

h u s k

IN PARTNERSHIP WITH

MEARS

redefine • redesign • revitalise

Mark Fenton Smith – Commercial Director - MEARS

Russell Edwards – Managing Director - HUSK

The logo for HUSK features the lowercase letters 'h', 'u', 's', and 'k' in a black, sans-serif font. Each letter is contained within a red-outlined rectangular box. The boxes are arranged horizontally and are connected by vertical red lines that extend from the top and bottom of the boxes, creating a continuous frame around the text.

IN PARTNERSHIP WITH

The logo for MEARS consists of the word 'MEARS' in a bold, black, sans-serif font with a white outline. The text is centered within a red-outlined rectangular box.

When is a garage not a garage ?



When it's a HUSK



The concept of HUSK is to redefine and redesign, re-use and revitalise.

We want to take something of apparently little value and create something special, something else.

Architecture with a social need.

Existing garages

- Maintenance headache
- Generate little revenue



Existing garages

- Areas of anti social behavior
- Situated in established residential areas



Existing garages

- Generally not used for cars
- Usually storage



Existing garages

- Surrounded by good service access



Existing garages – There are lots of them



What's the problem?

Majority of the Sites are currently undevelopable using current available methods:

- Close overlooking distances
- Sub ground issues
- Footprint size
- Build cost



What's the problem?

Majority of the Sites are currently undevelopable using current available methods:

- We have assessed all garage infill sites for one RP yielding only 15% for development using standard methods
- Often the only other option is to knock the garages down creating a patch of no man's land

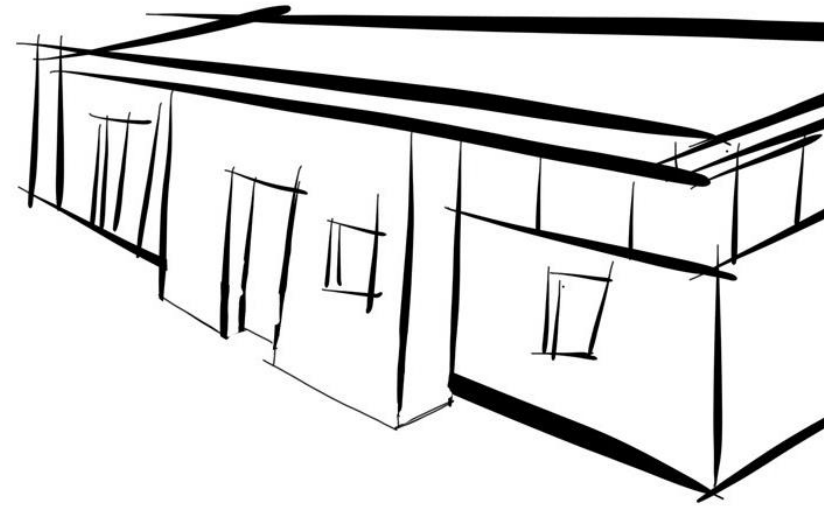


**So.... What should we do ?
And
What is the point of this presentation !!!**



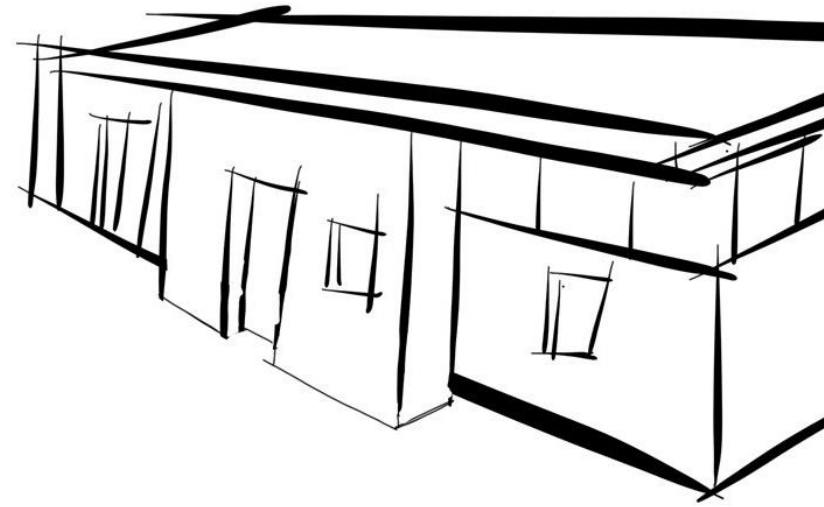
What is HUSK?

