

Finance and Resources Committee, 21 November 2013

186 Kennington Park Road Redevelopment update

Executive summary and recommendations

Introduction

The purpose of this paper is to update the Finance and Resources Committee (F&R) on the progress with the project to redevelop the buildings at 186 Kennington Park Road and 18a Stannary Street. The buildings are situated adjacent to the offices of the Health and Care Professions Council (HCPC) at London SE11. To assist the F&R Committee in their understanding of the project, a number of documents are provided in the Appendix of this paper.

Project Plan

The Project is classified as a Major Project by the Executive. It should be noted that at this stage of the project the timetable is indicative rather than predictive. The outline Programme of Work being used has been provided as Appendix One.

Since the building was purchased on 8 April 2013 an iterative process is being undertaken involving three linked tasks, namely the **design** of the building, the **cost** of the redevelopment and obtaining **planning permission**. The reason that we are using this process is that we intend to use a fixed price contract to our design and thereby mitigate the risk of a significant cost overrun. The details of the three linked tasks are as follows:

Design

The original design of the building has been modified a number of times to reflect updated estimates of cost and formal pre-planning advice from the local authority who is the London Borough of Lambeth. To-date the major changes to the design have included:

- A scaling back of the mass of the building by reducing the number of floors at the rear of the building and creating greater space between the front building (186 Kennington Park Road) and the rear building (18a Stannary Street).
- Abandoning the plan to construct a basement.
- Relocating the planned catering faculties from 186 Kennington Park Road to 33 Stannary Street.
- Constructing the structure of the building using reinforced concrete rather than steel.

Once planning permission has been obtained a series of focus groups will be held for employees to participate in the final decision on how to best use the undesignated available space. A copy of the latest Scheme Design has been provided as Appendix Two.

Costing

The construction consultants Davis Langdon (Aecom) have developed a cost model for the project. Based on the initial cost model (issue 3b) dated August 2013, the cost of the project is currently estimated at £5,985,000 (Inc VAT). The Executives' working assumption is that the capital cost of the construction phase of the project should be less than six million pounds in 2013 prices.

It is important to note that at this stage the design has not been formally approved by the planning department of London Borough of Lambeth. A copy of the document has been provided as Appendix Three.

Planning Permission

A draft **Design, Access and Heritage Statement report** has been jointly prepared with our Architects Studio Callaghan. The purpose of the report is to inform the planning processes. A copy of the document has been provided as Appendix Four.

Current use of 186 Kennington Park Road and 18a Stannary Street.

Before purchasing the buildings we were aware of the generally dilapidated state of the Evangelical Alliance. Despite this the HCPC has been able to make limited use of some parts of the premises. In particular, this includes our Facilities and the Business Improvements Departments. Some accommodation has also been provided for some of the Finance Department.

The Fitness to Practice Department continues to use two meeting rooms to hold tribunals on the ground floor of the building. Other parts of the building are being used for informal small meeting rooms, general storage and a reception area. One medium size room on the first floor of the building has been refurbished and redecorated for temporary use by the Fitness to Practice Department. Another large meeting room will probably be renovated in a similar economic manner. Limited improvements have also been made to the security arrangements, toilets and the heating systems of the building.

The temporary use of the buildings in their current condition is enabling us to develop the most cost effective way to redevelop the buildings in a methodical and timely manner.

Risk and Issue Log

Risk and Issues Logs have been established and are being maintained for the project. Based on our experience of similar projects, the scope of the logs is likely to expand considerably if the project continues to the construction phase. Copies of the latest version of the two logs have been provided as Appendix Five.

Governance Arrangements

The Executive have no authority to progress the project beyond the stage when planning permission has been obtained. Once the design has been finalised, planning permission obtained and the cost estimates agreed, the Council will need to decide whether or not to proceed with the project. Until such time as the Council makes the decision on how to proceed, the Executive will continue to provide regular updates on progress with the project.

Next steps

- An informal meeting is scheduled for December 2013 with the planning department of the Lambeth Council.
- The location and state of some of the foundations will be explored by internal drilling using a specialist contractor.
- OJEU procurement process to be organised.

Decision

The Finance and Resources Committee is invited to:

- Review and discuss the paper.
- Advise the Executive on any additional work that should be undertaken or planned at this stage of the project.

Background information

No background information included in this paper.

Resource implications

The resource implications for the project are included in the various Departmental Plans for 2013 – 2014. As part of the planning process for the next financial year similar resource requirements and will be included in the draft 2014 – 2015 Department Plans

Financial implications

The cost of the work being provided by various professional advisers and specialist contractors are included in the HCPC's 2013 – 2014 annual budget.

In turn, any planned costs for the financial year 2014 – 2015 will be included in the draft HCPC annual budget and presented to the Council for approval before April 2015.

Appendices

There are five appendices. It should be noted that some of the documents are large. Hard coloured copies of all the appendices will therefore be available at the meeting of the F&R Committee. They are as follows:

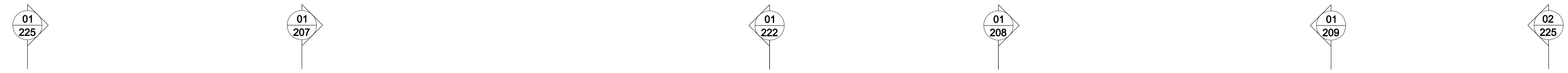
- **Appendix One**
HCPC
Programme of Work
(26th July 2013)
- **Appendix Two**
Studio Callaghan
Scheme Design Drawings for full replacement option
2nd September 2013
- **Appendix Three**
Davis Langdon
Revised Stage A Initial Cost Model, Issue 3b
August 2013
- **Appendix Four**
Studio Callaghan
Design, Access and Heritage statement report for the replacement of the existing
buildings with new offices
Draft issued 2nd September 2013
- **Appendix Five**
HCPC
Risk and Issue logs
Dated September 2013

Date of paper

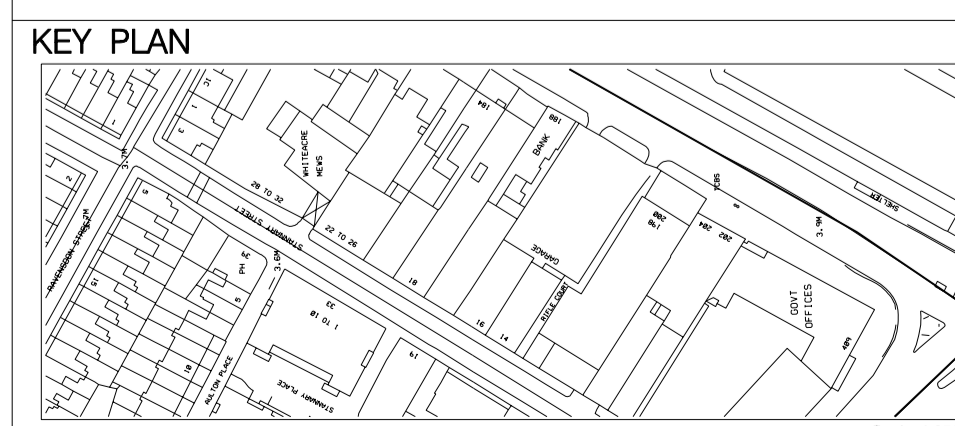
11 November 2013

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NOTES



1/E213 – Proposed Elevation viewed from 184 Kennington Park Road



A	Elevation updated and levels added.	ES	SD	29	11	2012
B	Elevation updated in line with planner's comments.	ES	SD	25	02	2013
C	General updates.	ES	SD	08	03	2013
D	General updates.	ES	SD	11	04	2013
E	Windows, brickwork and cladding areas updated.	ES	SD	01	07	2013
F	Updated in line with client's comments.	ES	SD	22	07	2013
G	Windows removed. Section lines updated.	ES	SD	25	07	2013

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE

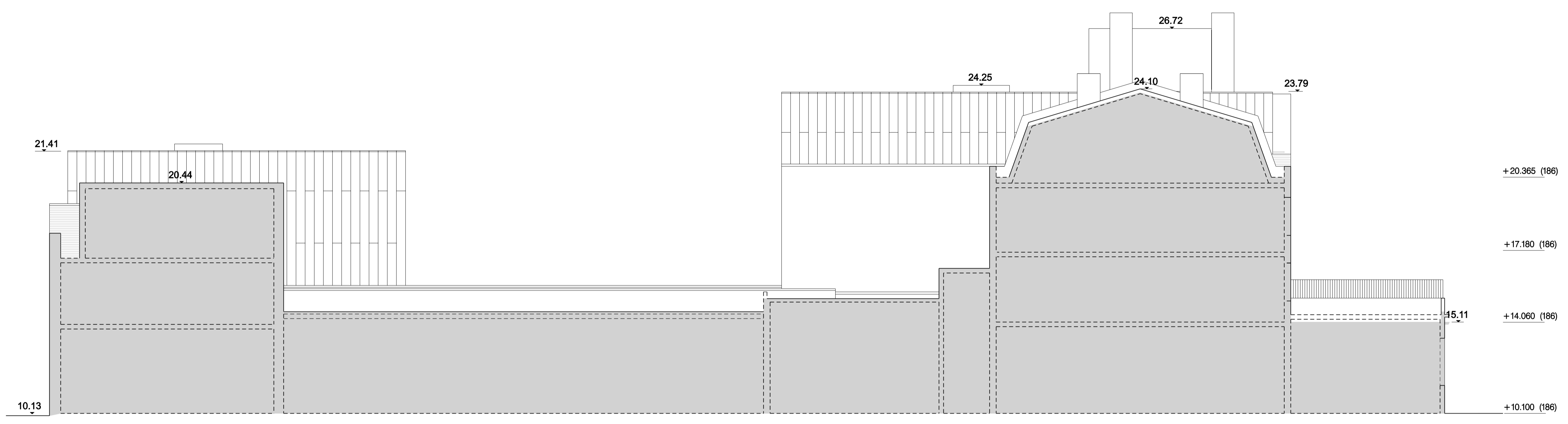
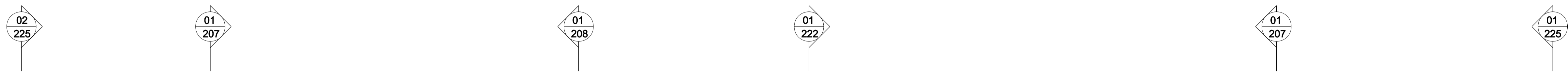
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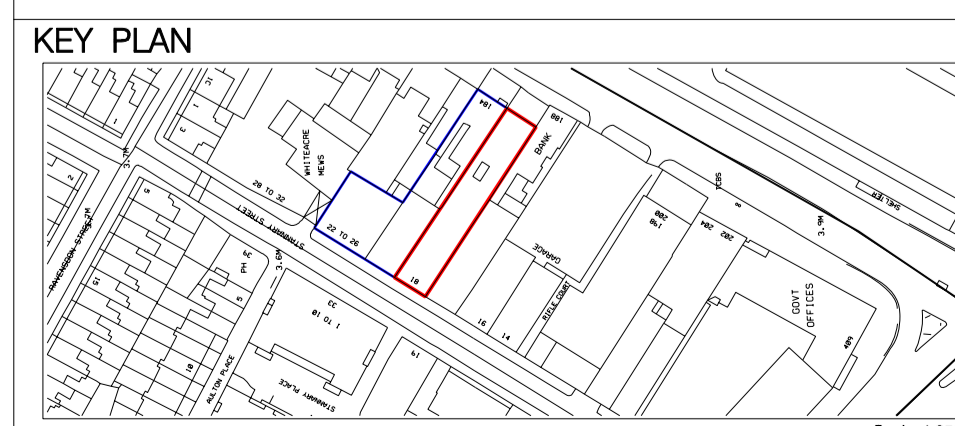
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STATUS Pre-Planning		DATE 04.2012
DRAWING TITLE Side Elevation viewed from 184 Kennington Park Road Proposed	PROJECT NUMBER SC111	DRAWING No. 111E213
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NOTES



1E214 – Proposed Elevation viewed from 188 Kennington Park Road



A	Elevation and levels updated.	ES	SD	29	11	2012
B	Elevation updated in line with planner's comments.	ES	SD	18	02	2013
C	General updates.	ES	SD	06	03	2013
D	General updates.	ES	SD	11	04	2013
E	Windows updated.	ES	SD	01	07	2013
F	Elevation updated in line with client's comments.	ES	SD	18	07	2013
G	Section arrows updated.	ES	SD	25	07	2013

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE

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PROJECT TITLE 186 Kennington Park Road		SCALE @ A1 1:100
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DRAWING TITLE Side Elevation viewed from 188 Kennington Park Road Proposed		REVISION 0
PROJECT NUMBER SC111	DRAWING NO. 111E214	

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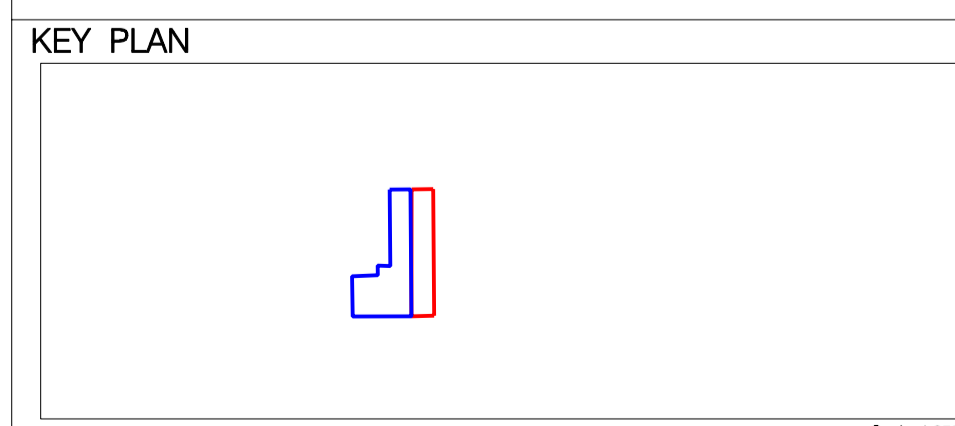
186 Kennington Park Road
 Park House

1/E225 - Proposed Elevation Kennington Park Road



20 and 22-26 Stannary Street
 18a Stannary Street

2/E225 - Proposed Elevation Stannary Street



Scale 1:2500

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A Elevations updated.	ES	SD	28 11 2012								
B General updates to Stannary Street elevation.	ES	SD	04 12 2012								
C Elevations updated in line with planner's comments.	ES	SD	18 02 2013								
D General updates to Stannary Street elevation.	ES	SD	06 03 2013								
E General updates to both elevations.	ES	SD	11 04 2013								
F General updates to both elevations.	ES	SD	01 07 2013								
G General updates to Stannary Street elevation	ES	SD	18 07 2013								

