

Fab House



Fab House





Welcome to Fab 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.

You can choose how to design your House to suit your way of living, but we also produce some special editions, that are pre-specified to a design by a leading architect and bring something extra special to the House family.

Fab House is the first of these special editions, designed by George Clarke and TDO Architects, and built by Urban Splash in partnership with Places for People, just for Smith's Dock.

Fab 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.

FAB

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The name says it all, really. Or at least quite a lot. Fab is essentially a special edition of House; a unique and innovative design created by one of the most respected minds in modern housing, George Clarke. Using his years of knowledge and experience in architecture all over the world, George has helped us create a home that's perfect for modern living.



Because it's a House, Fab House has all the benefits of a simple layout, high ceilings, full-height doors and plenty of natural light. But Fab House has the added benefit that every door, wall, window, cupboard, hook, nook and cranny has been thought through by a man who knows a thing or two about how to make homes amazing.

And, despite what some say, it's not just what's on the inside that counts. The world outside your front door is equally important for life to thrive, and the historic shipyard of Smith's Dock in North Tyneside provides the perfect environment for us. A place where land, sea, air and people all work in harmony together.

It's Fab by name, and most definitely by nature.

Part 01. Fab House Design by George Clarke and TDO.



My kind of place.

George Clarke.

Architect
(TV presenter,
writer, lecturer
and political
campaigner)

This idea of creating innovative, factory-built homes like Fab House has been in my head for over 15 years – the creation of off-site manufactured homes that are of the highest quality, that are simple, elegant and beautiful and embrace the very best of 21st Century manufacturing techniques.

As well as that, I was passionate about the location and community we'd be creating, so working with Urban Splash and Places for People at Smith's Dock was a chance to create fantastic places to live in the North East – a place very close to my heart. Building homes is not just about four walls, generous spaces and maximising natural light. Good architecture is all about people: how they live their lives, how they are brought together through good design and how living in a better built environment can bring them happiness.

Smith's Dock is a magical place steeped in the most amazing history. It's a place where innovative ship-building helped put the North East on the global map. I'm hoping that new and innovative home-building on the site will do the same again. Smith's Dock has fresh air, plentiful water and the most incredible views of the Tyne and the coastline. It is a place that feels remarkably connected: past meets present, friends meet families. Land, sea and air are the strong foundations of a vibrant and thriving North-Eastern community and I'm proud to be building homes there.

Fab House is not just the chance to live in a beautiful, modern home, it's an opportunity to be part of a new and passionate community who appreciate the value of great design and want to be part of an exciting new chapter in the amazing story of Smith's Dock. What a place to live!

Make yourself at home.

George





It takes TDO to Tango.

If you're not already familiar with the name George Clarke, you may well be familiar with his face. Since 2003 George has been a regular on design and architecture shows such as Build a New Life, The Home Show, The Restoration Man and the highly acclaimed Amazing Spaces on Channel 4.

But George is more than an articulate face to watch as you settle down for the evening – he's dedicated much of his life to campaigning against local councils, the building industry and the government to improve the housing system. In 2012 George was appointed as the Government's Independent Empty Homes Advisor, and more recently became a founding trustee of the Ministry of Building Innovation and Education (MOBIE).

