

Town House





Town House

urbansplash



Welcome to Town House,
by Urban Splash.

House is a new company that thinks differently. We make beautiful, modern, architect designed homes, where light and space are a priority. We build them in a factory to minimise defects, and deliver them to site, creating smart new streets and neighbourhoods.

Town House is the very first House by Urban Splash. It gives you a home that suits your unique way of life. Choose how much space you want, how you want to live, and what finishes you prefer, and let us do the rest.

Town House is a home to suit your wonderful/ stressful/ single/ married/ lazy/ busy/ youthful/ restful/ blissful life in a place that changes, adapts and evolves as your life does.

Welcome to the House of choice.
Designed by you, built by US.

TOWN

Town House's innovative design by shedkm allows you to create your perfect home.

First, decide how much space you need: 1,000 sq ft over two floors, or 1,500 sq ft over three.

Then decide whether you prefer loft living, with your living space on the top floor making the most of the pitched ceilings and elevated views, or garden living, with your living space on the ground floor giving direct access to your private garden.

Hey presto, your very own Town House, perfectly tailored to your way of life.

WWW.N



If you're already familiar with Urban Splash you'll know design is something we take very seriously. You'll know we work with the UK's top designers and architects to create homes that not only enhance people's lives on the inside, but have a positive impact on the world outside. You'll know when we say light and space are essential to design, we mean it.

The difference with House is we've made you part of that process. You're part of the design team because only you know exactly how you like to live. Only you can decide if you want to sleep upstairs or on the ground floor; only you know if you want open plan or divided rooms; only you can tell us what you like to feel under your feet when you get out of bed in the morning.

There are thousands of versions of House to choose from, but together we'll find the one that's perfect for you. We make the house, you make the home.

Part 01. Town House Design.

🏆 shedkm have won over 100 major awards including 12 Housing Design awards, 10 RIBA awards, and they are three times winner of Architect of the Year.



Meet the Architect.

Ian Killick. Architect and Director, shedkm

Shedkm have been working with Urban Splash on developing our ideas around factory built homes since 2005, when we designed Moho together in Castlefield, Manchester. Moho stands for modular homes – and they were groundbreaking at the time, built in a factory and craned onto site in a matter of months, Moho won a RIBA award for architecture in 2006, and it still looks great today. Since then we've been passionate about the idea of using the same technology to build quality, well designed family homes.

We're also fascinated by the humble terraced house; its simplicity and quiet sophistication is so versatile, an aspect that we fully exploited in transforming more than 300 Victorian two-up two-downs at Chimney Pot Park in Salford, another RIBA award-winning partnership with Urban Splash. We firmly believe that the great tradition of our much loved Georgian and Victorian terraced streets, that still provide homes for so many, need their modern equivalent. Our idea was Town House.

We set about designing Town House by asking a lot of questions... How do we design new homes that suit the needs of the individual and their families? Can we give people real choice? Can we challenge the traditional housing market?

But the beauty of Town House isn't just in the choice of layout. We have learned a lot in our twenty years of designing beautiful homes so Town House has a sense of space, is filled with light, and has just enough of those special details that make it a really exciting place to live. We're very proud of what we have achieved with Town House and by working with Urban Splash we know they will be located in forward thinking new neighbourhoods, with a genuine sense of community and place.

Ian Killick
BA(Hons) BArch RIBA ARB

A handwritten signature in black ink that reads "Ian Killick".



About the architect.

Shedkm are not your average architects. They may appear relatively normal to look at – forget the clichés of black polo neck shirts and square-rimmed glasses – but the brains behind their ordinary exteriors are a different matter altogether.

Since they set up in 1997 they've built a reputation for designing buildings with a strong and unique identity, from private housing developments to complex regeneration projects. Their innovation and creativity have been applauded all over the world, earning them numerous awards not just for looking pretty but for making a positive impact on the world.

We've worked with them since the day they set up, and in that time we've developed a healthy respect and intuitive understanding of each other's strengths and processes. So when it came to an extraordinary project like House, we knew they'd make it anything but average.

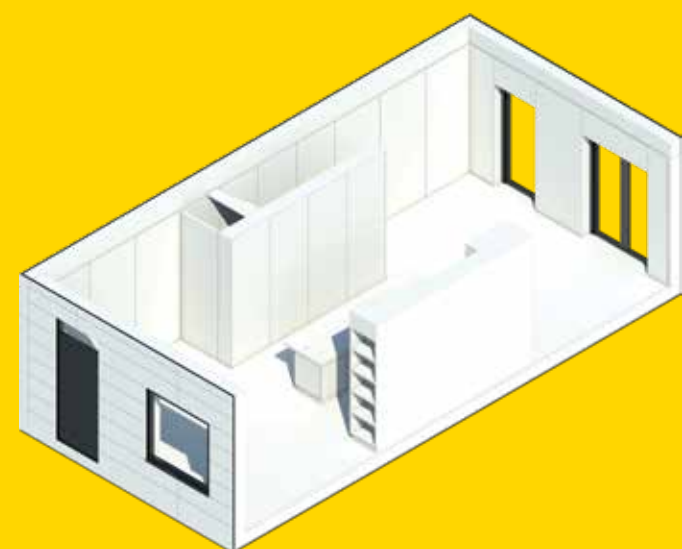
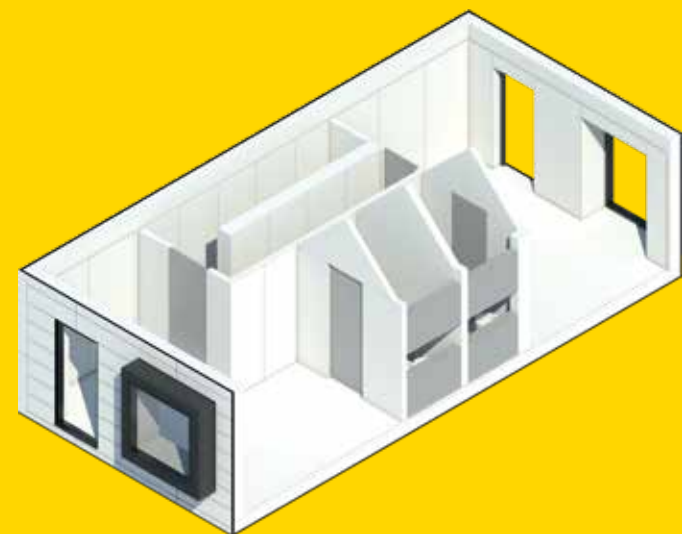


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Inner space.

