

# Previously Owned Domicile

**Features Editor Bruce Meechan discovers a new perspective on off-site manufacturing.**

❑ "Previously Owned" may be a euphemism adopted by the used car market to mitigate the stigma of not being able to afford the latest model, but in the case of My Space Pod, the fact that the en-suite bedroom units are built within former steel shipping containers does nothing to detract from the superb build quality and outstanding technical specification of what is in every other way a brand new residence.

The three partners behind MySpace Pod are very much aiming their product at the generation who spend their time on social networking sites when they should be studying: the prototype I was shown round in a North London factory has been fitted out as a student bedroom; complete with desk, bed, en-suite shower room and an array of storage space.

Isaac Ella, one of the Directors, points out the similarity to the use of space achieved by another group of specialists saying: "You can see how all of the available cupboard, drawer and shelf space has been made as versatile as possible - to maximise its use by the room occupants - in the same way that boat builders work. Each room is pre-wired with telephone, TV and Internet, but this is done using ducts running through the internal build up so that alterations or upgrades can be made simply in the future. It is expected that the MySpace Pods will have a working life in excess of 60 years which includes the flexibility of being able to demount them and move them to another location."

The feeling of space and light should ensure that no occupant ever suffers from "cabin fever".



Flexibility is just one of the four key benefits the trio are trumpeting for their concept that is aimed at the student and nurse's accommodation sectors, is also being targeted at the hotel industry and social housing, where plans are currently being developed for the £60,000 Eco home.

Quality, as I mentioned in my introduction, is very much built into the specification of the MySpace Pod: from the HansGrohe water saving taps to the Gerflor PVC wood effect floorcovering with its 12 year guarantee. The pod even sounds classy with the combination of Rockwool and AeroGel insulation, overlaid by Fermacell fibre reinforced plasterboard offering an excellent level of acoustic control that will keep residents from ever detecting they are living in a steel box.