

APPENDIX 5B

Allen Dadswell Cost Plan - 89 Unit Scheme

Bellway Homes

SGN Durrington

Cost Plan Nr.3 – Option 2 DRAFT

November 2025



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Allen Dadswell Construction Consultants is the trading name of The Allen Dadswell Partnership Ltd

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CONTENTS

1.0	General Information	Page 1
2.0	Main Summary	Page 5
3.0	Plot Abnormals	Page 6
4.0	Elemental Breakdown	Page 8
5.0	Contingency	Page 16

Appendix A - Access Road Elemental Breakdown

Appendix B - Secondary Road Elemental Breakdown

Appendix C - Tertiary Road Elemental Breakdown

Appendix D - Private Road Elemental Breakdown

Appendix E - Attenuation Basins Breakdown

Appendix F - Commercial Link Elemental Breakdown

1.0 - General Information



1.0 - General Information

Description of Works

- Bellway Homes Limited have appointed Allen Dadswell Construction Consultants to produce an Abnormal cost plan for the proposed development of 89 new dwellings and 29 commercial units located on the former SGN land off of Barrington Road, Goring-By-Sea, West Sussex.

	Area (Ft ²)
Residential	89,482
Commercial	54,200
Gross Development Ft²	143,682

Basis of Cost

This Cost Plan is based on the following information;

- Base date Q4 2025

Ardent Consulting Engineers

- 2505550-ACE-XX-XX-DR-C-0101_D1 Concept Levels Strategy
- 2505550-ACE-XX-XX-DR-C-0151_D1 Concept Drainage Strategy
- 2505550-ACE-XX-XX-DR-C-0201_D1 Cut and Fill Appraisal Plan
- 2505550-ACE-XX-XX-DR-C-0211 Cut and Fill Isopachyte Plan
- 2103243-012 Indicative Connection With Adjacent Parcel

Aspect Arboriculture Ltd.

- 11784-TCP-01 Rev - Tree Constraints Plan
- 11784-TCP-01 Rev - Tree Constraints Plan North
- 11784-TCP-01 Rev - Tree Constraints Plan South
- 11784-TS-01 Rev June 2023 Tree Schedule

Enzygo Geoenvironmental Ltd.

- CRM.1154.026.GE.R.001.A Rev A Geoenvironmental Report
- CRM.1154.039.GE.R.001.A Rev A Geoenvironmental Report

Gravity consulting Engineers

- W2274_GSK-001 Preliminary foundation Appraisal

MK Surveys

- 30510-RG-AJ-CP Topographical Survey

MDD Architecture

- BSL-004_SKL-01_A - Site Layout

Utilitas

- Barrington Road Utility Strategy Report

White Structures

- WS25052-01_P1 - Foundation Strategy



1.0 - General Information

Exclusions

- Land costs.
- VAT.
- Planning fees.
- Residential plots including buildings, 'on-plot' roads, parking courts, drives, gardens and the like.
- Commercial Units
- BECOAM Very Good Uplifts to commercial units
- Inflation beyond the base date.
- Future Homes Standards
- Section 106 payments and obligations.
- Remediation of contaminated land other than minor elements of buried asbestos recovered.
- Sewerage and Infrastructure Charges.
- Utilities diversion (Assumed None).
- Off-site utilities Reinforcement.
- Clearing site of existing skips, vehicles and containers (Assumed by Land Owner)

Assumptions / Clarifications

General Site-Wide

- We have priced Secondary, Tertiary and Private drive 'standard streets' for the purpose of assessing abnormals.
- Prelims on infrastructure @ 14%, on residential abnormal @ 12% and on landscaping @ 10%
- CBR of 3% sitewide

Dwelling Abnormals

- Detached garages included.
- No sheds or additional constructs within property boundaries unless stated otherwise.
- An allowance of 6m² per property backing the Railway for Acoustic glazing as an extra over.
- 1 metre high retaining walls assumed brick built.
- Cycle & refuse stores to be brick built to match neighbouring dwellings.
- Piling Mats assumed 600mm thick.
- Imported topsoil to all front and rear gardens.
- Trench fill foundations 1000mm wide by 1000mm deep assumed as standard foundations for abnormal assessment.

Off Site Highways Works

- The access junction has been priced on the assumption that the neighbouring development to the east, is constructed in advance of these units. Junction includes for Circa 40m of new road to the development boundary.
- Identical build up to the Flexible Highways Construction as West Sussex County Council Specification @ 3% CBR outlined in the cut & fill appraisal document:

350mm Capping layer, 150mm sub-base (assumed 3% CBR), 100mm base, 60mm binder, 30mm HRA surface



1.0 - General Information

Assumptions / Clarifications Continued.

Site Clearance

- Allowances included for clearing site generally.
- tree protection fencing as per drawings.
- Allowance included for breaking out historic gas chambers.
- Hardstanding removal as quantities within Cut & Fill Assessment.