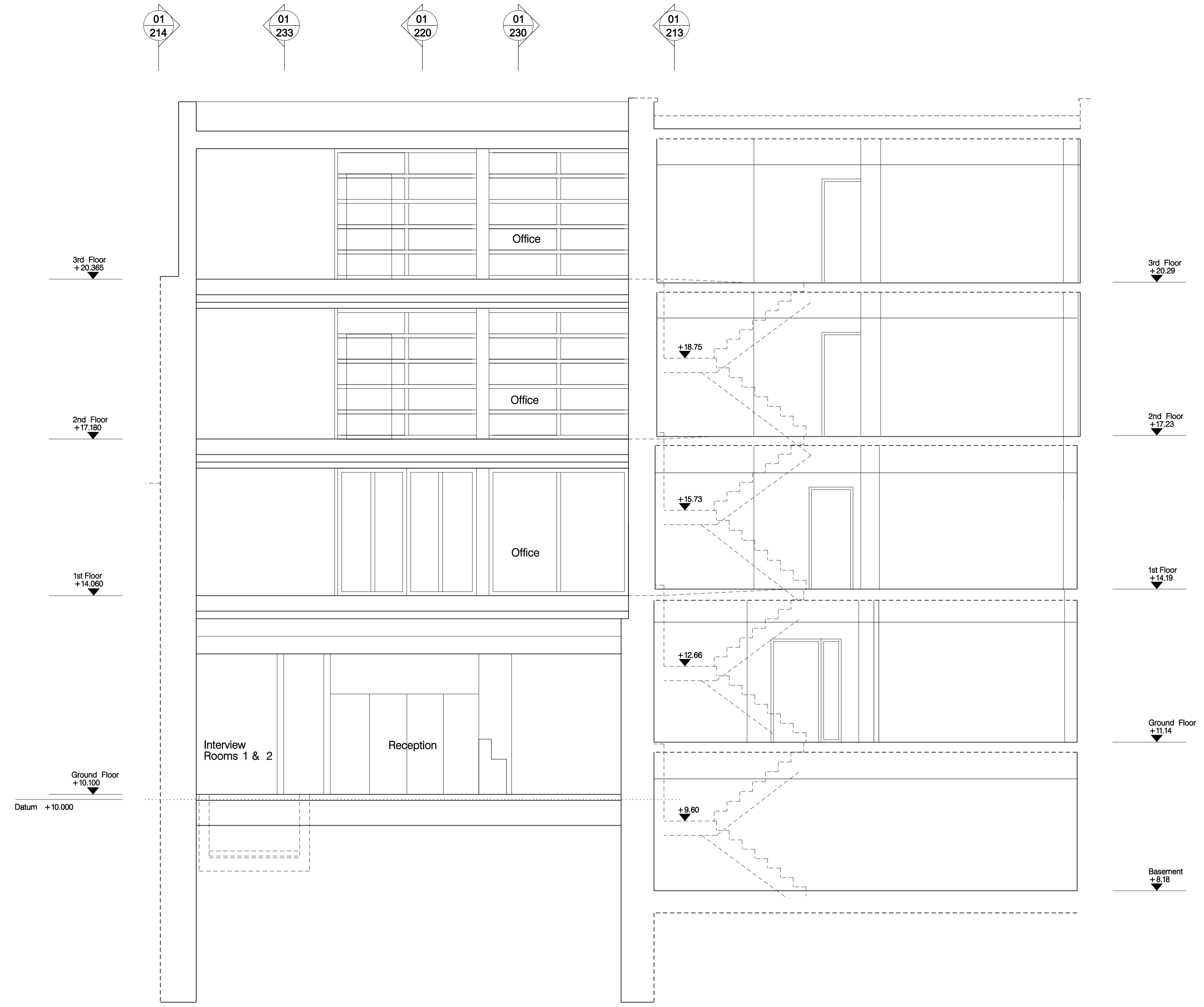
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PROJECT TITLE
 186 Kennington Park Road
 STATUS
 Pre-planning
 DRAWING TITLE
 Stannary Street elevation proposed
 Kennington Park Road
 street elevation proposed
 PROJECT NUMBER
 SC111
 DRAWING NO.
 111E225
 SCALE
 @ A1
 1:200
 DATE
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 REVISION
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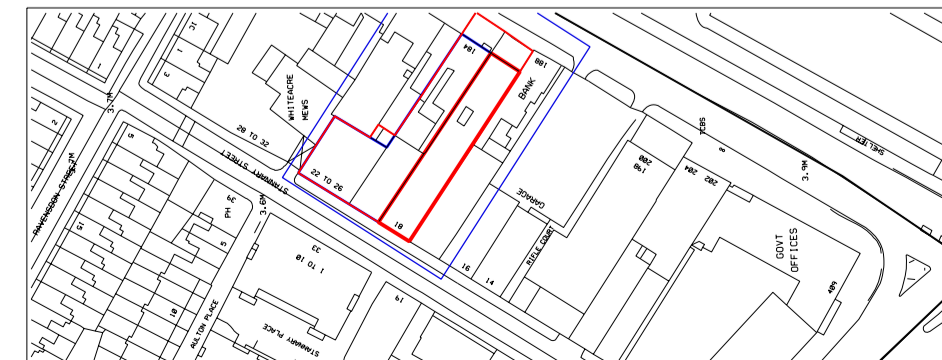


1S207 – Proposed Section AA

186 Kennington Park Road

184 Kennington Park Road

KEY PLAN



Scale 1:111

A/Section updated in line with planner's comments.	ES	SD	25 02 13
B/General updates	ES	SD	11 04 13
C/Levels and windows updated	ES	SD	01 07 13
D/Updated in line with client's comments.	ES	SD	22 07 13
E/General updates.	ES	SD	26 07 13
F/General updates.	ES	SD	26 07 13

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STATUS
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 Section AA
 Proposed

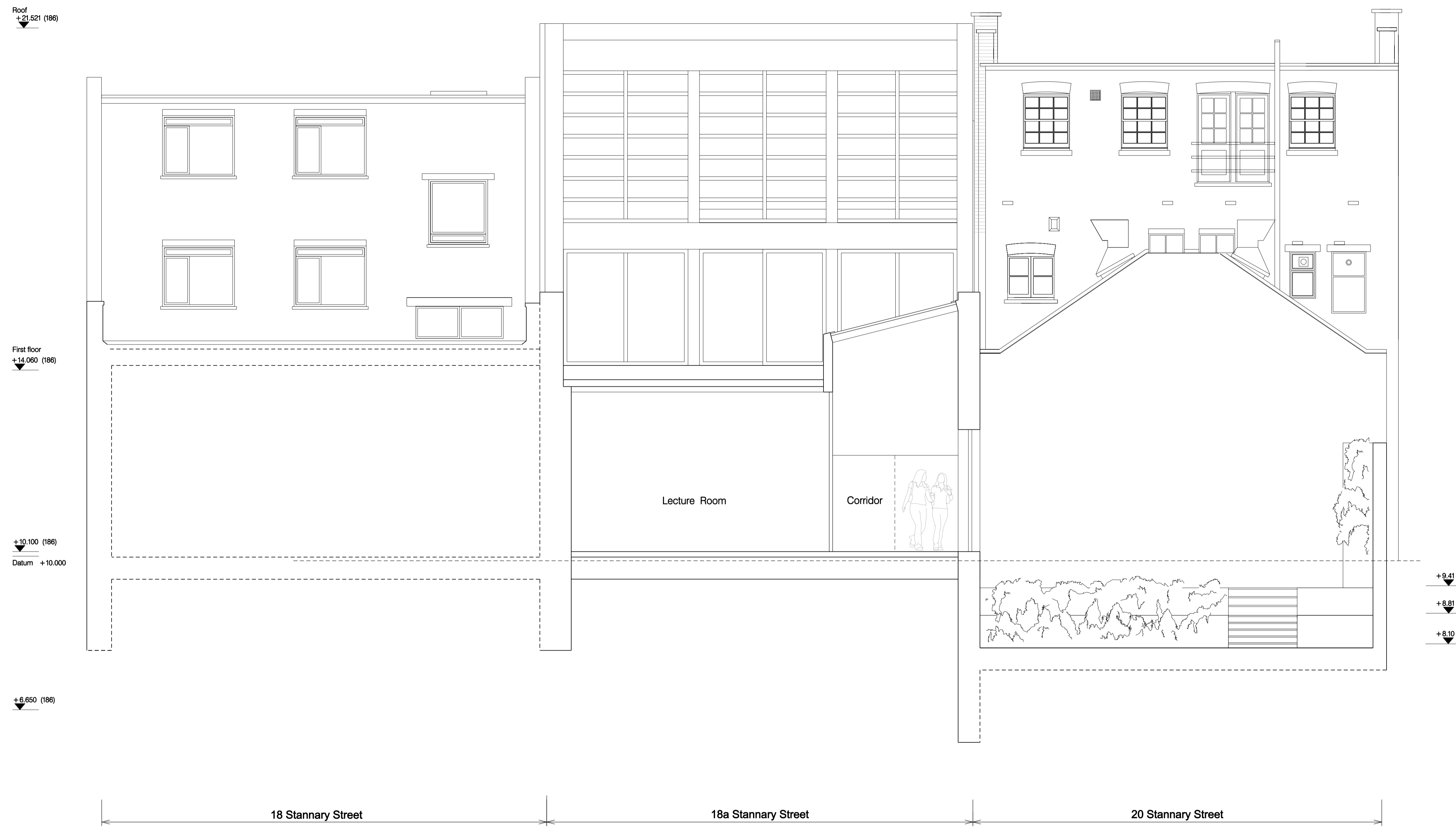
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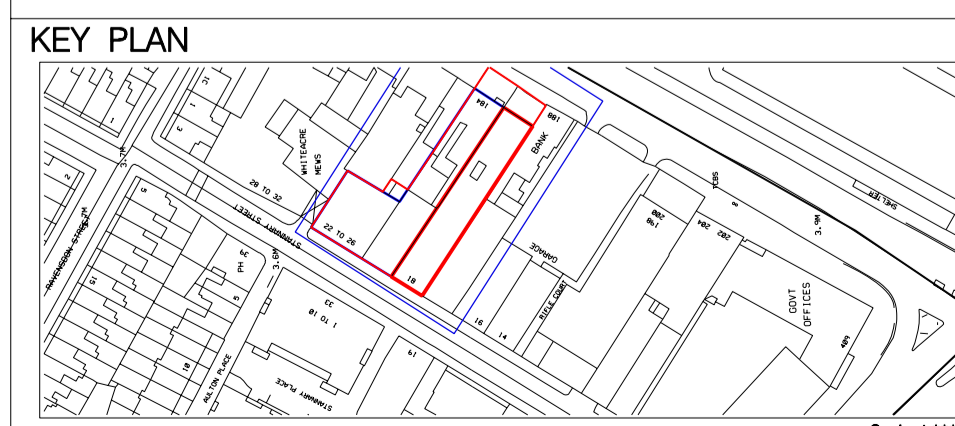
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NOTES



1S208 - Proposed Section BB



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A General updates to windows	ES	SD	29/05/2013												
B General updates	ES	SD	31/05/2013												
C Windows updated	ES	SD	01/02/2013												
D Updated in line with client's comments.	ES	SD	25/02/2013												
E General updates.	ES	SD	26/02/2013												

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PROJECT TITLE
 186 Kennington Park Road
 STATUS
 Preliminary
 DRAWING TITLE
 Section BB
 Proposed
 SCALE
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 DATE
 Apr 2013
 PROJECT NUMBER
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 DRAWING No.
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 REVISION
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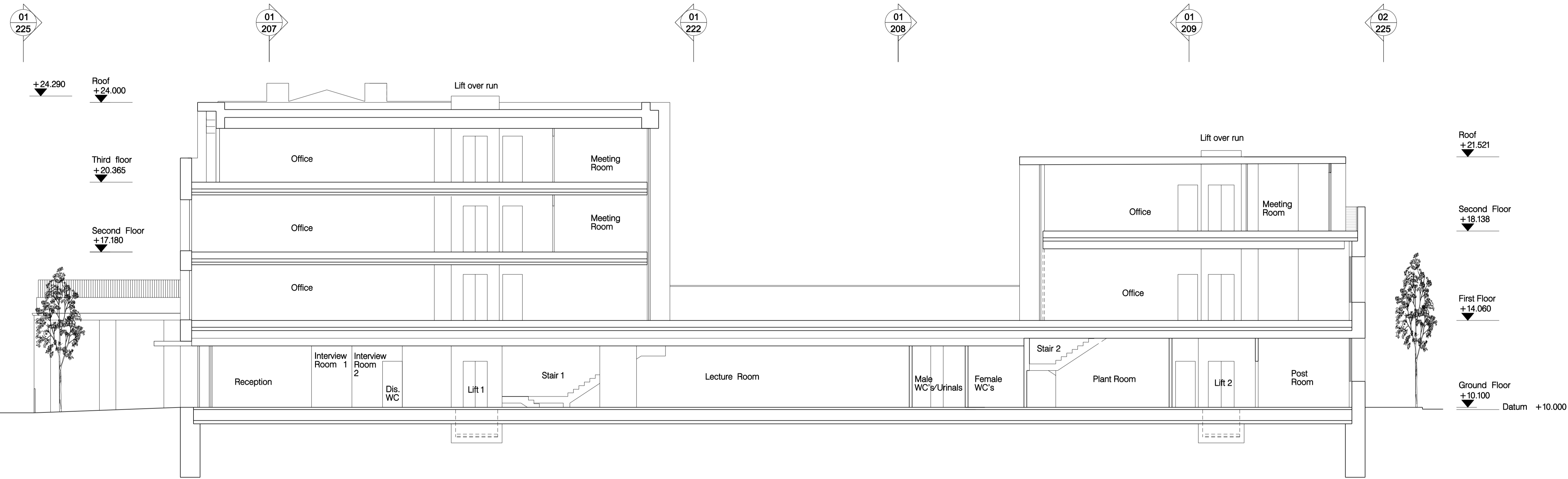
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NOTES



1S220 - Proposed Long Section DD

KEY PLAN



Scale 1:2500

A /Roofs, rooflight and staircase walls amended.	ES	SD	22/11/12
B /Section updated in line with planner's comments.	ES	SD	07/02/13
C /Part of the basement removed.	ES	SD	06/03/13
D /Updated in line with client's comments.	ES	SD	13/03/13
E /General updates.	ES	SD	11/04/13
F /Staircase added.	ES	SD	23/05/13
G /General updates.	ES	SD	31/05/13
H /Windows updated.	ES	SD	01/07/13
J /Updated in line with client's comments.	ES	SD	19/07/13
K /Roof updated.	ES	SD	25/07/13
L /General updates.	ES	SD	26/07/13

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PROJECT TITLE
186 Kennington Park Road

STATUS
Pre-Planning

DRAWING TITLE
Long Section DD
Proposed

SCALE

@ A1

1:100

DATE

Nov 2012

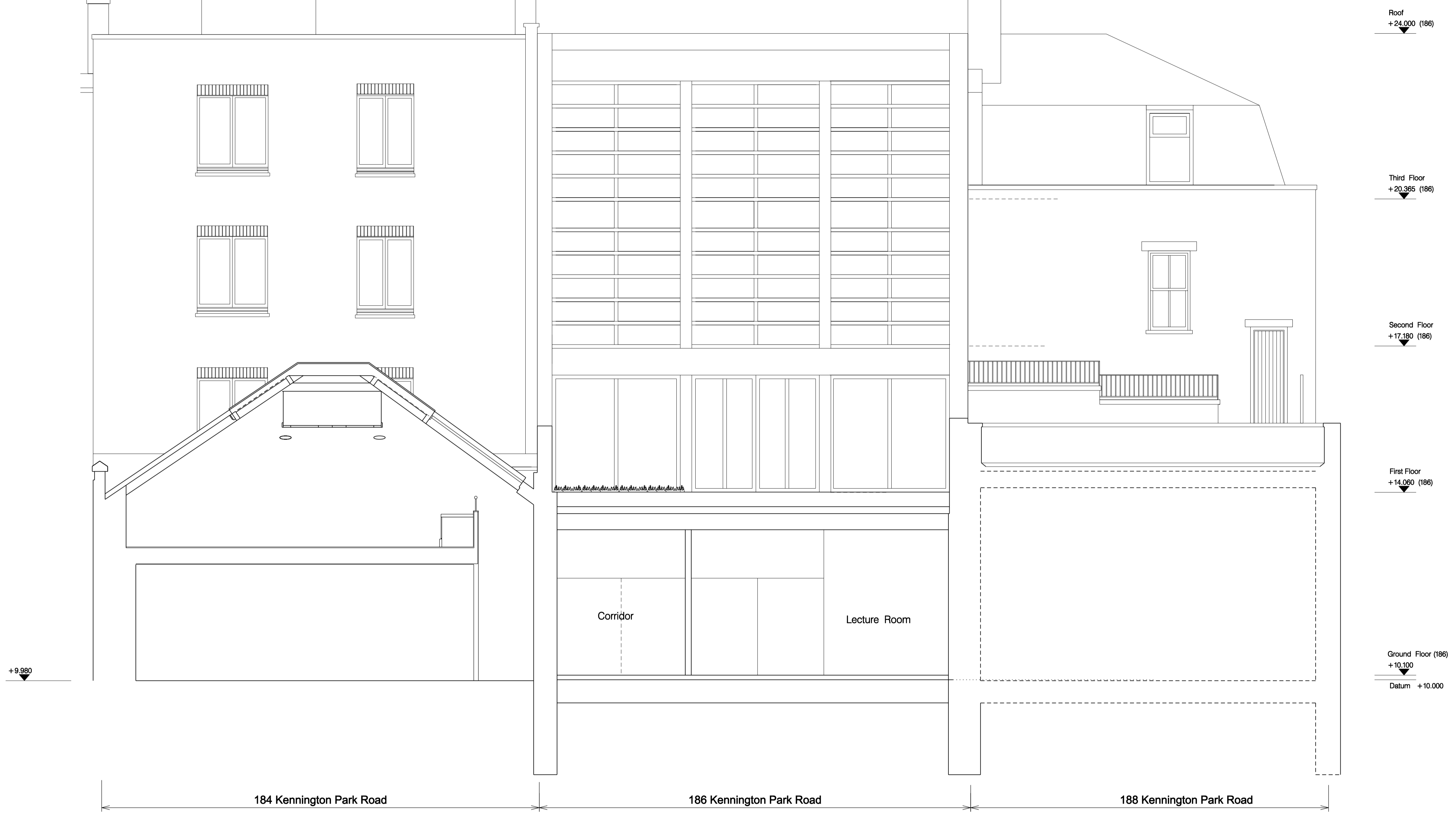
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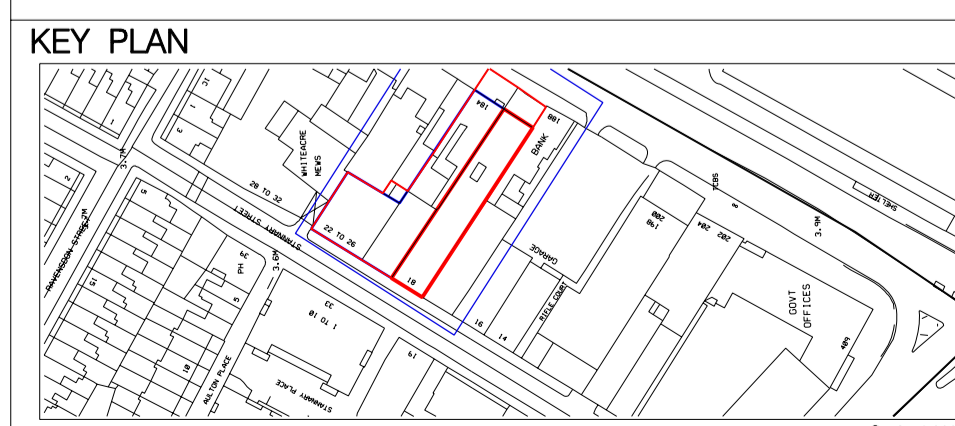
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NOTES



