

What's On Offer?

This document explains in detail how the plots are being made available and how the build process will work. Please read this document in conjunction with the rest of the website.

The Tutti Frutti project comprises 26 self build plots in total. The plots are arranged in a terraced row adjacent to a new canal arm. All plots are the same length, but three different widths are available. The plot prices are fixed. We are interested in getting exciting, quality homes here, so do not think you will stand a better chance of securing a plot if you offer us more money for it!

The plots will be arranged in a random manner, as shown indicatively on the attached plan. The actual arrangement and number of S, M and L plots is flexible.

The plot sizes and prices are as follows:

S : 4m wide x 15m deep: £88,000

M : 4.5m wide x 15m deep: £99,000

L : 5m wide x 15m deep: £110,000

This price buys you a 250 year leasehold interest in the land. The construction of the roads and hard landscaping (public realm) around your house is included in this price, as is a numbered parking space, which will be designated to you within the public realm. As part of an environmentally responsible private utility network, heating, power and water services will be laid up to the edge of each plot. These items will be designed and constructed by Urban Splash.

In addition to the price of the land, you will (in the normal way) then have to pay planning fees, utility connections, consultant's fees and your builder, to make your home a reality. We have helped organise some of this for you, as explained below.

How Do I Get One?

A full step by step outline of the competition process is explained in the "Step by Step" section of this website.

What Should I Discuss with my Architect?

There are some fundamental questions which you should discuss with your architect before design begins. A lot of these are obvious and your architect will be able to lead you through them...

How big does your house need to be?

How many storeys should it have?

<http://www.newislington.co.uk/tuttifrutti/>

Would you like any private external space?
What materials do you like?
How many people will be living there?

We do not want to impose restrictions on what your house should look like – we are looking for exciting designs. There are however some design criteria which are not negotiable. These are fixed by the site constraints and other project criteria. It is important that both you and your architect understand these points, so please ensure that you provide a copy of this document to your architect.

It is essential that your design takes account of the following:

Dwelling

Each entry must occupy one plot only (“S”, “M” or “L”) and form a single dwelling.

Building Line

All of your house must fit within the confines of your plot. No part of your building at any height (including cladding and balconies) should project beyond the plot boundary.

Parking and Access

Although the houses will all be different, the street clearly has to work as a whole. We have therefore indicated on the plan where cars will be expected to park (on the side of the houses facing the shared garden). This area will be public realm, but street furniture and trees will be installed by Urban Splash, (as part of the public realm works around the houses), to help define how this space should work. You will see that there is one parking space for each property. You are of course free to supplement this arrangement by building car parking into the footprint of your house. Don't forget though that we are looking for cool, innovative architectural solutions which add interest to the street – a blank up and over garage door is not likely to impress us!

Refuse Store

We expect that refuse will be collected from the side of the houses facing the shared garden. You are required to provide a ventilated bin store for your recycling bins within the footprint of your house, which must be capable of housing the standard group of bins within the Manchester City Council refuse collection scheme. We expect the lease to the houses to prohibit the storing of bins outside the property.

Services

We expect that the New Islington Utility Network services will be connected from the side of the houses facing the shared garden.

Letterboxes

The houses should include provision for delivery of post to the canal side of the house.

Gardens

The plan shows a shared garden to one side of the Tutti Frutti plots. Tutti Frutti residents will be given a key to this garden and can enjoy it whenever they want. The only people who will have keys to this garden are the people in Tutti Frutti and those in the planned apartment block on the other side of the garden. The basement to the apartment block is expected to extend beneath the shared garden. The garden will therefore be constructed with the apartment block within the next few years. Tutti Frutti residents will then be required to maintain this garden jointly (with the occupants of the apartment block) through the payment of a service charge.

<http://www.newislington.co.uk/tuttifrutti/>

If you like gardening and want some private space, then why not build something into your house design? We would welcome roof gardens or winter gardens. Your architect will have some ideas on how these spaces can be incorporated.

