

## Our Houses

Inso<sup>™</sup>

Obrola<sup>™</sup>

Mobeng<sup>™</sup>

Everybody Deserves A Roof Over Their Head

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



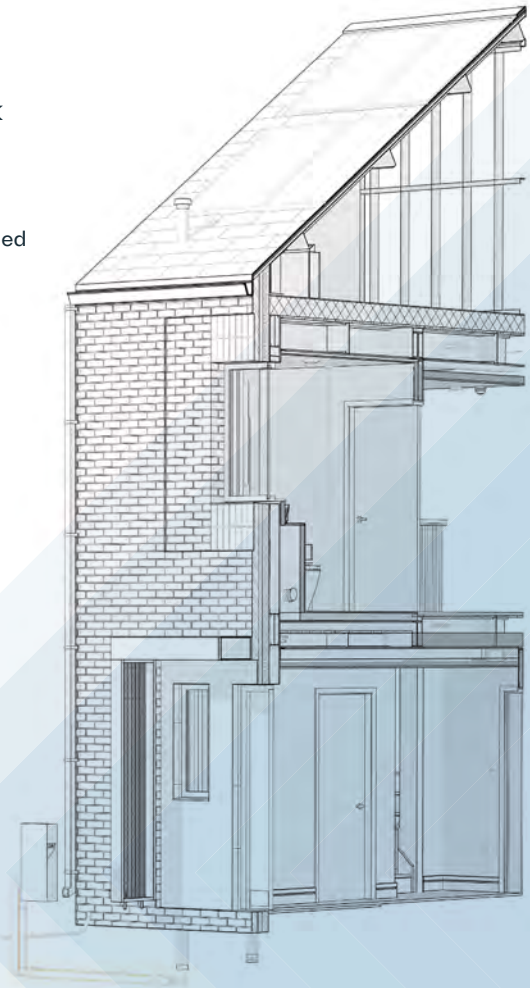




# Our house product

Precision engineered for off-site manufacture by development experts at AtkinsRéal

- ✓ Precision engineered by AtkinsRéal
- ✓ Closed and pre-serviced wall, roof and floor panels
- ✓ 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
- ✓ Watertight in 48 hours and completed in 2-3 weeks
- ✓ Configured as semi-detached homes or longer terraces

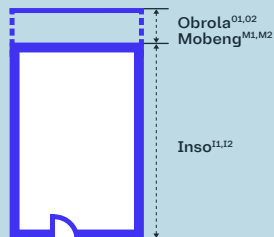


# Our range of houses

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

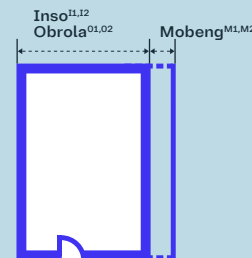
## Length:

Obrola<sup>O1,O2</sup> and Mobeng<sup>M1,M2</sup> have a longer footprint creating space for an extra bedroom



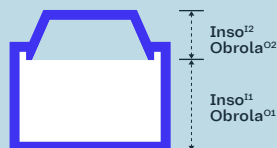
## Width:

Mobeng<sup>M1,M2</sup> also has a wider footprint allowing for wheelchair adaptability and accessibility



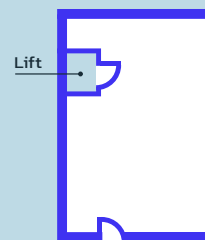
## Roof space:

Inso<sup>I2</sup> and Obrola<sup>O2</sup> have a mansard roof adding a third floor and an extra bedroom to the house



## Wheelchair accessibility:

Introducing a lift to the wheelchair adaptable Mobeng<sup>M1</sup> creates a fully accessible Mobeng<sup>M</sup> home



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

- ✓ All homes exceed Nationally Described Space Standards by more than 10%
- ✓ 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

# Performance metrics

Excellent performance balanced across a range of essential criteria

Faster:



50%

50% faster to build than traditional construction.

Tougher:



BOPAS

Industry-recognised quality and durability accreditation from BOPAS.

More sustainable:



CO<sub>2</sub> NET ZERO

Achieves net zero carbon in use.

Bigger:



10%

More than 10% larger than national space standards.

Safer:



FIRE SAFETY

Walls manufactured entirely from non-combustible materials.

EPC A rating as a minimum:



50%

50% reduction in central heating costs.

More secure:



SECURED BY DESIGN

Secured by Design accredited with PAS24 compliant doors and windows.

More inclusive:



LIFETIME HOMES

Designed for adaptation using Lifetime Homes principles.

Higher quality:



HQM

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

More work in the factory:



PMV

Pre-manufactured value > 60%. Exceeds Homes England's MMC threshold.

More protection:



NHBC

Aligned to industry leading NHBC Construction Standards.

More modern approach:



MMC

Uses a combination of category 2 and 5 Modern Methods of Construction (MMC).

