

**East Thames Housing / Epping Forest District Council
Housing Delivery Programme**

Feasibility Report

Site: Site A Parklands, Coopersale CM16 7RE

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	Date	Initial
Written by	26/11/14	MH
Checked by	2/12/14	IJC

Please note:

Unless otherwise stated all drawings, images and diagrams contained within this document are not to scale.

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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 6-10 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 has been instructed to progress feasibility studies to all 59 sites, 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 within the Parklands Estate, Coopersale to the rear of Nos 44 – 51 and properties fronting Garnon Mead. The site is triangular in shape with garages to all sides with hard standing between. A small area of hard standing to the south eastern corner provides access to the rear of properties 49 – 51. To the northern boundary are a number of large fir trees which are located on third party land but overhang the site. A footpath runs to the rear of the southern garage block providing pedestrian access to Nos 44 – 48.

Surrounding the site is 1960s terraced dwellings with later infill additions.

The site is accessed via an existing roadway to the side of No. 44 Coopersale.

3.0 Proposals

- 3.1. The proposals are as shown on drawing 612.023/P3-6B and comprise :
 - 2 x 1 bed flats @ 48m²
 - 2 x 2 bed, 2-storey semi-detached houses @ 77m²
 - 10 parking spaces
- 3.2. Due to the constraints of the site, it is unlikely that turning space for fire appliances and refuse vehicles will be achieved. Accordingly a sprinkler system may need to be provided.
- 3.3. Trees on the north east boundary, whilst on third party land, are likely to require maintenance at time of development and in to the future.

4.0 **Planning Issues and Risks**

4.1. The adopted Development Plan for Epping Forest Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.

The site is not identified as being within a flood zone.

The site has no site specific policies however consideration will need to be given to the following policies where they comply with the NPPF:

- ST4 (Road Safety) – States the 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.
- CP7 (Urban Form and Quality) – Encourages the efficient use of existing built-up areas by the recycling of vacant, derelict, degraded and under-used land to accommodate the redevelopment of and re-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses.
- H4A (Dwelling Mix) – States the needs for a range of dwellings, including an appropriate proportion of smaller dwellings, to meet identified housing need on a site-by-site basis.

It will be necessary to undertake a parking survey and prepare a transport statement to demonstrate that the loss of parking would not be detrimental to highway conditions or the amenities in the area because of a lack of parking.

The site is within the urban area and would comply with policy CP7.

The site would comply with policy H4A providing additional family housing.

5.0 **Impact/Implications of Statutory Services**

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

- Vodaphone
- BT Openreach
- National Grid
- UK Power Networks
- Virgin Media
- National Grid
- Scottish and Southern Energy (SSE)
- Environment Agency
- Thames Water

Responses have been received as follows :

5.2. Vodaphone: No issue

5.3. BT Openreach: No issue

- 5.4. National Grid: No issue
- 5.5. UK Power Networks: No issue
- 5.6. Virgin Media: No response
- 5.7. SSE: No issue
- 5.8. Environment Agency: No response
- 5.9. Thames Water: No issue
- 5.10. 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. Possible contaminants in respect of the former use as are summarised and indicated within the note produced by EFDC Planning and Economic Development Directorate at Appendix E.
- 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.
- 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.

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.P3-6B, Party Wall matters will not be relevant.

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 3 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 exceed 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.

Cycle parking will need to be provided at 1 secure covered space per dwelling if a garage or secure area is not provided within the curtilage of the dwelling.

1 covered visitor cycle space will need to be provided per 8 dwellings if no secure space is provided for each dwelling.

10.0 **Legals**

- 10.1. At time of writing our report we have not been forwarded a specific Legals Report by EFDC for this site. However for other sites we have been provided with Summary Reports which make reference to the suggested appropriation of land for planning purposes which would extinguish any prior rights of way.

10.2. The reports also make reference to possible rights of light risk. A blanket policy against such risk might be considered.