Sustainability and Services

We all need to become much more environmentally responsible – we're sure you know this by now!

For the construction industry this means a big shift in the way things are constructed and serviced. Government is helping us get to where we need to be by setting standards which have to be achieved on new build housing schemes. If you join the Tutti Frutti project you are entering the construction industry. You'll therefore have to work to the same rules as the rest of us and meet the required standards.

All of the houses within Tutti Frutti must achieve all of the standards in the New Islington Sustainability Plan (see Terms and Conditions). You will probably have heard that everyone should be trying to minimise their carbon footprint. It is important that this is considered in the design of new homes – in fact the government would like all new homes to be “zero carbon” within the next decade. Reducing carbon therefore needs to be a major consideration when designing your house.

The most recent Government Publication is the “Code for Sustainable Homes”. This is available to download free at [HYPERLINK “http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf”](http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf) www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf. It is likely that all homes within the Tutti Frutti development will be required to achieve Code Level 3. You should therefore plan for this.

The Code explains what is required to achieve this standard. You are of course free to be as sustainable as you want – trying harder will impress us!

This might sound scary, but it's actually great for you. You will be living in a much more efficient house, knowing that you are doing your bit for the environment. The Government will soon require all homes to carry an Energy Performance Certificate when they come to be sold. By achieving the standards required by this competition, your house should score highly and be more saleable if and when you come to sell it. This will become more and more important to people when choosing a property – ask yourself whether you would really buy a car today without checking its fuel consumption. Houses are likely to be viewed in a similar way in coming years, as fuel prices rise.

But...

We're probably more used to these standards than you, so we've already done lots to help you. New Islington will have its own private utility network, supplying all homes with heat and power from centralised CHP boilers (which generate some of your electricity on site). The network will also supply treated potable water from a local borehole. You will be obliged to connect to this network by paying a connection charge (in just the same way as you would pay to connect to traditional mains services in any self build). You will then pay for heat, electricity and water from the New Islington Utility Company. Legal regulations ensure that the rate you will pay for these services will always be competitive when compared with traditional mains services and you can rest assured that you are being environmentally responsible.

Your sewage will drain into the mains sewer, but all of your roof drainage and surface water run off should drain either straight into the ground (best) or into the new canal which runs near the plots (we've already agreed this in principle with British Waterways). A shared drainage run will need to be constructed to the nearest sewer (which is already in place at the end of the terrace). During the detailed design we will organise how this can be installed as a shared cost between the 26 plots.

<http://www.newislington.co.uk/tuttifrutti/>

Telephones, TV reception, Broadband etc are all changing rapidly and there is lots of choice. We don't want to predetermine how your house receives these services, so you are free to obtain them however you wish.

We realise sustainability is quite a big subject and many people do not fully understand it yet. We have therefore employed a Sustainability Advisor for the project, who will be available for consultation with the 26 winners throughout the detailed design process and on to completion.

Be aware though – New Islington is one of the most sustainable development schemes in the UK at the moment. The sustainability standards are not an optional bit of fun – they are a requirement and there will be contractual penalties to pay if you do not achieve them.

Design for Access 2 (DFA2)

Urban Splash is legally required to ensure that all the houses constructed comply with Manchester City Council's document "Design for Access 2". This document is downloadable on line from HYPERLINK "<http://www.manchester.gov.uk/disability/policies/access>" www.manchester.gov.uk/disability/policies/access and describes the access requirements of Manchester City Council. Your scheme (and therefore everyone else's) will not obtain planning permission until you can demonstrate that your house will comply with the DFA2 requirements. This is therefore an important document. Your architect may advise you that there are national (less onerous) standards, and that you will be ok if your home simply complies with them. This is NOT correct on this site! The land on which you will be building is currently owned by Manchester City Council. The Council is keen for Manchester to set higher than average access standards. They have therefore made it clear that they will not release the land for building unless all of the homes constructed on it are in full accordance with DFA2.

