

East Thames Housing / Epping Forest District Council
Housing Delivery Programme

Feasibility Report

Site: Red Cross Hall, EN9 1UT

Contents

1. Introduction and Confirmation of Brief
2. Existing Site and Surroundings
3. Proposals
4. Planning Issues and Risks
5. Impact/Implications of Statutory Services
6. Site Access and Buildability Issues
7. Neighbourly Matters and Party Walls
8. Proposed Procurement Route
9. Impact on Parking
10. Costs
11. Recommendations and Conclusions

Appendices

- A: Development Proposals – Drawing 612.020/SK1A
- B: Site Photographs
- C: Existing Site Plan
- D: Statutory Services Information
- E: Information on Possible Contamination
- F: Cost Build-up

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. Roundhills is a residential estate comprising a mix of two and three storey houses and flats. Nos. 84-90 to the west are two storey terraced houses and nos. 74-82 to the east is a three storey terrace with shops on the ground floor and residential above.
- 2.2. 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 comprise any Listed Buildings.
- 2.3. The site is irregular in shape, consisting of a rectangular area of land between nos. 74-82 and nos. 84-90 Roundhills, and a grassed area adjacent to no. 82 Roundhills.
- 2.4. Between nos. 74-82 and 84-90 Roundhills the site is approximately 33m in width and 42m in depth. It consists of a row of single garages (7) at the front of the site, vehicular hardstanding/access through the middle of the site, a grassed area at the rear of the site which previously housed a community hall and a grassed area adjacent to 82 Roundhills.
- 2.5. The rear boundary is defined by a public footpath, the highway forms the front boundary and a footpath at the rear of nos. 84-90 Roundhills forms the western boundary.
- 2.6. On the east side the boundary of the site is formed by the boundary wall/gates of nos. 74-82 Roundhills, the side elevation of no.82 and footpath/road.
- 2.7. The vehicular access through the middle of the site previously served an electricity sub-station located on the western side of the site. It is understood that a right of way to this part of the site needs to be retained.
- 2.8. There are a number of trees on the grassed area at the rear of the site and there is a river (Cobbin's Brook) 6-15m from the rear boundary. The site is located in an area with a medium probability of flooding on the Environment Agency Flood Map.

3.0 Proposals

- 3.1. Read in conjunction with Drawing 612.020/SK1A attached at Appendix A.
- 3.2. The proposal is for the demolition of the existing garages and the erection of four three bedroom houses, two one bedroom flats and a retail unit. Vehicular access and parking spaces will be provided for the new accommodation as will private rear gardens and a landscaped 'buffer' to the river. The four three bedroom houses would be sited in the middle of the site with the existing vehicular access onto Roundhills being modified.
- 3.3. The hardstanding/road across the site will be retained (to provide access to the former sub-station land). The dwellings will be orientated at 90 degrees to Roundhills and a total of 10 parking spaces will be provided. Alongside no. 82 Roundhills a three storey detached building will be erected to provide two one bedroom flats on the upper floors and a shop with a store on the ground floor. Details of design and appearance, access and materials would be submitted with a full planning application.

4.0 Planning Issues and Risks

- 4.1. The adopted Development Plan for Epping Forest District Council is the Combined Local Plan 1998 and Local Plan Alterations 2006.
- 4.2. 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. It will be necessary to undertake a Parking Survey/Transport Statement to demonstrate that the loss of the garages would not cause any harm to the amenities or safety of the area.
- 4.3. The site is located in the settlement of Waltham Abbey 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.'
- 4.4. 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.
- 4.5. A mixed development of three bedroom houses, one bed flats and a shop unit would be in keeping with the character and appearance of the area and may comply with Epping Forest's design policies and guidance. There are family houses and flats with shops on the ground floor at adjoining sites and the proposal would not cause any significant harm to the appearance or amenities of the area.
- 4.6. Subject to new planting there may be no loss of significant trees. The Environment Agency has advised that as the site is located in an area with a medium probability of flooding and it will be necessary to pass the Sequential Test and the Exception Test and submit a Flood Risk Assessment to demonstrate compliance.

- 4.7. A minimum 8 metre buffer zone is requested to the river and sustainable drainage/water efficiency would be required to assist with reducing water discharge.

