

## URBAN SPACE MANAGEMENT

# CONTAINER CITY

### ANSWERS TO FREQUENTLY ASKED QUESTIONS

#### SIZES AND DETAILS OF CONTAINERS

- **Sizes:** Containers come in 2 standard external sizes (all Imperial) which are 40 foot by 8 foot (12 m x 2.4 m) or 20 foot by 8 foot. (6 m x 2.4m)
- **Height:** Standard height is 8 foot (2.4m), although “hicubes” are available which are 9.5 feet high (2.9m).
- **Doors:** Each container has one end with two doors, each slightly smaller than 4 foot by 8 foot (1.2m by 2.4m)
- **Colours:** Containers come as standard in a small range of colours and the paints used are extremely strong (designed to withstand battering on the open seas). However they can be painted any colour in the factory.
- **Construction:** They are made of “corten” steel and thus are resistant to rust. The steel panels (walls and roof) are all 2 mm thick.

#### USES

- They can be used for a very wide range of uses including: workshops, workspace, offices, live/work units, residential, nursery, community use, retail and storage etc.

#### GETTING STARTED

- **Land:** Users will need land to build on, but this can be a small plot.
- **Planning:** In the UK planning permission is required for any development involving containers. The first thing to do is to check that your proposed use fits with the local plan. We can offer a design and planning application service if required.

#### DESIGNS

- **Internal layout:** USM provide a design and build service, with layouts planned around your needs. Do not forget that these are modular units and the design is dictated by their width and height.
- **Spaces:** The main thing we have done is to combine containers by stacking them and taking out their internal walls, so that a range of spaces are created – all based around 16, 24 or 32 foot wide rooms – whose lengths can be varied up to 40 feet.
- **Fittings:** It is possible to include anything from bathrooms and toilets to kitchens, with a wide variety of facilities such as heaters, windows, doors, shutters and balconies etc.
- **Cladding:** Is possible too. While the external steel envelope is wonderful, it is not for everyone and cladding can be arranged in a variety of materials e.g. A range of wood treatments, insulated render etc.
- **Stacking:** Containers are designed to stack up to 10 stacked high if empty. They are very robust and we are building at anything from ground to 5 stories high.
- **Engineering:** We have devised a system which ensures that engineering problems are solved in our standard design and build system. This includes issues relating to stresses, wind loads and foundations.

## CONSTRUCTION

- **Building Regulations:** The container buildings are all designed to comply with current building regulations.
- **Foundations:** Pad foundations are needed at the nodes rather than deep piling – typically a depth of 300mm is required with engineering thought depending on the ground conditions.
- **Services:** Water, drainage and power are all required at the site. Services such as power and drainage can be run either internally or externally. We recommend that electricity is used for heating. Heating costs are generally low as they are so well insulated.
- **Windows:** We have a great circular window made of anodised aluminium. There are sensible engineering reasons for using circular windows (no stress put on the structure), but other shapes can be used. All glass has to comply with Building Regulations.
- **Roof:** There are many ways of dealing with waterproofing – from a simple flat roof with external insulation (the cheapest), to a standard industrial roof finish with integral insulation, to a “green” roof.
- **Insulation and internal walls:** We insulate the inside of the external envelope behind the plasterboard walls.
- **Fire regulations:** The buildings comply with fire regulations, though each different design will need to be assessed with regard to escape. Larger buildings will require fire alarm systems, call points etc.
- **Lifts and access:** In the UK all new buildings must comply with the DDA (Disability Discrimination Act 1995) and this includes rules on access at ground and other floors. In most cases, spaces over 2 stories high will need to have lift access.
- **Process:** Our factory in Wales produces containers that are 85% complete. They are then shipped to the construction site. Generally it takes a day or less to install approximately nine containers (by crane) when they arrive at site – the ground and services having been prepared earlier. Completing the interior will take longer depending on the complexity of the design.

## SECURITY

- Containers are inherently secure – they are designed to be transported above deck on the open seas. Thus they are very good in situations where security is required. Windows can be installed with external shutters and internal doors can be hidden behind the standard container doors.

## NOISE

- Container buildings, being well insulated, have low noise transmission. As they are insulated there is no echo and neighbourly noise is generally not a problem. Floor to floor sound travel is almost nothing as two containers positioned on top of each other only touch at the nodes.

## CONDENSATION

- Containers in their standard form are open to condensation. But the system of insulation we use (including a water barrier direct to the metal wall) has proved really effective in keeping condensation out.

## **FLEXIBILITY**

- **Moving them:** They are designed to move and this system can also include that as a design element if that is useful.
- **Lifespan:** We have not run tests, but all our professionals point to their life as at least 30 and more likely 50 years (though of course internal fitting out and external maintenance of the paint will be needed)

## **INTERNATIONAL LINKS**

- Our New York office deals with the USA.
- We are working on a design and engineering book which we would sell to interested customers. If you are interested in this, do contact us for further information.

## **PRICING**

Prices will vary depending on the nature of the use, the fittings and heights. Excluding design, planning, foundations, lift(s), services to site and VAT the average prices for provision of completed containers on site with :

Workspace	Average £50-65/sq.ft - £500 - 700/sq.m
Residential	Average £60-70/sq.ft - £600 - 750/sq.m
Other e.g community building	Average £55-70/sq.ft - £550 - £750/sq.m

## **FURTHER INFORMATION**

[www.containercity.com](http://www.containercity.com)

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### **For viewings of Container City at Trinity Buoy Wharf:**

External viewings – TBW is open to the public 7 days a week from 9 am to 5 pm.  
Internal viewings – strictly by appointment.

Student Enquiries – the above information covers all that we can provide. Unfortunately we cannot provide drawings.