

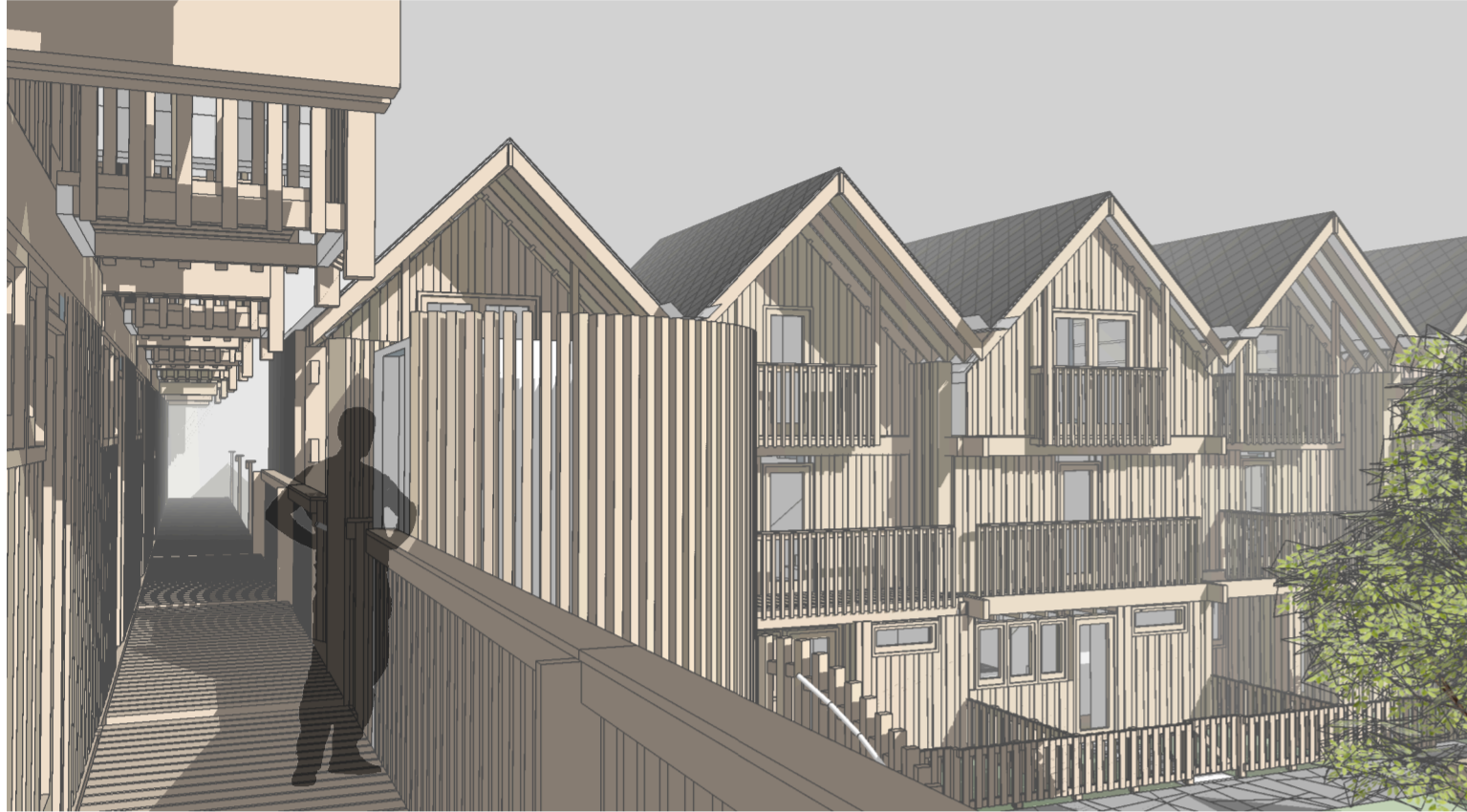


view from the street

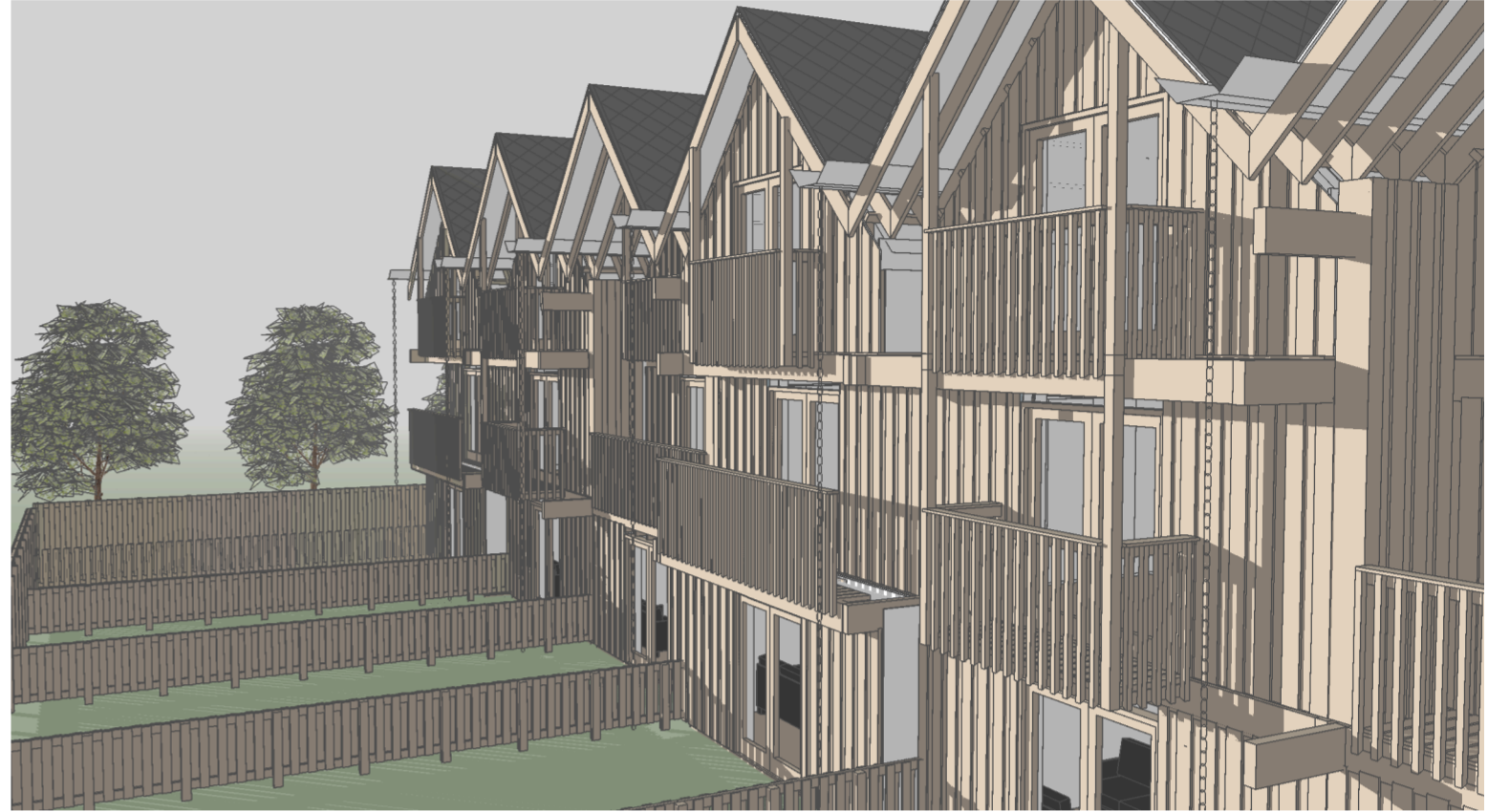


Shared space: children's play areas, communal planters, chickens

view of the courtyard



view from balcony



view along backgardens



Building a community, an expression of society based on collective endeavour.  
An equilibrium between the individual and collective, freedom within boundaries.