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 Thames Water, UK Power Networks and Cable and Wireless.

- 5.3. UKPN – there is no indication of any primary cables affecting the developable area of the site although it is understood that an easement may be in place for access to former sub-station land.

- 5.4. Thames Water – there is a main foul sewer crossing the site. Our proposals reflect the position of this service as indicated on drawings, whilst further detailed information will be required to ascertain the exact location prior to taking any designs forward to planning application stage.

- 5.5. Cable and Wireless – Cable and Wireless have indicated that they have no apparatus on the site.

- 5.6. 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, with also some retail elements nearby 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, and also a former horticultural nursery. Possible contaminants in respect of the former use as a nursery 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 612.020/SK1A, any Party Wall matters would be limited to the new detached unit adjacent to No 82 Roundhill, with Party Wall awards likely to be required between any freehold and leasehold owners of the flats and the retail units on the ground floor.

7.3. Confirmation of ownership will be required in due course.

7.4. Such Party Wall matters may be undertaken ahead of the build contract by direct appointment by EFDC, or included as a requirement for the contractor to deal with within the build contract. This later approach, however, would carry increased risk to programme and cost.

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 existing arrangement comprises of a terrace of seven garages, with additional informal street parking.

9.2. Proposals are to introduce ten parking spaces to support six new units of accommodation.

9.3. 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.

9.4. 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)

9.5. Against these standards, the current proposals potentially fall short of visitor parking spaces. The site is within an area where on street parking is available.

9.6. Should the site move forward to planning application stages, it is recommended that travel and transport statements and assessments will be required, at which point parking provision requirements can be defined more accurately.

10.0 **Costs**

10.1. It is considered that a budget of £890,400.00 should be allowed for this scheme, inclusive of contractor design fees, but exclusive of professional fees and VAT. Please refer to Appendix F.

11.0 **Recommendations and Conclusions**

11.1. Subject to an overall lifetime cost appraisal, we conclude that this 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:

24th April 2013

Appendix A

Development Proposals – Drawing 612.020/SK1A



EXISTING
7 Garages
TOTALS
Site Area 0.6/1 Ha
2 x 2 Bed Duplex's @ 77 sqm
4 x 3 Bed Houses @ 93 sqm
12 Parking Spaces

NOTES
Report all discrepancies, errors and omissions.
Do not scale from this drawing.
Do not use this drawing 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 shall apply.
For all specialist work, see relevant drawings.

PRELIMINARY

Rev	Date	Description
-	-	-

Name

Pellings

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www.pellings.co.uk

Architecture & Planning ■ Building Surveying ■ Project Management ■
Cost Consulting ■ Civil Coordination

CLIENT	PROJECT	DATE	SCALE	DRAWN	CHECK
East Thames HA Red Cross Hall Site Waltham Abbey	EPDC House Building Programme	MAR 2013	1:200 @A3	NP	OK
DRAWN BY					612 020 SK1
					B

