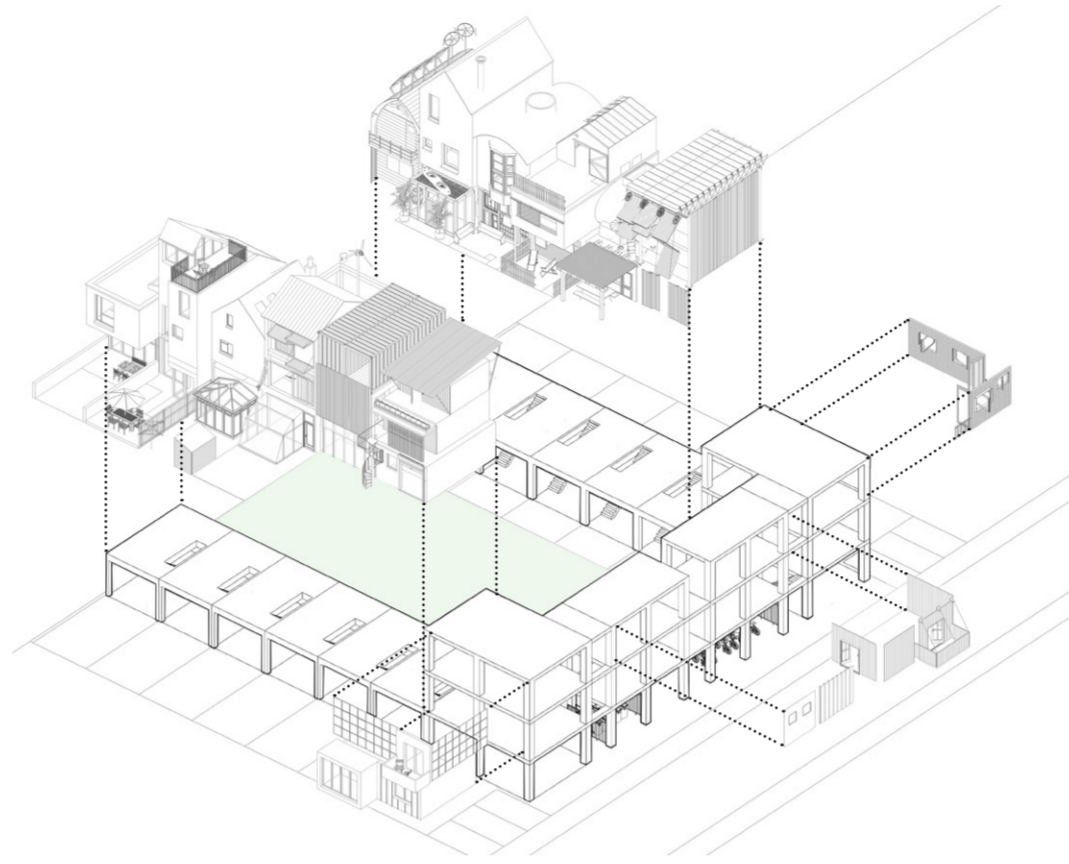
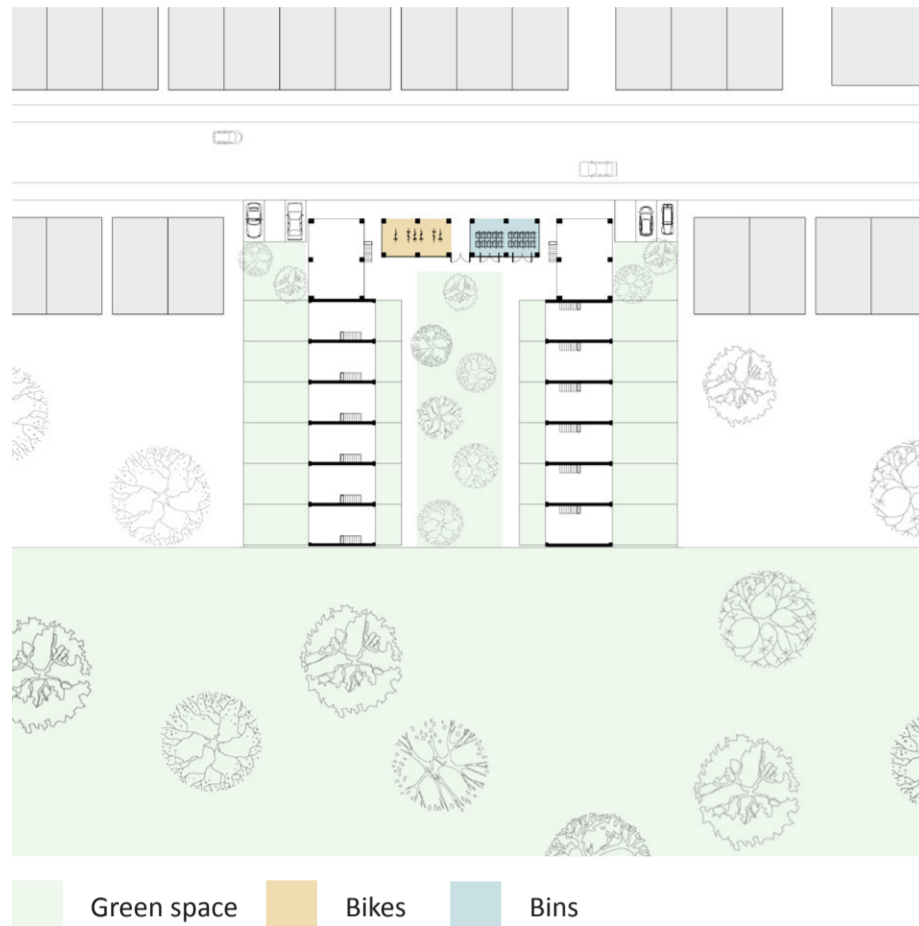


