

STAG BREWERY IMPACT OF REDUCTION IN BASEMENT ON SCHEME VIABILITY

In its Stage One report dated 22 June 2022, the GLA raised concerns in regard to the impact of the scale of basement in the Stag Brewery development on scheme viability. Paragraph 60 notes that the cost of the basement is circa £66.9 million, but the direct value generated by car parking equates to £20.4 million. Paragraph 61 asserts that *'the design decision to incorporate such a large basement within the scheme has a substantial impact on the overall viability of the scheme'*. The GLA goes on to suggest later in the same paragraph that *"the applicant should be required to demonstrate that the provision of the basement in this instance has not come at the cost of affordable housing provision within the scheme"*.

In the same paragraph, the GLA observe that the capital cost of the cinema (£6.9 million including fit out) is higher than the income (£4.1 million). Although the cinema revenue may not cover all of its construction costs, the cinema will add value by supporting footfall to the retail and helping to create the town centre that is required by the Council's planning brief. If the cinema were removed, there would be an impact on achievable rents for the retail units and private sales values.

It is important to note that the Site is located within Flood Risk Zone 3 and as a consequence is required to provide flood mitigation, of which the basement forms a significant part.

The Development is also located in an area with a Public Transport Accessibility Level of 2 (where 0 is the lowest and 6b is the highest level of accessibility) and therefore a relatively high ratio of car parking will be required to ensure the units are marketable. The proposed development could never feasibly be provided as a car free development and public realm considerations, alongside flood risk mitigation requirements, mean that at least some basement car parking will be required.

On the previous scheme determined by the Mayor, GLA officers considered that 478 parking spaces (400 for residential and 78 for commercial use) would be acceptable, equating to a ratio of 0.32 spaces per unit (excluding the commercial). Squire & Partners have modelled a reduction in the 2022 scheme from 400 to 337 residential spaces, equivalent to the same ratio of 0.32 spaces per unit and a reduction from 78 to 71 commercial spaces (see Appendix 1). Gardiner & Theobald have advised that the reduction in cost arising from this reduced scale of the East basement would amount to £3.97 million (see Appendix 2).

Table 1: Car parking provision in current and previous application

	2020 scheme	2022 scheme – basement as submitted	2022 scheme following revision to basement	Change
Residential spaces	400	400	337	-63
Residential units (See Note 1)	1,243	1,048	1,048	
Ratio of spaces to units	0.32	0.38	0.32	
Total commercial GIFA	13,926	12,623	12,623	
Commercial parking spaces	78	78	71	-7
Parking per 100 square metres	0.56	0.62	0.56	
Total spaces	478	478	408	-70

(Note 1: excludes town houses which have surface car parking spaces)

Although there is a cost saving arising from reducing the scale of the basement, it is also necessary to reflect the reduction in income. In the March 2022 Financial Viability Assessment ('FVA'), we assumed that each of the residential car parking spaces would be sold for £50,000 per space. The



reduction in basement car parking modelled by Squire & Partners will result in a reduction from 408 to 337 spaces, and a consequent loss of income equating to £3.15 million (i.e. 63 spaces x £50,000 per space).

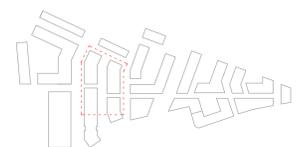
The net impact of reducing the basement car park is therefore a **net improvement of** circa £0.82 million (plus fees and finance). However, this does not reflect any consequential impacts arising from reductions in sales values or extended sales periods resulting from the reduction in car parking provision. These negative impacts are likely to exceed the net cost saving of £0.82 million.

