



# Our Apartments

**Elir**<sup>®</sup>

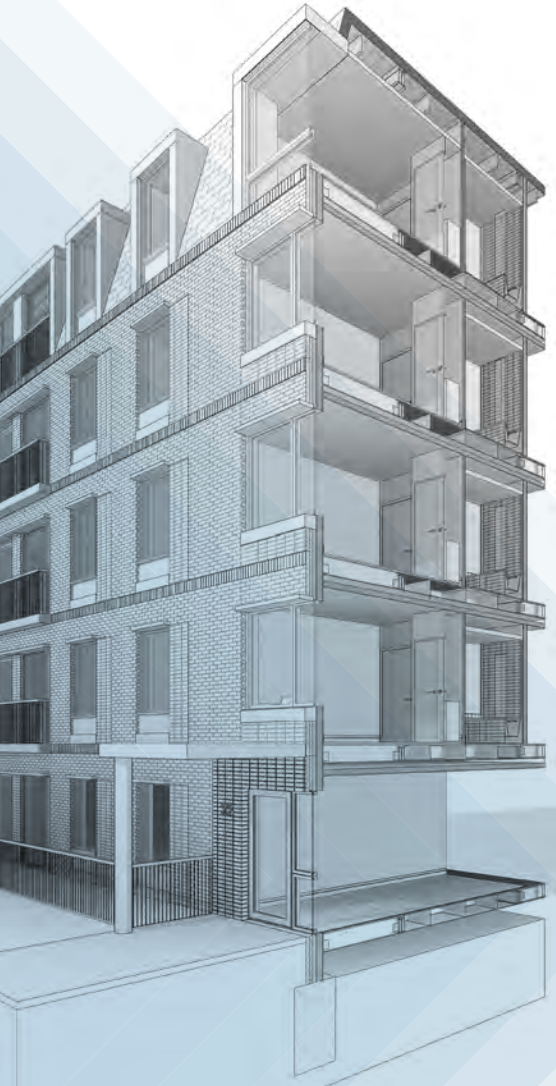
Everybody Deserves A Roof Over Their Head

[edaroth.co.uk](http://edaroth.co.uk)



# Our apartment product

Precision engineered for off-site manufacture by development experts at AtkinsRéalis.



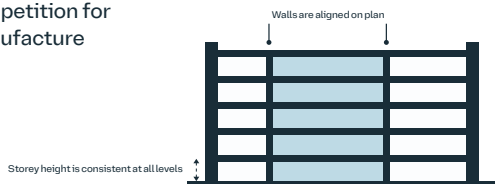
- ✓ Precision engineered by AtkinsRéalis
- ✓ Wall, roof and floor panels
- ✓ Pre-serviced corridor and plant modules, with pre-cast concrete lift shafts
- ✓ Preassembled wet room, bathroom and utility cupboard modules
- ✓ Compliant with building regulations and housing standards in England, Wales and Scotland
- ✓ Manufactured off-site in the UK
- ✓ All panels and modules fit on standard-width transport
- ✓ Can be assembled on constrained sites with restricted access
- ✓ Range of block configurations, including setbacks, up to eight storeys in height
- ✓ Can be provided with a sprinkler system to meet all fire safety standards

# Our range of apartments

Adaptable housing solutions combining innovation, ingenuity and efficiency with smart simplicity every time

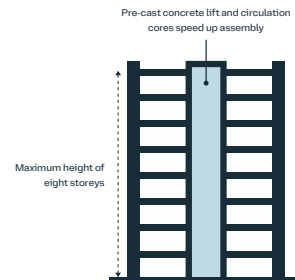
## Stacking:

Layouts are repeated at each level to ensure stacking of load-bearing walls and maximise repetition for off-site manufacture



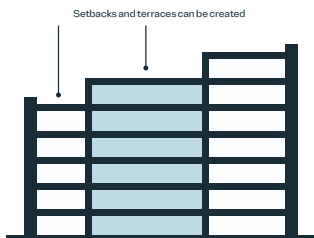
## Height:

Blocks of up to eight storeys in height can be created using standard apartment layouts



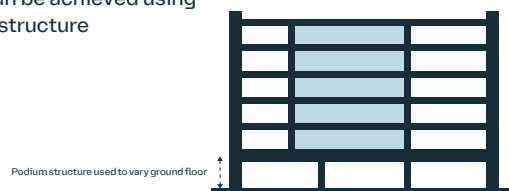
## Massing:

Height of each apartment stack can be varied to generate different massing and create setbacks and terraces



## Ground Floor:

Alternative ground floor configurations and storey heights can be achieved using a podium structure



A range of homes that provides flexible housing solutions to suit any location.

