

SHARED GROUND:

A group self build project organised around a courtyard. 20 homes at less than £75K each.

The approach we have taken puts an emphasis on community. Self building as a group provides an opportunity to reduce costs, pool resources, times and skills, but it also provides an opportunity to foster a community of like minded people that have shared this common experience. With this in mind our proposal focuses on the collective, and how funding, design, lifestyle, sustainability, management and place making can be altered by self building together.

The three driving principles of our self build on a shoestring project are:

-Community.
Community Involvement, facilities, shared identity & Ownership.

-Low Impact Living.
Creating individual homes, and which enable a lifestyle which drastically reduces carbon demands.

-Design Quality.
A proposal which has longevity, and creates a distinct place.

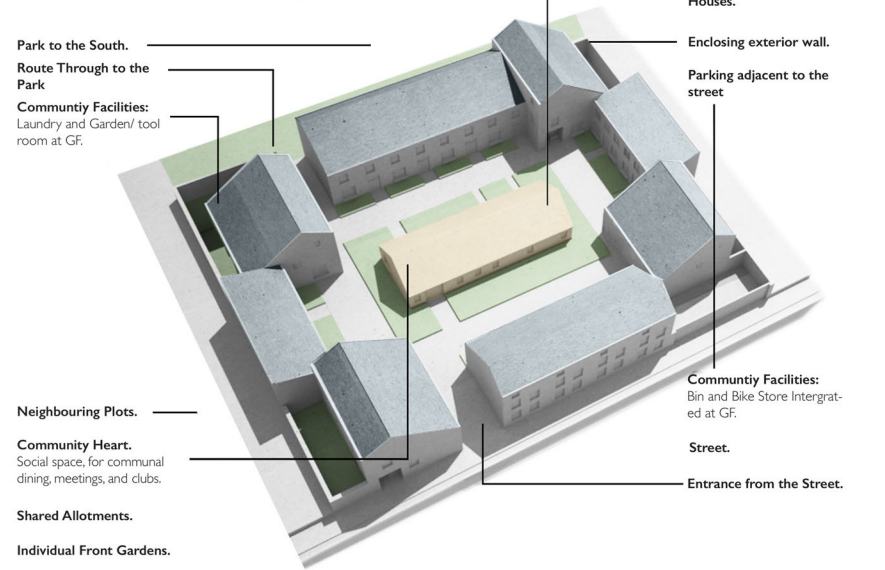
To be delivered under budget, by the community, and owned by the community.



Neighbourliness. Community at the heart of the Proposal. Interior view of the Alms Houses.

URBAN STRATEGY:

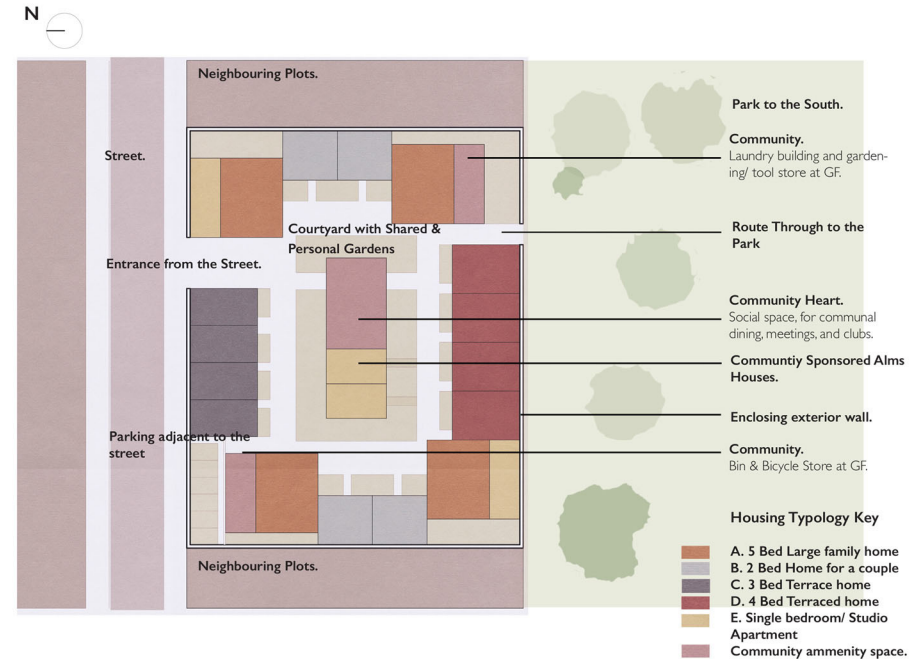
The individual within the courtyard.



COURTYARD ARRANGEMENT:

Our proposal is to arrange the houses around the perimeter of the block creating a courtyard space in the centre, putting a community building and gardens literally at the heart of the scheme. Access to all of the houses are from the courtyard which enlivens the space and fosters neighbourliness and security.

Masterplan at 1:400.



Code 6: code for sustainable homes, Passive strategy designed, highly insulated, zero carbon. Central community building & Alms houses on the right.

