



## **SELFBUILD** ON A SHOESTRING



Organised by NaCSBA and Grand Designs Live  
Supported by the Department for Communities & Local Government

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# SELFBUILD ON A SHOESTRING IN THE CITY **IDEAS COMPETITION** **£5000 PRIZE FUND!**

A unique IDEAS COMPETITION, open to all, where you have to design a development of 20 homes on a typical urban site that can be built for less than £75,000 each.

We are looking for cost-effective, green and beautiful designs. Selected entries will be displayed at Grand Designs Live and the winners will share a £5000 prize fund!



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## IDEAS COMPETITION



### THE CHALLENGE

Some people think that building a home for yourself is only for the wealthy. But it doesn't have to be this way.

Self build can be particularly cost effective when a number of households collaborate to build individual homes on a single site. As well as allowing common overheads to be shared, collaborative self build can also help foster strong neighbourly relations.

Self Build in the City is a unique ideas competition - open to anyone - to design an innovative complex of 'self build friendly' homes on a typical urban site. The competition is being run to prove that it is possible to build low cost homes in the City, and that they can also be a very attractive and sustainable too.

### THE PRIZE FUND

There is a total prize fund of £5,000, which will be distributed by the judges.

In addition to identifying an overall winner, the judges reserve the right to also commend other entries.

The judges will decide how much to award to each.

### THE BRIEF

We are looking for people to design a complex of 20 very low cost, simple-to-construct, self build homes for a typical urban site. The plot we have in mind covers 2,000 sq m and is 50m wide, by 40m deep.

You can assume that it already has outline planning permission for residential development and it sits in a typical urban street, with 3 storey terraced residential buildings on either side. There are several 4 storey blocks of flats nearby too.

The area is well connected with good public transport links. So there are bus stops within 100m, a main railway station is about a mile away, and a cycleway runs through the nearby park. The rear of the site faces south and backs onto the park, but there is no direct access from the site to the park.

We want to see a minimum of 20 new homes on the site – in a range of sizes suitable for households with one to five people. You should assume that the planning authority has indicated that six car parking spaces should be provided on the site; one for a dedicated car club.

We are keen to explore how a project like this could be built

as a collaborative project (not a series of individuals building their own homes on their own).

The competition is open to anyone (lay person or professional).

Above all we are looking for innovative ideas and new concepts.

### MANDATORY RULES

- The maximum construction/materials budget is £75,000 per home excluding land, professional and local authority fees, service connections, insurances and warranties. Entrants are especially encouraged to develop a solution that costs less. This budget per home must also cover the communal facilities – parking, bike and bin storage, landscaping, common staircases etc.

- A Cost Report **MUST** be provided alongside your design proposals. Please use the Excel spreadsheet to summarise your estimated cost (email shoestring@nacsba.org.uk and we will send this to you) and provide this as the first sheet of your report. In addition, for each of the headings in the spreadsheet, we would like a paragraph or two that summarises the specification/materials that you have proposed, the quantities used, and the rates per unit of material. Remember that any part of the project that is not entirely Self Built will need a labour cost added. And, where appropriate, you should make an allowance for any plant hire or specialist equipment needed. The report must be no longer than five pages of A4.

In addition you **MUST** supply a description of the Delivery Process for your project – so we want a short explanation that sets out how you envisage procuring/delivering the project – for example, how will you recruit the families, how would they input and agree the final design, how would you expect them to fund the overall project, and what form of legal entity would you envisage the group adopting? This should be no more than two pages of A4 and should be attached to the end of the cost report.

- The homes must comply with (or exceed) the Building Regulations.



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### GUIDANCE NOTES

- We want to see at least 20 new self build homes on the site. Ideally we would like to see four of these for single people, four aimed at couples, four at families of three, four for families of 4 and four for families of five. A typical one person home would have a floor area of 35m<sup>2</sup>, a two person unit would be around 50m<sup>2</sup>, a three person home would be 60m<sup>2</sup>, a four person house might have a floor area of around 80m<sup>2</sup> and a five person household would need around 100m<sup>2</sup>; you can vary this but it must meet the compulsory budget and performance standards.

- Designs should be eminently self-buildable (to minimise bought-in labour costs) and they should be adaptable, extendable and improvable. So, for example, the homes should be easy to adjust to cater for the elderly or infirm; or be simple to upgrade to improve their energy performance in the future.

- You might want to consider some sort of off site prefabrication process to facilitate the initial construction process.

- The design should be flexible enough to respond to different site conditions and regional contexts. This means the development should be able to take on a variety of external finishes and details to respond to local vernacular building styles.

- Entrants are encouraged to aim higher than expected future energy standards – so proposals that achieve Passivhaus standards (or close to them) will be especially welcomed.

- Case study examples of collaborative self build schemes can be found on the Self Build Portal:

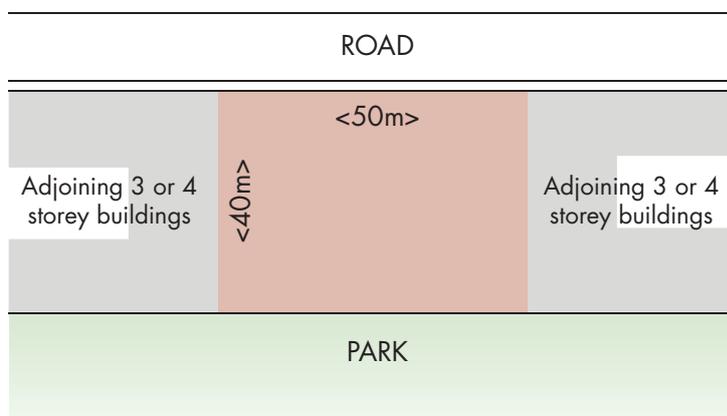
<http://www.selfbuildportal.org.uk/case-studies>

This website might also prove helpful:

<http://www.collectivecustombuild.org>

### THE PLOT

The site is a level plot (50m street frontage x 40m deep) with the road access to the north and a park to the south. The indicative plan below explains this. Assume the ground conditions to be firm clay with no complications or remediation required, to permit a typical foundation – slab or otherwise.