Space is an incredibly valuable thing. Personal space, living space, breathing space, work space, chill out space. As our lives become more and more complicated, so the desire for a little more space goes up. That's why the first question we ask when designing your house is 'How much space do you want?' The answer's a simple choice between two floors or three, giving you a more-than-generous 1,000 sq ft or 1,500 sq ft, respectively.

With full-height windows and doors, and impressively high ceilings, House maximises natural light and creates a sense of flow between rooms. So not only does House actually have more space, but it makes better use of that space as well. Forget cats – you could swing an elephant in our House.

How much do you want?



This way up.

Do you pop down for breakfast and up to bed? Or down to bed and up for dinner? It might seem an obvious question, but unless you've been asked it before it's one that you might not have considered. Most traditional houses have the kitchen and dining areas on the ground floor, but then again, what's tradition got to do with modern living?

House gives you the option of turning life on its head and giving two fingers to tradition by putting the heart of your home at the top or bottom floor. It just depends on whether you like living with your feet on the ground or your head in the clouds.

Garden living or loft living?



Suit yourself.

We're all a little different. It's fine. Some of us are a lot different, and that's OK too. Some like cooking, others prefer eating out; some like bingeing on boxsets, others choose to curl up with a good book; some like to build train sets or sing opera or do yoga or practise zumba or collect rare memorabilia from obscure 1970s sci-fi films.

The great thing is there's a perfect House for everyone. All the internal walls can be adjusted to suit whoever you are, how many you are and whatever you like. Go open-plan living or add an extra bedroom, dining room, home office or cinema snug – anything's possible really. It's your life, it's your house, it's your choice.

Choose your layout.



Colour / Texture.

It's not just the layout and space that you can tailor to your own lifestyle – pretty much everything you see from the moment you walk through the front door can be changed and tweaked to suit your personal taste.

House also has a simple and neutral palette running through all the floors. Whilst we've declined the opportunity to call them Elephant's Breath, Duck Egg Nostalgia or Delinquent Salmon, they do provide the perfect blank canvas for you to hang your works of art from.



Choose your finishing touches.



Future proof.

If there's one thing we've learnt over the years, it's that it's impossible to predict what's coming next. Plans go out of windows, curve balls are thrown and spanners are put in the works. It's not just our circumstances that change, our personalities do too: raucous nights out turn into sensible nights in; house parties with people you've never met turn into dinner parties discussing local OFSTED reports.

Sadly House does not come with its own crystal ball, but it does come with a great deal of flexibility. The outside walls are the only load-bearing ones, so everything else can change as your life does. Spare bedrooms can become home offices; man-caves with impressive sound systems can turn into cosy nurseries. Whatever life throws at you, with House you can change more than a coat of paint.

Flexible layout.

Designing your home.

