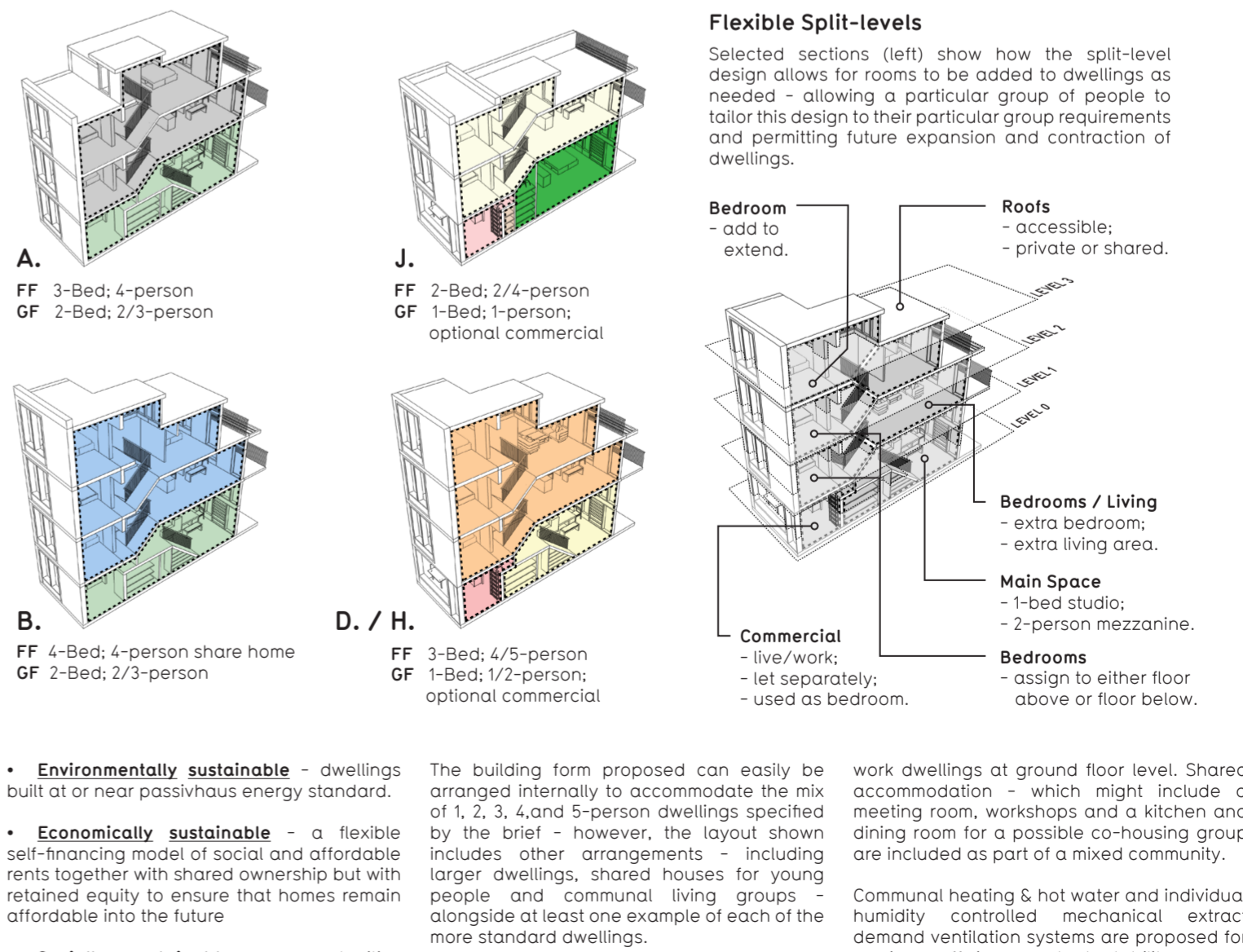