- ✓ All schemes are designed to meet the London Housing Design Guide
- ✓ Clear internal heights of 2.5m in all habitable areas
- ✓ Three high-quality interior specifications to suit a range of tenures
- ✓ All homes are accessible and adaptable M4(2) compliant as standard
- ✓ Wheelchair adaptable and accessible M4(3) compliant homes are available
- ✓ Variety of roof types, exterior materials and colour palettes to address planning constraints



1B1P Studio Internal Layouts



Product name	Elir E1	Accessibility	Accessible and adaptable
Configuration	1B1P Studio	External dimensions	7.3 x 7.5 m
Gross internal area	43 sqm	Energy performance	EPC A-Rating

1B2P Apartment Internal Layouts



Product name	Elir E2	Accessibility	Accessible and adaptable
Configuration	1B2P Apartment	External dimensions	7.3 x 8.8 m
Gross internal area	50 sqm	Energy performance	EPC A-Rating

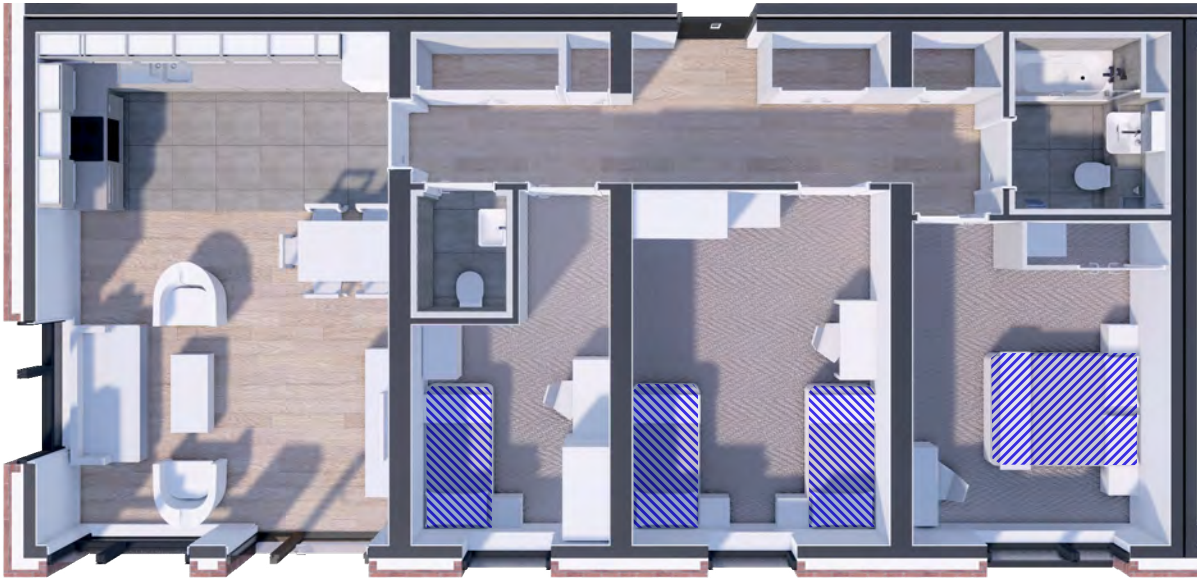


2B4P Apartment Internal Layouts



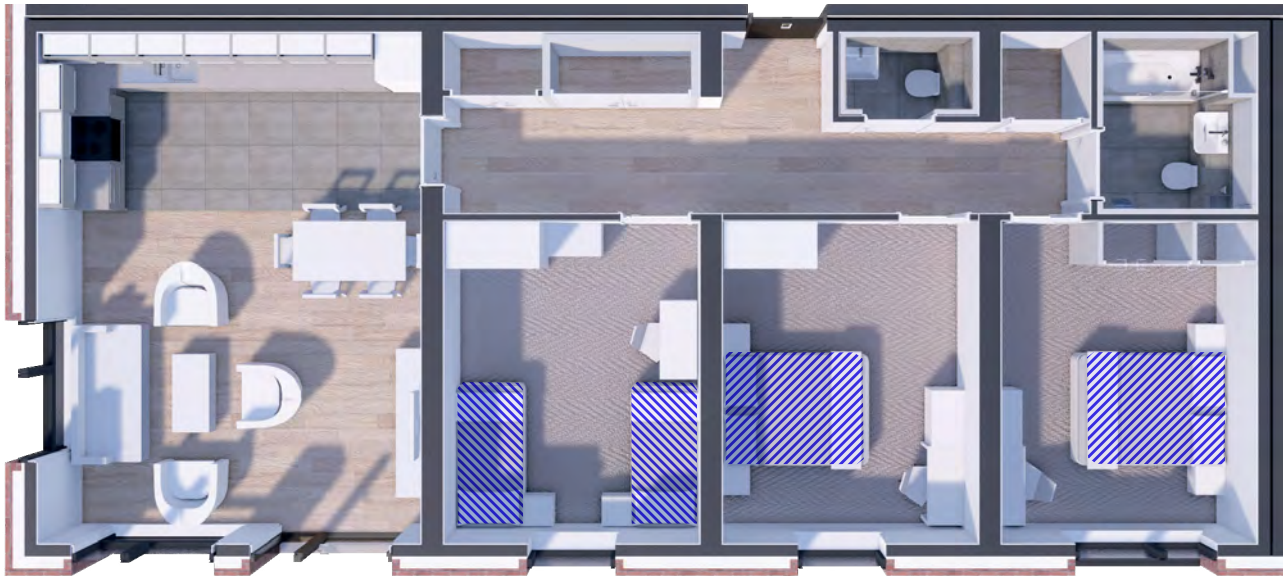
Product name	Elir E3	Accessibility	Accessible and adaptable
Configuration	2B4P Apartment	External dimensions	7.3 x 12.3 m
Gross internal area	71sqm	Energy performance	EPC A-Rating