We know this document well. If it is obvious that your house will not comply when we review your design, it is unlikely to be accepted. If your design is accepted, you will be required to adjust your design as necessary until the building complies to the satisfaction of the authorities.

So long as you ensure your design works within these criteria, you are encouraged to be as creative as you want with your design – it's your house!

Planning

This sort of scheme has previously been built in Holland. We liked the result so much we were determined to give people over here the chance to build something as exciting.

The planning system in Holland works differently to ours however, and we must work within the legislation which exists in the UK. The Planners are as excited by the opportunities at Tutti Frutti as you are. They do however have to do their job and we need have to work with them to make the process as pain free (for everyone) as possible.

We have therefore agreed to make single planning submissions for groups of 6-8 houses. This should speed up the decision, as the Planners will be able to see more of the picture.

This single application is still going to take some pulling together, so Urban Splash will coordinate this for you.

Soon after reserving your plot, you will receive a welcome pack explaining what information is required, in what format, for when. So long as you deliver this information for the required date, we will ensure that an application is made on yours (and everyone else in your group's) behalf.

<http://www.newislington.co.uk/tuttifrutti/>

There will then be a period where the Planners may very well ask for further information on your scheme. They may also ask you to modify its appearance or the materials used etc. We will help to coordinate these discussions and will probably have to be involved, but it is important to remember (for everyone's sake) that the planning process is a time to be polite and pragmatic. Just because we like your house design does not mean that the Planners will! In our experience, Planners genuinely welcome schemes which seek to promote quality design and sustainability. They are also keen to see them delivered, but they do have to first ensure that the building will work, over a range of planning criteria. You may therefore have to adjust your design during this process, so that the scheme can gain its required permission.

Remember, the single application means nobody in a group can start building until everyone in that group has gained planning permission.

The total planning fee for all plots in a group will be shared equally between the plots.

Archaeology

When Manchester led the industrialisation of cotton production during the Industrial Revolution, some of the most significant developments happened in buildings which once occupied this site.

These buildings were demolished years ago, but there is a surprising amount of this history still in place just beneath the surface. We are legally obliged to allow the project archaeology team sufficient time to investigate anything they believe may be in place, or they see in place during excavations.

We will endeavour to ensure that any necessary investigations have taken place before construction starts. If they find anything significant, this can affect where foundations can be constructed. If the site is affected in this way, foundations will be designed locally to avoid the archaeology and any additional costs to do this will be shared equally between every plot, so you will not pay an unfair premium just because your house happens to sit over a piece of England's heritage!

The Build

Lots of builders, worried clients and architects, all working in the same space at once – nightmare!

We all need to go into this with our eyes open!

However...

We've successfully operated sites before where people bought shell spaces (four walls and a service pipe in the corner of the room) and fitted them out as apartments to their own design. We've learned a lot from these experiences about how the process should be managed. We've also spoken to our Dutch friends about how they did it. The following plan has therefore been established to help make things easier for you:

You will supply us with your wall and foundation loads by a specific date (Your Structural Engineer will know how to do this). Everyone's foundations, ground floor slab and party walls will then be designed by an appointed Engineer and drawn on a single plan. This plan will then be tendered to three reputable contractors for a price. The cheapest tender will win the work and build everyone's foundations and ground floor slab. The party walls will also be started and taken to a height of 900mm. You will be charged a percentage of this build cost according to the load your house imposes on the foundations, compared with everyone else's. (i.e. if everyone built exactly the same house, the foundation cost would be equally split. If you build a big heavy house, or a small light one, your foundation costs will be adjusted accordingly). Importantly, the foundations and ground floor slab will come with standard warranties from the designer and the contractor which you, as

<http://www.newislington.co.uk/tuttifrutti/>

the home owner, will have the benefit of.

