

stacks

Area Schedule
21 units in total

- 5 no. 1 bedroom (40 sq m)
- 4 no. 2 bedroom (55 sq m)
- 4 no. 3 bedroom (65 sq m)
- 4 no. 4 bedroom (70 sq m)
- 4 no. 5 bedroom (100 sq m)

Phase 1 - Developer
Generous access decks with views through the site. Provides a communal space for social interaction. Steel frame and timber deck.

Phase 1 - Developer
Concrete structural frame made from precast elements - columns and floors. Speedy construction and forms a robust frame for self-builders to fix to.

Phase 2 - Self-build
Internal subdivisions, party wall cladding and corridor walls could be designed and installed by the home owners.

Phase 1 - Developer
Thermal insulation and cladding to the structural frame only. The metal 'skin' provides a support frame for the self-build cladding as well as intermediate waterproofing.

Phase 2 - Self-build
The structural frame and frame cladding set to a 600, 900 and 1800mm cladding module. Self-builders are able to use any cladding and window designs that tie-in with the module.

Phase 1 - Developer
Foundations and ground floor slab to suit the site conditions. The straight-forward structural grid and strategy reduces engineering works.

How to self-build and customise a typical 55 sq m flat:

The developer provides the structural frame, structural frame cladding and a fixing module for the self-build cladding components.

Owners may choose to initially fit the flat out without minimal internal subdivisions. Basic installations would include:

- Acoustic separating floor and finish
- Acoustic and fire compartmentalising party walls
- A basic bathroom
- Facade cladding to any design and finish but with insulation, waterproofing and fixing to key-in with the overall system.

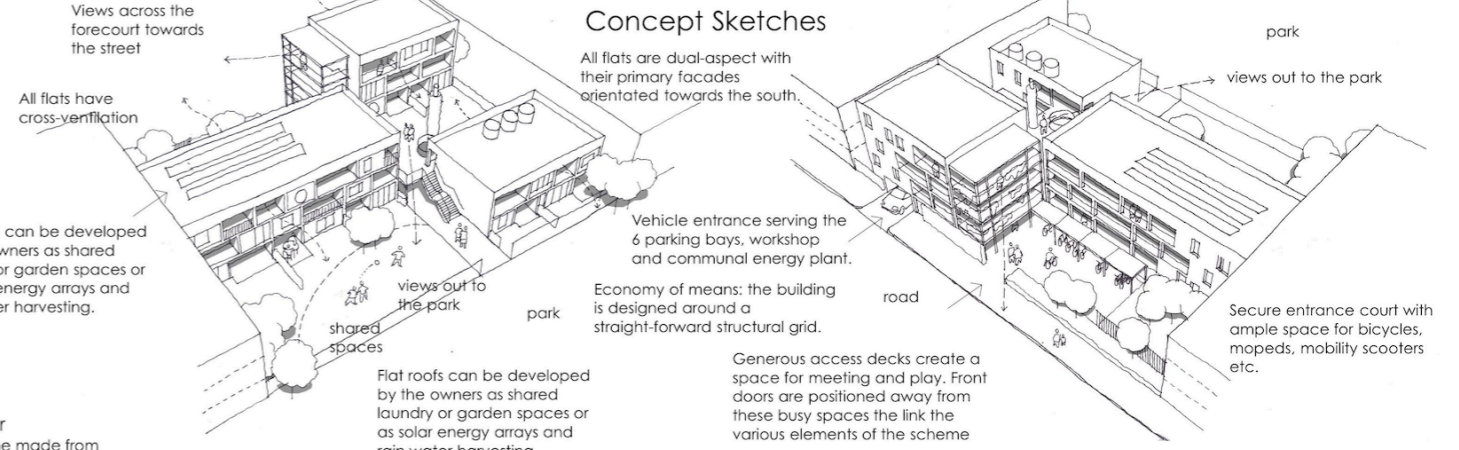
The structural frame will be relatively quick and cheap to erect. The front facade can be tailored to suit the vernacular of the location

Low-rise building form with interesting in-between spaces for play, growing and socialising