Appendix B

Site Photographs

Appendix B - Site Photographs

General views to surrounding residential use

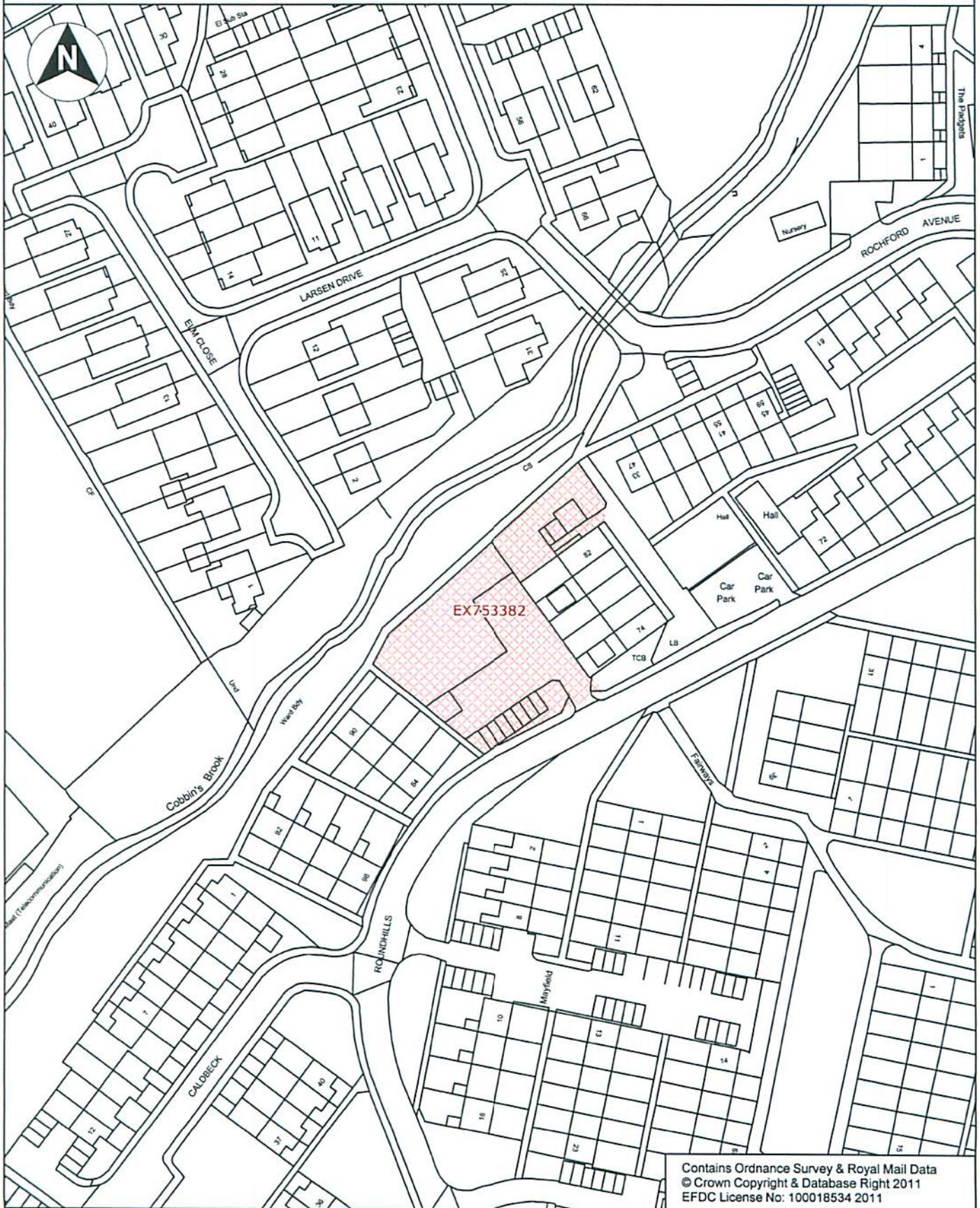


General views to surrounding residential use



Appendix C

Existing Site Plan



Contains Ordnance Survey & Royal Mail Data
© Crown Copyright & Database Right 2011
EFDC License No: 100018534 2011

