

Design Brief FAQ

Q. Could you clarify for me the reference to Code (for sustainable homes) within the brief? Is this an additional requirement?

A. The reference to this Code is excluded from the brief and not relevant to the Competition.

Q. Could you confirm whether the 204m² maximum area is total floor area (internal) or footprint?

A. Footprint

Q. The Brief implies it is a regular permanent home. The documents from the Developer state that it is a holiday chalet/lodge where there will be planning conditions to prevent permanent occupation as a main residence.

A. To clarify the brief is for a permanent home...albeit that it will be used as a holiday /second home. The site has restrictions on full year round habitation but that does not impact upon the design of the building.

Q. Please clarify for me the exact site locations and site boundaries for both sites? Any chance you will be publishing site plans that we could use?

A. Specific sites have not been determined as the winning design could be built at any one of the three Habitat First Group sites. However as the brief stipulates the plot(s) will be fronting water with communal space at the back. We will not be publishing site plans but please assume the plot will be cleared and level.

Q. Passivhaus design is extremely site specific and design criteria is based on orientation and regional climatic data. Are we meant to select any one site and propose a design?

A. Design to maximise orientation. If required and if voted the winner the architect will work with the developer to address orientation to maximise solar gain on any specific site.

Q. The brief states: "The space between the home and the water will be private: the land in front will be communal." What is a definition of "land in front"? Is it the entrance side? Does it mean the building site will be closed, with no public access to water?

A. There will be no public access to the water down the side of the house as this will border with another house type. The land behind will lead down to the water edge. The land in front will be for a small area for parking etc. and road access.

Q. Are there any restrictions for the distance from a building to the water?

A. No. Providing the max area of the plot specified in the brief is not exceeded.

Q. What needs to be included to the build cost?

A. The building fabric windows, doors, roof, foundations provisions for internal fit out to include

bathrooms and kitchen.

Q. Design Statement. Is it a separate A4 size document or should it go as a section onto the presentation board?

A. That can be supplied as a separate document– A4 size to enable the judges to assess the design

Q. There is the requirement for a consumption calculation, based on the Passivhaus Planning Package (PHPP). Is the software available for trial version? How could we get it?

A. A trial version of the PHPP software is not available, and a full copy will need to be purchased. A protected 2007 demo version can be viewed here:

http://www.passivhaustrust.org.uk/design_support.php

Q. Is the maximum size of 204m² treated floor area (tfa) for Passivhaus purposes or the exterior footprint of the building?

A. The exterior footprint of the building

Q. I assume footprint (24m width/up to 30m depth) is just the maximum width or depth the design can be and that it doesn't have to be 24m wide?

A. The assumption is correct: it doesn't have to be 24m wide

Q. Does the design need to follow the design guide only or do you require the proprietary software output for modelling?

A. We require the building to be modelled in the PHPP software, which will provide the performance outputs of the designed building.

Q. Within the FAQs it states the footprint of the house needs to be 204m sq. Is this correct?

Surely this is overall Gross Internal Area otherwise a house with this footprint and say at three storeys would end up with a GIA up to 500–600m sq.

A. The 204m sq. is a guide to the actual footprint of the house and not the Gross Internal Area. There will be flexibility on this as we do not wish to compromise creative design. The key is to design a building that can be built within the £200–£350k build cost parameters.

Q. There is also mention of footprint 24 x 36m. Is this the actual building plot size? If not then what is the plot size.

A. The building plot size is 24 x 36 m

Q. Will the Passivhaus calculations need to be completed at the time of submission or can the design be based on necessary insulation, airtightness and use Passivhaus certified equipment etc?

A. We want the building within the PHPP modelling software. On site, prior to construction, solar orientation and shading would need to be assessed to demonstrate the building

performs as a Passivhaus.

Q. We are looking at Silver Lake and there are 5 different sites:

- 1) lakeside
- 2) beeches
- 3) terraces
- 4) Islands
- 5) waterside house

Which one of these can we choose?

A. The design is non site specific as Habitat First Group have yet to confirm which plots will be developed in the initial phase. But in terms of orientation the design will be sited accordingly to maximise solar gain.

FAQ's will be published here with a question deadline on 28th March