

# 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

Contact us | [Gensler.com](http://Gensler.com) | Blog | Facebook | Twitter

rehouse  
tenants  
£ 3 5 M

OR  
REDEVELOP  
ESTATE  
£ 3 5 M



## 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

Contact us | [Gensler.com](http://Gensler.com) | Blog | Facebook | Twitter

# SAVED 40,000 TONNES OF CO<sup>2</sup>



## 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

Contact us | [Gensler.com](http://Gensler.com) | Blog | Facebook | Twitter

# 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 feckless local authority tenants.'*

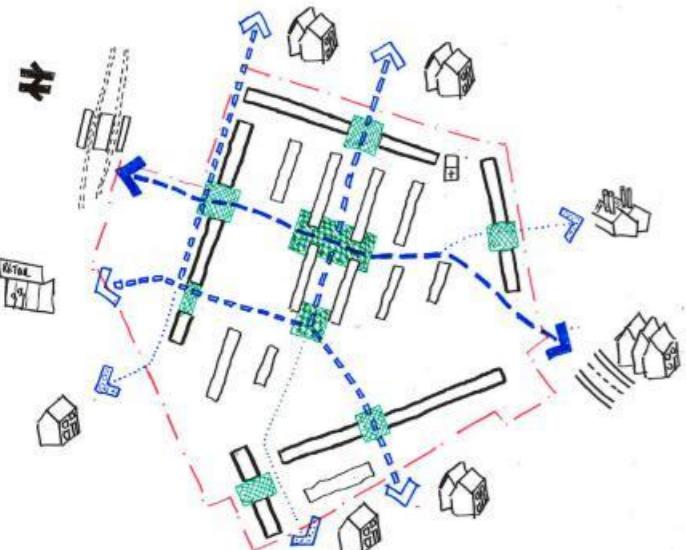
Dickson Powers, former housing director of Peabody Trust

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.

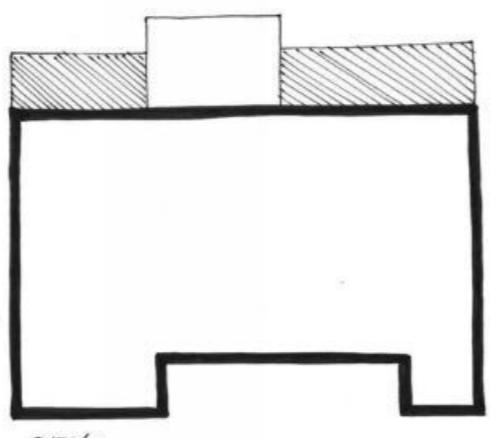
To achieve this we as a team of Masterplanners, Landscapers, Architects and Interior Designers invited a Cost Consultancy and Environmental Consultancy to join the team to help inform the design decisions before us.

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...

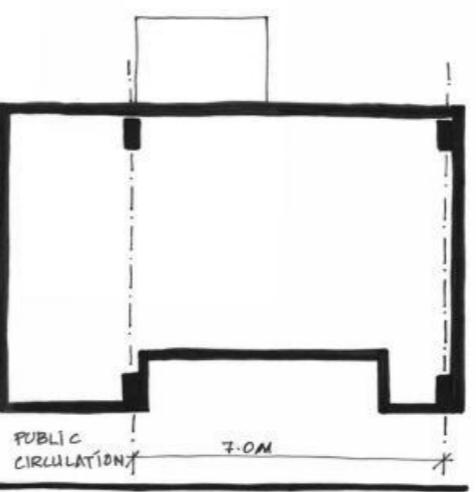
**They could be living in a place called home!**



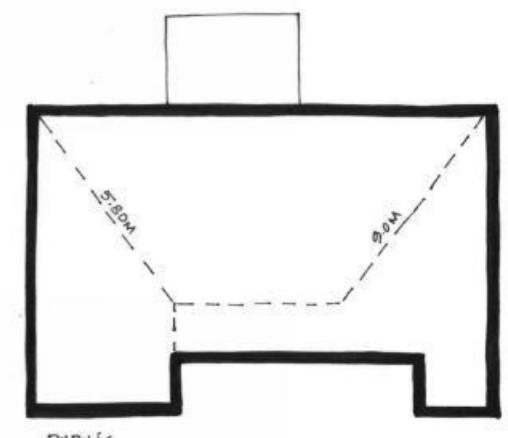
The Public Realm and Place



KEY: ■ DEMOLISH  
EXISTING  
CONCRETE SLAB  
Facades - Improve Daylight Levels



Assets - Retain Existing Structure



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

## Ten Simple Design Principles

**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 CO<sub>2</sub>/m<sup>2</sup>. 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.

