

# inspace outspace

an open box that brings people closer to nature

*"A simple modular design that is highly energy-efficient, flexible, adaptable, stackable, low cost and easy to build - perfectly suited for self build communities"*

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	A	A
(85-95)	(85-95)	B	B
(75-85)	(75-85)	C	C
(65-75)	(65-75)	D	D
(55-65)	(55-65)	E	E
(45-55)	(45-55)	F	F
(35-45)	(35-45)	G	G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	England & Wales		

300 mm deep walls, filled with recycled newspaper

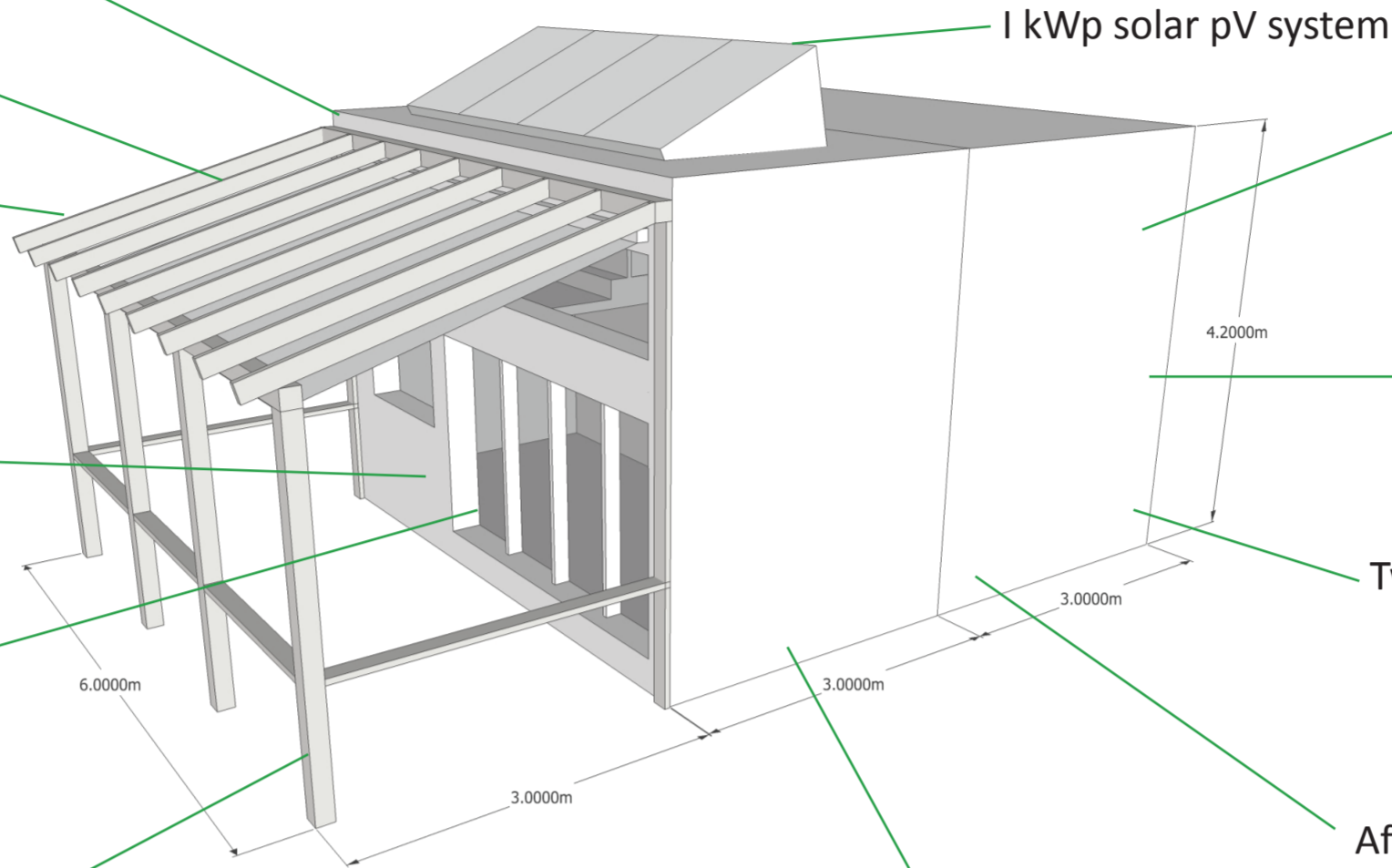
Retractable awning to provide solar shading in summer and sheltered outdoor space

Based on natural and biodegradable materials, reducing life cycle impacts on the environment

Basic 6 x 3 m module is easy to move and stack by crane or forklift and can be joined with others to create larger living spaces

Front and rear walls are left open to permit flexible layout of doors and windows and to allow easy joining of units

Smaller-than-average internal heated space is compensated for by a mezzanine platform, large sheltered balcony, optional unheated storage space to the rear, and easy access to good quality, shared outdoor spaces, promoting healthier lifestyles and a more interactive community