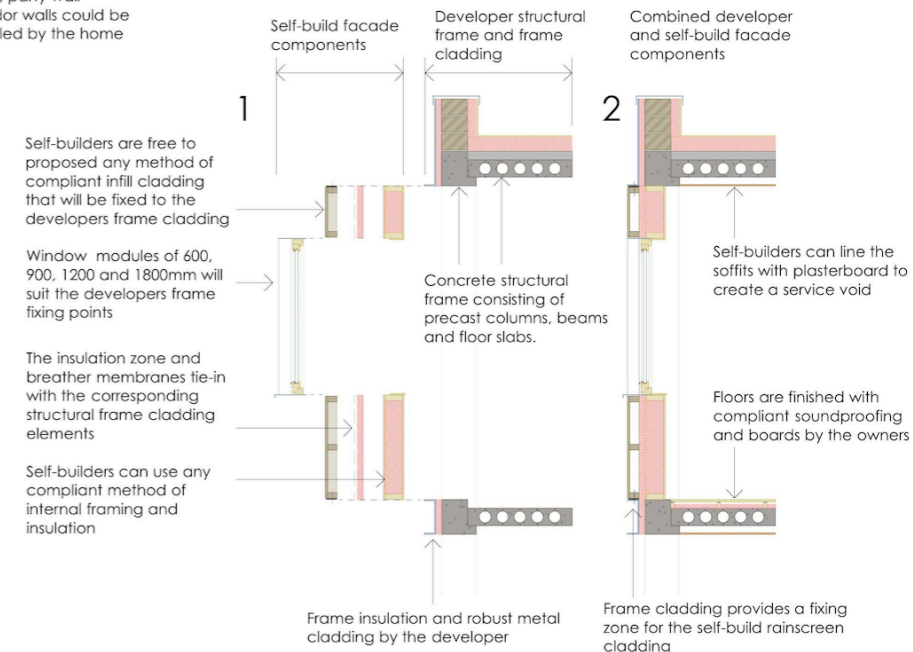


Concept Sketches

All flats are dual-aspect with their primary facades orientated towards the south.



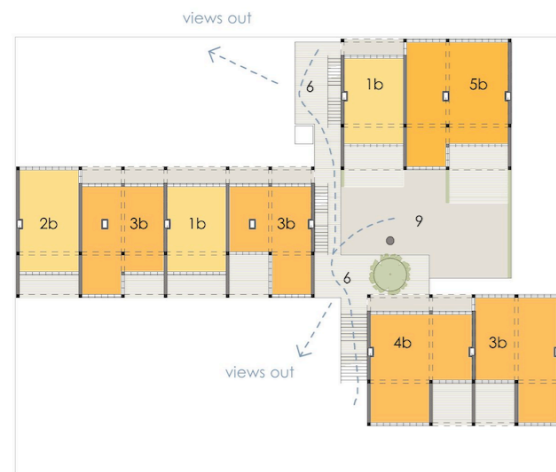
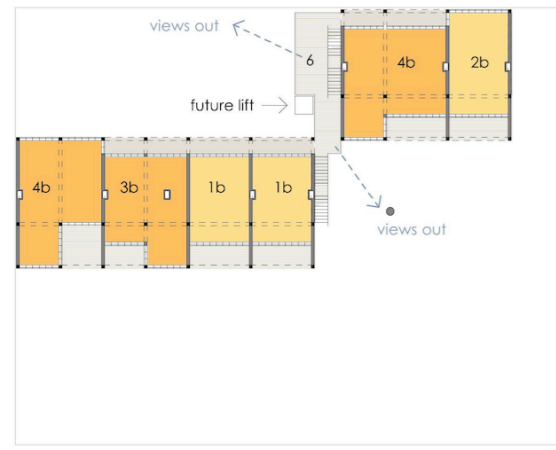
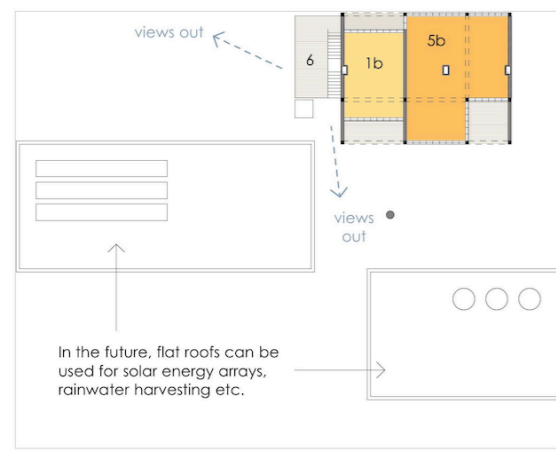
Sections through the facade



Phase 3 - Self-build
The workshop, communal energy plant, roofscapes and landscaping will be developed by the residents to meet their joint needs. The shared workshop will be a space to share resources, materials and skills. The gardens can include play space, vegetable cultivation or wildlife habitats etc.