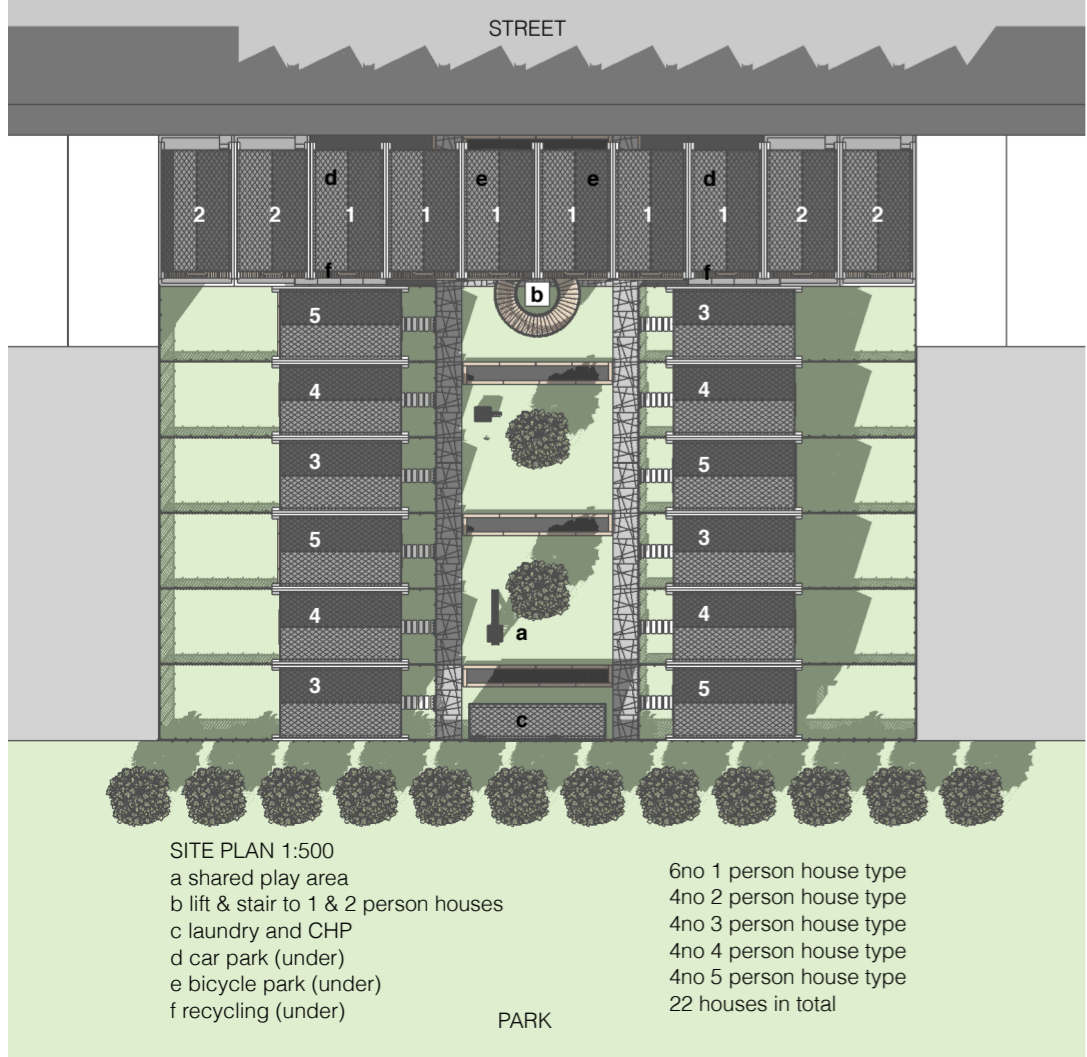
An honest architecture, that describes the construction, makes it legible, and buildable.  
Made of materials that are readily available, repairable, replaceable, sustainable.

This is an exploration of friendly, comfortable, familiar house forms, working within house as a type or archetype.

Shock of the old, drawing on ordinary building types, to make an architecture that is understandable and timeless.

All houses share a similar structure, houses are a kit of parts. the larger houses demonstrate how smaller houses could be extended, the plans are a template for adaption.

One and two person houses face the street with aspect to front and rear, while the family houses face on to a shared garden area with private gardens to the back. The one person houses form a gateway to the shared garden and larger houses. The 50 x 40m site is organised with clear a distinction between shared and private ground, which helps make the site safe.





