

East Thames Housing / Epping Forest District Council
Housing Delivery Programme

Feasibility Report

Site: 1-12 (Garages) Pyrles Lane, Debden (Site A) IG10 2NH

Rev: A

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1.0 Introduction and Confirmation of Brief

- 1.1. Pellings LLP are appointed as part of East Thames Group Technical Team in respect of delivery of Development Agent services to Epping Forest District Council for a six year housing delivery programme.
- 1.2. Following initial appraisal by EFDC, 59 sites have been identified as having possible development potential, with a further number of sites in reserve.
- 1.3. Pellings LLP have been instructed to progress feasibility studies to all 59 sites and which will assist in establishing the extent and timing of the overall programme.
- 1.4. Our instructions are in accordance with our fee tender of 13 August 2012, against the previously prepared tender documentation, and email confirmation of 9 April 2013.

2.0 Existing Site and Surroundings

- 2.1. The site is located in a residential part of Debden one mile to the north west of Debden station.
- 2.2. The site consists of 12 garages with associated hardstanding and it is accessed by way of a 3m driveway between neighbouring blocks of flats (95 to 107 and 109 to 127) on Pyrles Lane. The northern boundary adjoins the adjoining open space and the west, south and east boundaries adjoin the gardens of the adjoining blocks of flats. There is one significant tree overhanging the site, although this appears to be outside the site boundary.

3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023/P2-16A attached at Appendix A.
- 3.2. The proposals are :

Erection of a 2 x two storey 2 bedroom houses each with gardens. Provision of 4 parking spaces and access/landscaping

4.0 Planning Issues and Risks

Relevant Planning Policies/Considerations

- 4.1. The adopted Development Plan for Epping Forest District Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.
- 4.2. The site is not located in a Conservation Area and it is not designated for any particular purposes in the Epping Forest District Council Combined Local Plan 1998 and Local Plan Alterations 2006. The site does not lie in a Flood Zone on the Environment Agency Flood Map.
- 4.3. There are no specific policies which prevent the loss of existing garages although policy ST4 (Road Safety) states that planning permission will only be granted where there will be no adverse effects on the highway, traffic congestion or harm to the character or appearance of the area. Parking spaces to meet with the Council's standards are proposed for the new dwellings.

- 4.4. It will be necessary to undertake a Parking Survey and to prepare a Transport Statement to demonstrate that the loss of the garages and proposed development would not cause any parking shortfalls or harm to highway conditions or the amenities of the area.
- 4.5. The site is located in the settlement of Debden and the proposal would be consistent with policy CP7 which encourages the efficient use of existing built-up areas by the 'recycling of vacant, derelict, degraded and under-used land to accommodate the development' and the 're-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses'.
- 4.6. The proposal would comply with policy H4A which states the need for a range of dwellings, including an appropriate proportion of smaller dwellings, to meet identified housing need on a site-by-site basis.
- 4.7. The development of small family homes with rear gardens and private and communal parking would be in keeping with the character and appearance of the area and may comply with Epping Forest's design policies and guidance.

5.0 Impact/Implications of Statutory Services

- 5.1. We have undertaken statutory services enquiries to the following:

- Southern Gas
- Cable and Wireless
- Virgin Media
- Thames Water
- BT
- National Grid
- Scottish and Southern Energy
- Environment Agency
- UK Power Networks

- 5.2. Responses received to date are from the Environment Agency, National Grid, UK Power Networks, Virgin Media and Thames Water.

- 5.3. The Environment Agency has not pointed out any watercourses which cross the site.

- 5.3.1. National Grid: No apparatus appears to be located on the site.

- 5.3.2. UK Power Networks: There do not appear to be any installations on the site.

- 5.3.3. Virgin Media: No apparatus appears to be located on the site.

- 5.4. Thames Water: No drains or sewers are located on any part of the site.

- 5.5. It should be noted there are a number of responses to enquiries that, at time of preparation of this report, have not yet been received.

6.0 Site Access and Buildability Issues

- 6.1. The site is accessed from existing site roads and there would not appear to be any particular difficulties for the normal level and size of construction traffic associated with a development of this nature.

- 6.2. Areas should be available for contractor's site set up and accommodation.
- 6.3. The site is within a primarily residential area and, accordingly, any appointed contractor should use all best endeavours to act in a considerate manner and within normal working hours.
- 6.4. Further to initial enquiries made to EFDC, some potential contamination issues have been highlighted with use of the domestic garages.
- 6.5. Possible contaminants in respect of the previous use of the garage site may include asbestos, ash and clinker, hydro-carbons from vehicle maintenance and the like, please see Appendix E.
- 6.6. Accordingly, suitable site investigation will need to be undertaken ahead of any proposals to take this site forward and specific recommendations made to deal with any contamination found, whether by capping or removal from site.
- 6.7. The site is accessed by way of a narrow driveway and as at present, our proposals do not include a turning head for refuse or emergency vehicles. Accordingly, subject to detailed design, an independent refuse storage area may be required along with sprinkler provision to the new houses for fire protection.

