



Combining
engineering,
craftmanship and
technology to deliver
innovative and
desirable homes

oscohomes.com



HOMES

Osco Homes was set up in 2015 to provide high quality homes by leveraging innovative technology with passion and creativity on a strong engineering base to create excellent value homes that last lifetimes.

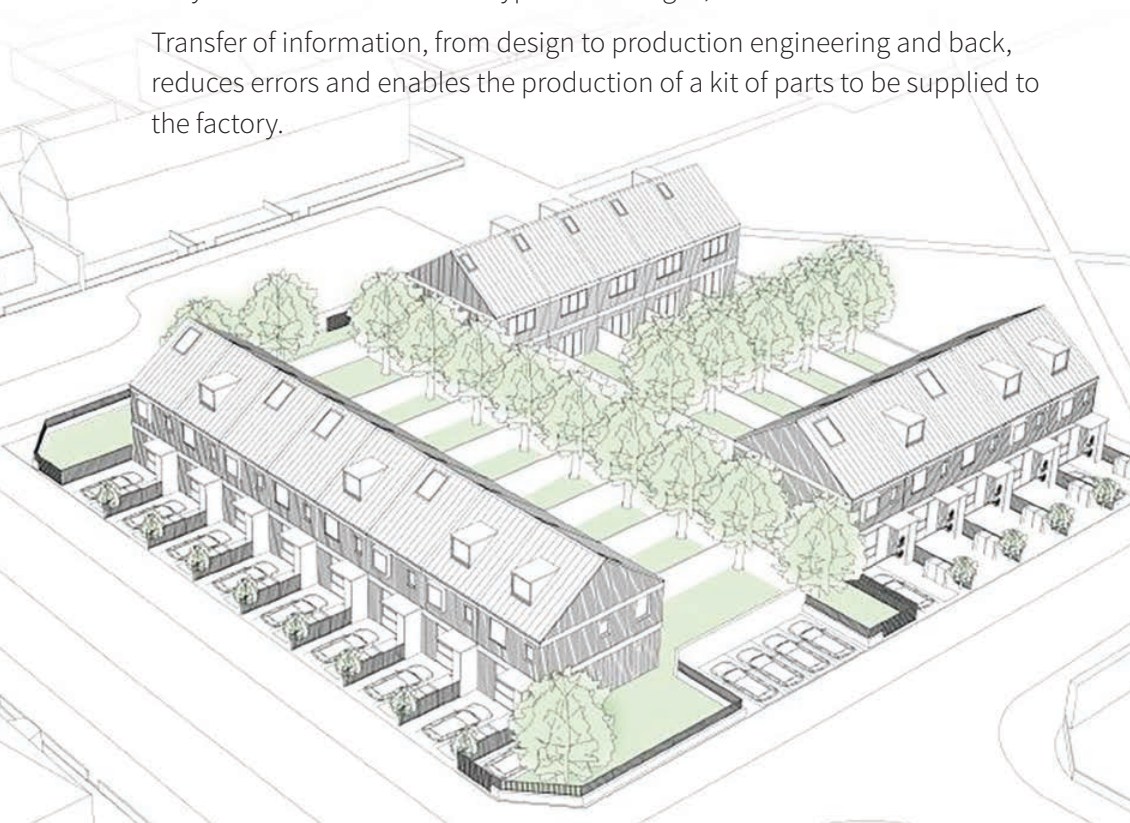
Starting from an extensive base of research, we maintain the philosophy of continuous improvement, working with customers to understand their requirements and produce well designed homes that contribute to the community and are healthy and enjoyable places to live.

Technology & Design

Working with a single CAD model in a 3D environment enables Osco, clients and communities to develop the site and homes together.

Osco delivers through mass customisation, that is, the same components are assembled in different ways, using a set of rules, to enable each home to meet the clients' requirements. As the process and components are the same, it is easy to build different house types and designs, at the same time.

Transfer of information, from design to production engineering and back, reduces errors and enables the production of a kit of parts to be supplied to the factory.



