



RIBBLE VALLEY
BOROUGH COUNCIL

7 JUN 2011

For office use only

Application No. 320110425 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr First name: Russell Surname: Milnes

Company name:

Street address: 245 Helmshore Road

Town/City: Haslingden

County: Lancashire

Country: England

Postcode: BB4 4DJ

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title: Mr First Name: Ivan Surname: Wilson

Company name: IWA Architects Ltd.

Street address: Waterloo Mill
Waterloo Road

Town/City: Clitheroe

County: Lancashire

Country: United Kingdom

Postcode: BB7 1LR

Telephone number: Country Code: National Number: Extension Number: 01200 423487

Mobile number:

Fax number:

Email address: admin@iwarchitects.co.uk

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter,
extend or demolish the listed building(s):

Proposed demolition of existing timber garage and stone outbuilding to provide improved vehicular access within the site parking spaces and new double garage for No 29 and two new single garages and private amenity / garden space for Nos 30 and 31.

Has the development or work(s) already started? ☐ Yes ☒ No

7. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: 29 Suffix:

House name: _____

Street address: CHURCH STREET

RIBCHESTER

Town/City: PRESTON

County: _____

Postcode:	PR3 3YE	
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Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 364975

Nothing:	435285
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5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mr	First name:	Adrian	Surname:	Dowd
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Reference: [REDACTED]

Date (DD/MM/YYYY):	02/02/2011	(Must be pre-application submission)
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Details of the pre-application advice received:

Site visit made on 2nd February by Adrian Dowd and subsequent pre-application submission and email correspondence in March but no comments received to date.

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Amenity spaces are being created for all three dwellings within which bins can be sited.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

There is sufficient space being created for the standard three recyclable bins for each of the three properties.

3. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

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Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes ☐ No

c) Demolition of a part of the listed building

☐ Yes ☒ No

Please describe the building or part of the building you are proposing to demolish:

Small detached stone outbuilding thought to date from 1830's described in tithe appointment notes for No. 31 Church Street with the tithe map of 1838 as warehouse outbuilding yard and croft.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

It is not economically viable to repair this structure for garaging. Also the structure is not large enough to replace the timber garage with a double garage for No. 29. The location of the stone outbuilding also prevents the formation of private amenity spaces for nos 30 and 31 where vehicular access is needed to provide access to garages and car parking spaces for all three dwellings. There is no street parking available on Church Street.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☐ Yes ☒ No

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	6	6
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Sandstone walls.

Description of *proposed* materials and finishes:

Proposed Garages block to have reused sandstone walls on access side and gable facing the properties and roughcast render on the garden side and garden gable.

Roof of Garages block to be natural blue/black welsh slates.

Access lane, extension of access lane and car parking areas to be gravel finish bonded to bitmac wearing course with stone edgings.

Roof covering- add description

Description of *existing* materials and finishes:

Stone slates to roof of stone outbuilding.

Description of *proposed* materials and finishes:

Proposed garages to have natural blue/black Welsh slates

Windows - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Proposed garage block to have stained softwood window frames, single glazed

14. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Proposed pedestrian access door: stained timber. Proposed garage up and over doors in pre-coated colour metal finish. Colour to be agreed with the planning officer.

Rainwater goods - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Colour coated metal gutters and downpipes.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

compacted hardcore access lane.

Description of *proposed* materials and finishes:

Proposed extension of access lane to be gravel bonded to bitmac or tarmac wearing course.

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

External bulkhead light fittings part concealed at eaves soffit level above each door to garages.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

OS Location Map

Topographical Survey in pdf file

1621/PR 007 Topo Survey and ground floor plan of no. 29

1621/PR 008 Proposed Site Plan

1621/PR 009 Proposed Garages Plan and Elevations

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

18. Existing Use

Please describe the current use of the site:

Presently uninhabited dwellings in need of substantial renovation with private residential garden area to No. 29 which is a listed building with shared access to rear for Nos 30 and 31.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Dwellings

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

00.12

hectares

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?



Yes



No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



The agent



The applicant



Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title:

Mr

First name:

Ivan

Surname:

Wilson

Person role:

Agent

Declaration date:

02/06/2011



Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.



