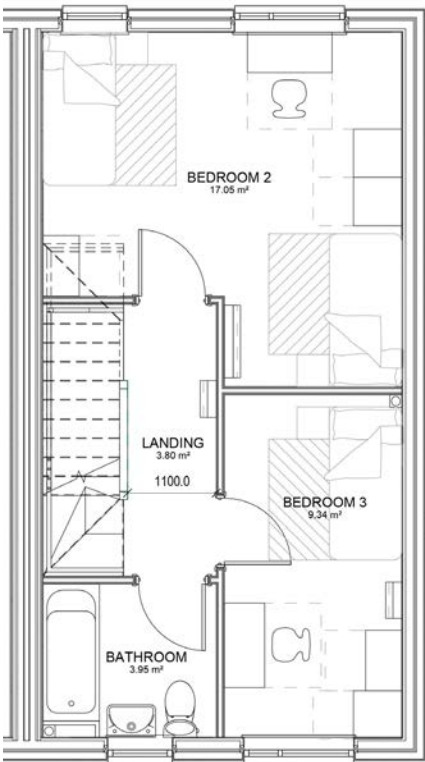
The third floor is a little different to a standard En-suite. Although it's not a bathroom in the bedroom, it's contained on the same level but this means it's usable to the rest of the household on those occasions when someone needs to spend a penny!

3 bedroom, 5 person, 3 storey home

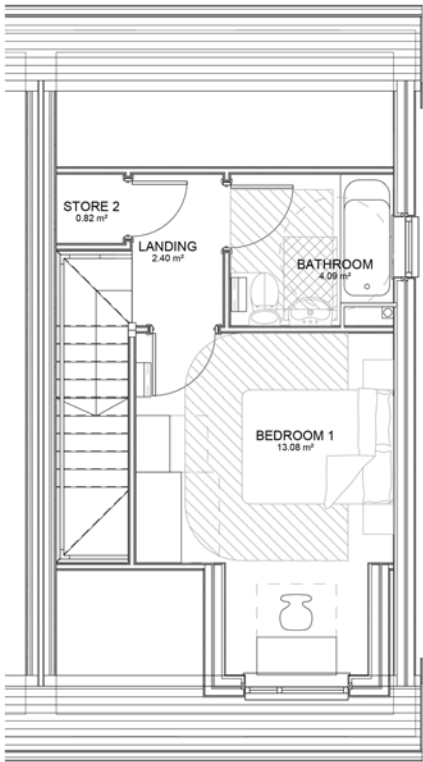
prices from
£109^{ft2}



Ground Floor Plan



First Floor Plan



Second Floor Plan

Room size schedule

Room	Area ^{ft2}	Area ^{m2}
Ground Floor		
Hallway	28.74	2.67
Living room	153.17	14.23
Dining/Kitchen	145.21	13.49
Utility	30.25	2.81
WC	17.76	1.65
Store	10.66	0.99
First Floor		
Landing	40.90	3.8
Bedroom 2	183.53	17.05
Bedroom 3	100.54	9.34
Bathroom	42.52	3.95
Second Floor		
Landing	40.90	2.4
Bedroom 1	183.53	13.08
Bathroom	100.54	4.09
Store	42.52	0.82
Total GIFA	1113.54	103.45
NDSS compliant	1114	99

1 on 1 bay configuration

THE ENZO



Personally, this is my home of choice. It's been designed with real thought about how many people will be using the space. As a designer myself, being flexible in design is of the utmost importance and the consideration to this being a 6 person house really shows. This home gives huge amounts of flexibility which is what the larger family needs.