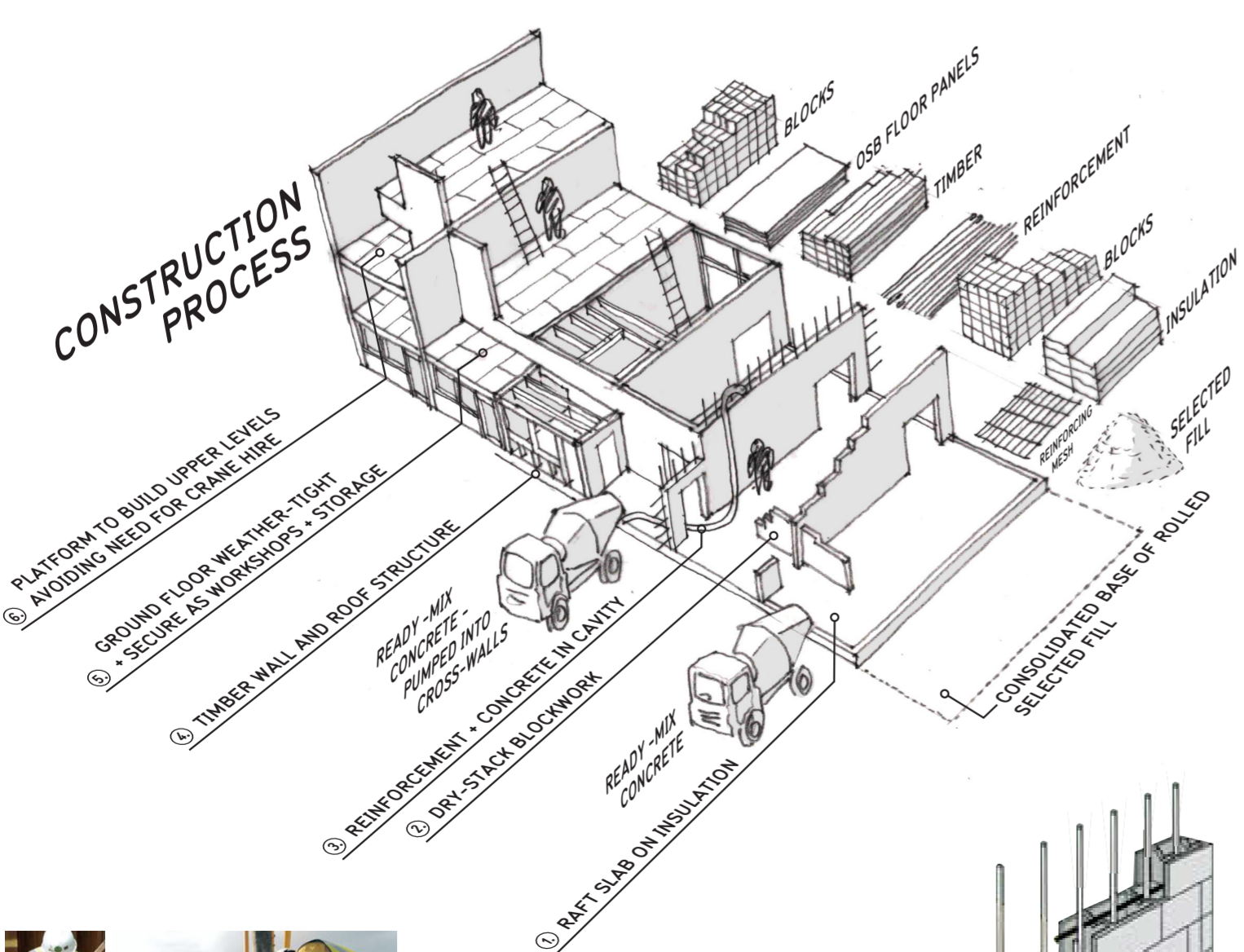
