

LONDON LIVING FROM £20K



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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SAVED
40,000 TONNES
OF CO²



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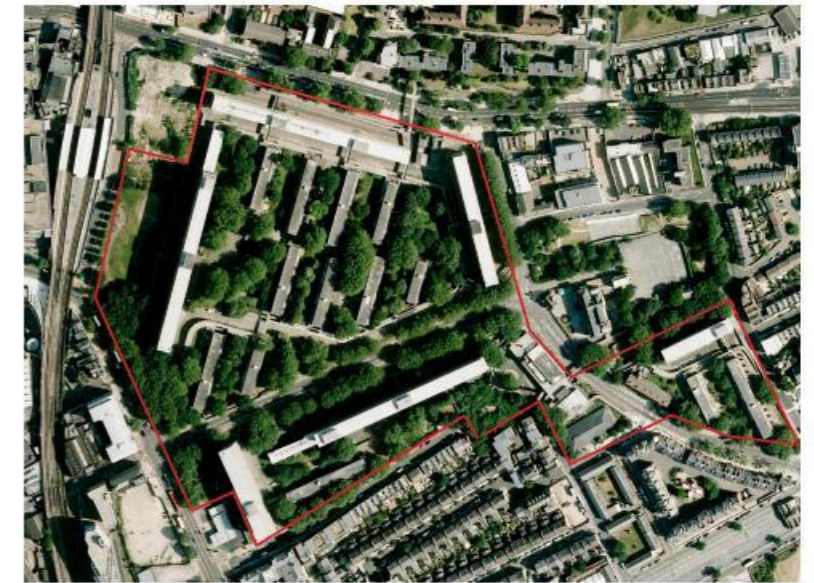
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SLUMS IN THE CITY...?



Heygate Estate



Aerial View - Heygate Estate

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 feck-less local authority tenants.'

Dickson Powers, former housing director of Peabody Trust

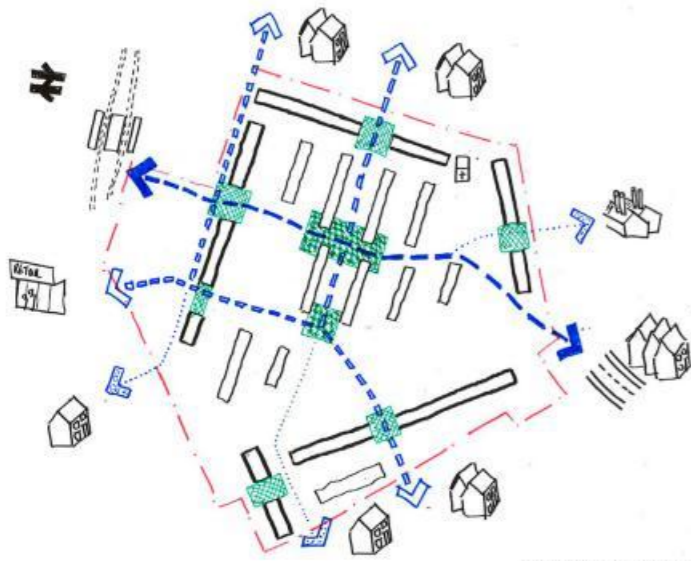
The primary aim of this submission was to design a one bedroom apartment for under £20,000. Our secondary aim was to carry out a high level study that could address existing issues on the estate within the same budget. We hope that the information within this study could be applied to over 3000 UK tower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

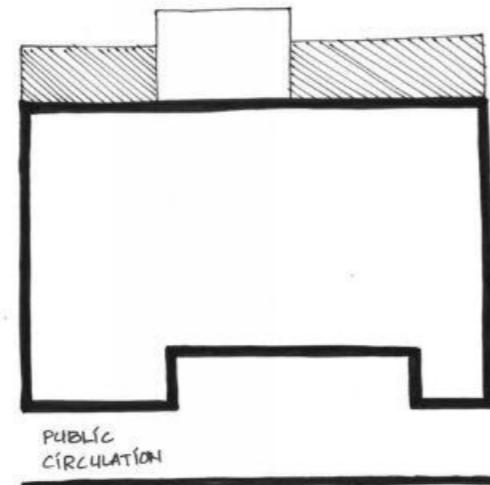
In summary for the £35m cost to the local authority to rehouse the existing tenants of Heygate Estate in slightly better accommodation to allow for demolition...

They could be living in a place called home!