Bulk Earthworks

- Allowance for removal of Asbestos within TP1 area.
- Assumed no topsoil on site so all POS & Gardens to have imported topsoil.
- Cut & Fill as option 3 Ardent Proposals

On Site Highways Works

- We have assumed that on-site carriageways will be adopted by WSCC.
- We have included an allowance for remedial works to the on-site carriageways prior to adoption rather than a 2-stage construction.
- Frontage adjustments to streets as per marked-up drawing.

On-Site Roads

- Secondary & Tertiary Carriageway build-up assumed as follows, as per West Sussex County Council design
350mm Capping layer, 150mm sub-base (assumed 3% CBR), 100mm base, 60mm binder, 30mm HRA surface course
- Private Road build-up assumed as follows, as per West Sussex County Council design details:
No capping, 250mm sub-base (assumed 3-5% CBR), 60mm binder, 25mm HRA surface course
- Private Link edges assumed to be HB2 125mm upstand kerbs
- Footway build-up as follows, as per West Sussex County Council design details:
200mm sub-base, 50mm binder, 20mm surface course
- Driveway crossovers as footway but with 250mm sub-base.
- All Kerbs, unless dropped to be 125mm upstand HB2, unless stated otherwise. 0-6mm upstand dropped Kerbs and PCC Edgings to footways.
- Assumed all arising earthworks material to be retained on-site for re-use.
- Gullies taken every 15m of carriageway
- In absence of information, assumed all FW manholes to be 150mm dia
- Service mains are taken one side
- Road lighting columns taken every 30m of carriageway
- Road Crossings assumed.
- One Feeder Pillar every 100m of street light trenching

Strategic Drainage

- Taken as per marked up drawing. Drainage in roads included within roads and adjusted for frontage.
- Assumed all FW sewers to be 150mm diameter
- All manhole diameters are assumed.
- We have included an allowance for a timber post and rail fence to the perimeter of the drainage basin.

Utilities

- All utilities trenching taken within highways. No allowance for utilities trenching or mains laying through open spaces.
- Assumed an all Electric solution to the site. No allowance for Gas.
- Proposed Sub-Station to the south to be Brick Built.
- Assumed no diversions are required.



1.0 - General Information

Assumptions / Clarifications Continued.

Landscaping, Archaeology and Ecology

- We have included for 12 months maintenance of soft landscaping elements prior to handover to man.co.
- We have included a 5% dead and dying allowance for soft landscaping elements.
- Assumed all POC's are at site boundary with the development to the East.
- Footway through open space to be tarmac to the same spec as the road footways.
- POS areas generally taken as amenity seed.
- Trees included as per the masterplan.
- Shrub planting assumed to landscaping strip to approximately 20% of area.
- Archaeology works excluded due to former site use.
- Small allowance included for ecology (assumed potential for Bats & badgers).

Fees and Surveys

- Highways inspection fees allowed at 10% to new junctions only.
- Drainage Inspection fees allowed at 2.5% (excluding SuDs)
- Professional fees allowed at 6%.
- It is assumed POS areas, Play Areas, SuDs drainage and Private Drives will be transferred to a management company and will not attract commuted sums.
- Allowance included for Network rail BAPA fees but assumed no physical works as a result.

Miscellaneous

- We have included 7.5% contingency. This allowance is also to cover design development/risks.

2.0 - Main Summary



2.0 - Main Summary

Plot Abnormals		
3.1	Residential/Commercial Abnormals	£ 3,486,082.88
Infrastructure		
4.1	Site Access junction	£ 60,301.88
4.2	Site Clearance	£ 200,364.69
4.3	Bulk Earthworks	£ 2,184,470.28
4.4	On-Site Highways	£ 1,740,337.68
4.5	Strategic Drainage	£ 782,507.40
4.6	Utilities	£ 150,000.00
4.7	Landscaping, Archaeology and Ecology	£ 116,486.70
4.8	Fees & Adoption Cost	£ 594,654.10
Design Development Risk & Contingency		
5.0	Contingency	£ 698,640.00
TOTAL		£ 10,013,800.00
COST PER RESIDENTIAL UNIT		£ 112,514.61

