Winner of Honourable Mention for the Building Trust International HOME competition

Our design is representative of the socio-economic climate we live in today, it shows how forward thinking ideas can improve people’s lives whilst benefitting our economy. The study conducted highlighted the importance of good design in creating vibrant living and animated public space for the community to enjoy, regardless of a restrictive budget. We found this study a highly rewarding experience and the result exemplifies what can be achieved through collaborative working - Gensler, Baqus & Atelier Ten.

Refer to attached document for further information

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SLUMS IN THE CITY...?

Introduction

Our proposal is representative of the socio-economic climate we live in today, it shows how forward thinking ideas can improve people’s lives whilst benefitting our economy. The process highlighted the importance of good design in creating vibrant living and animated public space for the community to enjoy regardless of a restrictive budget.

We picked a site near central London, it has 2.7 hectares of green space, 450+ mature trees with a range of mature fruit, nut species and allotments. It is the Heygate Estate and will be demolished to make way for a new residential development as part of a £1.5bn regeneration plan. It has been estimated that over £35m was spent by the local authority rehousing the existing tenants and over £25m buying out leaseholders.

“It’s ridiculously expensive to knock estates down. After they’ve knocked them down, they’re still paying for them. They were all built on the basis of a 60-year payback period. These are not dysfunctional buildings. If you invest in them, they will be perfectly fine. There’s been this vogue recently for this kind of approach, which says, ‘This is an awful estate, we give up, we can’t manage it, what we’re going to do is knock it down, redevelop it at three times the density and fill it up with owner occupiers who will be a good example to these feckless local authority tenants.’”

Dickson Powers, former housing director of Peabody Trust.

The primary aim of this submission was to design a one bedroom apartment for under £20,000. Our secondary aim was to carry out a high level study that could address existing issues on the estate within the same budget. We hope that the information within this study could be applied to over 3000 UK tower blocks that are in need of refurbishment currently.

To achieve this we as a team of Masterplanners, Landscapers, Architects and Interior Designers invited a Cost Consultancy and Environmental Consultancy to join the team to help inform the design decisions before us.

In summary for the £35m cost to the local authority to rehouse the existing tenants of Heygate Estate in slightly better accommodation to allow for demolition...

They could be living in a place called home!
Ten Simple Design Principals

1. Public realm routes open to the sky are created through the existing buildings. The overground railway station is connected to the site creating additional foot fall whilst increasing social interaction, security and benefiting the commercial units.

2. Place is enhanced by removing concrete walkways and the 1st floor slab which allows double height commercial units to outward facing facades. Newobbies/ front doors to duplex units to the interior facing façades animate green courtyards.

3. Facades are animated via green walls of differing hues depicting the length of tenancy, this communicates a community feel to the outside world. The apartment layouts are flipped to increase daylight, create balconies and articulation.

4. Assets like the superstructure are retained which could save up to 40,000 tons of embodied CO2m². This is enough to heat approximately 9,500 3 bed houses annually. The landscape and biodiversity created over 40 years is also retained.

5. Code compliance meets the London Housing Design Guide. lifetime Homes and Building Regulations at a concept level with an aspirational target of Breeam Excellent. The unit mix follows the planning approved scheme for the site.

6. Space is co-located creating a transitional zone which forms part of the room or acts as circulation space. Our apartment has a GIA of 50m² but a usable area of 60m² (inc the amenity areas) whilst quadrupling the storage allocation.

7. Future proofing is achieved by using kitchen and bathroom (negatively pressured) pods. This allows replacement from the facade by mobile crane and provides the opportunity to increase areas with larger pods in the future.

8. Wellbeing is achieved by creating dual aspect apartments increasing daylight and ventilation. Social interaction zones at the front animate the circulation route and rear for contemplation whilst overlooking the surroundings.

9. Adaptable layouts have been designed for live, sleep and work. Flexibility is achieved by reducing the size of the bedroom to create a larger living/ work space or converting the balcony into a study, guest bedroom or studio space.

10. Sustainability of the services focuses on centralisation. This enables prefinishing/ construction to be simplified and floorplan volumes regained by moving boilers, hot water cylinders and regulator valves. The majority of the materials achieve a Cradle to Cradle certification of Silver or above.
ONE BED APARTMENT FROM £14K

BUILDING COST
Building cost allowance on the basis of the Building Cost Information Service. Taken to include preliminaries, overheads and profit.

- **Superstructure**
  - External Door: Sliding Folding Door
    - Qty: 1
    - Unit: £25
    - Rate: £25
    - Total: £25
  - External Door: Folding Folding Door (Balcony)
    - Qty: 1
    - Unit: £20
    - Rate: £20
    - Total: £20
  - Internal Partition: Blackwood
    - Qty: 46
    - Unit: £25
    - Rate: £1,150
  - Internal Doors: Primed Timber
    - Qty: 4
    - Unit: £60
    - Rate: £240
  - Windows: To Kitchen
    - Qty: 1
    - Unit: £150
    - Rate: £150
  - Windows: To Bathroom
    - Qty: 1
    - Unit: £200
    - Rate: £200
  - Sub Total
    - £3,750