(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:



If any part of the land is an agricultural holding of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:

Mr

First Name:

Russell

Surname:

Milnes

Person role:

Applicant

Declaration date:

02/06/2011



Declaration Made

30. Declaration

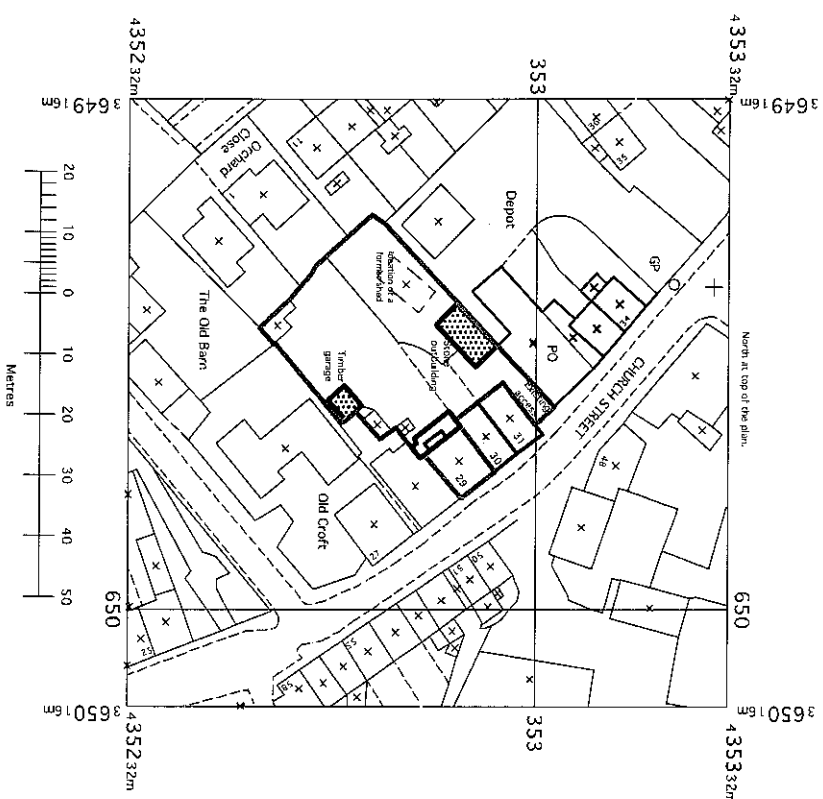
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

