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Report

Budget Cost Estimate Nr 1

North Yorkshire Moors National Park - Selected Residential External Works Aspinall Verdi

making the **difference**

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North York Moors National Park Selected Residential External Works Budget Estimate

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Quality check

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North York Moors National Park Selected Residential External Works Budget Estimate

Section 1 - Overview

1.1 Project Introduction

The purpose of this report is to provide Aspinall Verdi with a series of indicative budget estimate for the external works (separately for plot externals and site wide externals) for a number of residential building projects which have achieved historic planning approval. The budget estimates are intended to act as a comparison with the previously indicative percentages for plot and site wide externals, as included within the Turner & Townsend letter addressed to Aspinall Verdi dated 23.04.18 and titled "North Yorkshire Moors National Park Local Plan Cost review".

1.2 Financial Overview

The comparison with the local plan cost review percentages are as follows:

	<i>Letter 23.04.18</i>	Selected individual schemes				
		Ash Grove	Aunums Fields	Thornhill Glaisdale	Danby	Lythe
Plot external work proportion of new build cost	15.00%	10.89%	14.11%	13.17%	11.44%	8.02%
Site wide externals as a proportion of new build cost	20.00%	-	-	-	-	-
Works to immediate site wide externals	-	16.76%	22.66%	20.75%	14.99%	18.92%
Subtotals (notwithstanding access roads)	35.00%	27.65%	36.78%	33.92%	26.42%	26.94%
Works to access road	-	12.27%	-	-	15.12%	-
Totals	35.00%	39.92%	36.78%	33.92%	41.54%	26.94%

Section 1 - Overview

Section 3 includes detailed budget estimates for the 5 sites reflective of the anticipated scope and costs for carrying out the works in Q3 2018. The percentages indicated above are calculated as a proportion of the anticipated new build cost of the respective housing, based upon the previously suggested allowance for new build housing in the National Park costs of £1,275/m².

The above comparison provides a range for the individual schemes external works in their entirety between 26.94% and 41.54%. Due to the bespoke nature of the site wide externals, some of the sites have disproportionately greater costs, particularly Ash Grove and Danby, both with access roads with no adjacent new build housing. With the omission of the access roads to these two sites, the aggregate range drops to between 26.42% and 36.78%, comparable with the suggested 35% percentage as included within the local plan review cost review letter dated 23.04.18.

It is noticeable that 2 of the schemes have disproportionately higher site wide externals cost (namely Aunum Fields and Thornhill Glaisdale), with both schemes having a site road with housing to one side, thus the housing is carrying a disproportionately higher site wide externals cost per house.

Inflation Forecast

Costs have been based at today's date (3Q 2018) with no further allowance for inflation after this point.

1.3 Basis of Cost

Measures based upon interpretation of the following the drawings:

Ash Grove - Smith Smalley Architects drawing 4644 P11 Proposed site layout

Aunums Fields - Smith Smalley Architects drawing 5114 PO1C Proposed site layout

Thornhill Glaisdale - Smith Smalley Architects drawing 5058 PO8A Schematic site drainage

Danby - Smith Smalley Architects drawing 4644 P02 Proposed site layout

Lythe - Lloyd Evans Pritchard drawing 4064 3B Proposed site layout

Section 1 - Overview

1.4 Assumptions & Exclusions

Assumptions

300 mm thick reduced level dig, with spoil disposed of off site, either inert or uncontaminated waste. Element of cut & fill assumed
Footpath sub base to be 150mm thick and 200mm to road
Road make up DBM base, DBM binder course, tack coat and wearing course
Footpath sub base to be 100mm thick
Drive parking specification to match footpaths.
Landscaping to incorporate grass seed and allowances for trees/plants where described
Separate surface water and foul drainage systems to each and every property, linking to new mains within site road
Low level retaining walls included to access roads of Ash grove and Danby (as indicated on Google maps)

Exclusions

Demolition costs
Adoption costs or commuted sums
Section 106, 278 agreements or CIL payments
Drainage pumping stations and surface water attenuation
Contamination, sites assumed to be either green field or existing ground to be uncontaminated.
Works as a consequence of mineworkings
Works to adjacent properties
Out of Hours Working
VAT