BNP Paribas Real Estate
29 July 2022

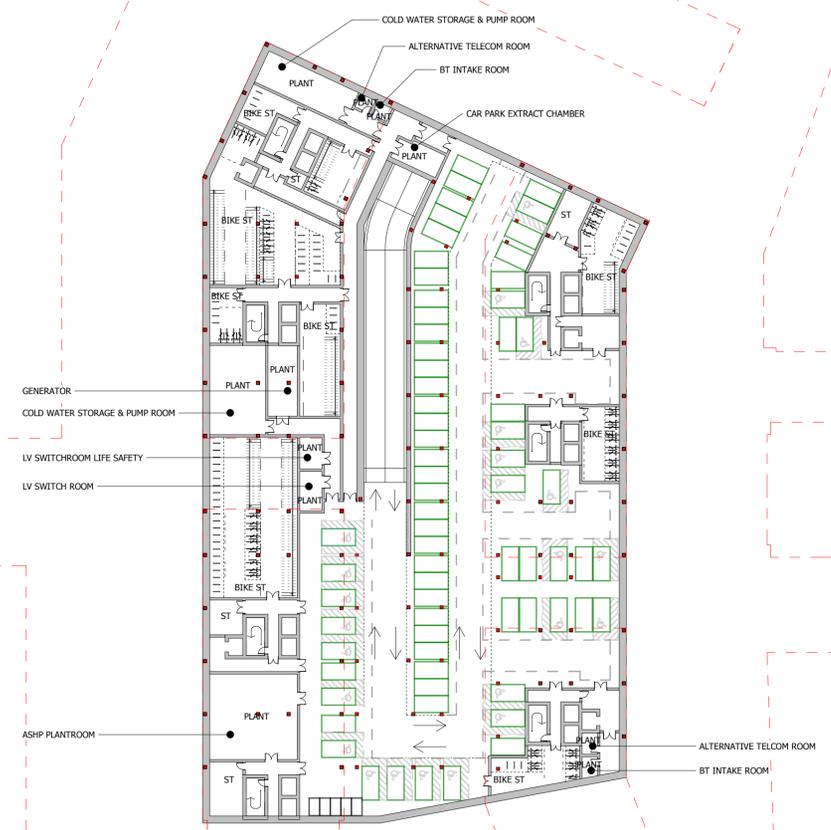


APPENDIX 1: SQUIRE AND PARTNERS REVISED BASEMENT

NOTES:
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- KEY**
- 70 Residential Spaces
 - 5 Motorbike Spaces
 - 649 Cycle Spaces



Revision description	Date	Check	Rev
FOR INFORMATION	22/07/22	RKB	G
LBURT 2 APPLICATION AMENDMENTS	21/07/22	BJ	F
LBURT 2 APPLICATION	04/02/22	BJ	E
DRAFT FINAL HYBRID SUBMISSION	19/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

SQUIRE & PARTNERS

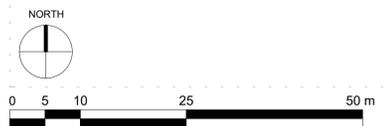
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Project
Stag Brewery
 Richmond

Drawing
PROPOSED DEVELOPMENT AREA 02
BASEMENT PLAN

Drawn	Date	Scale
RKL	06/09/19	1:500 @ A1 1:1000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_B1_001	G





APPENDIX 2: GARDINER & THEOBALD COST REVISIONS

Stag Brewery

2022 Scheme Planning Cost Estimate - East Basement (4Q 17 prices) - REDUCED EXTENT

Phase A

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £
Basement					
1	Basement Perimeter Walls				1,279,009
2	Basement Slabs				7,037,327
3	Shear Walls and Columns				493,424
4	Ground Floor Slab				2,571,494
5	Internal Walls and Doors				283,531
6	Internal Finishes and Fittings				963,273
7	Mechanical and Electrical Installations				1,592,110
8	Sub Total				14,220,167
9	Main Contractor Preliminaries		%	16.00	2,275,227
10	Main Contractor OH&P		%	5.00	824,770
11	Total				17,320,164
					17,320,000

