



The Sunday Times British Homes Awards 2014 sponsored by Homebase

in partnership with Habitat First Group, the Passivhaus Trust, Kingspan Insulation and the AJ

invite submissions for a design competition for “EcoHaus”



Standard Competition Conditions

1.0 Invitation

The Sunday Times British Homes Awards 2014, sponsored by Homebase and in partnership with Kingspan Insulation, the Passivhaus Trust, Habitat First Group and the AJ invite submissions for a single stage open design competition from an architectural practice for “EcoHaus” - an aspirationally designed waterside home designed to Passivhaus standards. Architects are encouraged to embrace innovative products and concepts while ensuring their submission is an inspirational home where people would love to live, buildable and replicable and compliant with building regulations to conform to NHBC/Premier Guarantee standards. It is planned that the winning design will be developed at one of Habitat First Group’s UK sites.

The competition is being organised by The British Homes Awards and all enquiries should be made to the promoter through www.britishhomesawards.co.uk

2.0 Objective

In partnership with the Passivhaus Trust, Kingspan Insulation, the AJ and Habitat First Group, who champion design excellence and the preservation and encouragement of the natural habitat, this year’s Awards’ competition for “EcoHaus” challenges UK architects to design an aspirational home to Passivhaus standards for a waterside site at one of Habitat First Group’s UK sites (Lower Mill Estate, Somerford Keynes (www.lowermillestate.com) or Silverlake in Dorset (www.silverlakedorset.com))

Designed with the Passivhaus methodology, the winning design will be of stunning architectural merit, visually arresting, environmentally smart and offer a healthy environment for the occupants: a home that everyone loves to live in. Designs are invited for both the individual home and group of homes, demonstrating how private and public space at a waterfront site can be combined to enhance the community living environment and deliver an aspirational lifestyle. The space between the home and the water will be private: the land in front will be communal.

Pioneered and developed in Germany Passivhaus is the world’s leading low energy building standard, focusing on the building fabric combined with high levels of insulation and optimal solar gain. Excellent indoor air quality together with high levels of heat recovery are achieved with advanced heat recovery ventilation systems that transfer heat from outgoing stale air to fresh air coming into the house.

Further details: www.Passivhaustrust.org.uk

3.0 Intention to Build

It is the intention of The Awards Organisers, Homebase and Habitat First Group to develop the winning design in multiple units at one of the Habitat First Group sites in the UK.

4.0 Competition Format

A short-list of up to 10 designs will be selected from the open first stage and will be published in The Sunday Times "Home" in June in order that the readership can vote collectively for their winning design. Voting will also be online through The Sunday Times property portal. The schemes will be published with the designs accredited to the architect(s). The scheme that receives the most votes will be declared the winner of the competition.

5.0 The Brief

Type of House

- An architecturally distinguished detached house for an aspirational lifestyle, that people would love to live in
- Between 3 and 5 bedrooms
- Maximum Height: 3 storeys
- Maximum Size: no greater than 204 m².
- Footprint: 24m. width/up to 30m. depth

Design

The building will demonstrate, where relevant, best practice in:

- Use of space (open, adaptable, flexible, movement, access, circulation)
- Internal environment (daylight, acoustics, heating, ventilation, finishes, furniture)
- Smart Home: intelligent infrastructure, network installations, wireless technology, cabling
- Security - secure by design and crime prevention measures
- Intelligent docking ports for electric vehicles, with the capability for two-way interaction between the car's batteries and the home energy systems
- The specification and performance of energy efficient products

Method of Construction

- All forms considered, such as brick and block, steel frame, timber frame, concrete frame.
- It is recommended that the designs submitted should include the specification of products already certified to Passivhaus standard. For example energy efficient insulation products manufactured by Kingspan (www.kingspantek.co.uk/EcoHaus). However other products that enable the scheme to meet both the Passivhaus standard and Building Regulations can also be specified.
- All schemes submitted for the competition should be eligible for compliance for a building warranty through a recognised warranty provider to enable development.

The submission should include:

- an assessment of the quality of health and wellbeing for people living in the house, embracing issues such as daylight and integration of the natural environment
- a consumption calculation, based on the Passivhaus Planning Package (PHPP) to illustrate how the house will efficiently use energy and comply with the Passivhaus standard
- sufficient details to demonstrate the insulation and air tightness strategy with consideration given to ease of construction plus a ventilation strategy for summer and winter operation.
- evidence that the summer comfort requirements of the Passivhaus standard will be achieved with details of the shading and night cooling strategy.
- a consumption calculation or diagram to illustrate how the house will efficiently use other resources e.g. water, food or where waste from one process becomes a resource for another
- an indication of construction cost (the projected build cost should be between £200,000 and £350,000)
- a demonstration of how the dwelling would work as a volume development of multiple units
- a demonstration of how the front and back garden spaces provide flexibility, privacy and seamless integration with the interior
- an occupant guide about how the occupants will operate the house
- inclusion of a car bay plus provision for boat storage
- Why you think people would love to live there

6.0 Eligibility

The competition is open to all UK registered architects. Individual or team entries are encouraged and the participation of recently qualified architects is particularly welcomed. No member or employee of the promoting body nor the assessors nor any partner, associate or employee of them shall be eligible to compete or assist a competitor.