Section 2 - Executive Summary

EXTERNAL WORKS COMPARISON												
COMPARISON WITH LOCAL PLAN COST REVIEW LETTER 23.04.18 & SLECTED INDIVIDUAL SCHEMES WITHIN THE REGION												
	<i>Local plan cost review letter 23.04.18</i>		Selected individual schemes									
			Ash Grove	Aunums Fields	Thornhill Glaisdale	Danby		Lythe				
New build residential properties, with stone façade	£1,275 /m2											
Plot external work proportion of new build cost	15.00%	£191 /m2	10.89%	£139 /m2	14.11%	£180 /m2	13.17%	£168 /m2	11.44%	£146 /m2	8.02%	£102 /m2
Site wide externals as a proportion of new build cost	20.00%	£255 /m2	-	-	-	-	-	-	-	-	-	-
Works to immediate site wide externals	-	-	16.76%	£214 /m2	22.66%	£289 /m2	20.75%	£265 /m2	14.99%	£191 /m2	18.92%	£241 /m2
Subtotals (notwithstanding access roads)	35.00%	£446 /m2	27.65%	£353 /m2	36.78%	£469 /m2	33.92%	£432 /m2	26.42%	£337 /m2	26.94%	£343 /m2
Works to access road	-	-	12.27%	£156 /m2	-	-	-	-	15.12%	£193 /m2	-	-
Totals	35.00%	£446 /m2	39.92%	£509 /m2	36.78%	£469 /m2	33.92%	£432 /m2	41.54%	£530 /m2	26.94%	£343 /m2

Section 3 - Ash Grove Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2(resi gifa m2)	% add to £1,275/m ²	Comments
Overall site area	2,494	m2					
Number of plots	6	nr					
Plot externals area	1,509	m2					
Assumed site GIFA	606	m2					
Assumed GIFA per unit	101	m2					
1 Plot externals				£84,175	£139 /m2	10.89%	
Hardstanding/footpaths to plots	1,451	223 m2	£39.05	£8,708			
Drive parking	905	139 m2	£39.05	£5,428			
New pin kerb including foundation	1,854	445 m	£25	£11,125			Assumed specification to match footpaths
Foul drainage run	1,200	72 m	£100.00	£7,200			
Surface water drainage run	2,400	144 m	£100.00	£14,400			
Electrical - on-site distribution / mains - Infrastructure primary routes only	600	48 m	£75	£3,600			
Gas - on-site distribution / mains - Infrastructure primary routes only	600	48 m	£75	£3,600			
Water - on-site mains - primary highway only	600	48 m	£75	£3,600			
BT - on site distribution	600	48 m	£75	£3,600			
Allowance for incoming services	1,000	6 nr	£1,000	£6,000			
Topsoil	225	135 m3	£10	£1,347			Assumed 300 mm thick
Seeding	36	449 m2	£0.48	£216			
Boundary fence	2,559	202 m	£76	£15,352			

**North York Moors National Park
Selected Residential External Works Budget Estimate**

Section 3 - Ash Grove Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/ m2(resi gifa m2)	% add to £1,275/m 2	Comments
2 Site wide externals				£224,279	£370 /m2	29.03%	
Works to immediate site wide externals				£129,461	£214 /m2	16.76%	
				£0			
General site clearance	1,509	m2	£1.85	£2,791			Assumed to area of houses, excludes road as existing
Disposal off site	226	m3	£50	£11,318			Assumed non hazardous waste, 150 mm thick
Allowance for reduced level dig	453	m3	£4.88	£2,209			Assumed 300mm thick
Disposal off site	453	m3	£50	£22,635			Assumed no hazardous waste
Allowance for cut & fill, site levels etc	1,509	m2	£3	£4,527			
New footway works 150mm type 1, 60mm dense binder, 30mm wearing course	165	m2	£39.05	£6,443			
Vistor parking	86	m2	£39.05	£3,358			Assumed specification to match footpaths
New kerb including foundation	84	m	£31	£2,601			
New pin kerb including foundation	101	m	£25	£2,525			
Sub-base type 1	46	m3	£30.00	£1,386			
DBM Base	231	m2	£28.29	£6,534			
DBM Binder Course	231	m2	£12.76	£2,947			
Tack Coat	231	m2	£0.48	£110			
Regulation prior to w/course	231	m2	£2.79	£645			
Wearing Course	231	m2	£14.04	£3,243			
Tie in to existing carriageway	15	m	£30.00	£450			
Foul drainage run	50	m	£216.00	£10,800			
Surface water drainage run	50	m	£216.00	£10,800			
Drainage connection to mains	1	item	£1,000.00	£1,000			
Electrical - on-site distribution / mains - Infrastructure primary routes only	50	m	£190	£9,500			
Gas - on-site distribution / mains - Infrastructure primary routes only	50	m	£90	£4,500			
Water - on-site mains - primary highway only	50	m	£90	£4,500			
BT - on site distribution	50	m	£90	£4,500			
Road lighting columns + connection	say 2	no	£1,170.00	£2,340			
Cabling and ducting to Streetlights	say 50	m	£32.00	£1,600			
Combined service trenches	say 50	m	£90.00	£4,500			