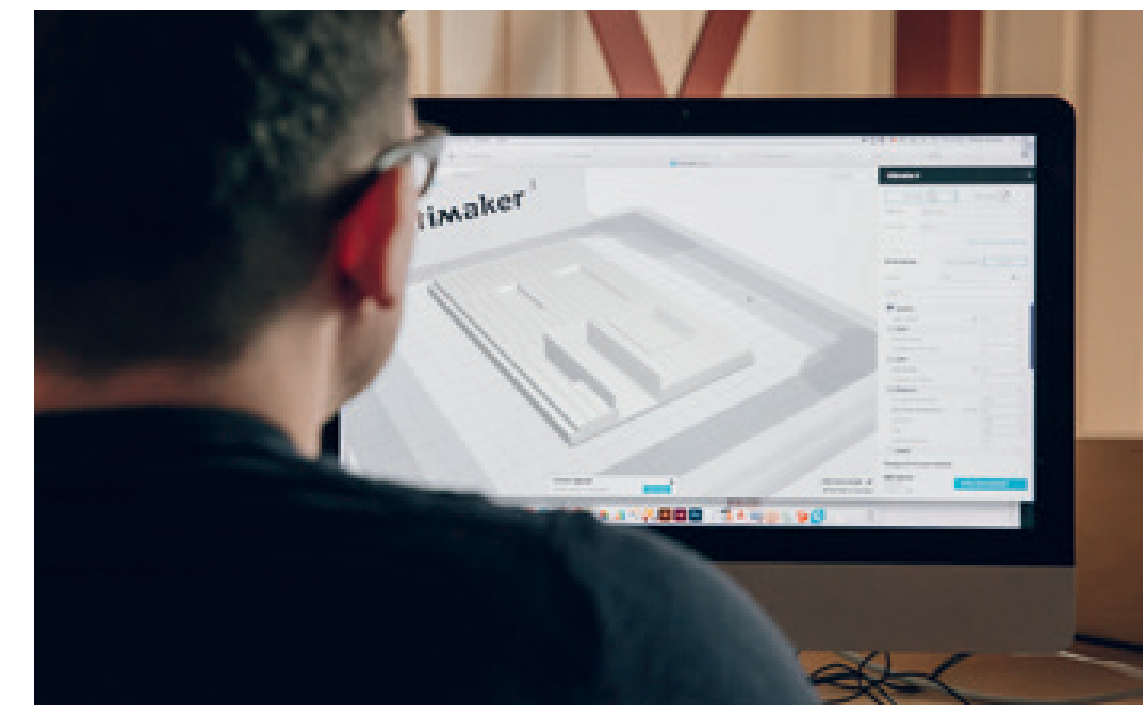
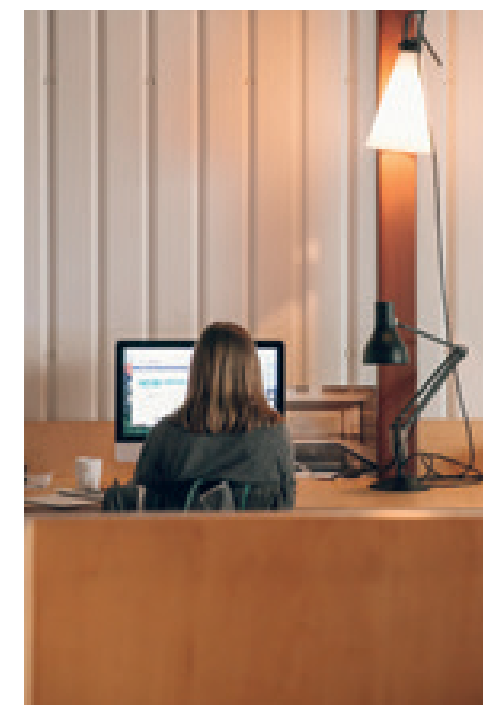
Working in partnership with TDO – one of the UK's leading architects with a reputation for unexpected and ambitious developments – they've worked tirelessly to make the vision for Smith's Dock a reality.

Architect, TV presenter, writer, lecturer and political campaigner. Generally an all-round Fab kind of guy.

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For me, it was a no-brainer to work with TDO and together we've created homes which are really elegant, simple and beautiful.

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Simple. Honest. Spacious.

