

East Thames Housing / Epping Forest District Council
Housing Delivery Programme

Feasibility Report

Site: 676-712 (Garages) Etheridge Road, Debden IG10 2HY

Rev: A

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. Legals
11. Costs
12. Recommendations and Conclusions

Appendices

- A: Development Proposals – Drawings 612.023/P2-15A
- B: Site Photographs
- C: Existing Site Plan : 201206014 - AH
- 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. The site is located in a residential part of Debden approximately 750m north of Debden station.
- 2.2. The site is adjoined by the rear gardens of surrounding housing and it consists of 36 garages and hardstanding. Access is by way of a 3m wide driveway between nos. 72 and 74 Etheridge Road. The site rises to the rear (south) but it is enclosed by 1.8m high garden fences. The area in general consists of two storey terraced family houses with front and rear gardens. There are no significant trees on the site.
- 2.3. The site is somewhat higher than surrounding land.

3.0 Proposals

- 3.1. Read in conjunction with drawings 612.023.P2-15A attached at Appendix A.
- 3.2. The proposals are :

Erection of a 1 x two storey 2 bedroom house, 2 x two storey 3 bedroom houses each with gardens. Provision of 6 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 Loughton 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.
- 4.8. As the existing site is somewhat higher than adjoining land, our proposals currently endeavour to orientate houses East to West to minimise potential overlooking issues.

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/P2-15A we do not consider that 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 would appear 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. Legals

- 10.1. There is a small triangular parcel of land at the back of No. 13 Etheridge Green which appears to fall outside of the ownership of EFDC. This will require a small adjustment to current proposals but will not affect current scheme proposals to any degree.

- 10.2. There are a number of pedestrian or vehicular accesses from adjacent properties into the site, for which it is advised that any rights of way to same would be extinguished on appropriation of the land.


11.0 Costs

- 11.1. It is considered that a budget of £624,300.00 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:


.....

Date:

20th October 2014
.....

Pellings LLP

Appendix A

Development Proposals

Drawings 612.023.P2-15A

Appendix B

Site Photographs

Appendix B - Site Photographs

1.



2.



3.



4.



5.