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 - X

Content
Red Cross Site
Roundhills
Waltham Abbey

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

Appendix D

Statutory Services Information

A4 Landscape

Asset data last updated 25/08/2010

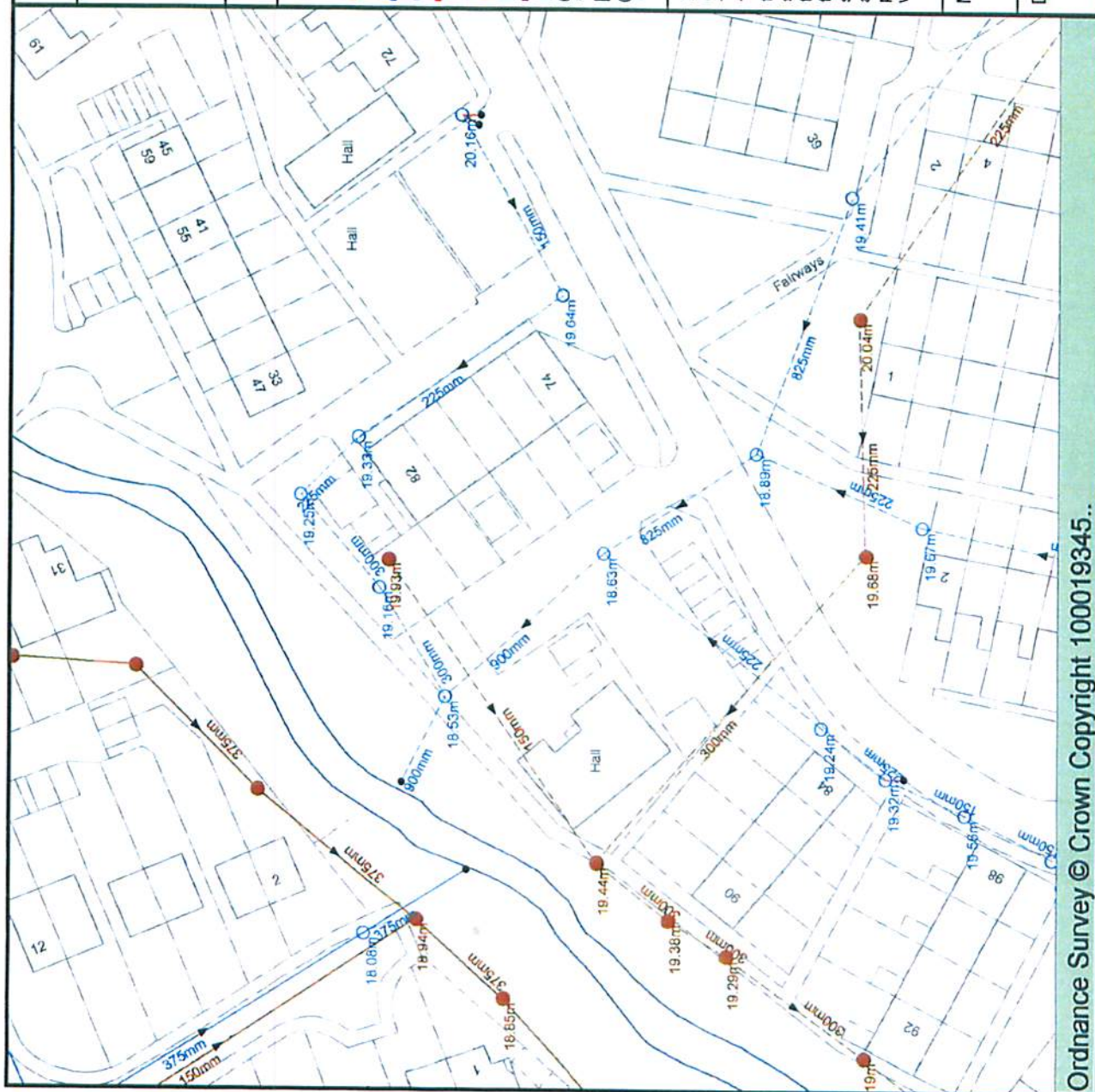
Sewerage Legend

- | Asset | Colour (dependent on effluent type) | Asset | Colour (dependent on effluent type) |
|---|-------------------------------------|--------------------------|-------------------------------------|
| Foul Sewer | Orange | Foul Manhole | Orange circle |
| Surface Sewer | Blue | Surface Manhole | Blue circle |
| Combined Sewer | Red | Combined Manhole | Red circle |
| Abandoned Sewer | Yellow | Other Manhole | Purple circle |
| Pressure Main | Purple | Abandoned Manhole | Yellow circle |
| Private Asset
(Colour dependent on effluent type) | Black dashed line | End Item | Black circle |
| Proposed Asset
(Colour dependent on effluent type) | Black dashed line with dots | Probable ex-S24 Property | Red diamond |