Manufacture & Assembly

The 3D production model produces a poke yoke kit of parts (that will only go together the right way) and assembly details for manufacture.

The steel frame ensures dimensional accuracy of 2mm and quality control documents each stage of the process.

Externally complete wall panels, including windows and doors, floor, ceiling and roof cassettes are built in the factory and delivered to site in specialist stillages that fit on a standard flatbed trailer, meaning access to most sites is possible.



Factory on a Site

Osco delivers a complete service, from field to finished homes. Using lean principles, control and planning are key, so external works are completed before the homes arrived and they are built from within, eliminating the need for scaffolding.

People & Community

Working offsite reduces the construction impact on an area.

Osco uses technology to provide control and condense the skills needed to start work in the factory. We create a route for people to build a career as well as homes. Currently working with HMP Hindley, we provide training whilst in prison and permanently employ successful candidates on release, reducing the re-offending rate from the national average of 60% to 9%.

Baycliff

A 100 square meter, 2.5 storey home with flexible layout options.

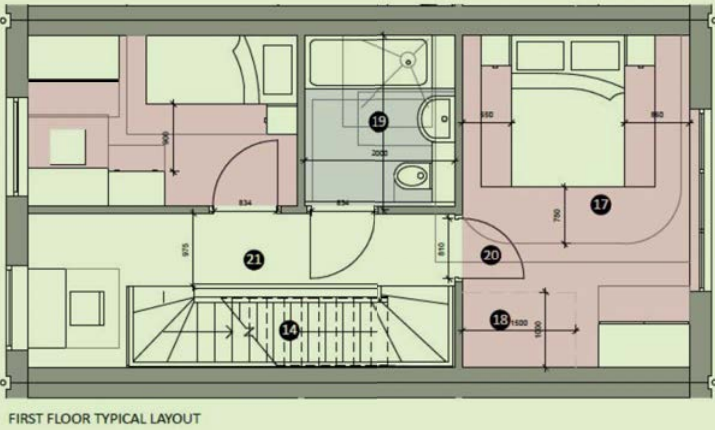
The images below are using Marley Cedral Click cladding. This solution works well with offsite housing as it is dimensionally accurate, comes in a variety of finishes and can be fitted vertically or horizontally to get a range of external designs