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Section 3 - Ash Grove Budget Estimate

Ref		Qty	Unit	Rate	T&T Total	£/ m2 (resigifa m2)	% add to £1,275/m ²	Comments
	Draw pit chambers	say 2	no	£350.00	£700			
	Signage	say 1	item	£1,000	£1,000			
Works to access road					£94,817	£156 /m2	12.27%	
	Allowance for planning off existing footpath/hardstanding surface	220	m2	£20.00	£4,400			Assumed 500mm thick
	Disposal off site	22	m3	£50	£1,100			Assumed no hazardous waste, 100 mm thick
	New footway works 150mm type 1, 60mm dense binder, 30mm wearing course	220	m2	£39.05	£8,590			Assumed existing sub base adequate
	New kerb including foundation	207	m	£31	£6,409			
	New pin kerb including foundation	161	m	£25	£4,025			
	New wearing course to existing road	246	m2	£14	£3,453			
	Brick retaining wall	54	m	£200	£10,800			
	Allowance steps, balustrade etc	1	item	£1,000	£1,000			
	Foul drainage run	64	m	£200.00	£12,800			
	Surface water drainage run	64	m	£200.00	£12,800			
	Electrical - on-site distribution / mains - Infrastructure primary routes only	64	m	£190	£12,160			
	Gas - on-site distribution / mains - Infrastructure primary routes only	64	m	£90	£5,760			
	Water - on-site mains - primary highway only	64	m	£90	£5,760			
	BT - on site distribution	64	m	£90	£5,760			
	Street lighting		Excl					Assumed existing

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Section 3 - Aunums Fields Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/ m2(resi gifa m2)	% add to £1,275/m 2	Comments
Overall site area	4,796	m2					
Number of plots	12	nr					
Assumed site GIFA	1,049	m2					
Assumed GIFA per unit	87	m2					

1 Plot externals				£188,746	£180 /m2	14.11%	
Hardstanding/footpaths to plots	1,239.04	381	m2	£39.05	£14,868		
Drive parking	618.25	190	m2	£39.05	£7,419		Assumed specification to match footpaths
Gridforce surfacing	1,023.30	136	m2	£90.00	£12,280		
New pin kerb including foundation	1,339.58	643	m	£25	£16,075		
Foul drainage run	2,157.00	129	m	£100.00	£25,884		
Surface water drainage run	1,078.50	259	m	£100.00	£12,942		
Electrical - on-site distribution / mains - Infrastructure primary routes only	808.88	129	m	£75	£9,707		
Gas - on-site distribution / mains - Infrastructure primary routes only	808.88	129	m	£75	£9,707		
Water - on-site mains - primary highway only	808.88	129	m	£75	£9,707		
BT - on site distribution	808.88	129	m	£75	£9,707		
Allowance for incoming services	1,000.00	12	nr	£1,000	£12,000		
Topsoil	311.41	374	m3	£10	£3,737		Assumed 300 mm thick
Seeding	49.82	1,246	m2	£0.48	£598		
1200 high fencing	1,103.65	174	m	£76	£13,244		
1800 high fencing	855.08	103	m	£100	£10,261		
Garden gates	100.00	12	nr	£100	£1,200		
1500 high walls	685.21	33	m	£250	£8,223		
900 high walls	432.50	26	m	£200	£5,190		
Sheds	500.00	12	nr	£500	£6,000		

