

 elements europe

RESIDENTIAL

Case Studies

## CASE STUDIES

# residential

Suitable Products for the Residential Industry:



Room Pod



Solopod (Bathroom Pod)



Light Steel Frame Façade



Light Steel Frame Structure

Off-site construction has been recognised for its ability to help solve the problem of a lack of housing available within the UK.

Elements Europe has already completed several residential schemes using its T-Frame solution. Other building systems such as our Bathroom Pods have been manufactured and delivered aiding our clients to complete their residential schemes faster and more efficiently.

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## Oxygen Towers, Manchester

◆ **SIZE:** 638 Bathroom Pods

◆ **CLIENT:** Russell Construction



Elements Europe has been contracted by Russell Construction to manufacture 638 bathroom pods for Oxygen Towers, a £105 million private rented scheme being developed by Property Alliance Group.

Elements Europe will manufacture 638 bathroom pods of six different types including main bathrooms and ensembles, varying in size, and all will be manufactured floorless.

A prototype will be manufactured to approve prior to the full order going into manufacture. Deliveries to site will commence just four weeks after production starts and will be

delivered in line with Russell Construction's build schedule.

The building when complete will be an impressive three tiered building in a fantastic location in the emerging Piccadilly Basin a short walk from the regenerated Piccadilly and the bohemian Northern Quarter. The 31 storeys of accommodation will have five star leisure facilities and offer 345 stylish one and two bed apartments as well as twelve family townhouses.







Addiscombe Grove, Croydon

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## Addiscombe Grove, Croydon

◆ **SIZE:** 300 Modules

◆ **CLIENT:** Pocket Living



Pocket Living appointed Elements Europe to deliver a modular solution to a 21 storey residential tower.

The £30m development, Addiscombe Grove is a 100% affordable housing scheme delivered by London's fastest growing affordable housing developer Pocket Living.

Elements Europe manufactures, delivered and installed 300 modules to the scheme which make up 153 new affordable homes, positioning Elements Europe as one of the leading offsite housing suppliers, with recent

projects totalling over 1250 modules across 500 homes.





Circle Square, Manchester

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## Circle Square, Manchester

◆ **SIZE:** 1206 Bathroom Pods

◆ **CLIENT:** JOHN SISK



Elements Europe was contracted by John Sisk to deliver bathroom pods to a residential development in Manchester.

Elements Europe manufactured and delivered a total of 1206 bathroom pods for a residential scheme in Manchester's newest neighbourhood, Circle Square.

Circle Square is developed by Bruntwood and Select Property Group, and is located on Oxford Road on the site of the former BBC building in Manchester City Centre.

Elements Europe manufactured two prototypes for the client to approve before production starts on the full order.

All bathroom pods were manufactured floorless as a request from the client to allow for a suitable integration into their floor finishes. Elements Europe worked closely with the client on the finish of the bathroom pods which feature bath/showers, wall hung wcs and mirrored vanity units.

Circle Square is an eight year project which is to be delivered in three phases. It has been carefully designed to create its very own community space which is active and atmospheric. When fully complete Circle Square will be home to serviced apartments, shops, multi storey car park, PRS apartments and a hotel.





Creekside Wharf, Greenwich

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## Creekside Wharf

- ◆ **SIZE:** 632 Modules
- ◆ **CLIENT:** Essential Living
- ◆ **ARCHITECT:** HTA Architects



Elements Europe was selected by Essential Living to deliver two modular residential tower blocks, one at 12 storeys and one at 23 storeys high in Greenwich.

Elements Europe manufactured 632 modules for the scheme which made up 249 one and two bed apartments for rent in this popular south London location.

Elements Europe manufactured two to three Room Modules for each apartment which were joined on-site at install stage. Each apartment includes open plan living and kitchen area,

one or two bedrooms with en-suite and a family bathroom.

Elements Europe also manufactured corridor cassettes within the scheme as well as the roof structure.







Orchard Village, Essex

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## Orchard Village, Essex

- ◆ **SIZE:** 326 Modules
- ◆ **CLIENT:** Clarion Housing Group/Hills
- ◆ **ARCHITECT:** DMA



Elements Europe was contracted to deliver an offsite solution to Orchard Village, a residential scheme in Rainham, Essex for Registered Provider Clarion Housing Group. Hills Bespoke Living are the main contractor on this project.

Elements Europe manufactured 326 modules consisting of four houses, four duplex apartments and 109 apartments. The modules which are fitted to the client's specification include kitchens, bathrooms, lighting and finishes as well as balconies. A modular plant room, bin store, stair cores, corridor cassettes and some parts of the roof structure were

also manufactured as part of the complete modular solution.

A unique feature of this project is the shape of one of the buildings being curved which means that modules had to be manufactured with a splice shape to allow for the elevation's curvature. Elements Europe worked closely with architects DMA to ensure this was executed.

Orchard Village, formerly known as the Mardyke Estate has undergone significant regeneration as part of the London Riverside, Thames Gateway project. The housing development comprises of buy to let and rented units and the new residential units are a mix of shared ownership and affordable housing, all welcome additions to the housing provisions in the area.