11.0 **Costs**

11.1. It is considered that a budget of £500,000 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 :


.....
For Pellings LLP

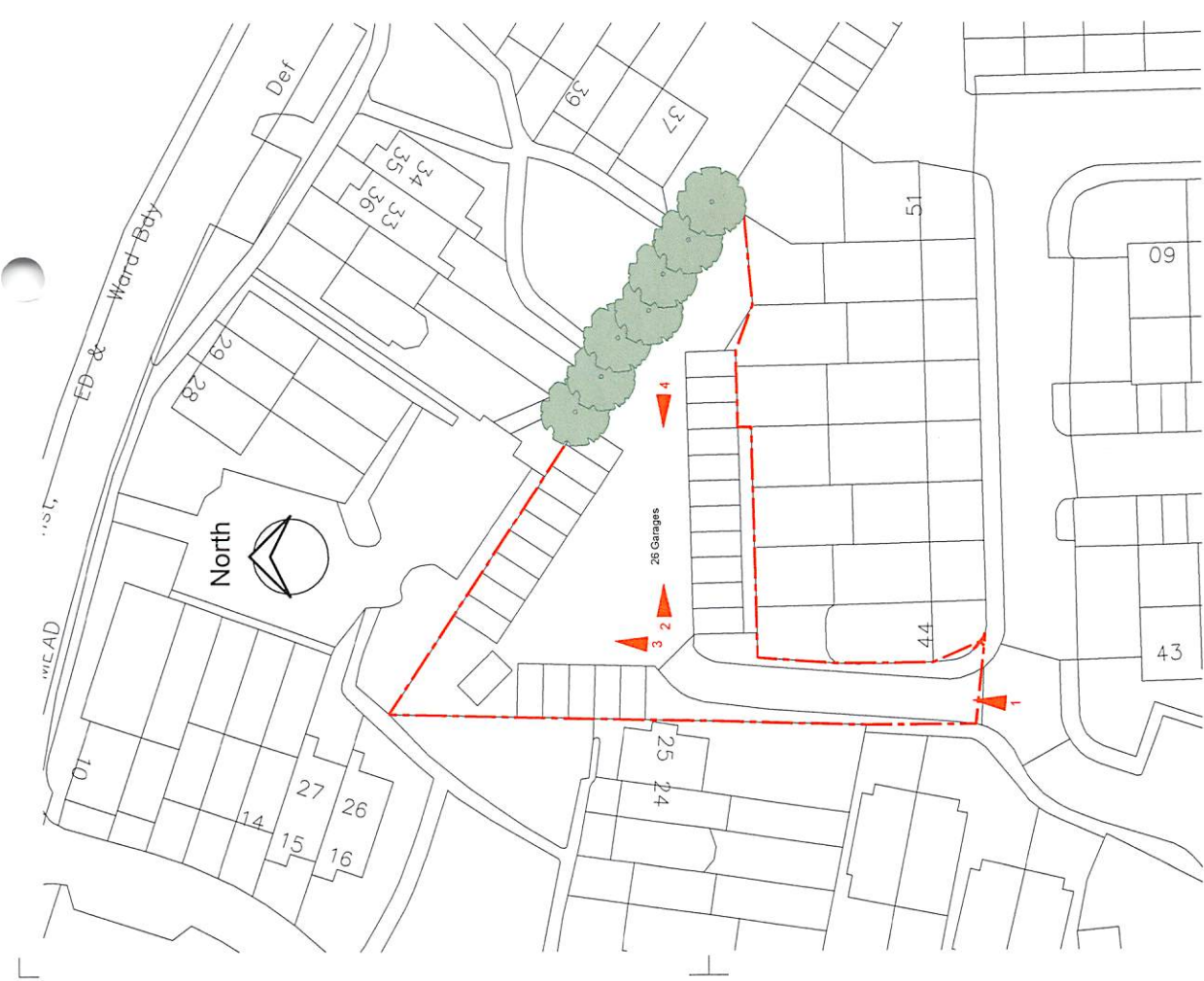
Date :

2nd December 2014.
.....

Appendix A

Development Proposals

Drawings 612.023.P3-6B



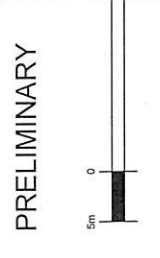
PELLINGS LLP
 Architects & Planners ■ Building Surveying ■ Project Management ■
 Cost Consultancy & Cost Coordination
 1020 HARRISON WAY, UNIT 1109
 1020 HARRISON WAY, UNIT 1109 ■ WORKING@PELLINGS.CO.UK
 www.pellings.co.uk

CLIENT	East Thames HA
TITLE	Existing and Proposed Plans
DATE	SEP 2014
SCALE	1:500 @A3
ISSUE	NP
STATUS	OK
PROJECT	EFDC House Building
REF	6121023P3-6 B

Pellings

Site A Parklands
 Coopersale

Rev	Date	Description
-4-		



NOTES
 Report all discrepancies, errors and omissions.
 Do not scale from this drawing.
 Check 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 appropriate manufacturers recommendations that from time to time apply.
 For all specialist work, see relevant drawings.
 This drawing and design are copyright of PELLINGS LLP

