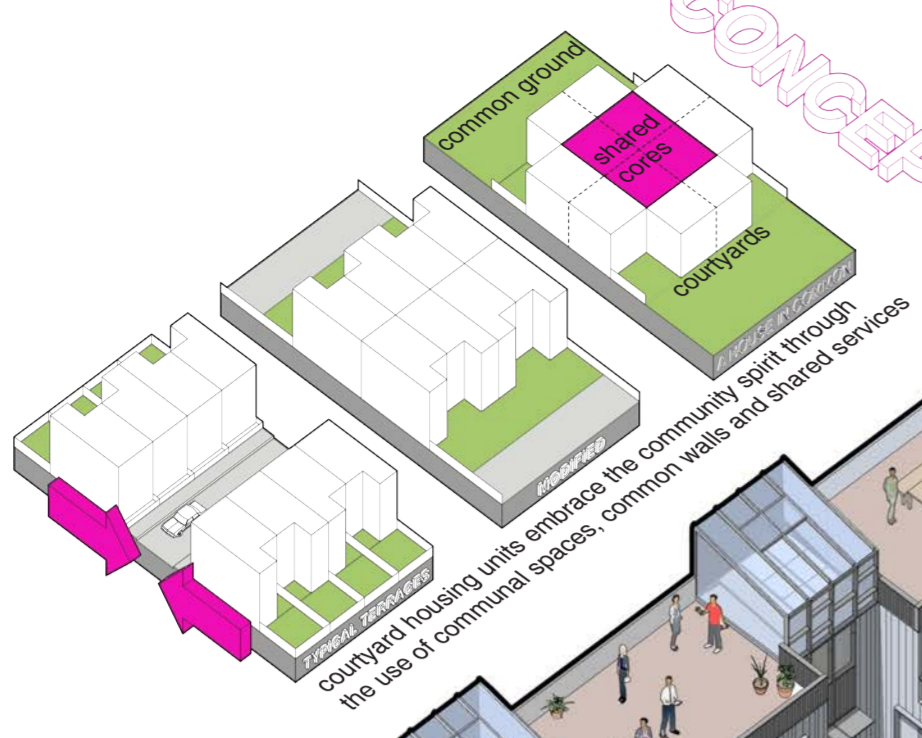
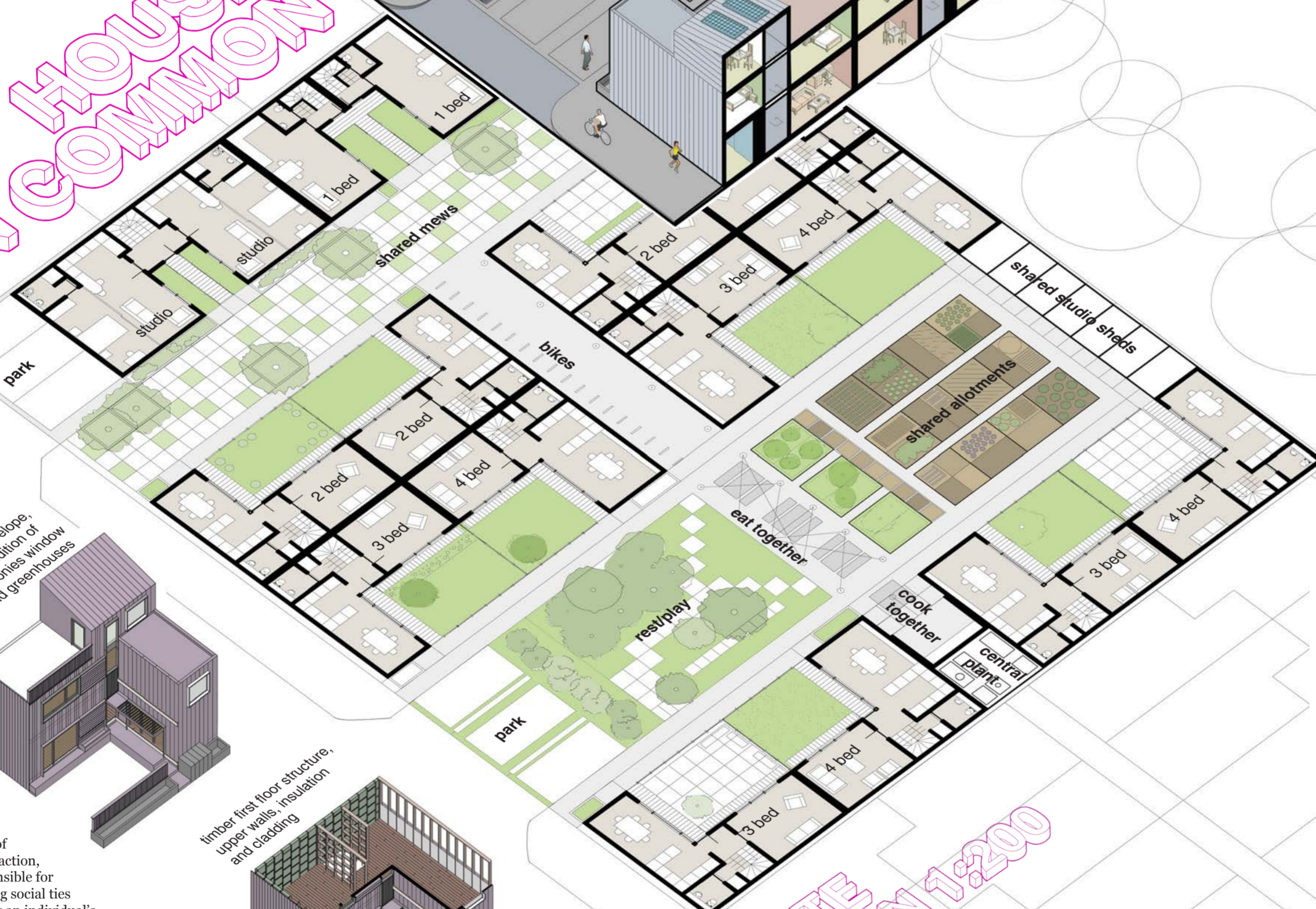
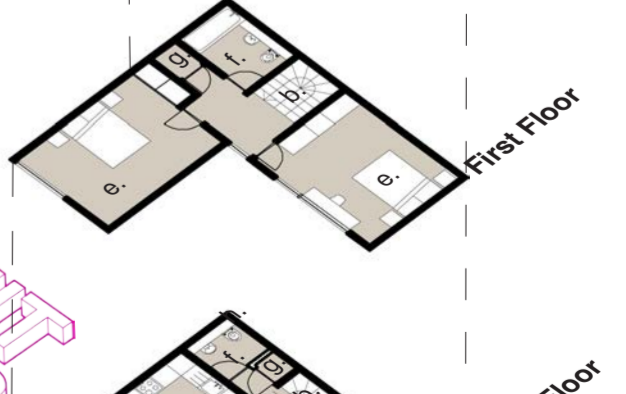
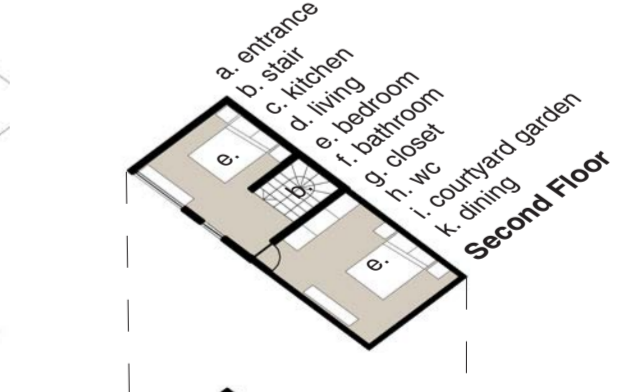