BRICOLAGE WALK

As in the film *Witness*, Bricolage Walk has a common armature built by its members for themselves, a process that cements their neighbourliness.

A podium supported by brick piers creates two terraces with a central garden. With this shared armature in place, each member is then free to fit out and extend however they can. It might be bricolage from skips, or something ordered online. Their individual stories literally shape the buildings that face the common garden.



Making it happen

Members of the group will be identified through an active programme of talks and events organised by the promoting developer. These will identify the themes of the development and set out clearly what we want:

Our place, the way we want it!
All our homes within a common framework
Mucking in: a commitment to group work
Our world has rules: a structure of management and constitution

We'll be running study trips and group workshops to set out our stall. This won't be a picnic and we'll be expecting to get stuck into seminars on financial management, building techniques and social organisation.

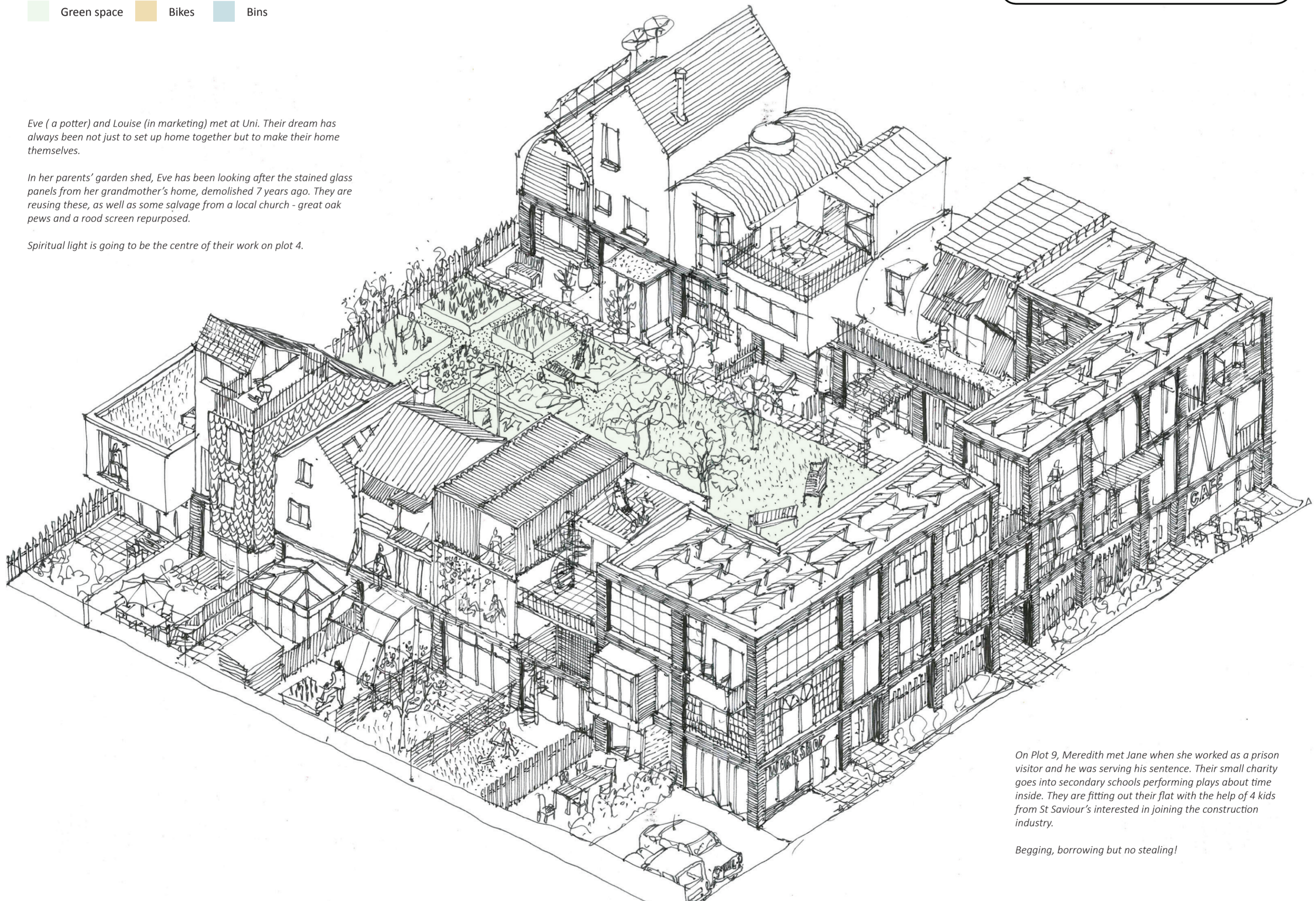
We will need a clear financial commitment and will work to a realistic timetable.

The group will be made up of individuals with their eyes wide open! We'll be informed and prepared!

Eve (a potter) and Louise (in marketing) met at Uni. Their dream has always been not just to set up home together but to make their home themselves.

In her parents' garden shed, Eve has been looking after the stained glass panels from her grandmother's home, demolished 7 years ago. They are reusing these, as well as some salvage from a local church - great oak pews and a rood screen repurposed.

Spiritual light is going to be the centre of their work on plot 4.



On Plot 9, Meredith met Jane when she worked as a prison visitor and he was serving his sentence. Their small charity goes into secondary schools performing plays about time inside. They are fitting out their flat with the help of 4 kids from St Saviour's interested in joining the construction industry.

Begging, borrowing but no stealing!

Getting it done

We're setting out to get help at the beginning, and build in three phases for efficiency and to use our labour where it works best:

Getting the professionals to help kick it off

We'll get professional contractors to work on the groundworks, foundations, services, and a concrete frame and roof: the armature. This needs to happen all at once and will be better done by people who know what they're doing. Once complete the next phase will allow relatively unskilled self-builders to make a big impact quickly.