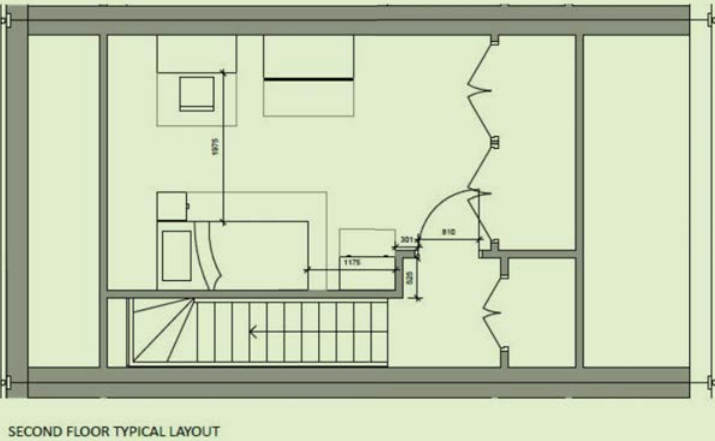
Accessible Dwellings



- | KEY | REQUIREMENT |
|-----|---|
| 1 | Car parking space to be a minimum of 2400mm x 4800mm with an adjacent path of minimum 900mm |
| 2 | Accessible threshold with a maximum upstand of 15mm is not provided due to the limitations of this construction method. However there is the possibility for residents to install a ramp in future. |
| 3 | At least 800mm effective clear width at the entrance to the dwelling |
| 4 | At least 300mm unobstructed clear space at the leading edge of entrance door on the pull side. |
| 5 | External Level Landing of 1200mm x 1200mm at main entrance |
| 6 | Weather protection at entrance of minimum depth 600mm |
| 7 | Living space provided on the entrance level of the dwelling |
| 8 | Sight lines through windows of principle living space (glazing starting no higher than 800mm) |
| 9 | WC on entrance level that spatially satisfies Part M4. No future shower drain or space. However a through floor lift to upstairs accessible bathroom is provided. |
| 10 | All hallways to be a minimum width of 900mm |
| 11 | At least 900mm effective clear width of internal door when approached at a right angle when the hallway is 900mm wide |
| 12 | Clear width of 1200mm to be provided between fronts of kitchen units |
| 13 | 1500mm turning circle in living room |
| 14 | Stair to be effective clear width of 900mm measured 450mm above pitch line of staircase |
| 15 | A knock out panel of minimum area 1000x1500mm to be provided for a future through-floor lift. The future lift connects the entrance level to main bedroom and accessible bathroom. This area must be free of services |
| 16 | All doors on entrance level to have at least a 300mm unobstructure clear space at the leading edge of doors on the pull side |

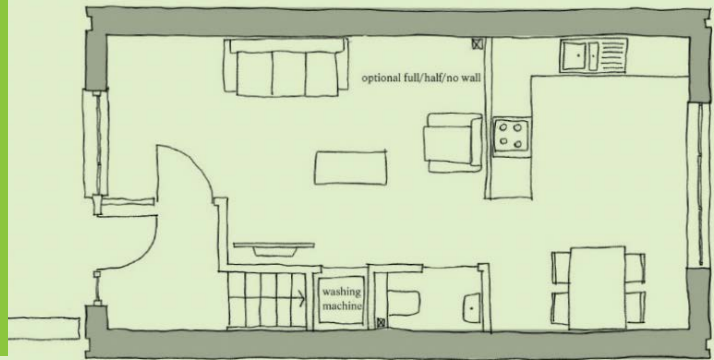


- | KEY | REQUIREMENT |
|-----|---|
| 17 | Clear widths of 750mm either side of double bed and at the foot |
| 18 | A knock out panel of minimum area 1000x1500mm to be provided for a future through-floor lift. The future lift connects the entrance level to main bedroom and accessible bathroom. This area must be free of services |
| 19 | Fully accesible bathroom. Layouts to include easy route to main bedroom and outward opening door. |
| 20 | Structure above ceiling of double bedroom and bathroom to be capable of supporting (or adaption to support) furture installation of single point hoists above bed, bath and WC |
| 21 | All hallways to be a minimum width of 900mm |

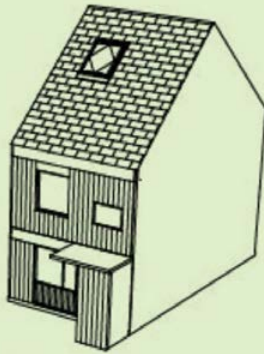


Customisation

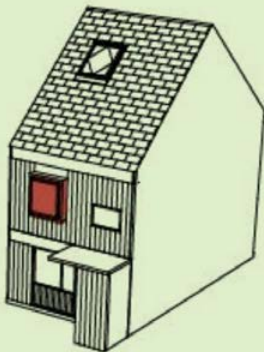
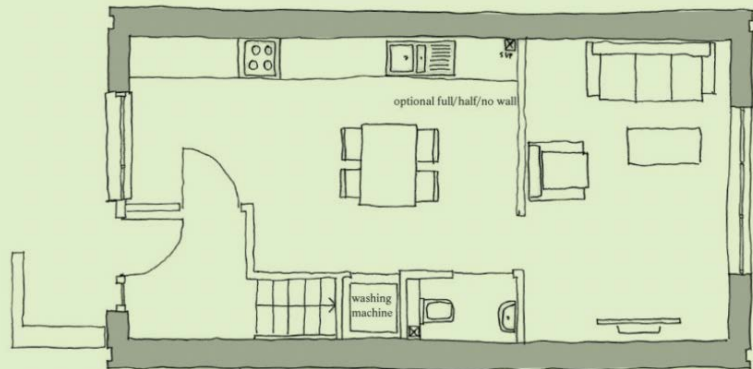
By providing an open plan structure and adding standard architectural features, a wide variety of house types can be produced from the same kit of parts



