

'HALF - A - HOUSE' STARTER HOME



The Half - a - House takes its inspiration from the traditional terraced house; a formal front elevation with good rooms behind. At the back of the house is a covered steel frame, with the same footprint as the house.

A kitchen on the ground floor, living room on the first and bedroom in the roof space provides all the space a first time buyer requires. When their circumstances change, they can extend into the other half, adding new rooms that are completely specific to their needs.



Traditionally, the front rooms of the house were reserved for best and the back was the place for everyday life. As such the unruly backs are the most varied and complicated part of the terraced house.

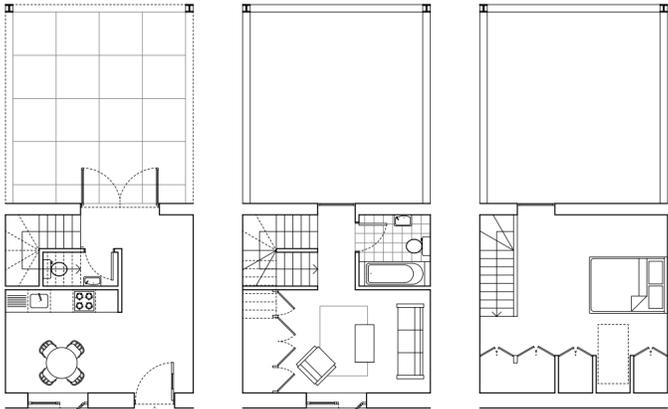
When constructing the Half - a - House, the developer stops after providing the essentials, at which point the owner takes over; adding the complex and specific to the house builder standard.



The small footprint and shared party walls mean that the Half - a - House can be built for £45,000. The part of the house that the developer profits on is reduced to its minimum footprint.

Above, two rows of the houses are arranged as a traditional terrace, the large yard space is shared between the houses.

PHASE 1 PLANS



GROUND FLOOR

A basic kitchen and wc open onto a large covered yard space.

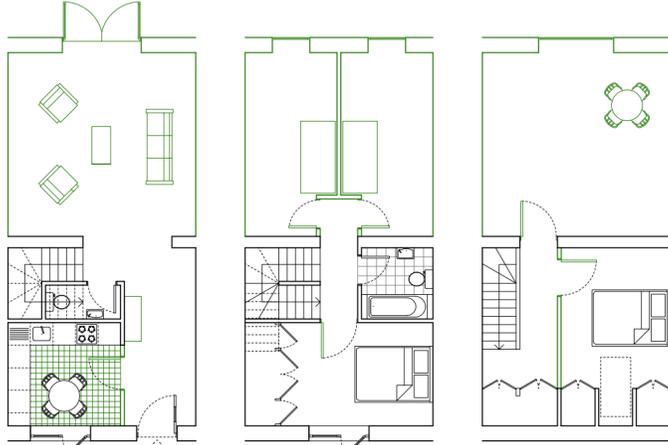
FIRST FLOOR

A living room, bathroom and plenty of storage.

SECOND FLOOR

A bedroom in the roof with lot's more built in storage.

POTENTIAL PHASE 2 PLANS



GROUND FLOOR

The kitchen has been enclosed, tiled with additional units. A large living room has been added at the back.

