



**ZED
PODS**

Awards



Introduction



ZED PODs are **award-winning affordable, zero-carbon, high quality** modular homes, built in a fraction of the time of traditionally built conventional housing. This revolutionary modular solution decouples land and building costs by building affordable living spaces above existing car parks, garages and hard-standing areas, as well as traditional sites, apartments and homes.

ZED PODS homes

bre

Developed and tested at the **Building Research Establishments (BRE)**, our solution is the only product suited to be built above car parks with special considerations from **fire, quality, noise, air quality, utilities**. Fully structurally engineered system & foundations, CDM, efficient built process & installation with minimal on-site disruption.

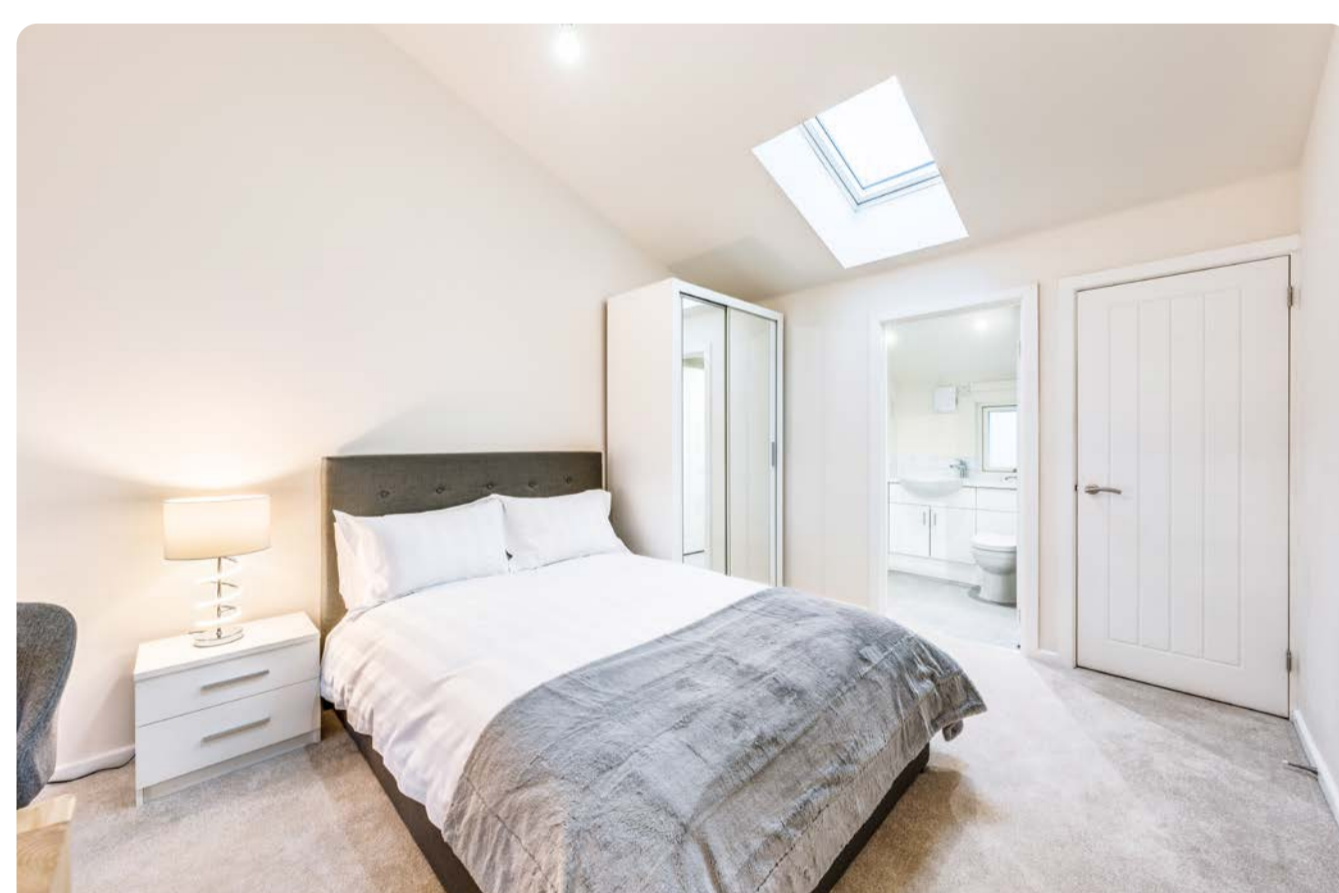
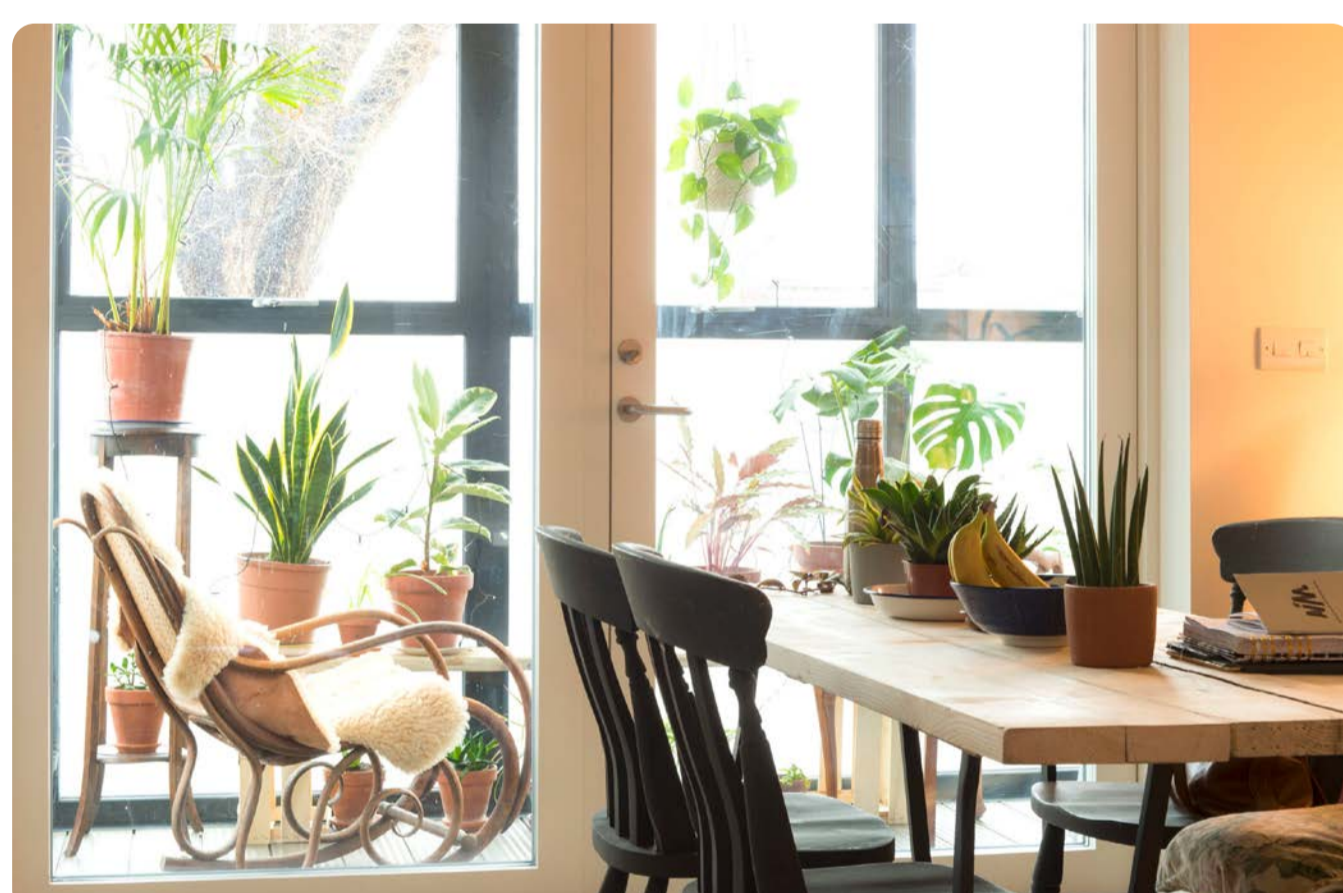
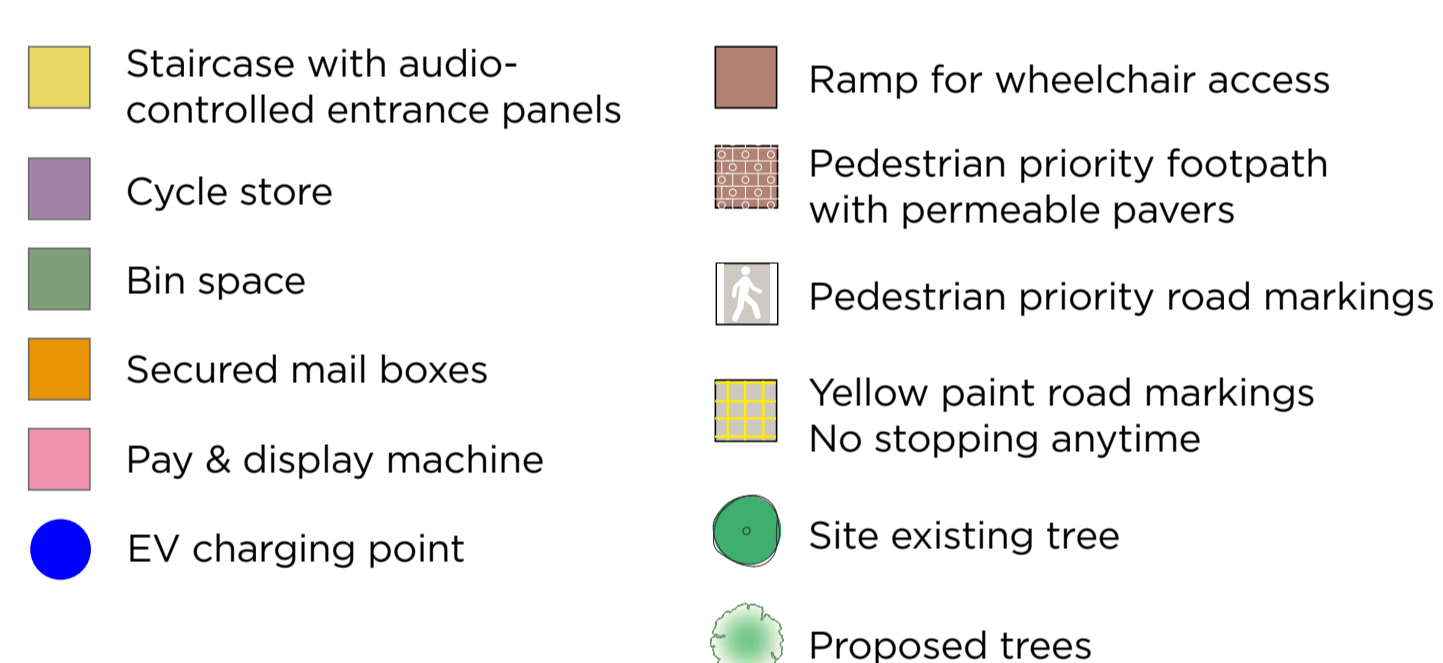