Uplift to 4Q 21 prices **18,540,000**

GIA (m2) 7,056

GIA (sq ft) 75,945

Basement Perimeter Walls					
1	Sheet Piling				
2	Sheet piling to basement perimeter, assumed 16m deep, 450mm overall thick sheet piles, fully welded, painted to interior face	4,448	m ²	250.00	1,112,000
3	E.O. for 200 x 200 x 18 RSA angle to tie into raft slab (54.3kg/m)	15	tn	2,500.00	37,739
4	E.O. for 150 x 150 x 10 RSA angles to top of sheet piles, both sides (23kg/m)	13	tn	2,500.00	31,970
5	Capping Beam				
6	Allowance for capping beam to basement perimeter, details TBC	278	m	350.00	97,300
7	Lining Walls - None detailed on WSL markup				
8	Perimeter in situ concrete lining walls as per WSL markup, 350mm thick as per WSL info, 3.7m high - None shown on markup		m ³	210.00	
9	Reinforcement to above, 250kg/m ³ as advised by WSL		tn	1,250.00	
10	Formwork to above, one side		m ²	75.00	
11	Waterproofing				
12	Waterproofing to walls, cavity drain, block wall etc - advised not required		Excl		
					1,279,009

Basement Slabs					
1	Excavation and Disposal				
2	Excavation for main basement area, assumed 5.0m deep from average existing site level of 6m	35,278	m ³	5.00	176,388
3	Disposal of above - assumed non hazardous	35,278	m ³	50.00	1,763,876
4	E.O. allowance for contamination (15%)	5,292	m ³	75.00	396,872
5	E.O. allowance for obstructions (15%)	5,292	m ³	100.00	529,163
6	Allowance for ground water removal/management as per requirement set out in Watermans environmental statement (Demo, Refurb and Construction)	1	Item	40,000.00	40,000
7	Raft Slab				
8	Build up to raft slab, hardcore, blinding etc, assumed 350mm thick	2,469	m ³	160.00	395,108
9	Raft, 1000mm thick as per WSL info - assumed waterproof concrete	7,056	m ³	225.00	1,587,489
10	Reinforcement to above, 190kg/m ³ as per WSL info	1,341	tn	1,250.00	1,675,682
11	In situ concrete to form upstand / channel to perimeter of basement; 450mm high by 150mm wide as advised by WSL	19	m ³	210.00	3,941
12	Reinforcement to above, assumed 150kg/m ³	3	tn	1,250.00	3,518
13	Formwork to concrete upstands	250	m ²	70.00	17,514