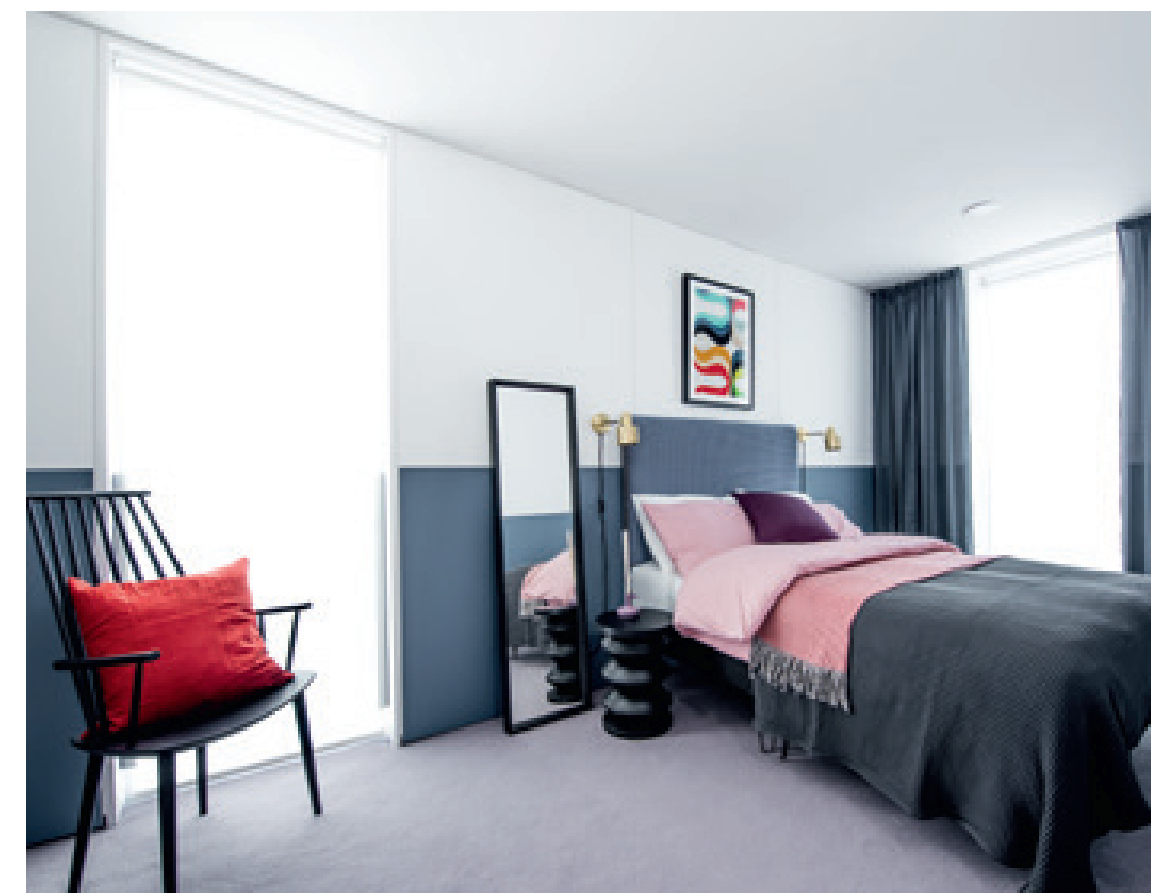
Most homes can be summed up in a few words. Grand, ostentatious and garish; angular, complex and awkward; functional, compact and bijou, are just a few examples. But the three words at the heart of Fab House are simple, honest and spacious. They were the key for George and his team when they set out to create a modern home for modern living – words that flow through the house from top to bottom.

Simple in its structure and layout. Simple doesn't have to mean basic or lacking in technology, or even that it's bare and lacking in character. It just means that – like Charles and Ray Eames' House in California – everything is essential and intuitive to the lives of whoever's living there.

Honest in its materials and finishes. "Truth to materials" is a motto you'll find in many a modern architect's manual, so where possible we've introduced exposed joists and open beams to add detail and warmth, without adding visual clutter.

Spacious in its... well, space. But this isn't just a physical feature of the house – it's an emotional one as well. While Fab House has high ceilings and generous floor space, the large windows and plentiful natural light make the rooms feel even bigger.

The result is a home that appeals to body and mind, logic and emotion, left brain and right. The result is Fab.





We've spent a great deal of time and effort perfecting the idea behind Fab 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 element can be checked and double-checked before it's transported to the location and carefully loaded into place in a matter of hours. For all the space in Fab House, we know it's the tiny details that make the difference.

Part 02. Fab House Build.



There's a well-known phrase about an Englishman's home being their 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.

Fab House is not a castle. It's grey, yes. It's safe and secure, yes. But it's not some gloomy place to hide away, Fab is a home filled with natural light that's designed to enhance and enrich your life. As George would say: great design and architecture isn't just about the details of the house, it's about how it changes people's lives.

Part 03. Fab House Live.

Space to breathe.
Light and space.

You don't need to sit through 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 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 created an environment that connects the great outdoors with the fabulous indoors. Floor-to-ceiling windows bathe the rooms in natural light, and high ceilings provide additional space, accentuating the open and airy feeling.

Kitchens and bathrooms are at the front of the property, so that they're naturally lit and ventilated, saving money and making them more pleasant to be in.

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





Spot the difference.

Fab 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.