3B5P Apartment Internal Layouts



Product name	Elir E4	Accessibility	Accessible and adaptable
Configuration	3B5P Apartment	External dimensions	7.3 x 15.1 m
Gross internal area	88 sqm	Energy performance	EPC A-Rating

3B6P Apartment Internal Layouts



Product name	Elir E5	Accessibility	Accessible and adaptable
Configuration	3B6P Apartment	External dimensions	7.3 x 16.3 m
Gross internal area	96 sqm	Energy performance	EPC A-Rating



# Performance metrics

Excellent performance balanced across a range of essential criteria

Faster:



50% faster to build than traditional construction.

Tougher:



Industry-recognised quality and durability accreditation from BOPAS.

More sustainable:



Achieves net zero carbon in use.

Efficient:



Layouts optimised for off-site manufacture whilst exceeding national space standards.

Safer:



Walls manufactured entirely from non-combustible materials.

Lower bills:



50% reduction in central heating costs.

More secure:



Secured by Design accredited with PAS24 compliant doors and windows.

More inclusive:



Designed for adaptation using Lifetime Homes principles.

Higher quality:



Designed to score very highly under the Homes Quality Mark scheme.

# Energy systems

Responding to the conflicting pressures of net zero carbon, energy consumption and fuel poverty

## Combustion:



### Option 1:

Heating	Gas Combination Boiler
Ventilation	MVHR
Hot water	Instantaneous

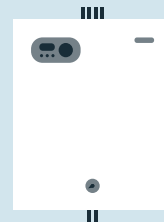
## Electrical:



### Option 2:

Heating	Air Source Heat Pump
Ventilation	MVHR
Hot water	Indirect cylinder

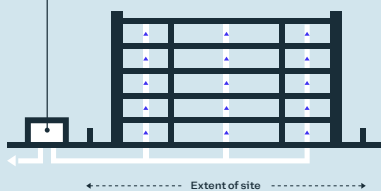
## Combustion:



### Option 3:

Heating	District Heat Network
Ventilation	MVHR
Hot water	Instantaneous

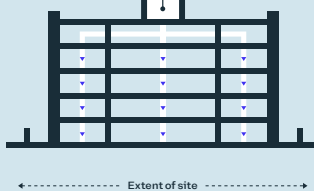
Existing district heat network



### Option 3A:

District Heat Network

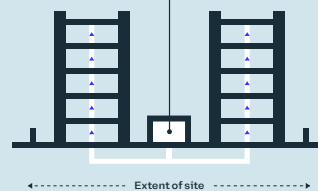
Centralised plant room  
(roof-mounted or ground floor)



### Option 3B:

Individual Block Plant

Site-wide energy centre



### Option 3C:

Multi-block Energy Centre

Heat source options:

- Various heat pumps
- Combined heat and power
- Gas boiler

Unsuitable for urban settings

# Roof types & materials

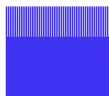
A range of roof and exterior material options that respond to town planning constraints

Our apartment buildings can accommodate a range of roof types, and exterior material and colour palettes, that have been carefully selected by AtkinsRéalis' expert designers and planning consultants to respond to a range of contexts and town planning constraints.

Three high-quality interior specifications have been developed to suit a range of tenures.



Flat roof with parapet



Flat roof with contrasting cladding



Front to back pitched with eaves



Front to back pitched with parapet

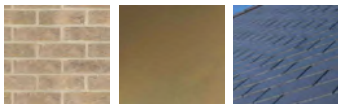


Mansard roof



Example exterior material and colour palettes

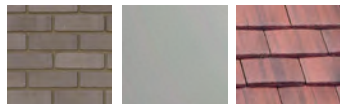
Example palette 1:



Example palette 2:



Example palette 3:





September 2023

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