King Street Car Park Housing Scheme, Maidstone Borough Council

| Existing Car parking Schedule | |
|----------------------------------|----|
| Existing car parking spaces | 61 |
| Disabled parking bays | 4 |
| incl. Electric car charging bays | 2 |
| Motorcycle bays | 2 |

| Proposed Car parking Schedule | |
|----------------------------------|----|
| Proposed car parking spaces | 58 |
| Disabled parking bays | 4 |
| incl. Electric car charging bays | 2 |
| Motorcycle bays (retained) | 2 |

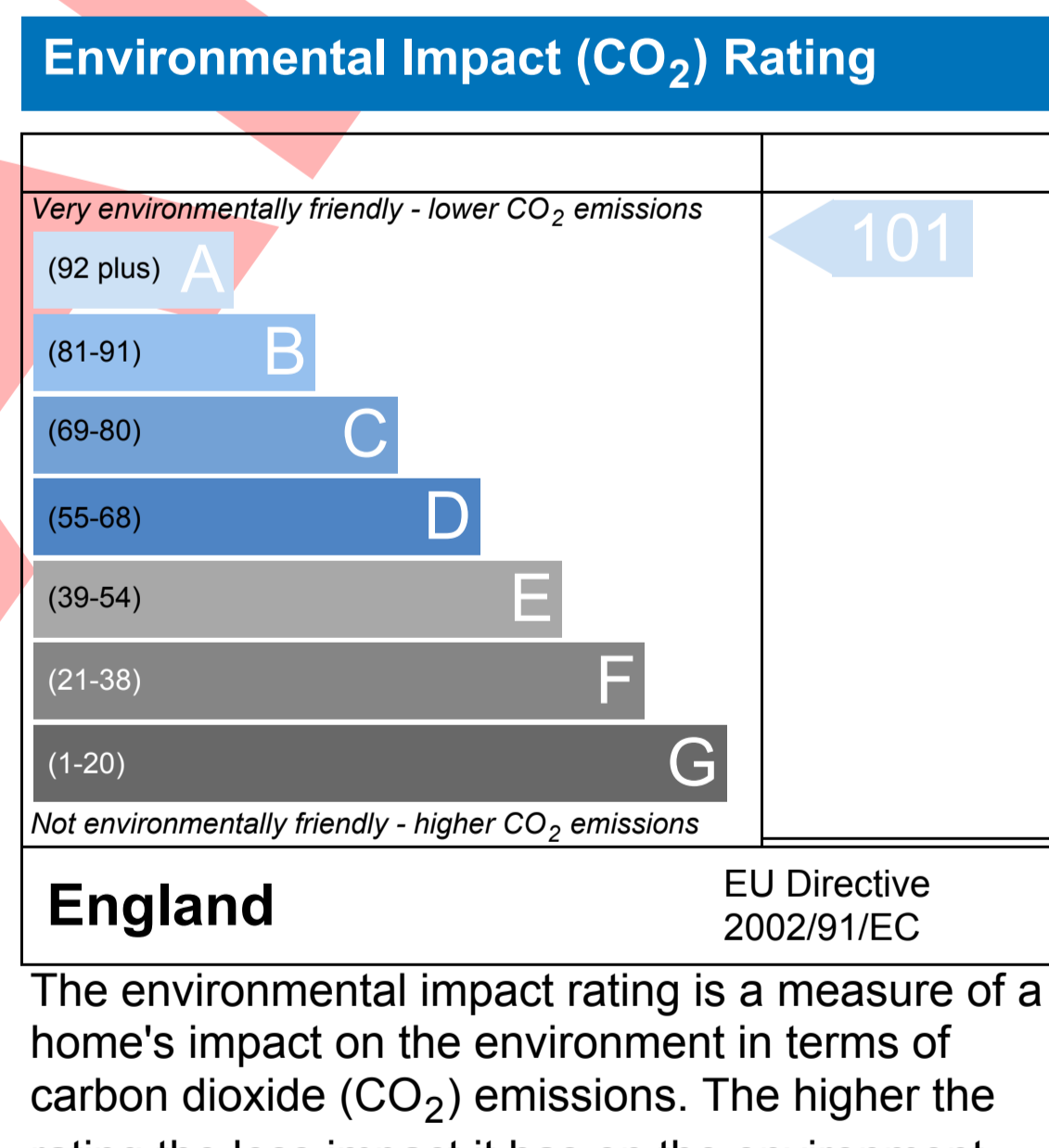
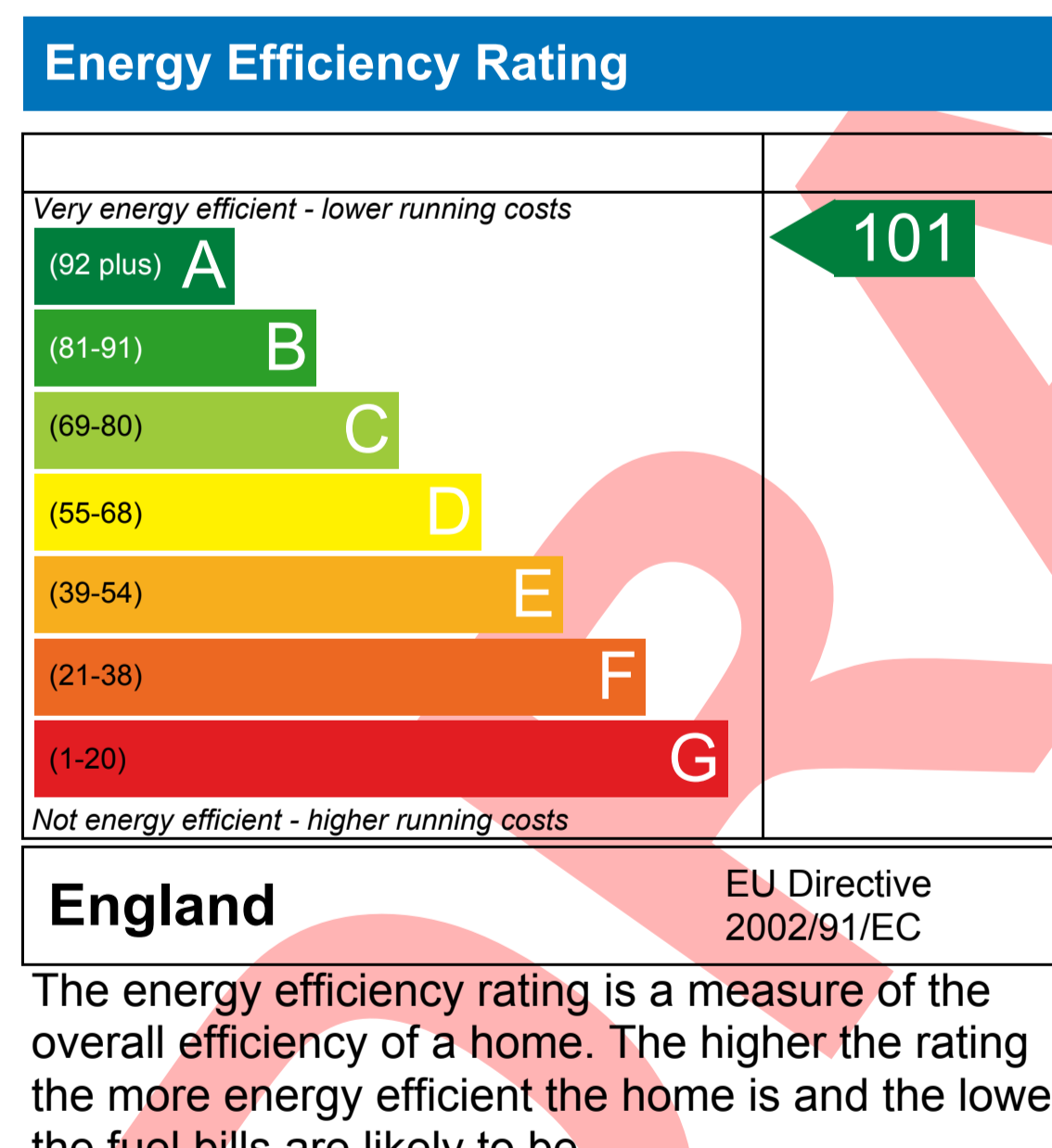
| Accommodation Schedule | | |
|----------------------------|----------------|--------------|
| Unit Type (One-storey) | GIFA/unit (m²) | No. of Units |
| 1 Bed 2 Person | 58.9 | 6 |
| 2 Bed 4 Person | 71.4 | 10 |
| Total Proposed Units | | 16 |
| Total GIFA (m²) | | 1067.4 |
| PV panels @ 360 Wp / panel | | 126 |