Stag Brewery

2022 Scheme Planning Cost Estimate - East Basement (4Q 17 prices) - REDUCED EXTENT

Phase A

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £
14	E.O. for lowered areas for tanks etc - scope TBC	1	Item	50,000.00	50,000
15	E.O. for forming lift pits	9	nr	5,000.00	45,000
16	Allowance for DPM and insulation to slab	7,056	m ²	25.00	176,388
17	Allowance for underslab drainage	7,056	m ²	25.00	176,388
18	Waterproofing				
19	Waterproofing to slab - second layer of defence - advised as not required		Excl		
					7,037,327
	Shear Walls and Columns				
1	Columns				
2	In situ concrete columns to basement, 450mm x 450mm, 3.7m high, assumed 236nr	119	m ³	210.00	25,017
3	Reinforcement to concrete columns, 295kg/m3 as advised by WSL	35	tn	1,250.00	43,929
4	Formwork to 450mm x 450mm concrete columns, basic finish	1,059	m ²	75.00	79,421
5	In situ concrete columns to basement, 700mm x 300mm, 3.7m high, assumed 10nr	20	m ³	210.00	4,242
6	Reinforcement to concrete columns, 295kg/m3 as advised by WSL	6	tn	1,250.00	7,449
7	Formwork to 700mm x 300mm concrete columns, basic finish	192	m ²	75.00	14,430
8	E.O. for column shear heads, 175kg/m2 - TBC	185	nr	100.00	18,500
9	Shear Walls				
10	In situ concrete core walls; 250mm thick as advised by WSL	172	m ³	210.00	36,198
11	Reinforcement to core walls; 220kg/m3 as advised by WSL	38	tn	1,250.00	47,403
12	Formwork to core walls; both sides, basic finish	1,379	m ²	75.00	103,424
13	Ramp Walls				
14	In situ concrete walls; assumed 250mm thick	105	m ³	210.00	21,950
15	Reinforcement to walls; assumed 220kg/m3	23	tn	1,250.00	28,744
16	Formwork to walls; both sides, basic finish	836	m ²	75.00	62,715
					493,424
	Ground Floor Slab				
1	500mm thick ground floor slab to external landscaped areas				
2	In situ concrete to ground floor slab above basement to external landscaped areas/roads, 500mm thick as per WSL info	2,143	m ³	200.00	428,500
3	Reinforcement to above, 220kg/m3 as per WSL info	471	tn	1,250.00	589,188
4	Formwork to soffit, basic finish	4,285	m ²	70.00	299,950
5	Formwork to sides	253	m ²	70.00	17,710
6	250mm thick ground floor slab to residential areas				
7	In situ concrete to ground floor slab to Block 2 and 3 residential uses, 250mm thick as per WSL info	416	m ³	200.00	83,115
8	Reinforcement to above, 260kg/m3 as per WSL info	108	tn	1,250.00	135,062
9	Formwork to soffit, basic finish	1,662	m ²	70.00	116,361
10	300mm thick ground floor slab to retail areas				
11	In situ concrete to ground floor slab to Block 2 retail use, 300mm thick as per WSL info	332	m ³	200.00	66,492
12	Reinforcement to above, 220kg/m3 as per WSL info	73	tn	1,250.00	91,427
13	Formwork to soffit, basic finish	1,108	m ²	70.00	77,574
14	Steps to ground floor slab				
15	In situ concrete to steps in ground floor slab for changes in levels between residential and retail uses, assumed 1.5m high and 500mm thick	93	m ³	200.00	18,600
16	Reinforcement to above, assumed 260kg/m3	24	tn	1,250.00	30,000
17	Formwork to steps in ground floor slab; both sides	372	m ²	70.00	26,040
18	In situ concrete to steps in ground floor slab for changes in levels between residential use and landscaped podium, assumed 1.6m high and 500mm thick	218	m ³	200.00	43,600