7.0 Neighbourly Matters and Party Walls

- 7.1. As above, the proposed development site is within a primarily residential area and the appointed contractor should act in a considerate manner. It is proposed that restrictions on working hours, noise levels, requirement for resident liaison and similar matters will be included within contract documentation.
- 7.2. From proposals on Drawing 612.023/P2-16A we do not consider Party Wall matters will be relevant to development proposals.

8.0 Proposed Procurement Route

- 8.1. It is understood that development works will be procured by way of the East Thames Housing Group existing contractor framework arrangements.
- 8.2. It is proposed that works shall be procured on a Design and Build basis with the contractors taking forward RIBA Stage D planning consent drawings into detailed design and construction delivery on site.
- 8.3. Schemes shall be designed to a set of Employer's Requirements to be subsequently confirmed but which substantially shall be formed from existing East Thames Housing Group Design Standards and Employer's Requirement documentation.
- 8.4. It is proposed that all site preparation works will be included within individual contract packages including any required demolitions, adjustment of statutory services, highways works and boundary maintenance/reinstatement/provision.
- 8.5. On completion of the feasibility studies for the whole programme, further recommendations will be made in terms of how works are packaged to ensure size of work packages are optimised for ensuring maximum economies for East Thames Housing Group and EFDC.
- 8.6. It is considered, at this stage, that this may be by way of a mix of different sized contractors dependent upon the numbers and geographical location of individual works packages.

8.7. Works will be administered by Pellings LLP as Employer's Agent acting in accordance with East Thames Housing Group terms of appointment and the overarching requirements of the Development Agency agreement.

9.0 **Impact on Parking**

9.1. The Council's currently adopted parking standards are contained within Essex County Council's Parking Standards Design and Good Practice Guide – September 2009. These revised standards were adopted by the Council as statutory planning guidance in February 2012.

9.2. Flats and houses have the same parking standard as follows:

- 1 bedroom accommodation – 1 space per dwelling
- 2 bedroom accommodation and above – 2 spaces per dwelling
- Visitor parking – 0.25 spaces per dwelling (rounded up to the nearest whole number)

9.3. The proposals may be considered to meet the Council's parking standards for new development.

9.4. However, should the site move forward to planning application stages, it is recommended that a Transport Statement be undertaken, including parking surveys, to demonstrate that the loss of the garages will not give rise to any planning or highway problems.

10.0 **Legals**

10.1. There is a large mature Oak tree on the perimeter of the site. It is likely that any works associated to same will need to be agreed with the Local Authority Tree Officer and contractors will need to put in place appropriate tree root protection and the like.

10.2. There is a right of way adjacent allotments for Loughton Town Council. It is noted that rights granted in this respect should not affect EFDC ability to develop and the access is not affected by proposals in any event.

11.0 **Costs**

11.1. It is considered that a budget of £367,500.00 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix F.

12.0 **Recommendations and Conclusions**

12.1. Subject to an overall lifetime cost appraisal, we conclude that the site appears to have economic development opportunities and we recommend is considered for taking forward to planning application stage, with a view to incorporating into the overall programme.

Signed:



