



PRIVATE RENTED SECTOR

Case Studies

CASE STUDIES

Private Rented Sector



Suitable Products for the Private Rented Sector:



Room Module



Solopod (Bathroom Pod)



Light Steel Frame Façade



Light Steel Frame Structure

According to Knight Frank the Private Rented Sector in the UK has expanded by more than double in the past 14 years and will continue to grow.

Off-Site building solutions whether it be fully modular Room Modules, Bathroom Pods or Light Steel Frame are perfect for the Private Rented Sector.



Hathersage Road, Manchester

- ◆ **SIZE:** 136 Studio Apartments
- ◆ **CLIENT:** Solidagent Investments
- ◆ **ARCHITECT:** Condy Lofthouse Architects & Lee Architects



Hathersage Road

Elements Europe working in collaboration with Solidagent Investments Ltd has delivered 154 Room Modules to a seven storey residential development in Manchester, providing a total of 136 studio apartments.

Three types of Room Modules between 28m sq and 31m sq were manufactured in just 8 weeks. Room Modules are designed to offer a space which is practical, functional, with a high end finish to ensure the apartments are attractive within the audience the development will target.

Each feature an open plan living, kitchen and dining

area, a bedroom and a bathroom, all to the detailed specification of the client.

Elements Europe established a complete off-site solution for its client with the manufacture of all Room Modules, stair cores, plant room, reception/security office, entrance hall and a recycle room, thus further reducing construction time and therefore increasing Return on Investment for the client.

Six Victorian terrace houses were demolished and the land re-modelled to make way for this apartment block which is in an ideal location for a PRS development being in walking distance to the Central Manchester University Hospital and Royal Manchester Children's Hospital.



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 make up some of the 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 will be joined on-site at the install stage. Each apartment included 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.





Middlewood Locks, Manchester

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Middlewood Locks, Manchester

- ◆ **SIZE:** 914 Bathroom Pods (Phase 1) 884 (Phase 2)
- ◆ **CLIENT:** BCEGI
- ◆ **ARCHITECT:** WCEC



Elements Europe was contracted by BCEGI, an international contractor, to deliver 914 Bathroom Pods to phase one of a £700 million residential development in Salford in 2017.

Elements Europe has now been contracted to deliver a further 884 pods to Phase two.

Nine varying types of Bathroom Pods were manufactured for both phases. Pods varied in size and included; main bathrooms, en-suites, Jack and Jill bathrooms.

Phase one bathroom pods were delivered and installed across 6 blocks of apartments. Phase two will see the 884 pods installed into four blocks ranging from eight to eleven storeys high.

Elements Europe's design team worked closely with WCEC Architects to achieve the varying and detailed specification. All of the bathrooms are finished to a high standard featuring luxury brands such as Hansgrohe, reflecting the quality of the apartments.

When phase two is complete, Elements Europe will have manufactured, delivered and installed a total of 1,798 bathroom pods to this new development.



Baltimore Wharf, London

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Baltimore Wharf, London

- ◆ **SIZE:** 596 Bathroom Pods
- ◆ **CLIENT:** The Collective
- ◆ **ARCHITECT:** Skidmore Owings and Merrill



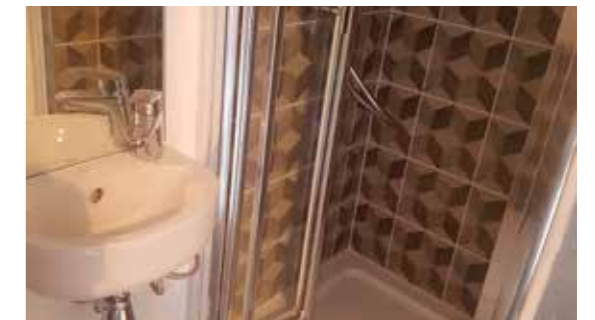
Elements Europe was contracted to manufacture Bathroom Pods for The Collective, working alongside main contractor CJ O'Shea.

The scheme is predominantly a PRS design and build luxury scheme located at Baltimore Wharf, in the Isle of Dogs, East London.