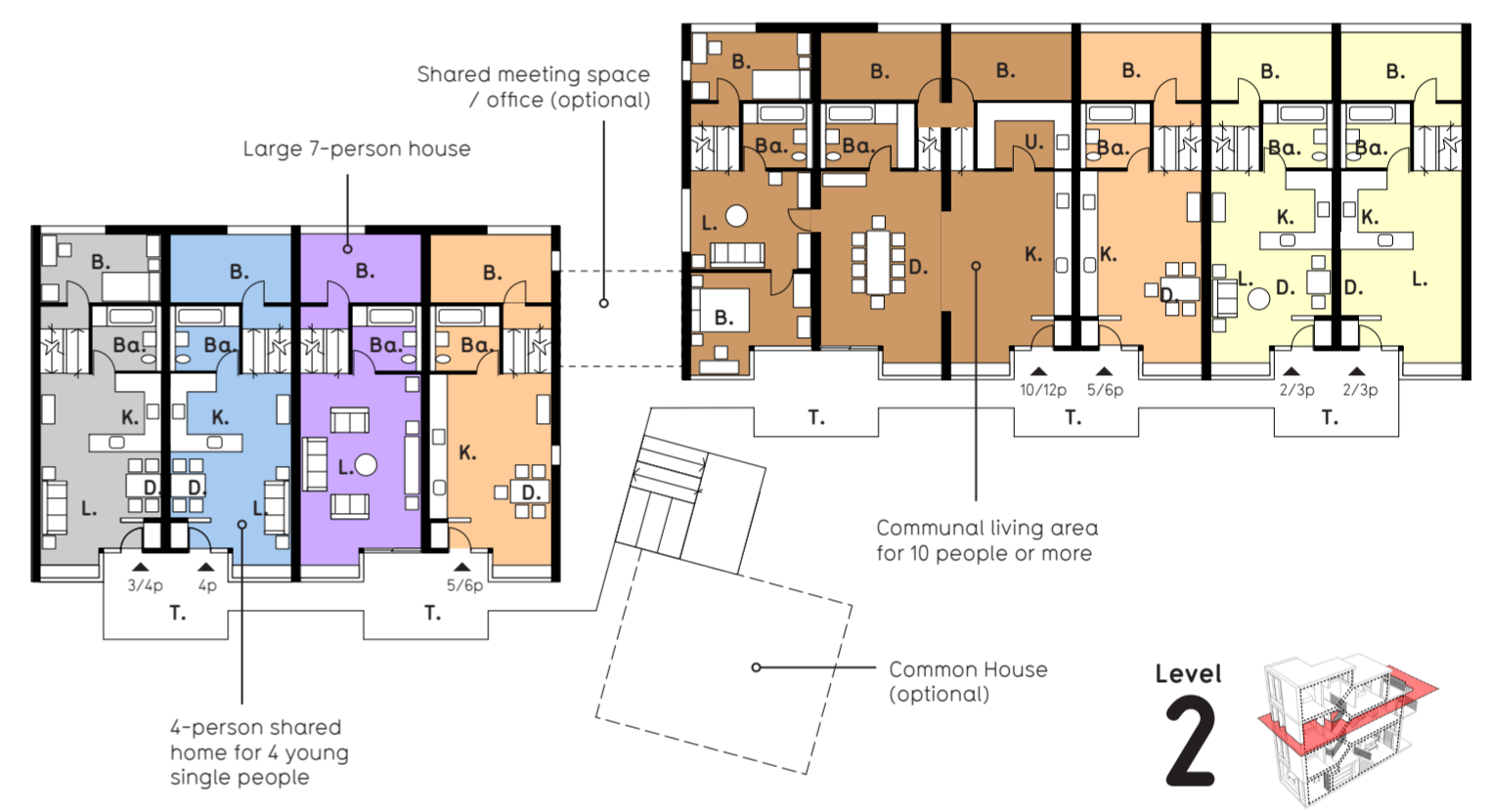