Appendix B
Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



Appendix C
Existing Site Plan



Directorate of Environment & Street Scene
 Civic Offices
 High Street
 Epping, Essex,
 CM16 4BZ
 Tel. 01992 564000

Project
 Potential Site for Council House
 Building Program
 Drawing No.
 201206014 - CA

Content
 Site A
 Parklands
 Coopersale
 Epping

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

Appendix D

Statutory Services Information



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

Matthew Hedges
Pellings LLP
24 Widmore Road
Bromley
Kent
BR1 1RY

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: 30/09/2014

Our Ref: EA_TE_Z5_3SWP_103973

Your Ref: EX755108 Site A Parklands um

RE: Proposed Works, Site A Parklands, Coopersales, Epping CM16 7RN

Thank you for your enquiry which was received on 29/09/2014.
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.

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:









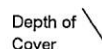



- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

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.



ID: EA_TE_Z5_3SWP_103973	View extent: 1445m, 785m	Map not to be used for construction	Map 1 of 1 (GAS)
USER: umesh.makwana	LP MAINS  MP MAINS  IP MAINS  LHP MAINS  NHP MAINS 	<p>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 with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is 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 HS(G)47, 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.</p>	MAPS Plot Server Version 1.8.0
DATE: 30/09/2014			
DATA DATE: 29/09/2014		Requested by: Pellings LLP	
REF: EX755108 Site A Parklands um		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.	
MAP REF: TL4702	 Approximate scale 1:5000 on A4 Colour Landscape	Crown Copyright Reserved. Ordnance Survey Licence number 100024886	
CENTRE: 547753, 202996			
 Valve  Depth of Cover  Syphon  Diameter Change  Material Change			

ENQUIRY SUMMARY

Received Date

29/09/2014

Your Reference

EX755108 Site A Parklands um

Location

Centre Point: 547753, 202996

X Extent: 55

Y Extent: 63

Postcode: CM16 7RN

Location Description: Site A Parklands, Coopersales, Epping CM16 7RN

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 500

Actual Scale: 1:5000 (GAS)

Real World Extents: 1445m x 785m (GAS)

Recipients

pprsteam@nationalgrid.com

Enquirer Details

Organisation Name: Pellings LLP

Contact Name: Matthew Hedges

Email Address: MHedges@pellings.co.uk

Telephone: 02084609114

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

Description of Works

Paper-Site feasibility study

Enquiry Type

Proposed Works

Activity Type

Development Project

Work Types

Work Type: Deep Excavation (greater than or equal to 0.3m)

Work Type: Plans Only

Mr. Matthew Hedges
Pellings LLP
24 Widmore Road
Bromley
Kent
BR1 1RY



Our Ref: 2014/2168916

Your Ref:
10/10/2014

Dear Sir/Madam

SITE A, PARKLANDS, COOPERSALE, EPPING, CM167RE

Thank you for your letter of 01/10/2014 in which you asked if there are any electric lines and/or electrical plant belonging to UK Power Networks (EPN) plc ("UK Power Networks") within the land identified by your enquiry.

I enclose a copy of UK Power Networks record of its electric lines and/or electrical plant at the site identified by your enquiry. If the records provided do not relate to the land to which you had intended to refer please resubmit your enquiry.

This information is made available to you on the terms set out below.

1. **UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.**
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may **NOT** be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it

believes to be present but the plans are **NOT** definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.

6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may **NOT** be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. **Trial holes should be dug by hand only.** Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered **LIVE** and **DANGEROUS** at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040

- 9 Any work near to any overhead electric lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to avail yourself of this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday, Public and bank holidays excepted.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by telephone at the number below providing:
 - your name, address and telephone number; and
 - the date, time and place at which such damage was caused; and
 - a description of the electric line and/or electrical plant to which damage was caused; and
 - the name of the person whom it appears to you is responsible for that damage; and

- the nature of the damage

In the East of England or London 0800 780078 (24 Hours).

12. The expression “UK Power Networks” includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

IF YOU DO NOT ACCEPT AND/OR DO NOT UNDERSTAND THE TERMS OF USE SET OUT IN PARAGRAPHS 1 TO 12 INCLUSIVE ABOVE YOU MUST NOT USE THE PLANS AND RETURN THEM TO ME.