3.0 - Plot Abnormals



3.1 Residential/Commercial Abnormals

Item	Description	Qty.	Unit	Rate	Total
<u>Detached Garages</u>					
A	Detached Garage (Single, Brick built, Detached)	17	nr	£ 20,000.00	£ 340,000.00
B	Detached Garage (Double, Brick built, Detached)	13	nr	£ 45,000.00	£ 585,000.00
<u>Dwelling Abnormals</u>					
C	Façade Enhancements				Excl.
D	E/O cost for acoustic glazing to properties backing railway.	114	m²	£ 1,100.00	£ 125,400.00
E	Deduction for normal double glazed windows.	-114	m²	£ 310.00	-£ 35,340.00
F	Building regulations 2022 compliance including Part L	89	nr	£ 4,000.00	£ 356,000.00
G	E/o for permeable paving to private driveways	981	m²	£ 23.00	£ 22,563.00
H	E/o for permeable paving to commercial parking	440	m²	£ 23.00	£ 10,120.00
I	E/o for voided sub-base to permeable paving (30% voids), assumed 300mm thick including geotextiles.	1,421	m²	£ 20.00	£ 28,420.00
J	Allowance for tanking detail to property edges, assumed average 500mm high	112	m	£ 25.00	£ 2,800.00
<u>External Works Abnormals</u>					
K	Detached Cycle Stores (Communal)	1	nr	£ 15,000.00	£ 15,000.00
L	Detached Refuse Storage (Communal)	1	nr	£ 15,000.00	£ 15,000.00
M	E/O 150mm Gravel Board Fencing	15	m	£ 15.00	£ 225.00
N	E/O 300mm Gravel Board Fencing	42	m	£ 20.00	£ 840.00
O	E/O 450mm Gravel Board Fencing	61	m	£ 25.00	£ 1,525.00
P	E/O 1.0m High Retaining Walls	40	m	£ 1,000.00	£ 40,000.00
R	Imported Topsoil to Front Gardens, 250mm thick.	777	m²	£ 10.00	£ 7,770.00
S	Imported Topsoil Back Gardens, 250mm thick.	5,467	m²	£ 10.00	£ 54,670.00
<u>Enhanced Foundations (Dwellings)</u>					
T	E/O Foundation Depth, 0.5m - 1.0m Deep (Claymaster Required)	1	Units	£ 3,500.00	£ 3,500.00
T	E/O Foundation Depth, 1.5m - 2.0m Deep (Claymaster Required)	2	Units	£ 3,500.00	£ 7,000.00
U	E/O Foundation Depth, 2.0 m-2.5m Deep (Claymaster Required)	31	Units	£ 5,500.00	£ 170,500.00
V	Mobilisation & Demobilisation of Piling Rig		sum		£ 30,000.00
W	E/O For Piled Foundations (Claymaster to Ground Beams)	55	Units	£ 6,500.00	£ 357,500.00
Brought Forward:					£ 2,138,493.00



3.1 Residential/Commercial Abnormals

Item	Description	Qty.	Unit	Rate	Total
Carried forward:				£	2,138,493.00
<u>Enhanced Foundations (Commercial Units)</u>					
A	E/O For Piled Foundations (Claymaster to Ground Beams)	14	Units	£ 10,400.00	£ 145,600.00
T	E/O Foundation Depth, 1.5m - 2.0m Deep (Claymaster Required)	14	Units	£ 5,600.00	£ 78,400.00
<u>Enhanced Foundations (Single Garages)</u>					
B	E/O Foundation Depth, 1.5m - 2.0m Deep (Claymaster Required)	2	Units	£ 1,200.00	£ 2,400.00
C	E/O Foundation Depth, 2.0 m-2.5m Deep (Claymaster Required)	11	Units	£ 1,900.00	£ 20,900.00
D	Mobilisation & Demobilisation of Piling Rig				Incl. Elsewhere
E	E/O For Piled Foundations (Claymaster to Ground Beams)	4	Units	£ 2,300.00	£ 9,200.00
<u>Enhanced Foundations (Double Garages)</u>					
F	E/O Foundation Depth, 0.5m - 1.0m Deep (Claymaster Required)	1	Units	£ -	£ -
F	E/O Foundation Depth, 1.5m - 2.0m Deep (Claymaster Required)	3	Units	£ 2,400.00	£ 7,200.00
G	E/O Foundation Depth, 2.0 m-2.5m Deep (Claymaster Required)	3	Units	£ 3,700.00	£ 11,100.00
H	E/O For Piled Foundations (Claymaster to Ground Beams)	6	Units	£ 4,400.00	£ 26,400.00
<u>Underbuilds</u>					
I	Underbuild 0.1m	21	m ²	£ 45.00	£ 945.00
J	Underbuild 0.15m	31	m ²	£ 45.00	£ 1,395.00
K	Underbuild 0.2m	5	m ²	£ 45.00	£ 225.00
L	Underbuild 0.25m	2	m ²	£ 45.00	£ 90.00
M	Underbuild 0.3m	3	m ²	£ 45.00	£ 135.00
N	Underbuild 0.35m	10	m ²	£ 45.00	£ 450.00
<u>Steps in Units</u>					
O	300mm Steps to units, comprising of Block and Cavity Wall blocks	4	m ²	£ 90.00	£ 360.00
<u>BNG Credits</u>					
P	As Supplied by Wild Capital Pro Rata'd for this Option		sum		£ 669,281.00
Total Carried to Summary				£	3,112,574.00