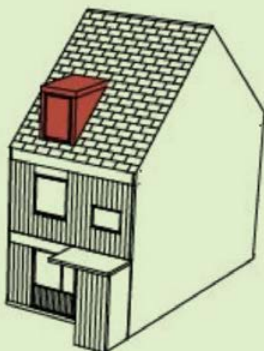
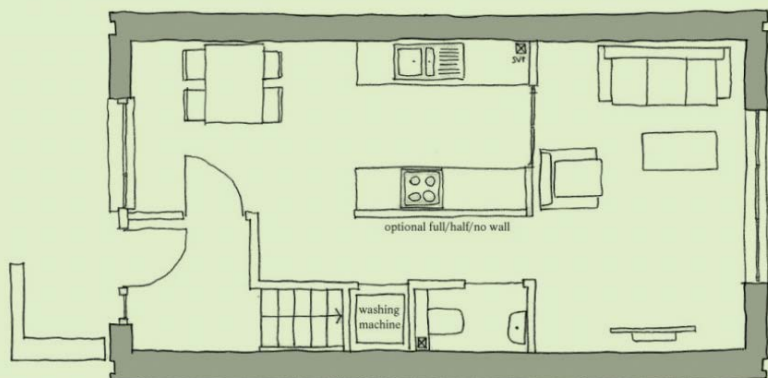
Visual variety



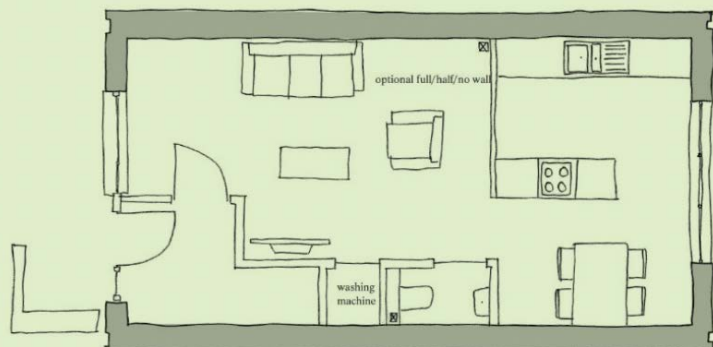
Base Option



Base Option +
Box Window to first floor bedroom



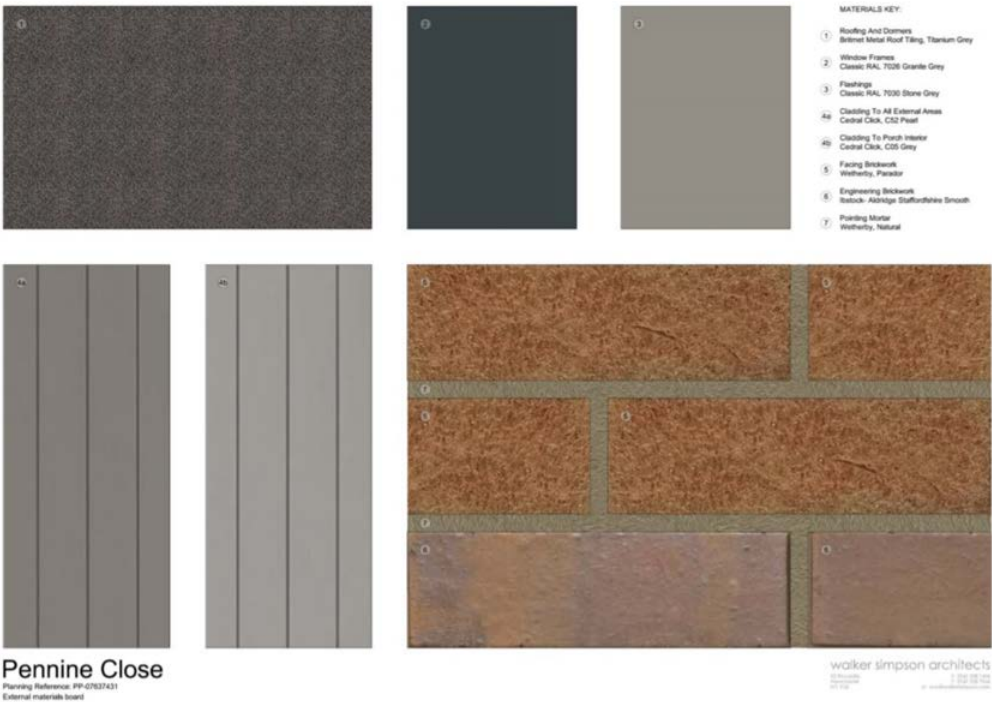
Base Option +
Dormer window to roof space



