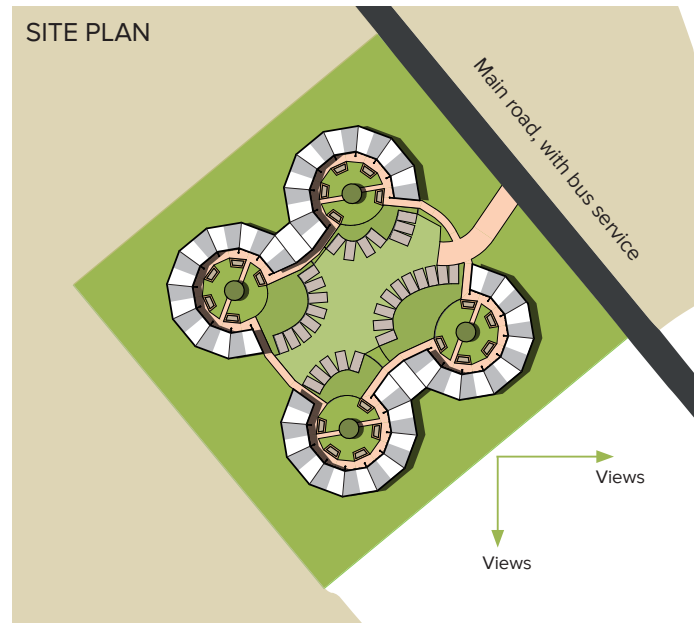


# CLOVER MEADOW

The curving residential forms illustrated and referred to as 'Clover Meadow' are based on a competition design entry by LSI run by National Custom and Self Build Association (NaCSBA). Architects and designers were challenged to come up with creative ways of constructing a modest 'granny annexe' that can be built for £40,000 or less. The brief also challenged designers to show how 30 of the homes could be arranged to create an innovative retirement community.

LSI's entry entitled Clover Meadow was one of six entries to be shortlisted.

Clover Meadow represents a way of configuring an affordable modular unit that is 'open and welcoming' while providing the privacy and sense of security that many of the



beneficiaries of a retirement community require.

Equally at home as a cluster or an individual unit, benches and low level windows create a space to share a chat under the protection of the over-sailing roof which affords the opportunity to be outside, even when the weather is bad. Shelving integrated into the façade allows a place for ornaments, tools and plants, as well as a place for individual expression and objects which evoke memories. A raised flower bed shared between units allows a space to tend plants, and a deciduous tree in the middle of the shared garden is a reminder of the seasons.

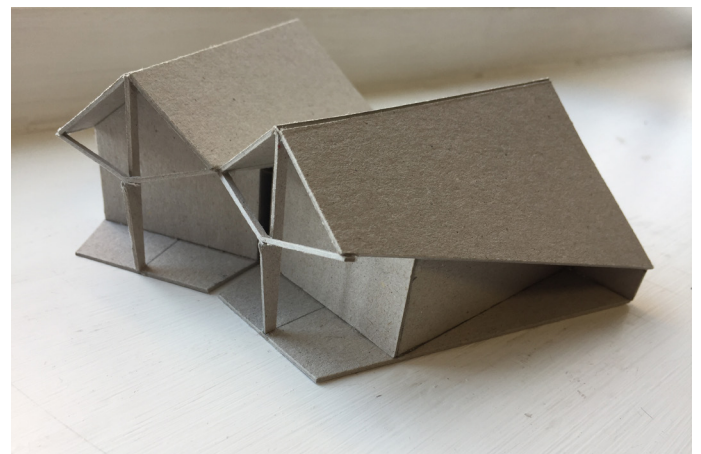
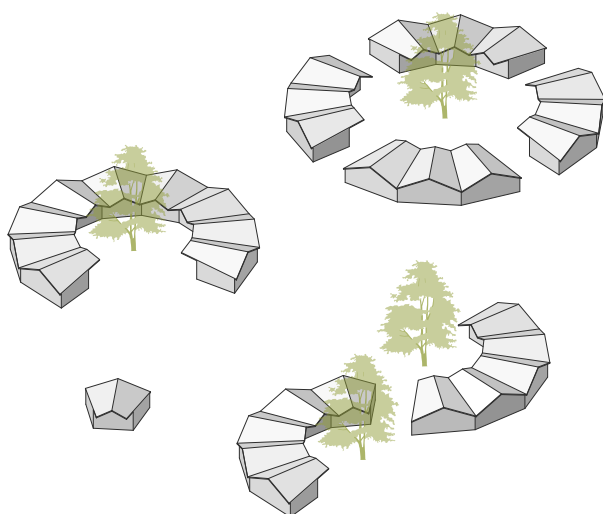
When clustered together in any number, the roof forms create a covered walkway which encourages interaction amongst the inhabitants of the community. Back to back units create the communal spaces, that can be accessed from any unit under cover, in a building which is a combination of two standard units, and a connecting roof form. The shared facilities house a kitchen, dining room, guest accommodation, but could also accommodate a