I would remind you that work adjacent to electric lines and/or electrical plant represents a serious risk to health and safety and as such should feature amongst the items you have assessed in your workplace risk assessment and method statement.

The enclosed plans normally only show the mains electricity cables. Service cables are not usually shown in the East of England. A service cable is the cable that takes the electricity from the mains cable to your property and ends at the main fuse close to the meter.

I shall be pleased to supply you with further assistance if you require it.

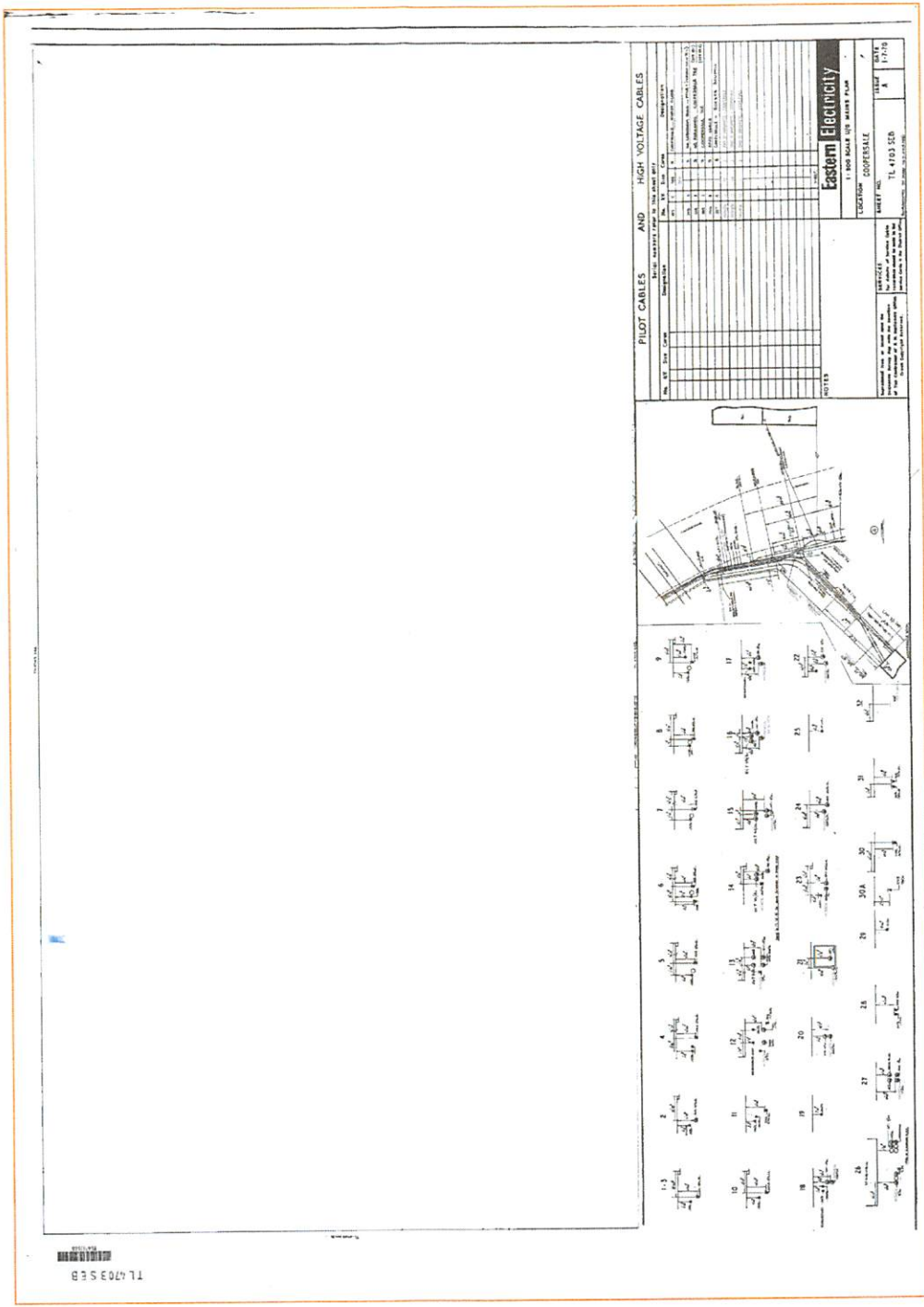
Yours sincerely

C Greenwood

**Carmella Greenwood - Telephone: 0800 0565 866
Plan Provision**

UK Power Networks, Plan Provision, Fore Hamlet, Ipswich, IP3 8AA. Tel: 0800 0565866. Fax: 0870 1963782.