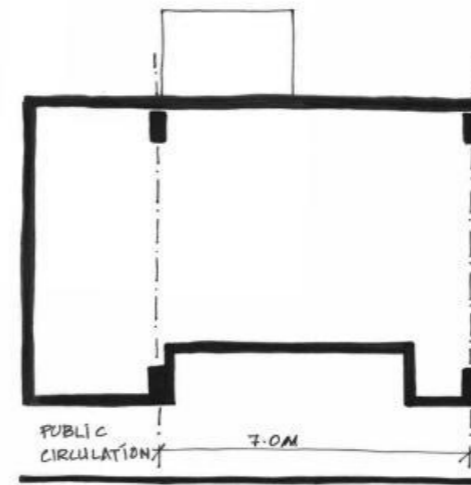




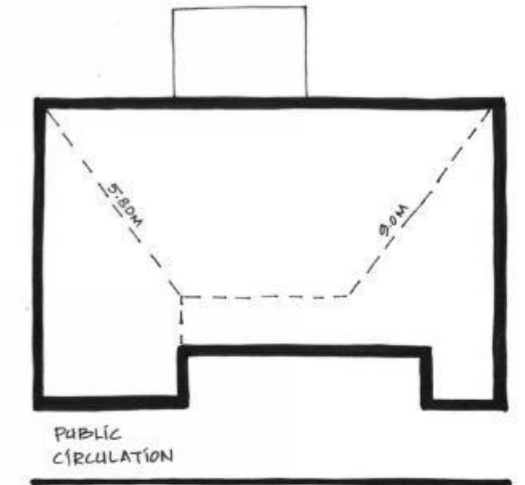
The Public Realm and Place



KEY: DEMOLISH EXISTING CONCRETE SLAB
 Facades - Improve Daylight Levels



Assets - Retain Existing Structure



NOTE: EGRESS PATH MAX 9.0 M
 FTD 2.13-B
 Code - Achieve Compliance

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. New lobbies/ 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 CO2/m². This is enough to heat approximately 6,500 3-bed houses annually. The landscape and biodiversity created over 40years 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.

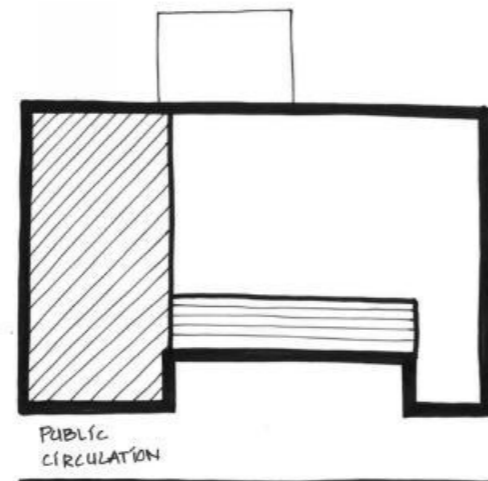
6 - Space is co-located creating a transitional zone which forms part of the room or acts as circulation space. Our apartment has a GIA of 50m² but a useable area of 60m² (inc the amenity area), whilst quadrupling the storage allocation.

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

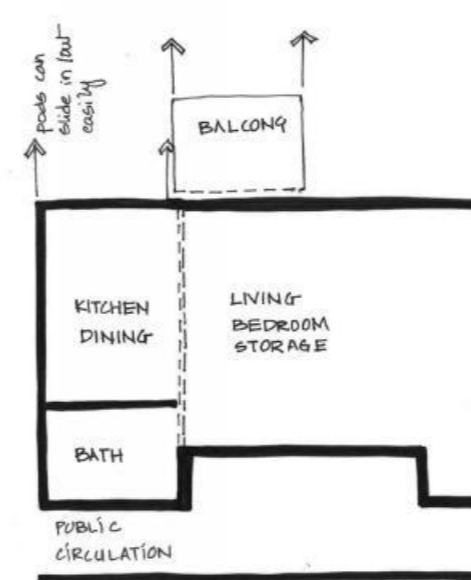
8 - Wellbeing is achieved by creating dual aspect apartments increasing daylight and ventilation. Social interaction zones at the front animate the circulation route and rear for contemplation whilst overlooking the surroundings.

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.