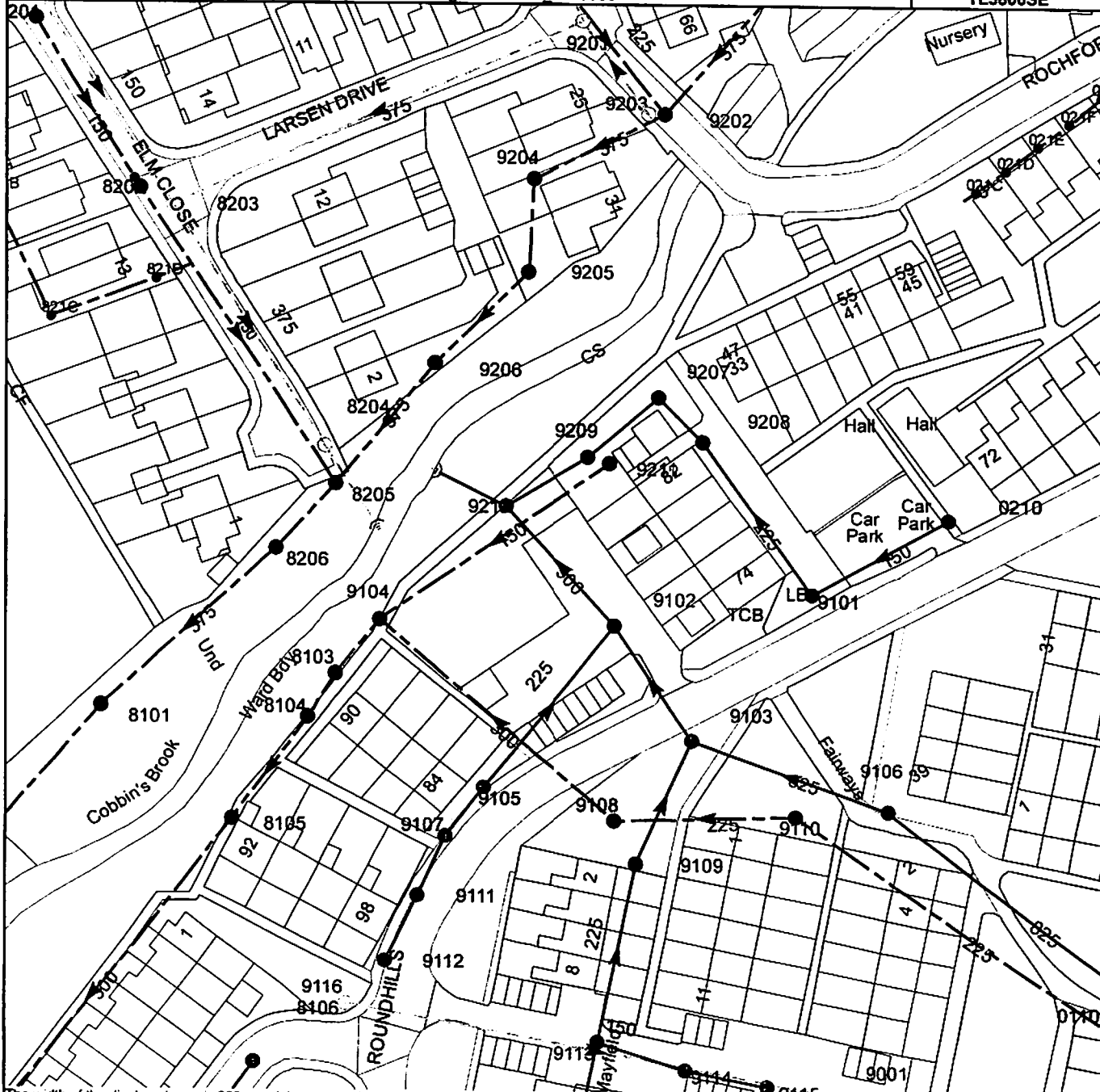
Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office License Number- 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the 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.

Map Centre: 538950, 200193

Date:	09 Dec 2010	Scale:	1 : 829
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Ordnance Survey © Crown Copyright 100019345..