02/06/2011

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29 Church Street	
Ridgeway	
Site OS Location Plan	
Drawn by: 1621 P.10	Rev:
Date: Oct 09	Date: 11/10/04
IWA Architects	
100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 536-538, 540-542, 544-546, 548-550, 552-554, 556-558, 560-562, 564-566, 568-570, 572-574, 576-578, 580-582, 584-586, 588-590, 592-594, 596-598, 600-602, 604-606, 608-610, 612-614, 616-618, 620-622, 624-626, 628-630, 632-634, 636-638, 640-642, 644-646, 648-650, 652-654, 656-658, 660-662, 664-666, 668-670, 672-674, 676-678, 680-682, 684-686, 688-690, 692-694, 696-698, 700-702, 704-706, 708-710, 712-714, 716-718, 720-722, 724-726, 728-730, 732-734, 736-738, 740-742, 744-746, 748-750, 752-754, 756-758, 760-762, 764-766, 768-770, 772-774, 776-778, 780-782, 784-786, 788-790, 792-794, 796-798, 800-802, 804-806, 808-810, 812-814, 816-818, 820-822, 824-826, 828-830, 832-834, 836-838, 840-842, 844-846, 848-850, 852-854, 856-858, 860-862, 864-866, 868-870, 872-874, 876-878, 880-882, 884-886, 888-890, 892-894, 896-898, 900-902, 904-906, 908-910, 912-914, 916-918, 920-922, 924-926, 928-930, 932-934, 936-938, 940-942, 944-946, 948-950, 952-954, 956-958, 960-962, 964-966, 968-970, 972-974, 976-978, 980-982, 984-986, 988-990, 992-994, 996-998, 1000-1002, 1004-1006, 1008-1010, 1012-1014, 1016-1018, 1020-1022, 1024-1026, 1028-1030, 1032-1034, 1036-1038, 1040-1042, 1044-1046, 1048-1050, 1052-1054, 1056-1058, 1060-1062, 1064-1066, 1068-1070, 1072-1074, 1076-1078, 1080-1082, 1084-1086, 1088-1090, 1092-1094, 1096-1098, 1100-1102, 1104-1106, 1108-1110, 1112-1114, 1116-1118, 1120-1122, 1124-1126, 1128-1130, 1132-1134, 1136-1138, 1140-1142, 1144-1146, 1148-1150, 1152-1154, 1156-1158, 1160-1162, 1164-1166, 1168-1170, 1172-1174, 1176-1178, 1180-1182, 1184-1186, 1188-1190, 1192-1194, 1196-1198, 1200-1202, 1204-1206, 1208-1210, 1212-1214, 1216-1218, 1220-1222, 1224-1226, 1228-1230, 1232-1234, 1236-1238, 1240-1242, 1244-1246, 1248-1250, 1252-1254, 1256-1258, 1260-1262, 1264-1266, 1268-1270, 1272-1274, 1276-1278, 1280-1282, 1284-1286, 1288-1290, 1292-1294, 1296-1298, 1300-1302, 1304-1306, 1308-1310, 1312-1314, 1316-1318, 1320-1322, 1324-1326, 1328-1330, 1332-1334, 1336-1338, 1340-1342, 1344-1346, 1348-1350, 1352-1354, 1356-1358, 1360-1362, 1364-1366, 1368-1370, 1372-1374, 1376-1378, 1380-1382, 1384-1386, 1388-1390, 1392-1394, 1396-1398, 1400-1402, 1404-1406, 1408-1410, 1412-1414, 1416-1418, 1420-1422, 1424-1426, 1428-1430, 1432-1434, 1436-1438, 1440-1442, 1444-1446, 1448-1450, 1452-1454, 1456-1458, 1460-1462, 1464-1466, 1468-1470, 1472-1474, 1476-1478, 1480-1482, 1484-1486, 1488-1490, 1492-1494, 1496-1498, 1500-1502, 1504-1506, 1508-1510, 1512-1514, 1516-1518, 1520-1522, 1524-1526, 1528-1530, 1532-1534, 1536-1538, 1540-1542, 1544-1546, 1548-1550, 1552-1554, 1556-1558, 1560-1562, 1564-1566, 1568-1570, 1572-1574, 1576-1578, 1580-1582, 1584-1586, 1588-1590, 1592-1594, 1596-1598, 1600-1602, 1604-1606, 1608-1610, 1612-1614, 1616-1618, 1620-1622, 1624-1626, 1628-1630, 1632-1634, 1636-1638, 1640-1642, 1644-1646, 1648-1650, 1652-1654, 1656-1658, 1660-1662, 1664-1666, 1668-1670, 1672-1674, 1676-1678, 1680-1682, 1684-1686, 1688-1690, 1692-1694, 1696-1698, 1700-1702, 1704-1706, 1708-1710, 1712-1714, 1716-1718, 1720-1722, 1724-1726, 1728-1730, 1732-1734, 1736-1738, 1740-1742, 1744-1746, 1748-1750, 1752-1754, 1756-1758, 1760-1762, 1764-1766, 1768-1770, 1772-1774, 1776-1778, 1780-1782, 1784-1786, 1788-1790, 1792-1794, 1796-1798, 1800-1802, 1804-1806, 1808-1810, 1812-1814, 1816-1818, 1820-1822, 1824-1826, 1828-1830, 1832-1834, 1836-1838, 1840-1842, 1844-1846, 1848-1850, 1852-1854, 1856-1858, 1860-1862, 1864-1866, 1868-1870, 1872-1874, 1876-1878, 1880-1882, 1884-1886, 1888-1890, 1892-1894, 1896-1898, 1900-1902, 1904-1906, 1908-1910, 1912-1914, 1916-1918, 1920-1922, 1924-1926, 1928-1930, 1932-1934, 1936-1938, 1940-1942, 1944-1946, 1948-1950, 1952-1954, 1956-1958, 1960-1962, 1964-1966, 1968-1970, 1972-1974, 1976-1978, 1980-1982, 1984-1986, 1988-1990, 1992-1994, 1996-1998, 2000-2002, 2004-2006, 2008-2010, 2012-2014, 2016-2018, 2020-2022, 2024-2026, 2028-2030, 2032-2034, 2036-2038, 2040-2042, 2044-2046, 2048-2050, 2052-2054, 2056-2058, 2060-2062, 2064-2066, 2068-2070, 2072-2074, 2076-2078, 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320110425P