You will be charged a standard connection charge to connect to the New Islington Utility Network for heat, power and water. These services will be installed up to a suitable point for you to connect into whilst the foundations are being constructed. You will be advised how to make this connection. All other service connections must be arranged by you.

The plot will then be handed over to you for construction to start. You will therefore take possession of your plot with foundations and ground floor slab in place, together with the point where you should hook up for heat, electricity and water. The party walls will be started, so there should be no doubt about the boundary to your plot.

We expect to adopt a standard principle of shared party walls between the houses. The Project Engineer will design these party walls for each house, from the wall loading criteria you supply. We will only start the construction of these walls however, as they need to be constructed with the houses. Together, the individual plot builders will effectively be building a long terrace of houses in a piecemeal manner. Party walls therefore need careful management. To make things easier, we will engage a Party Wall Surveyor for the project, who will be available for consultation from design through to completion. To allow you to proceed with your build at your own speed, the party walls will work as follows:

All party walls will be constructed of concrete block.

Standard rates per square metre for constructing these walls will be established. When you get quotes from your builders, they will therefore need to know that they must charge you for any party walls they construct at these standard rates.

If your house is exactly the same height as your neighbour's house, then the cost to build the party wall between your houses will be shared equally between you and your neighbour. If your builder is ready first, he will build this wall, you will pay for it using the standard rates and then legally (it will be in all the contracts) your neighbour must reimburse you of his share of the costs within a specified time period. The Party Wall Surveyor will administer this process.

If you build a bigger (or smaller) house than your neighbour, the party wall costs will be apportioned appropriately, as determined by the Party Wall Surveyor, but the build process will work in a similar way.

This should allow everyone to build their homes at their speed, but only having to pay costs which are appropriate to their build. All waterproofing details at party wall junctions will be handled in the same way, through the Party Wall Surveyor. As with the foundations, party walls and waterproofing details must carry warranties from the designer / contractor for the benefit of the houses on both sides of the party wall.

You are likely to arrive at similar stages in the build at similar times. Everyone will therefore want certain activities to happen at the same time. In some ways this is good – in Holland, people found that they often shared contractors as this helped to keep costs down. In other ways it is going to cause difficulties however – sometimes you will have to wait until a slot is available to do something. To help manage this process, we have employed a Site Coordination Manager, who will be based on site. He will be in constant dialogue with you and your builders throughout the build to try to ease the process wherever possible. This does however require everyone to work together. The Site Coordination Manager's role will be clearly explained before construction begins. Be warned though - he is definitely not there to manage and supervise your build – that's your job! He is there to give you the best chance of finding out what everyone else will be doing at any one time, so you can manage

<http://www.newislington.co.uk/tuttifrutti/>

your own build accordingly.

The build process will be fully explained to you before work starts on site. For now though, there are a few other important build points which it is worth you knowing about:

1. Plot Compound – an area which is the same width as your plot and 10m deep will be made available for you as working space / storage space for the period of the build.

2. Parking – You and your builders are welcome to park in your plot compound when you have the space available. Otherwise you will have to park off site. New Islington is a big construction project, so there are other building sites in the area, each requiring parking. To help with this we are looking at creating a public, pay and display car park nearby, for everyone's use.

3. Temporary Accommodation – We know that, for various reasons, self builders often resort to living in caravans on site for the period of their build. In New Islington we want you to be able to experience all the joys of self build! We therefore have no objection to you living in a small caravan within your plot compound for a period of eighteen months from the date the plot is handed over to you. Alternatively, if it will help, Urban Splash has a wide variety of apartments for rent in Manchester. We would be willing to tailor tenancy agreements to coordinate with your build programme.

4. CDM Coordinator – Legally you will need a CDM Coordinator. As your build will interact with neighbouring builds, we will engage a project CDM Coordinator, who will act for each plot. Every plot will be charged a set fee for his services.