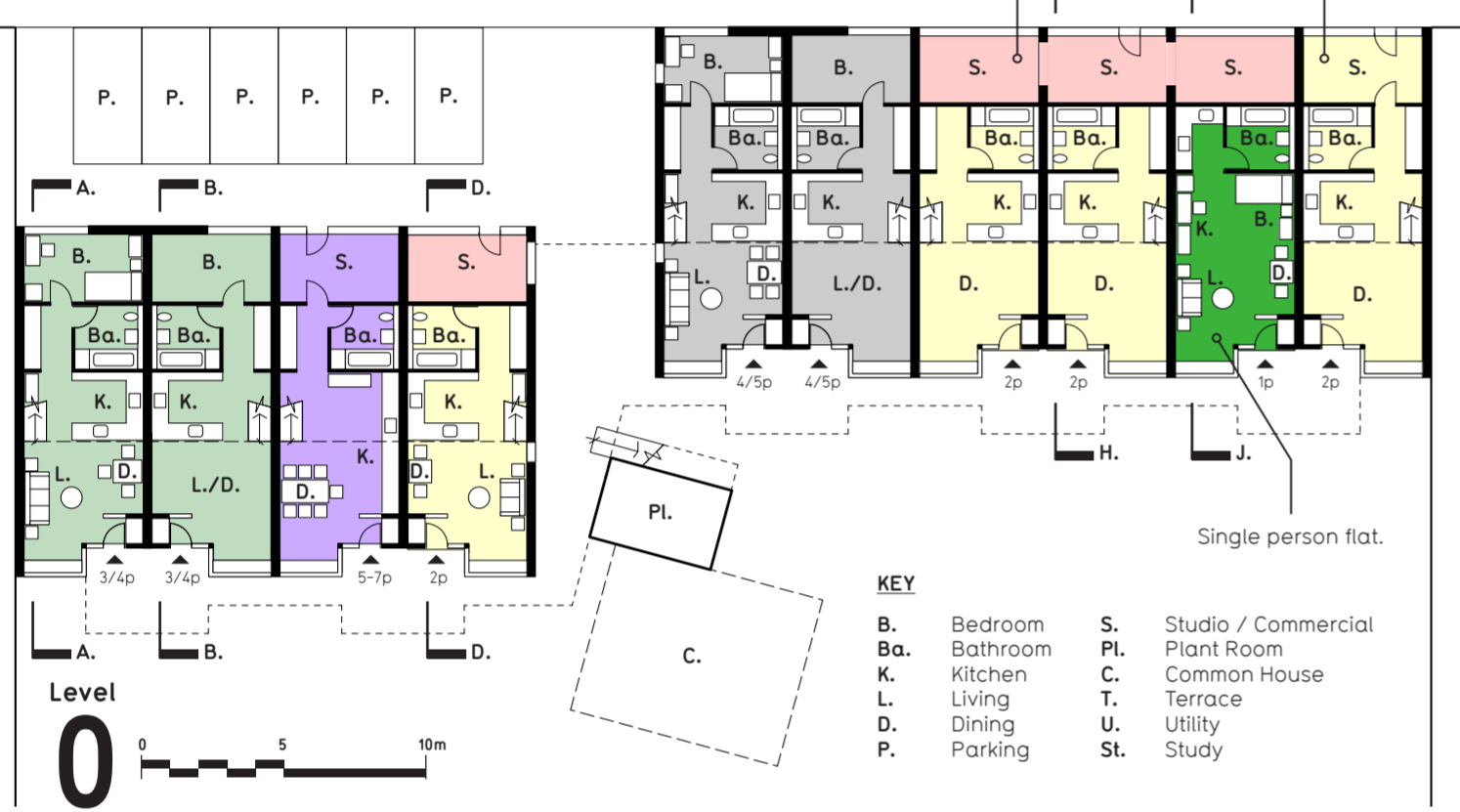