Zero-carbon, Energy-efficient Homes

- Two Building Systems:** CLT / Steel frame
- Highly Efficient Buildings:** Super-insulated, air tight homes with minimal energy demands (**ENE1 9 or 10 credits in SAP**) and lowest running costs
- Fire safety** with **minimum 60 minute fire ratings** and non-toxic materials
- Renewable energy** options include solar panels and battery storage
- High-specification:** Acoustic rated insulation materials, high performance glazing and enhanced party wall details create exception acoustic attenuation

- Open plan living & Sunshine filled rooms**
Promote excellent daylighting for healthy living, healthy sleep patterns, minimise artificial daylight.
- Smart & Healthy Living**
Smart heating / cooling / lighting system; exception acoustic attenuation; dual aspect dwellings for cross ventilation.
- Exceptional Quality**
Precision-engineered, using best in class materials; super-insulated, air-tight homes; minimum 60-minute fire ratings
- Superior Energy Efficiency**
 - Smart mechanical ventilation
 - Water saving tap & shower
 - Ultra-low energy consumption



Cleaner & Least Disruptive Onsite Construction

OFF-SITE



Volumetric modules are up to **95% completed in the factory** with **minimal site work** requirement.

3,300
Homes/year at capacity

10,000
sqm purpose-built manufacturing facilities across 5 factories on a 22-acre site

ON-SITE



@ ZEDPODS
ZEDPODS

www.zedpods.com

projects@zedpods.com

+44(0)20 3983 3114

ZED PODS Limited

6-8 Bonhill St, Shoreditch, London EC2A 4BX

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