Burns Rd – Abnormal Cost statement

Trees - £10,000

To facilitate the development WCL will be removing 20 trees from the site and carry out further works such as pruning to those that remain.

£10k is a conservative estimate of this work.

Please see TBA – Architectural Impact Assessment to support this cost.

Cut and Fill Earthworks - £50,000

We have estimated a movement of 7000cum in undertaking cut and fill works, and have assumed that the soil will remain on site for reuse.

Our Groundworker GNL has provide cost estimate of £50k – 24th June 2022.

We anticipate that these costs will have increased since this date.

Box Culvert £65,000

A new box culvert 26m in length needs installing to enable a road to cross over the stream passing through the site.

Our Groundworker GNL has provided an estimate of £65k – 24th June 2022.

We anticipate that these cost will have increased since this date.

Highway Mass Concrete Retaining wall £175,000

Following discussions with Kirklees Highways Structures department we have priced a mass concrete retaining wall to retain 4m of highway over 84 linear meters

Our Groundworker GNL has provide an estimate of £175k – 24th June 2022.

Retaining walls within properties 1-11 - £400,000

Due to the topography of the site plots 1-11 are split over 3 levels with the lower ground floor being beneath the rear garden level.

As a result a water proof reinforced concrete retaining wall internally tanked requires installing to properties 1-11.

Our Groundworker GNL has provided a cost of £400k to construct retaining walls 2.7m high, 300mm wide with 1.5m foundation.

Railway sleeper retaining wall £40,000

Due to the topographical levels of the site, the development requires railway sleeper retaining walls to the rear gardens to a height of 1.2m, over 158 linear metres, to create acceptable garden areas.

Our Groundworker GNL have provide a quote of £40k – 24th June 2022.

Gas Membrane £20,000

The Phase 2 Site Investigation report has identified that gas membranes are required due to the flow rates of carbon dioxide being observed across the site.

See excerpt below.

Ground Gas Assessment	The ground gas assessment has been undertaken following the guidance in CIRIC C665 2007, BS 8485 2015+A1 2019 and CL:AIRE RB17 2012. The calculated gas screening values are given in Table 5. A CS 2 determination applies across both the northern and southern sites as a result of a combination of moderate flow rates and carbon dioxide, indicating that gas protection measures are required. Based on BS8485 (2015+A1 2019) the following gas protection measures are necessary: • Good performance passive sub-floor ventilation (1.5 points) • Traditional beam and block floor (0 points) • Installation of gas resistant membrane fulfilling all requirements within Table 7 of BS8485 (2015+A1 2019) with verification in accordance with CIRIA (2 points).

Contamination hotspots £21,000

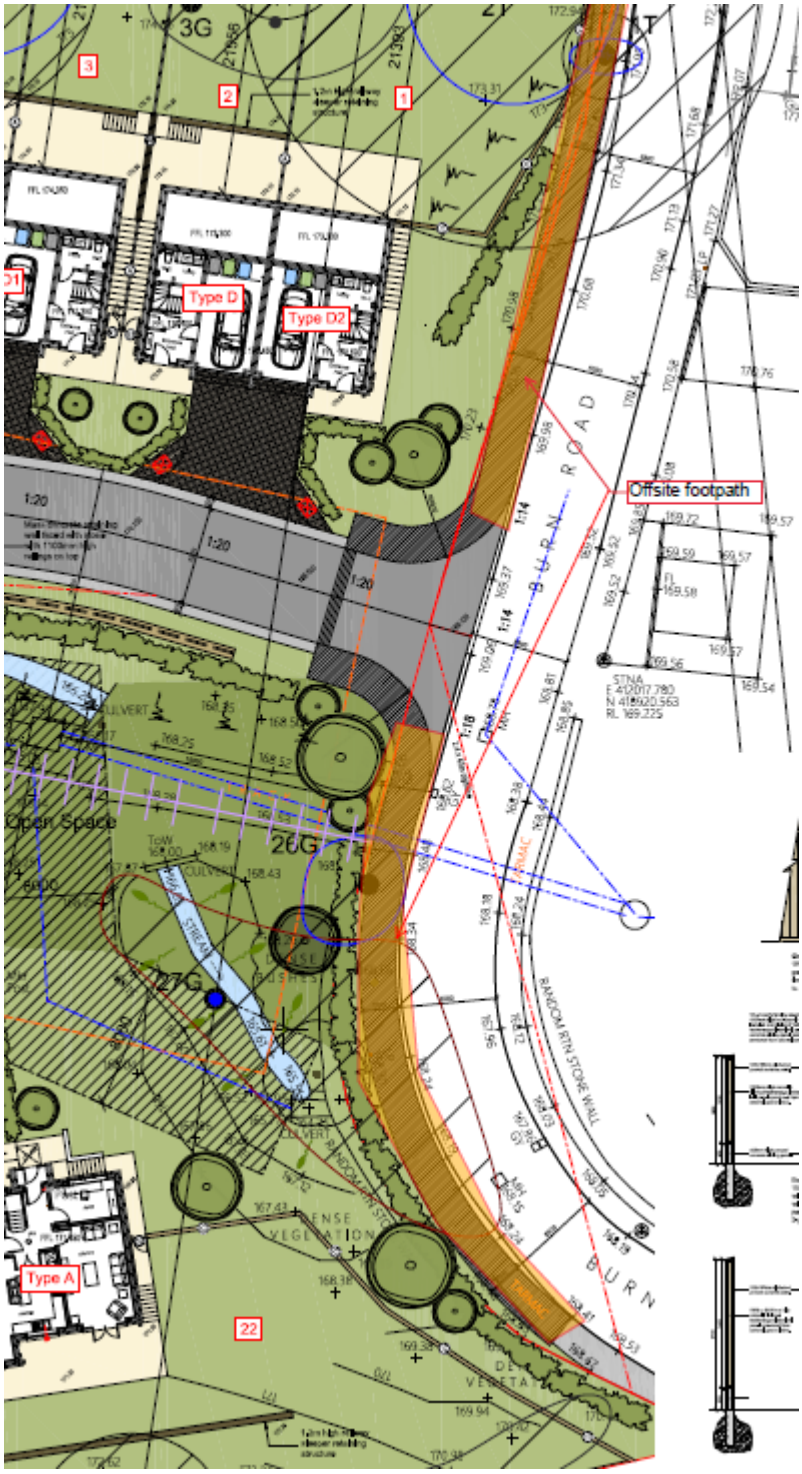
The Phase 2 Site Investigation has identified contamination hot spots which will need removing from the site. Please see excerpt below.