**SITE PLAN**  
Buildings are kept to the north in order to create a sheltered, south-facing shared garden on the most part of the site.

Commercial Space rented out.  
Commercial Space attached to live/work dwelling.

**STREET ELEVATION**

Requirements for different dwelling types creates a varied roofline and windows can be grouped to create regular or irregular patterns. Cladding materials can be chosen to meet local planning guidelines.



Left: 'Dry-stack' blocks are laid without mortar and then filled with pumped concrete.  
 Right: A lightweight, 'dry-stack' block system such as Foritcrete's Stepac civil engineering blocks could be used. Blocks stacked without mortar; reinforcement laid in cavities; concrete pumped into void.

**Environmentally sustainable** - dwellings built at or near passivhaus energy standard.  
**Economically sustainable** - a flexible self-financing model of social and affordable rents together with shared ownership but with retained equity to ensure that homes remain affordable into the future  
**Socially sustainable** - opportunities for residents to have control over principle briefing, design and management decisions

The building form proposed can easily be arranged internally to accommodate the mix of 1, 2, 3, 4, and 5-person dwellings specified by the brief - however, the layout shown includes other arrangements - including larger dwellings, shared houses for young people and communal living groups alongside at least one example of each of the more standard dwellings.

Commercial space is incorporated into the development which can either be let to generate income or incorporated into live/work dwellings at ground floor level. Shared accommodation - which might include a meeting room, workshops and a kitchen and dining room for a possible co-housing group are included as part of a mixed community.

Communal heating & hot water and individual humidity controlled mechanical extract demand ventilation systems are proposed for maximum efficiency and adaptability.

Adaptable split-level plans can accommodate a range of dwelling types within an economical built form and adapt as needs change. A high level of self-help construction further reduces costs.

Commercial space is incorporated into the development which can either be let to generate income or incorporated into live/work dwellings at ground floor level. Shared accommodation - which might include a meeting room, workshops and a kitchen and dining room for a possible co-housing group are included as part of a mixed community.

Communal heating & hot water and individual humidity controlled mechanical extract demand ventilation systems are proposed for maximum efficiency and adaptability.

NaCSBA Shoestring in the City 2014

# A Sustainable Neighbourhood

## Split-level Living on a Shoestring



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....   | £ 21,000.00           | £ 15,000.00        | £ 36,000.00           |
| Works Package 2  | Foundations ( <i>up to DPC</i> )   | £ 1,638.00            | £ -                | £ 1,638.00            |
| Works Package 3  | Ground Floor Slab or Suspended Floor ( <i>including insulation</i> )           | £ 69,639.00           | £ -                | £ 69,639.00           |
| Works Package 4  | Drainage & Service Trenchwork  | £ 12,600.00           | £ -                | £ 12,600.00           |
| Works Package 5  | Specialist Building System ( <i>eg timber frame, SIPs, etc if applicable</i> ) | £ -                   | £ -                | £ -                   |
| Works Package 6  | External & Internal Walls ( <i>including insulation</i> )                      | £ 287,196.00          | £ 46,410.00        | £ 333,606.00          |
| Works Package 7  | Intermediate Floor Zone (if applicable)  | £ 78,420.00           | £ -                | £ 78,420.00           |
| Works Package 8  | Fireplace & Chimney (if applicable)  | £ -                   | £ -                | £ -                   |
| Works Package 9  | Roof Structure, Insulation & Covering  | £ 138,138.00          | £ -                | £ 138,138.00          |
| Works Package 10   | Joinery ( <i>Windows, doors, stairs, skirtings...</i> )                        | £ 171,985.00          | £ -                | £ 171,985.00          |
| Works Package 11   | Specialist Products ( <i>eg; Eco products...</i> )                             | £ -                   | £ -                | £ -                   |
| Works Package 12   | Electrical Installation  | £ 88,800.00           | £ 6,000.00         | £ 94,800.00           |
| Works Package 13   | Plumbing Installation  | £ 24,720.00           | £ -                | £ 24,720.00           |
| Works Package 14   | Heating Installation   | £ 37,200.00           | £ -                | £ 37,200.00           |
| Works Package 15   | Plastering ( <i>or dry-lining</i> )  | £ 58,338.00           | £ -                | £ 58,338.00           |
| Works Package 16   | Kitchen and Utility Units ( <i>+ appliances</i> )                              | £ 36,000.00           | £ -                | £ 36,000.00           |
| Works Package 17   | Decorations & Wall Ceramics  | £ 25,914.00           | £ -                | £ 25,914.00           |
| Works Package 18   | Floor Finishes   | £ 20,616.00           | £ -                | £ 20,616.00           |
|  | <b>TOTAL</b>   | <b>£ 1,072,204.00</b> | <b>£ 67,410.00</b> | <b>£ 1,139,614.00</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  | £ 118,020.00        | £ -             | £ 118,020.00        |
| Works Package 20  | Communal areas/access to homes - eg stairways, halls, lobbies, lifts (if required), storage | £ 84,080.00         | £ 300.00        | £ 84,380.00         |
|   | <b>TOTAL</b>  | <b>£ 202,100.00</b> | <b>£ 300.00</b> | <b>£ 202,400.00</b> |

|                     |  |                       |                    |                       |
|---------------------|--|-----------------------|--------------------|-----------------------|
| <b>GRAND TOTALS</b> |  | <b>£ 1,274,304.00</b> | <b>£ 67,710.00</b> | <b>£ 1,342,014.00</b> |
|---------------------|--|-----------------------|--------------------|-----------------------|

Average cost/home  
£ 67,100.70