**UK Power Networks Registered in England and Wales Registered No 7290590.
Registered office: Newington House, 237 Southwark Bridge Road London, SE1 6NP.**



TL4703SEB

No.	Date	Code	Description	No. of Cables	No. of Poles	Remarks
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						

Eastern Electricity
 1100 BARKER BLVD
 COOPERVILLE, MO 63903
 PHONE: 636-337-1100



ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Dig to a maximum depth of 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT - ASK! PHONE 0800 036 3866
EMERGENCY - If it is dangerous
 Phone 0800 788 0780 (24hrs) **URGENTLY**

These basic safety responsibilities are explained in detail in the ISE booklet HS(G)7 - Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HWSO.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.

2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.

3. Subject to paragraph 2, UK Power Networks has no liability, to you, in contract, in tort (including negligence), for breach of statutory duty or otherwise whatsoever for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for any purpose whatsoever, including but not limited to, the installation, maintenance, operation, use, or any special or consequential loss or damage whatsoever, loss of profit, loss of opportunity, loss of earnings, loss of business, loss of data, or any special or consequential loss or damage whatsoever.

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PRIMARY CABLES
 Depth normally 750mm cover in carriageway & 600mm cover in footway.
 Before digging within one metre of these cable routes
 telephone 0800 036 3866 in order that the Company's apparatus may be located on site and any necessary protection would be agreed.

EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts
 Depth normally 750mm cover in carriageway & 600mm cover in footway.
 Before digging within one metre of these cable routes
 telephone 0800 036 3866 in order that the Company's apparatus may be located on site and any necessary protection would be agreed.

N.B. THRU-ROBBER OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
4. It is assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

Printed On : 10/10/2014
 Plotted By : Carmella Greenwood
 Plot Description : Contents of plot menu line title, line 1
 Contents of plot menu line title, line 2
 Map Centre : TL47035E

UK Power Networks
 From Provision
 Ipswich
 Suffolk
 IP3 8M
 0365 865
 Fax 02031 363782

For details of the working hours apply to:
<http://www.ukpowernetworks.co.uk/working-hours> or the website/online utility options sheet



ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

- 1) Do have cable drawings with you on site and check them before you start the work.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator with a depth of electricity cables.
- 5) Do not use a mechanical excavator with other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT - ASK! PHONE 0800 056 5866
 E-MAIL: enquiries@ukpowernetworks.co.uk
 Phone 0800 780 0782 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the ISE booklet 'Digging Safely' which can be obtained from your supervisor or HSE.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.

2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.

3. Subject to paragraph 2, UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage or costs, or a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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**PRIMARY CABLES
 EXTRA HIGH VOLTAGE CABLES (OHV) 22,000 TO 132,000 Volts**

Depth normally 750mm cover in carriageway & 600mm cover in footway.
 Before digging within one metre of these cable routes Telephone 0800 056 5866 in order that the Company's apparatus may be located on site and any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
3. It must be assumed that there is a service cable into each property, lamp column and street etc.
4. All cables must be treated as being live unless proved otherwise by UK Power Networks.
5. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use power tools/cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

Plotted On : 10/10/2014
 Plotted By : Cornelia Greenwood
 Plot Description : Contents of plot menu file title_line_1
 Contents of plot menu file title_line_2

Map Centre : TL4702NE



UK Power Networks
 Plan Provision
 Fore Hamlet
 BS20CH
 PJ3 8AA
 Tel 0800 0565 866
 Fax 08701 963782

For copies of the drawings please refer to:
<http://www.ukpowernetworks.co.uk/plan-provision/> safety-appraisal.html

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED
(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993
E-mail: dbyd@openreach.co.uk
Website: www.dialbeforeyoudig.com

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KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.

openreach
a BT Group business

BT Ref : BEW044095

Map Reference : (centre) TL4768102825

Easting/Northing : (centre) 547681,20282

Issued : 14/10/2014 16:40:51

FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL nnhc@openreach.co.uk BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA

Matt Hedges

From: Linda Wooldridge <linda.wooldridge@sse.com> on behalf of Mapping Services <mapping.services@sse.com>
Sent: 30 September 2014 15:53
To: Matt Hedges
Subject: Re: Site Search enquiries

Good Afternoon

Scottish and Southern Energy do not have any Network records within your 31 sites.

Please contact UK Power Network Tel. 08000565866.