29 Church Street
Ribchester

Site OS Location Plan

Drwg. No.: 1621.P.10

Rev.: -

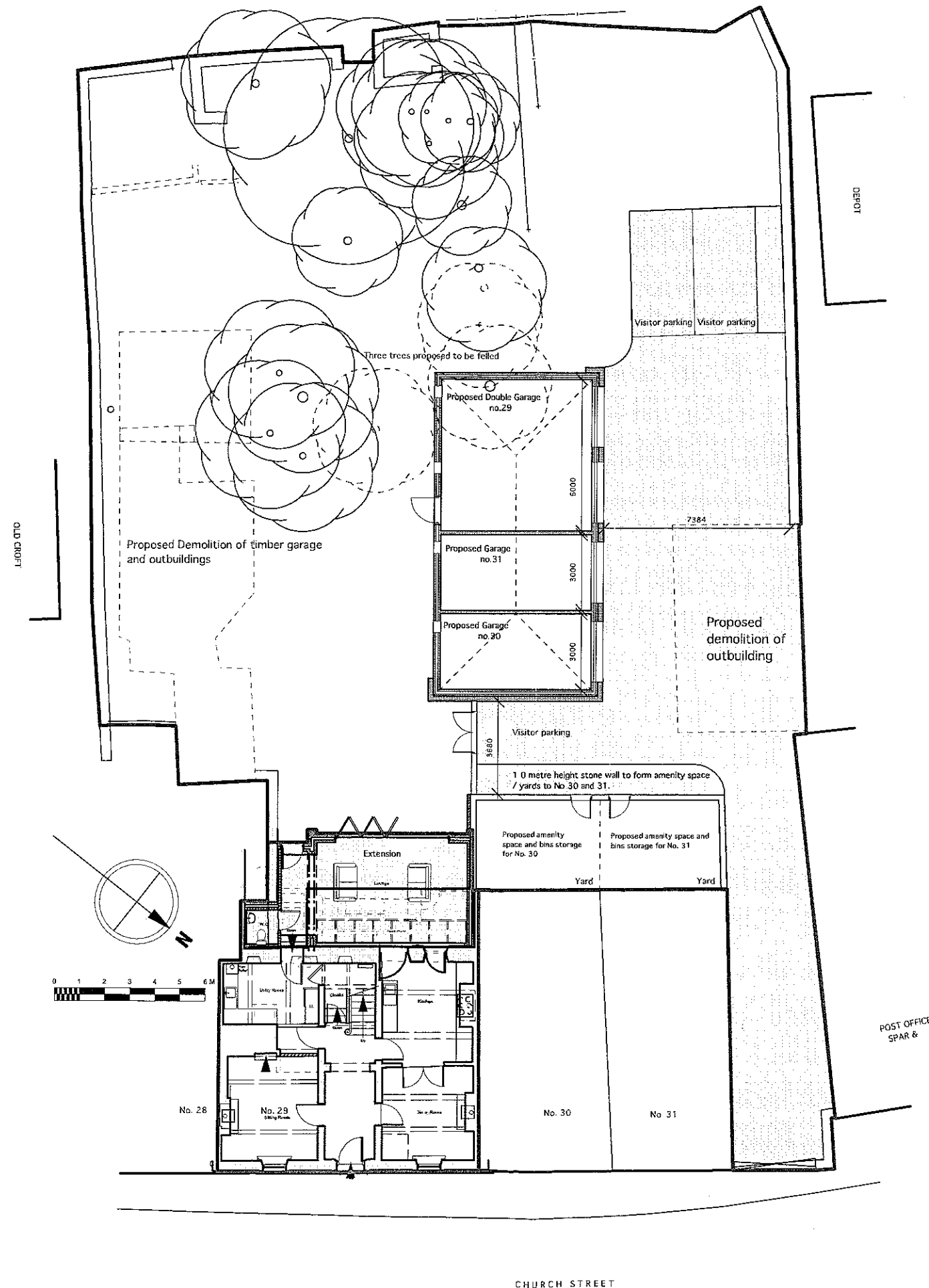
Date: Oct 09

Scale: 1:500@A3

IWA Architects

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BB7 1LR Tel: 01200 423487 Fax: 01200 458278