Pellings LLP

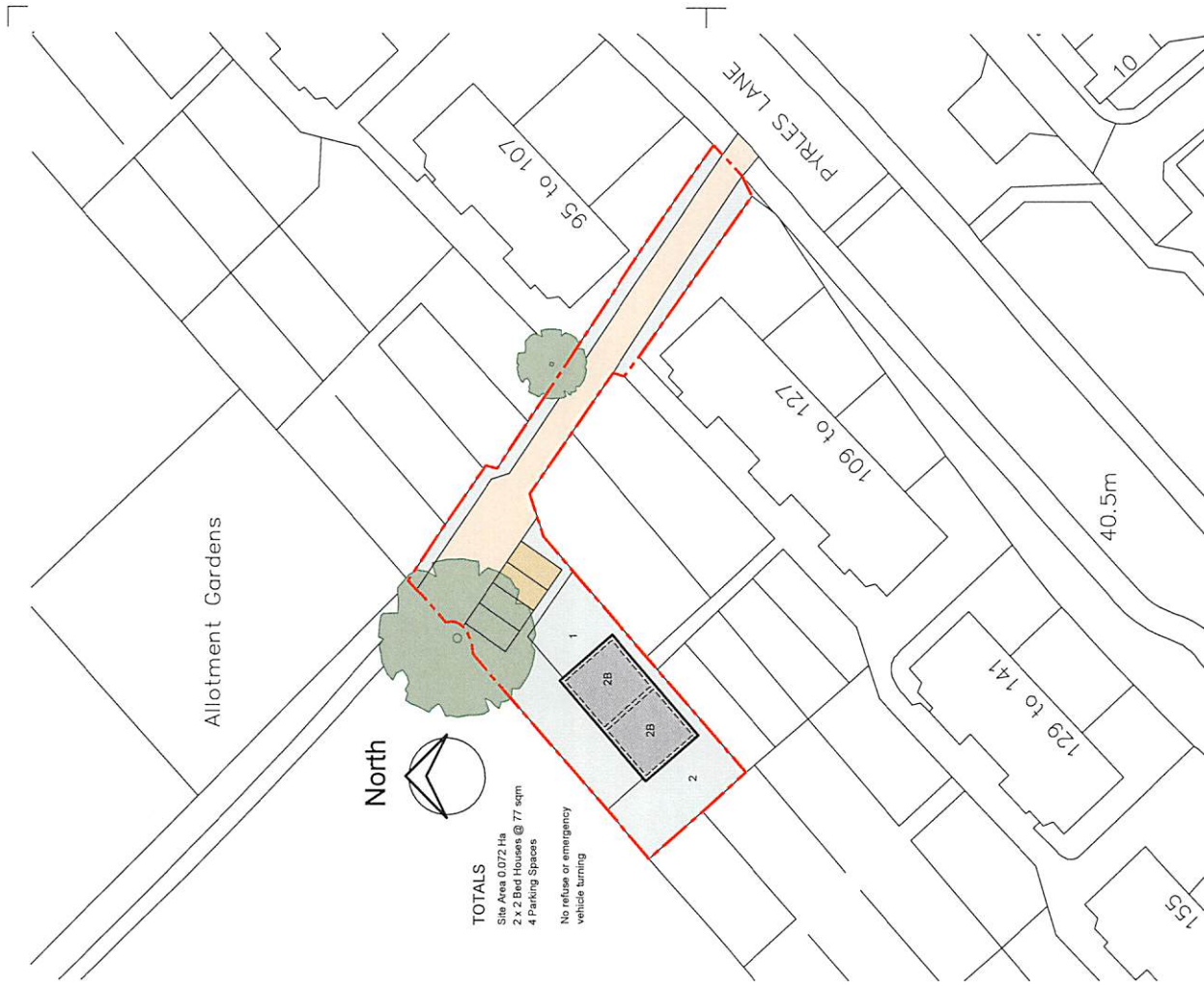
Date:

20th October 2014

Appendix A

Development Proposals

Drawings 612.023/P2-16A



TOTALS
 Site Area 0.072 Ha
 2 x 2 Bed Houses @ 77 sqm
 4 Parking Spaces
 No refuse or emergency
 vehicle turning

NOTES:
 Report all discrepancies, errors and omissions.
 Do not scale from this drawing.
 Verify all dimensions on site before commencing any work or
 preparing shop drawings.
 All materials, components and workmanship are to comply with
 all the relevant British Standards, Codes of Practice, and
 other applicable regulations and standards.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of PELLINGS LLP

PRELIMINARY

Rev	Date	Description
-	-/-/-	
Name		



Pellings

Pellings LLP 1000 1400 9104 1020 833 5010 e london@pellings.co.uk www.pellings.co.uk		
Architects & Planning • Building Surveying • Project Management • Cost Consulting • CMI Co-ordination		
CLIENT East Thames HA	PROJECT EFDC House Building Programme	DATE NOV 2013
TITLE Existing and Proposed Plans Pyrlas Lane Site A	SCALE 1:500 @A3	DRAWN BY NP
612 023 P2-16 A		

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.