- **Another option – We can turn your problem sites into assets.**
- **The key to unlocking your garage infill sites**
- **We Provide a turnkey package of design enabling works and off-site construction of houses.**



What is HUSK?

- A range of fully Homes England compliant house types meeting NDSS requirements
- We offer the opportunity for existing residents to move into a bungalow without having to move out of their neighborhood.
- We are not simply another modular company; we are a patent pending method using offsite for its delivery.



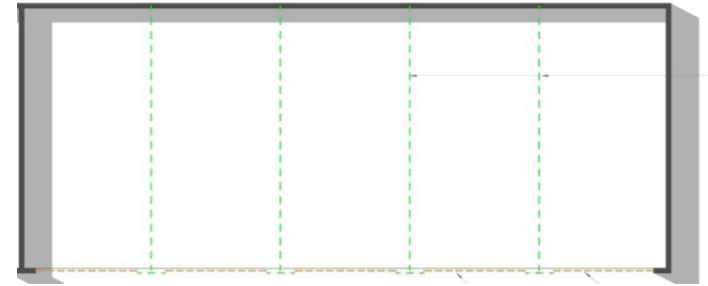
How do we do it?

How can we develop the sites when they are undevelopable using newbuild methods?

We use the existing garage walls:

This means:

- It is classed as a refurbishment
- Existing overlooking distances
- Existing slab designed for vehicular loads often provides perfect base when tanked



Example layout



61m²

Unit types and compliances

Our units have been designed by our HUSK design team to be:

- Thermally efficient
- Light and airy
- Airtight – airtightness rating of 1.75
- Tried and tested details
- Designed to easily withstand the delivery process
- Fully coordinated using BIM

- Potential passive home with PV / Solar Thermal addition
- Part M2 compliant

Unit types and compliances

Beds / Ppl	No of Garages used	Area (m ²)	NDSS Space Standards	Doc. M Cat. 2
1B / 2P	4	43		✓
2B / 3P	5	57	✓	✓
2B / 3P	5	61	✓	✓
2B / 3P	5	66		✓



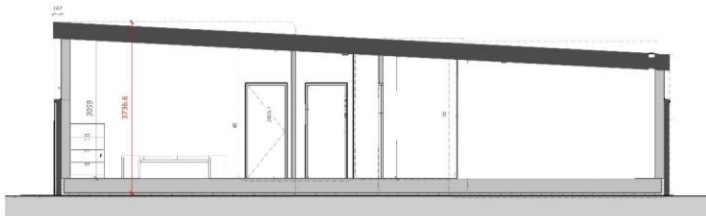
General Arrangement - Ground Floor Plan



General Arrangement - Front Elevation



General Arrangement - Rear Elevation



Example layout

- Reinforces the street scene
- Lifts area
- Full garden space and drive
- Hard or soft landscaped frontage



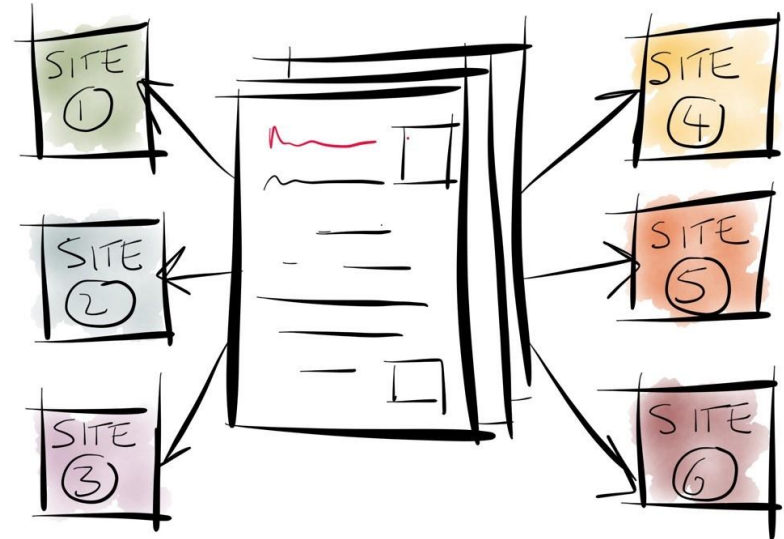
Example layout

- Over 55's
- Secure
- Suggested by planners
- Bungalows are handed
- Secure shared court



Planning and support

- One standard report for all sites (modular report)
- Delegated powers – Quick turnaround
- Sustainable housing in an established residential area
- Meets NPPF guidance
- Innovative
- Brownfield sites



Construction

- Enabling works package fully prepares the site and services for receiving the unit
- Site specific measurements
- Unit constructed off-site and delivered in 2 sections ready to install test and commission prior to occupation



Construction

- Existing brickwork tied back to main unit structure
- 10/12 Year Warranty (LABC / Premier)
- All of our manufacturers are LABC / Premier type approved.