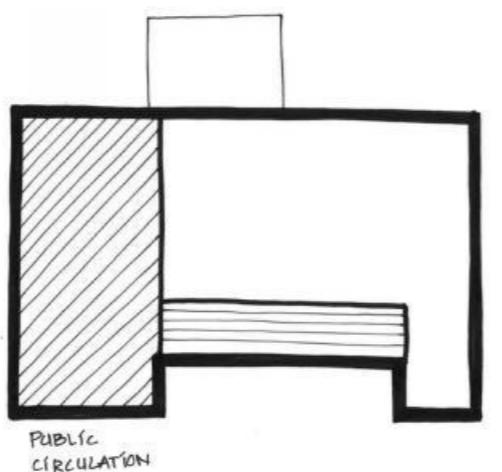
**6 – Space** is co-located creating a transitional zone which forms part of the room or acts as circulation space. Our apartment has a GIA of 50m<sup>2</sup> but a useable area of 60m<sup>2</sup> (inc the amenity area), whilst quadrupling the storage allocation.

**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.

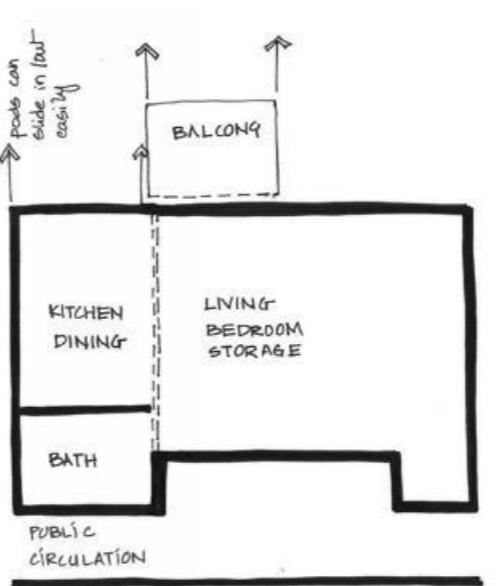
**8 – Wellbeing** is achieved by creating dual aspect apartments increasing daylight and ventilation. Social interaction zones at the front animate the circulation route and rear for contemplation whilst overlooking the surroundings.

**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.

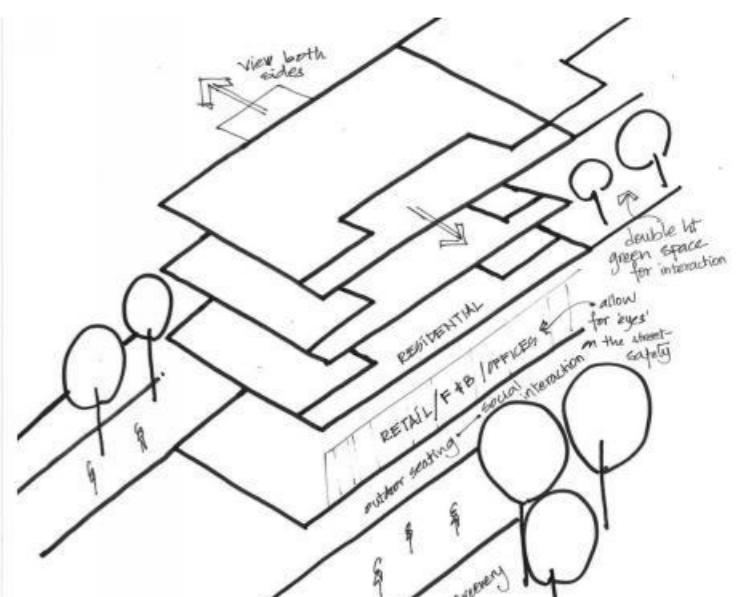
**10 – Sustainability** of the services focuses on centralisation. This enables prefabrication/ construction to be simplified and floorplan volumes regained by moving boulders, hot water cylinders and regulator valves. The majority of the materials achieve a Cradle to Cradle certification of Silver or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