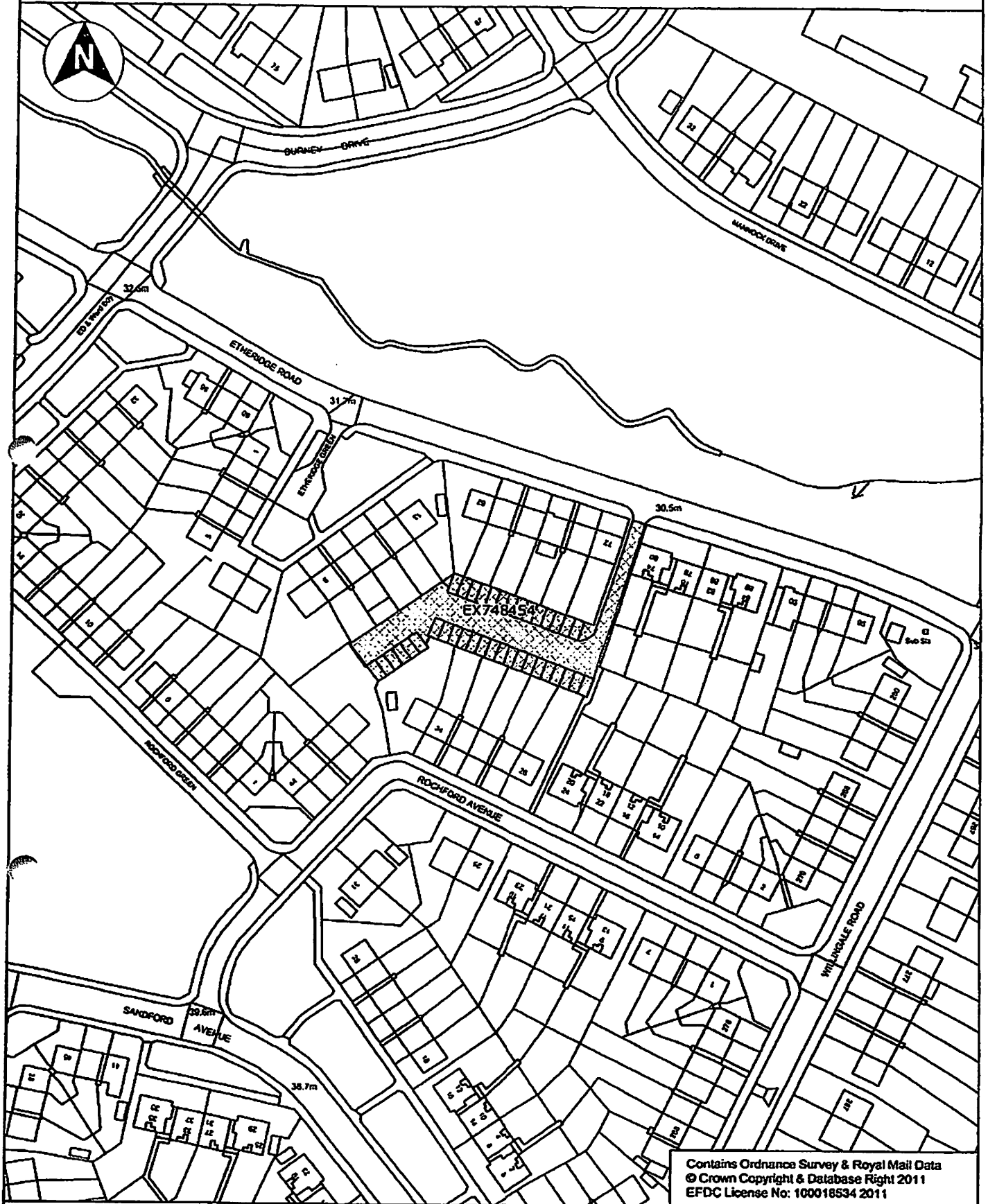


6.



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,
CM16 4BZ
Tel. 01992 564000

Project
Potential Site for Council House
Building Program

Drawing No.
201206014 - AH

Content
Etheridge Road
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 80*

National Gas Emergency Number:
0800 111 999*

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

www.nationalgrid.com

Date: 23/10/2013
Our Ref: NL_TE_Z6_3SW_041945
Your Ref: Etheridge Road. la079

RE: Proposed Works, IG10 2HY, Etheridge Road, Loughton

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.

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

Etheridge Road. Ia079

Location

Centre Point: 544222, 196834

X Extent: 76

Y Extent: 50

Postcode: IG10 2HY

Location Description: IG10 2HY, Etheridge Road, Loughton

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

Plans request for potential development site.