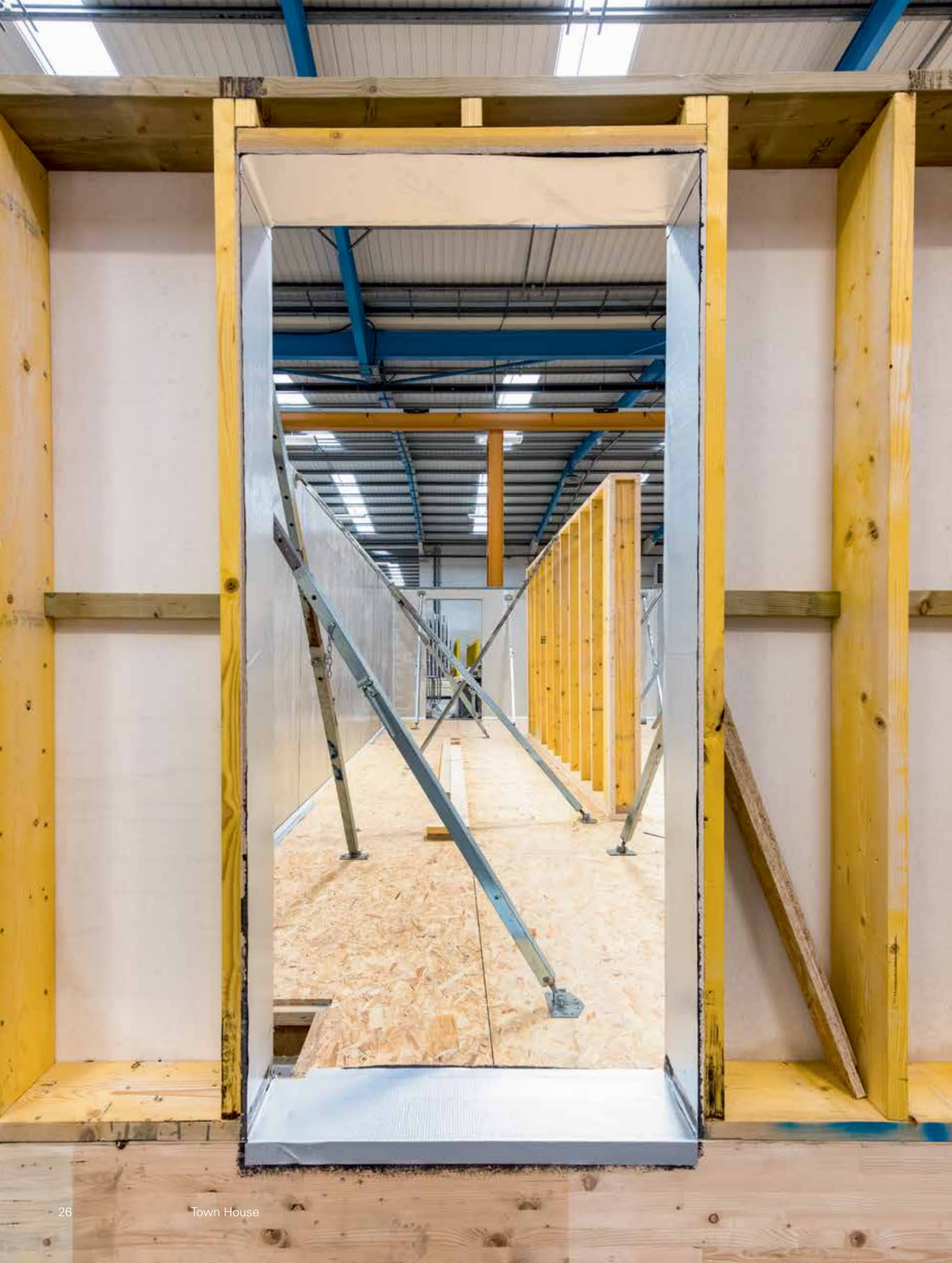


It's hard enough to work out what type of coffee you want in the mornings some days. And as simple as we like to think House is, when you're faced with the prospect of thousands of options, it can feel a little overwhelming. So we've a team of specialist developers on hand to talk you through every step of the process and help you make the right choices.

You'll also find our online design tool at housebyurbansplash.co.uk that gives you a feel for the layout of the house and rough pricing. It's only a guide, but you can play with it, save it and share it as many times as you like before you settle on your perfect House. Once you're happy with the design then it's time for us to start the build.

Done.





We've spent a great deal of time and effort perfecting the idea behind House: getting the right team together and assembling the best minds. So we needed to make sure the making was every bit as brilliant as the thinking.

By building each individual house in the controlled comfort of a factory, it's allowed us to achieve a specification far higher than if it was being done on site. Every minute detail can be meticulously checked and double-checked before it's transported to the location, and whilst we're incredibly proud of the thousand-plus square feet in every house, it's the millimetres that make all the difference.

Part 02

Town House Build.



Goodbye
Prefab.

The word prefab doesn't exactly fill people with delight and confidence. Prefabs used to be a quick fix to use in emergencies; they used to be draughty and cold and made with plastic that started to crack once it'd been in the sun.

But whilst the word prefabricated still technically applies to House – in that it is built off-site in a factory and moved to the location for completion – that's pretty much where the similarities end.

Materials, machinery, processes, technology and the whole concept behind prefabrication has been completely reworked in recent years and the results are changing the face of modern urban living.

Factory conditions mean controlled conditions. Controlled conditions mean higher standards, precise workmanship and no days lost because it started snowing in June.

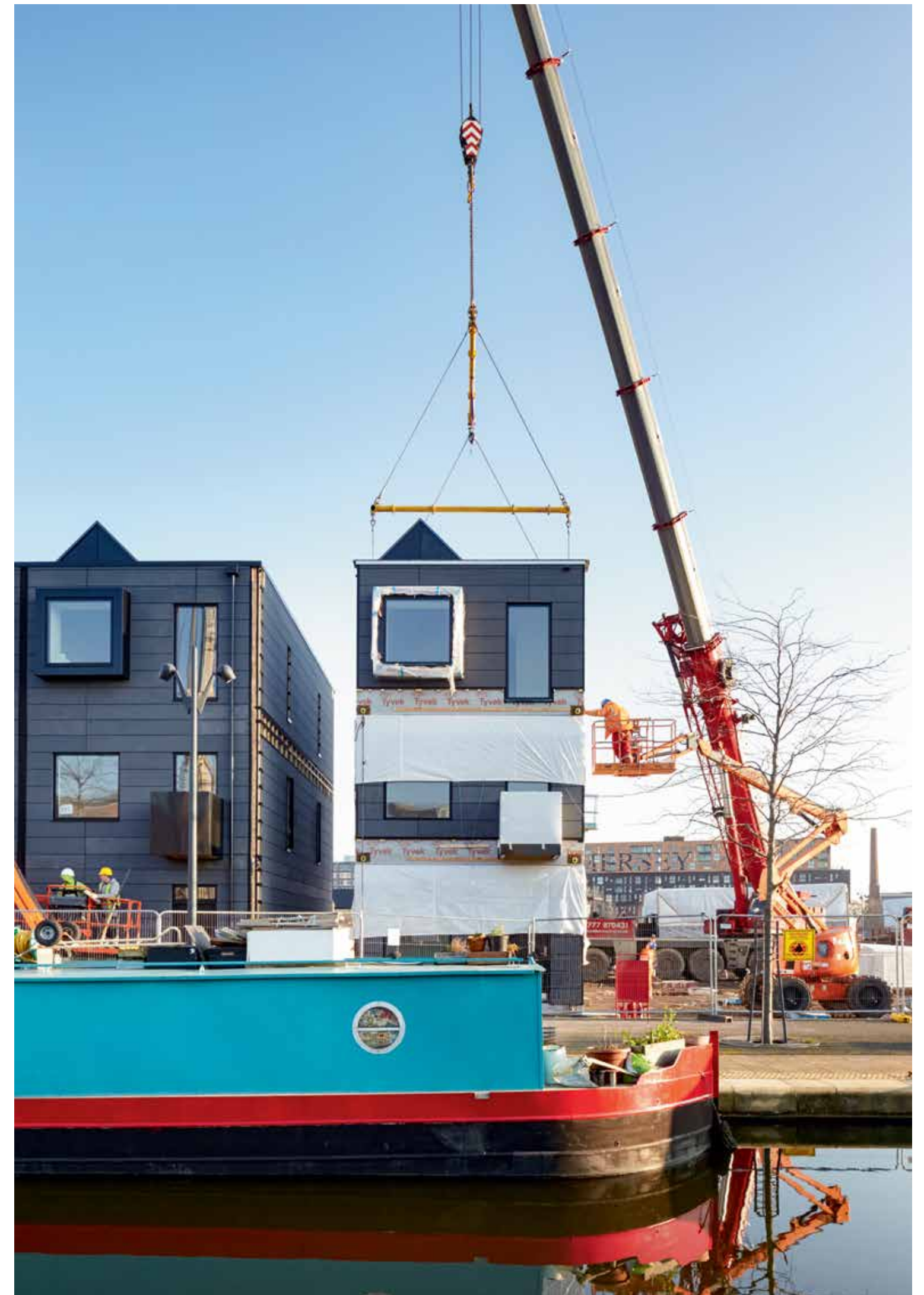
Everything from the big stuff such as plumbing and windows, to the finishing touches like latches and switches, is installed under close scrutiny. So it's all ready to drop into place, on spec and on budget.

