



NATIONAL CUSTOM & **SELF BUILD** WEEK 2015

Organised by NaSBA and Grand Designs Live
Supported by the Department for Communities & Local Government

ULTRA-FLEXIBLE MODULAR SELFBUILD ON A SHOESTRING IDEAS COMPETITION £5000 PRIZE FUND!

A unique ideas competition, open to all, where you have to design a modular, ultra-flexible self build home that can be easily expanded (or contracted, or even split into two) during the lifetime of its owners. And the initial home has to be buildable for just £40,000.

We are looking for cost-effective, green and beautiful designs. Selected entries will be displayed at Grand Designs Live and the winners will share a £5000 prize fund!



Organised by the National Custom & Self Build Association and Grand Designs Live.

SELFBUILD ON A SHOESTRING

IDEAS COMPETITION



THE CHALLENGE

We are seeking innovative ways of building a home that can 'expand' and 'contract' to suit a family's needs throughout their lifetime.

Typically when new households are formed they require space for just one or two people; then children come along and the family quickly needs extra rooms. Later in life it is not unusual for families to downsize. And in many cultures the concept of inter-generational living is popular.

At present these changes usually require people to sell their existing homes and find a new one. We believe there is another option – an ultra-flexible, low-cost 'modular' solution that can be easily built by anyone with reasonable DIY skills. Or the solution could be a very cost effective modular watertight 'shell' that self builders can fit and finish off themselves.

THE PRIZE FUND

There is a total prize fund of £5,000, which will be distributed by the judges. In addition to identifying an overall winner, the judges reserve the right to also commend other entries.

The judges will decide how much to award to each.

THE BRIEF

We want entrants to design a basic self build module or 'shell' that can accommodate a reasonable living space/kitchen/bathroom and bedroom for (initially) a one or two-person household. This should provide a minimum of 40 sq m. This module must be buildable for no more than £40,000 (ideally it will be significantly less). In addition we want you to show how this can be easily 'extended' using other modules – such as bedrooms, bathrooms or other accommodation units.

The site is a typical rural/suburban one and you can assume that there are no complex planning restrictions. It is 15m wide and 30m deep, and is level. See the diagram that provides more information about the site's orientation, ground conditions, road and services access etc. The site would not be able to accommodate anything more than three stories high, and your designs should indicate how parking for up to four vehicles can be provided.

We want to see a number of configurations, showing how the home can be easily and sympathetically extended over its lifetime.

There are two main options open to you when it comes to constructing the basic modules.

- They can be designed from the outset to be totally self built
- Or you can design an initial watertight 'shell' that is produced in a factory, that a self builder can then finish off.

The technical detail will be important – so you should explain exactly how the modules will be made, the materials used and how they can be clipped together. And we also want you to think about how the costs might be reduced further, if they were produced in large numbers.

In addition we will require some robust costs information – the details of this element are set out below.

Above all we are looking for affordable and innovative ideas.

In the last two Self Build on a Shoestring competitions the winners have both gone on to see their designs progressed on real sites. We hope to attract widespread media attention for the winners of this competition so that their ideas are adopted too.

MANDATORY RULES

- The maximum construction/materials budget is £40,000 for the initial one/two person module. This excludes land, professional and local authority fees, service connections, insurances and warranties. Entrants are especially encouraged to develop a solution that costs less. This budget per home must also cover parking, bike and bin storage and landscaping.
- A detailed Cost Report MUST be provided alongside your design proposals. Please use the Excel spreadsheet to summarise your estimated costs (email shoestring@nacsba.org.uk and we will send this to you) and provide this as the first sheet of your report. In addition, for each of the headings in the spreadsheet, we would like a paragraph or two that summarises the specification/materials that you have proposed, the quantities used, and the rates per unit of material. Remember that any part of the project that is not entirely self built will need a labour cost added. And, where appropriate, you should make an allowance for any plant hire or specialist equipment needed.

SELFBUILD ON A SHOESTRING IDEAS COMPETITION



In addition to the main figures that show the construction cost of the initial module we would also like to see details of the cost of the various additional add-on accommodation modules you plan to provide.

The cost report must be no longer than five pages of A4.

- In addition you **MUST** also supply a description of the proposed Delivery Process for your project – so we want a short explanation that sets out how you envisage procuring/delivering the modules. For example, will they be wholly self built, or do you propose to provide a factory produced low-cost 'shell'? We also want you to estimate how the costs of production could be further reduced if the modules were delivered at real scale. This document should be no more than two pages of A4 and should be attached to the end of the cost report.