Stag Brewery

2022 Scheme Planning Cost Estimate - East Basement (4Q 17 prices) - REDUCED EXTENT

Phase A

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £
19	Reinforcement to above, assumed 260kg/m3	57	tn	1,250.00	71,250
20	Formwork to steps in ground floor slab; both sides	874	m ²	70.00	61,180
21	In situ concrete to steps in ground floor slab for changes in levels between retail use and landscaped podium, assumed 0.95m high and 500mm thick	52	m ³	200.00	10,400
22	Reinforcement to above, assumed 260kg/m3	14	tn	1,250.00	17,500
23	Formwork to steps in ground floor slab; both sides	209	m ²	70.00	14,630
24	Transfer Beams				
25	In situ concrete to transfer beams; 1000mm deep x 500mm wide as advised by WSL	105	m ³	210.00	22,050
26	Reinforcement to the above; 150kg/m3 as advised by WSL	16	tn	1,250.00	20,000
27	Formwork to transfer beams	527	m ²	75.00	39,525
28	E.O. for beams / transfer structures yet to be detailed - scope TBC - assumed limited	1	Item	50,000.00	50,000
29	Basement Perimeter Detail - 3 (As advised by WSL)				
30	In situ concrete to transfer beam; assumed 600mm deep x 500mm wide	1	m ³	210.00	210
31	Reinforcement to the above; assumed 150kg/m3	1	tn	1,250.00	1,250
32	Formwork to transfer beams	4	m ²	75.00	300
33	Tree Pits				
34	Allowance for forming tree pits within ground floor slab - Size and quantity to be confirmed	1	Item	75,000.00	75,000
35	Ramp				
36	In situ concrete to ramp, 350mm thick as advised by WSL	181	m ³	210.00	38,073
37	Reinforcement to above, 215kg/m3 as advised by WSL	39	tn	1,250.00	48,724
38	Formwork to above	518	m ²	75.00	38,850
39	Formwork to sides	79	m ²	75.00	5,933
40	Movement Joint				
41	Allowance for movement joint in Phase A ground floor slab to suit phasing	66	m	500.00	33,000
					2,571,494
	Internal Walls and Doors				
1	Internal Walls				
2	Internal blockwork walls to basement, assumed 140mm thick, 3.7m high	1,420	m ²	110.00	156,247
3	Allowance for enhanced fire / acoustic requirements to plant areas e.g. energy centre - assumed 20% of total wall area	284	m ²	100.00	28,409
4	Allowance for other walls yet to be reflected on plan -10%	142	m ²	110.00	15,625
5	Internal Doors				
6	Allowance for single leaf internal doors to basement areas	8	nr	1,750.00	14,000
7	Allowance for double leaf internal doors to basement areas	24	nr	2,000.00	48,000
8	Allowance for riser doors to basement areas - assumed quantity	20	nr	800.00	16,000
9	E.O. allowance for fire / acoustic requirements to plant rooms - assumed 40% of doors	21	nr	250.00	5,250
					283,531
	Internal Finishes and Fittings				
1	Wall Finishes				
2	Allowance for emulsion paint to internal blockwork walls	2,841	m ²	15.00	42,613
3	Allowance for drylining and emulsion paint to concrete shear walls (one side only)	689	m ²	65.00	44,817
4	Allowance for paint to concrete columns	1,251	m ²	15.00	18,770
5	E.O. allowance for tanking to plant rooms etc	1	Item	25,000.00	25,000
6	E.O. for enhanced finishes to building cores	4	nr	5,000.00	20,000
7	Floor Finishes				
8	Allowance for screed to basement areas	7,056	m ²	35.00	246,943
9	Allowance for floor finishes to basement areas, assumed	7,056	m ²	25.00	176,388

Stag Brewery

2022 Scheme Planning Cost Estimate - East Basement (4Q 17 prices) - REDUCED EXTENT

Phase A

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £
	epoxy paint generally				
10	E.O. allowance for tanking to plant rooms etc	1	Item	25,000.00	25,000
11	E.O. for enhanced finishes to building cores	4	nr	5,000.00	20,000
12	Allowance for white lining to car park /motorbike spaces and associated circulation zones etc	140	Spaces	150.00	21,000
13	Ceiling Finishes				
14	Allowance for ceiling finish to basement areas, assumed paint to concrete soffits generally	7,056	m ²	10.00	70,555
15	E.O. for enhanced finishes to building cores	4	nr	5,000.00	20,000
16	Fixed Fittings				
17	Allowance for signage	7,056	m ²	5.00	35,278
18	Allowance for residential bike racks, assumed 2nr spaces per apartment (Buildings 2, 3 and 4)	372	nr	150.00	55,800
19	Allowance for commercial bike racks, assumed 1nr bike rack per 1,000sq ft GIA (see Phase B and C basement)	0	nr	150.00	0
20	Allowance for showers to commercial bike storage only, assumed 1 shower per 15nr bike spaces (see Phase B and C basement)	0	nr	7,500.00	0
21	Allowance for lockers to commercial bike storage area only (see Phase B and C basement)	0	nr	175.00	0
22	Allowance for other fixed fittings - scope TBC	7,056	m ²	20.00	<u>141,110</u>
					<u>963,273</u>
	Mechanical and Electrical Installations				
1	MEP - Car Park				
2	Allowance for MEP installations to car parking areas	5,030	m ²	125.00	628,688
3	MEP - Other Areas				
4	Allowance for MEP installations to other areas	2,026	m ²	425.00	861,050
5	Allowance for car chargers - Say 20% of car parking spaces	28	nr	2,000.00	56,000
6	BWIC		%	3.00	<u>46,372</u>
					<u>1,592,110</u>