5. Shared Site Staff - For the avoidance of doubt, you will be required to work with the following project staff:

Project Party Wall Surveyor
Site Coordination Manager
CDM Coordinator

These staff will be charged at fixed rates to each plot during the construction process.

A Project Sustainability Advisor will also be available to consult with free of charge for the detailed design and construction period.

6. Health & Safety – You are legally responsible for your own Health & Safety in the usual way. We have the right to terminate your involvement in the scheme if you are putting the health of yourself or others at risk.

Estate Charge

If you've been looking for a plot to build your dream home, you will have found that many of the plots advertised are conveniently located between a factory and an electricity substation!

The plots at Tutti Frutti are different! If you build here, you will have a new canal on your doorstep, a new park at the end of the street and Manchester city centre with all its shops, bars and restaurants just ten minutes walk away! We can say these things with certainty because they are all there already – look at the photographs.

The park and water will need maintaining into the future, but we've organised this. An Estate Management Company will be created for the whole of New Islington, which you will be represented on. You will pay an estate charge (as will everyone in the local area) to this Company, which will cover any maintenance or replacement required within the estate. This will be calculated according to the size of the house you build, on a rate per square foot basis. When New Islington is complete, there will be approximately 1500 homes paying this charge, so the cost is spread widely

<http://www.newislington.co.uk/tuttifrutti/>



between everyone.

You will also pay a ground rent of £350 per annum, which goes to the New Islington Management Company to ensure it has funds available for larger non-routine repairs into the future.

These payments will all be explained fully in the contract packs.

None of these payments affect your standard council tax payments to Manchester City Council.

Terms & Conditions

1. Intention to Build

It is intended that those people reserving a plot will take their approved concept forward through to completion. We expect you to retain your architect until at least the start of the construction stage. This will involve them attending a series of combined design workshops.

2. Eligibility

Tutti Frutti is open only to UK residents aged 18 years of age and over. By submitting Design Submission you will be deemed to have agreed to be bound by these terms and conditions.

3. Availability

By submitting for Tutti Frutti you are agreeing that you and your architect will be available to attend workshop sessions, as necessary, throughout the design and build period.

4. Copyright

The ownership of copyright in the work of all submissions will be in accordance with the Copyright and Patent Act 1988, that is, copyright rests with the author. Urban Splash does however reserve the right to publish such material in whole or in part or use them in any way it thinks fit in connection with Tutti Frutti without the permission of the entrant or payment for such use (but subject always to the provisions of the Data Protection Act 1998).

5. Registration Fee

No registration fee exists for Tutti Frutti. All costs and disbursements incurred by entrants in preparing a submission are the sole responsibility of the entrant.

6. Sustainability Plan

All houses within New Islington must achieve all of the standards in the New Islington Sustainability Plan (see below). This is a legal document which was agreed back in 2002. Sustainability standards have improved since then, so some of the latest Building Regulations actually improve on these standards. Where this is the case, current Building Regulations will always take precedence. The EcoHomes "Excellent" requirement is also superseded as the Government has introduced the "Code for Sustainable Homes" which replaced EcoHomes. These updated standards will therefore be confirmed during the detailed design process and you will be able to consult with the Project Sustainability Advisor to help you achieve them. At this stage however, you should assume you will have to achieve Level 3 from the Code for Sustainable Homes.

During the detailed design process, the project team will help to explain how your build should be reported in a standard format.

All the other information within the Plan below is still a requirement as drafted:

<http://www.newislington.co.uk/tuttifrutti/>

New Islington – Sustainability Plan

Introduction

Throughout each stage of the project, we intend to utilise techniques and develop proposals which help ensure sustainability. We have concentrated on features which will allow a vibrant community to thrive, together with specific physical measures which limit the effects of the development upon the environment.

Many of these initiatives will attract more capital cost. The long term benefits however, both in terms of reduced running costs and the lifestyle improvements that they bring to the local population make this investment worthwhile. By making best use of innovation and appropriate technologies, we aim to improve not only the individual homes but also the wider area, both in and around New Islington.