Wave farewell to your preconceptions. It's time to give a warm welcome to the next generation of architectural innovation.

Hello precision build

Every aspect of the interiors can be fully fitted in our factories. Kitchens, floors, bathrooms and electrics are all installed ready for transport to the location. It's far more efficient for everyone involved, from project managers and engineers to plumbers and electricians.

It's not just more efficient, it's better for the environment and local community. The more we can do off site, the less disruption it causes onsite and the lower our carbon footprint will be. By reducing the volume of deliveries we can reduce noise, mess and traffic, as well as saving time and money.





There's a well-known phrase about an Englishman's home being a castle. While we understand the sentiment behind it, we can't help but feel the thinking's a little dated. Castles are isolated buildings that dominate the surrounding area. A place where drawbridges are pulled up and the outside world is cut off. Castles aren't happy places in our eyes.

House is not a castle. It's safe and secure, yes. There's even a balcony for you to gaze out across the kingdom from. But House is not some gloomy place to hide away, it's a home filled with natural light that's designed to enhance and enrich your life. As we've always said: great design and architecture isn't just about the details of the house, it's about how it changes people's lives.

Part 03

Town House

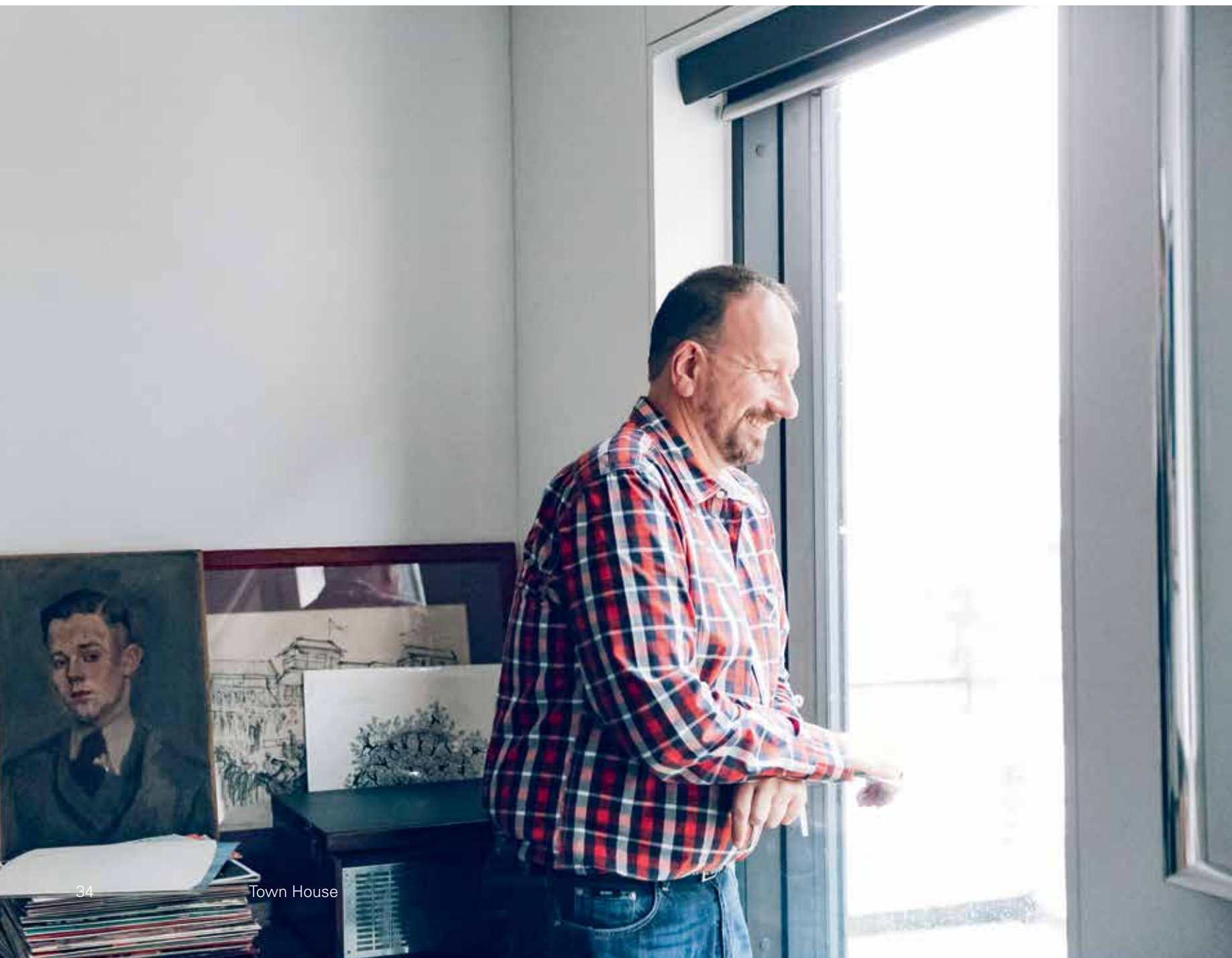
Live.

Space to breathe.
Light and space.

You don't need to have watched an Attenborough documentary to know that food, water and oxygen are the basic requirements for life. But we're reasonably sure Sir David would agree with us when we say that just off that list, in fourth spot, is light.