Notes

Costs updated in line with S&P Proposed Development Area 01 Basement Plan 18125_C645_Z1_P_B1_001 Rev G as issued to G&T 22.07.22

Stag Brewery

2022 Scheme Planning Cost Estimate - East Basement (4Q 17 prices) - REDUCED EXTENT

Phase B and C

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £
14	E.O. for lowered areas for tanks etc - scope TBC	1	Item	80,000.00	80,000.00
15	E.O. for forming lift pits	18	nr	5,000.00	90,000.00
16	Allowance for DPM and insulation to slab	10,704	m ²	25.00	267,600.00
17	Allowance for underslab drainage	10,704	m ²	25.00	267,600.00
18	Waterproofing				
19	Waterproofing to slab - second layer of defence - advised as not required		Excl		
					<u>10,874,009.72</u>
	Shear Walls and Columns				
1	Columns				
2	In situ concrete columns to basement, 450mm x 450mm, 3.7m high, assumed 354nr	182	m ³	210.00	38,249.96
3	Reinforcement to concrete columns, 295kg/m3 as advised by WSL	54	tn	1,250.00	67,165.11
4	Formwork to 450mm x 450mm concrete columns, basic finish	1,472	m ²	75.00	110,389.50
5	In situ concrete columns to basement, 700mm x 300mm, 3.7m high, assumed 30nr	23	m ³	210.00	4,895.10
6	Reinforcement to concrete columns, 295kg/m3 as advised by WSL	7	tn	1,250.00	8,595.56
7	Formwork to 700mm x 300mm concrete columns, basic finish	222	m ²	75.00	16,650.00
8	E.O. for column shear heads, 175kg/m2 - TBC	251	nr	100.00	25,100.00
9	Shear Walls				
10	In situ concrete core walls; 250mm thick as advised by WSL	294	m ³	210.00	61,752.08
11	Reinforcement to core walls; 220kg/m3 as advised by WSL	65	tn	1,250.00	80,865.81
12	Formwork to core walls; both sides, basic finish	2,352	m ²	75.00	176,434.50
13	Ramp Walls				
14	In situ concrete walls; assumed 250mm thick	67	m ³	210.00	14,121.98
15	Reinforcement to walls; assumed 220kg/m3	15	tn	1,250.00	18,493.06
16	Formwork to walls; both sides, basic finish	538	m ²	75.00	40,348.50
					<u>663,061.16</u>
	Ground Floor Slab				
1	500mm thick ground floor slab to external landscaped areas				
2	In situ concrete to ground floor slab above basement to external landscaped areas/roads, 500mm thick as per WSL info	2,721	m ³	200.00	544,250.00
3	Reinforcement to above, 220kg/m3 as per WSL info	599	tn	1,250.00	748,343.75
4	Formwork to soffit, basic finish	5,443	m ²	70.00	380,975.00
5	Formwork to sides	392	m ²	70.00	27,440.00
6	250mm thick ground floor slab to residential areas				
7	In situ concrete to ground floor slab to Block 7, 8, 10, 11 and 12 residential uses, 250mm thick as per WSL info	592	m ³	200.00	118,383.75
8	Reinforcement to above, 260kg/m3 as per WSL info	154	tn	1,250.00	192,373.59
9	Formwork to soffit, basic finish	2,368	m ²	70.00	165,737.25
10	300mm thick ground floor slab to retail areas				
11	In situ concrete to ground floor slab to Block 5, 6, 7, 8, 10, 11 and 12 retail uses, 300mm thick as per WSL info	868	m ³	200.00	173,629.50
12	Reinforcement to above, 220kg/m3 as per WSL info	191	tn	1,250.00	238,740.56
13	Formwork to soffit, basic finish	2,894	m ²	70.00	202,567.75
14	Steps to ground floor slab				
15	In situ concrete to steps in ground floor slab for changes in levels between residential and retail uses, assumed 1.5m high and 500mm thick	236	m ³	200.00	47,110.80
16	Reinforcement to above, assumed 260kg/m3	61	tn	1,250.00	76,555.05
17	Formwork to steps in ground floor slab; both sides	943	m ²	70.00	66,019.03
18	In situ concrete to steps in ground floor slab for changes in levels between residential use and landscaped podium, assumed 1.6m high and 500mm thick	273	m ³	200.00	54,597.40