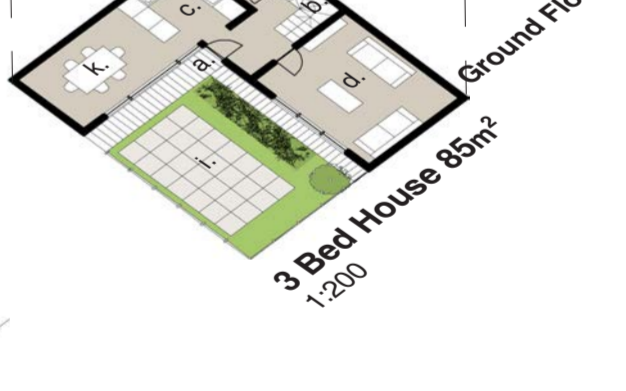
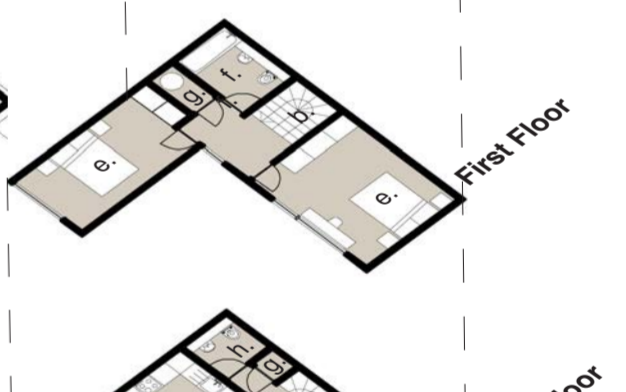
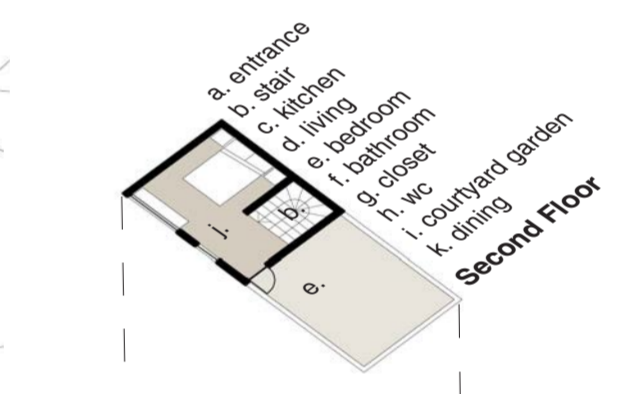