7.0 Assessors

The following assessors have been appointed to adjudicate on submissions made and to select a shortlist of up to 10 deliverable designs:

Chair of panel of judges:

Professor Robert Adam, DipArch, RIBA, FRSA, Director ADAM Architecture

Assisted by:

Dr Peter Bonfield, Chief Executive, BRE Construction
Joanne Bolt, Head of Trends, Homebase
David Bryant, Chairman, New Homes Marketing Board
Helen Davies, Editor, Home, The Sunday Times
Paul Finch OBE, Chair of CABE at The Design Council, Editorial Director of the AJ
John Garbutt, Director, Kingspan Insulation
Ric Frankland, Director, dwelle
Chris Herring, Chair, Passivhaus Trust
Michael Manser CBE, RA, PPRIBA, Chairman, The Manser Practice
Red Paxton Owner, The Habitat First Group
Jo Smit, BRE, Editor building4change

In the event of an assessor being unable to continue to act through illness or any other cause, the promoter will appoint another assessor.

8.0 2014 Timetable

The Programme, which may be subject to variation, is:

Brief available	10 February
Questions deadline	28 March
Registration confirmation	4 April
Submissions by	2 May
First stage Assessment	20 May
Shortlist announced	6 June
Shortlist published	8 June
Result announced	19 September
Schemes published	28 September

9.0 Questions

Any questions which competitors wish to ask concerning the design brief and Passivhaus standards should be addressed to Mike Gazzard (mg@britishhomesawards.com) before Friday 28 March. An explanatory memorandum based on all the questions submitted (with the appropriate answers) will be presented to all competitors on the specific page dedicated to the Design Competition on <http://britishhomesawards.co.uk/2014/design-brief-faq/> and will form part of the Competition conditions.

10.0 Registration of intention to submit

To be eligible for participation in the competition all entrants must notify the promoter of their intention to submit a design by email to: mg@britishhomesawards.com by 4 April 2014.

11.0 Submissions Method

The design of each competitor is to be contained in a single package and is to be sent, carriage paid, addressed to Mike Gazzard, British Homes Awards, Fairway House, Clandon Regis (Golf Club), Epsom Road, West Clandon, Surrey GU4 7TT and clearly marked 'British Homes Awards' to arrive not later than Friday 2 May 2014. **Competitors are advised that late entries will be disqualified.**

Competitors requiring proof of delivery should enclose in their package a stamped, sealed self-addressed envelope. This will be posted upon receipt of submission.

12.0 Authorship

The author of the submission will not be disclosed at the first stage of the selection process as the Judges will want to assess the submissions without knowledge of the author.

Authorship of the designs will be disclosed at the short-list stage to the readership of The Sunday Times.

A successful competitor must be able to satisfy the assessors that he/she is the bona fide author of the design he/she has submitted.

13.0 Competitors should retain copies of the designs submitted

14.0 Submission Instruction

No models will be required. Competitors should submit their design proposals on a maximum of three A1 lightweight boards, with a short typewritten Design Statement of a maximum 750 words explaining how the design works, technologies and construction materials used and confirmation of Code Level 5 attainment. The CGIs presented on the lightweight boards, together with the Design Statement, should accompany the entries on disc(s). The CGIs should be of sufficient quality to enable the Promoters to present them on the appropriate websites and achieve the required reproduction values within the printed media.

15.0 Copyright

The ownership of copyright in the work of all competitors will be in accordance with the Copyright and Patent Act 1988.

16.0 Announcement of Awards and Exhibition

To enable the selection process each entrant authorises The British Homes Awards (The Promoter) to present the entries in whatever medium and at such time or place that is considered appropriate but the Promoter will not be liable for any claims made against it resulting from any such viewing or publication.

The Promoter will communicate individually with each of the short-listed competitors prior to publishing the schemes.

The architects whose schemes have been short-listed by the judges will be advised in confidence before Friday 6 June. It is planned that the short-listed schemes will be published in the Sunday Times "Home" in June to allow their readership the opportunity to vote for their winning design.

The competition winner will be announced at the presentation of the 2014 British Homes Awards on Friday 19 September at which time the winner will be advised.

All the designs will be retained by the promoter for the purposes of exhibition, publicity and illustration. The promoter may publish illustrations of any design, either separately or together with other designs, with or without explanatory text. The eventual winner will receive further publicity in The Sunday Times and all other schemes will be featured in the Awards' publication - "**Design. The key to a better place**".

17.0 Disqualification

A design shall be excluded from the competition:

- if received after the latest time stated under Submission Method
- if, in the opinion of the assessors, it does not substantially meet the requirements of the Brief
- if a competitor shall improperly attempt to influence the decision

- if any of the mandatory requirements of the competition conditions and brief are disregarded

18.0 Appointment of the Architect

The author of the design placed first by the readership of The Sunday Times (selected from a shortlist of up to 10 agreed by the Jury Panel) will be appointed as the architect for the work. The fee for the work carried out in the creation of the prototype and subsequent development will be the subject of negotiation between the architect and Habitat First Group and will be paid by them.

19.0 Enquiries

The Competition is being administered by Tee to Green Marketing Limited, the Proprietors of The British Homes Awards, Fairway House, Clandon Regis, Epsom Road, West Clandon, Surrey GU4 7TT.
Tel: 01483 225221, email: mg@britishhomesawards.com to whom any enquiries relating to the general conditions of this competition should be addressed.

20.0 Registration Fee

The competition entry fee is £100 plus VAT.
Payment by cheque, which should accompany the submission, should be made out to:
Tee to Green Marketing Limited.

Alternatively payment is now available online at:

<http://britishhomesawards.co.uk/2014/design-competition/>

The British Homes Awards, Fairway House, Clandon Regis, Epsom Road, West Clandon, Surrey GU4 7TT
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