Email address: admin@iwarchitects.co.uk
Website address: www.iwarchitects.co.uk



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29 Church Street
Ribchester

Proposed Garages and
Site Layout

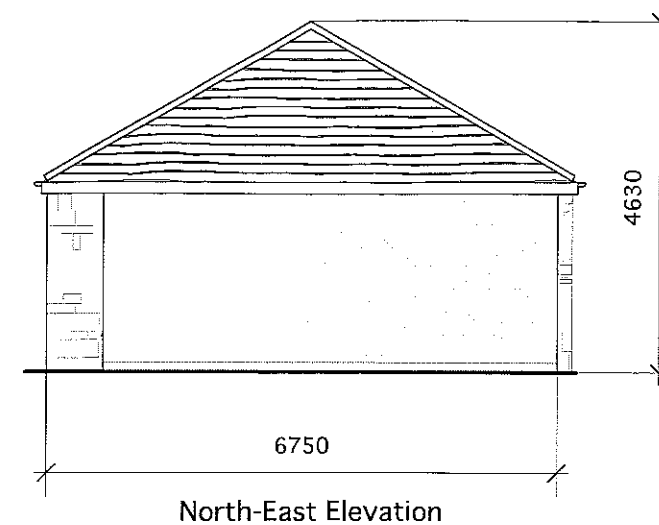
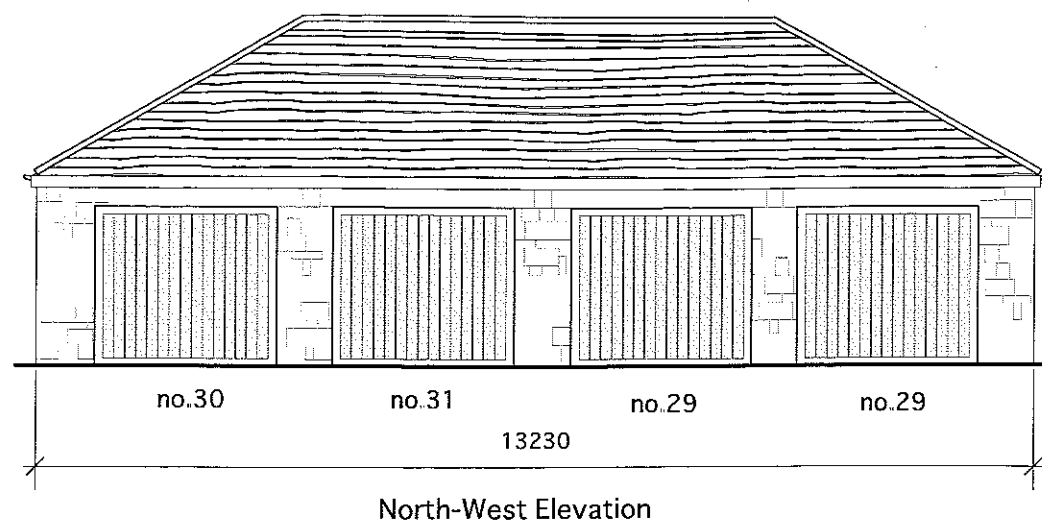
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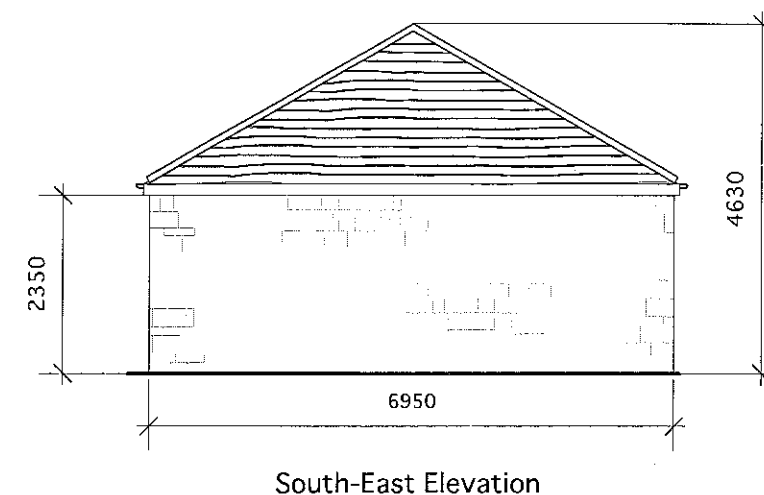
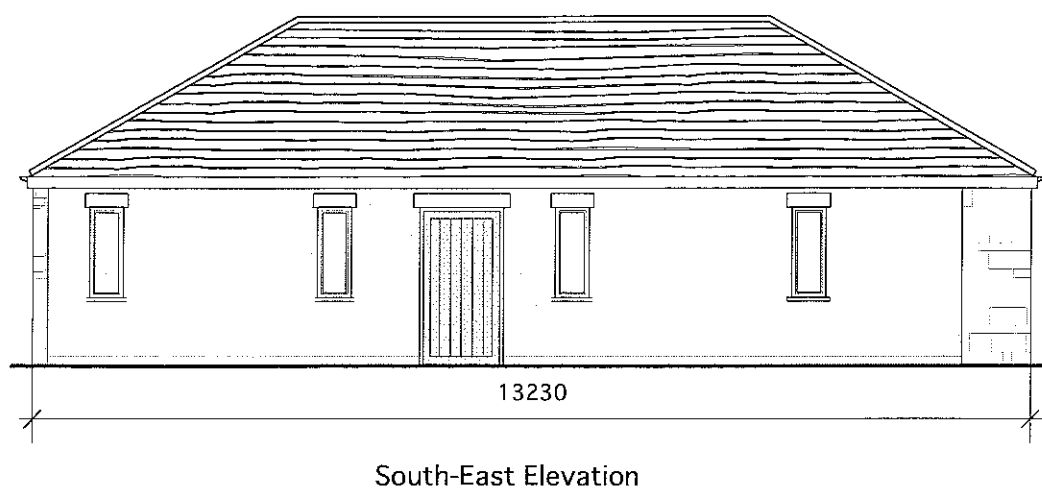
IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancs.
BB7 1LR. Tel: 01200 423487 Fax: 01200 458278

Email address: admin@iwaarchitects.co.uk
Website address: www.iwaarchitects.co.uk



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Proposed Garage Finishes

Materials:

Roof:

Natural slates

Walls:

Reused rubble stone facing tied back to block cavity walls to entrance and access sides facing the properties:

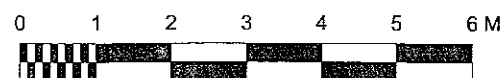
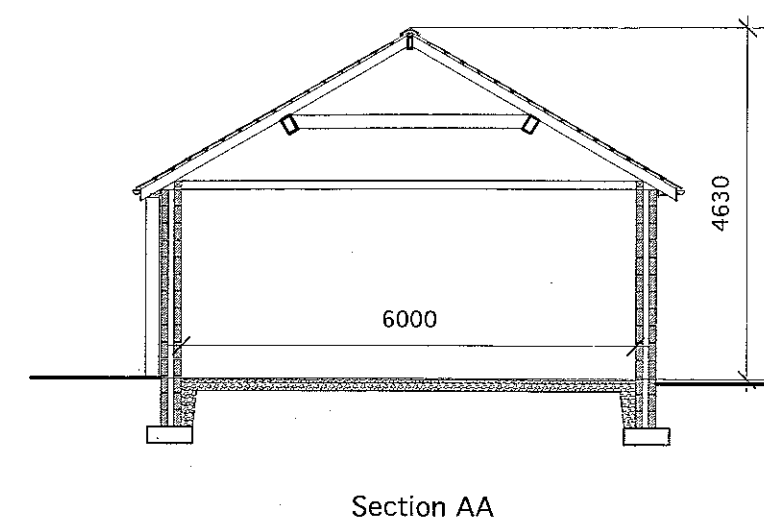
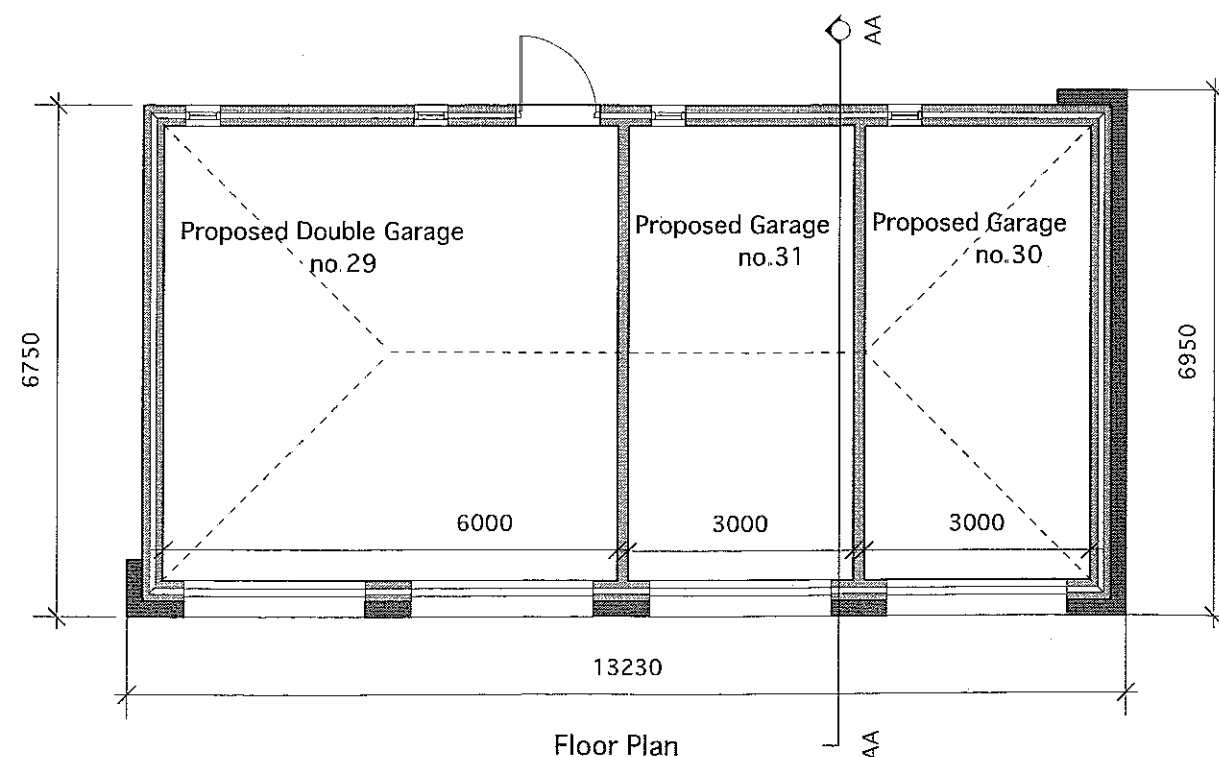
Rough cast rendered finish on block cavity walls facing rear of garden.

Garage doors:

Timber finish up and over doors. Access door and frame in treated and stained timber.

Windows:

Double glazed casement windows, frame in treated and stained timber.