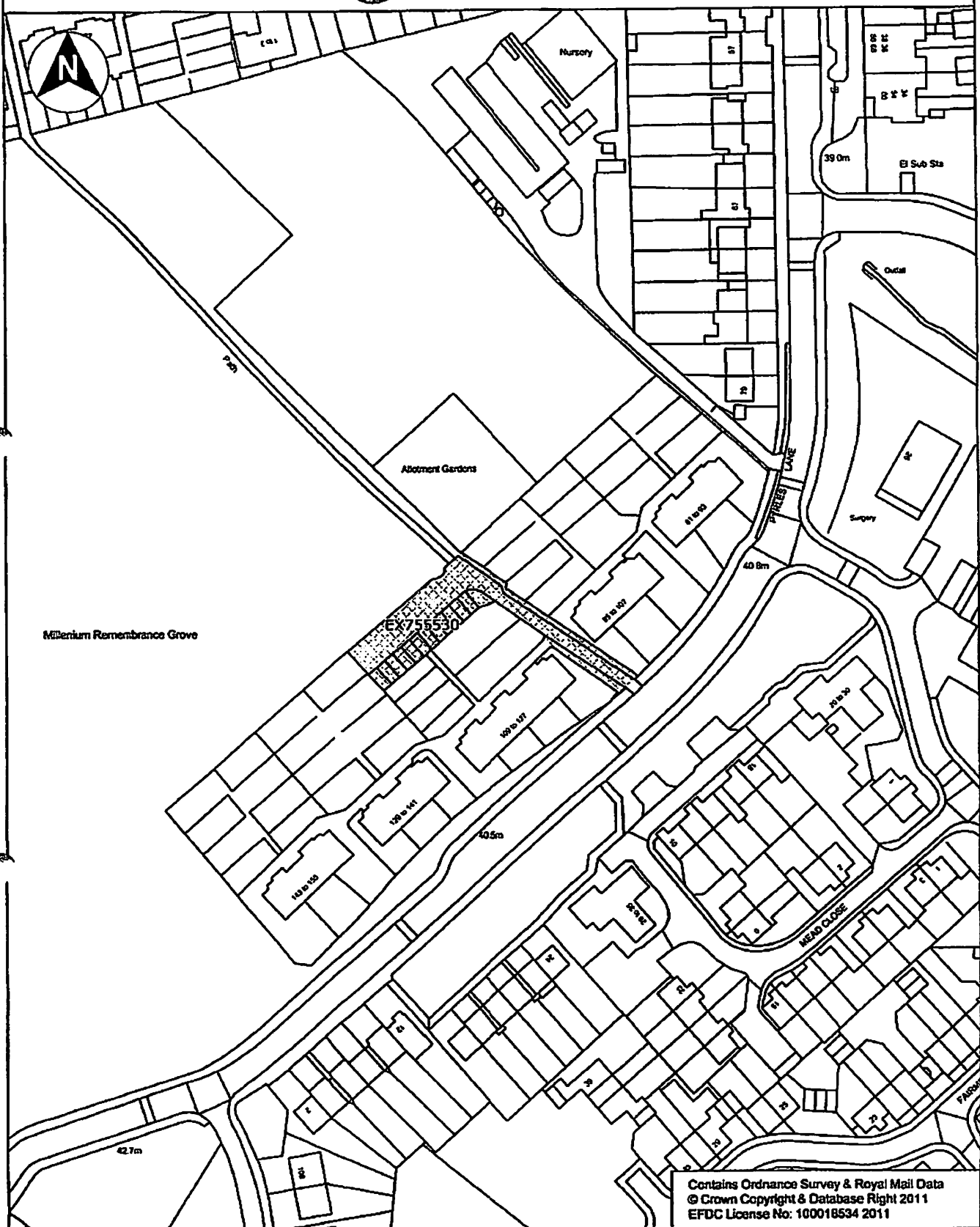


4.



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
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EFDC License No: 100018534 2011

Directorate of Environment & Street Scene
Civic Offices
High Street
Epping, Essex,
CM18 4BZ
Tel. 01992 564000

Project
Potential Site for Council House
Building Program

Drawing No.
201206014 - AR

Content
Site A
Pyrls Lane
Loughton

Date
04/07/12
Scale
1:1250 @ A4
Drawn By
Robert Irwin

Appendix D

Statutory Services Information



Adam Greenhalgh
Pellings
24 Widmore Road
Bromley
Kent
BR1 1RY

Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

National Grid Electricity Emergency Number:
0800 40 40 90*

National Gas Emergency Number:
0800 111 999*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 24/10/2013
Our Ref: NL_TE_Z6_3SW_042152
Your Ref: SITE A PYRLES LANE

RE: Proposed Works, IG10 2NR,site A pyrles lane,loughton,essex

Thank you for your enquiry which was received on 17/10/2013.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website
(<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. National Grid will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>

General Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/55C13C4D-A1AA-4B13-BFDA-1CF59F88B326/51318/GeneralGuidance.pdf>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>

ENQUIRY SUMMARY

Received Date

17/10/2013

Your Reference

SITE A PYRLES LANE

Location

Centre Point: 543644, 197164

X Extent: 72

Y Extent: 34

Postcode: IG10 2NR

Location Description: IG10 2NR,site A pyrles lane,loughton,essex

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 500

Actual Scale: 1:1250 (GAS)

Real World Extents: 361m x 196m (GAS)

Recipients

pprsteam@uk.ngrid.com

Enquirer Details

Organisation Name: Pellings

Contact Name: Adam Greenhalgh

Email Address: bromley@pellings.co.uk

Telephone: 0208 460 9114

Address: 24 Widmore Road, Bromley, Kent, BR1 1RY

Description of Works

MAP FOR INFORMATION PURPOSES

Enquiry Type

Proposed Works

Activity Type

General Excavation

Work Types

Work Type: Plans Only

ID: NL_TE_26_3SW_042152 View extent: 361m, 196m		
USER: roy.x.jones		
DATE: 24/10/2013		
DATA DATE: 15/10/2013		
REF: SITE A PYRLES LANE		
MAP REF: TQ4397 CENTRE: 543644, 197164		0m 25m Approximate scale 1:1250 on A4 Colour Landscape
Valve <input checked="" type="checkbox"/> Depth of <input checked="" type="checkbox"/> Syphon <input type="checkbox"/> Diameter <input type="checkbox"/> Material <input type="checkbox"/> Cover Change Change Change		This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.
Map 1 of 1 (GAS) Maps Plot Server Version 1.7.6 nationalgrid Requested by: Pellings This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886		

Adam Greenhalgh

From: SPHatfield <SPHatfield@environment-agency.gov.uk>
Sent: 23 October 2013 17:49
To: Adam Greenhalgh
Subject: RE: Epping Forest DC - potential development sites

Dear Adam,

Further to your letters dated 16 October (your ref: AG/dh/612.023/05), we have the following comments to make on the specific sites listed below (please note that comments on three sites – Rear of shops, Loughton Way, Buckhurst Hill; Pentlow Way, Buckhurst Hill and Site B, Marlescroft Way, Loughton – will follow on or before 7 November due to additional site constraints).