Enquiry Type

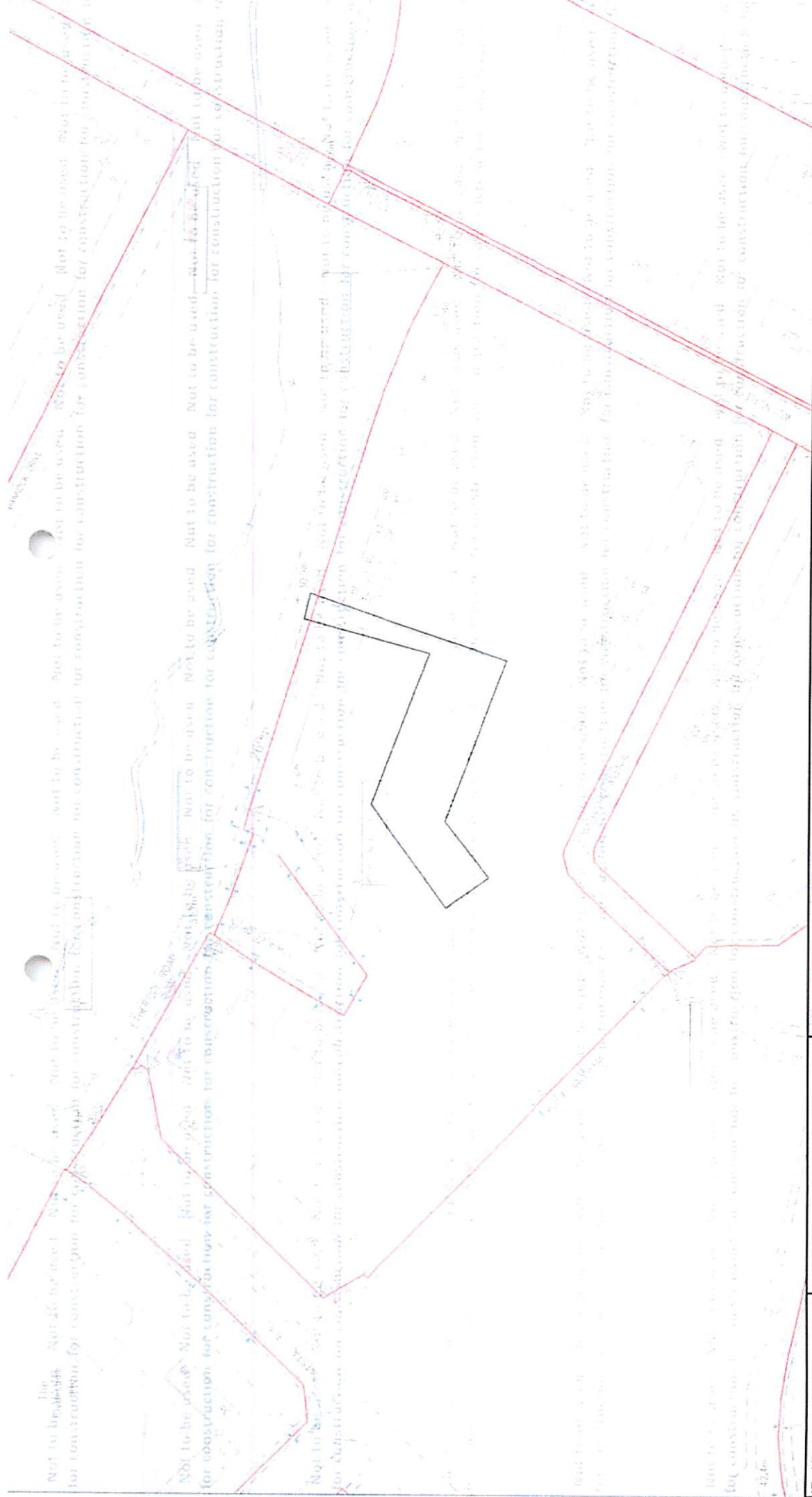
Proposed Works

Activity Type

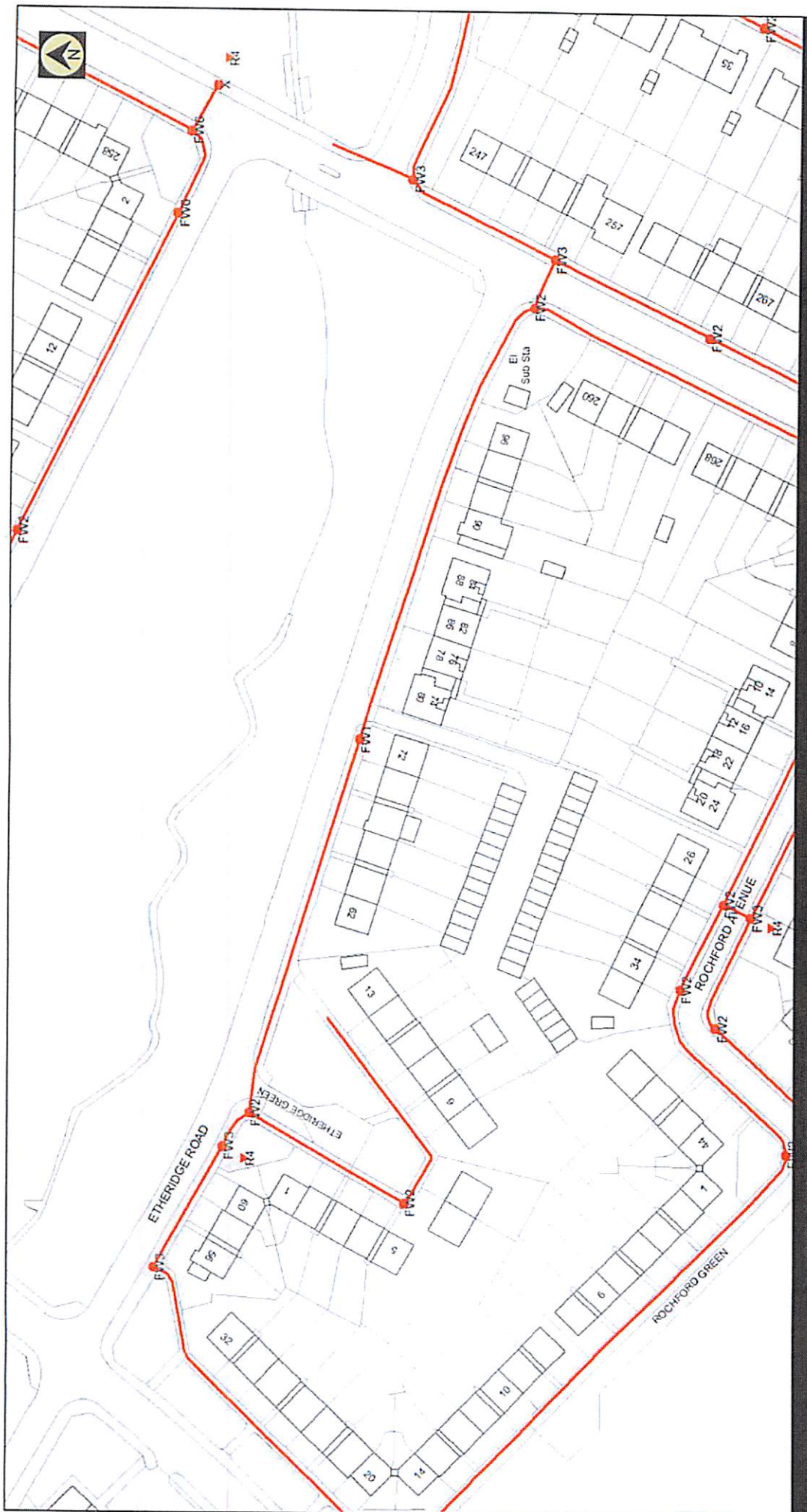
Development Project

Work Types

Work Type: Plans Only



ID: NL_TE_Z6_3SW_041945		View extent: 361m, 196m	<p>Map not to be used for construction</p> <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>
USER: laura.altenhofen		LP MAINS	
DATE: 23/10/2013		MP MAINS	
DATA DATE: 15/10/2013		IP MAINS	
REF: Etheridge Road. Ia079		LHP MAINS	
MAP REF: TQ4496		<div><div></div><div>0m</div><div>25m</div></div> <div>Approximate scale 1:1250 on A4 Colour Landscape</div>	<div><div></div><div>Valve</div></div> <div><div></div><div>Depth of Cover</div></div> <div><div></div><div>Syphon</div></div> <div><div></div><div>Diameter Change</div></div> <div><div></div><div>Material Change</div></div>
CENTRE: 544222, 196834			
Map 1 of 1 (GAS)			<p>nationalgrid</p> <p>Requested by: Pellings</p> <p>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</p>
MAPS Plot Server Version 1.7.6			