Pennine Close

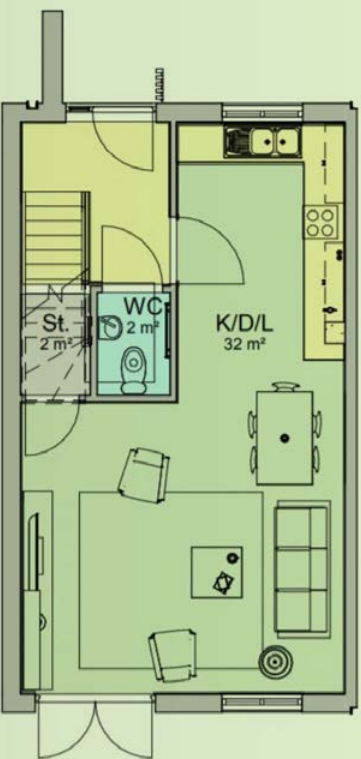
Pennine Close is a new development of 10 affordable houses with brick fronts to match the surrounding dwellings but Marley Cedral Click to the gable and rear of the properties.

Two house types have been developed, both are 3 bedroom, 5 person dwellings. The 2 storey version is 84 square meters and the 2.5 storey version is 99 square meters with a small study area in first floor circulation space. It is also possible to add a small en-suite to the 2.5 storey version with the addition of another dormer window.



Plan Type 1

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



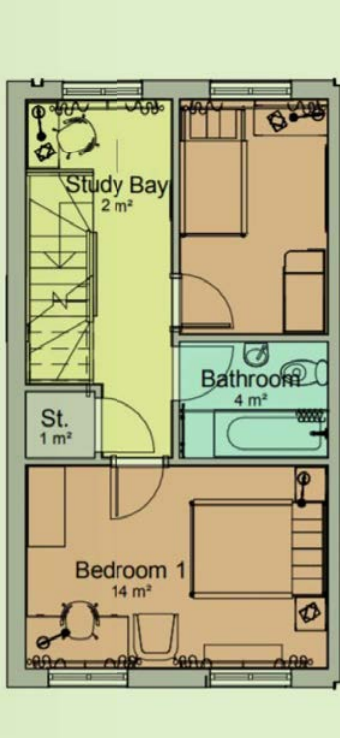
- CIRCULATION
- KITCHEN/ DINING/ LIVIN
- STORE
- BATHROOM
- BEDROOM

Plan Type 2

PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



- CIRCULATION
- KITCHEN/ DINING/ LIVING
- STORE
- BATHROOM
- BEDROOM

The Bungalows

There are two options for a bungalow, a NDSS, 70 square meter, 2 bedroom, 4 person unit and a slightly smaller, 2 bedroom, 3 person unit.

The images below were based on a render finish and include only the floor plans for the larger, 70 square meter unit, but show the flexibility of our approach, with a variety of internal layouts available from the same structural solution.