Sites: Burton Road, Debden
White Hills, Loughton
Thatchers Close, Loughton
Site A, Pyries (note: should be 'Pyrles') Lane, Loughton
Site B, Pyries (note: should be 'Pyrles') Lane, Loughton
Site A, Chequers Road, Loughton
Site B, Chequers Road, Loughton
Site A, Langley Meadow, Loughton
Site B, Langley Meadow, Loughton
Hornbeam Close, Buckhurst Hill
Hornbeam House, Hornbeam Road, Buckhurst Hill
Bourne House, Hornbeam Road, Buckhurst Hill
Bushfields, Loughton
Etheridge Road, Loughton
Lower Alderton Hall Lane, Loughton
Ladyfields, Loughton
Kirby Close, Loughton
Chester Road, Loughton
Hillyfields, Loughton

Comments

As we are in an area of serious water stress, we endorse the efficient use of water resources. Residential developments such as your proposal should take advantage of water efficient technologies. This is in line with Epping Forest's local policy CP5 which states that the efficient use of water is encouraged through water efficient appliances and rainwater harvesting for example.

We suggest you use water efficiency measures and aim to achieve 105 litres/person/day. This is equivalent to level 3/4 for water within the Code for Sustainable Homes. Achieving this standard within new homes can be accomplished at very little additional cost, and is significantly cheaper than retrofitting such measures later.

Every opportunity should be taken to maximise Sustainable Drainage Systems (SuDS) such as green roofs, ponds, swales and permeable pavements, to alleviate surface water runoff. I have attached a copy of our SuDS guidance, which contains the SuDS hierarchy, to help you with your designs. The methods at the top of the hierarchy are preferred because they are beneficial in terms of sustainability and biodiversity. The hierarchy should be used in descending order. Tanks should only be used as a last resort. Epping Forest's local policy U3B on sustainable drainage systems advocates this approach.

As the sites are all under a hectare in Flood Zone 1, they fall within cell F5 of our Flood Risk Standing Advice consultation matrix. Epping Forest Local Planning Authority will therefore be responsible for assessing flood risk at these sites.


Kind regards,

Clark Gordon
Sustainable Places Planning Advisor
Environment Agency
North East Thames Area - Hatfield Team
01707 632308



The climate is changing. Are you?