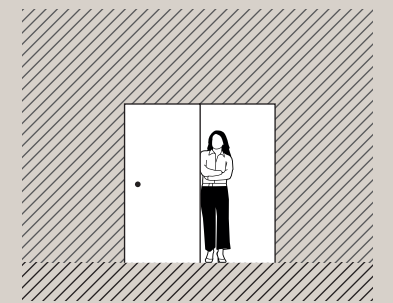
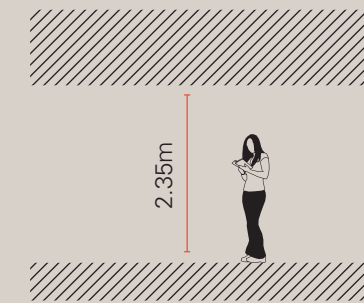
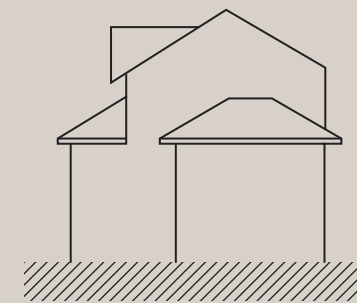
Average new build vs Fab House

Average three bedroom new build house.

Average ceiling height:
2.35m

Windows:
Minimal glass often used to save on costs.

Door heights:
2.1m



Fab House.

Ceiling height:
2.66m

Windows (Idealcombi Futura+):
17m² (including roof light)

Door heights:
2.6m

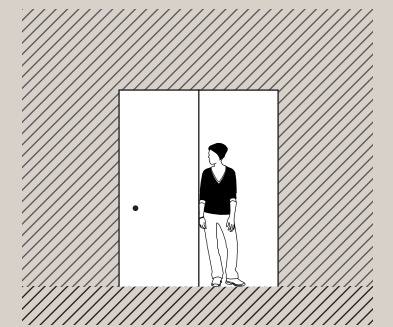
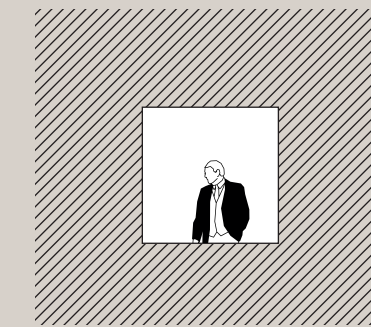
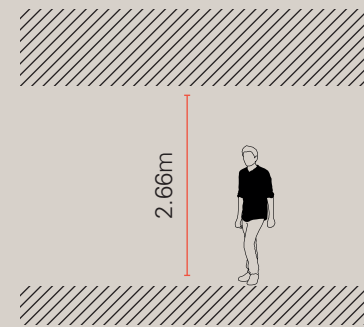
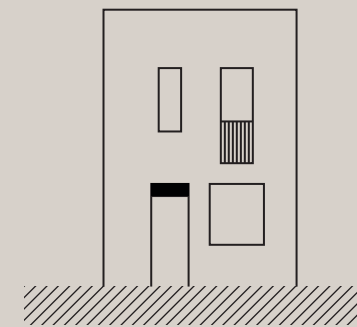


Diagram for illustration purposes only. Not to scale.



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 Fab House is insulated. 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 Fab 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. It also helps keep things cool on those three days every summer when the UK temperatures start to soar.





↻ 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.



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.

So if you're on the bus and want a nice hot shower when you get home, or on the other side of the world and need to check if you left the lights on, you'll be delighted to know Fab House is fully updated and 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 lighting is controlled by the LightwaveRF integrated system, which works seamlessly with all leading application providers*

*The Lightwave control system works with Alexa, Google Assistant and Apple Home Kit (gen 2 for Apple) – not with Hive nor Nest as they don't work with electric heating.





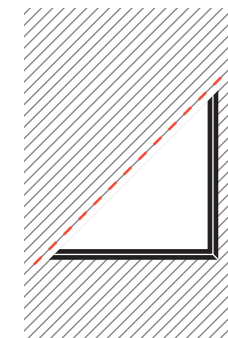
A bigger window on the world.

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.

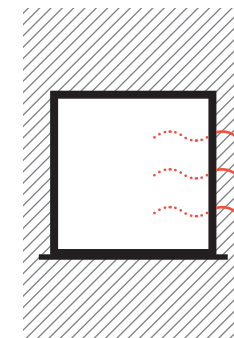
So we've created an environment that connects the fabulous indoors with the great outdoors. Oversized windows that keep us in touch with nature; full-length patio doors leading to private gardens that fill our lives with all things bright and beautiful (perfect for BBQs great and small). It also means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

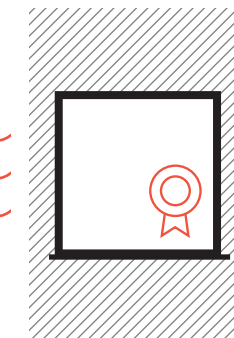
Idealcombi Futura+



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

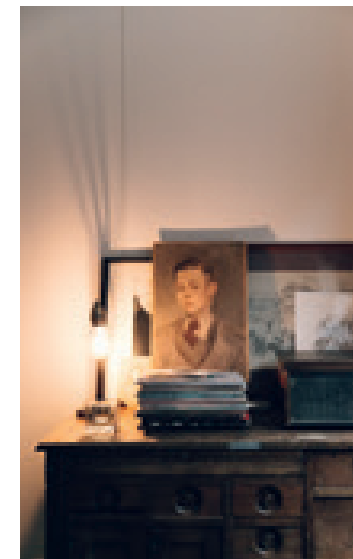




The sound of silence. Sound insulation.