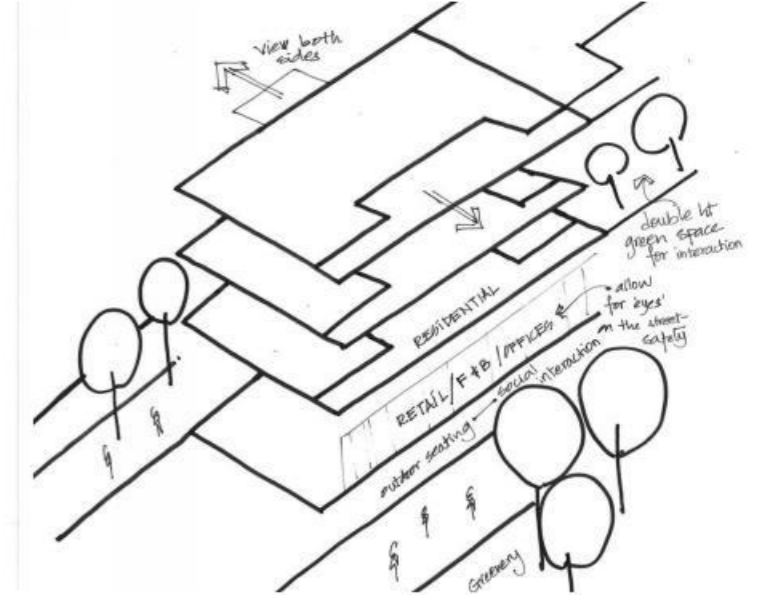
10 - Sustainability of the services focuses on centralisation. This enables prefabrication/ construction to be simplified and floorplan volumes regained by moving boilers, hot water cylinders and regulator valves. The majority of the materials achieve a Cradle to Cradle certification of Silver or above.



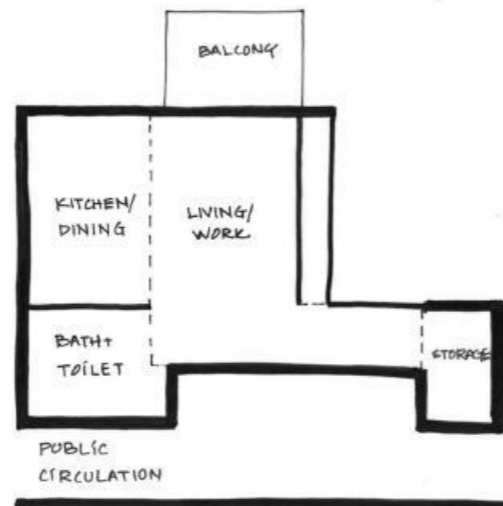
KEY: WET ZONE
 TRANSITION
 DRY ZONE
 Space - Co-located Zones



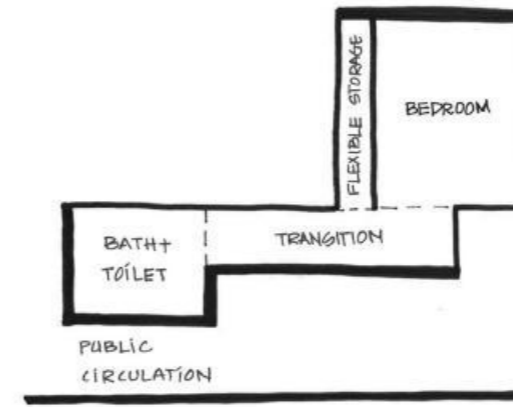
Future - Flexible Planning



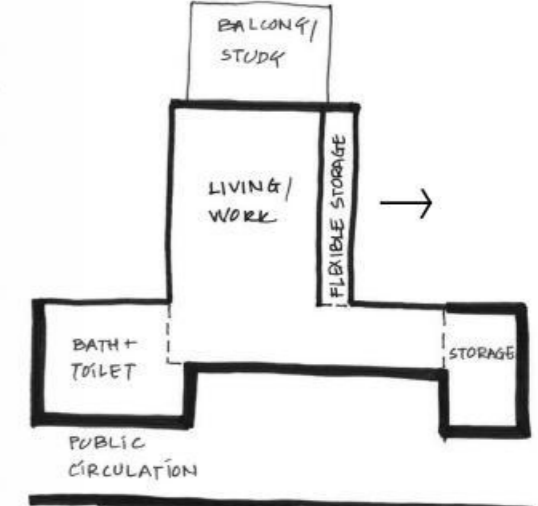
Wellbeing - Social Interaction



Adaptable - Living



Adaptable - Sleeping



Adaptable - Working

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

	Qty	Unit	Rate	Total
Superstructure				
- External Door; Sliding Folding Door	1	Item	£1,100	£1,100
- External Door; Sliding Folding Door (Balcony)	1	Item	£750	£750
- Internal Partitions; Blockwork	46	m ²	£25	£1,150
- Internal Doors; Painted Timber	2	Nr	£60	£120
- Window; to kitchen	1	Item	£300	£300
- Window; to bedroom	1	Item	£300	£300
Sub Total				£3,720
Internal Finishes				
- Wall Finishes; 15mm Render; to blockwork; Painted	33	m ²	£25	£825
- Floor Finishes; Hardwood tongue & groove; on underlay; 40mm screed	31	m ²	£60	£1,860
- Floor Finishes; Epoxy Floor Paint	2	m ²	£30	£60
- Ceiling Finishes; 15mm Render; to concrete soffit; Painted	34	m ²	£30	£1,020
- Skirlings; Painted Timber	8	m	£15	£120
Sub Total				£3,885
Mechanical & Electrical				
- Mechanical	50	m ²	£25	£1,250
- Electrical	50	m ²	£25	£1,250
Sub Total				£2,500
Steel Pod Construction				
- Kitchen	1	Item	£2,000	£2,000
- Bathroom	1	Item	£1,000	£1,000
Sub Total				£3,000
Fixtures, Furnishings & Equipment				
- Flexible Storage	1	Item	£150	£150
- Telescopic Curtain Rail	3	Nr	£50	£150
- POD sliding mechanism	1	Nr	£500	£500
- Provision for Smart home ICT system				
Sub Total				£800
				Building Cost Sub Total
				£13,905