1S222 – Proposed Section FF



A/General updates	ES	SD	31 05 2013
B/General updates to windows	ES	SD	01 07 2013
C/Section updated in line with client's comments.	ES	SD	26 07 2013
D/General updates.	ES	SD	26 07 2013

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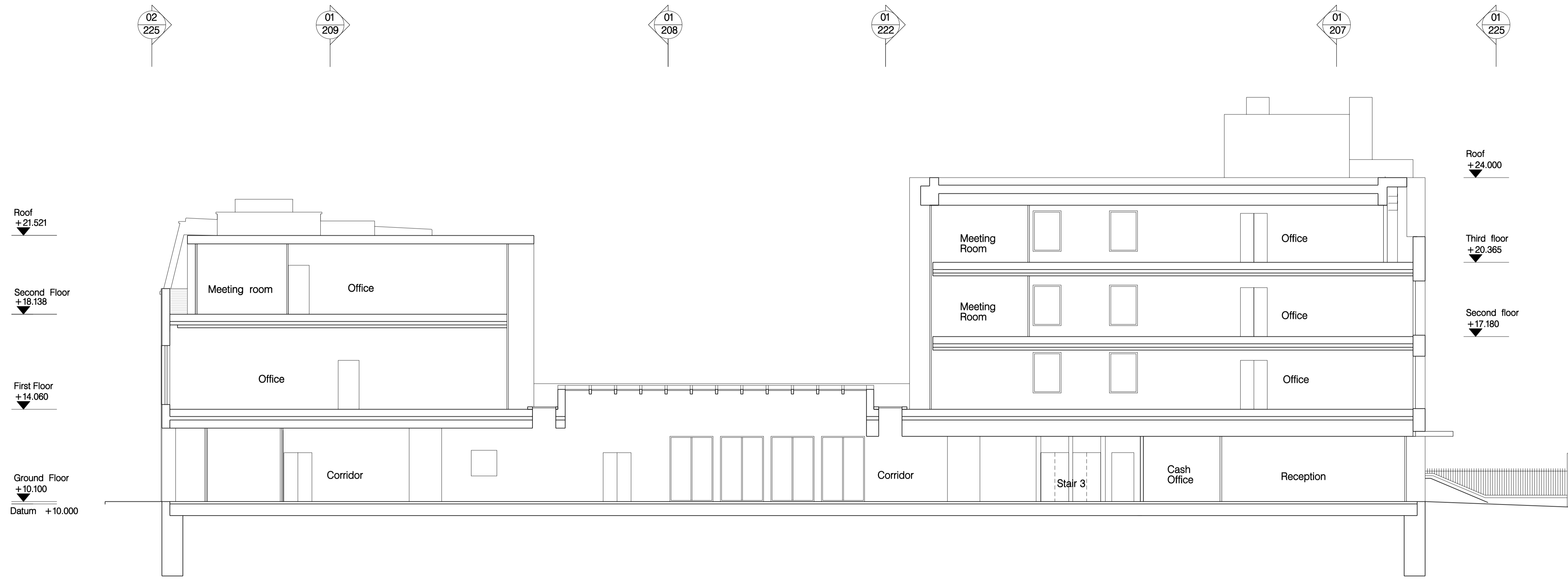
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PROJECT TITLE 186 Kennington Park Road		SCALE @ A1 1:50
STATUS Preliminary		DATE Nov 2012
DRAWING TITLE Section FF Proposed		REVISION 0
PROJECT NUMBER SC111	DRAWING NO. 111S222	

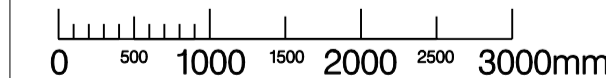
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1/S230dd - Proposed Long Section JJ



KEY PLAN

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A/Roof, ground floor levels updated; other general updates.	ES	SD	04/12/12								
B/Section updated in line with planner's comments.	ES	SD	07/02/13								
C/Part of the basement removed.	ES	SD	06/03/13								
D/General updates	ES	SD	11/04/13								
E/General updates	ES	SD	31/05/13								
F/Staircase and windows amended.	ES	SD	01/07/13								
G/Section updated in line with client's comments.	ES	SD	25/07/13								
H/General updates.	ES	SD	26/07/13								

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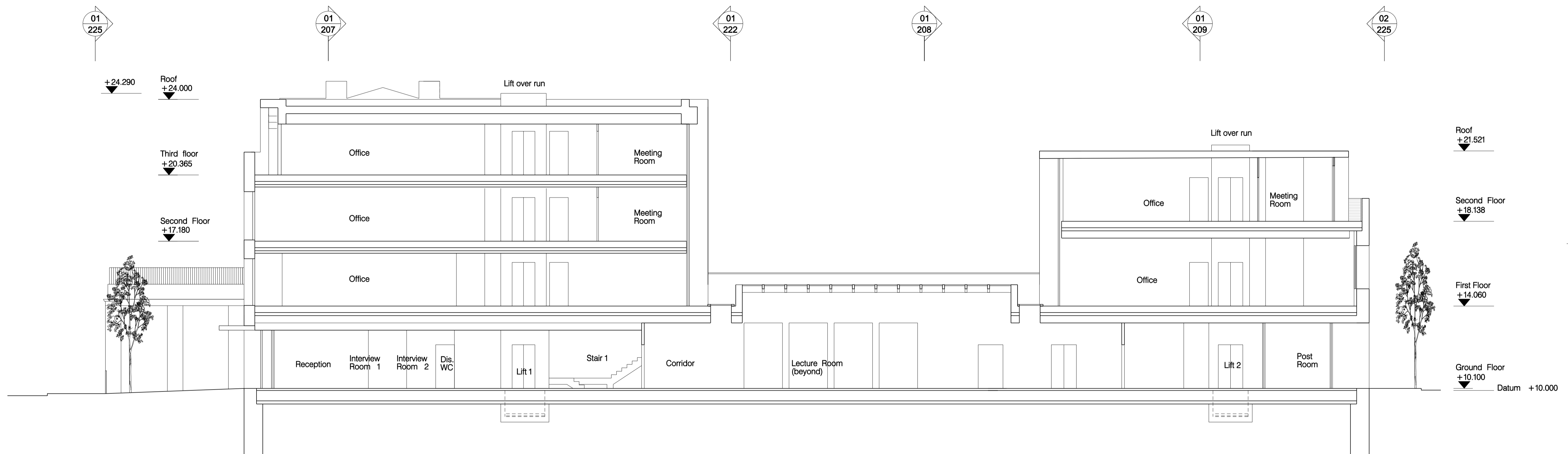
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PROJECT TITLE 186 Kennington Park Road	
STATUS Preliminary	
DRAWING TITLE Long Section JJ Single Basement Proposed	SCALE @ A1 1:100 @ A2 1:200
PROJECT NUMBER SC111	DRAWING No. 111S230
DATE October 2012	REVISION H

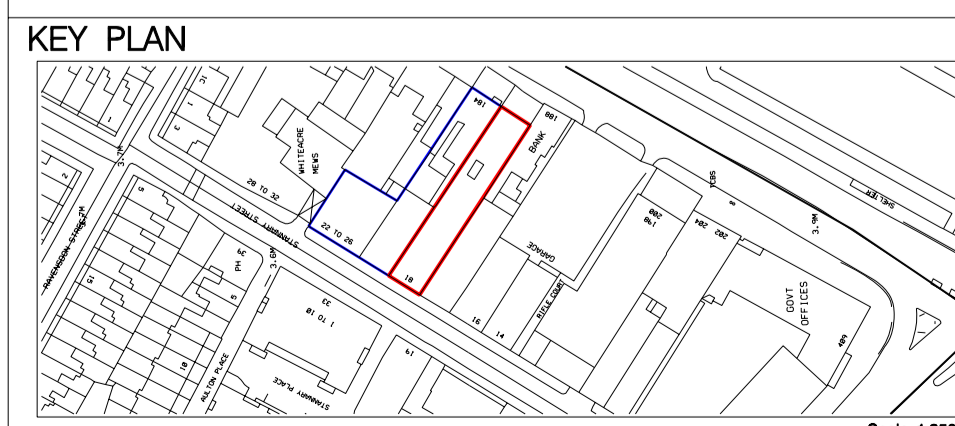
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NOTES



1S234 – Proposed Long Section RR



A/Roof updated.	ES	SD	25	07	13							
B/General updates.	ES	SD	26	07	13							
REVISION /DESCRIPTION	DRAWN	CHECKED	DATE	REVISION /DESCRIPTION	DRAWN	CHECKED	DATE	REVISION /DESCRIPTION	DRAWN	CHECKED	DATE	REVISION /DESCRIPTION

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PROJECT TITLE	186 Kennington Park Road
STATUS	Pre-Planning
DRAWING TITLE	Long Section RR Proposed
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DATE	JJ.2013
REVISION	B

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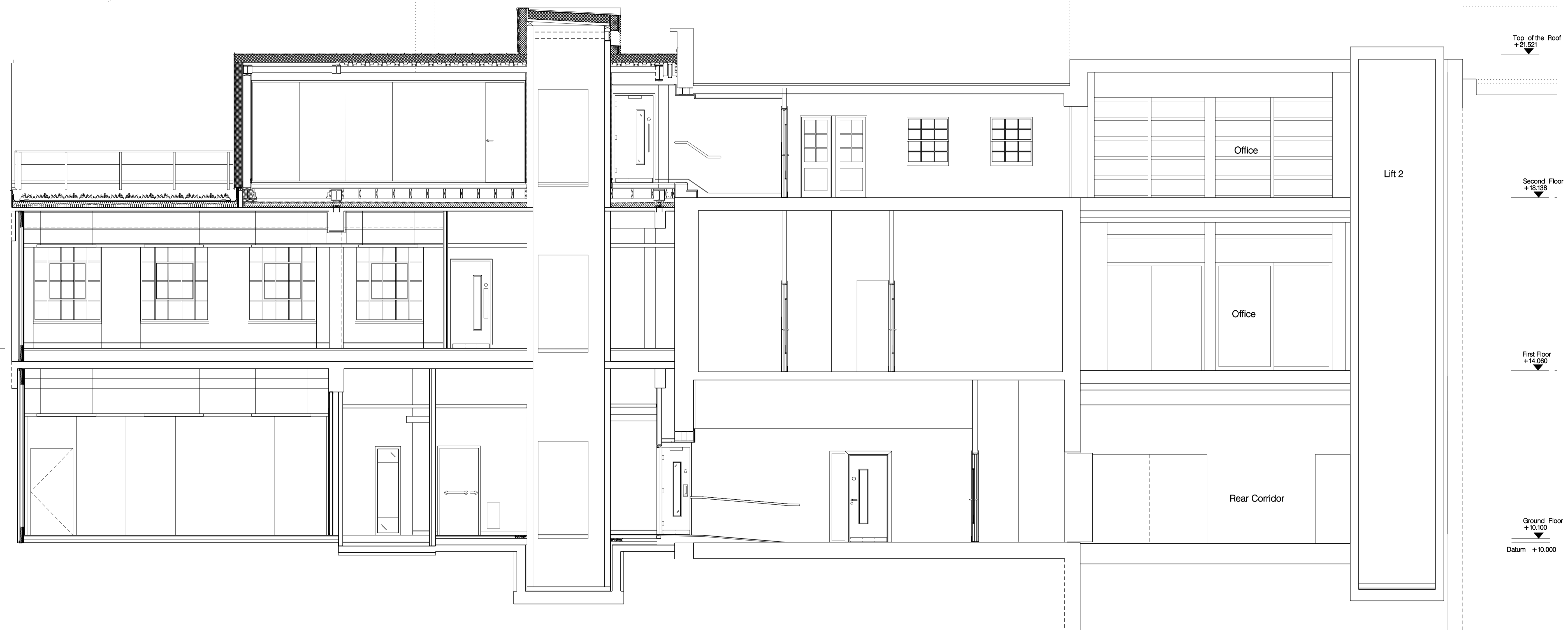
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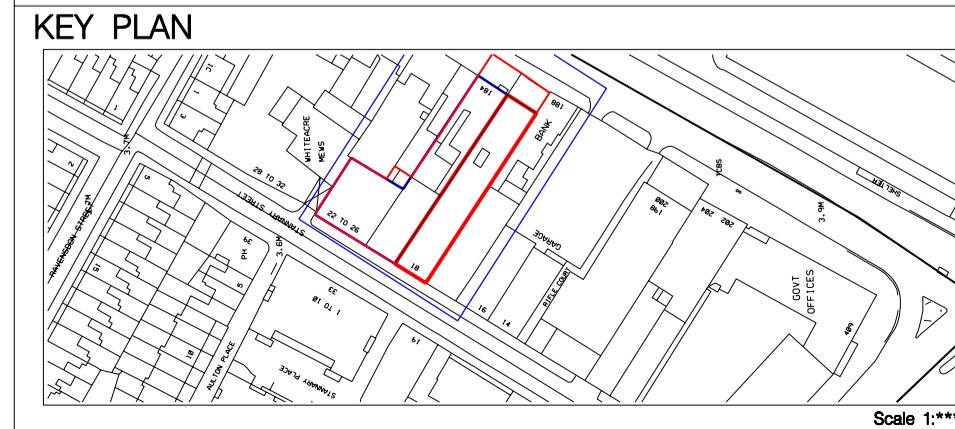


22-26 Stannary Street

20 Stannary Street

18a Stannary Street

1S209 - Proposed Section CC



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B/Basement removed.	ES	SD	08/09/13								
C/General amendments to windows	ES	SD	11/04/13								
D/Staircase added. General amendments to windows	ES	SD	23/05/13								
E/General amendments to windows	ES	SD	01/07/13								
F/Section updated in line with client's comments.	ES	SD	25/07/13								