29 Church Street
Ribchester

Proposed Plan, Elevations and
Section of Garages

Drwg. No.: 1621. PR.008 Rev :

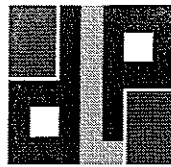
Date: 06/11

Scale: 1:200@A3

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DONALD LOMAX & PARTNERS LTD

Chartered Quantity Surveyors ■ Construction Cost Consultants

JPW/2264 IWA: 01

21 October 2010

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For the attention of Mr I Wilson

Dear Ivan

29 Church Street Ribchester

Further to our meeting yesterday morning to assess the site and existing building please find attached copy of my Budget Cost Estimate for the Repair & Renovation of the Existing Outbuilding.

As requested I would propose a guide cost in the order of £700 - £900/m² for the new build garages as delineated on drawing 1621.PR.008. This guide does very much depend upon planning requirements and the client's own specification.

If you require any further assistance please contact me.

Yours sincerely

J P Winkley



Registered in England No 5412457
Registered Office: 167 London Road Leicester LE2 1EG



■ Director **Richard Lomax** MRICS
Associate **John Winkley** MRICS
Associate **Peter Ashurst** MRICS

320110425 P

**REPAIR & RENOVATION
OF
EXISTING OUTBUILDING
AT
29 CHURCH STREET RIBCHESTER
FOR
MR RUSSELL MILNES**

BUDGET COST ESTIMATE

OCTOBER 2010

Prepared by:

DONALD LOMAX AND PARTNERS LTD
CHARTERED QUANTITY SURVEYORS
The Grange
East Park Road
Blackburn
BB1 8AT

PROJECT: REPAIR & RENOVATION OF EXISTING OUTBUILDING

LOCATION: 29 CHURCH STREET RIBCHESTER

CLIENT: MR RUSSELL MILNES

DOCUMENT: BUDGET COST ESTIMATE

REFERENCE: 2264/BC

ISSUE DATE: 21 OCTOBER 2010

DOCUMENT VERIFICATION

Prepared by: J P Winkley Signature:

Date: 21 October 2010

Certified / Approved: J P Winkley Signature:

Date: 21 October 2010

NOTES AND EXCLUSIONS

320110425 P

NOTES

- 1 The Budget Cost Estimate is based upon IWA Architects drawing 1621 P.009 and a site visit with Ivan Wilson on 20 October 2010
- 2 The Budget Cost Estimate takes into consideration the recommendations of the Structural Inspection report prepared by Reid Jones Partnership dated September 2010
- 3 The rates used in preparation of the Budget Cost Estimate are based on tender prices current at October 2010

EXCLUSIONS

- 1 VAT properly chargeable to the Client.
- 2 Any Legal costs and Finance charges.
- 3 Planning and Building Regulation Fees.
- 4 Professional Fees.
- 5 Heating Installation
- 6 Fitting Out Works

Project : CHURCH STREET RIBCHESTER
 Level 1 : BUDGET COST ESTIMATE - OCTOBER 2010

Element	Unit	Total £
REPAIR AND RENOVATION OF EXISTING OUTBUILDING		
29 CHURCH STREET RIBCHESTER		
BUDGET COST ESTIMATE - OCTOBER 2010		
SITE PREPARATION	Item	2,112
GROUND FLOOR	Item	2,865
UPPER FLOOR	Item	3,350
ROOF	Item	12,165
EXTERNAL WALLS	Item	10,385
DOORS AND WINDOWS	Item	2,610
INTERNAL FINISHES	Item	4,237
SERVICES INSTALLATION	Item	4,500
EXTERNAL WORKS & DRAINAGE	Item	3,000
CONTINGENCIES	Item	3,000
PRELIMINARIES	Item	13,750
		61,974

320110425P

Project : CHURCH STREET RIBCHESTER
 Level 1 : BUDGET COST ESTIMATE - OCTOBER 2010

SITE PREPARATION

Description	Quantity	Unit	Rate £	Total £
SITE PREPARATION				
Removal of existing materials stored within outbuilding	1.00	Item	250.00	250.00
Removal of materials stored around perimeter of building	1.00	Item	250.00	250.00
Cut back vegetation from working area	56.00	M2	2.00	112.00
Removal of trees adjacent to building	1.00	Item	500.00	500.00
Allowance for rot treatment	1.00	Item	1000.00	1,000.00
W/F ratio 0.01	1.00			2,112.00

GROUND FLOOR

Description	Quantity	Unit	Rate £	Total £
GROUND FLOOR	1.00			
Excavate to reduce levels within existing building	13.00	M3	15.00	195.00
Extra over for breaking out cobbles	6.00	M3	30.00	180.00
Removal of excavated material from site	13.00	M3	35.00	455.00
Reinforced concrete ground floor slab	37.00	M2	55.00	2,035.00
W/F ratio 0.01	1.00			2,865.00