3.1 - On-Plot Abnormals Sub-total £ 3,112,574.00

Preliminaries @ 12% £ 373,508.88

Total to Sub-Collection £ 3,486,082.88

4.0 - Elemental Breakdown



4.0 - Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	4.1 - Off-Site Highways Works				
A	Road 9 Site Access junction (Appendix A)		item		£ 41,142.00
B	Secondary access connection from Existing Road	2	nr	£ 5,000	£ 10,000.00
Sub Total					£ 51,142.00

Preliminaries @ 14% £ 7,159.88

Traffic Management £ 2,000.00

Off site Highway Works Total Carried to Summary £ 60,301.88



4.0 - Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
4.2 - Site Clearance					
<u>Site Clearance</u>					
A	General Site Clearance	4.01	Ha	£ 1,850.00	£ 7,418.50
B	E/O Tree removal (Allowance)	42	nr	£ 350.00	£ 14,700.00
C	Remove general debris including fly tipping around site (Allowance)		sum		£ 20,000.00
D	Breakout historic Gas Chambers & Pipework on raised ground, assumed concrete filled	1,038	m ²	£ 40.00	£ 41,520.00
E	Breakout existing concrete hardstanding structures	344	m ³	£ 105.00	£ 36,120.00
<u>Demolition</u>					
F	N/A				
<u>Tree/Hedgerow Protection</u>					
G	Allowance for tree protection fencing (Heras) to retained trees	630	m	£ 25.00	£ 15,750.00
H	Allowance for root protection to retained trees	530	m	£ 25.00	£ 13,250.00
<u>Remediation</u>					
I	Removal and disposal of asbestos in made ground near TP1.	600	m ³	£ 45.00	£ 27,000.00
4.2 - Site Clearance Sub-total					£ 175,758.50

Preliminaries @ 14% £ 24,606.19

Total to Summary **£ 200,364.69**



4.0 - Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
4.3 - Bulk Earthworks					
A	Nominal site strip of surface layer as cut & fill appraisal @ 790mm (Note - not topsoil as none on site).	27,650	m ³	£ 6.50	£ 179,725.00
B	Disposal of inert materials unsuitable for re-use.	27,650	m ³	£ 40.00	£ 1,106,000.00
C	Import fill materials to make up shortfall as per earthworks cut & fill appraisal.	16,423	m ³	£ 30.00	£ 492,690.00
D	Deposition of fill materials to make-up levels - carted from stockpiles.	21,198	m ³	£ 6.50	£ 137,787.00
4.3 - Bulk Earthworks Sub-total					£ 1,916,202.00

* Stockpiling of materials priced for within rates for infrastructure units and BCIS costs for dwellings.

Preliminaries @ 14% £ 268,268.28

Total to Sub-Collection **£ 2,184,470.28**



4.0 - Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	4.4 - On-Site Highways				
	Highways				
A	Secondary Road (<i>Appendix B</i>)		item		£ 377,799.00
B	Tertiary Road (<i>Appendix C</i>)		item		£ 715,862.00
C	Private Link (<i>Appendix D</i>)		item		£ 292,910.00
D	Commercial Link (<i>Appendix F</i>)		item		£ 657,375.00
E	Allowance for remedial works prior to handover	870	m	£ 100.00	£ 87,000.00
	<u>Deduction for roads (deemed included within the allowance for dwelling externals applied to the residential build cost)</u>				
	<u>Secondary Street</u>				
F	Omission of Secondary Street; Areas with 100% frontage (both sides) (<i>Appendix B</i>)	47	m	-£ 2,469.00	-£ 116,043.00
G	Omission of Secondary Street; Areas with 50% frontage (one side) (<i>Appendix B</i>)	28	m	-£ 1,234.50	-£ 34,566.00
	<u>Tertiary Street</u>				
H	Omission of Tertiary Street; Areas with 100% frontage (both sides) (<i>Appendix C</i>)	94	m	-£ 2,112.00	-£ 198,528.00
I	Omission of Tertiary Street; Areas with 50% frontage (one side) (<i>Appendix C</i>)	124	m	-£ 1,056.00	-£ 130,944.00
	<u>Private Street</u>				
K	Omission of Private Street; Areas with 50% frontage (one side) (<i>Appendix D</i>)	91	m	-£ 1,118.00	-£ 101,738.00
	<u>Commercial Link</u>				
L	Omission of Commercial Street; Areas with 50% frontage (one side) (<i>Appendix F</i>)	15	m	-£ 1,501.00	-£ 22,515.00
4.4 - On Site Highways Sub-total					£ 1,526,612.00