Natural light is proven to be essential for our emotional wellbeing (when have you ever seen a caveman or woman smiling?), so we've designed House to feel as bright and spacious as possible. Floor-to-ceiling windows bathe the rooms in natural light, and high ceilings provide additional space, accentuating the open and airy feeling.

When it comes to windows, Mother Nature's far more important than Bill Gates.





Spot the difference.

House is not your average house. The ceilings are higher, the windows are bigger and the doors are taller than your average UK home. You won't just see the difference it makes, you'll feel it too.

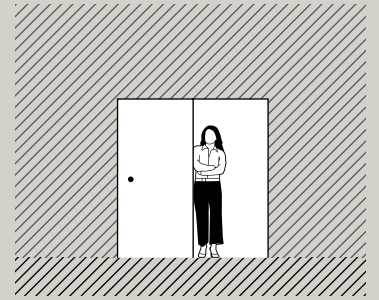
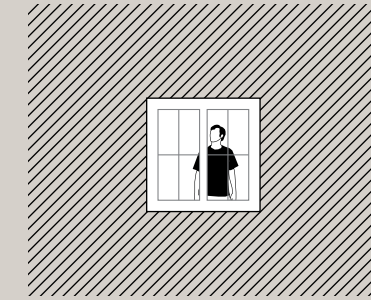
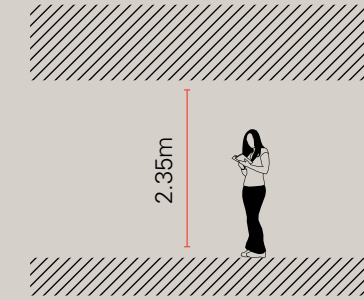
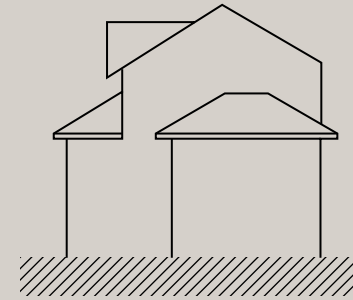
Average new build vs Town House

Average three bedroom new build house. (900 sq ft)

Average ceiling height:
2.35m

Windows:
Minimal glass often used to save on costs.

Door heights:
2.1m



Town House (1,000 – 1,500 sq ft)

Ceiling height:
2.66m

Windows (Idealcombi Futura+):
19m²

Door heights:
2.6m

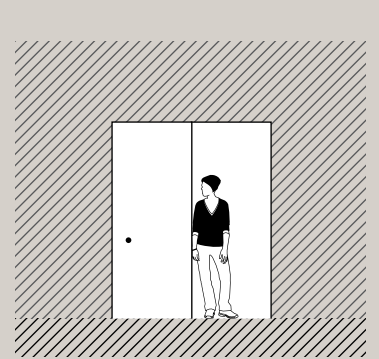
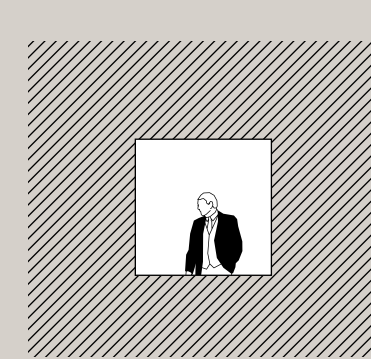
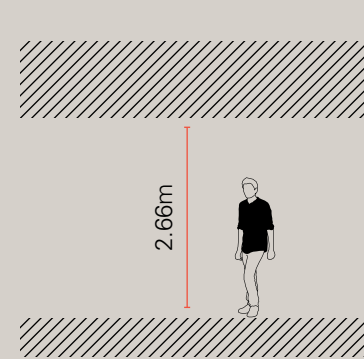
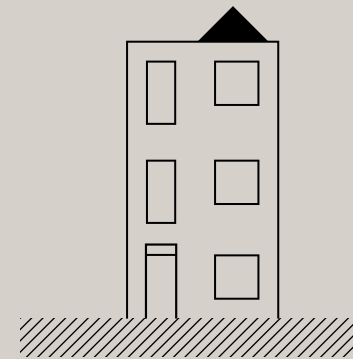


Diagram for illustration purposes only. Not to scale.



Good for the planet and your pocket. Insulation.

We've always believed that good design shouldn't just benefit the people living inside a house, it should help the world outside it as well. And there's no better example of this than in the way we've insulated House. With the cost of heating our homes going up and up, reports show that one pound in four spent on home energy is wasted through poor insulation. It's not good for your pocket, and it's not good for the planet.

So we've invested a huge amount of time in designing House to be as efficient as possible, with high quality insulation and meticulous production keeping the heat in your home and the money in your bank account.





↻ Our integrated heat recovery system keeps your home ventilated and filters incoming air. It also heats the incoming air by transferring heat from the warm, stale outgoing air.

01.

Meet the Residents: Rebecca & Thomas (and Toby the dog)

//
I didn't realise til we moved in here how small the windows were in some houses.
//





//
 [House] changes the way you think about what the space of a house should be.
 //

They say opposites attract, and it's true of Rebecca and Thomas, who moved into our New Islington development. She was desperate for somewhere in the city centre; he wanted outside space. After looking for months at apartments they resigned themselves to the idea that one of them would have to compromise, until Rebecca sent Thomas a link to House.

They're currently living in a two-storey House, but Rebecca is as impressed by the indoor space as the outdoors. We've got so much space. We've got floor-to-ceiling windows on both floors, we've got so much light. It's just a stunning piece of architecture."





Click click, chop chop. Technology.

It's hard to keep up with technology these days. It feels like you've only just got the hang of one thing when something else comes out claiming to be smarter, smaller, faster or slicker. But we do like to keep ourselves close to the cutting edge at Urban Splash (without actually falling off) and go to great lengths to make our homes compatible with the latest gadgets and gizmos.

You'll be delighted to know that Town House has Lightwave RF and is ready to work with Alexa, Google and Apple. Plus every House is set-up for super-fast fibre broadband. So whether you're bracing yourself for Game of Thrones in the living room or Stranger Things in the bedroom, your fix is only a few clicks away.