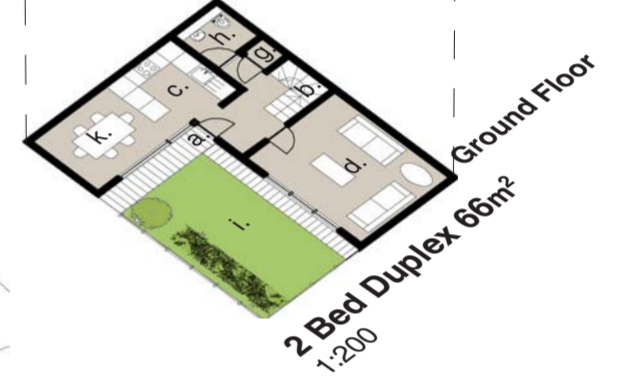
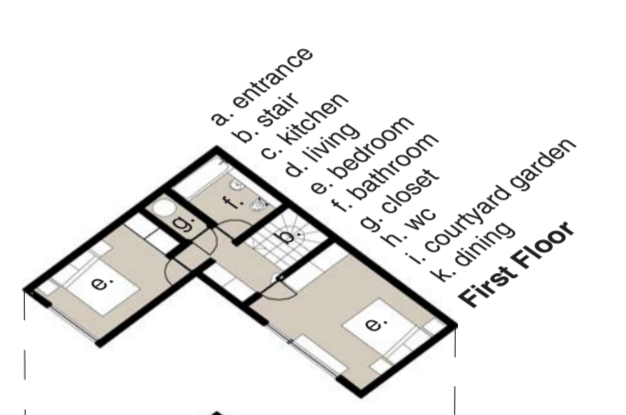
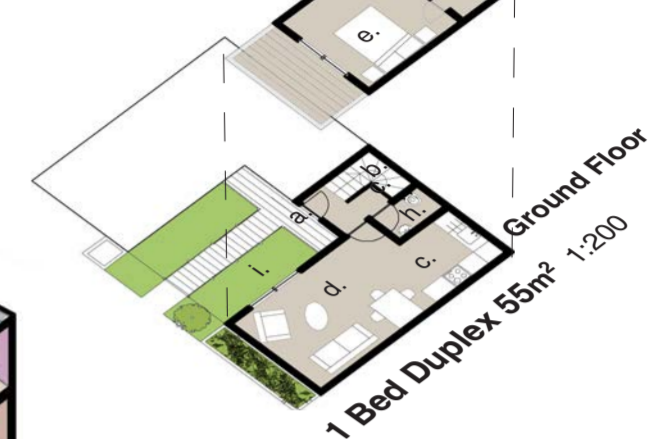
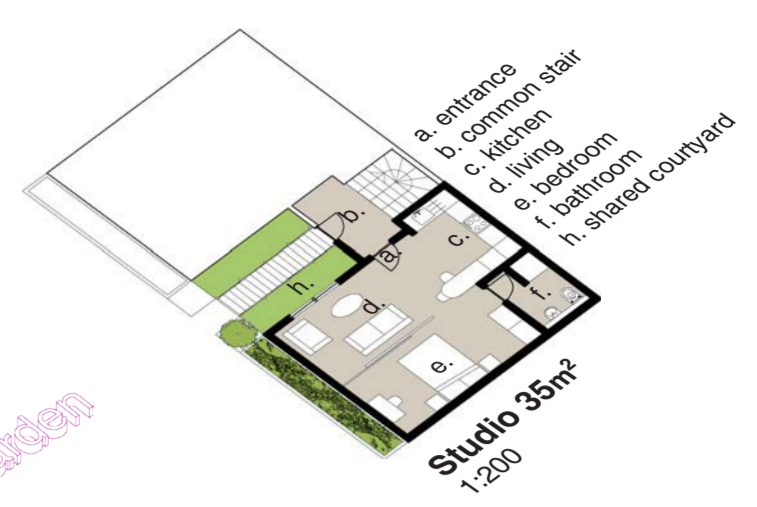