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....	£ 7,000	£ -	£ 7,000
Works Package 2	Foundations (up to DPC)	£ 25,200	£ 5,000	£ 30,200
Works Package 3	Ground Floor Slab or Suspended Floor (inc insulation)	£ 133,597	£ -	£ 133,597
Works Package 4	Drainage & Service Trenchwork	£ 6,000	£ 5,000	£ 11,000
Works Package 5	Specialist Building System (eg timber frame, SIPs, etc)	£ -	£ -	£ -
Works Package 6	External & Internal Walls (including insulation)	£ 324,158	£ -	£ 324,158
Works Package 7	Intermediate Floor Zone (if applicable)	£ 28,488	£ -	£ 28,488
Works Package 8	Fireplace & Chimney (if applicable)	£ -	£ -	£ -
Works Package 9	Roof Structure, Insulation & Covering	£ 171,471	£ -	£ 171,471
Works Package 10	Joinery (Windows, doors, stairs, skirtings...)	£ 312,600	£ -	£ 312,600
Works Package 11	Specialist Products (eg: Eco products...)	£ 19,800	£ -	£ 19,800
Works Package 12	Electrical Installation	£ 134,000	£ 44,000	£ 178,000
Works Package 13	Plumbing Installation	£ 67,000	£ -	£ 67,000
Works Package 14	Heating Installation	£ 11,800	£ 11,000	£ 22,800
Works Package 15	Plastering (or dry-lining)	£ 84,824	£ -	£ 84,824
Works Package 16	Kitchen and Utility Units (+ appliances)	£ 97,000	£ 22,000	£ 119,000
Works Package 17	Decorations & Wall Ceramics	£ 17,800	£ -	£ 17,800
Works Package 18	Floor Finishes	£ 13,400	£ -	£ 13,400
	<b>TOTAL</b>	<b>£ 1,454,138</b>	<b>£ 87,000</b>	<b>£ 1,541,138</b>

<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 light	£ 26,150	£ 1,000	£ 27,150
Works Package 20	Communal areas/access to homes - eg stairways, halls, lobby	£ 69,375	£ 5,000	£ 74,375
	<b>TOTAL</b>	<b>£ 95,525</b>	<b>£ 6,000</b>	<b>£ 101,525</b>

<b>GRAND TOTALS</b>		<b>£ 1,549,663</b>	<b>£ 93,000</b>	<b>£ 1,642,663</b>
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Average cost/home (22 homes)

**22**  
£ 74,667

1P x6 2P x4 3P x4 4P x4 5P x4 t A U Rate £

**WP 1: Set up, Clearance, Demolitions:**

ground is firm clay & has no complications

site fence 2000

scaffold 5000

total WP 1 7000

**WP 2: Foundations (up to DPC)**

(for 3-5 person houses, timber frame supported on slab)

pad foundation for 1P house

3no 1x1m concrete 3 6 na na na na 18 m2 400 7200

strip founds for 2P house

0.5m wide 0.3m deep na 20 4 na na na 80 m 225 18000

total WP 2 **25200**

**WP 3: Ground Floor Slab or Suspended Floor**

200mm extruded polystyrene insulation na 25 4 30 4 33 4 35 4 492 m2 40 19680

polythene DPM na 25 4 30 4 33 4 35 4 492 m2 5 2460

100mm thick concrete structural slab na 25 4 30 4 33 4 35 4 492 m2 150 73800

30mm EPS insulation na 25 4 30 4 33 4 35 4 492 m2 6 2952

underfloor heating (see WP 14)