## Internal Layouts

Inso<sup>I1</sup> 2 Storey

Inso<sup>I2</sup> 3 Storey

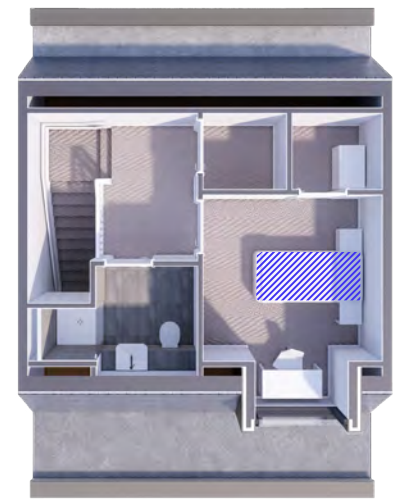
Ground Floor



First Floor



Mansard Roof (Optional)



Product name	Inso I1
Configuration	2B4P 2 storey
Gross internal area	89 sqm
Accessibility	Accessible and adaptable
External dimensions	6.1 x 8.7 m
Energy performance	EPC A-Rating

Product name	Inso I2
Configuration	3B5P 3 storey
Gross internal area	114 sqm
Accessibility	Accessible and adaptable
External dimensions	6.1 x 8.7 m
Energy performance	EPC A-Rating

## Internal Layouts

Obrola<sup>O1</sup>  2 Storey

Obrola<sup>O2</sup>  3 Storey

### Ground Floor



### First Floor



### Mansard Roof (Optional)



Product name	Obrola O1
Configuration	3B5P 2 storey
Gross internal area	107 sqm
Accessibility	Accessible and adaptable
External dimensions	6.1 x 10.2 m
Energy performance	EPC A-Rating

Product name	Obrola O2
Configuration	4B6P 3 storey
Gross internal area	132 sqm
Accessibility	Accessible and adaptable
External dimensions	6.1 x 10.2 m
Energy performance	EPC A-Rating

Internal Layouts



Product name	Mobeng M1
Configuration	3B5P 2 storey
Gross internal area	120 sqm
Accessibility	Wheelchair adaptable
External dimensions	6.8 x 10.2 m
Energy performance	EPC A-Rating

Product name	Mobeng M2
Configuration	2B4P 2 storey
Gross internal area	120 sqm
Accessibility	Wheelchair accessible
External dimensions	6.8 x 10.2 m
Energy performance	EPC A-Rating



# Roof types & materials

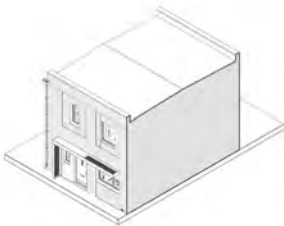
A range of roof and exterior material options that respond to town planning constraints

Each house type 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.



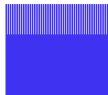
Flat roof with parapet



Front to back pitched with eaves



Front to back pitched with parapet



Side to side pitched

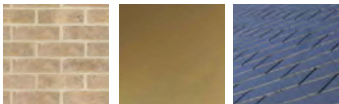


Mansard roof

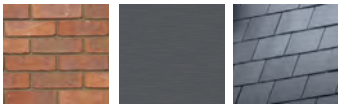


Example exterior material and colour palettes

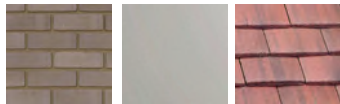
Example palette 1:



Example palette 2:



Example palette 3:



# Heating 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

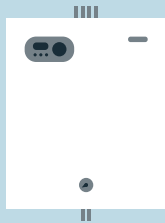
Electrical:



Option 2:

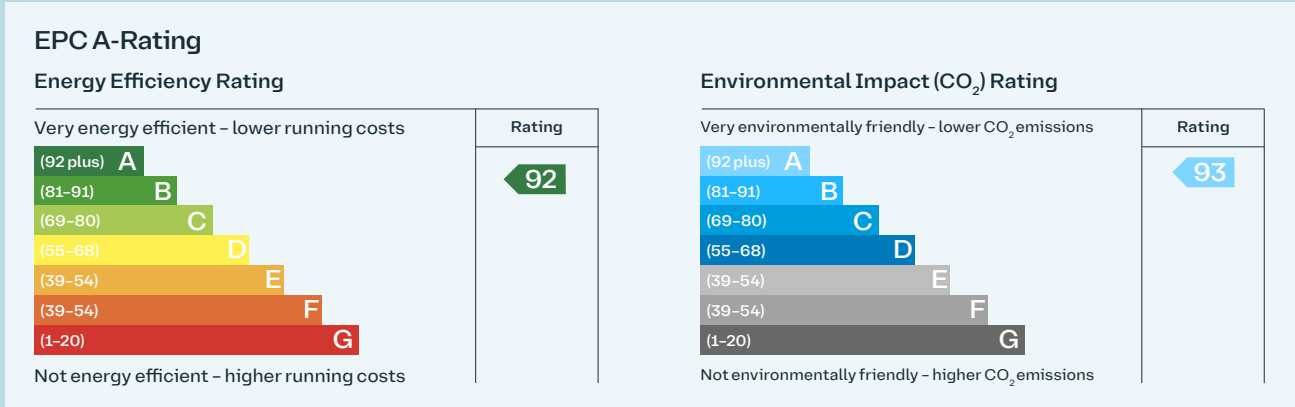
Heating	Air Source Heat Pump
Ventilation	MVHR
Hot water	Indirect cylinder

Combustion:



Option 3:

Heating	District Heat Network
Ventilation	MVHR
Hot water	Instantaneous



Example Energy Performance Certificate (EPC) from our Hillside Gardens scheme in Lambeth

# Speak to our team



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