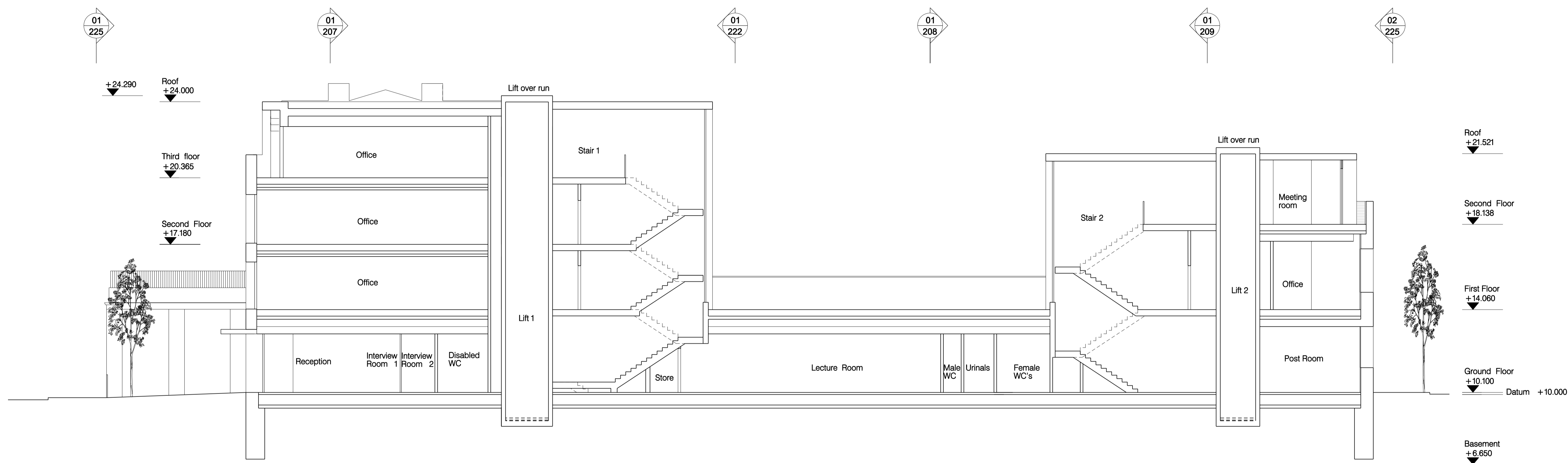
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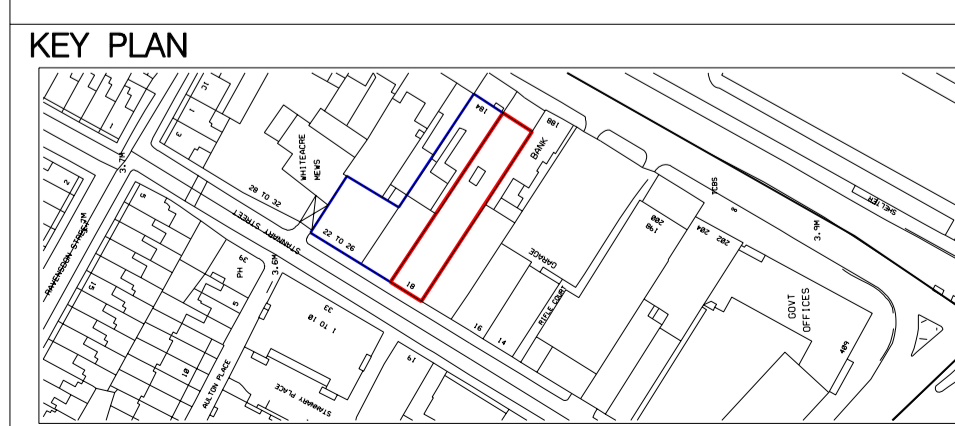
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 Proposed
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NOTES



1S233 - Proposed Long Section MM



A	Part of the basement removed.	ES	SD	06/03/13
B	Part of the basement removed.	ES	SD	13/03/13
C	General updates.	ES	SD	11/04/13
D	Staircase added.	ES	SD	23/05/13
E	Windows updated.	ES	SD	01/07/13
F	Updated in line with client's comments.	ES	SD	16/07/13
G	General updates.	ES	SD	25/07/13

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE

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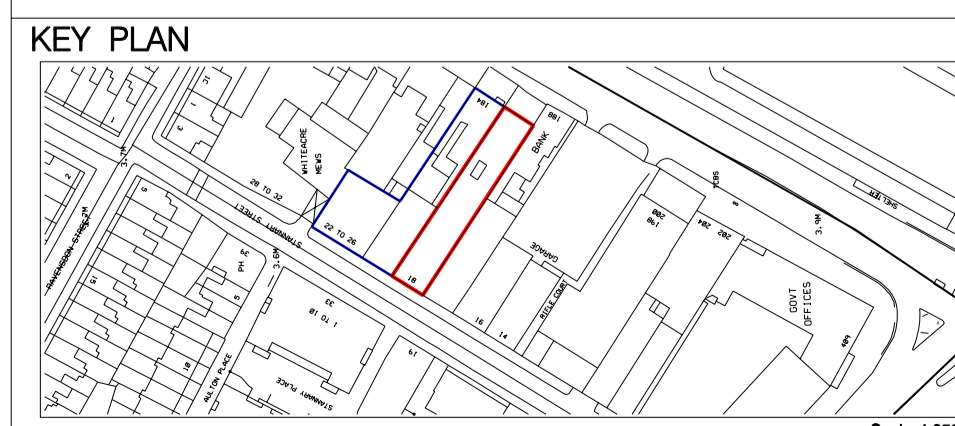
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STATUS Pre-Planning		
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PROJECT NUMBER SC111	DRAWING NO. 111S233	REVISION G

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NOTES



1P201 - Proposed Basement Plan



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A /Stairs revised and plan updated.	CC	SD	15/11/12								
B /General updates and text revisions.	CC	SD	21/11/12								
C /Section refs added.	ES	SD	04/12/12								
D /Plan updated in line with planner's comments.	ES	SD	07/02/13								
E /General updates to corridor spaces.	ES	SD	19/02/13								
F /Basement area reduced.	ES	SD	06/03/13								
G /Windows adjusted, section refs added.	ES	SD	12/04/13								
H /Staircase amended.	ES	SD	01/07/13								
J /Basement removed.	ES	SD	19/07/13								
K /Section arrows updated.	ES	SD	25/07/13								

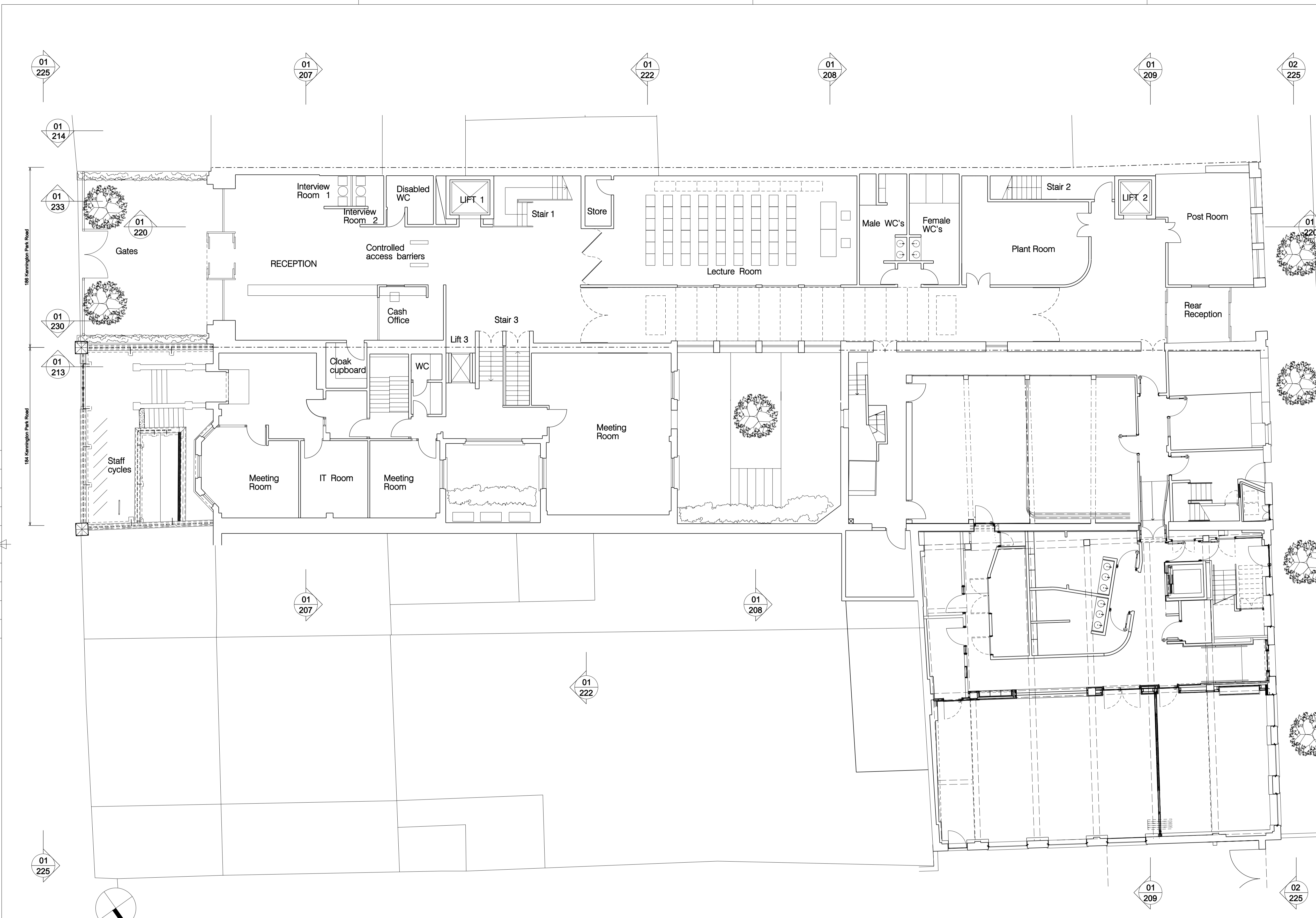
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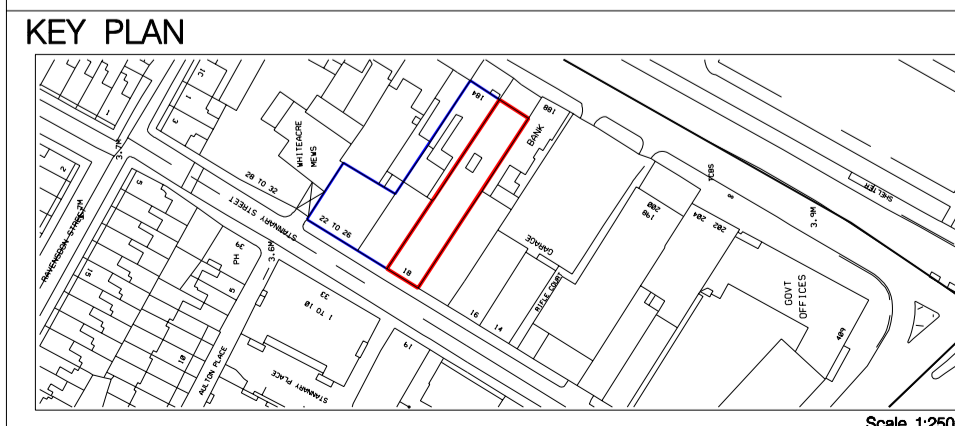
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 1:100
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 REVISION
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NOTES



1P202 - Proposed Ground Floor Plan



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A /Bar revised and plan updated.	CC	SD	15 /11 /12				
B /General updates and text revisions.	ES	SD	21 /11 /12				
C /Section refs. added. General updates.	ES	SD	04 /12 /12				
D /Plan updated in line with planner's comments.	ES	SD	07 /02 /13				
E /General amendments to stairs and corridor spaces.	ES	SD	19 /02 /13				
F /Stairs to basement amended, goods lift removed.	ES	SD	06 /03 /13				
G /Updated in line with client's comments.	ES	SD	13 /03 /13				
H /General amendments.	ES	SD	09 /04 /13				
J /General amendments.	ES	SD	01 /05 /13				
K /Staircase amended; other general amendments.	ES	SD	01 /07 /13				
L /Updated in line with client's comments.	ES	SD	18 /07 /13				
M /Meeting rooms added. Notes updated.	ES	SD	25 /07 /13				
N /General updates.	ES	SD	26 /07 /13				

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE

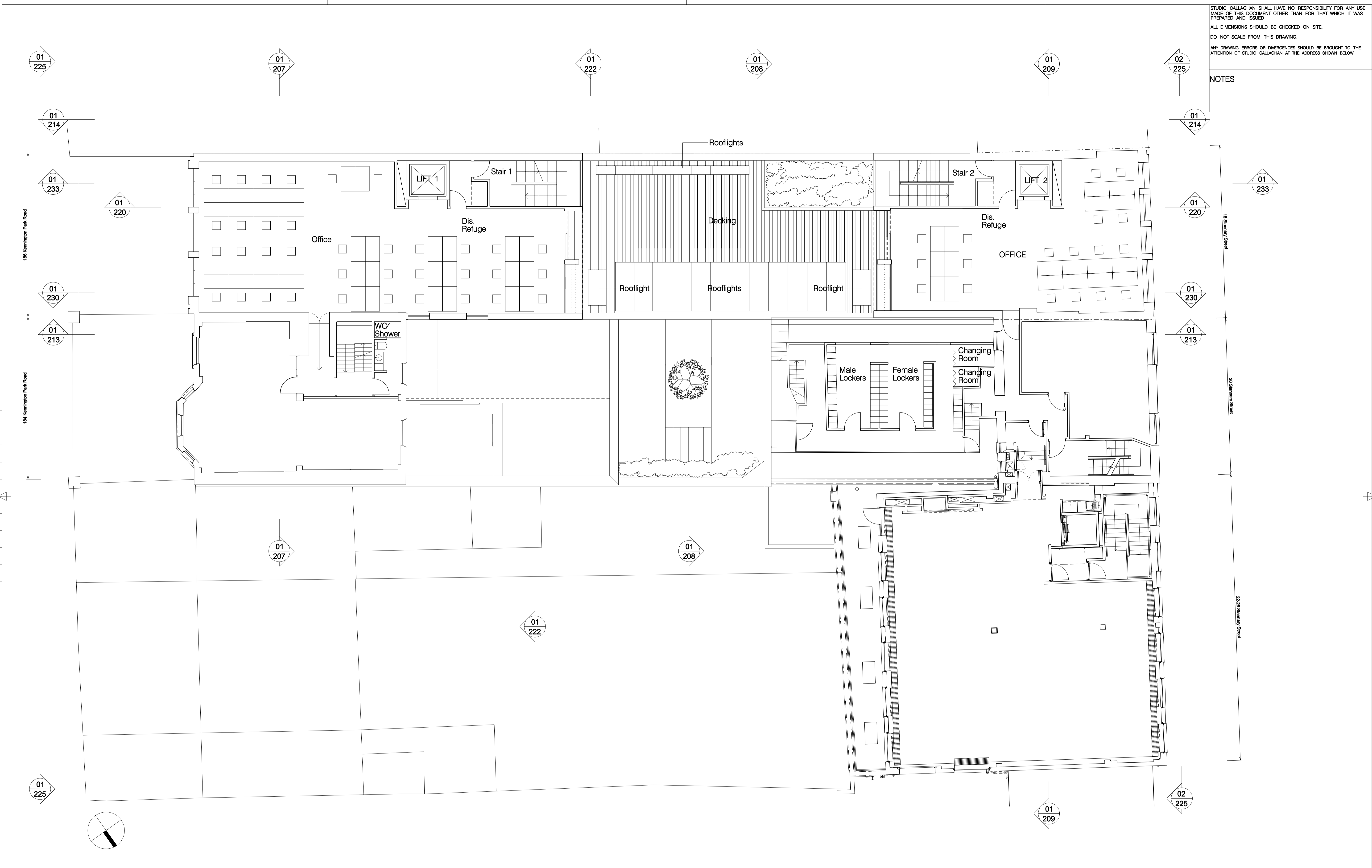
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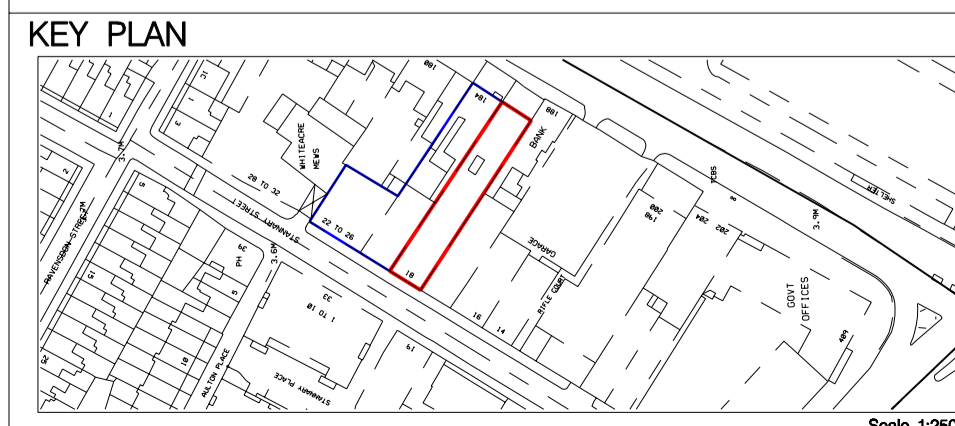
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PROJECT NUMBER SC111	DRAWING No. 111P202

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NOTES



1P203 - Proposed First Floor Plan



A /Stair revised and plan updated.	CC	SD	15 /11 /12
B /WCs and doors updated.	CC	SD	22 /11 /12
C /Section refs. added. General updates.	ES	SD	04 /12 /12
D /Plan updated in line with planner's comments.	ES	SD	07 /02 /13
E /General amendments to stairs and corridor spaces.	ES	SD	19 /02 /13
F /Goods lift removed. General amendments to corridor spaces.	ES	SD	06/03 /13
G /Updated in line with client's comments.	ES	SD	13/03 /13
H /General amendments.	ES	SD	09/04 /13
J /Staircase added. WCs updated.	ES	SD	23/06 /13
K /Staircase amended.	ES	SD	01/07 /13
L /Dining added.	ES	SD	18 /07 /13
M /Office space and lockers added.	ES	SD	25 /07 /13
N /General updates.	ES	SD	26 /07 /13