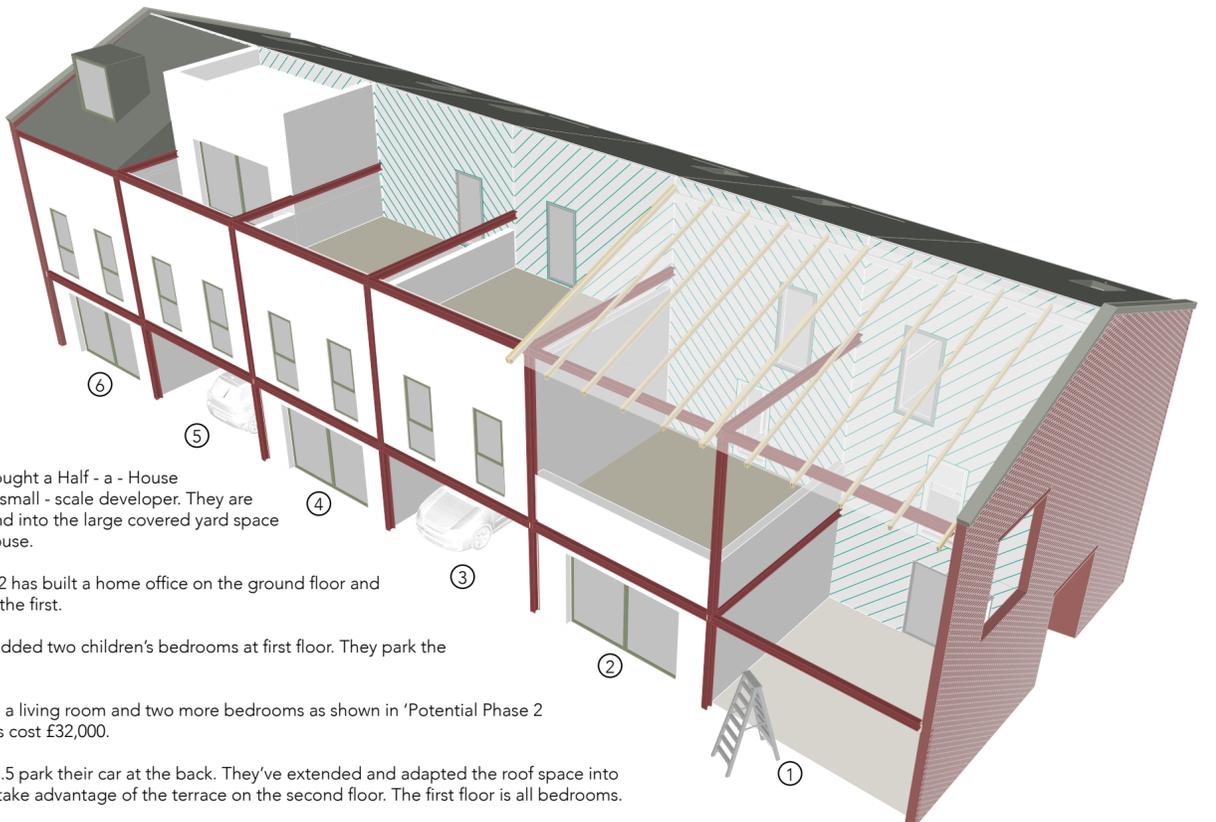
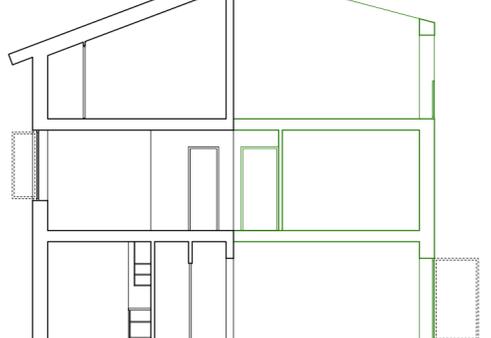
FIRST FLOOR

The former living room is now the master bedroom. Two single rooms have been added above the living room.

SECOND FLOOR

A smaller bedroom and a large roof terrace.

SECTION



- 1 - A couple have bought a Half - a - House constructed by a small - scale developer. They are planning to extend into the large covered yard space as large as the house.
- 2 - The owner of no.2 has built a home office on the ground floor and a roof terrace on the first.
- 3 - At no.3, they've added two children's bedrooms at first floor. They park the car underneath.
- 4 - No.4 have added a living room and two more bedrooms as shown in 'Potential Phase 2 Plans' above. This cost £32,000.
- 5 - The owners of no.5 park their car at the back. They've extended and adapted the roof space into a living room, to take advantage of the terrace on the second floor. The first floor is all bedrooms.
- 6 - At no.6, a multi generational family have added a living room and two bedrooms. On the top floor they've added a kitchenette and living room to the bedroom, to give the grandparents some privacy.

6	External & Party Walls							£12107	Traditional Brick & Block Cavity Wall construction. Exposed steel frame for rear half of the house. Street Elevation Street Elevation Street Elevation Rear Elevation Pre treated. Concrete Block / Timber Stud.
	Concrete Block	1680		£1.20	£2016	15	£1500		
	Cavity Wall Insulation board 75mm	115	m ²	£4.50	£517.50	4	£400		
	Facing Bricks (500 pack)	3		£549	£1647	8	£2400		
	Fibre cement cladding panel (above first floor window) and fixings.	4	m ²	£55	£220	1	£100		
	Concrete Lintels (above ground floor window and door)	4		£14	£56				
	Spray Scraped Textured Render	42	m ²	£9	£378	3	£300		
	Steel Cavity Wall Lintels 2100mm	1		£72	£150				
	1200mm	2		£39					
	Steel Frame	27.5	m	£59	£1622.50	4	£800		
	Internal Walls							£2280	
	Concrete Block	155		£1.20	£186	2	£200		
	Timber Stud	180	m	£1.26	£226.80	6	£600		
Plasterboard (15mm)	26	sheet	£6.80	£176.80	2	£200			
Plaster	42	bags	£6.90	£289.80	4	£400			
7	Intermediate Floor Zone							£3423	Exposed Timber Joists. Exposed untreated timber floorboards.
	Timber Joists	100	m	£3.50	£350	8	£800		
	Joist Hangers	40		£4.95	£198	2	£200		
	MDF Boards (18mm)	20	sheet	£14.50	£290	2	£200		
	Stonewool Sound Insulation	6	pack	£34.20	£205	2	£200		
	Untreated Floor Boards	30	m ²	£19.30	£580	4	£400		
8	Fireplace & Chimney	-	-	-	-	-	-	-	-

