

# Meanwhile Land / Accommodation

## 200 modules - 100 per complex

Client:  
**Affordable housing**

Site location:  
**Bedford**

Footprint:  
**32,000 sqft**

### Brief:

Maxi Space were approached by a Borough Council in Hertfordshire and asked to tender for an affordable housing project which aims to provide homes for 650 families currently not in permanent accommodation. We were eager to be a part of this scheme as we recognise the acute housing issues currently facing councils across the UK.

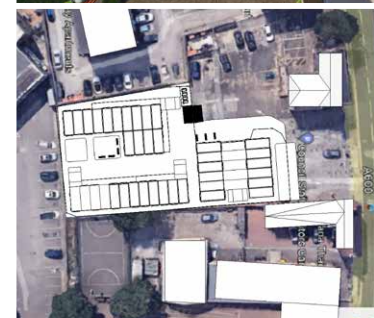
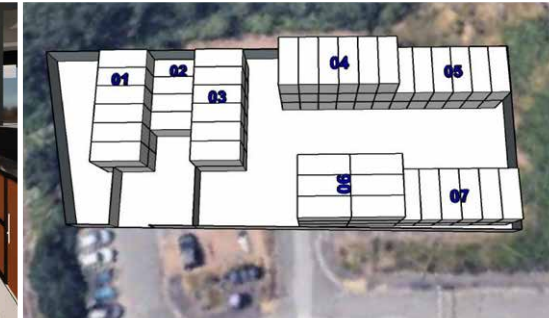
The Borough Council had identified two potential town centre sites but required support in scoping potential development options. Each site is currently available to house living accommodation, however, the long term developmental plans for the town involve both sites.

Maxi Space designed a modular building complex that could meet the requirements for accommodation as well as establishing a community destination. Three 3 story buildings house self-contained living accommodation for individuals and families in 1 and 2 bedroom layouts. Each apartment provides ample living space with the comfort and specification expected in a modern home.

The complex is designed to enable rapid installation within the budget constraints of the Borough Council, as well as providing an option for moving and repurposing the buildings when the sites are regenerated.

### Building:

2 three storey buildings and 1 two storey building per complex comprising reception space, 1 and 2 apartments and outdoor communal space. Apartments are made up of 2 or 4 modules. The building has high U values provided by a mix of Mineral wool and PIR foam insulation in walls, ceilings and floors and an extended ceiling to maximise the feeling of space within.



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### The Apartments:

**Single room Dwellpod Apartments** (4867mm x 6055mm): Compact living accommodation that maximises the space available to create designated areas for sleep, food, hygiene, work and relaxation. The apartment comprises of: one double bedroom, kitchen, lounge and dining area, study space/relaxation area, shower & toilet.

**Twin room Dwellpod Apartments** (9735mm x 6055mm): Twice the floor space of the single room model. This apartment comprises of two bedrooms with study space/relaxation area each with ensuite shower & toilet facilities. The kitchen, lounge and dining area are open plan to maximise the space available while still establishing defined areas for.

### The building complex:

**Ground Floor:** A reception area comprising 4 bays, 9 single room apartments & 5 twin room apartments, across the 3 buildings.

**First Floor:** 9 single room apartments & 5 twin room apartments across the three buildings.

**Second Floor:** 2 single room apartments, 4 twin room apartments and a viewing deck across two buildings.

### Site included:

- Access Control & CCTV to create a safe environment
- Well-lit communal areas
- Artificial grass and seating areas
- Onsite management and concierge facilities
- Waste management collection facilities
- Electric charging points
- Cycling shelters

Facilities Management & Building Maintenance are services provided as part of this contract.

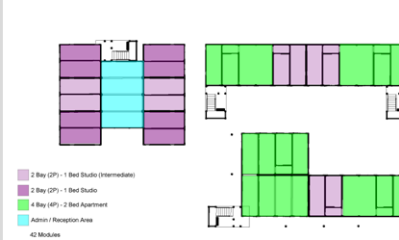
Single room Dwellpod apartments



Twin room Dwellpod apartments



Ground floor



Second floor