In-situ Evidence of Contamination	No significant contamination was identified during formation of the trial pits by sight or smell, although small amounts of potential coal were identified within the Made Ground in WS06, WS09 (also with potential clinker) and WS10.
In-situ Substructure	No structures were encountered below the ground surface.
Groundwater Conditions	**Northern Half:** Groundwater was not encountered within any of the boreholes. **Southern Half:** Groundwater was encountered at approximately 1.0 m bgl in WS06 – WS08 and at approximately 2.0 m bgl in WS09. It was not encountered in WS10.
Soil Chemistry	Soil chemical testing results are summarised in Tables 3 and 4. From a detailed comparison of the chemical testing results with the published C4SL and S4UL, for a residential with plant uptake scenario, the following summary can be made: • There were exceedances of the following metals: arsenic (WS06 topsoil), beryllium (WS08 topsoil and WS10 Made Ground) within the southern half of the site. • There were also exceedances of the following PAHs: benzo(b)fluoranthene (WS06 topsoil), benzo(a)pyrene (WS06 topsoil) and dibenz(a,h)anthracene (WS06 topsoil) within the southern half of the site.
Human Health Risk Assessment	The metal and PAH exceedances recorded within the topsoil and Made Ground are considered a risk to Human Health. Exceedances were identified within the topsoil and the Made Ground in the northern and southern sites, without further testing and delineation, the topsoil is not considered fit for purpose and will not be able to be re-used in the development of the new residential housing. Contamination was not identified within any of the natural strata present.

New Adopted footpath on Burn Rd £30,000

Kirklees highways have requested WCL construct a new 2m wide footpaths alongside Burn Rd the total area is estimated to be 178sqm.

Our Groundworker GNL have provided an estimated cost of £30k to construct this.



Piling 25% of plots due to levels (5plots) £35,000

WCL anticipate needing to pile at least 5 plots (Plots 12, 19, 20, 21 and 22) due to the proposed change in levels between the existing levels and proposed being over 2m and being uneconomical to use traditional foundations.

Public ROW £5700

Kirklees council have requested WCL construct a public right of way path through the development which is over 120m long.

WCL have allowed a figure of £5700 to cover the cost of hardcore path, and forming steps along part of the footpath.

Underbuild £5462

The levels to properties are stepped across the site.

In order to avoid further retaining wall construction, WCL have allowed for underbuild to the following properties side/gable elevation.

Plot 3, 5, 7, 9, 11 14, 15, 16, 17, 20, 21, 22.

Oversized attenuation 900mm pipes and manholes £100k

Please see Build Vision drg 1298-900 P1 – Drainage Layout attached.

The drainage design requires two cellular storage tanks and two 900mm attenuation pipes.

- 40cum by the side of plot 1.
- 58cum under the visitor parking.
- 45m of 900mm diameter attenuation pipes located in front of plots 18-22.
- 48m of 900mm diameter attenuation pipes located in front of plots 1-8.

We estimate the cost of providing the attenuation at £100k.