1 kWp solar pV system

20% improvement on Building Regulations energy performance; as close to passive house standard as possible for a home of this size

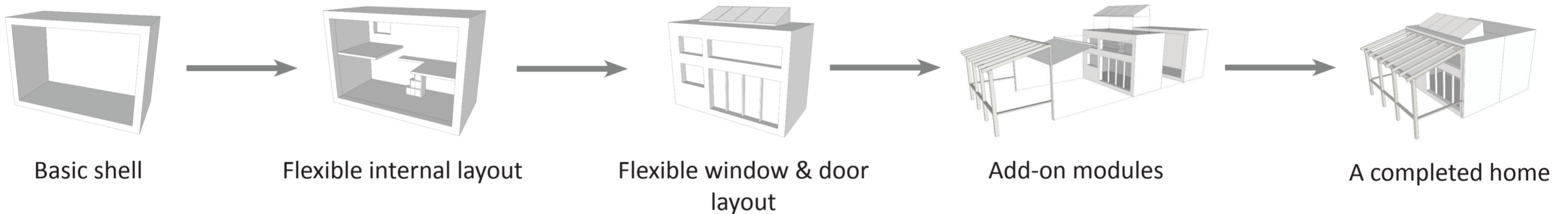
Non-toxic and breathable wall materials promote health of occupants

Two different height options: 3m standard while 4.2m gives high internal ceiling with space for mezzanines and high storage

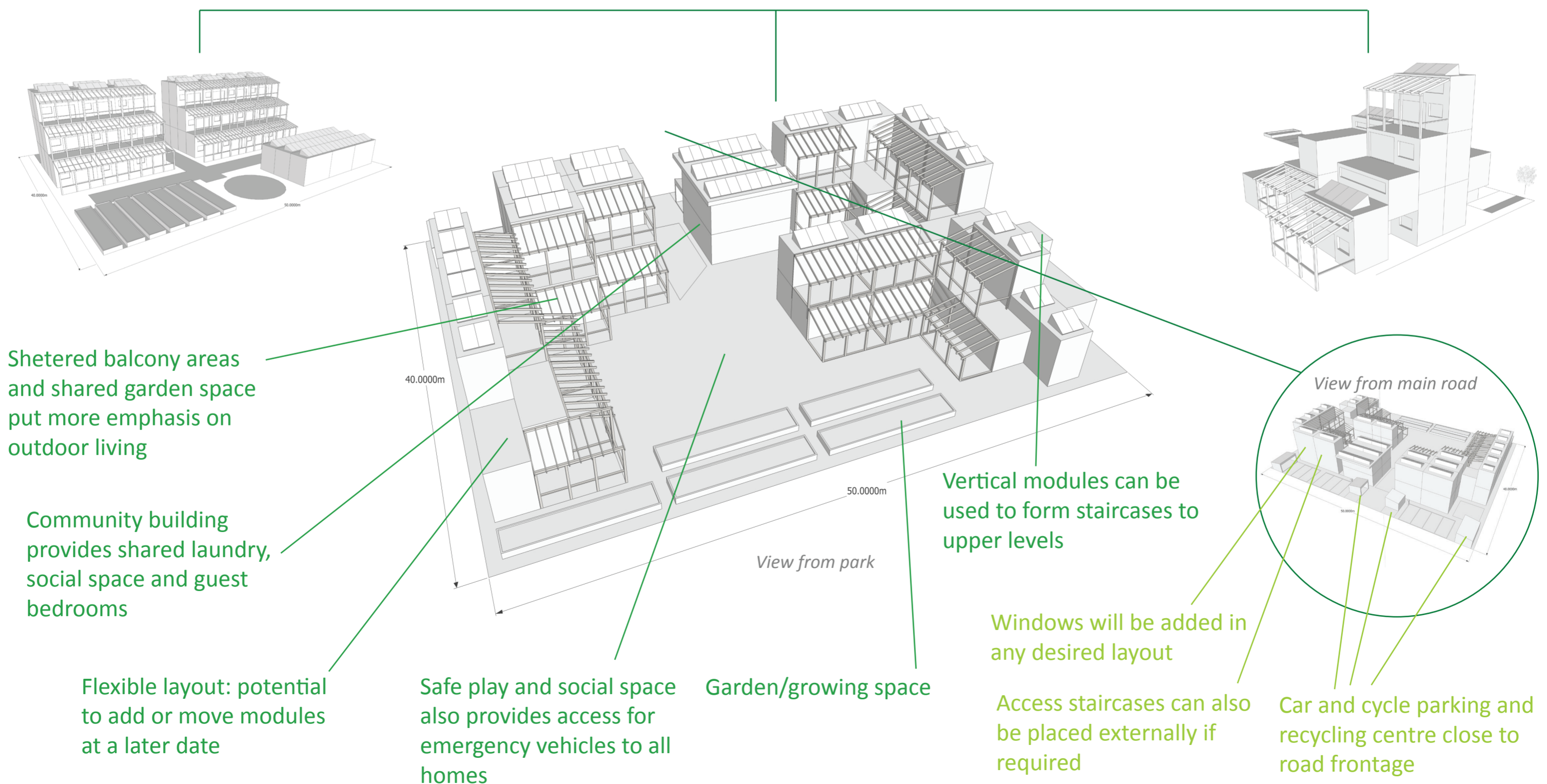
Affordable and futureproof: living space can be extended at low cost by adding a balcony and/or an additional uninsulated storage/workshop module. Insulation can be added at a later date to create a larger heated space if needed