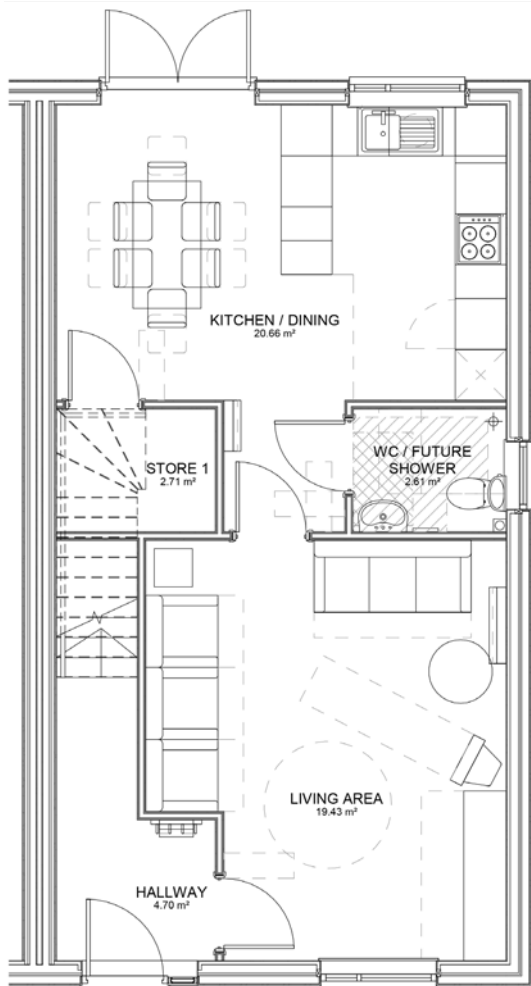
Lee Daniells - Head of Design

The Enzo offers the largest footprint in our standard range, and quite rightly too. This is a 4 bedroomed home which offers 6 people ample living space without being hemmed in. Our view is that unlike others, this home does not compromise on the size of the ground floor living space, so whilst others may use the same ground floor footprint as smaller homes we understand that in the real world there will be times when the whole family want to be together. So whether its watching a sporting event in the living room or eating a meal together at the table, there is plenty of space for the whole family to get together.

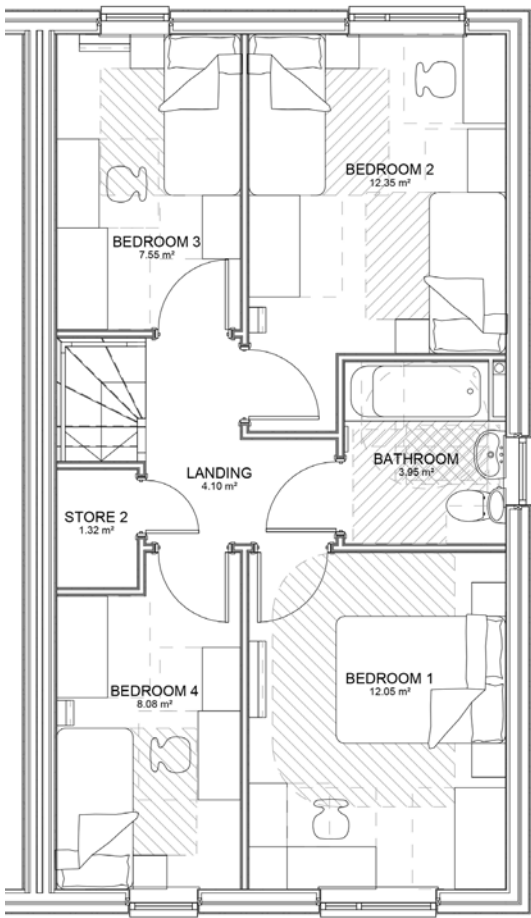
We realise however that from site to site there may be key factors in your decisions to use this footprint that may adversely affect site density, so just in case we also have a 3 storey version based on our same flexible system that will allow you to increase site density and diversity.