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PROJECT TITLE 186 Kennington Park Road	
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DRAWING NO. 111P203	DATE Oct 2012

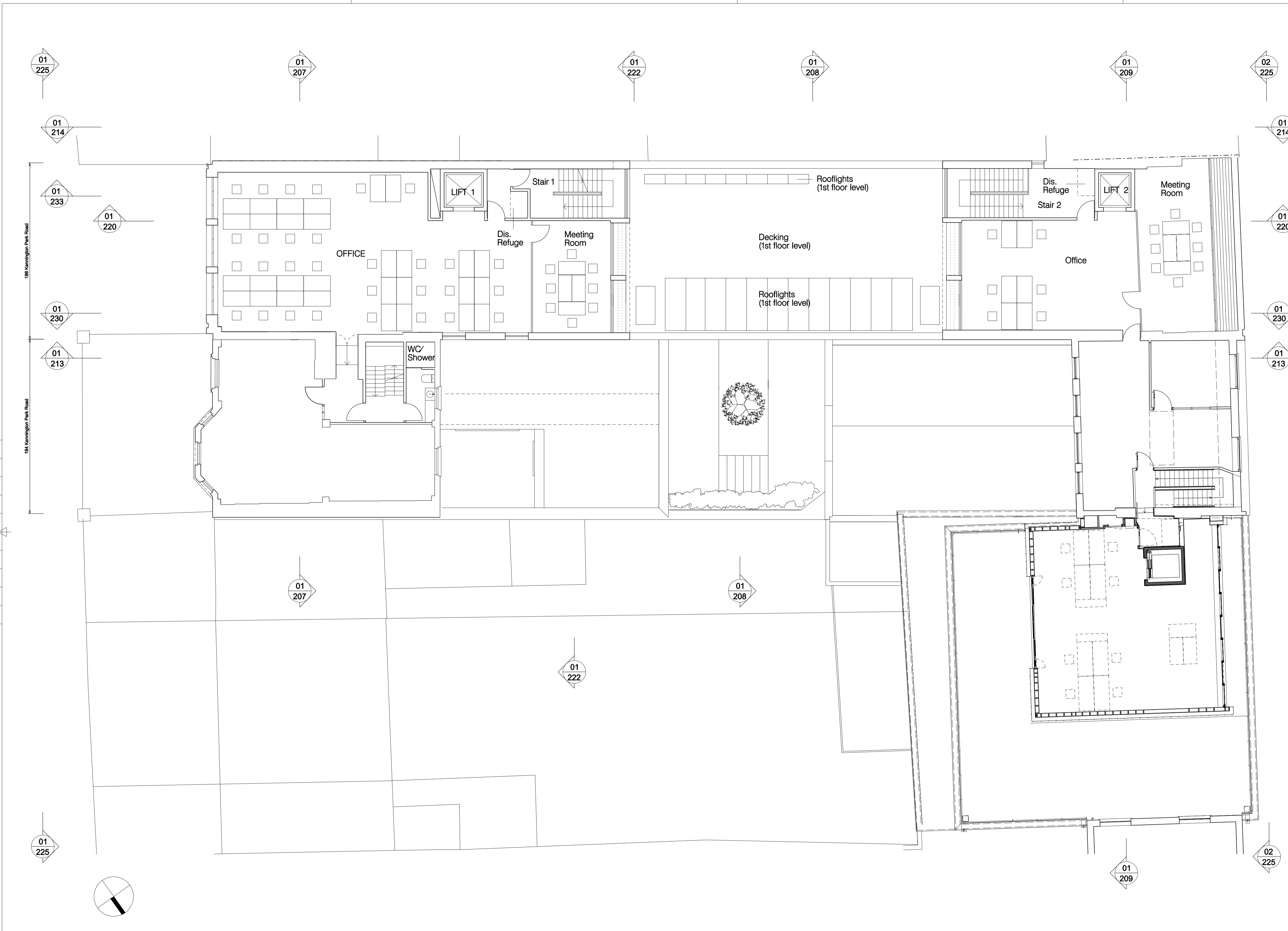
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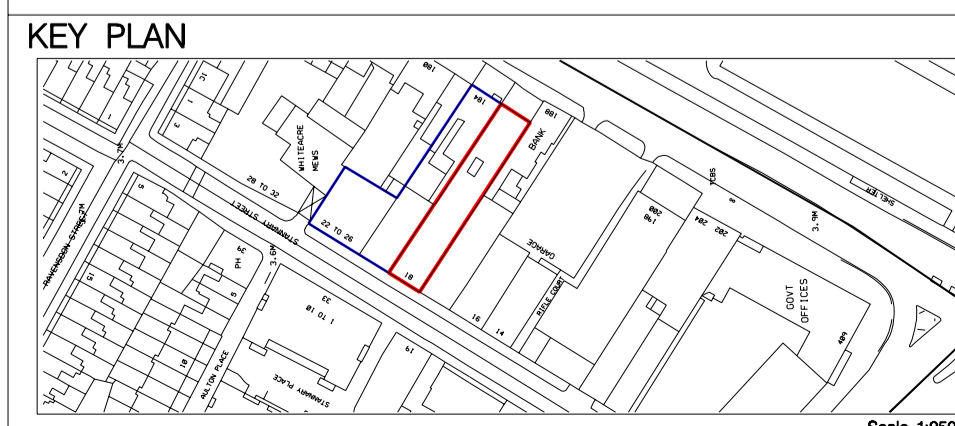
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NOTES



1P204 - Proposed Second Floor Plan



A /Stair revised and plan updated.	ES	SD	15 /11 /12
B /WCs updated and doors revised.	SD	CC	22 /11 /12
C /Section refs added. Stair 4 link to 20 Stannary Street added.	ES	SD	04 /12 /12
D /Plan updated in line with planner's comments.	ES	SD	07 /02 /13
E /General amendments to stairs and corridor spaces.	ES	SD	19 /02 /13
F /General amendments to corridor spaces.	ES	SD	06 /03 /13
G /General amendments.	ES	SD	09 /04 /13
H /Staircase added. WCs updated.	ES	SD	23 /05 /13
J /Staircase amended. WCs updated. Roofs updated.	ES	SD	01 /07 /13
K /Plan updated in line with client's comments.	ES	SD	18 /07 /13
L /Windows added. Section arrows updated.	ES	SD	25 /07 /13
M /General updates.	ES	SD	26 /07 /13

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PROJECT TITLE 186 Kennington Park Road	
STATUS Pre-Planning	
DRAWING TITLE Second Floor Plan Proposed	SCALE @ A1 1:100
PROJECT NUMBER SC111	DRAWING No. 111P204
	REVISION M

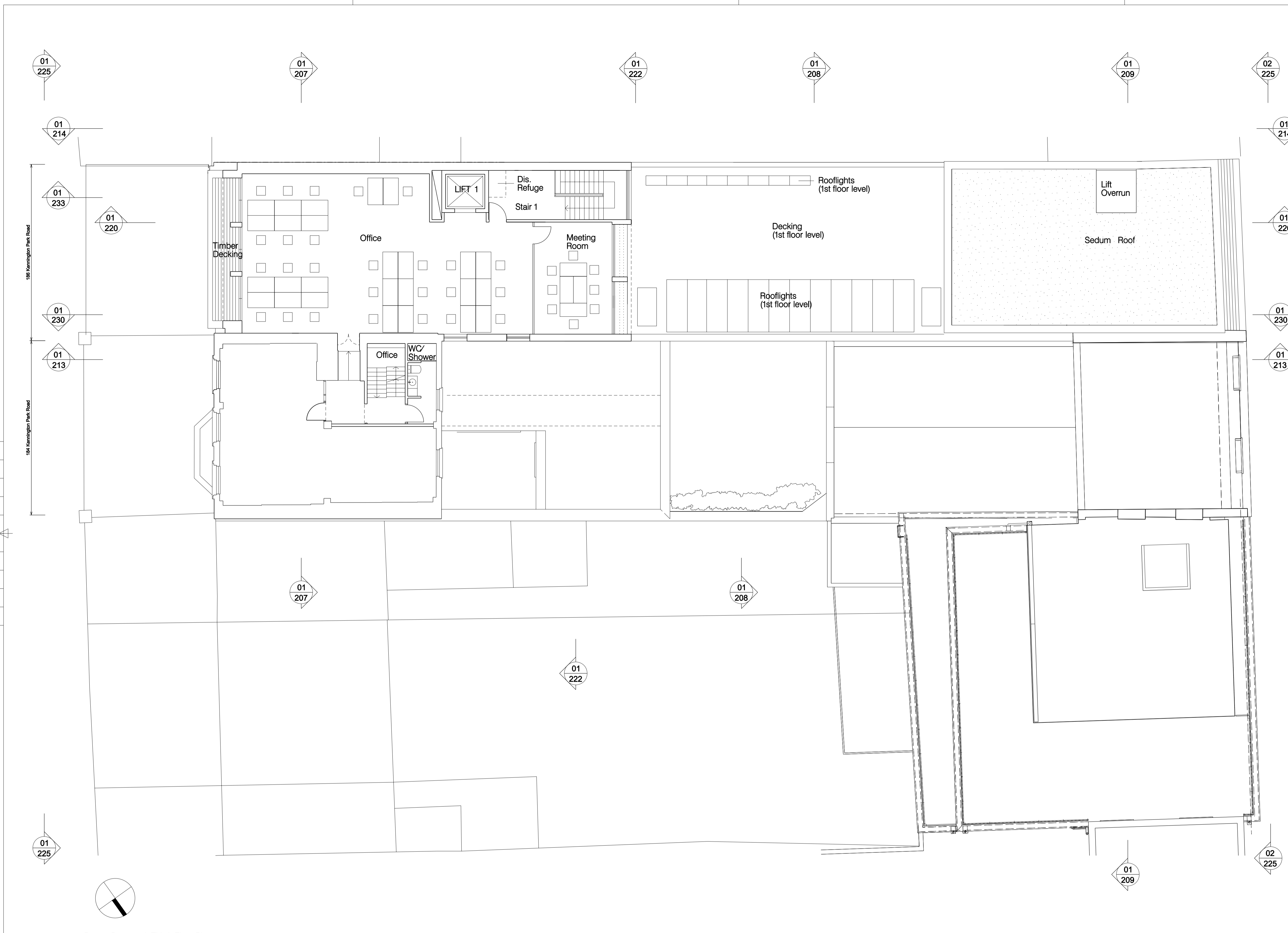
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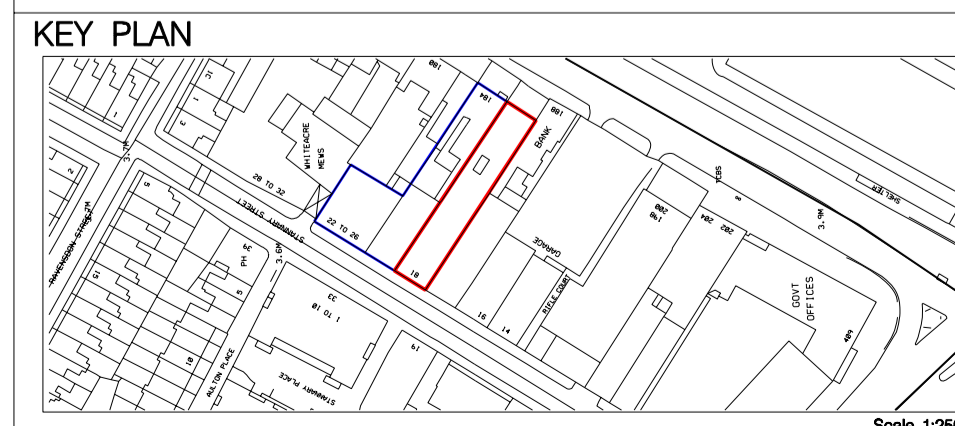
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NOTES



186 Kennington Park Road
18 Sumner Street
20 Sumner Street
22 20 Sumner Street

1P205- Proposed Third Floor Plan



A /Stair revised and plan updated.	ES	SD	15 /11 /12
B /Doors and walls near Lift 2 revised.	SD	CC	22 /11 /12
C /Windows to front of 186KPR revised & general updates to plan.	ES	CC	30 /11 /12
D /Section rells added.	ES	CC	04 /12 /12
E /Plan updated in line with planner's comments.	ES	SD	07 /02 /13
F /General amendments to stairs and roofs.	ES	SD	19 /02 /13
G /General amendments to corridor spaces and roofs.	ES	SD	06 /03 /13
H /General amendments.	ES	SD	09 /04 /13
J /Staircase and windows amended.	ES	SD	01 /07 /13
K /Plan updated in line with client's comments.	ES	SD	18 /07 /13
L /Windows added. Section arrows updated.	ES	SD	25 /07 /13
M /General updates.	ES	SD	26 /07 /13

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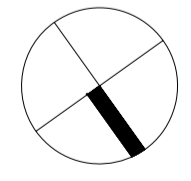
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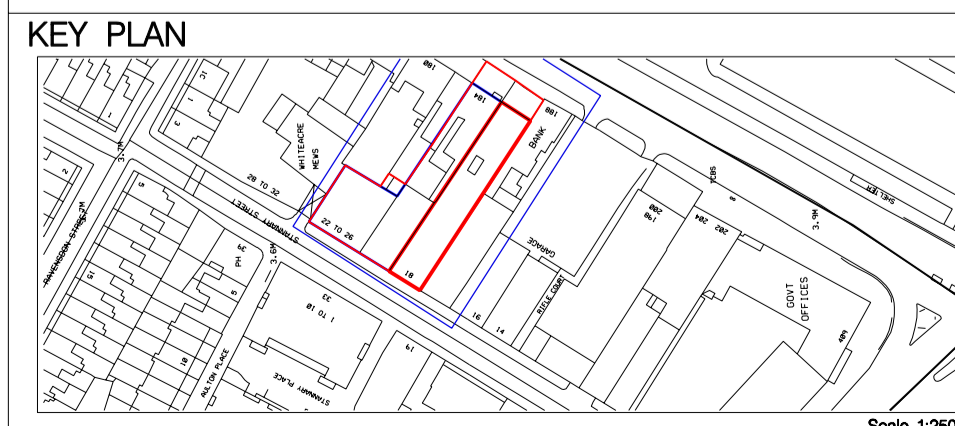
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NOTES



1P206 – Proposed Roof Plan



A /Roofs generally updated.	SD	CC	20 /11/12
B /Roof light amended and parapet added.	SD	CC	22 /11/12
C /Amendments to terrace and sedum roof area.	SD	CC	30 /11/12
D /Section refs. added.	ES	SD	04 /12/12
E /Plan updated in line with planner's comments.	ES	SD	19 /02/13
F /Rooflights added.	ES	SD	06 /03/13
G /General amendments.	ES	SD	09 /04/13
H /Roof amended. Notes updated.	ES	SD	01 /07/13
J /Roof updated in line with client's comments.	ES	SD	18 /07/13
K /Section arrows updated.	ES	SD	25 /07/13
L /General updates.	ES	SD	28 /07/13