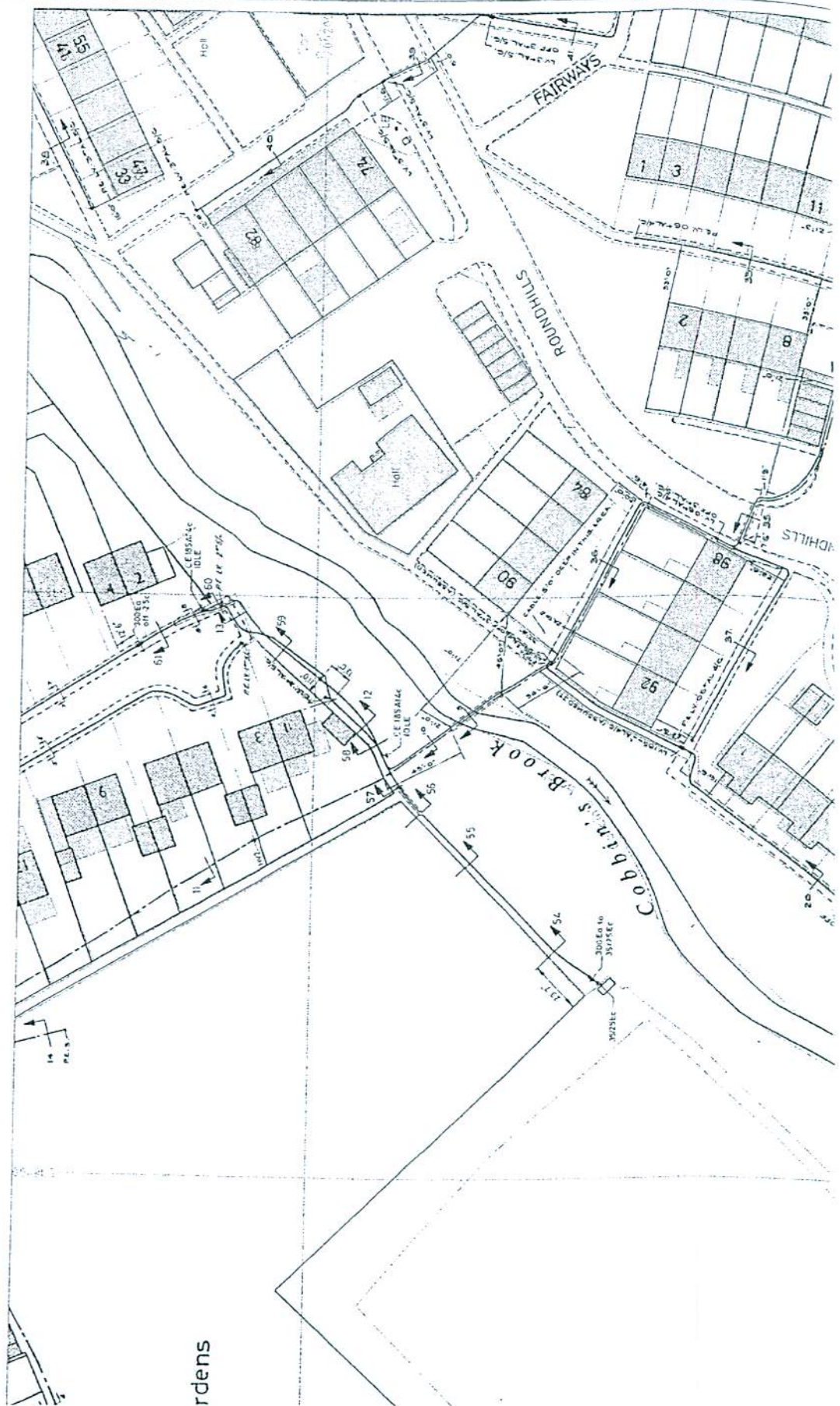
The width of the displayed area is 200m and the centre of the map is located at OS coordinates 538938,200200

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.

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EXTRACT - UKPM.



From: Bromley General
Sent: 13 March 2013 08:52
To: Adam Greenhalgh
Subject: FW: AG/srs/612.020/L03B; Former Red Cross site, between Nos. 74-82 Roundhills and 84-90 Roundhills, Wlatham Abbey;
Attachments: Scan-to-Me from 10.30.9.247 2013-03-04 095608.pdf

From: Kumar, Krishnaraj [mailto:Krishnaraj.Kumar@atkinsglobal.com]
Sent: 13 March 2013 05:14
To: Bromley General
Subject: RE: AG/srs/612.020/L03B; Former Red Cross site, between Nos. 74-82 Roundhills and 84-90 Roundhills, Wlatham Abbey;

Please note - We have created an electronic response for you in reply to your postal enquiry. For ALL future plant enquiry requests please email to osm.enquiries@atkinsglobal.com

Please accept this email as confirmation that Cable&Wireless Worldwide does not have apparatus within the boundary of your proposed works detailed in the reference/location above.
For all future requests please include a 12-digit grid reference and location details within the body of the actual email.