Hot water and heating are controlled by the LightwaveRF integrated system, which works seamlessly with most leading application providers*

*The Lightwave control system works with Alexa, Google Assistant and Apple Home Kit (gen 2 for Apple)





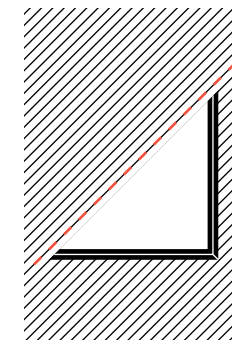
A bigger window on the world.

At Urban Splash we believe design should enhance people's lives. It's as simple as that. But we don't restrict that thinking to what happens inside those four walls – what goes on outside them is just as important for us.

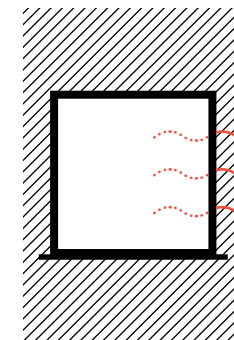
So we've created an environment that connects the fabulous indoors with the great outdoors. Oversized windows that keep us in touch with nature; balconies that give us perspective on the world; full-length patio doors leading to private gardens that fill our lives with all things bright and beautiful (perfect for BBQs great and small).

It also means our locations are carefully planned to give our communities the perfect mix of urban and suburban lifestyles. The more connected we are through technology, the more in touch we need to be with nature.

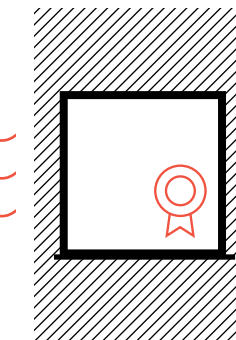
Idealcombi Futura+



Slim 53mm aluminium profiles ensure maximum glass area and natural light



Highly insulated with optimum energy efficiency



Awarded Best Windows 2016 at Build It Awards





02.

Meet the Resident: Jonathan

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The open space, open kitchen,
it was close to everything and
it's everything I wanted.





The thought of buying a house built in a factory definitely raised an eyebrow with Jonathan. As a private landlord with more than 80 properties in his portfolio, he's definitely seen more than his fair share of homes and was curious to find out more. What he discovered impressed him so much that he not only bought one, but he chose to live there himself.

"I asked to visit the factory to have a look at it all being put together and was really impressed," Jonathan told us. "It was a great decision – you could see the quality at every stage as you went around. Everything in the process was checked and double-checked. They even had the clichéd man in a suit and hard hat ticking it all off on his clipboard."

//
It's definitely a better house.
You didn't see all the things you
normally see on a building site.

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The sound of silence. Sound insulation.

In 1964 two American singer-songwriters put a great deal of consideration into the sound of silence, and we've done our own fair share of thinking on the subject in recent years. It's not just a case of protecting you against your neighbour's penchant for singing Mariah Carey every Christmas, it's potentially protecting you from your own child's violin/trumpet/guitar/oboe practice.

So we've gone to great lengths to adhere to Building Regulations on sound insulation, and then exceed it. In the walls and in the floors. Up and down and side to side. In our experience it's one of the key factors not only for building a house, but creating a supportive community who can live peacefully together.



The best of both worlds.
Creating communities.

Urban living has always been a complicated mix of pros and cons. On the one hand you've got so much to do and see right on your doorstep – theatres, shops, galleries and culture; on the other you've the noise, the traffic, and the lack of space. But we're called Urban Splash for a reason – to inject some colour into your urban existence, and in House we've done our best to accentuate the positives and eliminate the negatives.

Our locations are carefully chosen to find the perfect balance of city centre living without too much hustle and bustle keeping you up all night. It gives us a little more room for luxuries like somewhere to park your car, private gardens and communal areas, and gives you a far more enjoyable walk home at the end of a hard day/ long night.



03.

Meet the Residents: Andrew & Chris (AKA The Bears)

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The method of construction is very interesting, but it was more the space, the size, the location, the potential.
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Location is always fairly near the top of the list for most people looking for a property, but the community around that location is just as important. Andrew and Chris already knew the area was thriving, but since moving in have been equally impressed by the sense of community in the area.

"We had an opportunity and we moved into an area that is regenerating very rapidly," Chris told us. "It has a fantastic reputation for food, drink, socialising – two minutes' walk across the canal and there's some superb pubs, bars, restaurants. It's a really great place to be."

Andrew agrees: "We could have chosen a house in the suburbs, and we'd have just lived there. It would have just been a house. Here we can be ourselves, we can enjoy it – we have a fantastic community."

//
It's the community's shared values and shared spirit that makes it – it's a really nice place to live.
//





"This is the fun bit!" people say gleefully about planning their House. We hope it's not; we hope you have far more fun living in your House. But the planning process is most definitely an enjoyable one, and one that will throw up many questions that you've perhaps never considered in your life, first and foremost being: "Do you like to live on the top floor, or on the ground floor?"

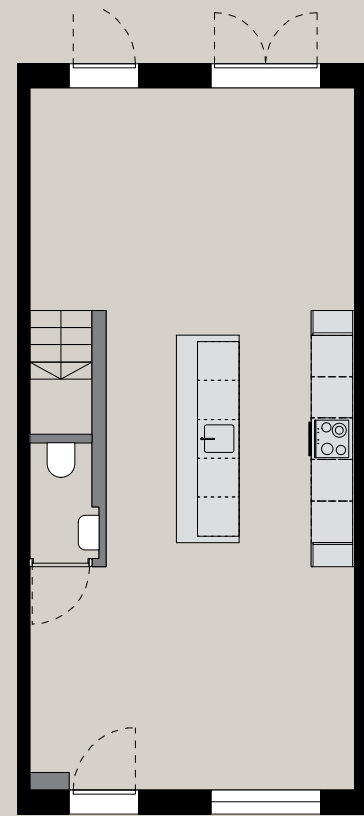
For such a simple question, it's a remarkably tricky one to answer, but we've drawn up a few examples of each on the following pages. Of course, it's not a question you have to answer straight away either – come in for a consultation with one of our planners and they can talk you through all the potential pros and cons of each.