Stag Brewery

2022 Scheme Planning Cost Estimate - East Basement (4Q 17 prices) - REDUCED EXTENT

Phase B and C

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £
19	Reinforcement to above, assumed 260kg/m3	71	tn	1,250.00	88,720.78
20	Formwork to steps in ground floor slab; both sides	1,093	m ²	70.00	76,500.27
21	In situ concrete to steps in ground floor slab for changes in levels between retail use and landscaped podium, assumed 0.95m high and 500mm thick	196	m ³	200.00	39,259.00
22	Reinforcement to above, assumed 260kg/m3	51	tn	1,250.00	63,795.88
23	Formwork to steps in ground floor slab; both sides	784	m ²	70.00	54,898.69
24	Transfer Beams				
25	In situ concrete to transfer beams; 1000mm deep x 500mm wide as advised by WSL	257	m ³	210.00	53,876.13
26	Reinforcement to the above; 150kg/m3 as advised by WSL	38	tn	1,250.00	48,103.69
27	Formwork to transfer beams	1,283	m ²	75.00	96,207.38
28	E.O. for beams / transfer structures yet to be detailed - scope TBC - assumed limited	1	Item	50,000.00	50,000.00
29	Basement Perimeter Detail - 2 (As advised by WSL)				
30	In situ concrete to transfer beam; assumed 1000mm deep x 500mm wide	9	m ³	210.00	1,890.00
31	Reinforcement to the above; assumed 150kg/m3	1	tn	1,250.00	1,250.00
32	Formwork to transfer beams	47	m ²	75.00	3,525.00
33	Basement Perimeter Detail - 3 (As advised by WSL)				
34	In situ concrete to transfer beam; assumed 600mm deep x 500mm wide	24	m ³	210.00	5,040.00
35	Reinforcement to the above; assumed 150kg/m3	4	tn	1,250.00	5,000.00
36	Formwork to transfer beams	126	m ²	75.00	9,450.00
37	Basement Perimeter Detail - 4 (As advised by WSL)				
38	In situ concrete to transfer beam; assumed 1000mm deep x 500mm wide	12	m ³	210.00	2,520.00
39	Reinforcement to the above; assumed 150kg/m3	2	tn	1,250.00	2,500.00
40	Formwork to transfer beams	62	m ²	75.00	4,650.00
41	Basement Perimeter Detail - 5 (As advised by WSL - Captured in Residential Substructure Costs)				
42	In situ concrete to transfer beam; assumed 600mm deep x 500mm wide		m ³	210.00	
43	Reinforcement to the above; assumed 150kg/m3		tn	1,250.00	
44	Formwork to transfer beams		m ²	75.00	
45	Tree Pits				
46	Allowance for forming tree pits within ground floor slab - Size and quantity to be confirmed	1	Item	150,000.00	150,000.00
47	Ramp				
48	In situ concrete to ramp, 350mm thick as advised by WSL	159	m ³	210.00	33,442.50
49	Reinforcement to above, 215kg/m3 as advised by WSL	34	tn	1,250.00	42,798.44
50	Formwork to above	455	m ²	75.00	34,125.00
51	Formwork to sides	25	m ²	75.00	1,900.50
					<u>3,906,176.68</u>
	Internal Walls and Doors				
1	Internal Walls				
2	Internal blockwork walls to basement, assumed 140mm thick, 3.7m high	2,538	m ²	110.00	279,202.00
3	Allowance for enhanced fire / acoustic requirements to plant areas e.g. energy centre - assumed 20% of total wall area	508	m ²	100.00	50,764.00
4	Allowance for other walls yet to be reflected on plan -10%	254	m ²	110.00	27,920.20
5	Internal Doors				
6	Allowance for single leaf internal doors to basement areas	23	nr	1,750.00	40,250.00
7	Allowance for double leaf internal doors to basement areas	39	nr	2,000.00	78,000.00
8	Allowance for riser doors to basement areas - assumed quantity	27	nr	800.00	21,600.00
9	E.O. allowance for fire / acoustic requirements to plant	36	nr	250.00	9,000.00