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, both in the walls and floor to floor. Up and down; side to side. In our experience it's one of the key factors not only for building a house, but creating a harmonious community who can live peacefully side-by-side.



The best of both worlds.
Creating communities.

Urban living has always been a complex 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 Fab House we've done our best to accentuate the positives and eliminate the negatives.

Our locations, like Smith's Dock, are carefully chosen to find the perfect balance of urban living without too much hustle and bustle keeping you up all night. It gives us a little more room for luxuries like off-road parking, private gardens and communal areas, and gives you a far more enjoyable walk home at the end of a hard day/long night.

Look at any professional at the top of their game – in the world of sport, music, medicine or rocket science – and you'll find they have the uncanny knack of making their work look remarkably easy. They have the ability to take the complex and make it feel incredibly simple; an art for making their chosen vocation look natural (however unnatural it may be). That's not an accident – that's the result of years of hard work.

The same's true of George and the team at TDO with their plans for Fab House – they used a lifetime of knowledge and understanding to create a house that feels perfectly natural. And we don't just mean things like exposed beams and large windows and a few pot plants. We mean everything's planned to suit your life – it all feels intuitive. The size of the rooms, the location of the plugs, the integrated appliances, the birch ply staircase, the position of the windows. There's nothing fussy or weird or awkward. Everything feels natural, and when everything's natural it makes it so much easier to plan your own life.

Part 04. Fab House Plan.



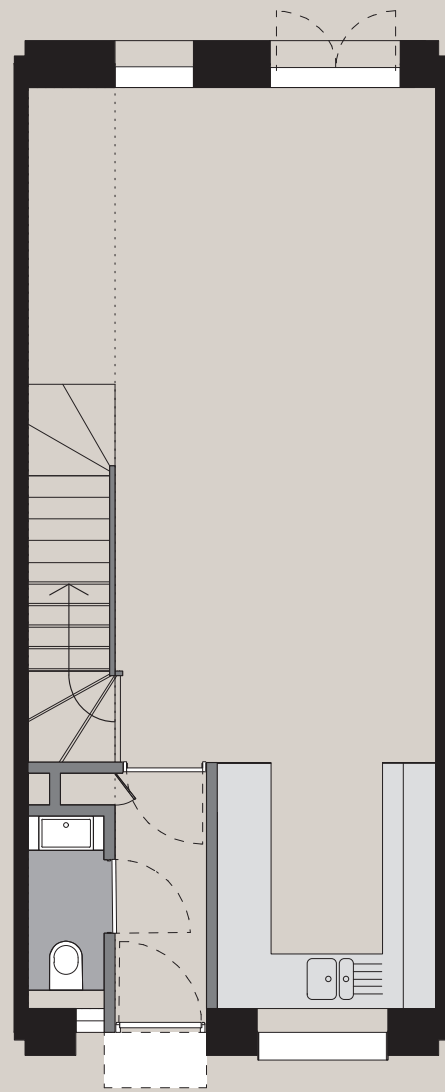
Our plans,
your future.

Fab House is 930 sq ft of meticulous planning, and additional space can be found in all directions, with ceilings a foot higher than standard homes. Exposed beams further add to the sense of space, so not only is it actually bigger, it feels bigger too.