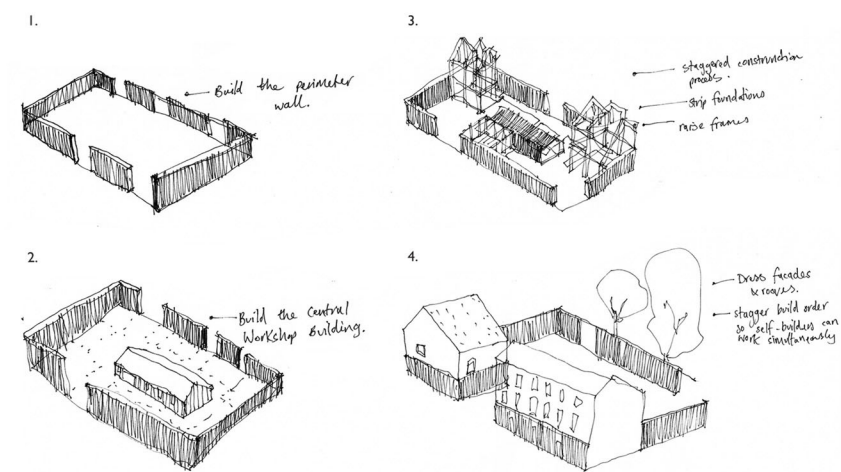
COMMUNITY & CONSTRUCTION:

Low Impact Living & passive design.

Integral to the design is the idea of sustainability, and ensuring that construction remains achievable for the self-builders. The idea of sustainability goes beyond achieving code 6 for sustainable homes, or providing highly insulative fabric (both of which the scheme achieves) but fostering a more sustainable lifestyle, a low impact lifestyle, that results in a continued reduction in waste and carbon footprint. The low impact lifestyle approach has been disseminated into design by focusing on passive strategies of heating, ventilating and minimising energy demands.

The construction of the proposal makes use of basic and standard timber frame technology and costs are reduced from the arrangement of the buildings into a courtyard, minimising material requirements

Conceptual Construction Process



Self Build Group Construction. Investment in lifestyle, not for profit.



Low Impact Living. Expression of the Individual.



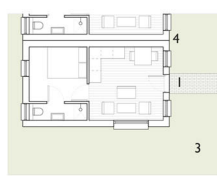
Addressing the Street. Recycled high quality materials, designed for longevity.

TYPOLOGIES:

Within this courtyard ensemble we have carefully arranged buildings to create a characterful set of buildings that reflect the varied housing demands of different people within the group. These typologies offer the individual families and independents a house that meets their specific needs, rather than making generalised over or under provision. These typologies are repeated across the site and therefore would remain simple to construct.

House Plans at 1:200.

Alms House in the Central Courtyard. Sheltered Accommodation with 1 bedroom.



Typology A. Large adaptable family home. First Floor



Typology B. House for a couple. 2 bedroom terrace. First Floor



Typology A. Large adaptable family home. Ground Floor



Typology B. House for a couple. 2 bedroom terrace. Ground Floor



Typology E. GF Studio Flat.



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Works Package	Construction Element	Materials	Labour	Total	
For Works Packages 1-18 please provide figures for the total construction cost of just the 20 homes provided in your design					
Works Package 1	Set up, Clearance, Demolitions....	£ 77,850.00	£ 6,700.00	£ 84,550.00	
Works Package 2	Foundations (up to DPC)	£ 49,400.00	£ -00	£ 49,400.00	
Works Package 3	Ground Floor Slab or Suspended Floor (including insulation)	£ 32,200.00	£ -00	£ 32,200.00	
Works Package 4	Drainage & Service Trenchwork	£ 24,400.00	£ 1,000.00	£ 25,400.00	
Works Package 5	Specialist Building System (eg timber frame, SIPs, etc if applicable)	£ 242,000.00		£ 242,000.00	
Works Package 6	External & Internal Walls (including insulation)	£ 117,800.00	£ 20,000.00	£ 137,800.00	
Works Package 7	Intermediate Floor Zone (if applicable)	£ 30,700.00	£ -00	£ 30,700.00	
Works Package 8	Fireplace & Chimney (if applicable)	£ -00	£ -00	£ -00	
Works Package 9	Roof Structure, Insulation & Covering	£ 64,000.00	£ -00	£ 64,000.00	
Works Package 10	Joinery (Windows, doors, stairs, skirtings...)	£ 349,400.00	£ -00	£ 349,400.00	
Works Package 11	Specialist Products (eg: Eco products...)	£ 112,000.00	£ -00	£ 112,000.00	
Works Package 12	Electrical Installation	£ 32,000.00	£ 12,000.00	£ 44,000.00	
Works Package 13	Plumbing Installation	£ 52,000.00	£ 12,000.00	£ 64,000.00	
Works Package 14	Heating Installation	£ 24,000.00	£ 12,000.00	£ 36,000.00	
Works Package 15	Plastering (or dry-lining)	£ 18,000.00	£ 30,000.00	£ 48,000.00	
Works Package 16	Kitchen and Utility Units (+ appliances)	£ 56,000.00	£ -00	£ 56,000.00	
Works Package 17	Decorations & Wall Ceramics	£ 7,800.00	£ -00	£ 7,800.00	
Works Package 18	Floor Finishes	£ 66,000.00	£ -00	£ 66,000.00	
TOTAL		£ 1,355,550.00	£ 93,700.00	£ 1,449,250.00	
For Works Packages 19 and 20 provide figures for the additional communal facilities required to support the 20 homes					
Works Package 19	Road connection, parking, paths, cycle facilities, street lighting, bin areas, landscaping	£ 25,000.00	£ 7,000.00	£ 32,000.00	
Works Package 20	Communal areas/access to homes - eg stairways, halls, lobbies, lifts (if required), storage	£ 5,000.00	£ 1,200.00	£ 6,200.00	
TOTAL		£ 30,000.00	£ 8,200.00	£ 38,200.00	
GRAND TOTALS		£ 1,385,550.00	£ 101,900.00	£ 1,487,450.00	
				Average cost/home	£ 74,372.50