Doing it together

The front of the site is constructed first, securing the site from the road. First we'll make the communal rooms at the front of the site; the workshop, the common house, and make the shared garden. The means of production, a place for meeting and working! Also together we'll build all the party walls that create the basic volume of the houses.

Going it alone

The rest is up to us; anyone can add as little or as much additional accommodation in whatever style takes their fancy and suits their budget. There'll be simple limits on heights and volume. It will evolve over time, and become whatever it needs to be. It will have peach blossom in the spring.

We are for ACTION towards self-determination, the creation of a community, and self-expression.

1: Enabling construction

Works Package	Construction Element	m2 or m	£/m2	Materials & Labour	Total
Works Package 1	Set up, Clearance, excavation	742	10.00	0.00	7,420.00
Works Package 2	Foundations (<i>up to DPC</i>)	260	75.00	0.00	19,500.00
Works Package 3	Ground Floor Slab	742	80.00	0.00	59,360.00
Works Package 4	Drainage & Service Trenchwork	1	20,000.00	0.00	20,000.00
Works Package 5	Concrete frame	570	120.00	0.00	68,400.00
Works Package 6	Upper floor/ roof insulated + waterproof	260	180.00	0.00	46,800.00
Works Package 7	Services	1	60,000.00		60,000.00
TOTAL			£ 80,465.00	£ -	£ 281,480.00

2: Communal self-build

Works Package	Construction Element	cost	area m2	Labour	Materials	Total
Works Package 8	External walls workshop & community	140	150		21,000.00	21,000.00
Works Package 9	Windows & doors workshop & community	200	28		5,600.00	5,600.00
Works Package 10	Finishes, fitting out	45	70		3,150.00	3,150.00
Works Package 11	External works: paths, garden	25	300		7,500.00	7,500.00
Works Package 12	party walls houses	75	336		25,200.00	25,200.00
Bought-in labour	Four months build, 2 people	180	80		14,400.00	14,400.00
	TOTAL				£ 76,850.00	£ 76,850.00

3: Individual self-build; typical three storey house

(excluding communal self-build costs)

Works Package	Construction Element	cost	area m2	Labour	Materials	Total
Works Package 13	External walls lower	22	75	0.00	1,650.00	1,650.00
Works Package 14	Party walls upper	42	35	0.00	1,470.00	1,470.00
Works Package 15	External walls upper	36	70	0.00	2,520.00	2,520.00
Works Package 16	Upper floors	25	35	0.00	875.00	875.00
Works Package 17	Roof	120	35	0.00	4,200.00	4,200.00
Works Package 18	Windows & doors	22	250	0.00	5,500.00	5,500.00
Works Package 190	Finishes, fitting out	1	15000	0.00	15,000.00	15,000.00
Works Package 20	staircases	2	1500	0.00	3,000.00	3,000.00
Works Package 21	Heating & Plumbing	1	7500	0.00	7,500.00	7,500.00
Works Package 22	Electrics	1	5500		5,500.00	5,500.00
Works Package 23	External works	10	30		300.00	300.00
TOTAL				£	47,515.00	£ 47,515.00

4:Summary sheet

Works Package	Construction Element		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- 7	Enabling works	£	281,480.00
Works Package 8 -12	Communal self-build	£	76,850.00
Cost of road connection, cycle park, lighting, bin enclosure		£	35,000.00
Cost of staircase enclosures and lobbies to 8 no flats		£	<u>40,000.00</u>
sub- Total		£	433,330.00
Cost/ home		£	21,666.50
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Cost per self-builder for communal works and armature (Sub-Total / 20)		£	21,666.50
Typical cost of larger self-build home (Works Package 13-23)		£	47,515.00
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TOTAL		£	69,181.50