Timber I-beam walls are easy to self build while giving reduced cold bridging and lightweight structure

*"A programme of training and support to help the group design and build their own homes"*



*"A virtually limitless range of layout options to suit the needs of the community..."*



Sheltered balcony areas and shared garden space put more emphasis on outdoor living

Community building provides shared laundry, social space and guest bedrooms

Flexible layout: potential to add or move modules at a later date

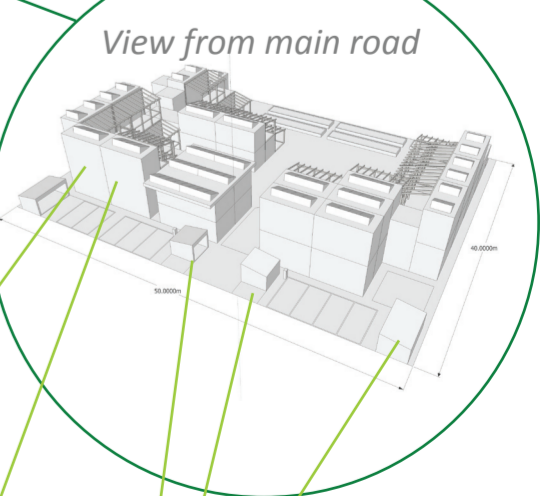
Safe play and social space also provides access for emergency vehicles to all homes

Garden/growing space

Vertical modules can be used to form staircases to upper levels

Windows will be added in any desired layout

Access staircases can also be placed externally if required



Car and cycle parking and recycling centre close to road frontage

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 <b>just</b> the 20 homes provided in your design</i>				
Works Package 1	Set up, Clearance, Demolitions....	£ 1,460.00	£ 113,600.00	£ 115,060.00
Works Package 2	Foundations (up to DPC)	£ 40,000.00	£ -	£ 40,000.00
Works Package 3	Ground Floor Slab or Suspended Floor (including insulation)	£ 343,200.00	£ 240,000.00	£ 583,200.00
Works Package 4	Drainage & Service Trenchwork	£ 15,300.00	£ -	£ 15,300.00
Works Package 5	Specialist Building System (eg timber frame, SIPs, etc if applicable)	£ 60,000.00	£ 20,000.00	£ 80,000.00
Works Package 6	External & Internal Walls (including insulation)	£ 142,960.00	£ 20,000.00	£ 162,960.00
Works Package 7	Intermediate Floor Zone (if applicable)	£ 1,500.00	£ -	£ 1,500.00
Works Package 8	Fireplace & Chimney (if applicable)	£ -	£ -	£ -
Works Package 9	Roof Structure, Insulation & Covering	£ 64,320.00	£ 40,000.00	£ 104,320.00
Works Package 10	Joinery (Windows, doors, stairs, skirtings...)	£ 60,000.00	£ -	£ 60,000.00
Works Package 11	Specialist Products (eg; Eco products...)	£ 3,600.00	£ -	£ 3,600.00
Works Package 12	Electrical Installation	£ 53,000.00	£ 15,000.00	£ 68,000.00
Works Package 13	Plumbing Installation	£ 11,000.00	£ 9,000.00	£ 20,000.00
Works Package 14	Heating Installation	£ 30,000.00	£ 12,000.00	£ 42,000.00
Works Package 15	Plastering (or dry-lining)	£ -	£ -	£ -
Works Package 16	Kitchen and Utility Units (+ appliances)	£ 23,600.00	£ -	£ 23,600.00
Works Package 17	Decorations & Wall Ceramics	£ 8,000.00	£ -	£ 8,000.00
Works Package 18	Floor Finishes	£ 780.00	£ -	£ 780.00
	<b>TOTAL</b>	<b>£ 858,720.00</b>	<b>£ 469,600.00</b>	<b>£ 1,328,320.00</b>
<i>For Works Packages 19 and 20 provide figures for the <b>additional communal facilities</b> required to support the 20 homes</i>				
Works Package 19	Road connection, parking, paths, cycle facilities, street lighting, bin areas, landscaping	£ 99,500.00	£ -	£ 99,500.00
Works Package 20	Communal areas/access to homes - eg stairways, halls, lobbies, lifts (if required), storage	£ -	£ -	£ -
	<b>TOTAL</b>	<b>£ 99,500.00</b>	<b>£ -</b>	<b>£ 99,500.00</b>
<b>GRAND TOTALS</b>		<b>£ 958,220.00</b>	<b>£ 469,600.00</b>	<b>£ 1,427,820.00</b>

Average cost/home £ 71,391.00