2 Site wide externals				£303,135	£289 /m2	22.66%	
Works to immediate site wide externals				£303,135	£289 /m2	22.66%	

Section 3 - Aunums Fields Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2(resi gifa m2)	% add to £1,275/m ²	Comments
					£0		
General site clearance	4,796	m2	£1.85	£8,871			Assumed to area of houses, excludes road as existing
Disposal off site	719	m3	£23	£16,545			Assumed greenfield site
Allowance for reduced level dig	1,439	m3	£4.88	£7,021			Assumed 300mm thick
Disposal off site	1,439	m3	£23	£33,090			Assumed greenfield site
Allowance for cut & fill, site levels etc	4,796	m2	£3	£14,387			
New footway works 150mm type 1, 60mm dense binder, 30mm wearing course	381	m2	£39.05	£14,868			
Vistor parking	-	Excl	£39.05	£0			Assumed specification to match footpaths
New kerb including foundation	268	m	£31	£8,297			
New pin kerb including foundation	268	m	£25	£6,700			
Sub-base type 1	141	m3	£30.00	£4,236			
DBM Base	706	m2	£28.29	£19,969			
DBM Binder Course	706	m2	£12.76	£9,007			
Tack Coat	706	m2	£0.48	£336			
Regulation prior to w/course	706	m2	£2.79	£1,970			
Wearing Course	706	m2	£14.04	£9,910			
Tie in to existing carriageway	15	m	£30.00	£450			
Additional sub-base - 150mm	5	m3	£30.00	£150			
e/o block paving (traffic calming)	33	m2	£14.10	£471			
Foul drainage run	125	m	£200.00	£24,902			
Surface water drainage run	125	m	£200.00	£24,902			
Drainage connection to mains	1	item	£1,000.00	£1,000			
Electrical - on-site distribution / mains - Infrastructure primary routes only	125	m	£190	£23,657			
Gas - on-site distribution / mains - Infrastructure primary routes only	125	m	£90	£11,206			
Water - on-site mains - primary highway only	125	m	£90	£11,206			
BT - on site distribution	125	m	£90	£11,206			
Road lighting columns + connection	say 7	no	£1,170.00	£8,190			
Cabling and ducting to Streetlights	say 125	m	£32.00	£3,984			
Combined service trenches	say 125	m	£90.00	£11,206			
Draw pit chambers	say 4	no	£350.00	£1,400			

Section 3 - Aunums Fields Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2(resi gifa m2)	% add to £1,275/m ²	Comments
Boundary fence	120	m	£100.00	£11,998			
Kissing gate	1	item	£500.00	£500			
Farmers gate	1	item	£500.00	£500			
Signage	1	item	£1,000	£1,000			say



Section 3 - Thornhill, Glaisdale Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2(resi gifa m2)	% add to £1,275/m ²	Comments
Overall site area	3,615	m2					
Number of plots	11	nr					
Assumed site GIFA	941	m2					
Assumed GIFA per unit	86	m2					

1 Plot externals				£157,921	£168 /m2	13.17%
Hardstanding/footpaths to plots	314	m2	£39.05	£12,275		
Drive parking	213	m2	£39.05	£8,313		Assumed specification to match footpaths
Gridforce surfacing		Excl	£90.00	£0		
New pin kerb including foundation	640	m	£25	£16,000		
Foul drainage run	152	m	£100.00	£15,231		
Surface water drainage run	178	m	£100.00	£17,799		
Drainage connection to mains	1	item	£1,000.00	£1,000		
Electrical - on-site distribution / mains - Infrastructure primary routes only	160	m	£75	£11,979		
Gas - on-site distribution / mains - Infrastructure primary routes only	160	m	£75	£11,979		
Water - on-site mains - primary highway only	160	m	£75	£11,979		
BT - on site distribution	160	m	£75	£11,979		
Allowance for incoming services	11	nr	£1,000	£11,000		
Topsoil	374	m3	£10	£3,737		Assumed 300 mm thick
Seeding	1,246	m2	£0.48	£598		
1200 high fencing	302	m	£76	£22,952		
1800 high fencing		Excl	£100	£0		
Garden gates	11	nr	£100	£1,100		
1500 high walls		Excl	£300	£0		
900 high walls		Excl	£200	£0		
Sheds		Excl	£500	£0		
Bin stores		Excl	£500	£0		
2 Site wide externals				£248,845	£265 /m2	20.75%