# CONCEPT



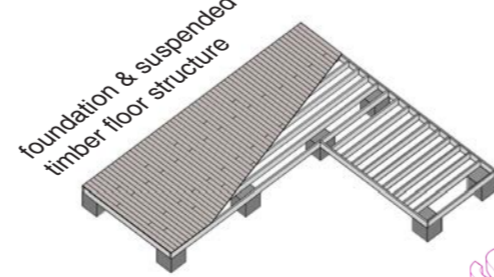
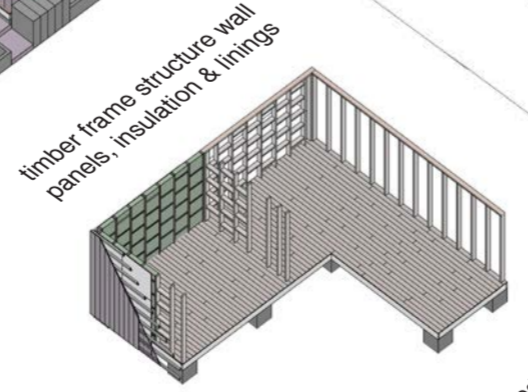
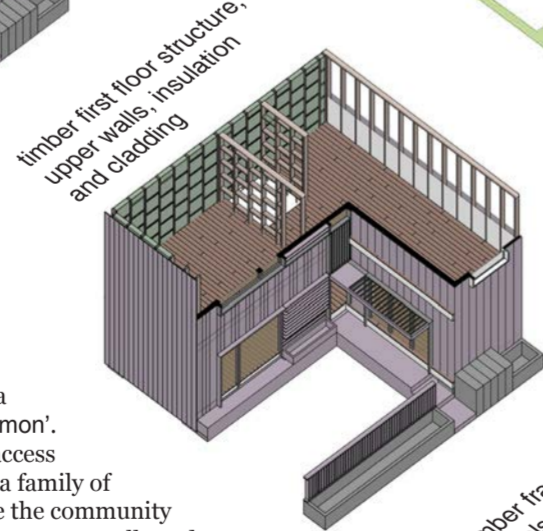
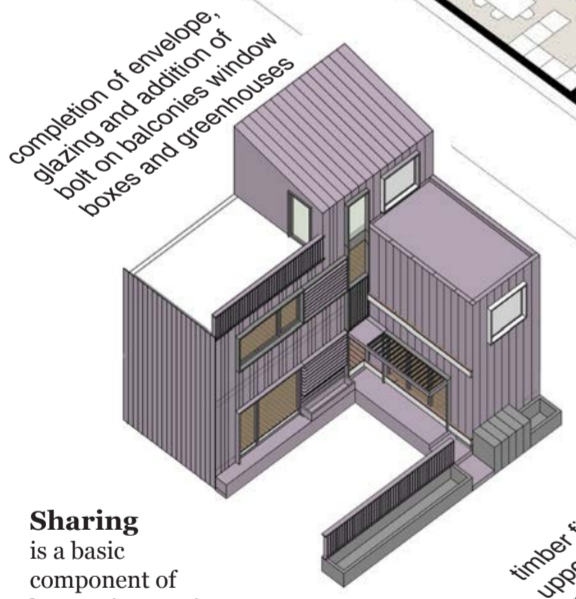
# IN HOUSE IN COMMON



# SITE PLAN 1:200

# TYPOLOGIES

# CONSTRUCTION SEQUENCE



**Sharing** is a basic component of human interaction, and is responsible for strengthening social ties and ensuring an individual's wellbeing.

Inspired by the ethos of collaborative self build, our concept for the Self Build on a Shoestring Competition is 'A House in Common'. Unlike a typical housing terrace with front access and private rear gardens, we have designed a family of new courtyard housing units which embrace the community spirit through the use of communal spaces, common walls and shared services.

We have created 5 different dwelling types that share the same structural grid and organisational logic. All dwelling types are arranged around and accessed through a courtyard garden which acts as a semi-private buffer zone leading out to large communal/shared external spaces. Each unit maintains a dual aspect into its respective courtyard. Not only does this increase the constructional efficiency it also increases the thermal efficiency of each unit.