GUIDANCE NOTES

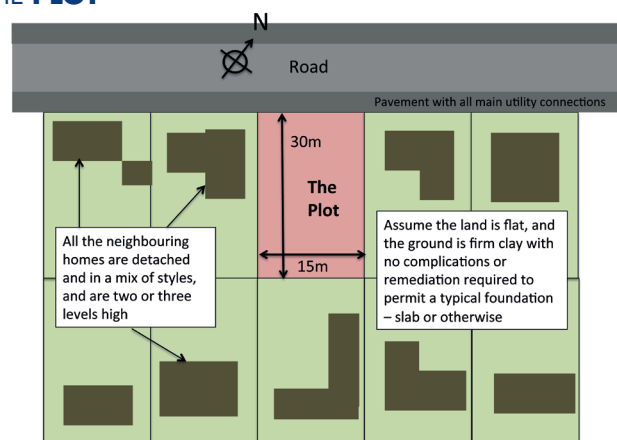
- We want to see an initial design for the 'base' one/two person module on the site. Ideally we would also like to see how the addition of further modules could extend the home so that it can provide two (or more) bedrooms for children, and additional living, bathroom or work spaces. You may also want to show how the property could be further extended or adapted to provide multi-generational living, or perhaps how it could be 'split' at some stage in the future to provide two homes on different sites.
- Designs should either be eminently self buildable (to minimise bought-in labour costs), or basic shells can be factory produced (provided this can be done at very low cost). The modules should be adaptable and improvable. So, for example, it would be good if it was simple to upgrade the modules to improve their energy performance in the future.
- The design should be flexible enough to respond to different site conditions and regional contexts. This means your solution should be able to take on a variety of external finishes and details to respond to local vernacular building styles.
- The homes must comply with (or exceed) the Building Regulations. Entrants are encouraged to aim higher than expected future energy standards – so proposals that achieve Passivhaus standards (or close to them) will be especially welcomed.

Anyone can enter this competition – architects, modular construction specialists, timber framing experts, custom build developers, innovation or technical gurus, or members of the

public. But please recognise that you need to provide a lot of detailed information (including robust costs data), and that the calibre of the visual material that has been submitted in the past is high. If you don't have all the skills consider teaming up with others.

- Check out the Self Build on a Shoestring section of the NaCSBA website www.shoestring@nacsba.org.uk – it has some of the best entries from the last two years of this competition and these may provide useful background

THE PLOT



THE ENTRY PROCEDURE

- Entrants must present their designs (images, plans and text) on one side of an A2 *portrait* sheet mounted on lightweight board, and also as a PDF file. No models or other materials are to be submitted (apart from the compulsory Cost report).
- There should be no distinguishing marks, names or logos on the front of the A2 board. Make sure you have completed the declaration form and attach this to the rear of the panel when you submit it.
- The Cost Report must be no more than five sides of A4 (portrait format) provided as a hard copy (in an envelope, attached to the back of your A2 board), and also as a PDF file. The two-page description of the anticipated Delivery Process should be attached to the cost report as the sixth/seventh pages.
- **Submissions must be received NO LATER THAN 5PM on FRIDAY 18TH SEPTEMBER 2015, and should be sent as follows:**

Hard Copies to:

Self Build on a Shoestring, c/o NaCSBA, 1st Floor, Community Resource Centre, Grove Street, Cheltenham, Gloucestershire GL50 3LZ, UK.

Digital Copies to: shoestring@nacsba.org.uk

SELFBUILD ON A SHOESTRING

IDEAS COMPETITION



THE JUDGES



Kevin McCloud

Kevin is a broadcaster, designer and writer specialising in architecture, planning, design and the home. He is the founder of Hab Housing and is an Honorary Fellow of the Royal Institute of British Architects. He is also an Ambassador for World Wildlife Fund and was a Sustainability Ambassador for the 2012 Olympics. In 2011 he was asked by NaCSBA to become the UK's Self Build Champion. He was awarded an MBE in 2014 for services to sustainable design.



Luke Tozer

Luke is a director of London-based Pitman Tozer Architects. He built his own home on a challenging site in London. He is an active member of the RIBA's Housing Group and chairs the RIBA's Custom and Self Build subcommittee. His practice won the prestigious RIBA Manser Medal for the best private new house (the Gap House) in 2009.



Geoff Stow

Geoff self built his own home in Lewisham and has gone on to site manage other community self build schemes. He has been a development worker for the Walter Segal Self Build Trust and offers advice and training to potential self builders. He is also a director of the Association for Environment Conscious Building.



Dr Iqbal Hamiduddin

Iqbal is a Lecturer at the Bartlett school of planning, UCL. His expertise includes housing delivery - particularly group self build housing. His recent work examines collaborative self build housing in southern Germany where the approach has been used to create architecturally diverse, sustainable and genuinely 'liveable' neighbourhoods.



Ted Stevens

Ted is a former award-winning architectural and planning journalist. He built his own home in 2005, and chaired the National Custom and Self Build Association until 2014. He is currently working on a major international research programme that aims to make it easier for more people to build their own affordable homes in the UK. In 2014 he was awarded an OBE for his work in the housing sector.

SELFBUILD ON A SHOESTRING

IDEAS COMPETITION



DECLARATION

Please complete this form and attach it to the rear of your A2 panel.

Your submission cannot be judged if incomplete.

1. I declare authorship of the enclosed designs for the Ultra-Flexible Self Build on a Shoestring competition ('the competition').
2. I declare that I abide by the terms and conditions detailed in the competition's brief.
3. I declare that I will abide by the final decision of the judges.

Signed

Date

Print name

Your Contact details

Address

Tel Number

E-mail

Please complete, print, sign, and attach this declaration to the back of your competition submission, then send it to:

Self Build on a Shoestring,
c/o National Custom & Self Build Association,
1st Floor, Community Resource Centre,
Grove Street, Cheltenham,
Gloucestershire
GL50 3LZ,