70mm concrete screed na 25 4 30 4 33 4 35 4 492 m2 30 14760

100x18mm ply strips @500mm centres na 25 4 30 4 33 4 35 4 492 m2 15 7380

22mm SW T&G floor boards na 25 4 30 4 33 4 35 4 492 m2 20 9840

**130872**

suspended floor (house type 1 only)

u-value 0.1

22mm SW T&G floor boards 30 6 na na na na 30 m2 20 600

300x100SW beams & columns 42 6 na na na na 42 m 29.2 1226.4

150x50SW joists @ 500mm centres 60 6 na na na na 60 m 9.3 558

50x50SW counter battens 60 6 na na na na 60 m 3.1 186

250mm phenolic insulation between 30 6 na na na na 30 m2 60 90

150x20mm larch boards staggered 30 6 na na na na 30 m2 35 65

**2725.4**

total WP 3 **133597.4**

**WP 4: Drainage & Service Trenchwork**

utilities supply trenchwork 100 m 10 1000

Gas supply trenchwork 50 m 10 500

drainage trenchwork 150 m 10 1500

150 uPVC pipework 150 m 20 3000

total WP 4 **6000**

**WP 5: Specialist Building System (eg timber frame, SIPs, etc if applicable)**

PV 6 6 6 4 6 4 6 4 6 4 132 nr 150 19800

total WP 5 **19800**

**WP 6: External & Internal Walls (including insulation)**

u-value 0.1

External wall: rain screen :

22mm SW sawn larch 50 6 70 4 80 4 80 4 80 4 1540 m2 35 53900

50 x 25mm battens @ 500mm 45 6 55 4 60 4 60 4 60 4 1210 m 1.5 1815

18mm ply 50 6 70 4 80 4 80 4 80 4 1540 m2 15 23100

100x50mm counter battens @0.5 50 6 70 4 80 4 80 4 80 4 1540 m 6.2 9548

100x50mm stud framing @ 0.5 50 6 70 4 80 4 80 4 80 4 1540 m 6.2 9548

200mm phenolic insulation 50 6 70 4 80 4 80 4 80 4 1540 m2 60 92400

plasterboard lining, see WP 15

**190311**

Party Wall

plasterboard lining, see WP 15													
100x50mm SW joists @ 0.5	80	6	145	4	200	4	200	4	200	4	3460 m	6.2	21452
100mm Warmcel 500 insulation	36	6	65	4	75	4	75	4	75	4	1376 m2	20	27520
9mm ply sheathing board	36	6	65	4	75	4	75	4	75	4	1376 m2	8	11008
													<b>91628</b>

Internal Walls

plasterboard lining, see WP 15													
75mm x 50mm SW studs	35	6	50	4	68	4	85	4	90	4	1382 m2	4.8	6633.6
plasterboard lining, see WP 15													<b>23883.6</b>

Balconies

deck: 125x50SW boards @0.15m	11	6	11	4	16	4	15	4	15	4	291 m2	45	13095
barrier: 1.3m h 50x50SW @0.15m	3	6	3	4	18	4	20	4	20	4	262 m	20	5240
													<b>18335</b>

total WP 6 **324157.6**

WP 7: Intermediate Floor Zone (if applicable)

22mm SW T&G boards	10	6	38	4	32	4	42	4	45	4	688 m2	20	13760
150x50mm SW joists @ 0.5	15	6	40	4	30	4	40	4	45	4	710 m	9.6	6816
plasterboard lining, see WP 15													

total WP 7 **28488**

WP 8: Fireplace & Chimney (if applicable)not applicable

WP 9: Roof Structure, Insulation & Covering

u-value 0.1W/m2

unvented breathing pitched roof :

plasterboard lining, see WP 15

200x50mm SW rafters	120	6	120	4	120	4	120	4	120	4	2640 m	12.4	32736
100x50mm timber purlins	72	6	60	4	60	4	72	4	84	4	1536 m	6.2	9523.2
300 mm phenolic between	42	6	35	4	35	4	42	4	49	4	896 m2	90	80640
75x25mm SW battens @210mm	270	6	270	4	270	4	270	4	270	4	5940 m	3.1	18414
fiber cement roofing tiles	56	6	56	4	56	4	56	4	56	4	1232 m2	15	18480
													<b>159793.2</b>

valley gutters

cold formed steel, galvanised	0.2	6	0.18	4	0.2	4	0.18	4	0.2	4	3.96 t	1200	4752
chain down pipe	7	6	7	4	7	4	7	4	7	4	154 m	8	1232
													<b>5984</b>

balcony roofs

single ply membrane on insulation	na	na	na	na	9.5	4	6	4	4	4	78 m2	73	<b>5694</b>
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total WP 9 **171471.2**