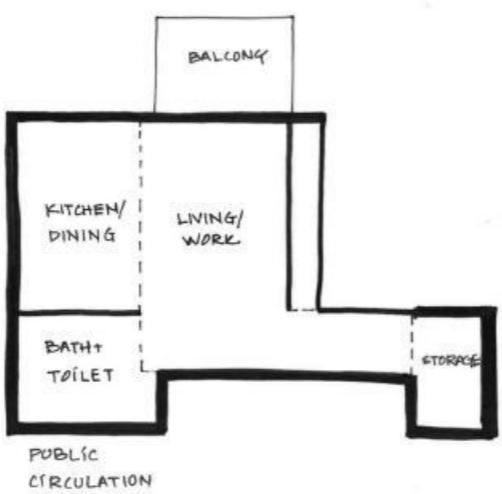
Space - Co-located Zones



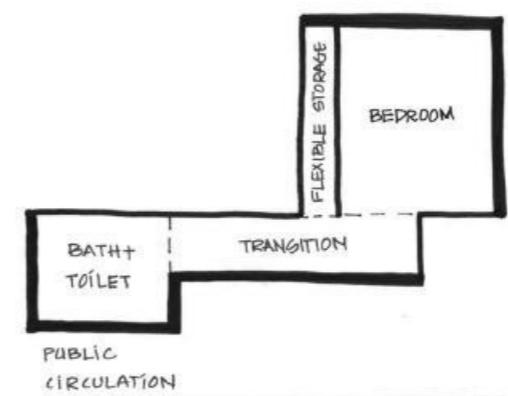
Future - Flexible Planning



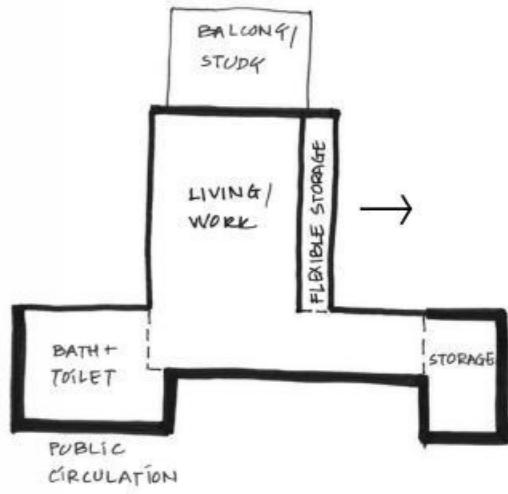
Wellbeing - Social Interaction



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          |
|--|-------------------|--------|--------|----------------|
| <b>Superstructure</b>  |                   |        |        |                |
| - 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 <sup>2</sup> | £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   |                |
| <b>Sub Total</b>   |                   |        |        | <b>£3,720</b>  |
| <b>Internal Finishes</b>   |                   |        |        |                |
| - Wall Finishes; 15mm Render; to blockwork; Painted                  | 33 m <sup>2</sup> | £25    | £825   |                |
| - Floor Finishes; Hardwood tongue & groove; on underlay; 40mm screed | 31 m <sup>2</sup> | £60    | £1,860 |                |
| - Floor Finishes; Epoxy Floor Paint                                  | 2 m <sup>2</sup>  | £30    | £60    |                |
| - Ceiling Finishes; 15mm Render; to concrete soffit; Painted         | 34 m <sup>2</sup> | £30    | £1,020 |                |
| - Skirtings; Painted Timber  | 8 m               | £15    | £120   |                |
| <b>Sub Total</b>   |                   |        |        | <b>£3,885</b>  |
| <b>Mechanical &amp; Electrical</b>                                   |                   |        |        |                |
| - Mechanical   | 50 m <sup>2</sup> | £25    | £1,250 |                |
| - Electrical   | 50 m <sup>2</sup> | £25    | £1,250 |                |
| <b>Sub Total</b>   |                   |        |        | <b>£2,500</b>  |
| <b>Steel Pod Construction</b>  |                   |        |        |                |
| - Kitchen  | 1 Item            | £2,000 | £2,000 |                |
| - Bathroom   | 1 Item            | £1,000 | £1,000 |                |
| <b>Sub Total</b>   |                   |        |        | <b>£3,000</b>  |
| <b>Fixtures, Furnishings &amp; Equipment</b>                         |                   |        |        |                |
| - 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                                |                   |        |        |                |
| <b>Sub Total</b>   |                   |        |        | <b>£800</b>    |
| <b>Building Cost Sub Total</b>                                       |                   |        |        |                |
|  |                   |        |        | <b>£13,905</b> |

## 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          |
|--|-----|------|------|----------------|
| <b>General Items</b>                             |     |      |      |                |
| - Gas, water, sewage, electricity, cable & phone |     |      |      | incl.          |
| <b>Sub Total</b>                                 |     |      |      | <b>£13,905</b> |

## STATUTORY UNDERTAKINGS

- Gas, water, sewage, electricity, cable & phone

incl.

## 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:  
Approx Building Cost per m<sup>2</sup>:

50 m<sup>2</sup>  
278.10 m<sup>2</sup>

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

## 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              |
|------------------------------|-----|------|------|--------------------|
| <b>General Items</b>         |     |      |      |                    |
| Balcony Construction         | 955 | Item | £400 | £382,000           |
| Glazed Balustrade to Balcony | 955 | Item | £250 | £238,750           |
| <b>Sub Total</b>             |     |      |      | <b>£27,563,830</b> |

## 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            |
| <b>Sub Total</b>   |        |            | <b>£31,748,405</b> |

## 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 |
|------------------------|--|------------|

**TOTAL ESTIMATED CONSTRUCTION COST, SAY £35,875,697**

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

## 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