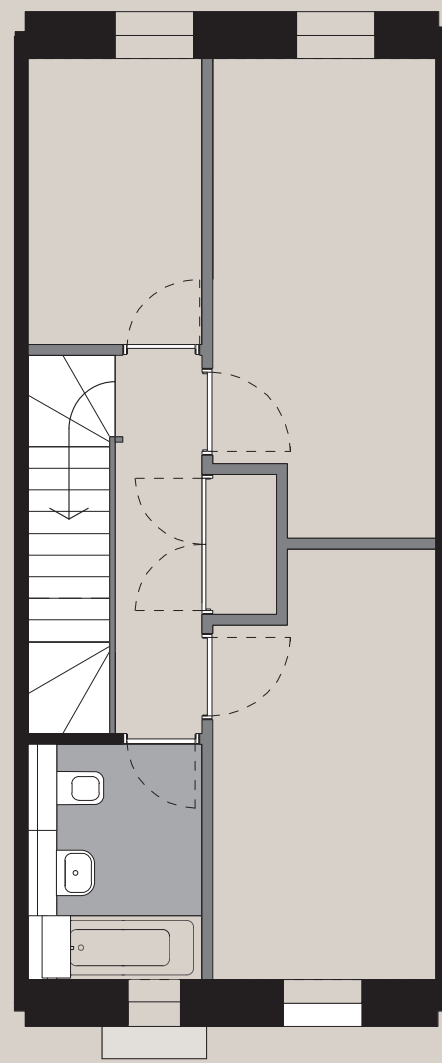
At the heart of the house is a lovingly crafted birch ply staircase, designed by George to add a little wow factor. It also helps funnel natural light down into the house, brightening spaces and creating a sense of openness. The kitchens and bathrooms are at the front of the property, close to opening windows to provide further natural lighting and ventilation.

Outside, the icing on our cake is unique cladding that provides elegant, natural shades without fading or discolouring. And as you would hope with such a beautiful home, each Fab House has its own private garden.

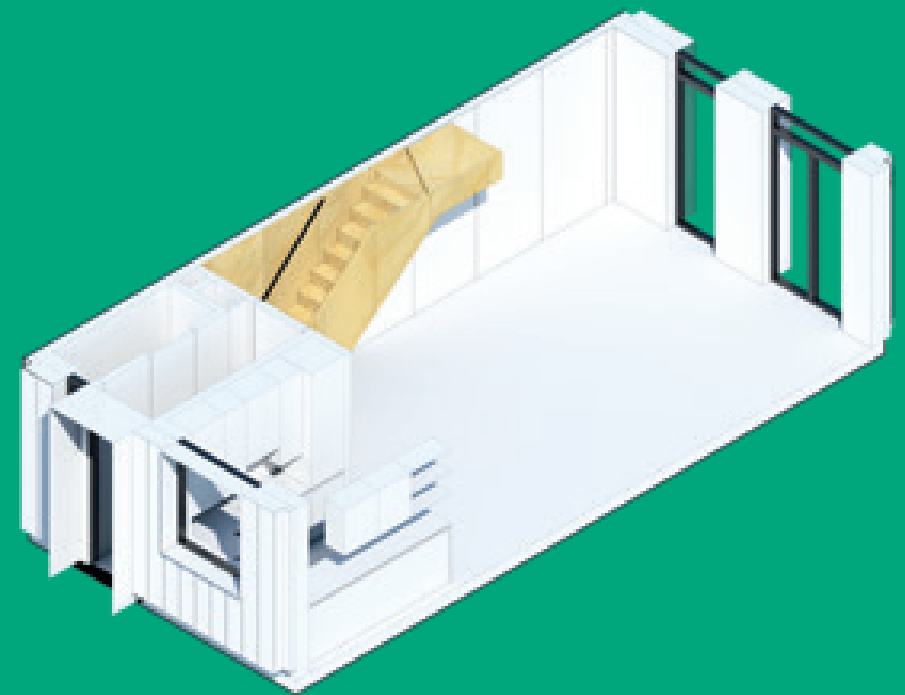
Whatever you've got plans for, Fab House is where it begins.



Ground floor



First floor



Warranty

Checkmate 10 year new home warranty

External walls

SIG insulated timber frame overlaid with Equitone Tectiva panels (estimated U Value 0.15)

Roof

SIG 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 (by Mosa)
Wall tiles
Rubber floor tiles
Fitted towel rail
Mirror and storage cupboard

Kitchen

Handle-less units, matt door finish
Induction hob and slimline extractor
Integrated fridge and freezer
Integrated oven
Laminate worktop and laminate 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 (Dimplex)
210 litre storage tank

Lighting

LED/low energy lighting throughout

Controls

Heating, hot water and lighting controlled by LightwaveRF integrated system

Media

CAT 5 wiring throughout
Broadband connection facilities and satellite points (usual customer subscriptions apply)

Other services

Dedicated space for washing machine with plumbing

External

Front – laid to lawn, path, bin store
Rear garden – decking, steps, raised gravel garden area with gabion baskets and sloped planting
Parking – car parking area within adjacent shared space, plots 29 and 30 have on plot parking.

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 March 2018.

SMITH'S DOCK

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