4 bedroom, 6 person, 2 storey home

prices from
£134^{ft2}



Ground Floor Plan



First Floor Plan

Room size schedule

Room	Area ^{ft2}	Area ^{m2}
Ground Floor		
Hallway	50.59	4.7
Living room	209.14	19.43
Dining/Kitchen	222.38	20.66
WC	28.09	2.61
Store	29.17	2.71
First Floor		
Landing	44.13	4.1
Bedroom 1	129.71	12.05
Bedroom 2	132.94	12.35
Bedroom 3	81.27	7.55
Bedroom 4	86.97	8.08
Bathroom	42.52	3.95
Store	14.21	1.32
Total GIFA	1150.46	106.88
NDSS compliant	1150	106

2 on 2 bay configuration





WHAT ABOUT **INTERNAL** SPECIFICATION OPTIONS?



Internal specifications in homes can differ greatly dependent on the customer and end user.

As an off-site manufacturer, building homes in a factory environment, it would obviously be easier and quicker if everything you ordered was the same. But we are not like the others and we understand that you want your homes to be “a cut above” the rest. By working with you, we can help you realise these goals.

Our internal specification is designed with you, the customer. Should you require all your homes to be the same internally, to avoid end user conflict, our design team can work with you to ensure your internal spec matches, or preferably better, the quality of your current traditionally built homes.

Are some, or all your homes for Open Market or Shared Ownership?

These may require a higher spec internal finish, which can be built into your design to ensure you achieve full market value for your homes and that your standards are not compromised.

We want to ensure that we are your Partner of Choice, and that can only happen by working closely together to design and manufacture your homes. Our procurement team have established relationships with a number of kitchen, bathroom, flooring and tiling providers (to name but a few), but should you require a specific provider, just let us know and we will work with you to get what you want.



OUR STANDARDS

Our baseline design includes the following:

- Building fabric exceeds building regulation air tightness performance – we consistently achieve a maximum air leakage rate of 5 m³/(h.m²)@50Pa (building regulation maximum = 10 m³/hr/m² at 50Pa)
- Fully fitted homes including kitchen units, sanitary ware, wall and ceiling finishes
- External product specifications based on value for money is a light gauge steel frame structural envelope, plasterboard inner leaf and an external envelope of brick slips, render or a timber effect weather board. EPS and insulation quilt buildups to achieve U values. Internal envelope uses a service void to improve air tightness performance and flexibility of service coordination
- Ceiling heights 2.4m which increases the sense of space and light without significantly increasing the height of the building or size of staircase
- Roof buildup using timber trussed roof and lightweight roof tiles
- Upper floor buildups use light gauge steel frame, 22mm P5 grade chipboard and service voids to the underside to provide flexibility of service coordination and future adaptability
- Ground floor buildups are suspended floors formed from light gauge steel frame, 22mm P5 grade chipboard and mineral wool and PIR insulation buildups over a vented void
- Party Wall Construction formed from a light gauge steel framed structure clad with a buildup of 25mm plasterboard each side and acoustic insulation interlayer to reduce noise transfer between homes and provides fire separation

PERFORMANCE

Building performance:

- Walls – 0.20w/m²k (Part L1a minimum = 0.30 W/m²K)
- Floors – 0.14 w/m²k (Part L1a minimum = 0.25 W/m²K)
- Roof – 0.12w/m²k (Part L1a minimum = 0.20 W/m²K)
- Doors 1.1 W/m²K (Part L1a minimum = 2.0 W/m²K)
- Windows 1.4 W/m²K (Part L1a minimum = 2.0 W/m²K)

Depending on Customer or site specific requirements, we have a flexible approach to our housing solution that enables a variety of options to be upgraded including:

- Renewable energy systems including roof mounted Solar PV, solar hot water and air source heat pumps for heating, hot water and electrical systems
- Sprinkler systems
- Smart energy systems for both resident and landlord use
- Improved thermal/air tightness performances

CAN YOU OFFER **FLEXIBILITY** IN DESIGN & PROGRAMME?

We don't just design homes, we design YOUR homes in partnership with you!