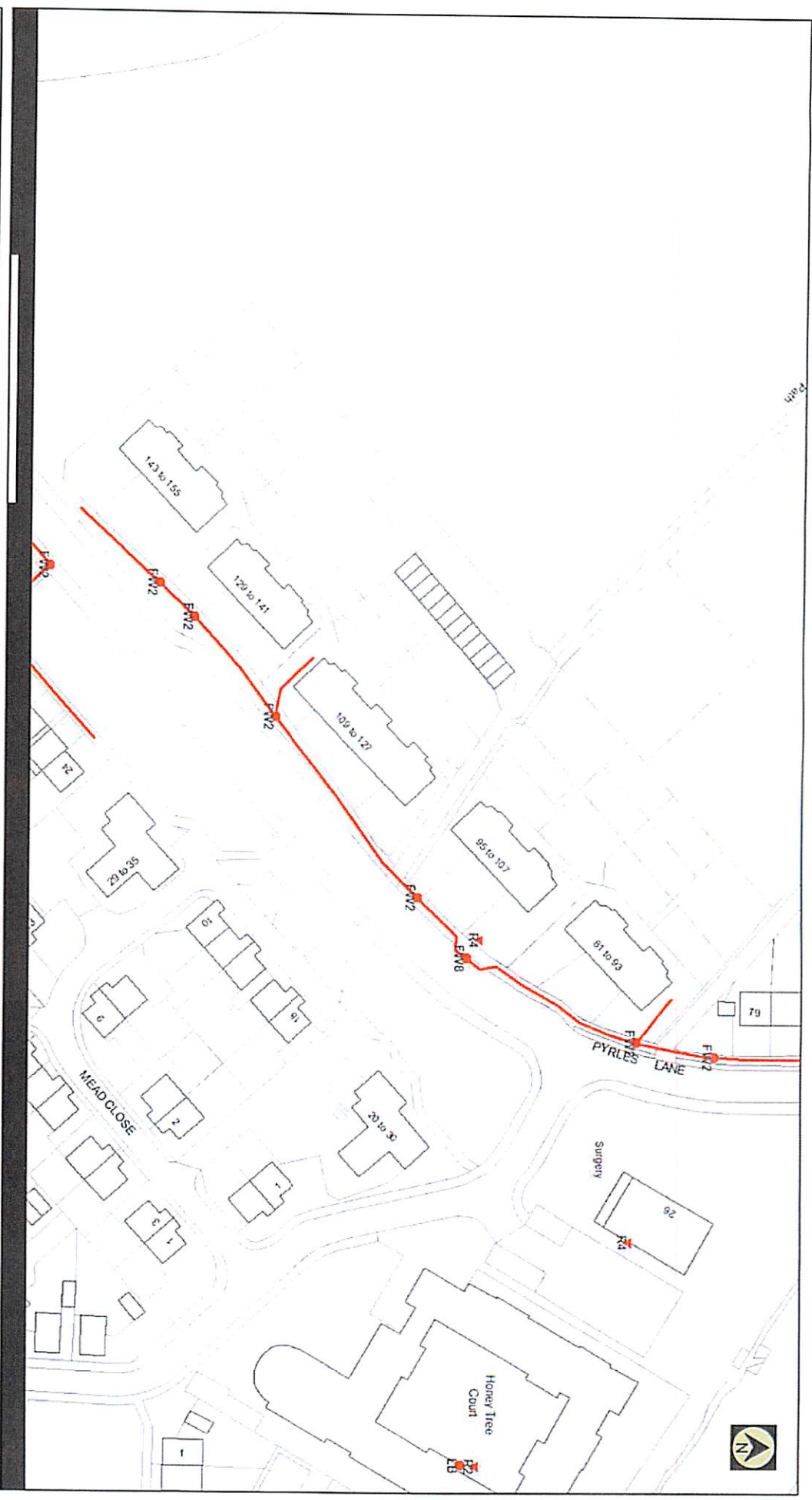
A support service led by the Environment Agency
www.environment-agency.gov.uk/nature/climate

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Important information - please read

The purpose of this plan is to show Virgin Media's proposed network. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that while Virgin Media's network is shown, it does not represent the actual physical location of any underground services that may be located by cable detection equipment, etc. and established signs. Virgin Media will not be liable for any damage or loss of service or for any loss of service or for any damage or loss of service arising from the use of this plan or any reliance on the plan.

This plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

Duct, Trench



Chamber



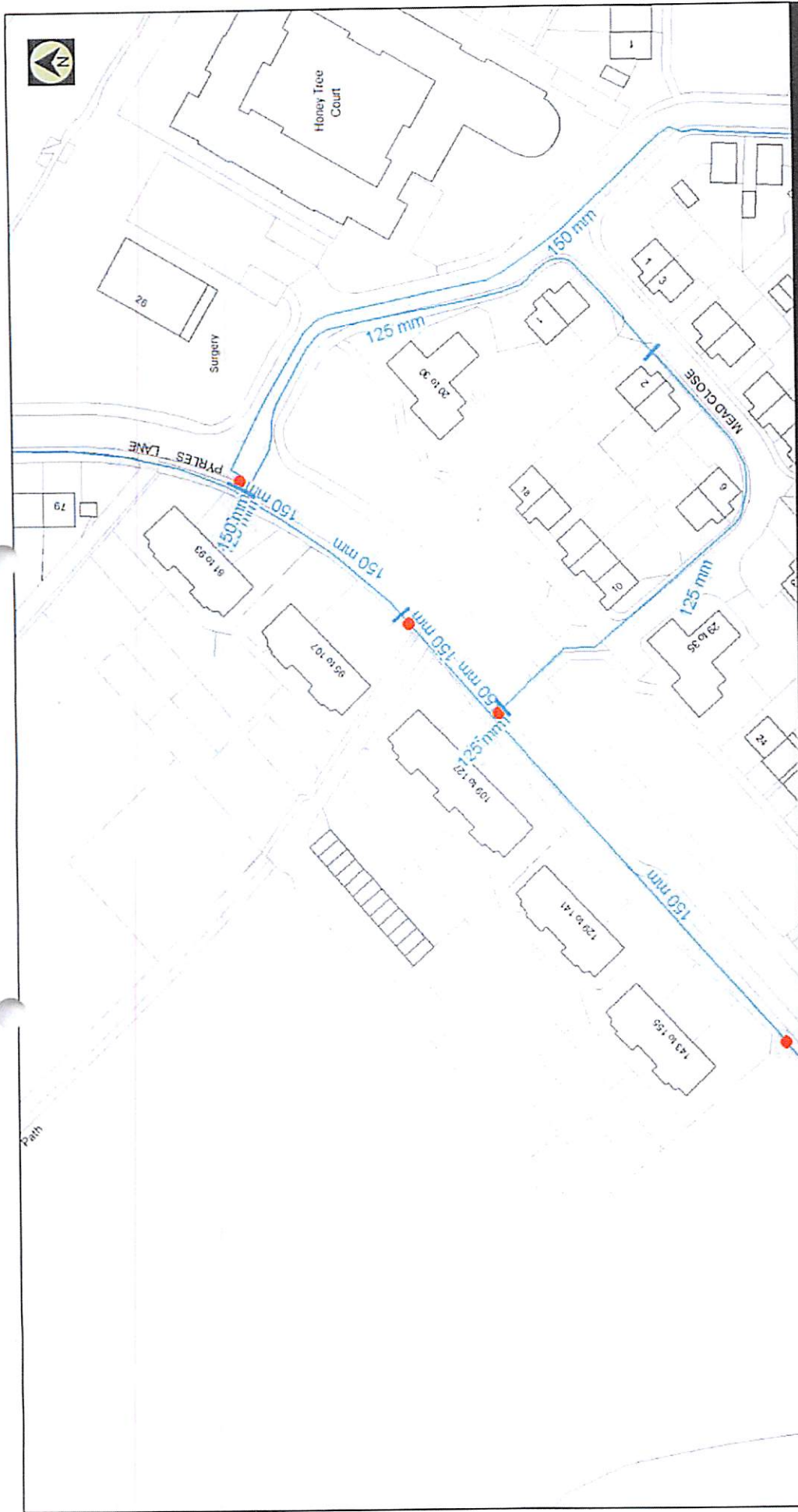
Cabinet



agreenhalgh@pellings.co.uk

Telecoms Plan A4





Clean Water Plan A4

Data updated: 16/08/13

Map Centre: 543653.4, 197150

Scale: 1:1083

Date: 23/10/13

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lagreenhalgh@pellings.co.uk



Water Main		Meter	
Private Water		Valve	
Proposed Water		Hydrant	
Abandoned Asset		End Item	

Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number: 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or other copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.



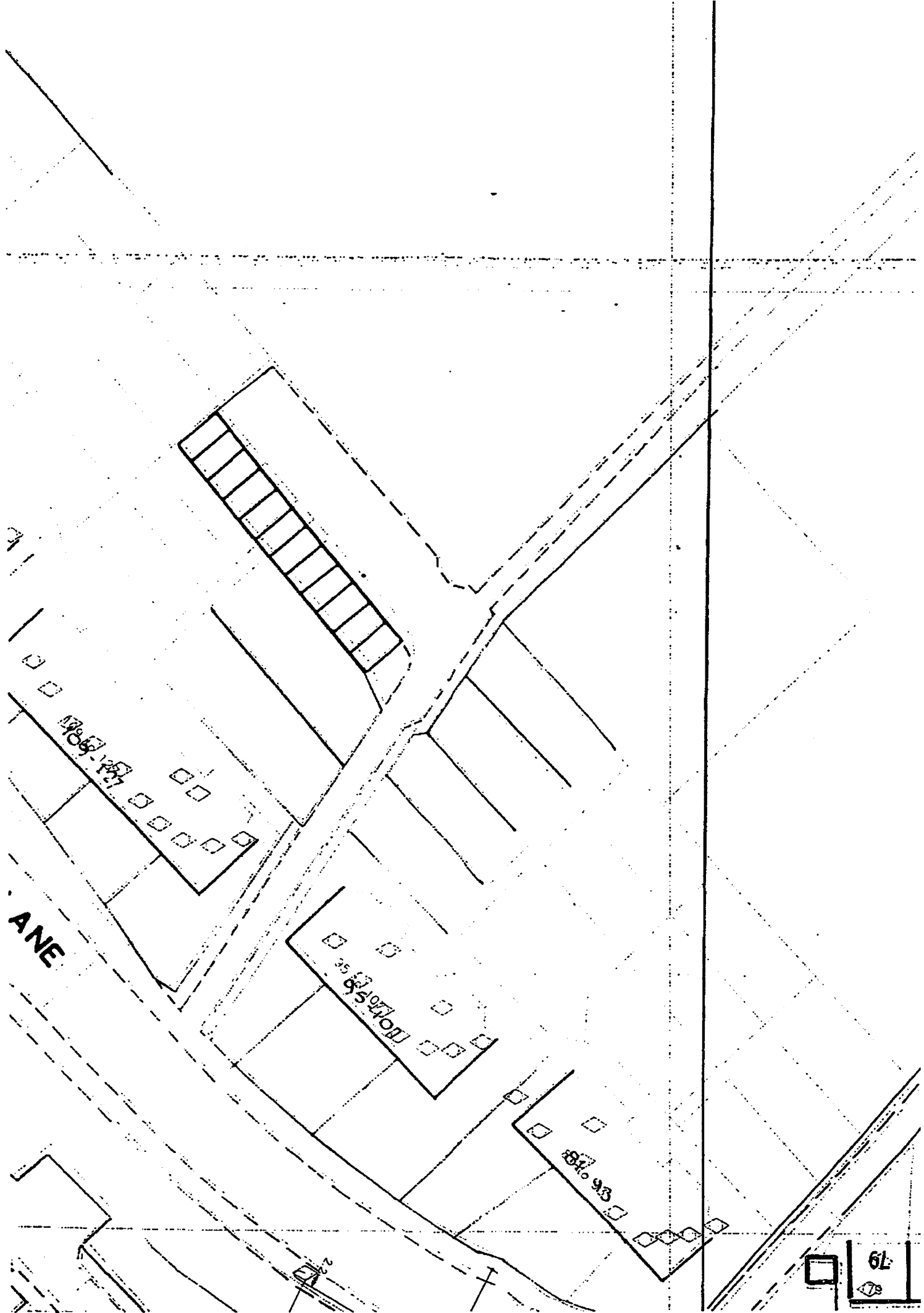
(c) Crown Copyright and database rights 2012 Ordnance Survey 100019345 Date: 23/10/13 Scale: 1:1083 Map Centre: 543653.4, 197150 Data updated: 16/08/13 Wastewater Plan A4