Regards

Linda

From: Matt Hedges <MHedges@pellings.co.uk>
To:
Date: 29/09/2014 17:12
Subject: Site Search enquiries

Dear Sirs,

I am acting on behalf of Epping Forest District Council to carryout site feasibilities for the attached sites and require the location of any services you may have in or adjacent to them.

I would be grateful if you could supply me with a map showing the location of any of your infrastructure by return of this email.

Thank you in advance for your help with this enquiry.

Kind regards,

Matthew Hedges

Matthew Hedges BA (Hons) BTP MRTPI
Senior Town Planner
Pellings LLP
24 Widmore Road | Bromley | Kent | BR1 1RY
t 020 8460 9114 | m 07776 990869 | f 020 8290 8119 | w www.pellings.co.uk

2014 RICS AWARDS
Highly Commended

'Design through Innovation' and 'Community Benefit' Awards for Goat Lees Primary School

Asset Location Search



Matthew Hedges
Pellings LLP
24Widmore Road
BROMLEY
BR1 1RY

Search address supplied Site A
Parklands
Coopersale
Epping

Your reference N/A

Our reference ALS/ALS Standard/2014_2875367

Search date 1 October 2014

You are now able to order your Asset Location Search requests online by visiting
www.thameswater-propertysearches.co.uk



Asset Location Search



Search address supplied: Site A, Parklands, Coopersale, Epping,

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk
Web: www.thameswater-propertysearches.co.uk

Asset Location Search



Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

With regard to the fresh water supply, this site falls within the boundary of another water company. For more information, please redirect your enquiry to the following address:

Affinity Water Ltd
Tamblin Way
Hatfield

Asset Location Search



AL10 9EZ
Tel: 0845 7823333

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

An invoice is enclosed. Please send remittance to Thames Water Utilities Ltd., PO Box 3189, Slough, SL1 4WW.

Asset Location Search



Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

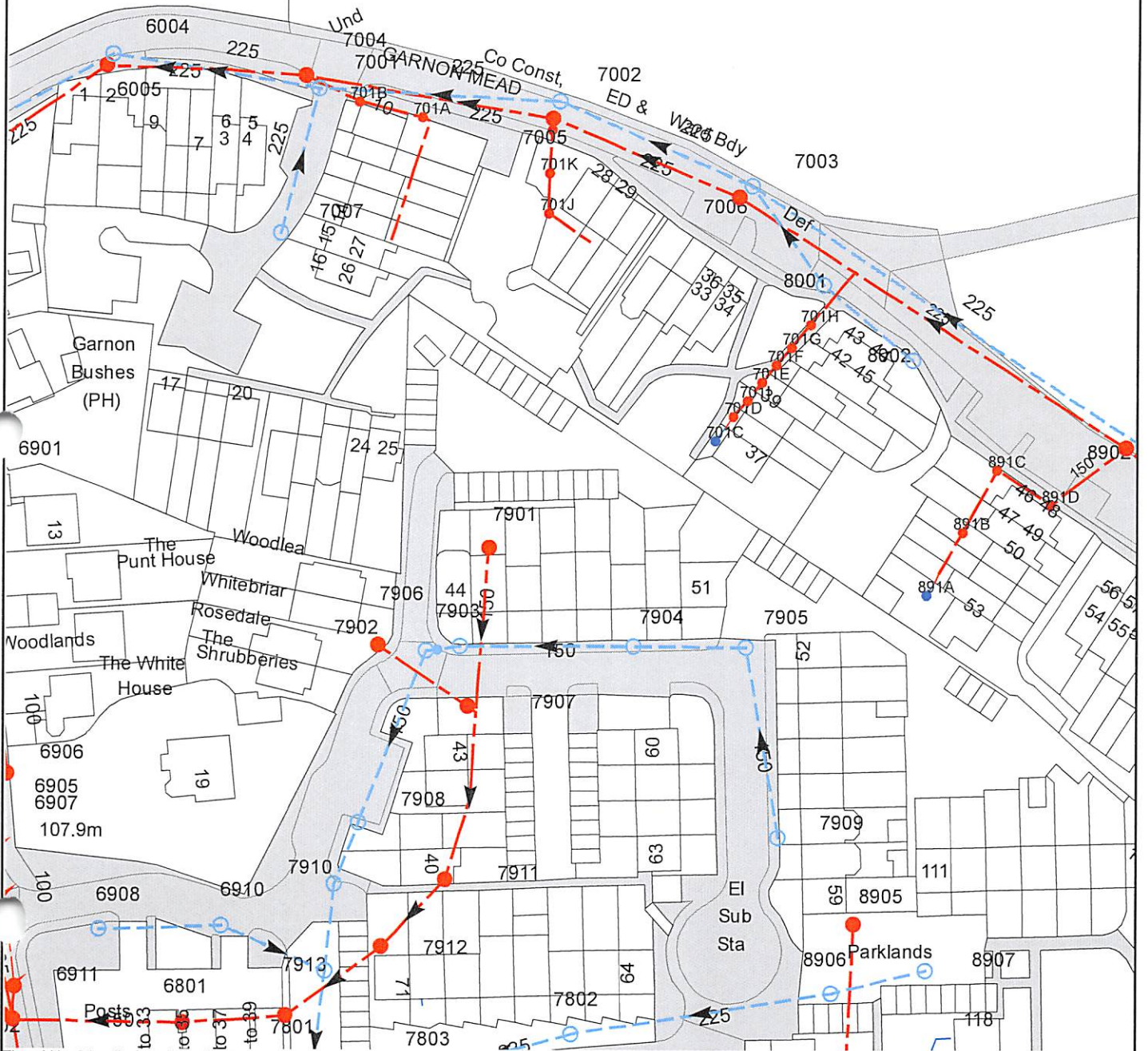
Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 547757,202995
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. 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 and established on site before any works are undertaken.
 Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available



















