



THE MAIL ON SUNDAY BRITISH HOMES AWARDS 2007 sponsored by 

**STANDARD COMPETITION CONDITIONS FOR THE HOME FOR THE FUTURE
in partnership with THE NATIONAL CENTRE FOR EXCELLENCE IN HOUSING**

Competition Conditions

1.0 Invitation

The Mail on Sunday British Homes Awards 2007 sponsored by NHBC, invites submissions for a single stage open design competition for visionary eco-sensitive designs for a mainstream house- type. Architects are encouraged to embrace innovative products and concepts while ensuring their submission is buildable and repeatable and compliant with NHBC standards. The winning scheme will be built as a prototype on the BRE Innovation Park at Garston.

2.0 Objective

Because 27% of carbon emissions are produced by Britain's housing stock The British Homes Awards, acting as a catalyst to homebuilders to reconsider their mainstream house- type, will provide an opportunity for architectural practices to showcase their design capabilities. As the competition brief will encourage architects to embrace innovative products, it is expected that the more imaginative design submissions will form the blueprint for the UK's future housing stock.

3.0 Intention to build

It is the intention of the BRE to build the winning design on the Innovation Park at Garston probably in partnership with one of Britain's leading house builders. The house will be evaluated as a prototype house type for key high-density new build sites such as Thames Gateway and the Olympic village. It will also be used for guided tours and will form part of BRE's training and education programme for removal after a two-year lease period

4.0 Competition Format

A short-list of up to 12 designs will be selected from the open first stage and will be published in The Mail on Sunday in order that their readership can vote collectively for the winning design. 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 for The Home for the Future

Architects are encouraged to embrace innovative products and concepts while ensuring their submission is buildable and repeatable and compliant with NHBC standards.

Type of House

- Mainstream house-type of a minimum of 3 bedrooms
- Height: Maximum of 4 storeys inclusive of a room in the roof if specified
- Plot size: Maximum dimensions of 9m x 9m
- Adaptability: can be constructed as a detached and attached home with a party wall
- Parking: inclusion of an integral garage with parking for one family car

Method of Construction

- All forms of construction will be considered such as brick and block, steel frame, timber frame, concrete frame. This list is not intended to be exhaustive
- Innovative building materials and products

Environment

- Target of a carbon-neutral footprint
- To achieve a Level 5 in the new Code for Sustainable Homes* (no restrictions on the use of materials but where possible the use of appropriate recycled materials and sustainable products is encouraged)
- To include provision for water catchment and grey water recycling

*For more information visit

<http://www.planningportal.gov.uk/england/professionals/en/1115314116927.html>

Design

In general the design should consider the following key aspects:

- WOW factor
- Whole life costs, to include construction affordability and service life maintenance
- 21st Living Space- to meet changing lifestyle needs.

Specific design issues for consideration are:

- Use of space (open, adaptable, flexible, movement, access, circulation etc.)
- Disability access and provision of specialist services (lifts, telecare etc.)
- Indoor environment (lighting, acoustics, heating ventilation etc.)
- Part L -Energy performance standards for new buildings and use of energy efficient appliances and technologies to be in line with Level 5 of the New Code for Sustainable Homes
- Use of renewables and low carbon technologies
- Water efficiency- to be in line with the provisions of the New Code for Sustainable Homes which will set standards for water use per person per day and use of water saving devices and fittings
- Security- secure by design
- ICT-intelligent infrastructure, network installations, wireless technology, cabling etc.

Design for deconstruction

- for removal after the 2-year lease period

Learning

- the demonstration house will be used for guided tours and will form part of BRE's training and education programme. Access to the building will facilitate circulation for visitors in groups of up to 15 people. The finished building will feature cut-a-ways and in-built vision panels to enable view of the structure and connection details (i.e. the building frame, floor assemblies, walling system and if possible to see the foundation). Storyboards will capture the key stages of the construction process.

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 12 deliverable designs:

Michael Manser (Chairman)

assisted by:

Robert Adam
Amanda Baillieu
Dr Peter Bonfield
Kevin Brennan
Catherine Burd
Paul Hyett
David Pretty
Sebastian O'Kelly
Anna Scothern
Neil Smith

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 Prize Money

First Prize: £5000

9.0 Timetable

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

Brief available	January 19 2007
Submissions by	March 16 2007
First stage Assessment	March 29 2007
Shortlist published	April 15 2007
Public Exhibition of short-listed schemes	THINK, ExCel May 1-3 2007
Final decision (votes counted)	May 11 2007
Result announced	May 31 2007
Schemes published	June 3 2007

10.0 Questions

No questions will be asked and none will be answered

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, Epsom Road, West Clandon, Surrey GU4 7TT and clearly marked 'Home for the Future to arrive not later than Friday March 16 2007. **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: Confirm the name and address of your practice and ARB number

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 and that he/she is registered on the ARB. **Competitors should retain copies of the designs submitted.**

13.0 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 disclose his or her identity, or improperly attempt to influence the decision
- if any of the mandatory requirements of the competition conditions and brief are disregarded

14.0 Submission Instruction

Competitors should submit their design proposals on a maximum of three A1 lightweight boards, with a short typewritten accompanying report of up to 750 words explaining how the design works, technologies and construction materials used and confirmation of eco savings etc The CGI images presented on the boards should be included on a CD for public presentation within The Mail on Sunday, Building Design, at Excel, The Judges' Report and The Design Portfolio and other appropriate media/events and on their preferred websites. No models will be required.

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 Tee to Green Marketing (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 Awards will be announced on May 31st at which time the winner will be advised. .

All the designs will be retained by the promoter for the purposes of exhibition, and publicity and illustration.

The promoter may publish illustrations of any design, either separately or together with other designs with or without explanatory text.

The short-listed schemes will be featured within The Mail on Sunday to allow their readership the opportunity to vote for a winning design. These schemes will also be featured in Building Design and on their nominated website. The eventual winner will receive further publicity in both publications and all other schemes will be featured in a dedicated publication documenting the competition process. In addition the short-listed designs are to be showcased on a dedicated stand at THINK (ExCel May 1-3 2007)

22.0 Appointment of the Architect

The author of the design placed first by the readership of The Mail on Sunday (selected from the shortlist agreed by the Jury Panel) will be appointed as the architect for the work.

23.0 Architect's appointment

It is the intention of BRE to commission the author of the design placed first to build the winning design on the BRE Innovation Park at Garston.

24.0 Enquiries

The Competition is being administered by Tee to Green Marketing Limited to whom any enquiries relating to the general conditions of this competition should be addressed. (email mg@britishhomesawards.com)

25.0 Registration Fee

The registration fee is £35 exc VAT for each design submission. Cheques, to accompany each entry, should be made out to Tee to Green Marketing Limited.