- **Internal Finishes**
  - Wall Finishes: 1 Coat Render: 10
    - Qty: 33
    - Unit: £25
    - Rate: £825
  - Floor Finishes: Hardwood Laminate & Quarry, Strips: 45mm
    - Qty: 31
    - Unit: £20
    - Rate: £620
  - Floor Finishes: Spray Top Paint
    - Qty: 2
    - Unit: £30
    - Rate: £60
  - Ceiling Finishes: 15mm Render: 1
    - Qty: 54
    - Unit: £30
    - Rate: £1,620
  - Skirtings: Primed Timber
    - Qty: 8
    - Unit: £15
    - Rate: £120
  - Sub Total
    - £2,000

- **Mechanical & Electrical**
  - Mechanical
    - Qty: 1
    - Unit: £200
    - Rate: £200
    - Sub Total: £200
  - Electrical
    - Qty: 1
    - Unit: £200
    - Rate: £200
    - Sub Total: £200

- **Steel Pipe Construction**
  - Kitchen
    - Qty: 1
    - Unit: £2,000
    - Rate: £2,000
    - Sub Total: £2,000
  - Bathrooms
    - Qty: 1
    - Unit: £2,000
    - Rate: £2,000
    - Sub Total: £2,000
  - Sub Total
    - £1,900

- **Furniture, Fittings & Equipment**
  - Kitchen Storage
    - Qty: 1
    - Unit: £150
    - Rate: £150
  - Telescopic Curtain Rail
    - Qty: 3
    - Unit: £50
    - Rate: £150
  - PDI: Dihing mechanisms
    - Qty: 1
    - Unit: £500
    - Rate: £500
  - Provision for Smart home ICT system
    - Qty: 1
    - Unit: £100
    - Rate: £100
  - Sub Total
    - £500

- **Extra Over Items**
  - Items that are over and above what would typically be expected for a ‘standard’ build on-site. The above rates are standard.
  - **General Items**
    - Qty: 1
    - Unit: £100
    - Rate: £100
    - Sub Total: £100

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<tr>
<th>STATUTORY UNDERBIDDINGS</th>
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<tr>
<td>Gas, water, sewage, electricity, coase &amp; phone</td>
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- **Sub Total**
  - £1,900

- **Professional Fees and Direct Costs**
  - Professional Fees
    - Included in the Building Cost Plan.
  - Contingency of 5%
    - Included in the Building Cost Plan.

- **Total Estimated Construction Cost, Say**
  - £13,900

Assumptions:
- All costs are provisional.
- Exclusions:
  - VAT
  - Contaminated soil conditions
  - Abnormal site conditions
  - Asbestos removal
  - Preparing the site
  - Contingency for cost over-run
  - Any works to comply with parts, etc.
  - Any works to buildings outside of the boundaries
  - Any works to comply with planning or other statutory requirements
  - Client’s show room
  - Legal fees
  - Inflation beyond 09/2012

BFI competition submission updated and issued 04.10.12
HAUTE HEYGATE PROPOSAL

BUILDING COST
Building cost allowance on the basis of the Building Cost Information Service. Taken to include:
- superstructures, service works and profit

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<tr>
<th>Description</th>
<th>Qty</th>
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<tr>
<td>Strip Out</td>
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<td>£10</td>
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<tr>
<td>Substructure</td>
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<tr>
<td>- Remove concrete floor to create commercial unit, adapted to building characteristics</td>
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<td>Sub Total</td>
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<td>Refurbishment - CSA 153.158m²</td>
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<tr>
<td>- Public Spaces/Corridors</td>
<td>20,082</td>
<td>m²</td>
<td>£300</td>
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<tr>
<td>- Buy Lift and Fire Exit</td>
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<td>m²</td>
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<tr>
<td>- Communal Fire / Smoke Control</td>
<td>0.28</td>
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<td>Sub Total</td>
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<td>£6,894,748</td>
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<td>Refurbishment - CSA 78.448m²</td>
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<tr>
<td>- One Bedroom Apartment (90m² per unit)</td>
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<td>m²</td>
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<tr>
<td>- Two Bedroom Apartment (105m² per unit)</td>
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<td>- Three Bedroom Apartment (120m² per unit)</td>
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<td>- Four Bedroom Apartment (140m² per unit)</td>
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<tr>
<td>- General Works</td>
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<td>- Balcony Construction</td>
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<td>- Glazed Balcony</td>
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<tr>
<td>- Fixtures, Fittings and Equipment</td>
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<tr>
<td>- Professional Fees &amp; Duty (£1.8m)</td>
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<td>Contingency on Building Works</td>
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<tr>
<td>- Contingency (£2m)</td>
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Total Estimated Construction Cost: £35,000,599

Additional Notes:
- All costs are provisional.
- Exclusions:
  - Contaminated soil conditions
  - Abnormal ground conditions
  - Abnormal topography
  - Plumbing of the works
  - Any term or mechanical cooling
  - Any works to comply with Party Wall Notices
  - Alcoves to be included outside of the Multiple Storey
  - Any other statutory requirements
  - Clients direct costs: Legal/Site
  - Site horticulture (£20k)

Gensler
atelier ten
BAQUS

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