Manhole Reference	Manhole Cover Level	Manhole Invert Level
8902	109.6	107.36
7902	109.07	107.88
701A	n/a	n/a
7906	108.97	107.19
7903	109.27	108.13
7907	109.21	107.47
7901	n/a	n/a
701J	n/a	n/a
701K	n/a	n/a
7005	107.79	105.61
7002	107.8	106.23
7904	109.61	108.37
701C	n/a	n/a
701D	n/a	n/a
7006	108.37	106.2
7905	109.72	108.53
701I	n/a	n/a
7003	108.37	106.84
701E	n/a	n/a
701F	n/a	n/a
701G	n/a	n/a
701H	n/a	n/a
8001	108.75	107.35
8002	109.01	107.46
891A	n/a	n/a
891B	n/a	n/a
891C	n/a	n/a
891D	n/a	n/a
7910	108.86	106.89
7908	109.04	106.94
7912	110.47	107.66
7911	n/a	n/a
7802	109.86	108.72
7909	110.25	108.84
8906	110.48	109.01
8905	110.49	108.96
8907	110.43	109.16
6906	107.86	106.09
6802	108.29	105.64
6911	108.23	106.81
6908	108.49	n/a
6801	109.12	106.24
6910	109.59	108.17
7801	n/a	n/a
7913	109.36	106.76
6005	105.42	103.22
6004	105.36	103.83
7007	107.05	105.28
7004	106.71	104.21
7001	106.54	105.15
701B	n/a	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. 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 and established on site before any works are undertaken.








ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Trunk Surface Water
-  Trunk Foul
-  Storm Relief
-  Trunk Combined
-  Vent Pipe
-  Bio-solids (Sludge)
-  Proposed Thames Surface Water Sewer
-  Proposed Thames Water Foul Sewer
-  Gallery
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Sludge Rising Main
-  Proposed Thames Water Rising Main
-  Vacuum





Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir





End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet


Other Symbols

Symbols used on maps which do not fall under other general categories








-  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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 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

Site A Parklands, Coppersale

Accommodation Summary	Nr	m2	ft2
Affordable Apartments	2	115	1,240
Affordable Houses	2	154	1,658
TOTAL GIFA	4	269	2,898