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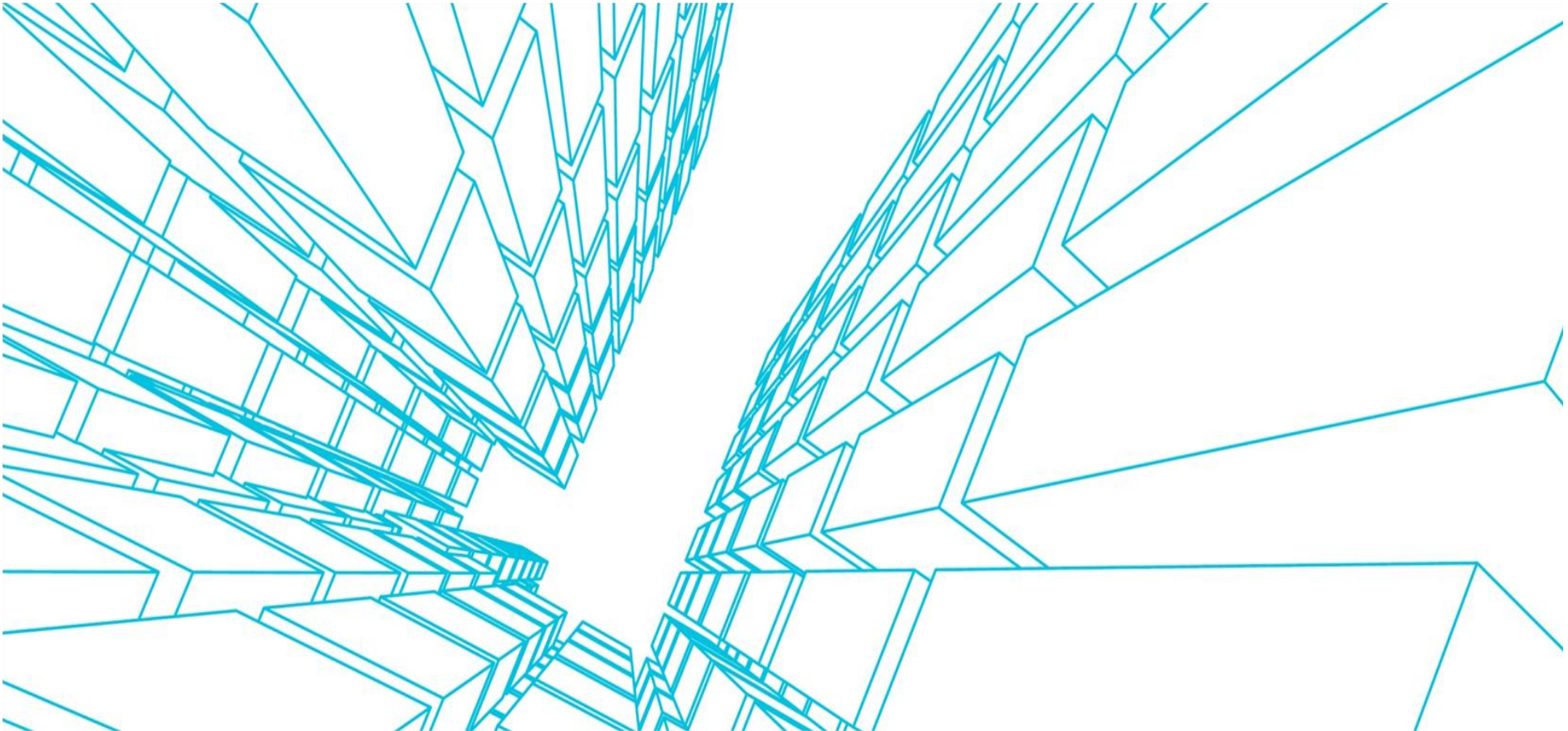
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PROJECT TITLE 186 Kennington Park Road		SCALE @ A1 1:100
STATUS Pre-Planning		DATE Oct 2012
DRAWING TITLE Roof Plan Proposed	PROJECT NUMBER SC111	DRAWING No. 111P206
		REVISION L

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Revised Stage A Initial Cost Model | Issue 3b | August 2013




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Revised Stage A Initial Cost Model | Issue 3b | August 2013

Document Issue Sheet

Issue Nr.	Document	File Path	Issue Date	Parties Sent To	Prepared By	Checked By	Reviewed By
1a	Revised Stage A Initial Cost Model (Draft for Discussion)	C:\Users\saigalk\Documents\SharePoint Drafts\186 Kennington Park Road Stage A Cost Plan Draft for Discussion-19.12.12.xls	28th March 2013	Studio Callaghan	KKS & JR	Comps	GJ
1b	Revised Stage A Initial Cost Mode	C:\Users\saigalk\Documents\SharePoint Drafts\186 Kennington Park Road Stage A Cost Plan Draft for Discussion-19.12.12.xls	3rd April 2013	Studio Callaghan	KKS & JR	Comps	GJ
2a	Revised Stage A Initial Cost Model June 2013 (Draft for Discussion)	C:\Users\saigalk\Documents\SharePoint Drafts\186 KPR Revised Stage A Cost Plan - Draft Issue 11.06.13.xls	11th June 2013	Studio Callaghan	KKS, C ^M A & JB	Comps	GJ
2b	Revised Stage A Initial Cost Model June 2013	C:\Users\saigalk\Documents\SharePoint Drafts\186 KPR Revised Stage A Cost Plan - Final Issue 17.06.13.xls	17th June 2013	Studio Callaghan	KKS, C ^M A & JB	Comps	GJ
3a	Revised Stage A Initial Cost Model August 2013 (Draft for Discussion)	C:\Users\saigalk\Desktop\Projects\186 KPR\Stage A Cost Plan\04 - Revised Stage A Cost Plan - Aug 2013\Draft Issue - 12.08.13\186 KPR Revised Stage A Cost Plan - Draft Issue 19.08.13.xls	19th August 2013	Studio Callaghan	KKS & JB	Comps	GJ
3a	Revised Stage A Initial Cost Model August 2013 (Draft for Discussion)	C:\Users\saigalk\Desktop\Projects\186 KPR\Stage A Cost Plan\04 - Revised Stage A Cost Plan - Aug 2013\Final Issue - 23.08.13\186 KPR Revised Stage A Cost Plan - Final Issue 23.08.13.xls	23rd August 2013	Studio Callaghan	KKS & JB	Comps	GJ

Authorised by	
Date	23rd August 2013

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

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Section 1 - Executive Summary

186 Kennington Park Road

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1 Executive Summary

1.1 develops.

1.2 Based upon the information detailed in section 4.0, our current day fixed price construction costs total is as follows;

	Total (£M) (Aug '13)	Rate £/ft ² GIA	Inflation to Outturn (£)	Total Outturn Cost (£M) excl VAT	Total Outturn Cost (£M) inc VAT
Strip-Out & Demolition	441,000	33.64	11,600	452,600	543,120
S&C (inc external works & services)	3,207,000	244.61	150,000	3,357,000	4,028,400
Cat A + CAT B	779,000	59.42	36,400	815,400	978,480
Park House Works	347,000	153.51	16,200	363,200	435,840
TOTALS	4,774,000		214,200	4,988,200	5,985,840

1.3 The detailed build up to the constituent parts of the Cost Model is contained within Appendix A. We have included within section 4.2 a narrative on our key assumptions and observations that will help the Team understand how we have arrived at the construction cost.

1.4 An initial view of current key risks and potential opportunities are detailed within section 8.0. We would recommend that consideration is given to factoring in time in the design programme to cater for risk & opportunity workshops as these could yield financial and/or programme savings and de-risk elements of the project.

1.5 A detailed area schedule is included in section 7.0 together with marked up drawings denoting net and gross areas. In summary the areas for the works at 186 Kennington Park Road are as follows;

	NIA Office (ft ²)	NIA Meeting Rooms & Coffee Points(ft ²)	NIA Lecture Rooms (ft ²)	Total NIA(ft ²)	Reception, WC, Circulation, Plant, structure etc (ft ²)	Total GIA (ft ²)	Above Ground Net to Gross Efficiency
Below Ground	-	-	-	-	75	75	0%
Above Ground	5,748	883	753	7,384	5,651	13,035	57%
TOTAL	5,748	883	753	7,384	5,726	13,111	56%

1.6 The Cost Model has been prepared solely for the use of Health and Care Professions Council and the Design Team; and should not be relied upon by any Third Party. The measurements contained within this document should not be relied upon for any purpose other than for the formulation of the Cost Model itself.

Section 2 - Summary of Cost Plan

186 Kennington Park Road

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2 Summary of Cost Plan

On the basis of the information listed in section 4.0, the summary of the Cost Model for the hard construction costs are as follows.

	Total (£)	£/ft ²	£/m ²
2.1 Phase 1 Works			
2.1.1 Demolition & Early Works			
Soft Strip	67,000	5.11	55.01
Demolition	223,000	17.01	183.09
Excavation	33,000	2.52	27.09
2.1.2 Contractor's Preliminaries and OH&P	78,000	5.95	64.04
2.1.3 Design Reserve & Contingency	40,000	3.05	32.84
	441,000	33.64	362.07
2.2 Phase 2 Works			
2.2.1 Demolition	32,000	2.44	26.27
2.2.2 Substructure	223,000	17.01	183.09
2.2.3 Superstructure			
- Frame	206,000	15.71	169.13
- Upper floors	142,000	10.83	116.58
- Roof	204,000	15.56	167.49
- Stairs	142,000	10.83	116.58
- External walls, windows and doors	478,000	36.46	392.44
- Internal walls and doors	187,000	14.26	153.53
2.2.4 Internal Finishes			
- Wall finishes	16,000	1.22	13.14
- Floor finishes	59,000	4.50	48.44
- Ceiling finishes	50,000	3.81	41.05
- WC fit-out	66,000	5.03	54.19
- Fittings and furniture	61,000	4.65	50.08
2.2.5 Mechanical & Electrical Services			
- Mechanical installation	220,000	16.78	180.62
- Electrical installation	193,000	14.72	158.46
- Lifts	92,000	7.02	75.53
- BWIC	15,000	1.14	12.32
2.2.6 External Works & Services	141,000	10.75	115.76
2.2.7 Contractor's Preliminaries and OH&P	388,000	29.59	318.55
2.2.8 Design Reserve & Contingency	292,000	22.27	239.74
	3,207,000	244.61	2,632.98
2.2.9 Category A & B Fit-Out	636,000	48.51	522.16
2.2.10 Contractor's Preliminaries and OH&P	72,000	5.49	59.11
2.2.11 Design Reserve & Contingency	71,000	5.42	58.29
	779,000	59.42	639.57
2.2.9 Park House Works	283,000	21.59	232.35
2.2.10 Contractor's Preliminaries and OH&P	32,000	2.44	26.27
2.2.11 Design Reserve & Contingency	32,000	2.44	26.27
	347,000	26.47	284.89
2.3 TOTAL to SHELL & CORE and CAT A & B	4,774,000	364.13	3,919.51
2.4 Inflation	214,200	16.34	175.86
2.5 TOTAL	4,988,200	380.47	4,095.37



Key Costs (before inflation)	Total	£/ft ²
Shell & Core	3,207,000	244.61
Cat A & B Fit-Out	779,000	59.42
Park House Works / area only	347,000	153.51

Key Cost Drivers (for 186 Kennington Park Road)

GIA (sqft)	13,111
NIA (sqft)	7,384
NIA - offices (sqft)	5,748
NIA - meeting & lecture room (sqft)	1,636
Nett : gross efficiency	56%
Nett : gross - above ground	57%
Nett : gross - best floor	82%
Wall : floor ratio - overall	0.82
Steel weight (tonnes)	91
Number of PAX lifts	2
Number of WCs	5

Key Cost Drivers (for Park House Works)

Steel weight (tonnes)	1
Number of platform lifts	1
Number of WCs	4

Section 3 - Reconciliation

186 Kennington Park Road

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3 Reconciliation with Previous Cost Plan

Element	Previous Revised Stage A (June 2013)		Current Revised Stage A (August 2013)		Variance		Reasons
	Total (£)	£/ft ²	Total (£)	£/ft ²	Total (£)	£/ft ²	
Phase 1 Works							
Demolition & Early Works							
Soft Strip	67,000	3.85	67,000	5.11	-	1.26	
Demolition	243,000	13.98	223,000	17.01	(20,000)	3.03	Decommissioning & removal of Park House lift moved to Park House Works in phase 2
Excavation	77,000	4.43	33,000	2.52	(44,000)	(1.91)	Basement excavation omitted
Contractor's Preliminaries and OH&P	94,000	5.41	78,000	5.95	(16,000)	0.54	Reduced prelims & OH&P because of reduced cost of phase 1 works
Design Reserve & Contingency	48,000	2.76	40,000	3.05	(8,000)	0.29	Reduced prelims & OH&P because of reduced cost of phase 1 works
Phase 2 Works							
Demolition	26,000	1.50	32,000	2.44	6,000	0.95	Increased number of openings with Park House & 20 Stannary Street
Substructure	331,000	19.04	223,000	17.01	(108,000)	(2.03)	Omission of basement
Superstructure							
- Frame	278,000	15.99	206,000	15.71	(72,000)	(0.28)	Reduced GIA results in less steel for structural frame
- Upper floors	174,000	10.01	142,000	10.83	(32,000)	0.82	Reduced GIA results in less upper floor slab area
- Roof	207,000	11.91	204,000	15.56	(3,000)	3.65	Introduction of complexed pitched rooflights
- Stairs	173,000	9.95	142,000	10.83	(31,000)	0.88	Reduction in Nr of stairs and balustrade
- External walls, windows and doors	454,000	26.12	478,000	36.46	24,000	10.34	Introduction of stand-alone brise soleil & associated structural support
- Internal walls and doors	219,000	12.60	187,000	14.26	(32,000)	1.67	Less internal partitions as a result of rationalising office & circulation space
Internal Finishes							
- Wall finishes	26,000	1.50	16,000	1.22	(10,000)	(0.28)	Reduced GIA results in less applied wall finishes
- Floor finishes	57,000	3.28	59,000	4.50	2,000	1.22	Increased area of reception stone flooring
- Ceiling finishes	54,000	3.11	50,000	3.81	(4,000)	0.71	Reduced GIA results in less applied ceiling finishes
- WC fit-out	209,000	12.02	66,000	5.03	(143,000)	(6.99)	Reduced number of WC's
- Fittings and furniture	91,000	5.23	61,000	4.65	(30,000)	(0.58)	Lockers moving to the Park House Works
Mechanical & Electrical Services							
- Mechanical installation	369,000	21.23	220,000	16.78	(149,000)	(4.45)	Omission of basement & reduced GIA
- Electrical installation	242,000	13.92	193,000	14.72	(49,000)	0.80	Omission of basement & reduced GIA
- Lifts	110,000	6.33	92,000	7.02	(18,000)	0.69	Moving lift 3 to Park House
- BWIC	22,000	1.27	15,000	1.14	(7,000)	(0.12)	
External Works & Services							
Contractor's Preliminaries and OH&P	489,000	28.13	388,000	29.59	(101,000)	1.47	Reduced prelims & OH&P because of reduced cost of phase 2 works
Design Reserve & Contingency	367,000	21.11	292,000	22.27	(75,000)	1.16	Reduced prelims & OH&P because of reduced cost of phase 2 works
Category A & B Fit-Out	659,000	37.91	636,000	48.51	(23,000)	10.60	Omission of basement & reduced GIA
Contractor's Preliminaries and OH&P	74,000	4.26	72,000	5.49	(2,000)	1.23	Reduced prelims & OH&P because of reduced cost of phase 2 works
Design Reserve & Contingency	73,000	4.20	71,000	5.42	(2,000)	1.22	Reduced prelims & OH&P because of reduced cost of phase 2 works
Park House Works							
Contractor's Preliminaries and OH&P	N/A	N/A	283,000	22	283,000	N/A	Scope increase due to omission of basement & additional fit out
Design Reserve & Contingency	N/A	N/A	32,000	2	32,000	N/A	
Design Reserve & Contingency	N/A	N/A	32,000	2	32,000	N/A	
TOTAL to SHELL & CORE and CAT A & B	5,374,000	309.13	4,774,000	364.13	(600,000)	55.00	
Inflation	313,800	18.05	214,200	16.34	(99,600)	(1.71)	Revised inflation outlook based on updated programme
TOTAL	5,687,800	327	4,988,200	380.47	(699,600)	53.29	
GIA (ft²)	GIA (ft ²) = 17,384		GIA (ft ²) = 13,111		GIA (ft ²) = (4,273)		

Section 4 - Basis and Assumptions

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4 Basis and Assumptions

4.1 Information Used

Source	Document Type	Reference	Rev	Title	Date
Studio Callaghan					
	Drawings	SC-111-111P201	Rev K	Basement Plan Proposed	
		SC-111-111P202	Rev N	Ground Floor Plan Proposed	
		SC-111-111P203	Rev N	First Floor Plan Proposed	
		SC-111-111P204	Rev M	Second Floor Plan Proposed	
		SC-111-111P205	Rev M	Third Floor Plan Proposed	
		SC-111-111P206	Rev L	Roof Plan Proposed	
		SC-111E213	Rev G	Side Elevation viewed from 184 Kennington Park Road Proposed	
		SC-111E214	Rev G	Side Elevation viewed from 188 Kennington Park Road Proposed	
		SC-111E225	Rev G	Stannary Street elevation proposed & Kennington Park Road Elevation Proposed	
		SC-111S207	Rev F	Section AA Proposed	
		SC-111S208	Rev E	Section BB Proposed	
		SC-111S209	Rev F	Section CC Proposed	
		SC-111S220	Rev L	Long Section DD Proposed	
		SC-111S222	Rev D	Section FF Proposed	
		SC-111S230	Rev H	Long Section JJ Single Basement Proposed	
		SC-111S233	Rev G	Long Section MM Proposed	
		SC-111S234	Rev B	Long Section RR Proposed	
	Programme	26/07/2013		Programme of works for 186 Kennington Park Road Redevelopment	26th July 2013
Conisbee Consulting Structural Engineer					
	Drawings	120759-SSK 001	Preliminary	Ground Floor and Foundations	
		120759-SSK 002	Preliminary	First Floor	
		120759-SSK 003	Preliminary	Second Floor	
		120759-SSK 004	Preliminary	Third Floor	
		120759-SSK 005	Preliminary	Roof Structure	
		120759-SSK 005	Preliminary	Typical Section	
Exova Warringtonfire					
	Report	302004	01	Fire Safety Strategy Report	3rd December 2012
Hoare Lea					
	Reports	186 KPR	-	BREEAM Offices 2011 Pre Assessment	2nd September 2012
		187 KPR	Rev A	Energy strategy Options	27th November 2012

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4 Basis and Assumptions

4.2 Key Assumptions

Key assumptions made in preparing the Cost Plan

All costs have been prepared on a present day fixed price, at 3Q 2013 price levels. A provisional assessment of inflation has been included within Appendix C based upon the draft programme.