Many Thanks,

The Plant Enquiry Team

ATKINS (working on behalf of Cable & Wireless Worldwide)



Email: osm.enquiries@atkinsglobal.com
 The Hub, 500 Park Avenue, Almondsbury, Bristol, BS32 4RZ
 Tel: +44 (0)1454 662 881 | Fax: +44 (0)1454 66330
Web: www.atkinsglobal.com

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Cable & Wireless Worldwide Ltd, plant. No liability of any kind whatsoever is accepted by C&W, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to C&W's apparatus and all claims made against them by Third parties as a result of any interference or damage.

From: Alison.Friend@atkinsglobal.com [mailto:Alison.Friend@atkinsglobal.com]
Sent: 04 March 2013 14:26
To: Friend, Alison
Subject: Scan-to-Me from 10.30.9.247 2013-03-04 095608

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Appendix E

Information on Possible Contamination

**Epping Forest District Council
Planning & Economic Development Directorate**

HORTICULTURAL NURSERIES – Potential Contaminants

The main glasshouse industry within the district developed from the market gardens that supplied London with fruit & vegetables grown on the alluvial soils of the Lea Valley and transported to Covent Garden by horse drawn vehicles. Large glasshouses started to appear around the turn of the last century, growing 'exotic' crops such as grapes & tomatoes and up until 1940 coal & coke were still transported by barge on the Lea Navigation. The glasshouse industry also extends into other parts of the district, mainly along the valleys of the River Stort, River Roding and Cripsey Brook.

Asbestos.

Asbestos insulation may formerly have been used to lag heating pipes in many nurseries where winter or night time heating was employed and asbestos boards may have been used to line the ceiling and walls of boiler houses. Bound asbestos cement sheeting and guttering were also commonly used until recently on packing sheds, chemical rooms and other nursery buildings. It is common for the asbestos from old demolished buildings and heating systems to be found in the hardcore used on access roads and paths and in other made and infilled ground across the site.

Fuels

Coke, coal, wood, rubbish, fuel oil and gas may all have been used on nurseries to heat glasshouses over the years and solid fuels were also used to fuel large soil sterilisers. Initially small boiler houses known as stokeholds, sited every 100' or so along the outside of large glasshouses, were used for heating tender crops. Later these were replaced by a smaller number of larger boiler houses, each serving several glasshouses.

Significant quantities of coal dust and fragments containing metals & PAH may remain in soils in the vicinity of storage & use areas or have leached from these areas and could also present fire hazards. Large quantities of ash & clinker will have been produced from the combustion of these fuels over the years and will normally have been disposed of on site, where it may have been used as a soil "improver", have been used as a base for access roads, paths etc or be present in other made or infilled ground across the site. Depths of up to 4 metres of ash fill have been recorded locally on old nursery sites in the district. Ash may also present a risk from metals and PAHs. Natural gas has begun to replace fuel oil for heating on nurseries since the 1990s, where available, although many nurseries not on mains gas still retain oil fired heating systems, with the potential for oil spillages and leaks.

Industrial Units

It is quite common for small industrial units, car repair & re-spraying workshops, HGV depots etc to operate or to have operated in redundant outbuildings at nursery sites in the district. EFDC Planning Files should always be checked, local enquiries made and reference should be made to the relevant DoE industry profile for information on potential contaminants from these uses.

Metals

As well as the potential for metal contamination from the storage and uses of fuels and ash, elevated concentrations of metals can also arise from the past use, storage and disposal of inorganic pesticides such as lead arsenate, mercurous chloride, triphenyltin and copper sulphate.

Pesticides

Although modern practices now mainly employ biological pest control methods, there is the potential for a wide range of other pesticides to have been stored, mixed, used & disposed of on nurseries over the years.

These may include various types of:

- **insecticides** eg organochlorines, organophosphates, carbamates, pyrethroids, phenols.
- **herbicides** eg chlorophenoxy compounds, bipyridylum compounds, triazines, thiocarbamates
- **fungicides** eg organometallic compounds, antibiotics, chloroalkylthio compounds, quinones, dithiocarbamates
- **rodenticides** eg fluoracetate compounds, thioureas, anticoagulants),
- **acaricides, molluscicides, nematocides, etc**
- **fumigants** eg hydrocyanic acid, carbon disulphide.