We are not slaves to standardisation. Just because we have a standard home, doesn't mean you have to have it or that you can't change things. In fact, we don't expect to ever build our standard homes because, we want to build yours not ours. We are the industries best kept secret because we will move the boundaries and be flexible in design finding ways to make your ideas possible.

Not all homes are the same, and at M-AR we understand this and work with you to realise your designs.

Do you need some of your kitchens at the back of the house? Yes. We can arrange this for you...

Do you need an En-suite in the Master bedroom? Yes. We can do this too...

Do you need an extra plug socket in the cupboard under the stairs for the tumble dryer? Yes. And this

We want to ensure that you enjoy working with us, so that we become your Partner of Choice and our flexibility in design makes us stand out against the rest.

Fluid Programmes

When developing a housing project, you might not want all of your homes to be the same or even delivered at the same time. You might have a mixed tenure site, dependent on requirements. You may require a show home first... Rest assured, with our flexibility we are able to phase works to suit you, delivering your finished show home first, then your tenanted homes for fast rental receipt income, with your open market sale homes, delivered in batches as you sell them. Simple!→→

WHAT **SUSTAINABILITY** OPTIONS ARE THERE?

We take a real world approach to energy performance. By following fabric first principles we can ensure that design and build quality exceeds building regulation performance without significantly adding capital cost or increasing lifecycle costs.

- PV's - Photovoltaics & battery storage
- Ground Source Heat Pumps
- Zero Carbon options
- 100% Electric option
- Air Source Heat Pumps
- Electric Car Charging Points
- Green roof systems
- Mechanical ventilation heat recovery

KEY BENEFITS & FEATURES

Key benefits

A prescriptive design process is set out to ensure we achieve a common understanding of a Customer brief using a robust engagement process. This ensures that as designs develop, customers and key stakeholders are involved in key decision making.

Designs are optimised to achieve the Nationally Described Space Standards (NDSS) where required. Using an assembly's approach to developing build platforms we can ensure build quality and cost efficiency. Interchangeable features between house sizes dependent on Customer/site/planning requirements (for instance façade treatments and roof styles)

We can act as principal contractor, so all site related works can be delivered as part of a full turnkey solution we take from initial site concept/master planning through to site surveys and on site works. Taking responsibility for the whole package of works means you can procure the full build package with one company...us!

Key features

Designed to ensure the maximum amount of factory based manufacture is carried out. This ensures we achieve consistent build quality in a quality controlled, factory environment and provides programme certainty.

All of our sites can be delivered through a Design & Build, Turnkey solution for the whole site. As a customer this means we can manage the site wide development including streetworks, civil engineering and services rather than just parts. We find that customers want this approach as these elements of a project can be the most challenging.

WHAT HAPPENS WITH DELIVERY & **AFTERCARE?**

Defect management in one place...

By employing M-AR to deliver your homes in their entirety and whilst our product is robust and handed over defect free, should any issues arise within 12 months you can easily access our Clixifix app to log any concerns for our attention. This approach enables a speedy and seamless completion of defects and provides you as the customer an overview of our performance in real time.

No more excel sheets, chasing phone calls and customer relation headaches!

ClixiFix is an easy to use, streamlined and defined process to ensure maximum customer enjoyment



ASSURANCE & WARRANTY

BOPAS backed by Lloyds Register & BLP insurance

Lloyds register & BLP insurance provide further quality assurance and have a 12-month defects warranty so that your homes are mortgageable and insurable assets. Having this peace of mind provides you with the confidence that our residential system is designed to last, with no nasty surprises during the life of the building.

We have invested heavily in our accreditations to give you the best possible chance of mortgageability by providing you with greater confidence as to accuracy of valuations. As part of the BOPAS accreditation process our residential system has undergone rigorous quality reviews under the Building Offsite Property Assurance Scheme (BOPAS) which included process and quality checks by Lloyds Register and 60-year durability and maintenance assessments by Building Life Plans (BLP).