agreenhalgh@pellings.co.uk

—	Food Sewer
—	Surface Sewer
—	Conditioned Sewer
—	Abandoned Sewer
—	Pressure Main
—	Private Asset (Colour denotes effluent type)
—	Preferred Asset
---	S104 Boundary
●	Food Manhole
●	Surface Manhole
●	Conditioned Manhole
●	Abandoned Manhole
●	Other Manhole
●	End Item
○	S104 Boundary

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Appendix E

Information on Possible Contamination

Information on possible contamination has been forwarded by Epping Forest District Council by way of email of 22nd May 2013, giving information on potential contamination across all the primary sites.

This clarifies possible ground contamination derived from asbestos, made ground, hydrocarbons, petroleum hydrocarbons and the like.

It is likely that any Planning Consent will carry a Condition that all contamination issues are to be remediated.

Accordingly, we recommend that initial site investigation is undertaken for all sites that move forward to Planning Applications.

Appendix F

Cost Build-up

Pyrles Lane, Epping Forest
Indicative Estimate of Cost
for East Thames HA



Friday, 6 December 13

Gross Internal floor area	m2	ft2
Affordable Flat Units	0	0
Allowance for communal space @ 20%	0	0
Affordable House Units	154	1,658
TOTAL GIA	154	1,658

Item	Element	Qty Unit	Rate £/unit	Total £
1.0 Demolition				
1.1	Demolition	176 m ²	50	8,799
2.2	Site clearance	567 m ²	10	5,671
1.2	Allowance for removal of asbestos	12 Per roof	1,000	12,000
	Sub-total		say	30,000
2.0 Affordable Flat units (xx nr. units)				
2.1	Flats Private areas	0 m ²	1,350	0
2.2	Flats communal areas (20% allowed)	0 m ²	900	0
	Sub-total		say	0
3.0 Affordable House units (02 nr. units)				
3.1	House areas	154 m ²	1,250	193,000
	Sub-total		say	190,000
4.0 Abnormals / E/o and External Works				
4.1	Private gardens (incl. fencing)	138 m ²	40	6,000
4.2	Communal Gardens	218 m ²	30	7,000
4.3	Access road, parking and turning	256 m ²	65	17,000
4.4	Pedestrian paving	0 m ²	50	Incl.
4.5	Cross over / highways adaptations	1 item	2,000	2,000
4.6	Allowance for contaminated ground	0 item		Excl.
4.7	Boundary treatment (fencing/walls)	183 m	160	29,000
4.8	Allowance for achieving CfSh Level 3	2 nr	4,500	9,000
	Sub-total		say	70,000
		£/m2	£/ft2	
INDICATIVE CONSTRUCTION COST				290,000
CONTINGENCY @ 5%				10,000
CONTRACTORS DESIGN FEES @ 8%				24,000
PRELIMS AND OVERHEADS AT 15%				43,500
TOTAL INDICATIVE CONSTRUCTION COST		2,386		367,500

Clarifications and Assumptions

Estimate based on Pellings Feasibility drawings and standard ETG specifications

GIA is approximate due to early stage of design

Costs are based on a Q3 2014 start on site

Costs are based on a Single Stage Competitive D&B procurement route

Costs are based on a Contractor 'best programme' contract period

All units assumed to achieve Code for sustainable Homes Level 3

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber floor structure, sloped tiled roofs) will be used

Contractors design fees are based upon appointment with planning consent under JCT D&B contract

Assumed no Party Wall or Rights of Lights issues

Exclusions

Clients professional fees (including statutory fees)

VAT

Asbestos (except removal of low risk asbestos roofs priced above) and hazardous material removal

Excludes any off-site works

Provision of loose fittings and furnishings

Costs of compliance of any conditions imposed by TFL or other statutory bodies

Costs of Section 106, S108, S278 Agreement(s) or Community Infrastructure Levy charges