UPPER FLOOR

Description	Quantity	Unit	Rate £	Total £
UPPER FLOOR	1.00			
Strip out existing floor structure complete including boarding, structure and support	37.00	M2	12.50	462.50
Prepare existing walls for supporting new joist ends	1.00	Item	400.00	400.00
75 x 225mm Grade C24 softwood floor joists	110.00	M	8.25	907.50
22mm Thick V313 P5 moisture resistant flooring grade T & G chipboard flooring	37.00	M2	15.00	555.00
Angle strap restraint	22.00	Nr	12.50	275.00
New access stair	1.00	Item	750.00	750.00
W/F ratio 0.01	1.00			3,350.00

ROOF

Description	Quantity	Unit	Rate £	Total £
ROOF	1.00			
Carefully remove existing stone flag roof covering including sorting and stacking suitable stone flags for re-use	51.00	M2	15.00	765.00
Removal of existing ridge tiles	8.00	M	10.00	80.00
Allowance for inspection and all necessary replacement of roof timbers	1.00	Item	750.00	750.00
Preparation for replacement roof finish including battens, breathable membrane and insulation	51.00	M2	25.00	1,275.00
Stone flag roof covering to match existing including re-use of existing flags where appropriate	51.00	M2	160.00	8,160.00
Replacement ridge tile	5.00	M	75.00	375.00
Aluminium rainwater gutter	10.00	M	40.00	400.00
Aluminium rainwater pipe	9.00	M	40.00	360.00
W/F ratio 0.01	1.00			12,165.00

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EXTERNAL WALLS

Description	Quantity	Unit	Rate £	Total £
EXTERNAL WALLS				
Removal of vegetation growth from stone walls	1.00	Item	200.00	200.00
Carefully take down existing front wall including stone dressings, clean, sort and stack on site for re-use	22.00	M2	40.00	880.00
Re-build existing front wall to match existing including importing stone to match as necessary	22.00	M2	100.00	2,200.00
Form new main entrance opening 3000mm wide x 2100mm high including new structural lintel	1.00	Nr	450.00	450.00
Form new window opening size 1200 x 1200mm high using existing dressed stone surrounds	1.00	Nr	325.00	325.00
Generally raking out existing mortar and repointing in appropriate mortar	136.00	M2	30.00	4,080.00
Removal of timber lintels from East gable and allowance for repairs to existing window opening	1.00	Item	250.00	250.00
General allowance for stone repair work	1.00	Item	1000.00	1,000.00
General allowance for stitching works to masonry cracks	1.00	Item	1000.00	1,000.00
W/F ratio 0.01	1.00			10,385.00

DOORS AND WINDOWS

Description	Quantity	Unit	Rate £	Total £
DOORS AND WINDOWS				
New doors to main entrance 3000mm wide x 2100mm high	1.00	Nr	1800.00	1,800.00
Double glazed timber window 1200 x 1200mm	1.00	Nr	360.00	360.00
Double glazed timber window 900 x 2000mm	1.00	Nr	450.00	450.00
W/F ratio 0.01	1.00			2,610.00

INTERNAL FINISHES

Description	Quantity	Unit	Rate £	Total £
INTERNAL FINISHES	1.00			
Floor paint to new concrete floor	37.00	M2	10.00	370.00
Plasterboard dry lining on battens to masonry walls	100.00	M2	15.00	1,500.00
New plasterboard lining to ceiling	82.00	M2	10.00	820.00
Skim and paint finish to new boarding	182.00	M2	8.50	1,547.00
W/F ratio 0.01	1.00			4,237.00

SERVICES INSTALLATION

Description	Quantity	Unit	Rate £	Total £
SERVICES INSTALLATION				
Provide incoming power supply	1.00	Item	1500.00	1,500.00
Allowance for lighting and power	1.00	Item	2000.00	2,000.00
Adaptation of existing water supply	1.00	Item	1000.00	1,000.00
W/F ratio 0.01	1.00			4,500.00

EXTERNAL WORKS & DRAINAGE

Description	Quantity	Unit	Rate £	Total £
EXTERNAL WORKS AND DRAINAGE				
Allowance for drainage to new rainwater goods	1.00	Item	1500.00	1,500.00
Allowance for resurfacing to main entrance	25.00	M2	60.00	1,500.00
W/F ratio 0.01	1.00			3,000.00

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PRELIMINARIES

Description	Quantity	Unit	Rate £	Total £
PRELIMINARIES				
Scaffolding	1.00	Item	4500.00	4,500.00
Allowance for temporary propping and support	1.00	Item	3000.00	3,000.00
Management & Overhead	1.00	Item	5000.00	5,000.00
Temporary accommodation	1.00	Item	750.00	750.00
Cleaning & clearance on completion	1.00	Item	500.00	500.00
W/F ratio 0.01	1.00			13,750.00