Our product offers assurance that your new homes and assets have been designed, manufactured and installed to ensure a lifespan way beyond the mortgage term. Providing confidence that our construction system is fit for purpose and meets the lenders needs for valuation purposes.



Click or scan our code to find out more about BOPAS lenders & supporters

ON-TIME | ON-BUDGET
& DEFECT FREE



view our residential projects

Our **quality**
speaks for itself

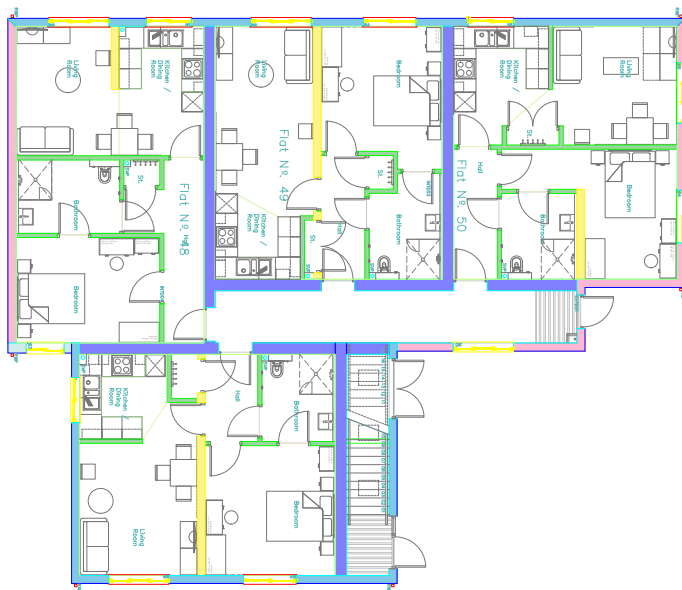
our recent
apartments



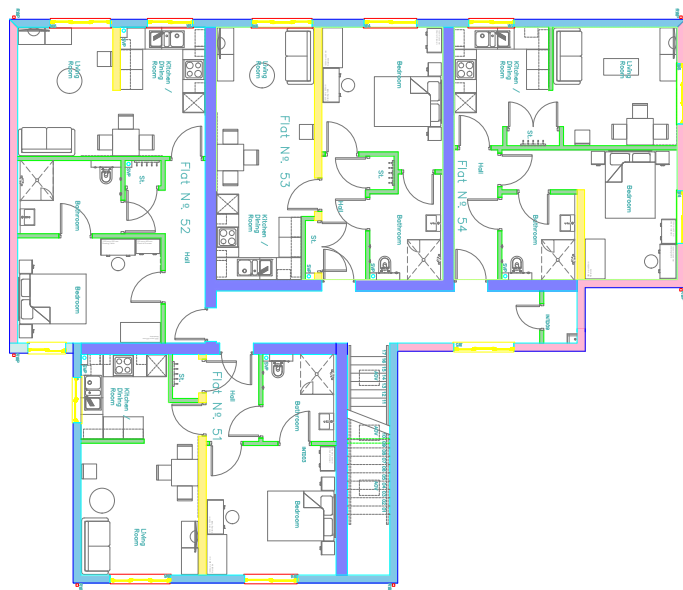
“By choosing us as preferred partners Housing 21 and Henry Riley LLP, were safe in the knowledge that we were adding true value and working with them as partners to achieve the same goal. We demonstrated the full advantages of using an off-site solution in the months we have been building a relationship and have continued to develop efficiencies working using this approach.”