The important thing is to take your time. Make sure you're no less than 100% happy with every detail. Only then we'll hit the Go button on your House, designed by you, built by US.

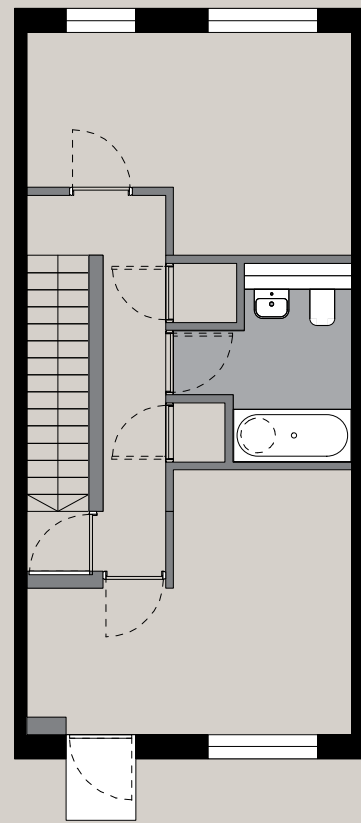
Part 04 Town House Plan.

Configuration 01. Garden Living.

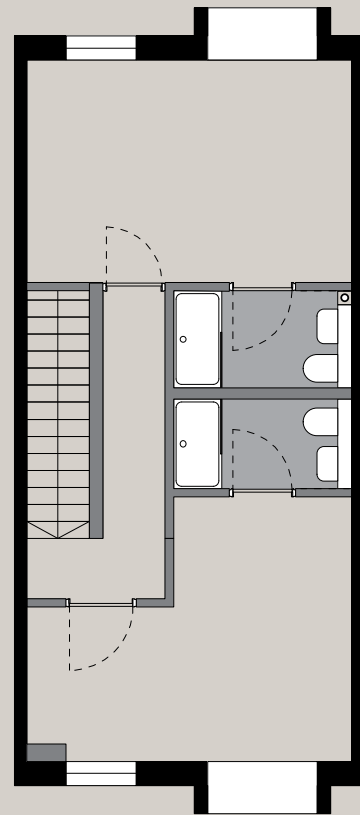
Garden Living is the most traditional version of a UK house. You wake up in the morning, go downstairs for breakfast and gaze dreamily out into the garden as the kettle boils. Or you invite some friends around, throw open the patio doors and show off your BBQ skills during the summer months. It also means the bedroom's on the top floor, with high ceilings and large windows adding to the feeling that you're really sleeping on cloud nine.



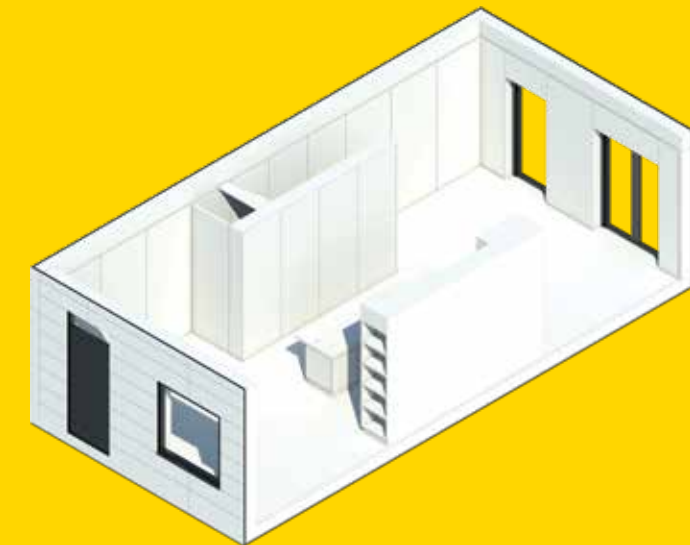
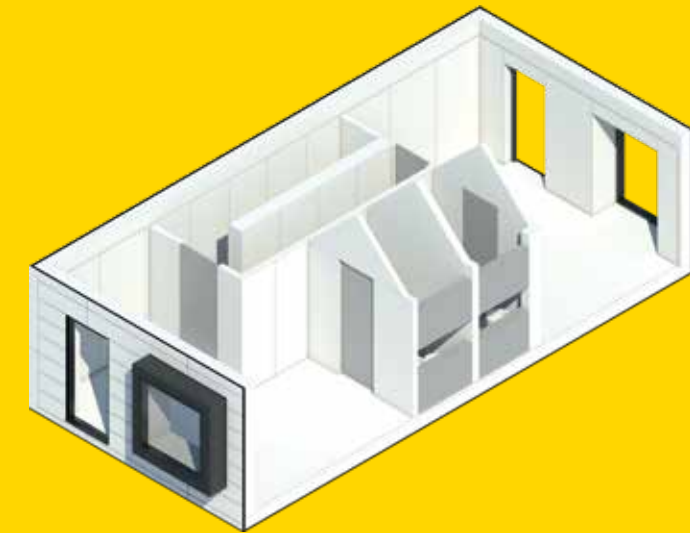
Ground floor