It is intended that consultants will monitor design and construction in order to prove compliance. It is also expected that consultants will feed information necessary to achieve these standards into performance specifications for contractors.

At Tender stage, drawings and specifications shall be copied to English Partnerships. A short report shall accompany these documents, explaining how that particular development has responded to the Sustainability Plan and targets. English Partnerships will review these documents and supply comments for the Developer's consideration.

Compliance with the Sustainability Plan and targets will be demonstrated at the end of each Phase. All new build developments will be constructed to achieve an Ecohomes "Excellent" rating. Our Sustainability Plan is focused around the headings below. All new build developments, in addition to the Ecohomes rating, shall achieve all of the targets below. Where existing buildings are being refurbished, the developer will strive to achieve target No's 3,4,9 and 10.

1.0 Primary Energy Consumption

Objective:	Reduce primary energy consumption
Current Standard:	Building Regulations Part L (2002 Edition): Carbon Index of 8 or more
Target:	Reduce the carbon factor in the home by 20% over a Building Regulations Part L (2002 edition) compliant dwelling: Carbon Index of 9.1 or more
Monitoring:	Carbon Index (or equivalent) calculation for Building Regulation approval
Commentary:	We expect to use combined heat and power across a wide area. This is likely to be installed in a modular sequence, to suit the number of dwellings, sequence of construction and economics. By utilising CHP we should dramatically reduce CO2 emissions over traditional UK heating systems. Other factors which could be specified to help achieve this target, are the use of higher fabric standards (lower U-values), new lighting standards, consideration given to minimum boiler standards etc. A useful reference for designers is "HEEBPp (2002) Energy Efficiency Standards for New and Existing Dwellings".

2.0 Embodied Energy

Objective:	Encourage the use of materials of low embodied energy
------------	---

<http://www.newislington.co.uk/tuttifrutti/>

Current Standard:	None
Target:	No material of high embodied energy is to be used instead of a material of low embodied energy (defined by the BRE document "Green Guide to Housing Specification") unless a firm whole life energy or firm technical argument for its use exists, and it can be shown to consider ably decrease the life costing.
Monitoring:	Compliance to be verified by consultant at time of specification, and an explanation given why any material which is not 'A' rated is being used.
Commentary:	Brief all designers to specify materials of low embodied energy over materials of high embodied energy, unless they can demonstrate good whole life energy or technical arguments for their use exist, Useful references for designers are: "CSIRO (2002) Embodied Energy", "BRE (2000) The Green Guide to Housing Specification", "BRE (2000) Eco Homes"

3.0 Mains Water Consumption

Objective:	Reduce mains water consumption
Current Standard:	Environment Agency annual average consumption statistics
Target:	Reduce mains water consumption in the home by 20% (relative to 2002 Environmental Agency national personal average figure of 165 litres / day)
Monitoring:	Water meter readings
Commentary:	<p>We are exploring the use of borehole-sourced water to completely replace any reliance on the mains. Within the units, efficient white goods will be either directly installed or encouraged.</p> <p>Early discussions with British Waterways indicate that it should be possible for New Islington rainwater to drain into the canal. By draining in this way, the rainwater, which is clean, avoids becoming contaminated and having to be cleaned at the water treatment plant. By draining into the canal, the rainwater would help to maintain canal water levels. Any leakage from the canal will eventually help to replenish the aquifer from which the borehole water is obtained, thereby helping to complete the sustainability cycle.</p> <p>Within each unit, low water use appliances should be considered in order to achieve this target. These will include dual / low flush WCs, water-saver showerheads and taps etc.</p> <p>Useful references for designers are "DETR (1999) Local Quality of life Counts – Indicators for Sustainable Development 12", "HEEBPp (2002) Energy Efficiency Standards for New and Existing Dwellings GIL72".</p>