] see accommodation
] schedule below

BUDGET COST ALLOWANCES

Item	Description	Qty	Unit	Rate	Totals
1.00 Enabling Works					
1.01	Demolition of existing garages	14	Nr	£650	£9,100
1.02	Allowance for removal of asbestos	14	Nr	£350	£4,900
1.03	Site clearance	1,223	m2	£15	£18,339
				Sub-total	£32,339
2.00 Construction					
2.01 Apartments					
	Private areas	96	m2	£1,150	£110,400
	Communal areas (20% allowed)	19	m2	£750	£14,400
2.02 Houses					
		154	m2	£1,050	£161,700
				Sub-total	£286,500
3.00 Abnormals					
3.01	Allowance for contaminated ground		Item		Excluded
3.02	Extra Over for wall:floor ratio (> 85%)		m2	£250	no allowance
3.03	Allowance for enhanced external fabric finish	57	m2	£30	no allowance
3.04	Extra for wheelchair unit adaptations		Nr	£6,000	no allowance
3.05	Passenger lift serving apartments		Nr	£75,000	not required
3.06	Measures to achieve CfSH Level 4	4	Nr	£2,500	Assumes Level 3
3.07	Balconies (average 4m2 each)		Nr	£2,200	no allowance
3.08	PV panels to roof		m2	£750	no allowance
3.09	Extra Over for thin joint construction		Nr	£400	no allowance
3.10	Electrical power cable diversion	1	Item	£12,500	no allowance
				Sub-total	
4.00 External Works (see build up overleaf) £81,531					
5.00 Contractor's Preliminaries					
5.01	Site set up, running costs, management, etc.	55	weeks	£850	£46,750
5.02	Scaffolding	153	m2	£30	£4,593
5.03	Hoardings	206	m	£60	£12,354
				Sub-total	£63,697
INDICATIVE CONSTRUCTION COST					
(Excluding FF&E, Fees, etc.)					
			£/m2	£/ft2	
			1,724	160	464,066
6.00 Other Costs					
6.01	Client FF&E (white goods, etc.)		Item		Excluded
6.02	Telecoms / ICT / Security		Item		Excluded
6.03	Contingency Allowance			5.0%	£23,203
6.04	Contractor's Design Fees			4.0%	£16,015
Totals					£503,285
TOTAL INDICATIVE BUDGET COST (say) £500,000					
			£/unit	£/m2	
			125,000	1,857	£500,000

Refer to below for Clarifications, Assumptions and Exclusions

EXTERNAL WORKS

Item	Description	Qty	Unit	Rate	Totals
4.01	Private gardens (incl. fencing)	211	m2	£45	no allowance
4.02	Communal soft landscaping	173	m2	£25	£4,316
4.03	Allowance for planting, including 2nr trees	1	Item	£1,500	£1,500
4.04	Allowance for communal drying area	1	Nr	£3,500	£3,500
4.05	Access road, parking and turning - adaptations	641	m2	£40	£25,641
4.06	Pedestrian paving	50	m2	£35	£1,750
4.07	Cross over / highways adaptations	1	Item	£500	£500
4.08	Boundary treatment (fencing/walls)	206	m	£120	£24,708
4.09	External bins store		Nr	£2,500	no allowance
4.10	Cycle store		Nr	£1,500	no allowance
4.11	Foul water drainage	269	m2	£65	included
4.12	External surface water drainage		m2	£40	included
4.13	Attenuation tanks, etc		Item		excluded
4.14	External lighting	641	m2	£15	£9,615
4.15	Utilities mains supplies	4	Nr	£2,500	£10,000
4.16	New Substation		Nr		Excluded
Sub-total					£81,531

ACCOMMODATION SCHEDULE

Description	Nr	GIA	Sub-Totals	Totals
Flats/Maisonettes				
1B 2P Flat	2 Nr	48 m ²	96	
2B 4P Flat				
	2 Nr		96	
Allowance for communal space		20%	19	115
Houses				
2B 4P House	2 Nr	77 m ²	154	
3B 5P House		93 m ²		154
	2 Nr			
	4 Nr			269

CLARIFICATIONS AND ASSUMPTIONS

Estimate based on:

Pellings Drawing No. 612023.P3-6B

We have not had an opportunity to visit the site but photographs have been made available. We have also utilised Google Earth to inform allowances.

GIFA is approximate due to early stage of design

Costs are based on a 4Q 2014 prices with no allowance for future cost fluctuations

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

Cost include for OH&P @ 7%

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber or beam / block floor

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

Assumed no Party Wall or Rights of Lights issues

Assumed no Asbestos removal required, unless otherwise stated

No allowance has been made for designated child play space

Exclusions

Clients professional fees (including statutory fees)

VAT

Excludes any off-site works

Provision of loose fittings and furnishings

Costs of compliance of any conditions imposed by statutory bodies

Costs of Section 106, 278 and other Agreement(s) or Community Infrastructure Levy charges

Commercial Commentary

PLL is mindful that the construction industry is becoming increasingly volatile. We are seeing increasingly lengthy lead in times for materials (in particular due to reduced brick and block stocks) which is having an effect on tender prices.

That said this project is likely to be attractive to the Contractors' various supply chains and should therefore stimulate an element of healthy competition.

However, we would suggest that the Client retains a reasonable, undeclared Contingency to offset the potential risk that market forces will increase tender prices.