9	Roof Structure, Insulation & Covering							£4634	
	Timber Joists	130	m	£3.50	£455	6	£600		
	Fixings	60		£4.95	£297				
	Plasterboard	12	sheet	£6.80	£81.60	2	£200		
	Insulation	32	m ²	£4.50	£144	2	£200		
	MDF Boards (12mm)	12	sheet	£11.50	£138.50	2	£200		
	Membrane	32	m ²	£1	£32	1	£100		
	Batons	120	m	£1.20	£144	2	£200		
	Fibre Cement Tiles & fixings	480	tile	£0.85	£408	4	£400		
	Clear Polycarbonate Roofing Sheets	10	sheet	£35.20	£352	1	£100		
	Steel Gutters	10	m	£6.20	£62	2	£200		
	Downpipes	15	m	£8	£120	2	£200		
10	Joinery							£9487	
	Aluminium Double Glazed Windows								
	- Front Elevation	2		£845	£1690	2	£200		
	- Rear Elevation	2		£675	£1380	2	£200		
	Roof Light	1			£246.50	2	£200		
	Patio Door	1			£1415	2	£200		
	Front Door	1			£350.50	2	£200		
	Staircase	2			£595	6	£600		
	Internal Doors	2		£45	£90	2	£200		
	Built in Cupboards								
	- First Floor				£645	4	£400		
	- Second Floor				£475	4	£400		
11	Specialist Products	-	-	-	-	-	-	-	-
12	Electrical Installation							£3,500	
	Wiring & Sockets for Electricity, Television & Internet.								
13	Plumbing Installation							£1320	
	Bathroom								
	- Bath with Shower	1			£125	2	£200		
	- Sink	1			£40	2	£200		
	- Toilet	1			£70	2	£200		
	Pipework				£85	4	£400		
14	Heating Installation							£1963	
	Combi Boiler	1			£825	2	£200		
	Radiators	3		£46	£138	2	£200		
	Pipework			£200	£200	4	£400		
15	Plastering	-	-	-	-	-	-	-	Included in WP6 Internal Walls

'Half - a - House'

The 'Half - a - House' provides the essential rooms required by 'young first time buyers', stacked on top of one another to minimise the footprint. Not only a neat one bedroom home, it provides the beginnings of a larger house.

We're proposing to stay very much within a developer or house builder's comfort zone. Is there a house type more traditional and well loved than the brick and block terraced house? As such we've specified materials that can be found in a typical builders merchants, but by leaving robust materials exposed; the concrete floor or the ceiling joists, they look great, increase the longevity of the building and save money. The shared party walls make them considerably cheaper to construct, and more efficient, than a detached house of the same size.

The houses are sold with outline planning permission, setting out the parameters within which you can extend your house inside the steel frame. The generous but conventional rooms can be complemented by double height living rooms, additional bedrooms or roof gardens. The original rooms can be repurposed as bedrooms or a home office. The permissions would also include guidance to minimise overlooking.

In the spirit of the Government guidance on Starter Homes, the street elevation is the design focus of the Half House. Whereas the avoidance of plans and sections in the Starter Homes guidance is an oversight, we've turned this into an advantage. Like a traditional terraced house we've created a formal front elevation, with good rooms behind. We've left the unruly backs of the typical extended terrace as a place for imaginative and experimental construction.

As unrestricted as possible, a conventional house built by a developer can be tailored to suit whoever moves in and how their life changes. The plan and location of openings in the rear facade works well as a one bedroom house whilst awaiting future extensions.

Delivery Process

The 'Half - a - House' would be constructed by small scale developers and groups of self builders. The simplicity of the structure and the readily available materials would suit a traditional build contract or a self build to construct 'phase 1' of the house. The savings made on a building with a footprint of 25m² would be passed on to the first time buyer. This is just the beginning.

The second phase; the unruly backs, could either be designed and built at the same time by the same contractor or group of self builders, or at a later date when an owner had more capital, a family had expanded or a new resident moved in. With outline planning in place, the owner would need to apply for detailed planning permission for their particular extension. A set of planning drawings could be developed for each different extension e.g.; ground floor living room extension, first floor with parking bay, two storey and roof terrace, or the owner could have their own plans drawn up. Each individual home owner would then get quotes and find a contractor to suit their very specific extension.