Elements Europe manufactured and delivered Bathroom Pods to all residential parts of the scheme which included a 46 storey tower with 330 apartments, 17 storey blocks with 91 apartments and a 21 storey apart hotel with 195 serviced apartments.

Bathroom Pods were delivered to site according to CJ O'Shea build programme. The 46 storey high tower

was the tallest building Elements Europe has manufactured for.





Kampus, Manchester

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Kampus Manchester

- ◆ **SIZE:** 589 Bathroom Pods
- ◆ **CLIENT:** Capital and Centric and Henry Boot Developments
- ◆ **ARCHITECT:** Chapman Taylor



Elements Europe was contracted to deliver bathroom pods to a residential scheme in Manchester's city centre for its client Mount Anvil.

Elements Europe manufactured 589 bathroom pods for phase 1 of the £250 million scheme.

Four different types of bathroom pods were manufactured, two types of ensuite bathroom with alternative door hangings, a main bathroom and a jack and jill bathroom.

Bathroom pods were designed to a high specification with quality sanitaryware, brassware and beautiful finishing materials so to give a luxury finish to these high end apartments, increasing their attractiveness

to the PRS sector.

The pods were installed as the building was erected on a floor by floor basis. The first of the bathroom pods started to be installed in January 2018 and the last bathroom pod was installed in August 2018.

500 private rented flats across 23 and 16 storey buildings with retail and leisure facilities on the ground floor make up just part of this development.

A former Manchester Metropolitan University building on Aytoun Street was demolished to make way for the scheme developed jointly by Capital & Centric and Henry Boot.



New Bailey, Manchester

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New Bailey Manchester

- ◆ **SIZE:** 300 Bathroom Pods
- ◆ **CLIENT:** Morgan Sindall
- ◆ **ARCHITECT:** AHR Architects



Elements Europe has been contracted by Morgan Sindall to manufacture 300 bathroom pods for a private rented scheme, the final phase of the New Bailey development being developed by Muse, part of the Morgan Sindall Group.

Elements Europe will manufacture 300 bathroom pods for the scheme. Five types will be manufactured some with baths, others with showers.

The spacious pods have been designed with large textured grey tiles, Porcelanosa wall hung WCs and sinks, Hansgrohe brassware and large mirrors.

Each pod will be manufactured floorless upon the request of the client. This means that a continuous floor finish can be implemented throughout the apartments.

Two tower blocks have already been built at the Slate Yard, this final phase will be a 21 storey tower and will be the tallest of the three blocks comprising 199 PRS apartments including 98 one bed apartments, 81 two beds and 20 three bedroom homes.

New Bailey is located to the north west of the city and is on a major route into the city from Salford. New Bailey is already home to a hotel, office space and two multi storey car park.



Oxygen Towers, Manchester

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Oxygen Towers Manchester

- ◆ **SIZE:** 638 Bathroom Pods
- ◆ **CLIENT:** Russell Construction
- ◆ **ARCHITECT:** 5Plus Architects



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.



Embankment West, Salford

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Embankment Salford

- ◆ **SIZE:** 614 Bathroom Pods
- ◆ **CLIENT:** Robert McAlpine
- ◆ **ARCHITECT:** CallisonRTKL



Elements Europe has been contracted by Robert McAlpine to assist in delivering a PRS scheme being developed for Select Property Group's premium residential brand Affinity Living.

Elements Europe will manufacture 614 bathroom pods for the two blocks of PRS accommodation consisting of 356 apartments. Several different types including main bathrooms and ensembles, varying in size and specification will be manufactured. A prototype will be showcased for approval prior to the full order going into manufacture.

Six weeks after manufacturing starts, delivery of the first pods will commence ready for installation by main contractor Robert McAlpine.

Affinity Living's Embankment West is a vibrant new city centre neighbourhood targeting Manchester's lucrative "Generation Y" tenant market and located in the heart of Manchester's central business and retail district, and within walking distance of the city's key employment hubs, popular stores and leisure spots, major transport links and education centres.

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

www.elements-europe.com



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