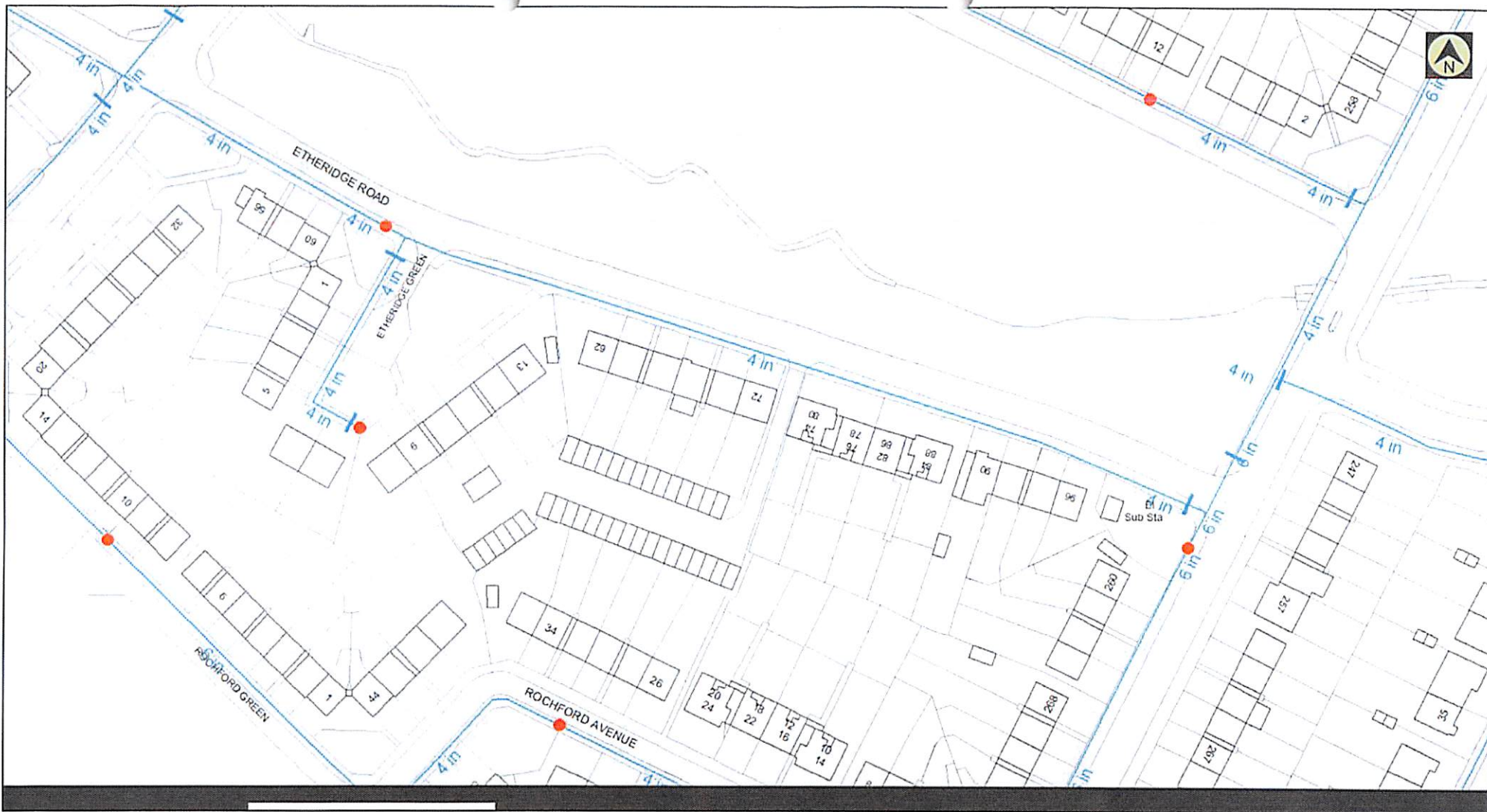
(c) Crown Copyright and database rights 2011 Ordnance Survey 100019209 Date: 24/10/13 Scale: 1:1083 Map Centre: 544246.6, 196847 Data updated: 25/08/13 Telecoms Plan A4