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# Fieldgate Street, London

- ◆ **SIZE:** 341 Bathroom Pods
- ◆ **CLIENT:** Chancerygate Asset Management
- ◆ **ARCHITECT:** Axis, Sheppard Robson

Elements Europe manufactured and installed 341 Bathroom Pods to a mixed use scheme comprising of both residential and student accommodation.

Mace was the main contractor delivering the scheme on behalf of Chancerygate Asset Management.

The £2.7 million project located in the heart of Central London near to Whitechapel saw Elements Europe use their LSF Structural system, to provide a complete light steel frame structure. As well as 341 structural Bathroom Pods, corridors, access and service risers were also provided.



The circular building extended to eight storeys, and posed several challenges such as a faceted front elevation, angled rooms and corner windows.

The LSF Structure system consists of structural Bathroom Pods that stack on top of each other providing a core for the LSF Façade to be tied into.



LSF Structure





Seward Street

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## Seward Street, London

- ◆ **SIZE:** 167 Bathroom Pods
- ◆ **CLIENT:** Mount Anvil
- ◆ **ARCHITECT:** Formation Architects



Elements Europe manufactured and installed 167 Bathroom Pods as part of a residential scheme on Seward Street, Central London.

Mount Anvil was both the client and main contractor for the scheme and this was the fourth time Elements Europe had been chosen as their preferred supplier.

The six storey residential building was of very high specification. Bathroom Pods were manufactured with a premium look, in line with the client's detailed specification of quality fixtures and fittings in order to appeal to the higher end of the residential market.

The site gave numerous challenges with limited access and varying floor levels throughout the

building. Elements Europe worked closely with Mount Anvil to ensure such restrictions did not compromise the successful delivery of the scheme.

Elements Europe installed the Bathroom Pods over a 12 week program set out by the main contractor.







Solopod

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## The Salvation Army, Camberwell, Coventry & Grimsby

- ◆ **SIZE:** 150 Bathroom Pods
- ◆ **CLIENT:** The Salvation Army
- ◆ **ARCHITECT:** Architects UW



Elements Europe was selected as the preferred Bathroom Pod supplier for three schemes on behalf of The Salvation Army.

The first scheme in Camberwell, East London saw Elements Europe manufacture and install 35 Bathroom Pods working alongside the main contractor Higgins Construction.

On the second scheme in Coventry, Elements Europe worked with main contractor Bowmer & Kirkland, to manufacture and install 80 Bathroom Pods.

The third project, located in Grimsby, saw Elements Europe work in collaboration with the main contractor Lindum, to manufacture and install a further 35 Bathroom Pods.

All of the Bathroom Pods were designed to be extremely robust, thus a great deal of attention went into the choice of materials. A solid grade compact door was chosen, as well as anti-ligature shower heads, and PVC was used as opposed to tiles. Energy efficiency was also of the utmost importance and for that reason low water usage systems were implemented.







Dolwyddelan, North Wales

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## Dolwyddelan, North Wales

- ◆ **SIZE:** 4 Semi-Detached Houses
- ◆ **CLIENT:** Cymdeithas Tai Clwyd
- ◆ **ARCHITECT:** J-Ross Developments Ltd



Elements Europe manufactured and installed two pairs of semi-detached modular houses in the small village of Dolwyddelan in North Wales for Cymdeithas Tai Clwyd, a North Wales charitable Housing Association.

The homes were constructed using the Elements Europe T-Frame housing system, a sustainable system manufactured off-site using British timber.

The homes obtained Level 4 and above for the Code for Sustainable Homes, promoting high levels of energy efficiency within the properties.

The development was delivered as a turnkey solution by The Pickstock Group.

Elements Europe worked alongside its parent company Pickstock Construction who specialise in traditional methods of construction.







Grays, Essex & Tyssen St, North London

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## Grays & Tyssen St

- ◆ **SIZE:** 35 residential apartments
- ◆ **CLIENT:** Prime City Developments
- ◆ **ARCHITECT:** BN1 Architects & Open Architecture

Elements Europe has manufactured and installed light steel frame in stick format to two developments. The first a development of 35 apartments in Grays, Essex and the second, a development of 19 luxury apartments in Tyssen Street, North London.

Both have a concrete structure formed by the main contractor.

Using the light steel frame sticks, the main contractor formed external non-structural wall panels around the perimeter of the building into

the structural concrete frame.

Elements Europe's design team worked closely with the developments architects BN1 Architects and Open Architecture to bring the design and engineering of the system to manufacture.





# Contact Us



MANUFACTURED  
IN THE UK

ELEMENTS EUROPE

HEAD OFFICE

Queensway  
Apley  
Telford  
TF1 6DA

t. +44 (0) 1952 767 100

ELEMENTS EUROPE

LONDON OFFICE

155 Gray's Inn Road  
London  
WC1X 8UE

t. +44 (0) 207 8314835

e. [info@elements-europe.com](mailto:info@elements-europe.com)

[www.elements-europe.com](http://www.elements-europe.com)



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DESIGN, DEVELOPMENT AND DELIVERY OF  
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