Stag Brewery
 2022 Scheme Planning Cost Estimate - East Basement (4Q 17 prices) - REDUCED EXTENT
 Phase B and C

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £
	rooms - assumed 40% of doors				<u>506,736.20</u>
	Internal Finishes and Fittings				
1	Wall Finishes				
2	Allowance for emulsion paint to internal blockwork walls	5,076	m ²	15.00	76,146.00
3	Allowance for drylining and emulsion paint to concrete shear walls (one side only)	1,176	m ²	65.00	76,454.95
4	Allowance for paint to concrete columns	1,694	m ²	15.00	25,407.90
5	E.O. allowance for tanking to plant rooms etc	1	Item	35,000.00	35,000.00
6	E.O. for enhanced finishes to building cores	8	nr	5,000.00	40,000.00
7	Floor Finishes				
8	Allowance for screed to basement areas	10,704	m ²	35.00	374,640.00
9	Allowance for floor finishes to basement areas, assumed epoxy paint generally	10,704	m ²	25.00	267,600.00
10	E.O. allowance for tanking to plant rooms etc	1	Item	35,000.00	35,000.00
11	E.O. for enhanced finishes to building cores	8	nr	5,000.00	40,000.00
12	Allowance for white lining to car park /motorbike spaces and associated circulation zones etc	239	Spaces	150.00	35,850.00
13	Ceiling Finishes				
14	Allowance for ceiling finish to basement areas, assumed paint to concrete soffits generally	10,704	m ²	10.00	107,040.00
15	E.O. for enhanced finishes to building cores	8	nr	5,000.00	40,000.00
16	Fixed Fittings				
17	Allowance for signage	10,704	m ²	5.00	53,520.00
18	Allowance for residential bike racks, 2nr spaces per apartment	726	nr	150.00	108,900.00
19	Allowance for commercial bike racks, assumed 1nr bike rack per 1,000sq ft GIA	136	nr	150.00	20,400.00
20	Allowance for showers and WCs to commercial bike storage only, quantity as per S&P plan	8	nr	7,500.00	60,000.00
21	Allowance for lockers to commercial bike storage area only	136	nr	175.00	23,800.00
22	Allowance for other fixed fittings - scope TBC	10,704	m ²	20.00	214,080.00
					<u>1,633,838.85</u>
	Mechanical and Electrical Installations				
1	MEP - Car Park				
2	Allowance for MEP installations to car parking areas	8,069	m ²	125.00	1,008,625.00
3	MEP - Other Areas				
4	Allowance for MEP installations to other areas	2,635	m ²	425.00	1,119,875.00
5	Allowance for car chargers - Say 20% of car parking spaces	48	nr	2,000.00	95,600.00
6	BWIC		%	3.00	66,723.00
					<u>2,290,823.00</u>

Notes

Costs updated in line with S&P Proposed Development Area 01 Basement Plan 18125_C645_Z1_P_B1_001 Rev G as issued to G&T 22.07.22