Important Information - please read
 The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that when Virgin Media apparatus is seen there may be other services which are not shown on this plan. Power cables have been placed inside green, rather than black, ducting. Further details can be found using the Affected Postcodes (pdf), which can be downloaded from the website.
 Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established before any work is carried out. Virgin Media will not be liable for any loss or damage caused or arising from the use of and/or reliance on this plan.
 The plan is produced by Virgin Media Limited from Ordnance Survey © Crown Copyright 100019209

agreenhalgh@pellings.co.uk



- Duct, Trench 
- Chamber 
- Cabinet 



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Date: 23/10/13

Scale: 1:1083

Map Centre: 544246.6,196847

Data updated: 16/08/13

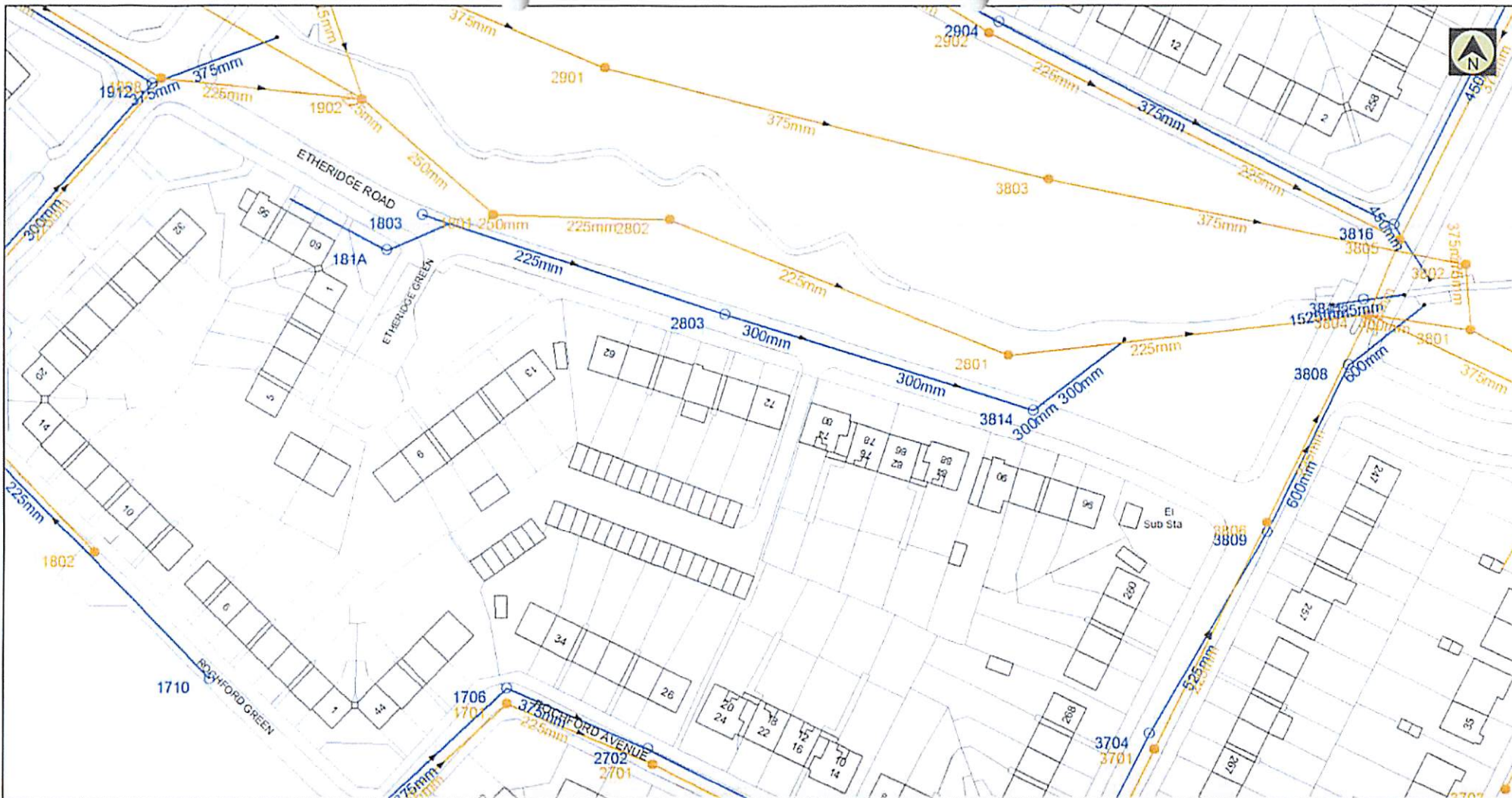
Clean Water Plan A4

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.