Model types



Option 1: GIFA= 70sqm

Separate Kitchen/Dining from Living Room

1 x Double Bedroom and 1 x Twin bedroom Layout 1



Option 2: GIFA= 70sqm

Joint Kitchen/Dining and Living Room with single door

1x Double Bedroom and 1x Twin Bedroom Layout 2



Option 3: GIFA= 70sqm

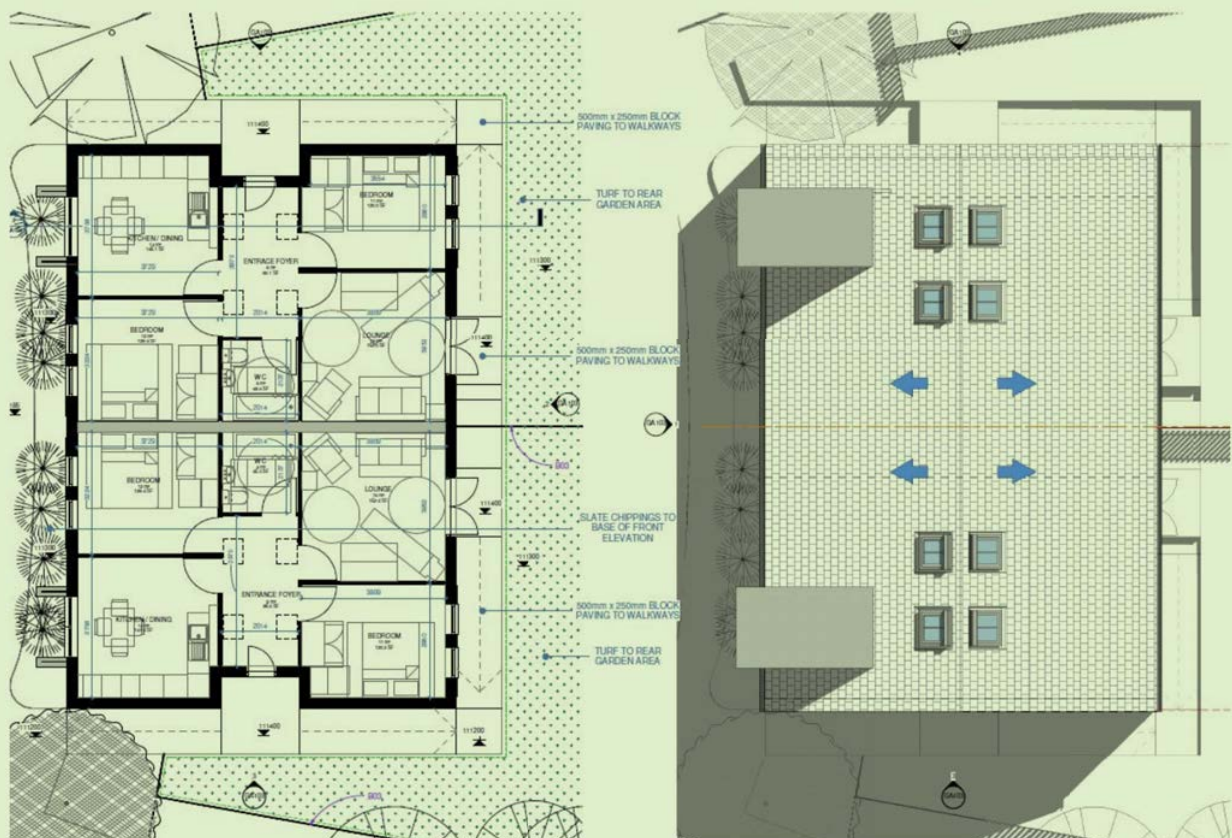
Joint Kitchen/Dining and Living Room with separate doors

1x Double Bedroom and 1x Twin Bedroom Layout 3

Custom Build

Our build method is not limited to square boxes.

The Client below engaged their architect to provide a striking street scene and wants to set the standard for the quality of development they will provide. We worked with them to engineer the offsite details, so this can be built in a factory and assembled on site.





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