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Section 3 - Thornhill, Glaisdale Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2 (residual m2)	% add to £1,275/m ²	Comments
Works to immediate site wide externals				£248,845	£265 /m2	20.75%	
				£0			
General site clearance	3,615	m2	£1.85	£6,686			Assumed to area of houses, excludes road as existing
Disposal off site	542	m3	£23	£12,471			Assumed greenfield site
Allowance for reduced level dig	1,084	m3	£4.88	£5,292			Assumed 300mm thick
Disposal off site	1,084	m3	£23	£24,941			Assumed greenfield site
Allowance for cut & fill, site levels etc	3,615	m2	£3	£10,844			
New footway works 150mm type 1, 60mm dense binder, 30mm wearing course	209	m2	£39.05	£8,178			
Vistor parking	-	Excl	£39.05	£0			Assumed specification to match footpaths
New kerb including foundation	113	m	£31	£3,498			
New pin kerb including foundation	113	m	£25	£2,825			
Sub-base type 1	87	m3	£30.00	£2,597			
DBM Base	433	m2	£28.29	£12,243			
DBM Binder Course	433	m2	£12.76	£5,522			
Tack Coat	433	m2	£0.48	£206			
Regulation prior to w/course	433	m2	£2.79	£1,208			
Wearing Course	433	m2	£14.04	£6,076			
Tie in to existing carriageway	15	m	£30.00	£450			
Additional sub-base - 150mm	2	m3	£30.00	£50			
e/o block paving (traffic calming)	11	m2	£14.10	£155			
Foul drainage run	152	m	£200.00	£30,462			
Surface water drainage run	178	m	£200.00	£35,598			
Electrical - on-site distribution / mains - Infrastructure primary routes only	83	m	£190	£15,751			
Gas - on-site distribution / mains - Infrastructure primary routes only	83	m	£90	£7,461			
Water - on-site mains - primary highway only	83	m	£90	£7,461			
BT - on site distribution	83	m	£90	£7,461			
Road lighting columns + connection	say 4	no	£1,170.00	£4,680			
Cabling and ducting to Streetlights	say 83	m	£32.00	£2,653			
Combined service trenches	say 83	m	£90.00	£7,461			
Draw pit chambers	say 3	no	£350.00	£1,050			

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Section 3 - Thornhill, Glaisdale Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2 (resigifa m2)	% add to £1,275/m ²	Comments
Boundary fence/hedging	226	m	£100.00	£22,627			
Topsoil	38	m3	£10	£378			Assumed 300 mm thick
Seeding	126	m2	£0.48	£60			
Allowance for trees	1	item	£1,000.00	£1,000			
Kissing gate		Excl	£500.00	£0			
Farmers gate	1	item	£500.00	£500			
Signage	1	item	£1,000	£1,000			
Dry stone walling		Excl					Assumed dry stone walling to High Street existing

Section 3 - Danby Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/ m2(resi gifa m2)	% add to £1,275/m ²	Comments
Overall site area	2,189	m2					
Number of plots	6	nr					
Plot externals area	1,704	m2					
Assumed site GIFA	522	m2					
Assumed GIFA per unit	87	m2					
1 Plot externals				£76,169	£146 /m2	11.44%	
Hardstanding/footpaths to plots	213	m2	£39.05	£8,316			
Drive parking	125	m2	£39.05	£4,869			
New pin kerb including foundation	445	m	£25	£11,125			Assumed specification to match footpaths
Foul drainage run	60	m	£100.00	£6,000			
Surface water drainage run	120	m	£100.00	£12,000			
Electrical - on-site distribution / mains - Infrastructure primary routes only	60	m	£75	£4,500			
Gas - on-site distribution / mains - Infrastructure primary routes only	60	m	£75	£4,500			
Water - on-site mains - primary highway only	60	m	£75	£4,500			
BT - on site distribution	60	m	£75	£4,500			
Allowance for incoming services	6	nr	£1,000	£6,000			
Topsoil	199	m3	£10	£1,987			Assumed 300 mm thick
Seeding	662	m2	£0.48	£318			
Boundary fence	99	m	£76	£7,554			