General

- Building designed to BREEAM Excellent
- Costs are based on a traditional procurement approach with separate contracts for Demolition (Phase 1) and Shell & Core + CAT A & B + Park House Works (Phase 2).
- Offices completed to Category A & B fit out
- Demolition Contractor's Preliminaries for phase 1 works assumed 15%
- Demolition Contractor's OH&P assumed 8% for phase 1 works
- Main Contractor's Preliminaries for phase 2 works assumed 12% for shell & core and 8% for Cat A & B and Park House Works

Demolition

- Soft-strip of existing structure to remove all non-structural fittings & finishes
- Type 3 asbestos survey, (removal of asbestos found excluded)
- Demolition of existing building and foundations
- Temporary works to be left in situ until phase 2 works commence
- Allowance made for penetration & interface with Park House & 20 Stannary Street

Substructure

- 2m deep and 1.5m wide reinforced concrete strip foundations below columns
- 400mm thick reinforced concrete retaining walls (underpinning) boundary walls where adjacent to lift pits and strip footing positions

2A Frame

- Structural steel beams & columns from ground floor to roof as per Conisbee Consulting sketches
- Fittings to frame taken at 10% of main structural weight

2B Upper Floors

- 150mm thick concrete on metal deck slabs to all upper floors

2C Roof

- Insulation & waterproofing to all roofs
- Seedum roof to 3rd floor roof
- Hardwood decking, galvanised steel handrails with acrylic infills to all external terraces
- Concrete pavements to main roof and allowance for louvres / plant screens
- Allowance for rainwater goods

2D Stairs

- Pre-cast concrete stairs
- All upper floor staircase balustrades to be hardwood timber handrail either fixed to wall or with glass infill on open stairwell side

- The demolition works will commence in Oct 2014 (4 month demolition programme) and the new-build works will commence in April 2015 (16 month demolition programme)
- Main Contractor's OH&P assumed 3% for phase 2 works
- No allowance is made for mitigating measures at this stage
- Design Reserve and Construction Contingency is 10% and is a provision based on the level of detail in the current design for phase 1 and 2 works

- Allowance made for full demolition scaffold
- De-commissioning and removal of the existing Park House lift car & roof top motor room, breaking openings through brick liftshaft & construction of slab infills with associated fire stopping & making good

- 50mm Screed to ground floor slab with insulation below
- 225mm thick reinforced concrete ground floor slab

- Secondary / trimmings steels to frame taken at 10% of main structural weight
- Intumescent paint fire protection to 60 minutes
- Allowances for interface works with existing structures / party walls

- Allowance for grid flooring within risers

- Reinforced concrete liftshaft overrun
- Stick framing system to support 1st floor rooflights
- Windows cleaned via abseiling from anchor points (located at 5m C/C), no allowances made for BMU

- Carpets to stair treads and risers, with a rubber / plastic nosing on all upper floors
- Timber stairs to Park House

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4 Basis and Assumptions

4.2 Key Assumptions

Key assumptions made in preparing the Cost Plan

2E External Walls, Windows & Doors

- Slate cladding to entrance door surrounds along Kennington Park Rd & Stannary St elevations and slate skirtings / plints
- External doors to all terraces are glazed manual sliding doors within glazed screens
- Automated roller shutter to rear reception entrance
- Double automated glazed sliding doors within glazed screens to Kennington Park Road entrance
- Glazed external door to ground floor for access to the courtyard
- Zinc rain screen wall cladding
- Glazed windows to Kennington Park Road elevation will have 150mm x 150mm reconstituted stone window surrounds

2G Internal Walls & Partitions

- 140mm Blockwork walls to ground floor plant room
- 215mm Blockwork to form upper floors lift shaft walls (high density structural concrete block)
- 100mm Stud partition walls to all internal walls (unless specified otherwise)

2H Internal Doors

- All internal doors are veneered with architraves & shadow gaps & fire rated
- Allowance made for riser doors and access hatches
- Metal doors to plantroom

3A Wall Finishes

- Plasterboard and emulsion paint to all upper floor NIA areas
- Plasterboard and emulsion paint to circulation areas

3B Floor Finishes

- Painted concrete floor to plant rooms
- Rubber / vinyl flooring to storage room
- Stone floor to reception & ground floor lift lobby
- Entrance matting to glazed vestibule & rear reception
- Raised access floor to office areas and all other CAT A areas

- All curtain walling is aluminium stick system with double glazed units
- Windows are aluminium framed and double glazed (fixed lights)
- Kennington Park Road & Stannary Street elevations are a high grade brick with cavity and block construction
- Elevations as viewed from 184 & 188 Kennington Park Road are a medium grade brick with cavity and block construction
- Rear elevation of the Kennington Road block is clad using zinc cladding supported with a lightweight substrate (eg; metsec) & full height brise soleil solar shading.
- Rear elevation of the Stannary Road block is clad using zinc cladding supported with a lightweight substrate (eg; metsec) & full height brise soleil solar shading.

- Stud partitions to form risers
- Glazed partition containing internal blind to lecture room & meeting rooms
- All blockwork walls are assumed to be not fair-faced
- All plasterboard walls are taped & jointed (no allowance made for skimming walls)

- Rear reception sliding glazed doors (set within glazed & aluminium frame) are automatic opening with access control

- MDF skirting with shadow gap detail & window boards throughout
- Painted blockwork to ground floor plant room

- Carpet to meeting room, lecture theatre, office area and coffee points
- Carpets to all stairs and upper floor circulation areas & lift lobbies
- Carpets to all Park House meeting rooms
- Rubber / vinyl flooring to Park House locker room, cloak cupboard & IT room

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4 Basis and Assumptions

4.2 Key Assumptions

Key assumptions made in preparing the Cost Plan

3C Ceiling Finishes

- Plasterboard and emulsion paint to all upper floor NIA areas & circulation spaces
- Allowance for blind boxes and bulkheads
- Exposed soffit in basement

3D WC Fit Out

- Ceramic tiles to floors
- Ceramic tiles to showers
- Plasterboard and emulsion paint to walls
- Ceramic tiled splashback behind each basin / vanity unit

4 Fixtures & Fittings

- Allowance for main reception desk with timber veneer on a MDF carcass
- Allowance statutory signage
- External, wayfinding and reception signage is excluded as this is funded from a separate clients budget
- Allowance made for small bespoke desk to cash office
- Allowance made for countertop & fitted cupboard units to coffee points

5 Mechanical & Electrical

- Sanitary appliances served with local electric water heaters
- Gas boilers allowed to serve LPHW system.
- It is assumed that an induction loop will be required for the reception area
- Generator will not be required. Services specialist to confirm.
- Allowance made for 45m² of PVs. Exact requirement to be finalised.
- Lifts assumed to be 8 person, 600kg, serving 5 floors.
- Lift from basement to ground floor assumed to be a platform lift.
- Sprinklers are not required. Fire specialist to confirm.
- Local cooling to IT room has been included.
- VRF system will be adopted for cooling within the Fit-out areas (including Reception and Post Room)
- Allowance made for access control.
- Assume CAT A & B hot water services are to be feed from local S&C local water heater garden areas
- It has been assumed that adequate space has been allowed for all plant.

External Works & Services

- Assumed minor footpath reinstatement
- York stone paving to front entrance
- Allowance made for DDA compliance
- Internal CCTV Installation excluded as this is funded through clients separate budget
- Glazed canopy with steel structural supports for main entrance & cycle racks

- No allowance for feature ceiling to reception
- Allowance made for 15m² of demountable ceiling panels/metal trays per floor (Ground to 3rd floors)

- Plasterboard and emulsion paint to ceilings
- Veneered access panels, partitions and doors
- Small mid-range vanity unit with wash hand basins

- No allowance made for lecture room desk or loose furniture as this is to be funded from a separate fit-out budget
- 3 passenger turnstile channels (with 2 base units)
- Lockers are sized to fit a cycle helmet and small sports bag
- Blinds to all glazing is excluded as this is funded from a separate clients budget

- Allowance for TV aerial system.
- Assumed a fresh air volume of 12 l/s per person.
- Allowance made for basing Lightning Protection system only
- Fire suppression system to IT room assumed required. Specialist to confirm.
- Cat5 water supply assumed to be required to terrace areas
- Security installation: Assumed system will be made up of 2nr CCTV cameras at entrances and 4nr Access control points.
- Allowance for lighting to terraces and walkway: assumed spot lights only, excludes any LED strip lighting.
- External Services: Assumed only minor connection works to an existing incoming supply. Excludes any major diversions
- BMS allowance has been made for basic controlling
- It is assumed that existing Park House systems are able to sustain change in loads conditioning etc will be required for the existing systems.

- Allowance for CCTV survey and minor drainage repairs
- Allowance for incoming services connections
- Courtyard concrete stairs
- Allowance made for planting to all terraces & both courtyards in Park House

Section 5 - Exclusions

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5 Exclusions

The following are excluded, but are known to have a cost impact and, therefore, need to be covered by other budgets within the overall Project Cost Appraisal / Estimate. The list is intended as a guide only and is not necessarily exhaustive.

Ref	Description	Budget Allocation	Action
5.1	Professional/legal fees, planning/building control fees, design fees, statutory fees, monitoring costs, environmental audits, wind studies, third party fees/costs and other fees.	Overall Project Budget	Health & Care Professions Council
5.2	The costs are based on a traditional procurement strategy with single contracts for the phase 1 works (consisting of the demolition) and phase 2 works (consisting of shell & core, CAT A & B and external works).	Overall Project Budget	Health & Care Professions Council
5.3	Site acquisition fees/costs, air rights, rights to light (or any other third party compensation settlements), over sailing licences, sale or letting fees/costs and other developer's costs.	Overall Project Budget	Health & Care Professions Council
5.4	Client finance costs and insurances.	Overall Project Budget	Health & Care Professions Council
5.5	Local Authority charges, road closures, etc.	Overall Project Budget	Health & Care Professions Council
5.6	Costs arising from Section 106 / 278 agreements, including off site infrastructure	Overall Project Budget	Health & Care Professions Council
5.7	Project insurances.	Overall Project Budget	Health & Care Professions Council
5.8	Development risk allowance/overall project contingency.	Overall Project Budget	Health & Care Professions Council
5.9	Independent Commissioning Management fees (assumed to be included in the separate budget for professional fees).	Overall Project Budget	Health & Care Professions Council
5.10	Project collaboration tool.	Overall Project Budget	Health & Care Professions Council
5.11	Loose furniture	Overall Project Budget	Health & Care Professions Council
5.12	Lecture room fit out	Overall Project Budget	Health & Care Professions Council
5.13	Works to 184 Kennington Park Road / Park House (other than those explicitly stated)	Overall Project Budget	Health & Care Professions Council
5.14	Works to 20 & 22-26 Stannery Street (other than those explicitly stated)	Overall Project Budget	Health & Care Professions Council
5.15	Works to the courtyard (other than those stair works explicitly stated)	Overall Project Budget	Health & Care Professions Council
5.16	BIM, 3-D or nth-D Modelling	Overall Project Budget	Health & Care Professions Council
5.17	Artwork, furniture, white goods, internal planting and the like.	Overall Project Budget	Health & Care Professions Council

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5 Exclusions

The following are excluded but could result in additional cost and should, therefore, be covered by a Project Contingency/Risk Allowance held by the Client.

	Description	Budget Allocation	Action
5.19	Capital allowances or other incentives/grants.	Overall Project Budget	Health & Care Professions Council
5.20	Monitoring or works to 184 Kennington Park Road (Park House), 20 & 22-26 Stannery Street or any other adjacent buildings.	Overall Project Budget	Health & Care Professions Council
5.21	Any necessary off-site reinforcement of services infrastructure over and above the allowances included.	Overall Project Budget	Health & Care Professions Council
5.22	Out of hours working.	Overall Project Budget	Health & Care Professions Council
5.23	Renewables, other than those explicitly stated	Overall Project Budget	Health & Care Professions Council
5.24	Compactors.	Overall Project Budget	Health & Care Professions Council
5.25	Effects of working condition restrictions, such as Section 61 or Environmental Management Plans.	Overall Project Budget	Health & Care Professions Council
5.26	Wired and Wireless technology and IT backbone / information pods.	Overall Project Budget	Health & Care Professions Council
5.27	Fire rating or bomb blast specification or bomb film to external perimeter glazing.	Overall Project Budget	Health & Care Professions Council
5.28	Abnormal service provisions or connection costs.	Overall Project Budget	Health & Care Professions Council
5.29	Mobile elevating work platforms.	Overall Project Budget	Health & Care Professions Council
5.30	Sectional completion.	Overall Project Budget	Health & Care Professions Council
5.31	Fixings for and supply of satellite and telecommunications equipment.	Overall Project Budget	Health & Care Professions Council
5.32	Sustainable construction strategies other than that stated.	Overall Project Budget	Health & Care Professions Council
5.33	Sprinkler system.	Overall Project Budget	Health & Care Professions Council
5.34	Back-up generator and any UPS system	Overall Project Budget	Health & Care Professions Council
5.35	Upgrade to existing services supplies to site (water, gas, electricity etc)	Overall Project Budget	Health & Care Professions Council
5.36	Irrigation system to external terraces	Overall Project Budget	Health & Care Professions Council
5.37	Security installation: Assumed system will be made up of 2nr CCTV cameras and 4nr Access control points	Overall Project Budget	Health & Care Professions Council
5.38	Allowance for lighting to terraces and walkway: assumed spot lights only, excludes any LED strip lighting	Overall Project Budget	Health & Care Professions Council
5.39	External Services: Assumed only minor connection works to an existing incoming supply. Excludes any major diversions.	Overall Project Budget	Health & Care Professions Council
5.40	Abnormal ground conditions, ground obstructions or archaeological finds	Overall Project Budget	Health & Care Professions Council
5.41	Removal of any asbestos found in the type 3 survey.	Overall Project Budget	Health & Care Professions Council

Section 6 - Benchmarking Analysis

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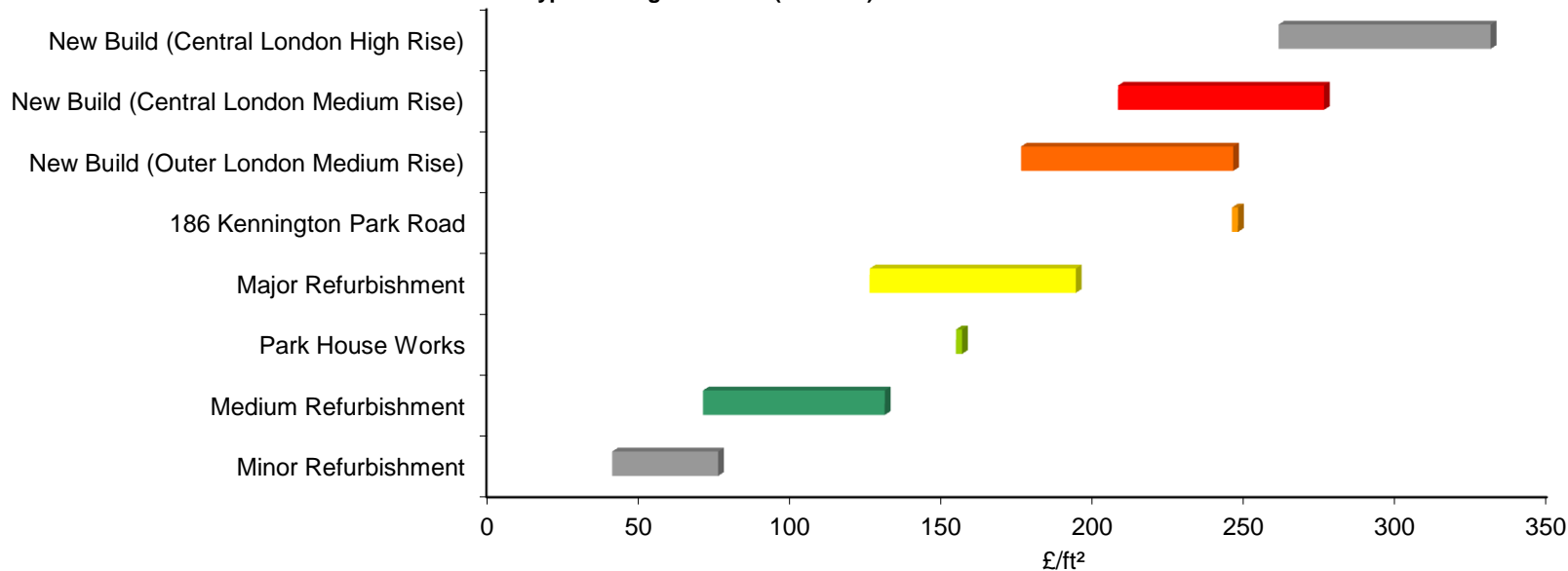
6 Benchmarking

6.1 Introduction

The following section seeks to provide some analysis of the shell and core costs for the 186 Kennington Park Road project in relation to other Davis Langdon Central London Offices projects of a new build and refurbishment nature in London.