4.0 Waste Management

Objective:	Encourage recycling and reduce landfill
Current Standard:	Information sought from MCC
Target:	Provide facilities in the home which allow occupants to pre-sort 50% of domestic waste into recyclable waste components
Monitoring:	Collection of recyclable materials to be facilitated by a local specialist. This operation will not be viable unless large volumes of waste are pre-sorted for recycling.
Commentary:	<p>Separation facilities to be provided within every dwelling. Facilitate a collection and processing chain with a local organisation.</p> <p>A useful reference for designers is "DETR (2000) Local Quality of life Counts– Indicators for Sustainable Development 14".</p>

<http://www.newislington.co.uk/tuttifrutti/>

5.0 Defects

Objective:	Reduce the number of defects reported by occupiers at handover
Current Standard:	DTI Construction Industry KPI system
Target:	Reduce the number of snagging defects recorded by occupiers on handover by achieving a score of 8 or higher in 95% of dwellings. Scoring system will be that defined within the DTI Construction Industry KPI system.
Monitoring:	Analysis of defects lists presented by occupiers at handover
Commentary:	Where appropriate, modular construction techniques and prefabrication will be employed. These techniques are often more costly than traditional methods, but should be considered as part of the bigger picture. Prefabrication allows better quality to be achieved, with components being assembled away from bad weather, benefiting from the quality control techniques associated with factory production. By their nature, these methods are less subject to labour and skills shortages, which traditionally can have damaging effects on construction programmes and quality. A useful reference for designers and contractors is "DTI (2002) Construction Statistics Annual"

6.0 Dwelling Sizes

Objective:	Provide homes that make best use of space
Current Standard:	Scheme Development Standards for social housing. Market forces for private housing
Target:	All average dwelling sizes are to conform to the minimum overall floor areas below: 1 Bedroom Studio: 35m ² 1 Bedroom + Study: 55m ² 2 Bedroom (small): 65m ² 2 Bedroom (large): 80m ² 3 Bedroom: 100m ² At any one time, the development is to include a mix of the above dwelling types. The acceptable mix and storey heights will fit within the ranges described in the "Development Guide" section of the "Development Standards" document
Monitoring:	Area schedule produced for each development
Commentary:	Average dwelling sizes will form part of the architectural brief. By drawing on published best practice as well as our own development experience, we aim to ensure that the homes make best use of the space available.

7.0 Daylighting

Objective:	Make best use of natural light
Current Standard:	BS 8206 Part 2 (1992)
Target:	Improve on the daylight factor, set out in BS 8206 Part2 (1992) by 10% in living rooms and bedrooms
Monitoring:	Compliance to be verified by consultant at time of specification
Commentary:	Lack of natural light can make the spaces within the home depressing and of restricted use. New Islington is arranged to make best use of natural light. The main building blocks are arranged in 'fingers' perpendicular

<http://www.newislington.co.uk/tuttifrutti/>

lar to the sun path so that everyone enjoys as much light as possible. The community park is significant in that it provides space between the new buildings and those existing buildings which would otherwise cast shadows. Individual homes will be designed to make allowance for the effects of solar gain. Where it can be used to our advantage it will be, but designers will be asked to minimise familiar overheating problems caused by the sun.

A useful reference for designers is [HYPERLINK "http://www.bfrc.org.uk"](http://www.bfrc.org.uk) www.bfrc.org.uk

8.0 Noise Proofing

Objective:

Improve noise proofing within dwellings

Current Standard:

Building Regulations Part E (2002 edition)

Target:

Improve on noise proofing standards by 10% over a Building Regulations Part E (2002 edition) compliant dwelling

Monitoring:

Compliance to be verified by consultant at time of specification

Commentary:

For years within the UK, many people have lived within low-density developments, where noise proofing was often not a major consideration. To achieve the number of new homes now required in the UK, it is important that people are encouraged to move into much denser new developments. A concern of potential residents is the passage of noise between homes. By demonstrating that homes within New Islington are significantly better insulated against passage of sound, we hope to allay these fears. A useful reference for designers is ODPM (2001) "Proposals for amending Part E of the Building Regulations, which covers the background to changes made in 2002.