First floor



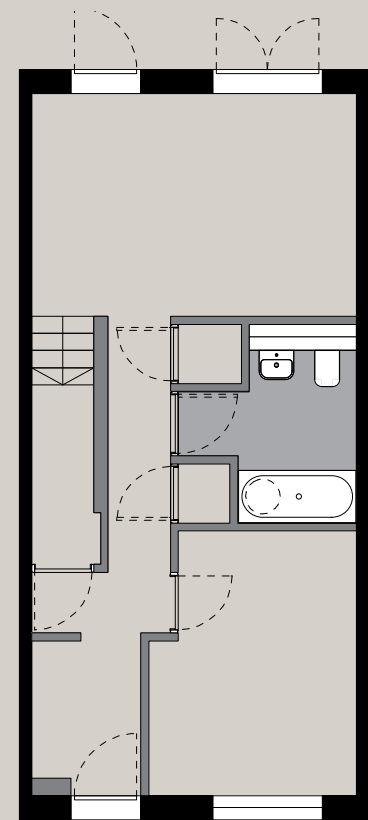
Second floor



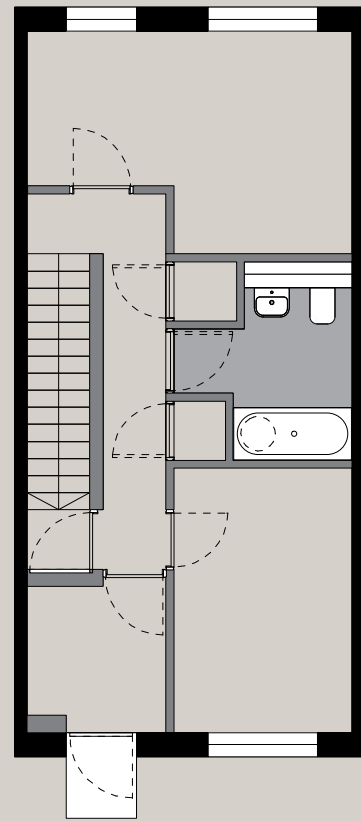
Now design your own at
housebyurbansplash.co.uk

Configuration 02. Loft Living.

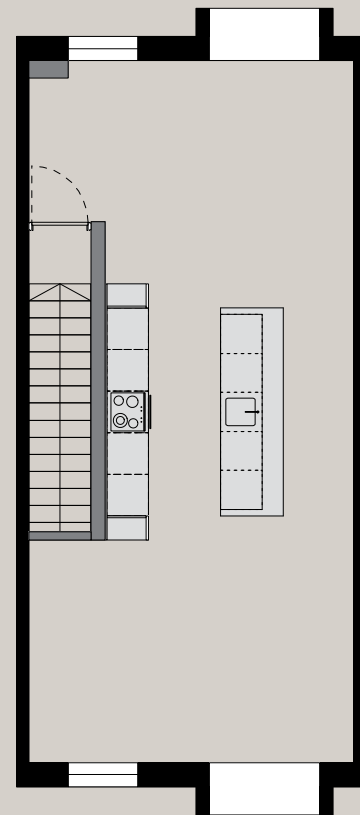
Loft Living is a real treat, not just for the discerning dinner host, but for family life. It might not feel like the most natural choice, but in our experience the extra light and space on the top floor provide the perfect platform for healthy living. Quite literally it brightens your day (subject to usual UK weather terms and conditions). If you spend a lot of time in the kitchen as a family, if you like to feel like you're in a posh restaurant with stunning views when you're tucking into your fish fingers, then this is the choice for you.



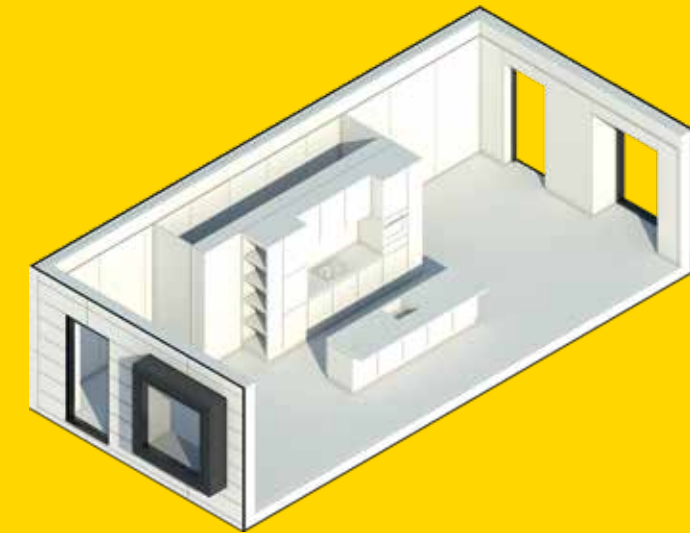
Ground floor



First floor



Second floor



Now design your own at
housebyurbansplash.co.uk

Warranty

Checkmate 10 year new home warranty

External walls

US modular insulated timber frame overclad with Equitone Tectiva panels (estimated U Value 0.15)

Roof

US modular insulated timber frame finished with single ply membrane (estimated U Value 0.1)

Windows and external doors

Windows – Idealcombi Futura+
External doors – Idealcombi Futura

Bathroom

White ceramic sanitary ware
Shower over bath
Chrome taps and fittings
Tiled walls in bath and shower area
Wall tiles
Tiled floor
Fitted towel rail
Mirror and storage cupboard

Kitchen

Handle-less units
Induction hob and slimline extractor
Integrated fridge and freezer
Integrated oven
Worktop and splash back
Chrome monobloc kitchen tap with stainless steel sink

Wall finishes

Painted MDF panelling to internal partitions
Painted dry lining to ceiling

Heating and hot water

Electric panel heating
210 litre storage tank

Lighting

LED/low energy lighting throughout

Controls

Heating controlled by LightwaveRF integrated system

Media

Broadband connection facilities and satellite points
(usual customer subscriptions apply)

Other services

Dedicated space for washing machine with plumbing

External

Site specific

While every care has been taken to make sure that this specification is as accurate as possible, it will occasionally vary from location to location. Please check with one of our sales representatives to satisfy yourself as to the exact specification of your House.

Disclaimer

Whilst these particulars are believed to be correct, their accuracy can not be guaranteed and there may be some variation to them.

Purchasers and tenants are given notice that:

- 1 – These particulars do not constitute any part of an offer or contract.
- 2 – All statements made in these particulars are made without responsibility on the part of the agents or the developer.
- 3 – None of the statements contained in these particulars are to be relied upon as statement or representation of fact.
- 4 – Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- 5 – The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to House, or any part of it.
- 6 – The selling agents do not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to House or any part of it.
- 7 – Date of Publication December 2018.

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For your nearest House sales office
and show home visit:

housebyurbansplash.co.uk/contact