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

agreenhalgh@pellings.co.uk





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Date: 23/10/13

Scale: 1:1083

Map Centre: 544246.6,196847

Data updated: 16/08/13

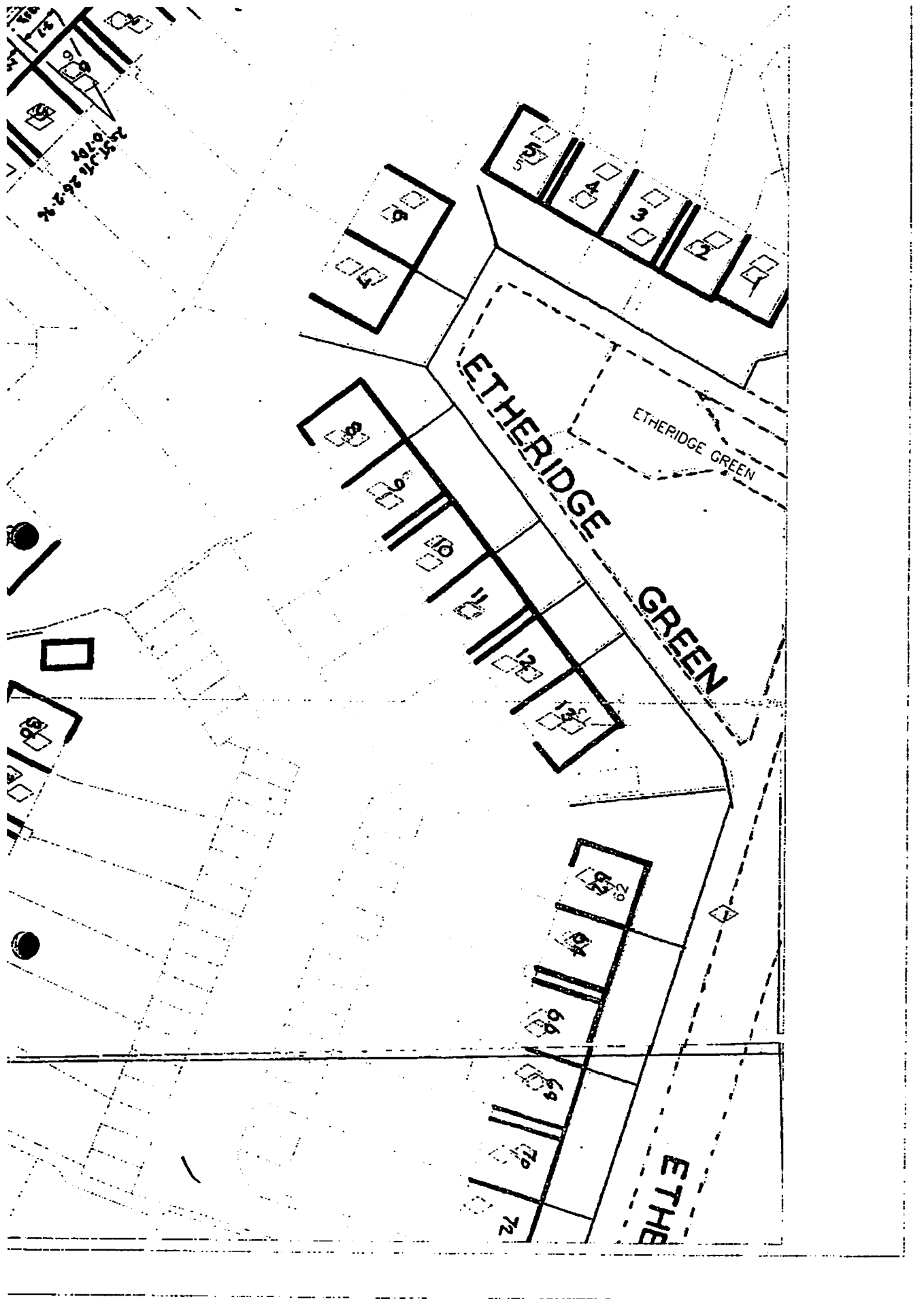
Wastewater Plan A4

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.

Foul Sewer	Orange line	Foul Manhole	Orange circle
Surface Sewer	Blue line	Surface Manhole	Blue circle
Combined Sewer	Red line	Combined Manhole	Red circle
Abandoned Sewer	Yellow line	Abandoned Manhole	Yellow circle
Pressure Main	Purple line	Other Manhole	Purple circle
Private Asset (Colour denotes effluent type)	Dashed line	End Item	Black circle
Proposed Asset (Colour denotes effluent type)	Dotted line	St04 Boundary	Green outline

agreenhalgh@pellings.co.uk





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

Ethridge Road, Epping Forest
Indicative Estimate of Cost
for East Thames HA



Gross Internal floor area	m2	ft2
Affordable Flat Units	0	0
Allowance for communal space @ 20%	0	0
Affordable House Units	263	2,831
TOTAL GIA	263	2,831