EXTRA OVER ITEMS

Items that are over and above what would typically be expected for a 'standard' build on which the above rates are based.

	Qty	Unit	Rate	Total
General Items				
- Gas, water, sewage, electricity, cable & phone				incl.
Sub Total				£13,905
STATUTORY UNDERTAKINGS				
- Gas, water, sewage, electricity, cable & phone				incl.
Sub Total				£13,905
PROFESSIONAL FEES AND DIRECT COSTS				
- Professional Fees				Included in Heygate Cost Plan
CONTINGENCY ON BUILDING WORKS				
- Contingency @ say 10%				Included in Heygate Cost Plan
				TOTAL ESTIMATED CONSTRUCTION COST, SAY
				£13,905

Based upon Gross Internal floor area of: 50 m²
Approx Building Cost per m²: 278.10 m²

Assumptions

- All costs are provisional

Exclusions:

- VAT
- Contaminated soil conditions
- Abnormal ground conditions
- Asbestos removal
- Phasing of the works
- Any form of mechanical cooling
- Any works to comply with party wall notices
- Any works to buildings outside of site boundary
- Any works to comply with planning or other statutory requirements
- Client's direct costs - Legal, etc
- Inflation beyond 3Q 2012



HAUTE HEYGATE PROPOSAL

BUILDING COST

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

	Qty	Unit	Rate	Total
Strip Out				
Strip Out and repair existing Substructure	103,158	m ²	£10	£1,031,580
Remove concrete floor to create commercial unit, adjacent to balcony and to create public realm routes	1	Item	£125,000	£125,000
Sub Total				£1,156,580
Refurbishment - GEIA 103,158m²				
Public Spaces/Circulation, Facades, Lifts and the like - 20%	20,632	m ²	£300	£6,189,480
Commercial (Shell & Core) - 5%	5,158	m ²	£600	£3,094,740
Sub Total				£10,440,800
Refurbishment - GIA 78,400m² (20% of GIA used in slab removal to create Commercial Unit)				
One Bedroom Apartment (50m ² per unit) - 5% (78 Units)	3,920	m ²	£278	£1,090,152
Two Bedroom Apartment (Approx 61m ² per unit) - 60% (771 Units)	47,040	m ²	£278	£13,081,824
Three Bedroom Apartment (Approx 74m ² per unit) - 10% (106 Units)	7,840	m ²	£278	£2,180,304
Sub Total				£26,793,080
External Works				
Landscaping	1	Item	£150,000	£150,000
Sub Total				£26,943,080
Building Cost Sub Total				£26,943,080

EXTRA OVER ITEMS

Items that are over and above what would typically be expected for a 'standard' build on which the above rates are based.

	Qty	Unit	Rate	Total
General Items				
Balcony Construction	955	Item	£400	£382,000
Glazed Balustrade To Balcony	955	Item	£250	£238,750
Sub Total				£27,563,830

STATUTORY UNDERTAKINGS

Incoming Services Provision @ say 15% (subject to site surveys of existing infrastructure and detailed design of the scheme)	1	Item	£4,134,575	£4,134,575
Envac Waste System	1	Item	£50,000	£50,000
Sub Total				£31,748,405

PROFESSIONAL FEES AND DIRECT COSTS

Fixtures, Fittings and Equipment				Excl.
Professional Fees @ say 8%				£2,539,872

CONTINGENCY ON BUILDING WORKS

Contingency @ say 5%				£1,587,420
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TOTAL ESTIMATED CONSTRUCTION COST, SAY £35,875,697

Based upon Gross Internal floor area of:	98,000	m ²
Approx Building Cost per m ² :	£	366.08
Approx Building Cost per One Bed Unit:	£	18,303.93
Approx Building Cost per Two Bed Unit:	£	22,330.79
Approx Building Cost per Three Bed Unit:	£	27,089.81

Assumptions

- All costs are provisional

Exclusions:

- VAT
- Contaminated soil conditions
- Abnormal ground conditions
- Asbestos removal
- Phasing of the works
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