Nick Ehler - Production Manager

Richard Onslow Court Apartments

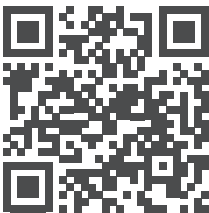


Ground Floor Plan



First Floor Plan

Scan or click the code to watch our project showcase video



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

...and our recent
bungalows

Shortlisted '**best
approach to
modular**'



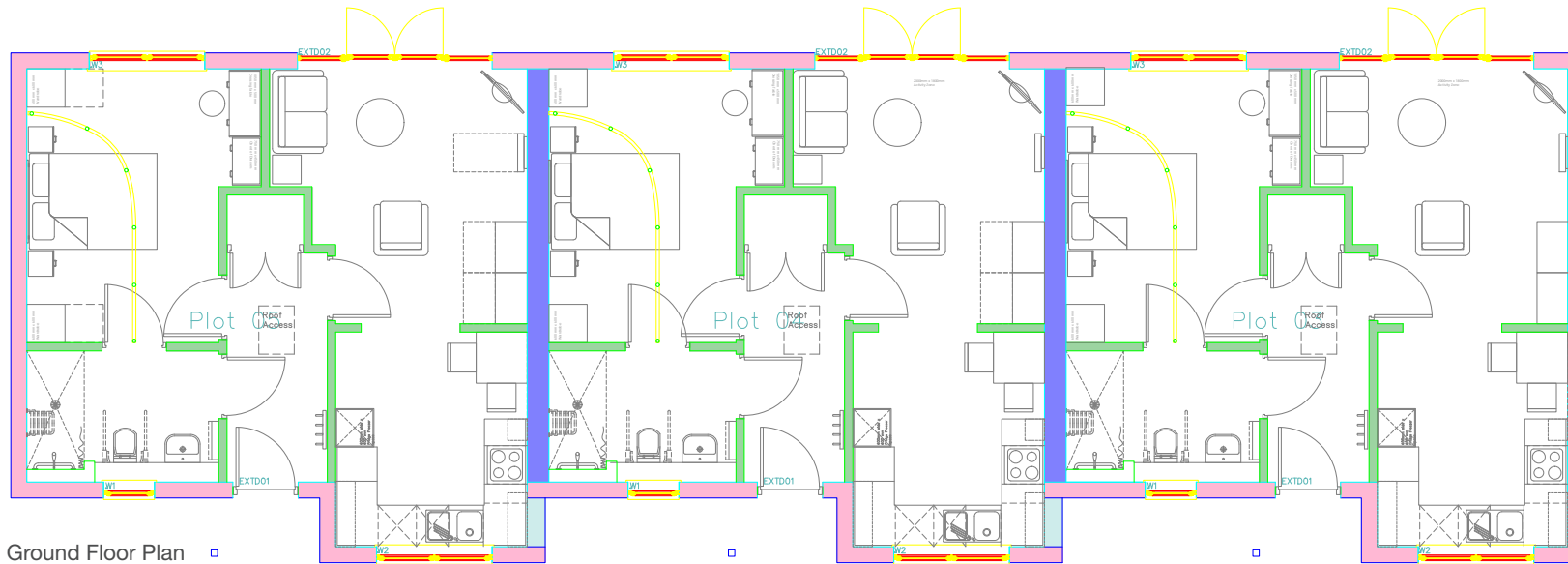
"For us, we had to challenge a lot of convention to make this work. Construction is nothing without ensuring that the built environment, and the social value of what we do as an industry, actually generates some benefit. So being able to provide a quiet, safe, warm home for people to move into, is something that all our team get genuinely excited about."

Ryan Geldard - Operations Director

**INSIDE
HOUSING
DEVELOPMENT
AWARDS 2019**



Ward Court Bungalows



Scan or click the code to watch our project showcase video







To me, living here has been life-saving in every way. I feel happier and the ease and cleanliness of this scheme is just great. I have the opportunity to make new friends and keep myself busy socialising with court activities. I am very happy living here and I absolutely love it...

It's changed my life!





innovate | build | achieve

specialists in off-site construction

#MORETHANMODULAR



mar-offsite



@mar_offsite

Riverside Industrial Estate | Gibson Lane South | Melton | East Riding of Yorkshire | HU14 3HF
Tel: 01482 635081 | **Web:** www.m-ar.co.uk