Preliminaries @ 14% £ 213,725.68

Total to Sub-Collection **£ 1,740,337.68**



4.0 - Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
4.5 - Strategic Drainage					
<u>Attenuation Basins/Swales/Tanks</u>					
A	Attenuation Basins (<i>see Appendix E</i>)		item		Excl.
B	Headwalls / Outfalls	0	nr	£ 3,500.00	Excl.
C	Allowance for underdrained swales to verges	109	m	£ 140.00	£ 15,260.00
D	Allowance for swale inlet	11	nr	£ 250.00	£ 2,750.00
E	Attenuation Tanks below Private Car Parks; 1.2m deep.	268	m³	£ 300.00	£ 80,400.00
F	Attenuation Tanks in POS; 1.2m deep.	1260	m³	£ 300.00	£ 378,000.00
G	Attenuation tanks in Commercial Car Parks, 1.2m deep	550	m³	£ 300.00	£ 165,000.00
<u>SW Connections</u>					
H	Allowance for connection into existing surface water manhole in neighbouring Barrington Road development.		item		£ 10,000.00
I	Allowance for connection into existing surface water manhole in Southern Water Manhole SWMH 2055		item		£ 10,000.00
<u>FW Connections</u>					
J	Allowance for connection into existing Foul Water manhole on Juno Close.		item		£ 10,000.00
K	Connection to Southern Water Manhole FWMH 3004		item		£ 10,000.00
L	Allowance for survey to existing drainage prior to construction		item		£ 5,000.00
4.5 - Strategic Drainage Sub-total					£ 686,410.00

Preliminaries @ 14% £ 96,097.40

Total to Summary **£ 782,507.40**



4.0 - Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	4.6 - Utilities				
	<i>All utilities trenching taken within Highways.</i>				
	<u>Onsite Supplies & Connections</u>				
A	Allowance for HV extension within Barrington road development in existing footway, including reinstatement.	100	m	£ 250.00	£ 25,000.00
B	Allowance for Substation including Brick Built enclosure		item		£ 100,000.00
C	Allowance for Water Connection, assumed at Site Boundary.		item		£ 25,000.00
D	Telecomm Connection - Assumed covered by credit note. (No Charge)		item		Excl.
	<u>Diversions</u>				
E	No diversions anticipated		item		Excl.
Utilities Carried to Summary					£ 150,000.00



4.0 - Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
4.7 - Landscaping, Archaeology and Ecology					
<u>Public Open Space</u>					
A	Topsoiling to Public Open Spaces, 300mm thick				Incl.
B	Native tree planting (medium to large)	49	nr	£ 550.00	£ 26,950.00
C	Mown amenity grass seeding	14,820	m²	£ 2.00	£ 29,640.00
D	Wildflower planting - Assumed 40% of Landscape Strip	454	m²	£ 8.00	£ 3,632.00
E	Shrub Planting - Assumed 20% of Landscape Strip	227	m²	£ 25.00	£ 5,675.00
F	Seeding to SUDS areas and embankments with Wetland Grass seed		m²	£ 5.00	Excl.
<u>Footpaths</u>					
G	Tarmac footpath in public open space		m²	£ 65.00	Excl.
H	PCC edging		m	£ 25.00	Excl.
<u>Furniture</u>					
I	Allowance for street furniture and the like (benches, bins etc).		item		£ 10,000.00
<u>Maintenance</u>					
J	Site Wide Maintenance	12	mths	£ 1,600.00	£ 19,200.00
K	Allow for replacements during dead and dying period (assumed 5%, all planting occurs in the correct season)		item		£ 3,300.00
<u>Archaeology</u>					
L	None Anticipated due to previous use		Ha		Excl.
<u>Ecology</u>					
M	Allowance for ecological mitigation works		item		£ 7,500.00
Sub Total					£ 105,897.00

Preliminaries @ 10% £ 10,589.70

Landscaping, Archaeology and Ecology Carried to Summary £ 116,486.70



4.0 - Elemental Breakdown

Item	Description	Qty.	Unit	Rate	Total
	4.8 - Fees & Adoption Costs				
	<u>Fees</u>				
A	Professional Fees; design, supervision, procurement etc (6% of all costs)		item		£ 314,070.00
	<u>MANCO costs</u>				
B	MANCO costs for SuDs features, Public Open Space and communal drives		item		£ 20,000.00
	<u>Adoption Fees / Costs</u>				
C	Highways Design Check & Inspection Fees		10%		£ 180,100.00
D	Road Safety Audits (RSA1/2/3) - 3nr per agreement, assumed 1 nr. S38	3	nr	£ 2,000.00	£ 6,000.00
E	Southern Water design check & inspection fees (2.5% of Drainage cost excluding SuDs)		2.5%		£ 27,484.10
F	S278 & S104 legal fees	2	nr	£ 2,500.00	£ 5,000.00
G	S278 & S104 LA legal fees	2	nr	£ 2,500.00	£ 5,000.00
H	Legal Fees associated with Substation lease agreement		item		£ 3,000.00
I	Drainage S104 & Highways S278 Bonds		0.5%		£ 9,000.00
J	Allowance for Network Rail BAPA Agreement		item		£ 15,000.00
	<u>Commuted Sums</u>				
K	Allowance for highways commuted Sums		item		£ 10,000.00
Fees and Adoption Costs Carried to Collection					£ 594,654.10