All dwelling types are eminently self build able. Raised off concrete pad foundations and based on a 900mm grid, the units are designed to be constructed from an insulated timber frame and clad in a series of standardised cladding panels, windows, doors and other bolt-on components such as balconies, planters and greenhouses. This constructional approach would be suited to either onsite construction or the use of prefabricated panels or walls. The cladding can be varied to reflect the local vernacular or the availability of locally sourced materials.

Each unit is based on a central 'service core' comprised of the stair, kitchen and bathrooms. This basic unit of construction provides flexibility for adding storeys, growing families and 'programming' spaces to suit individual occupants, allowing living, sleeping and working to happen on different floors. Greenhouses can be added to the roofscapes and balconies, brise soleil and planters can be bolted on to the facades.

All dwelling types have been designed to be highly sustainable with a centralised district heating and hot water system augmented by solar thermal panels for each dwelling. This is combined with high performance triple glazing and a highly insulated timber structure resulting in an energy performance far in excess of current building regulations both in terms of embodied energy and operational usage. The centralised plant, standardised window components and insulated timber frame construction would make it relatively straightforward to upgrade the dwellings, should energy performance upgrades be desirable and affordable in the future.

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



| 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....  | £ 40,340.00           | £ 61,000.00              | £ 101,340.00          |
| Works Package 2  | Foundations (up to DPC)   | £ 6,837.50            | £ 0.00                   | £ 6,837.50            |
| Works Package 3  | Ground Floor Slab or Suspended Floor (including insulation)                                 | £ 26,470.00           | £ 0.00                   | £ 26,470.00           |
| Works Package 4  | Drainage & Service Trenchwork   | £ 5,021.00            | £ 0.00                   | £ 5,021.00            |
| Works Package 5  | Specialist Building System (eg timber frame, SIPs, etc if applicable)                       | £ 82,187.50           | £ 0.00                   | £ 82,187.50           |
| Works Package 6  | External & Internal Walls (including insulation)  | £ 142,303.75          | £ 0.00                   | £ 142,303.75          |
| Works Package 7  | Intermediate Floor Zone (if applicable)   | £ 34,417.20           | £ 0.00                   | £ 34,417.20           |
| Works Package 8  | Fireplace & Chimney (if applicable)   | £ 0.00                | £ 0.00                   | £ 0.00                |
| Works Package 9  | Roof Structure, Insulation & Covering   | £ 59,085.00           | £ 30,000.00              | £ 89,085.00           |
| Works Package 10   | Joinery (Windows, doors, stairs, skirtings...)  | £ 309,740.00          | £ 28,000.00              | £ 337,740.00          |
| Works Package 11   | Specialist Products (eg; Eco products...)   | £ 21,000.00           | £ 9,000.00               | £ 30,000.00           |
| Works Package 12   | Electrical Installation   | £ 220,000.00          | £ 30,000.00              | £ 250,000.00          |
| Works Package 13   | Plumbing Installation   | £ 70,000.00           | £ 15,000.00              | £ 85,000.00           |
| Works Package 14   | Heating Installation  | £ 110,000.00          | £ 14,000.00              | £ 124,000.00          |
| Works Package 15   | Plastering (or dry-lining)  | £ 17,810.00           | £ 17,810.00              | £ 35,620.00           |
| Works Package 16   | Kitchen and Utility Units (+ appliances)  | £ 45,000.00           | £ 0.00                   | £ 45,000.00           |
| Works Package 17   | Decorations & Wall Ceramics   | £ 6,034.85            | £ 0.00                   | £ 6,034.85            |
| Works Package 18   | Floor Finishes  | £ 26,475.00           | £ 8,700.00               | £ 35,175.00           |
|  | <b>TOTAL</b>  | <b>£ 1,222,721.80</b> | <b>£ 213,510.00</b>      | <b>£ 1,436,231.80</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 lighting, bin areas, landscaping  | £ 40,000.00           | £ 21,360.00              | £ 61,360.00           |
| Works Package 20   | Communal areas/access to homes - eg stairways, halls, lobbies, lifts (if required), storage | £ 0.00                | £ 0.00                   | £ 0.00                |
|  | <b>TOTAL</b>  | <b>£ 40,000.00</b>    | <b>£ 21,360.00</b>       | <b>£ 61,360.00</b>    |
|  | <b>GRAND TOTALS</b>   | <b>£ 1,262,721.80</b> | <b>£ 234,870.00</b>      | <b>£ 1,497,591.80</b> |
|  |   |                       | <b>Average cost/home</b> | <b>£74,879.55</b>     |