Item	Element	Qty Unit	Rate £/unit	Total £
1.0 Demolition				
1.1 Demolition		260 m ²	50	13,022
2.2 Site clearance		1,276 m ²	10	12,756
1.2 Allowance for removal of asbestos		36 Per roof	1,000	36,000
	Sub-total		say	60,000
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 (03 nr. units)				
3.1 House areas		263 m ²	1,250	329,000
	Sub-total		say	330,000
4.0 Abnormals / E/o and External Works				
4.1 Private gardens (incl. fencing)		312 m ²	40	12,000
4.2 Communal Gardens		244 m ²	30	7,000
4.3 Access road, parking and turning		373 m ²	65	24,000
4.4 Pedestrian paving		0 m ²	50	Incl.
4.5 Cross over / highways adaptations		2 item	2,000	4,000
4.6 Allowance for contaminated ground		0 item		Excl.
4.7 Boundary treatment (fencing/walls)		220 m	160	35,000
4.8 Allowance for achieving CfSh Level 3		3 nr	4,500	14,000
	Sub-total		say	100,000
		£/m2	£/ft2	
INDICATIVE CONSTRUCTION COST				490,000
CONTINGENCY @ 5%				20,000
CONTRACTORS DESIGN FEES @ 8%				40,800
PRELIMS AND OVERHEADS AT 15%				73,500
TOTAL INDICATIVE CONSTRUCTION COST		2,374		624,300

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