Plan key

- Entrance forecourt with secure bicycle, moped, buggy, and mobility scooter storage and secure access to the building
- Car parking including the car-club bay. Vehicle access to the workshop and the combined heat and power plant.
- Refuse and recycling store.
- Communal workshop. Shared tools, materials and skills
- Central combined heat and energy plant can be supplemented with solar power, latent heat etc. over time and to the communities needs.
- Generous central circulation and meeting space encourages interaction between the residents and creates a view and route through the building to the park.
- A shared green space that can include a lawn for play, vegetable gardens, natural habitat or a flood attenuation pond.
- Private gardens to larger ground floor, family orientated flats.
- Shared open space for play.



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A Cost Report must be provided alongside your design proposals. Please use this Excel spreadsheet to summarise your estimated cost and provide this as the first sheet of your report.



Works Package	Construction Element	Materials		Labour		Total
<i>For Works Packages 1-18 please provide figures for the total construction cost of just the 20 homes provided in your design</i>						
Works Package 1	Set up, Clearance, Demolitions....	£	15,000.00	£	15,000.00	£ 30,000.00
Works Package 2	Foundations (<i>up to DPC</i>)	£	38,000.00	£	47,000.00	£ 85,000.00
Works Package 3	Ground Floor Slab or Suspended Floor (<i>including insulation</i>)	£	39,750.00	£	41,400.00	£ 81,150.00
Works Package 4	Drainage & Service Trenchwork	£	9,000.00	£	8,000.00	£ 17,000.00
Works Package 5	Specialist Building System (<i>eg timber frame, SIPs, etc if applicable</i>)	£	114,000.00	£	90,500.00	£ 204,500.00
Works Package 6	External & Internal Walls (<i>including insulation</i>)	£	75,000.00	£	-	£ 75,000.00
Works Package 7	Intermediate Floor Zone (<i>if applicable</i>)	£	45,000.00	£	20,000.00	£ 65,000.00
Works Package 8	Fireplace & Chimney (<i>if applicable</i>)	£	-	£	-	£ -
Works Package 9	Roof Structure, Insulation & Covering	£	84,500.00	£	69,000.00	£ 153,500.00
Works Package 10	Joinery (<i>Windows, doors, stairs, skirtings...</i>)	£	123,000.00	£	-	£ 123,000.00
Works Package 11	Specialist Products (<i>eg; Eco products...</i>)	£	-	£	-	£ -
Works Package 12	Electrical Installation	£	55,000.00	£	35,000.00	£ 90,000.00
Works Package 13	Plumbing Installation	£	48,000.00	£	27,000.00	£ 75,000.00
Works Package 14	Heating Installation	£	70,000.00	£	-	£ 70,000.00
Works Package 15	Plastering (<i>or dry-lining</i>)	£	10,500.00	£	-	£ 10,500.00
Works Package 16	Kitchen and Utility Units (<i>+ appliances</i>)	£	120,000.00	£	-	£ 120,000.00
Works Package 17	Decorations & Wall Ceramics	£	17,850.00	£	-	£ 17,850.00
Works Package 18	Floor Finishes	£	23,250.00	£	-	£ 23,250.00
	TOTAL	£	887,850.00	£	352,900.00	£ 1,240,750.00
<i>For Works Packages 19 and 20 provide figures for the additional communal facilities required to support the 20 homes</i>						
Works Package 19	Road connection, parking, paths, cycle facilities, street lighting, bin areas, landscaping	£	73,000.00	£	34,000.00	£ 107,000.00
Works Package 20	Communal areas/access to homes - eg stairways, halls, lobbies, lifts (if required), storage	£	118,000.00	£	73,000.00	£ 191,000.00
	TOTAL	£	191,000.00	£	107,000.00	£ 298,000.00
GRAND TOTALS		£	1,078,850.00	£	459,900.00	£ 1,538,750.00
Average cost/home						£ 73,273.81