WP 10: Joinery (Windows, doors, stairs, skirtings...)

external windows & doors	10	6	16	4	18	4	22	4	24	4	380 m2	400	152000
internal doors	1	6	3	4	4	4	6	4	6	4	82 nr	800	65600
stairs	1	6	2	4	2	4	2	4	2	4	38 nr	2500	95000

total WP 10 **312600**

WP 11: Specialist Products (eg; Eco products...) not applicable

WP 12: Electrical Installation

distribution board, switches, sockets, lighting & controls, cabling

	30	6	50	4	60	4	80	4	100	4	1340 m2	100	134000
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total WP 12 **134000**

WP 13: Plumbing Installation

traps, SVP, supply pipework

	30	6	50	4	60	4	80	4	100	4	1340 m2	50	67000
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total WP 13 **67000**

**WP 14: Heating Installation**

under floor heating

15 dia MDPE @ 300mm centres	30	6	25	4	25	4	30	4	35	4	640 m2	15	9600
towel radiator bathroom	1	6	1	4	1	4	1	4	1	4	22 nr	100	2200

total WP 14 **11800****WP: 15 Plastering (or dry-lining)included above****external walls**

12.5mm plasterboard	50	6	70	4	80	4	80	4	80	4	1540 m2	11.5	17710
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**party walls**

2 x 12.5mm layers plasterboard	36	6	65	4	75	4	75	4	75	4	1376 m2	23	31648
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**internal walls**

12.5mm plasterboard taped	17	6	25	4	40	4	47	4	50	4	750 m2	11.5	8625
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12.5mm plasterboard taped	17	6	25	4	40	4	47	4	50	4	750 m2	11.5	8625
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**ceilings**

12.5mm plasterboard	10	6	38	4	32	4	42	4	45	4	688 m2	11.5	7912
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12.5mm plasterboard lining	42	6	35	4	35	4	42	4	49	4	896 m2	11.5	10304
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total WP 15 **84824****WP 16: Kitchen and Utility Units (+ appliances)**

kitchen & appliances 600 units	3	6	3	4	3	4	6	4	6	4	90 nr	500	45000
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bathroom - bath, toilet & basin	1	6	1	4	1	4	1	4	1	4	22 nr	2000	44000
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toilet & basin			1	4	1	4	1	4	1	4	16 nr	500	8000
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total WP16 **97000****WP 17: Decorations & Wall Ceramics**

paint	30	6	50	4	60	4	80	4	100	4	1340 m2	10	13400
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tiles	10	6	10	4	10	4	10	4	10	4	220 m2	20	4400
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total WP 17 **17800****WP 18: Floor Finishes**

paint	30	6	50	4	60	4	80	4	100	4	1340 m2	10	13400
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total WP18 **13400**

Quantity Uni Rate Total

**WP 19: Road connection, parking, paths, cycle facilities, street lighting, bin areas, landscaping**

parking - permeable paving on sand/ 200mm hard core											120	m2	40	4800
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Paths: crazy paving (recycled pavers)											180	m2	10	1800
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paths lighting											30	nr	150	4500
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garden fencing				17	4	17	4	17	4	17	4	204 m	30	6120
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Bike racks											6	nr	105	630
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Planters (sleepers)											3	nr	800	2400
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Play equipment											2	nr	1000	2000
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Chicken enclosure											1	nr	1000	1000
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Bins enclosure											12	nr	100	1200
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Soft landscaping											300	m2	5	1500
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comunal sign boards											2	nr	100	200
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total WP 19 **26150****WP 20:Communal areas/access to homes - eg stairways, halls, lobbies, lifts (if required), storage**

Common stair											1	nr	15000	15000
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Common lift											1	nr	20000	20000
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balcony to 1P &amp; 2P houses

deck: 125x50SW boards @0.15m	7.5	6	7.5	4							75	m2	45	3375
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barrier: 1.3m h 50x50SW @0.15m	5	6	5	4							50	m	20	1000
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Laundry											1	nr	10000	10000
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CHP (housed in laundry)											1	nr	20000	20000
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total WP 20 **69375**