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Section 3 - Danby Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2 (resigifa m2)	% add to £1,275/m ²	Comments
2 Site wide externals				£200,521	£384 /m2	30.11%	
Works to immediate site wide externals				£99,818	£191 /m2	14.99%	
				£0			
General site clearance	1,704	m2	£1.85	£3,152			Assumed to area of houses, excludes road as existing
Disposal off site	256	m3	£25	£6,390			Assumed greenfield site
Allowance for reduced level dig	511	m3	£4.88	£2,495			Assumed 300mm thick
Disposal off site	511	m3	£25	£12,780			Assumed greenfield site
Allowance for cut & fill, site levels etc	1,704	m2	£3	£5,112			
New footway works 150mm type 1, 60mm dense binder, 30mm wearing course	63	m2	£39.05	£2,452			
Vistor parking	117	m2	£39.05	£4,578			Assumed specification to match footpaths
New kerb including foundation	79	m	£31	£2,430			
New pin kerb including foundation	79	m	£25	£1,963			
Sub-base type 1	44	m3	£30.00	£1,309			
DBM Base	218	m2	£28.29	£6,171			
DBM Binder Course	218	m2	£12.76	£2,784			
Tack Coat	218	m2	£0.48	£104			
Regulation prior to w/course	218	m2	£2.79	£609			
Wearing Course	218	m2	£14.04	£3,063			
Tie in to existing carriageway	15	m	£30.00	£450			
Foul drainage run	38	m	£200.00	£7,692			
Surface water drainage run	38	m	£200.00	£7,692			
Drainage connection to mains	1	item	£1,000.00	£1,000			
Electrical - on-site distribution / mains - Infrastructure primary routes only	38	m	£190	£7,307			
Gas - on-site distribution / mains - Infrastructure primary routes only	38	m	£90	£3,461			
Water - on-site mains - primary highway only	38	m	£90	£3,461			
BT - on site distribution	38	m	£90	£3,461			
Road lighting columns + connection	say 3	no	£1,170.00	£3,510			
Cabling and ducting to Streetlights	say 38	m	£32.00	£1,231			
Combined service trenches	say 38	m	£90.00	£3,461			

**North York Moors National Park
Selected Residential External Works Budget Estimate**

Section 3 - Danby Budget Estimate

Ref		Qty	Unit	Rate	T&T Total	£/m2 (resigifa m2)	% add to £1,275/m ²	Comments
	Draw pit chambers	say	2	no	£350.00			
	Signage	say	1	item	£1,000			
	Works to access road				£100,703	£193 /m2	15.12%	
	Allowance for planning off existing footpath/hardstanding surface	374	m2	£20.00	£7,474			Assumed 500mm thick
	Disposal off site	37	m3	£50	£1,868			Assumed no hazardous waste, 100 mm thick
	New footway works 150mm type 1, 60mm dense binder, 30mm wearing course	87	m2	£39.05	£3,398			Assumed existing sub base adequate
	New kerb including foundation	129	m	£31	£3,994			
	New pin kerb including foundation	65	m	£25	£1,613			
	Capping Layer	86	m3	£30.00	£2,580			
	Sub-base type 1	16	m3	£30.00	£485			
	DBM Base	287	m2	£28.29	£8,109			
	DBM Binder Course	287	m2	£12.76	£3,657			
	Tack Coat	287	m2	£0.48	£136			
	Regulation prior to w/course	287	m2	£2.79	£800			
	Wearing Course	287	m2	£14.04	£4,024			
	Additional sub-base - 150mm	1	m3	£30.00	£41			
	e/o block paving (traffic calming)	9	m2	£0.00	£0			
	Brick retaining wall	22	m	£200	£4,478			
	Allowance steps, balustrade etc		Excl	£1,000	£0			
	Foul drainage run	52	m	£216.00	£11,236			
	Surface water drainage run	52	m	£216.00	£11,236			
	Electrical - on-site distribution / mains - Infrastructure primary routes only	52	m	£190	£9,884			
	Gas - on-site distribution / mains - Infrastructure primary routes only	52	m	£90	£4,682			
	Water - on-site mains - primary highway only	52	m	£90	£4,682			
	BT - on site distribution	52	m	£90	£4,682			
	Road lighting columns + connection	say	3	no	£1,170.00			
	Cabling and ducting to Streetlights	say	52	m	£32.00	£1,665		
	Combined service trenches	say	52	m	£90.00	£4,682		
	Draw pit chambers	say	2	no	£350.00	£700		
	Signage	say	1	item	£1,000	£1,000		

**North York Moors National Park
Selected Residential External Works Budget Estimate**

Section 3 - Danby Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2 (residual m2)	% add to £1,275/m ²	Comments
Topsoil	8	m3	£10	£76			Assumed 300 mm thick
Seeding	25	m2	£0.48	£12			



Section 5 - Lythe Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2(resi gifa m2)	% add to £1,275/m ²	Comments
Overall site area	1,146	m2					
Number of plots	6	nr					
Assumed site GIFA	506	m2					
Assumed GIFA per unit	84	m2					