We anticipate the 20+ new homes will be accommodated in a terrace, a block or series of blocks, so that there is as much outdoor amenity space as possible. You may want to provide some shared facilities, though we are keen that the individual homes are all self contained.

### THE ENTRY PROCEDURE

- Entrants must present their designs (images, plans and text) on one side of an A2 portrait sheet mounted on lightweight board, and also as a PDF file. No models or other materials are to be submitted (apart from the compulsory Cost Report).

- There should be no distinguishing marks, names or logos on the front of the A2 board. Make sure you have completed the declaration form and attach this to the REAR of the panel when you submit it

- The Cost Report must be no more than five sides of A4 (portrait format) provided as a hard copy (in an envelope, attached to the back of your A2 board), and also as a PDF file. The two page description of the anticipated Delivery Process should be attached to the cost report as the sixth/seventh pages.

- **Submissions must be received NO LATER THAN 5PM on FRIDAY 19TH SEPTEMBER 2014, and should be sent as follows:**

#### Hard Copies to:

Self Build on a Shoestring, c/o NaCSBA, 1st Floor, Community Resource Centre, Grove Street, Cheltenham, Gloucestershire GL50 3LZ, UK.

**Digital Copies to:** shoestring@nacsba.org.uk



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## IDEAS COMPETITION



### THE JUDGES



#### **Kevin McCloud**

Kevin is a broadcaster, designer and writer specialising in architecture, planning, design and the home. He is the founder of Hab Housing and is an Honorary Fellow of the Royal Institute of British Architects. He is also an ambassador for WWF and was a Sustainability Ambassador for the 2012 Olympics. In 2011 he was asked by NaSBA to become the UK's Self Build Champion.



#### **Tom Dyckhoff**

Tom is a writer and broadcaster. He recently presented the Great Interior Design Challenge for BBC2, and as the architecture and design critic for the BBC's Culture Show, he was one of the first people to highlight the way building groups ('baugruppe') have formed to deliver a string of exciting collective self build projects in Berlin.



#### **Ted Stevens**

Ted is former award-winning architectural and planning journalist. He built his own home in 2005, and has chaired the National Custom & Self Build Association for the last five years.



#### **Geoff Stow**

Geoff self built his own home in Lewisham and has gone on to site manage other community self build schemes. He has been a development worker for the Walter Segal Self Build Trust and offers advice and training to potential self builders. He is also a director of the Association for Environment Conscious Building.



#### **Dr Iqbal Hamiduddin**

Iqbal is a Lecturer at the Bartlett School of Planning, UCL. His expertise includes housing delivery - particularly group self-build housing. His recent work examines collaborative self build housing in Southern Germany where the approach has been used to create architecturally diverse, sustainable and genuinely 'liveable' neighbourhoods.

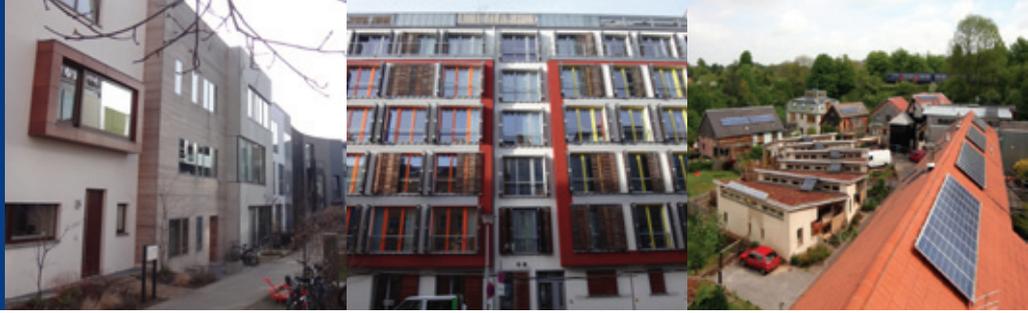


#### **Richard Bacon MP**

Richard Bacon MP is the Chair of the newly formed All Party Parliamentary Group that has a special interest in all forms of self and custom build, and community-led housing projects. This summer he plans to lead a delegation of British MPs to Berlin to see how they build collective custom build projects there. He is a tireless campaigner and is passionate about making it much easier for ordinary people to build their own homes

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### DECLARATION

**Please complete this form and attach it to the rear of your A2 panel.**

*Your submission cannot be judged if incomplete.*

1. I declare authorship of the enclosed designs for the Self Build in the City competition ('the competition').
2. I declare that I abide by the terms and conditions detailed in the competition's brief.
3. I declare that I will abide by the final decision of the judges.

**Signed** .....

**Date** .....

**Print name** .....

**Your Contact details** .....

**Address** .....

**Tel Number** .....

**E-mail** .....

Please complete, print, sign, and attach this declaration to the back of your competition submission, then send it to:

Self Build on a Shoestring,  
c/o National Custom & Self Build Association,  
1st Floor, Community Resource Centre,  
Grove Street, Cheltenham,  
Gloucestershire  
GL50 3LZ,



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