5.0 - Contingency



5.0 Design Development Risk & Construction Contingency

	5.0 Design Development Risk & Construction Contingency				
A	Project Contingency including Miscellaneous Site Instructions @ 7.5%		item		£ 698,640.00
Contingency Carried to Collection					£ 698,640.00

Appendix A
Access Road Elemental Breakdown



Appendix A - Access Road Elemental Breakdown

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - Site Clearance	£ -
SERIES 500 - Drainage and Service Ducts	£ 2,060.00
SERIES 600 - Earthworks	£ 5,319.50
SERIES 700 - Pavements	£ 15,549.00
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 9,203.00
SERIES 1200 - Traffic Signs and Road Markings	£ 2,300.00
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£ 5,000.00
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£ 1,710.00
SERIES 3000 - Landscape and Ecology	£ -
Total	£ 41,142.00
Total (£/m)	£ 1,470.00



Appendix A - Access Road Elemental Breakdown

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
	<u>General Site Clearance</u>				
A	General Site Clearance				Excl.
Series 200 Total Carried to Summary					£ -



Appendix A - Access Road Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate	Total
	<u>Gullies and gully leads</u>				
A	Excavate for and construct PCC Gullies (450x900) including cover and frame (1no. per 15m of c'way)	2	nr	£ 580.00	£ 1,160.00
B	Excavate trench for and lay gully leads, 150mm dia. Pipe, depth not exceeding 2.00m deep including granular bed and surround (2.25m per gully)	5	m	£ 180.00	£ 900.00
Series 500 Total Carried to Summary					£ 2,060.00



Appendix A - Access Road Elemental Breakdown

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate	Total
	<u>Excavation</u>				
A	Excavation of acceptable material Class 5A, 250mm thick.	0	m ³	£ 5.50	£ -
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation.	110	m ³	£ 6.50	£ 715.00
	<u>Disposal of Acceptable Material</u>				
C	Disposal of acceptable material class 5A on-site.	0	m ³	£ 3.25	£ -
D	Disposal of acceptable material excluding class 5A on-site.	0	m ³	£ 3.25	£ -
	<u>Deposition of Acceptable Material</u>				
E	Deposition of acceptable material class 5A in areas of fill from on-site stockpiles.	0	m ³	£ 6.50	£ -
F	Deposition of acceptable material excluding class 5A in areas of fill from on-site stockpiles.	110	m ³	£ 6.50	£ 715.00
	<u>Imported Material</u>				
G	Imported acceptable material Class 6F5, for use as capping, 350mm thick (Assumed 3% CBR).	56	m ³	£ 55.00	£ 3,080.00
	<u>Compaction of Fill</u>				
H	Compaction of imported capping material 6F5	56	m ³	£ 3.50	£ 196.00
	<u>Completion of Formation and Sub-Formation</u>				
I	Completion of formation	159	m ²	£ 1.50	£ 238.50
J	Completion of sub-formation	160	m ²	£ 1.50	£ Excl.
	<u>Soft Spots and Other Voids</u>				
K	Allowance for excavating soft spots and other voids	6	m ³	£ 7.50	£ 45.00
L	Allowance for filling soft spots and other voids	6	m ³	£ 55.00	£ 330.00
	<u>Geogrid</u>				
M	Geotextile membrane	0	m ²	£ 3.00	£ -
	<u>Topsoiling</u>				
N	Topsoiling to verge areas	0	m ²	£ 10.00	£ -
Series 600 Total Carried to Summary					£ 5,319.50



Appendix A - Access Road Elemental Breakdown

Item	SERIES 700 - Pavements	Qty.	Unit	Rate	Total
	<u>Sub-base</u>				
A	Imported acceptable material (Type 1) for use as sub-base, 350mm thick	24	m ³	£ 90.00	£ 2,160.00
	<u>Pavement</u>				
B	Base course, 100mm thick	159	m ²	£ 35.00	£ 5,565.00
C	Binder course, 60mm thick	159	m ²	£ 16.00	£ 2,544.00
D	Surface course, 30mm thick (assumed HRA)	159	m ²	£ 20.00	£ 3,180.00
	<u>Tie In</u>				
E	Tie in access road into existing carriageway.	14	m	£ 150.00	£ 2,100.00
Series 700 Total Carried to Summary					£ 15,549.00