shop or hairdressers etc.

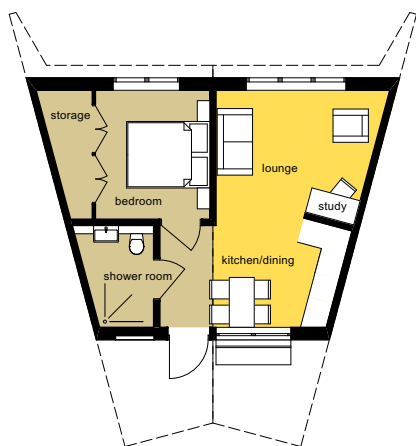
The clustering of the units allows for efficiencies in the external envelope by utilising a shared party wall. The fanned roof form creates a secure inward looking crescent form and means that the roof valleys gently slope to the outside where rainwater can be harvested, and drainage consolidated. The rain-screen cladding of the outside wall means that the materiality of the development can adapt to different local vernaculars to meet different local authority planning requirements.

The clustering allows for economies in the creation and maintenance of external works, with only the shared gardens requiring regular maintenance. With parking for electric vehicles in the 'shared surface' centre of the site, the perimeter can be left as meadowland with a meandering pathway mown through it for longer walks with outward looking views over the rural context.

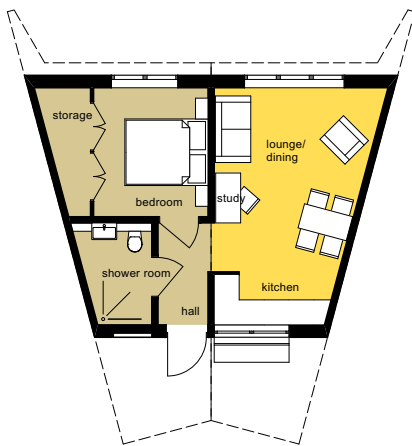
## CLUSTER FORMATION OPTIONS



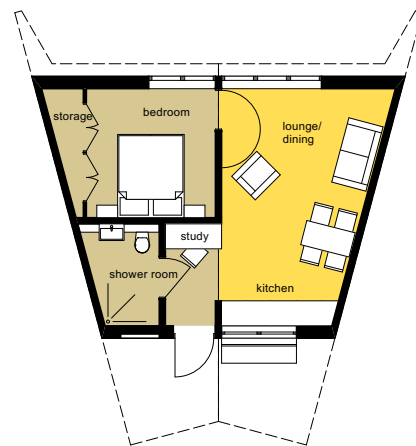
## INTERNAL ARRANGEMENT OPTIONS



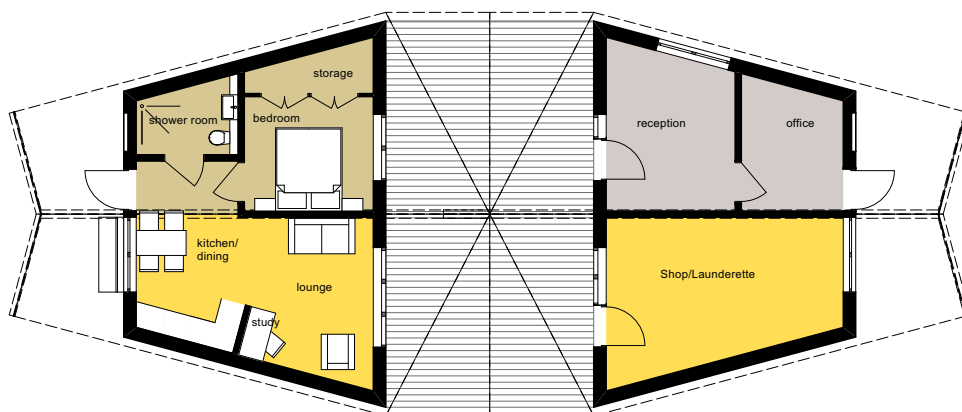
Floor Plan - Type A



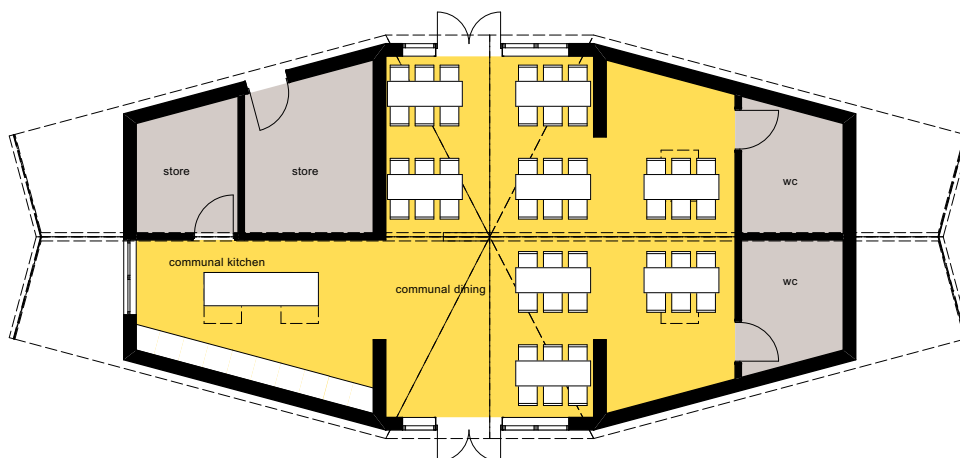
Floor Plan - Type B



Floor Plan - Type C



Guest Accommodation / Reception Retail Unit



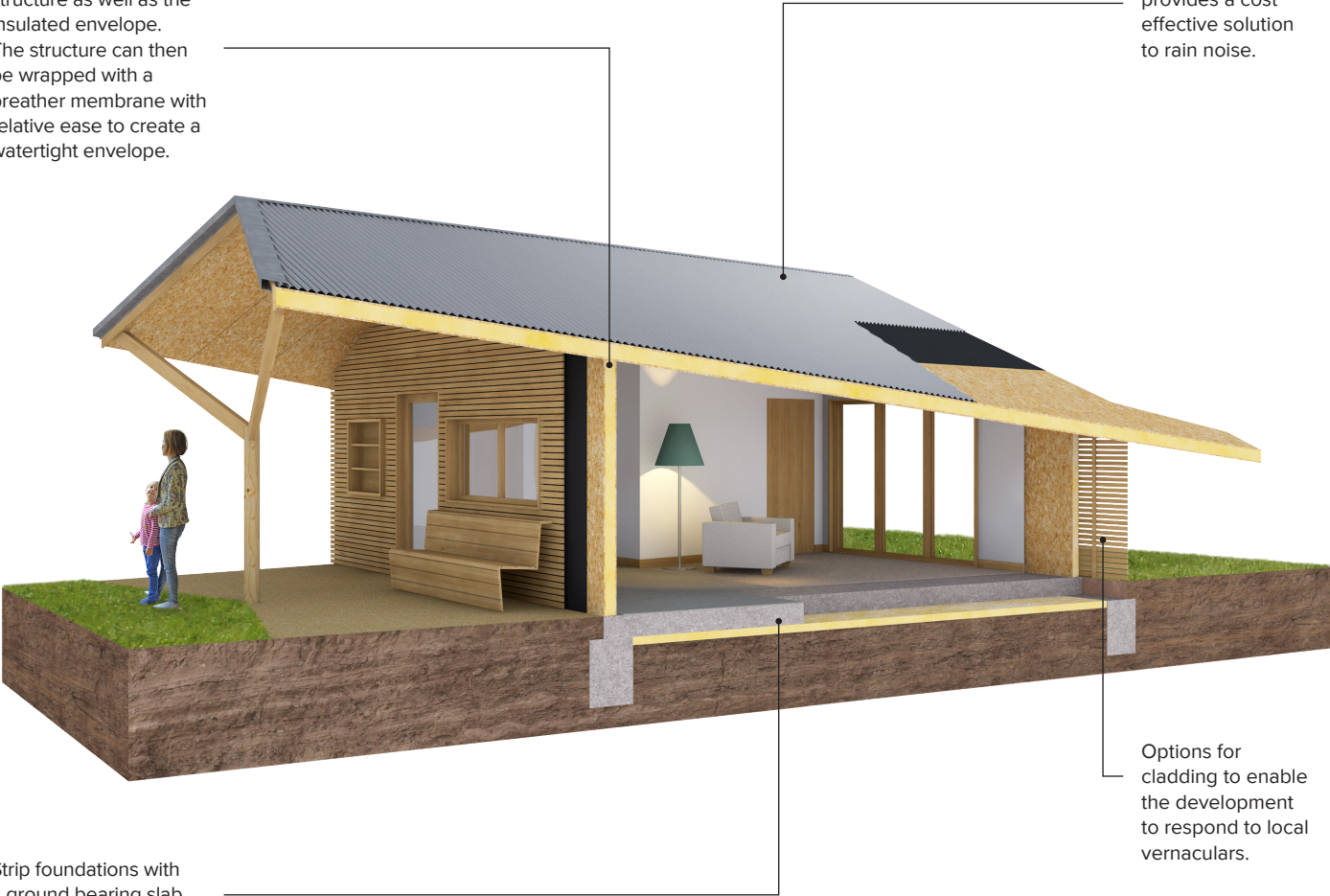
Communal Dining



CONSTRUCTION SECTION

Structurally insulated panels (SIPs) form the structure as well as the insulated envelope. The structure can then be wrapped with a breather membrane with relative ease to create a watertight envelope.

Profiled cement fibre roofing sheet provides a cost effective solution to rain noise.



Strip foundations with a ground bearing slab provide a traditional cost effective substructure. Insulation below the slab.

Options for cladding to enable the development to respond to local vernaculars.

The prefabricated external / internal wall and roof panels will be fitted with the breather membrane and support structure for the cladding in the factory along with the internal plasterboard, wire ways and back boxes. We anticipate the assembly rate of 3 to 4 per day. Once assembled on site only second fix, finishing and installation of fixture and fittings would be required. The SIPs provide an ideal substrate for many different cladding variations. With the SIPs wrapped in breather membrane providing a water tight envelope, internal finishing and cladding can be installed concurrently reducing the construction period.



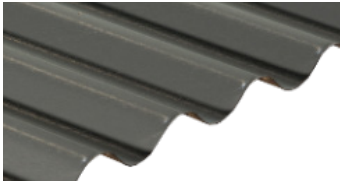
Timber Cladding



Brick Slips



Render



Profile Fibre Cement