Local enquiries should be made and research carried out concerning the types of pesticides employed, their likely areas of usage and likely environmental fate. Persistent pesticides such as DDT (DDD etc) and lindane have been found present in soils on nurseries within the district decades after their usage has ceased.

Waste Disposal

As well as pesticide disposal areas, crop residues & household wastes may also have been disposed of on site. Most nurseries are not connected to the mains sewer and settled sewage from septic tanks tends to be disposed of by on site discharge to underground strata. Buried organic wastes present potential risks from ground gases and where nurseries are located on Alluvium along river valleys, there may also be additional risks from natural peat beds in this stratum. It is becoming increasingly common for Horticultural Nurseries to use Carbon Dioxide from gas boiler exhausts or tanks of liquified CO₂ to increase carbon dioxide concentrations in glasshouses to up to 1000ppm to enhance crop growth. It may therefore be possible to manage any CO₂ risks identified from ground gases within glasshouses.

Water Supplies

Water supplies on most nurseries arise from private boreholes sunk into the upper chalk aquifer. Previously, shallow wells dug into the gravel aquifer were utilised, however, once large scale gravel extraction commenced in the area around the middle of the last century, due to pollution of this aquifer with leachate from unlined filled pits and septic tank waste and the lowering of the water table through pit dewatering, most of these shallow well supplies were abandoned. Abandoned boreholes into the upper chalk aquifer must be identified and assessed to ensure that pathways for polluted surface water and shallow ground water to the upper chalk aquifer do not exist.

Appendix F

Cost Build-up

Red Cross Hall Garage Site, Waltham Abbey
Indicative Estimate of Cost
for East Thames HA



Gross Internal floor area	m2	ft2
Class A1: Retail Unit	48	517
Affordable Flat Units	96	1,033
Allowance for communal space @ 20%	19	207
Affordable House Units	372	4,004
TOTAL GIA	535	5,761

Item	Element	Qty Unit	Rate £/unit	Total £
1.0 Demolition				
1.1	Demolition of existing garages and hardstanding	774 m ²	40	31,000
1.2	Allowance for removal of asbestos	7 nr	300	2,000
	Sub-total		say	30,000
2.0 Class A1 Retail Space (1nr unit)				
2.1	Retail Unit 1	48 m ²	600	29,000
	Sub-total		say	30,000
2.0 Affordable Flat units (2nr units)				
2.1	Flats Private areas	96 m ²	1,400	134,000
2.2	Flats communal areas (20% allowed)	19 m ²	900	17,000
	Sub-total		say	150,000
3.0 Affordable House units (4nr units)				
3.1	House areas	372 m ²	1,250	465,000
	Sub-total		say	470,000
4.0 Abnormals / E/o and External Works				
4.1	Private gardens (incl. fencing)	368 m ²	40	15,000
4.2	Communal Gardens	673 m ²	30	20,000
4.3	Access road, parking and turning	581 m ²	65	38,000
4.4	Pedestrian paving	0 m ²	50	Incl.
4.5	Cross over / highways adaptations	1 item	5,000	5,000
4.6	Allowance for contaminated ground	1 item		Excl.
4.7	Boundary treatment (fencing/walls)	125 m	160	20,000
4.8	Allowance for achieving CfSh Level 3	6 nr	3,000	18,000
	Sub-total		say	120,000
		£/m2	£/ft2	
	INDICATIVE CONSTRUCTION COST	1,495	139	800,000
	CONTINGENCY @ 5%			40,000
	CONTRACTORS DESIGN FEES @ 6%			50,400
	TOTAL INDICATIVE CONSTRUCTION COST	1,664	155	890,400

Clarifications and Assumptions

Estimate based on Pellings Feasibility drawings and standard MHS specifications

GIA is approximate due to early stage of design

Costs are based on a Q1 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 4

Cost include for Preliminaries and OH&P @ 7%

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

Assumed Class A1 Retail unit is shell only

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 TFL or other statutory bodies

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