Appendix A - Access Road Elemental Breakdown

Item	SERIES 1100 - Kerbs, Footways and Paved Areas	Qty.	Unit	Rate	Total
	<u>Footways and Paved Areas</u>				
A	Footway/Cycleway; comprising 200mm sub-base, 50mm binder course, 20mm surface course.	84	m ²	£ 60.00	£ 5,040.00
	<u>Kerbs and Edgings</u>				
B	PCC half battered kerb with 125mm upstand	64	m	£ 42.00	£ 2,688.00
C	PCC flat top edging	59	m	£ 25.00	£ 1,475.00
Series 1100 Total Carried to Summary					£ 9,203.00



Appendix A - Access Road Elemental Breakdown

Item	SERIES 1200 - Traffic Signs and Road Markings	Qty.	Unit	Rate	Total
	<u>Traffic Signs</u>				
A	Allowance for assorted signage to access junction.	2	nr	£ 400.00	£ 800.00
	<u>Road Markings</u>				
B	Allowance for road markings to surface course		item		£ 1,500.00
Series 1200 Total Carried to Summary					£ 2,300.00



Appendix A - Access Road Elemental Breakdown

Item	SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	Qty.	Unit	Rate	Total
	<u>Road Lighting Columns</u>				
A	Road lighting columns (taken every 30m, alternating sides of carriageway), 6m high tubular steel with LED lantern	2	nr	£ 2,500.00	5,000.00
Series 1300 Total Carried to Summary					£ 5,000.00



Appendix A - Access Road Elemental Breakdown

Item	SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	Qty.	Unit	Rate	Total
	<u>Electrical Work for Lighting</u>				
A	Excavate trench for LV supply to streetlighting columns including sand bed and surround, ductwork and backfill to formation.	30	m	£ 45.00	£ 1,350.00
B	Excavate trench for LV supply to streetlighting columns including concrete bed and surround, ductwork and backfill to formation - Road Crossings.	6	m	£ 60.00	£ 360.00
C	Allow for feeder pillars	0	nr	£ 3,000.00	-
Series 1400 Total Carried to Summary					£ 1,710.00



Appendix A - Access Road Elemental Breakdown

Item	SERIES 3000 - Landscape and Ecology	Qty.	Unit	Rate	Total
	<u>Trees</u>				
A	Tree planting in tree pits, including grille and root barrier	0	nr	£ 1,250.00	£ -
Series 3000 Total Carried to Summary					£ -

Appendix B
Secondary Road Elemental Breakdown



Appendix B - Secondary Road Elemental Breakdown

<u>Summary</u>	<u>Cost (£)</u>
SERIES 200 - Site Clearance	£ -
SERIES 500 - Drainage and Service Ducts	£ 164,550.00
SERIES 600 - Earthworks	£ 38,343.50
SERIES 700 - Pavements	£ 75,929.00
SERIES 1100 - Kerbs, Footways and Paved Areas	£ 59,781.00
SERIES 1200 - Traffic Signs and Road Markings	£ 4,500.00
SERIES 1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£ 12,500.00
SERIES 1400 - Electrical Work for Road Lighting and Traffic Signs	£ 8,445.00
SERIES 3000 - Landscape and Ecology	£ 13,750.00
Total	£ 377,799.00
Total (£/m)	£ 2,469.00



Appendix B - Secondary Road Elemental Breakdown

Item	SERIES 200 - Site Clearance	Qty.	Unit	Rate	Total
	<u>General Site Clearance</u>				
A	General Site Clearance				Excl.
Series 200 Total Carried to Summary					£ -



Appendix B - Secondary Road Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate	Total
	<u>Gullies and gully leads</u>				
A	Excavate for and construct PCC Gullies (450x900) including cover and frame (1no. per 15m of c'way).	11	nr	£ 580.00	£ 6,380.00
B	Excavate trench for and lay gully leads, 150mm dia. Pipe, depth not exceeding 2.00m deep including granular bed and surround (2.25m per gully).	25	m	£ 180.00	£ 4,500.00
C	Allowance for terram covering to gully/capping pipes	11	nr	£ 50.00	£ 550.00
	<u>Surface Water Sewers</u>				
D	Excavate trench for and lay Surface Water sewers; 375mm dia. pipe exceeding 1m but not exceeding 2m deep including granular bed and surround and backfill to formation.	79	m	£ 220.00	£ 17,380.00
	<u>Surface Water Manholes</u>				
E	Excavate for and construct PCC inspection chamber, 1500mm dia. Not exceeding 2m deep, including cover and frame.	1	nr	£ 4,450.00	£ 4,450.00
	<u>Foul Water Sewers</u>				
F	Excavate trench for and lay Foul Water sewers; 150mm dia. pipe exceeding 2m but not exceeding 2.5m deep including granular bed and surround and backfill to formation.	95	m	£ 180.00	£ 17,100.00
	<u>Foul Water Manholes</u>				
G	Excavate for and construct PCC inspection chamber, 1200mm dia. Not exceeding 2m deep, including cover and frame.	1	nr	£ 3,250.00	£ 3,250.00
	<u>Services</u>				
H	Water main in trench (assumed 225mm) including sand bed and surround and backfill upon completion.	154	m	£ 280.00	£ 43,120.00
I	Lay LV electric main in trench including sand bed and surround and backfill upon completion.	154	m	£ 80.00	£ 12,320.00
J	Excavate for 4 way BT including sand bed and surround and backfill upon completion. Ducts free issue.	154	m	£ 60.00	£ 9,240.00
K	Combined utility ducted road crossings; Water main in duct, single LV cable and 2-way BT including concrete bed, surround and backfill with type 1.	66	m	£ 450.00	£ 29,700.00
Total brought forward:					£ 147,990.00