Construction

- Volumetric modules leave the factory fully finished internally.
- Bathrooms fully fitted in the factory
- Kitchens fully fitted in the factory
- Appearance of new build bungalow. With Little evidence that it was ever a garage





BEFORE
Betjeman Close
Stanley for Karbon Homes



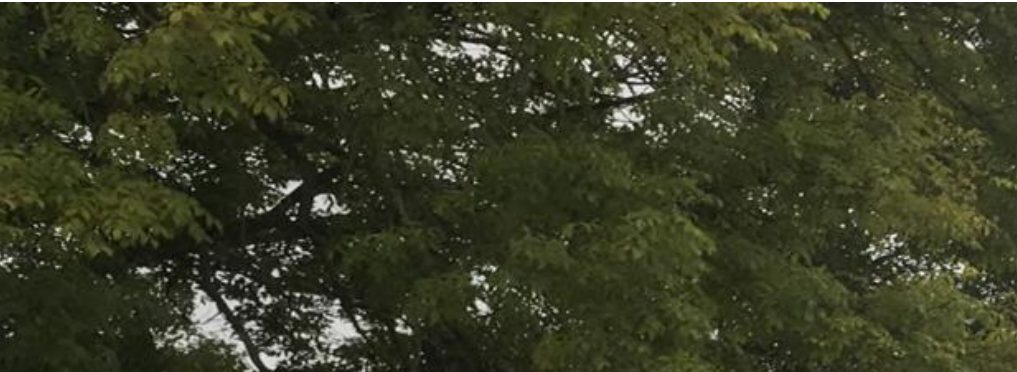
AFTER

**Betjeman Close
Stanley for Karbon Homes**



AFTER
Betjeman Close
Stanley for Karbon Homes





BEFORE
Parkside
Tanfield Lea for Karbon Homes





AFTER
Parkside
Tanfield Lea for Karbon Homes

Feedback

What do the residents say?

“It’s hard to believe this was a former garage site - it doesn’t feel like a bungalow because of the high ceilings.”

“My friend told me about these new bungalows but at first, I thought they were private homes - I couldn’t believe they were affordable housing. I know I have only lived here for a month but I feel it has already changed my life”



[Mrs Todd, Karbon Homes resident]

The Cost

- **Average unit cost of £130k
(based on single unit site)**
- **Cost reduces based on variable elements –
Distribution of prelim, groundworks, utilities,
multiple sites**
- **Significant Homes England funding available
(40% to 50%)**
- **Cost is naturally important, but not a key
driver or comparable**



The Benefits

- **Unlocking potential of problem garage sites**
- **Providing bungalows that would never pass an ROI model**
 - **You wouldn't build them**
- **Generation progress housing**
 - **Keeping communities together**
 - **Releasing general needs stock**



The Benefits

- **Significant funding available**
- **Rental income**
- **Contributes to new build provision commitments**
- **Reduces antisocial behavior zones**
- **Upgrades street scene / environment**



Award Winning

- Winner - Constructing Excellence North East award for Innovation
- Highly Commended – Constructing Excellence North East for Best Offsite
- Highly Commended – Constructing Excellence National for Innovation.



The Process - Gateways

<ul style="list-style-type: none"> • Gateway 1 – Feasibility Report 	<p>Desktop study/Concept cost plan</p>
<ul style="list-style-type: none"> • Gateway 2 – Concept design Report 	<ul style="list-style-type: none"> • Building survey • Desktop Survey • Utility applications • Feasibility drainage design • Topo survey • Architects feasibility study • Concrete slab investigations
<ul style="list-style-type: none"> • Gateway 3 – Developed design 	<ul style="list-style-type: none"> • Planning applications • Building control applications • 3D scan of garages • Ground investigation/Site tests
<ul style="list-style-type: none"> • Gateway 4 – Detailed design 	<ul style="list-style-type: none"> • Construction drawings • Drainage drawings/Applications • Engineers details
<ul style="list-style-type: none"> • Gateway 5 – Construction stage 	
<ul style="list-style-type: none"> • Gateway 6 – Handover and aftercare 	



redefine • redesign • revitalise



redefine • redesign • revitalise

Your Questions ?....