JONATHAN KETTERIDGE ASSOCIATES

PROPOSED RESIDENTIAL DEVELOPMENT

NEW HEY ROAD, HUDDERSFIELD
16 UNIT RESIDENTIAL SCHEME
ESTIMATED COST OF EXTERNAL WORKS (ONLY)

FOR

LIDL GREAT BRITAIN LTD

Sep-21

PROPOSED RESIDENTIAL DEVELOPMENT, NEW HEY ROAD, HUDDERSFIELD
16 UNIT RESIDENTIAL SCHEME

SUMMARY

Based on HTC Architects and Beam Consulting Drawings Scheduled in the Notes and Exclusions Hereto

			£
A	**EXTERNAL WORKS**		
	Site preparation	200,000	
	Hard standings	185,000	
	Kerbs and edgings	20,000	
	Boundary treatments and retaining structures	540,000	
	External lighting	41,000	
	Drainage (including the diversion of culvert)	305,000	
	External Services (including builder's works)	104,000	
	Landscaping	82,000	1,477,000
B	**SECTION 278 WORKS (AND THE LIKE)**		
	Relocate pedestrian island, form tactile paving crossing, form a crossing of the footway by conversion into carriageway and form access road	38,000	38,000
	Sub- Total		1,515,000
C	**Main Contractor's Preliminaries**		190,000
	SUBTOTAL EXCLUDING CONTINGENCIES AND PROFESSIONAL FEES		1,705,000
D	**Contingencies**		170,000
	ESTIMATED CURRENT PRICE EXTERNAL WORKS CONSTRUCTION COST (EXCLUDING FEES) 3Q21		**£ 1,875,000**

Notes and Exclusions

See Attached

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SITE PREPARATION

					£
A	**SITE PREPARATION**				
	Excatavting to reduce levels	8510	cubm	3	25530
	Extra over for breaking out rock	7600	cubm	7	53200
	Removing surplus from site	8510	cubm	14.8	125948
	SITE PREPARATION TO SUMMARY				**£ 200,000**

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HARD STANDINGS

					£
A	**HARD STANDINGS**				
	Tarmac/block paviour access road; hardcore sub-base	1300	sqm	94	122200
	Tarmac footpath on hardcore sub-base	160	sqm	63	10080
	Precast concrete paving on hardcore sub-base	400	sqm	35	14000
	Tarmac parking bays; hardcore sub-base	600	sqm	70	42000
	HARD STANDINGS TO SUMMARY				**£ 185,000**

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KERBS AND EDGINGS

					£
A	**KERBS AND EDGINGS**				
	Concrete kerbs and channels; foundations	290	m	48	13920
	Concrete edgings; concrete foundations	180	m	35	6300
	KERBS AND EDGINGS TO SUMMARY				**£ 20,000**

BOUNDARY TREATMENTS AND RETAINING STRUCTURES

					£
A	**BOUNDARY TREATMENTS AND RETAINING STRUCTURES**				
	Capping beam	20	m	400	8,000
	Secant piling	Item			125,000
	Gabion retaining structure; earthwork supports left in	660	sqm	515	339,900
	Foundation to Gabions	105	m	300	31,500
	Site boundary fence	510	m	48	24,480
	Garden fences	225	m	35	7,875
	Garden gates				2,500
	BOUNDARY TREATMENTS AND RETAINING STRUCTURES TO SUMMARY				**£ 540,000**

NOTES AND EXCLUSIONS

Notes:

Costings are based upon HTC drawings FSK431B, 436 and 437 and Beam Consulting drawings 440, 441 and 510

Costings are prepared without the benefit of detailed mechanical and electrical engineering input or detailed site investigations and it is recommended that the costs are reviewed with the benefit of these prior to the finalisation of the development appraisal.

Exclusions:

Professional fees and VAT thereon

Value Added Tax

Abnormal services provision or diversion costs

Costs associated with the presence of contaminated material, except where identified herein

Costs associated with the presence of invasive species

Costs associated with ecological issues, including, but not restricted to bats, water voles and newts

Demolition works, including the presence of asbestos

Abnormal substructures costs

Costs associated with the superstructures themselves