Appendix B - Secondary Road Elemental Breakdown

Item	SERIES 500 - Drainage and Service Ducts	Qty.	Unit	Rate	Total
Total carried forward:					£ 147,990.00
	<u>Services Cont'd</u>				
A	Excavate for and construct BT Boxes (every 40m both sides) plus road crossings.	6	nr	£ 850.00	£ 5,100.00
B	Allow for excavating draw and joint pits for LV cable works both sides plus crossings.	12	nr	£ 300.00	£ 3,600.00
C	Allowance for water valve chambers.	12	nr	£ 225.00	£ 2,700.00
D	Feeder pillar, complete installation, including base and DNO connection (1no every 100m).	2	nr	£ 1,500.00	£ 3,000.00
E	Lay Onsite HV electric main in trench including sand bed and surround and backfill upon completion.	27	m	£ 80.00	£ 2,160.00
Series 500 Total Carried to Summary					£ 164,550.00



Appendix B - Secondary Road Elemental Breakdown

Item	SERIES 600 - Earthworks	Qty.	Unit	Rate	Total
	<u>Excavation</u>				
A	Excavation of acceptable material Class 5A, 250mm thick.	0	m ³	£ 5.50	£ -
B	Excavation of acceptable material excluding Class 5A in cutting and other excavation.	852	m ³	£ 6.50	£ 5,538.00
	<u>Disposal of Acceptable Material</u>				
C	Disposal of acceptable material class 5A on-site.	0	m ³	£ 3.25	£ -
D	Disposal of acceptable material excluding class 5A on-site.	0	m ³	£ 3.25	£ -
	<u>Deposition of Acceptable Material</u>				
E	Deposition of acceptable material class 5A in areas of fill from on-site stockpiles.	0	m ³	£ 6.50	£ -
F	Deposition of acceptable material excluding class 5A in areas of fill from on-site stockpiles.	852	m ³	£ 6.50	£ 5,538.00
	<u>Imported Material</u>				
G	Imported acceptable material Class 6F5, for use as capping, 350mm thick (Assumed 3% CBR).	334	m ³	£ 55.00	£ 18,370.00
	<u>Compaction of Fill</u>				
H	Compaction of imported capping material 6F5	334	m ³	£ 3.50	£ 1,169.00
	<u>Completion of Formation and Sub-Formation</u>				
I	Completion of formation	1,040	m ²	£ 1.50	£ 1,560.00
J	Completion of sub-formation	954	m ²	£ 1.50	£ 1,431.00
	<u>Soft Spots and Other Voids</u>				
K	Allowance for excavating soft spots and other voids (5%)	43	m ³	£ 7.50	£ 322.50
L	Allowance for filling soft spots and other voids	43	m ³	£ 55.00	£ 2,365.00
	<u>Geogrid</u>				
M	Geotextile membrane	0	m ²	£ 3.00	£ -
	<u>Topsoiling</u>				
N	Imported Topsoil to verge areas (250mm)	205	m ²	£ 10.00	£ 2,050.00
Series 600 Total Carried to Summary					£ 38,343.50



Appendix B - Secondary Road Elemental Breakdown

Item	SERIES 700 - Pavements	Qty.	Unit	Rate	Total
	<u>Sub-base</u>				
A	Imported acceptable material (Type 1) for use as sub-base, 150mm thick	156	m ³	£ 90.00	£ 14,040.00
	<u>Pavement</u>				
B	Base course, 100mm thick	859	m ²	£ 35.00	£ 30,065.00
C	Binder course, 60mm thick	859	m ²	£ 16.00	£ 13,744.00
D	Surface course, 30mm thick (assumed HRA)	859	m ²	£ 20.00	£ 17,180.00
	<u>Tie In</u>				
E	Tie in access road into existing Road.	6	m	£ 150.00	£ 900.00
Series 700 Total Carried to Summary					£ 75,929.00