A useful reference is "ODPM (2001) Proposals for Amending Part E of the Building Regulations.

9.0 Construction Waste

Objective:

Reduce construction waste

Current Standard:

BRE average figure = 55 tonnes of waste (average), removed from site in the construction of each domestic dwelling. Assuming an average 40% void ratio, together with an average waste density of 1000kg/m³, this equates to an average bulk volume of 91.6m³ of construction waste skipped per dwelling.

Target:

Reduce average construction waste (excluding groundworks) to 45.8 m³ skipped per domestic dwelling.

Monitoring:

Incorporate into design and procurement strategy. Ensure site management is in place to count the number and volume of skips leaving site.

Commentary:

There are numerous buildings across the site that are scheduled for demolition. As part of the Infrastructure and Remediation Strategy, we intend to crush and recycle any demolition material which is fit for reuse. We have also looked for sustainable methods which can be used to treat the contamination across the site. This has resulted in a methodology which should allow virtually all of the contaminated ground to be treated on-site and reused within new landscaping

Where appropriate, modular construction techniques and prefabrication will be employed. These techniques are often more costly than traditional methods, but should be considered as part of the bigger picture. Prefabrication allows better quality to be achieved, with components being assembled away from bad weather, benefiting from the quality control techniques associated with factory production. By their

<http://www.newislington.co.uk/tuttifrutti/>

nature, these methods are less subject to labour and skills shortages, which traditionally can have damaging effects on construction programmes and quality.

Contractors will be encouraged to explore ways in which initiatives such as plasterboard recycling and the avoidance of shrink wrapped deliveries can be incorporated into the site process.

A useful reference for designers and contractors is "CIRIA (2001) Demonstrating Waste Minimisation Benefits in Construction".

10.0 Site Safety

Objective:	Improve site safety
Current Standard:	HSE reported injury rates (published annually)
Target:	Improve on national average reported injury rate (HSE Statistics: injury classification over 3 days) by 50%
Monitoring:	At the end of each development, records of any reported accidents will be compared against the national injury rate.
Commentary:	Tenders to contractors will state our intentions with regard to this target. Each contractor will therefore need to commit to providing sufficient resources and training, as well as ensuring appropriate procedures are in place to achieve or better the standard. Useful references for designers and contractors are: "HSE (2002) Health and Safety Statistics" and "DTI (2002) Construction Statistics Annual"

11.0 Information Technology

Objective:	Ensure maximum accessibility to IT
Current Standard:	Minimum provision to allow telecom provider to link home with the network
Target:	Incorporate easily accessible live IT data points to living room and bedrooms in each dwelling.
Monitoring:	Requirement to be written into specifications
Commentary:	Initial proposals should allow access to the internet from living room and bedrooms in every dwelling. This is an aspiration which should then allow new IT technologies to be embraced during the lifetime of the development, such as community websites and web cams. By ensuring that these facilities are available in every home, it is then possible to establish email credit lines to collect service charges etc.

7. Submissions

Urban Splash does not accept any responsibility for lost, delayed, damaged or incomplete submissions. Proof of e-mailing or posting will not be accepted as proof of delivery of any parts of a submission. No parts of any submission can be returned.

Failure to comply with any of these terms and conditions will result in the disqualification of the submission and Urban Splash reserves the right to disqualify any submission, at any time, at its absolute discretion in such circumstances.

8. Timetable

Urban Splash reserves the right to adjust and amend the proposed timetable, planning process or build process if necessary. All affected plot self builders will be notified of any changes in writing.

9. Law and Jurisdiction

These terms and conditions shall be governed by, and construed in accordance with English Law

<http://www.newislington.co.uk/tuttifrutti/>