1 Plot externals				£51,692	£102 /m2	8.02%
Hardstanding/footpaths to plots	28	m2	£39.05	£1,101		
Drive parking	94	m2	£39.05	£3,662		Assumed specification to match footpaths
Gridforce surfacing		Excl	£90.00	£0		
New pin kerb including foundation	59	m	£25	£1,475		
Foul drainage run	40	m	£100.00	£4,000		
Surface water drainage run	80	m	£100.00	£8,000		
Drainage connection to mains	1	item	£1,000.00	£1,000		
Electrical - on-site distribution / mains - Infrastructure primary routes only	48	m	£75	£3,600		
Gas - on-site distribution / mains - Infrastructure primary routes only	48	m	£75	£3,600		
Water - on-site mains - primary highway only	48	m	£75	£3,600		
BT - on site distribution	48	m	£75	£3,600		
Allowance for incoming services	6	nr	£1,000	£6,000		
Topsoil	89	m3	£10	£891		Assumed 300 mm thick
Seeding	297	m2	£0.48	£143		
1200 high fencing	129	m	£76	£9,820		
1800 high fencing		Excl	£100	£0		
Garden gates	12	nr	£100	£1,200		
1500 high walls		Excl	£300	£0		
900 high walls		Excl	£200	£0		
Sheds		Excl	£500	£0		
Bin stores		Excl	£500	£0		

2 Site wide externals				£121,965	£241 /m2	18.92%
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Section 5 - Lythe Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2 (resigifa m2)	% add to £1,275/m ²	Comments
Works to immediate site wide externals				£121,965	£241 /m2	18.92%	
				£0			
General site clearance	1,146	m2	£1.85	£2,120			Assumed to area of houses, excludes road as existing
Disposal off site	172	m3	£50	£8,594			Assumed non hazardous waste, 150 mm thick
Allowance for reduced level dig	344	m3	£4.88	£1,678			Assumed 300mm thick
Disposal off site	344	m3	£50	£17,188			Assumed no hazardous waste
Allowance for cut & fill, site levels etc	1,146	m2	£3	£3,438			
New footway works 150mm type 1, 60mm dense binder, 30mm wearing course	63	m2	£39.05	£2,477			
Vistor parking		Excl	£39.05	£0			Assumed specification to match footpaths
New kerb including foundation	116	m	£31	£3,591			
New pin kerb including foundation	132	m	£25	£3,300			
Sub-base type 1	49	m3	£30.00	£1,465			
DBM Base	244	m2	£28.29	£6,904			
DBM Binder Course	244	m2	£12.76	£3,114			
Tack Coat	244	m2	£0.48	£116			
Regulation prior to w/course	244	m2	£2.79	£681			
Wearing Course	244	m2	£14.04	£3,426			
Tie in to existing carriageway	15	m	£30.00	£450			
Additional sub-base - 150mm	1	m3	£30.00	£23			
e/o block paving (traffic calming)	5	m2	£14.10	£71			
Foul drainage run	say 48	m	£200.00	£9,564			
Surface water drainage run	say 48	m	£200.00	£9,564			
Electrical - on-site distribution / mains - Infrastructure primary routes only	say 48	m	£190	£9,086			
Gas - on-site distribution / mains - Infrastructure primary routes only	say 48	m	£90	£4,304			
Water - on-site mains - primary highway only	say 48	m	£90	£4,304			
BT - on site distribution	say 48	m	£90	£4,304			
Road lighting columns + connection	say 4	no	£1,170.00	£4,680			
Cabling and ducting to Streetlights	say 48	m	£32.00	£1,530			
Combined service trenches	say 48	m	£90.00	£4,304			
Draw pit chambers	say 3	no	£350.00	£1,050			

Section 5 - Lythe Budget Estimate

Ref	Qty	Unit	Rate	T&T Total	£/m2 (residual gifa m2)	% add to £1,275/m ²	Comments
Boundary fence/hedging	67	m	£100.00	£6,678			
Topsoil	40	m ³	£10	£399			Assumed 300 mm thick
Seeding	133	m ²	£0.48	£64			
Allowance for trees	1	item	£1,000.00	£1,000			
Bin store	1	item	£1,500.00	£1,500			
Farmers gate		Excl	£500.00	£0			
Signage	say 1	item	£1,000	£1,000			



**North York Moors National Park
Selected Residential External Works Budget Estimate**



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