Benchmarking information is a useful tool in determining the comparative cost of the buildings relative to other buildings, as well as defining valuable design and area criteria. However, it is the interpretation of the information which is of greater value because it can provide an explanation of key cost drivers, much of which would not be apparent from a cursory review of the figures.

6.2 Benchmark of Total Shell & Core Costs Versus Typical Ranges of Cost (£/ft² GIA) in London



The graph above shows the Davis Langdon typical Shell & Core benchmark ranges of cost for different types of London commercial office projects.

186 Kennington Park Road at £242/ft² GIA for shell & core currently sits in the middle of the benchmark range of cost for a new build commercial office in London.

The key reasons for this can be attributed to the following factors: -

- Slender building means a high wall to floor ratio and stepped nature of the central area of the building around the terraces compounds this issue
- Low net to gross area efficiency

Section 7 - Floor Areas

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7 Floor Areas

7.1 Notes to be read in conjunction with Area Schedule

Ref	Note
7.1.1	Areas have been CAD measured from the Studio Callaghan drawings noted below and in section 3.1.
	SC-111-111P201 Rev K Basement Plan Proposed
	SC-111-111P202 Rev N Ground Floor Plan Proposed
	SC-111-111P203 Rev N First Floor Plan Proposed
	SC-111-111P204 Rev M Second Floor Plan Proposed
	SC-111-111P205 Rev M Third Floor Plan Proposed
	SC-111-111P206 Rev L Roof Plan Proposed
7.1.2	Areas have been measured in accordance with the RICS New Rules of Measurement, 2nd Edition.
7.1.3	Definitions.
	NIA - Area excluding all circulation, toilets, showers, plant, storage, ducts, structure etc.
	GIA - Area up to internal face of external wall including all internal structure but excluding all voids.
	GEA - Area up to external face of external wall including all internal structure.
7.1.4	Areas denoted as NIA do not necessarily equate to effective lettable areas.
7.1.5	The measurements and areas within this document should not be relied upon for any other purpose other than the formulation of the Cost Plan.
7.1.6	No allowances have been made for multi tenancy arrangements (i.e. deductions for corridors, lobbies).
7.1.7	The areas are subject to design team confirmation and agreement.
7.1.8	No deductions have been taken from NIAs as a contingency against cores enlarging during design development.

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7 Floor Areas

7.1 Summary of Floor Areas (Metric)

Level	Net Internal Area				Reception & Interview Rooms	WC / Showers / Cleaners	Postroom & Cash Office	Lift Lobbies	Circulation	Storage	Stairs / Refuge	Plant	Lifts / Risers / Structure	Total Gross Internal Area	Net:Gross efficiency	GEA	Wall to Floor Ratio
	Office	Meeting Room	Lecture Hall	Total NIA													
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%	m ²	
Basement	-	-	-	-	-	-	-	-	-	-	-	-	7	7	0%	290	n/a
Ground	-	-	70	70	119	34	35	54	64	3	19	29	24	451	16%	497	0.43
Level 1	243	-	-	243	-	-	-	-	6	-	31	-	18	298	82%	417	0.84
Level 2	178	58	-	236	-	-	-	-	3	-	35	-	14	288	82%	346	0.81
Level 3	113	24	-	137	-	-	-	-	-	-	19	-	13	169	81%	252	1.00
Roof	-	-	-	-	-	-	-	-	-	-	-	-	5	5	0%	11	0.97
TOTAL	534	82	70	686	119	34	35	54	73	3	104	29	81	1,218	56%	1,813	0.82
% of GIA	43.8	6.7	5.7	56.3	9.8	2.8	2.9	4.4	6.0	0.2	8.5	2.4	6.7	100.0			

7.2 Summary of Floor Areas (Imperial)

Level	Net Internal Area				Reception & Interview Rooms	WC / Showers / Cleaners	Postroom & Cash Office	Lift Lobbies	Circulation	Storage	Stairs / Refuge	Plant	Lifts / Risers / Structure	Total Gross Internal Area	Net:Gross efficiency	GEA	Wall to Floor Ratio
	Office	Meeting Room	Lecture Hall	Total NIA													
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	%	ft ²	ft ²
Basement	-	-	-	-	-	-	-	-	-	-	-	-	75	75	0%	3,122	n/a
Ground	-	-	753	753	1,281	366	377	581	689	32	205	312	258	4,855	16%	5,350	0.43
Level 1	2,616	-	-	2,616	-	-	-	-	65	-	334	-	194	3,208	82%	4,489	0.84
Level 2	1,916	624	-	2,540	-	-	-	-	32	-	377	-	151	3,100	82%	3,724	0.81
Level 3	1,216	258	-	1,475	-	-	-	-	-	-	205	-	140	1,819	81%	2,713	1.00
Roof	-	-	-	-	-	-	-	-	-	-	-	-	54	54	0%	118	0.97
TOTAL	5,748	883	753	7,384	1,281	366	377	581	786	32	1,119	312	872	13,111	56%	19,515	0.82
% of GIA	43.8	6.7	5.7	56.3	9.8	2.8	2.9	4.4	6.0	0.2	8.5	2.4	6.7	100.0			

7.3 Park House Area's (Metric)

Level	Meeting Rooms (m ²)	IT Room (m ²)	Showers / WC's (m ²)	Locker Room (m ²)	Stairs & Circulation (m ²)	Cloak Room (m ²)	Lifts & Structure (m ²)	Total Fit-Out Area (m ²)
Basement	-	-	-	-	10	-	2	12
Ground	91	15	2	-	10	5	2	125
1st floor	-	-	6	40	5	-	-	51
2nd floor	-	-	6	-	5	-	-	11
3rd Floor	-	-	6	-	5	-	-	11
Roof	-	-	-	-	-	-	-	-
TOTAL	91	15	20	40	35	5	4	210

7.4 Park House Area's (Imperial)

Level	Meeting Rooms (ft ²)	IT Room (ft ²)	Showers / WC's (ft ²)	Locker Room (ft ²)	Stairs & Circulation (ft ²)	Cloak Room (ft ²)	Lifts & Structure (ft ²)	Total Fit-Out Area (ft ²)
Basement	-	-	-	-	108	-	22	129
Ground	980	161	22	-	108	54	22	1,345
1st floor	-	-	65	431	54	-	-	549
2nd floor	-	-	65	-	54	-	-	118
3rd Floor	-	-	65	-	54	-	-	118
Roof	-	-	-	-	-	-	-	-
TOTAL	980	161	215	431	377	54	43	2,260

Section 8 - Risks and Opportunities

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8 Risks and Opportunities

Ref	7.1 Key Risks (in no particular order)	Ref	7.2 Key Opportunities (in no particular order)
8.1.1	Planning approvals	8.2.1	Reduce floor finish in reception from stone to high quality ceramic / porcelain tiles
8.1.2	Groundwater removal	8.2.2	Single D&B contract for entire works, (demolition, S&C and Cat A & B works)
8.1.3	Party wall agreements / party wall interfaces	8.2.3	Phase elements of the external works so that they are carried out at a later date
8.1.4	Neighbourly matters	8.2.4	Re-use party walls as part of the structural frame (structural engineer to advise)
8.1.5	Temporary works	8.2.5	Stow render to elevations where medium grade facing brickwork is proposed.
8.1.6	Procurement strategy	8.2.6	Carry out surveys of existing foundations / structure & services to derisk the project and enable allowances to be reduced.
8.1.7	Services design in absence of specialist consultants advise	8.2.7	Phasing of works to minimise the impact of inflation
8.1.8	Design development extra over allowances	8.2.8	Omission of gates to 186 Kennington Park Road entrance
8.1.9	OJEU tender process & time associated with assessment of prequalification	8.2.9	Change specification of entrance paving from York stone to concrete paviours
8.1.10	Approval of works from London Underground	8.2.10	Reduce scope of rooflight to 1st floor roof
8.1.11	Incoming services (capacity & unknowns)	8.2.11	Omit 2nd floor Stannary Street area/works, or phase so these works are done at a later date
8.1.12	Programme of 13 months for development of the revised Stage A design information to tender & construction information (including preparation of tender and contract documents)	8.2.12	Omit non-essential works to Park House
8.1.13	Demolition programme of 4 months & new build programme of 16 months		
8.1.14	Ground obstructions		
8.1.15	Unknown distance of incoming services from plant room		

Section 9 - Projected Cashflow

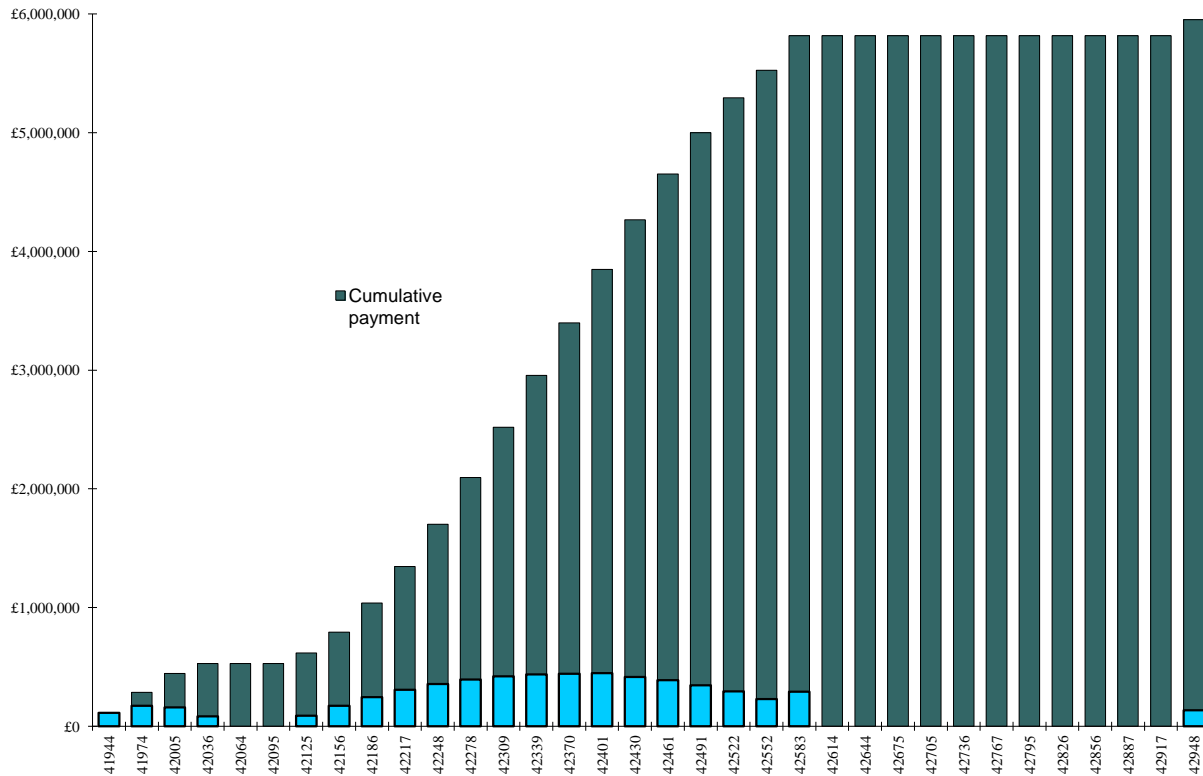
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9 Projected Cashflow

Ref	Note
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- 9.1.1 The cashflow graph below has been calculated based on the following;
- Seperate contracts for the demolition & new build works
 - Demolition works to commence in Oct 2014 with a duration of 4 months
 - Main contract new-build works to commence in Apr 2015 with a duration of 16 months
 - Retention of 5% on Phase 1 & Phase 2 works
 - The construction of the offices should be subject to VAT at 20%, which has been included in the cashflow and S-curve below as requested by HCPC, subject to the following;
 - There are no dwellings in the building
 - The building does not qualify for relevant charitable purpose
 - HCPC's position with regards to recovery of input VAT (i.e. VAT incurred) has not been considered



PAYMENT		GROSS VALUE (excl VAT)		GROSS VALUE (Inc VAT)	
No.	Month	Cumulative	Monthly	Cumulative	Monthly
1	Nov-14	£94,544	£94,544	£113,453	£113,453
2	Dec-14	£238,633	£144,089	£286,360	£172,907
3	Jan-15	£370,899	£132,265	£445,078	£158,718
4	Feb-15	£441,285	£70,386	£529,542	£84,464
5	Mar-15	£441,285	£0	£529,542	£0
6	Apr-15	£441,285	£0	£529,542	£0
7	May-15	£515,814	£74,529	£618,977	£89,435
8	Jun-15	£660,198	£144,384	£792,238	£173,261
9	Jul-15	£864,984	£204,785	£1,037,980	£245,743
10	Aug-15	£1,120,717	£255,733	£1,344,860	£306,880
11	Sep-15	£1,417,944	£297,227	£1,701,532	£356,672
12	Oct-15	£1,747,211	£329,267	£2,096,653	£395,121
13	Nov-15	£2,099,064	£351,854	£2,518,877	£422,224
14	Dec-15	£2,464,050	£364,986	£2,956,860	£437,983
15	Jan-16	£2,832,716	£368,665	£3,399,259	£442,398
16	Feb-16	£3,206,921	£374,205	£3,848,305	£449,047
17	Mar-16	£3,554,583	£347,662	£4,265,500	£417,194
18	Apr-16	£3,877,563	£322,980	£4,653,075	£387,576
19	May-16	£4,166,407	£288,844	£4,999,688	£346,613
20	Jun-16	£4,411,661	£245,254	£5,293,993	£294,305
21	Jul-16	£4,603,871	£192,211	£5,524,646	£230,653
22	Aug-16	£4,846,243	£242,371	£5,815,491	£290,845
23	Sep-16	£4,846,243	£0	£5,815,491	£0
24	Oct-16	£4,846,243	£0	£5,815,491	£0
25	Nov-16	£4,846,243	£0	£5,815,491	£0
26	Dec-16	£4,846,243	£0	£5,815,491	£0
27	Jan-17	£4,846,243	£0	£5,815,491	£0
28	Feb-17	£4,846,243	£0	£5,815,491	£0
29	Mar-17	£4,846,243	£0	£5,815,491	£0
30	Apr-17	£4,846,243	£0	£5,815,491	£0
31	May-17	£4,846,243	£0	£5,815,491	£0
32	Jun-17	£4,846,243	£0	£5,815,491	£0
33	Jul-17	£4,846,243	£0	£5,815,491	£0
34	Aug-17	£4,958,900	£112,658	£5,950,680	£135,189
			£4,958,900	£5,950,680	

APPENDICES

Appendix A - Detailed Cost Plan Breakdown

Summary

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Summary

Element	Enabling Works (Phase 1)		Shell & Core, inc ext works (Phase 2)		Category A & B (Phase 2)		Park House Works (Phase 2)		
	GIA (ft²) =	13,111	GIA (ft²) =	13,111	GIA (ft²) =	13,111	GIA (ft²) =	2,260	
	Element total £	GIA £/ft²	Element total £	GIA £/ft²	Element total £	GIA £/ft²	Element total £	GIA £/ft²	
Demolition							18,000		
Soft Strip	67,000	5.11							
Demolition	223,000	17.01	32,000	2.44					
Excavation	33,000	2.52							
Substructure			223,000	17.01					
Superstructure									
Frame			206,000	15.71			2,000		
Upper Floors			142,000	10.83			5,000		
Roof			204,000	15.56			-		
Stairs			142,000	10.83			9,000		
External Walls			325,000	24.79			-		
Windows & External Doors			153,000	11.67			-		
Internal Walls			122,000	9.31	49,000	3.74	10,000	4.42	
Internal Doors			65,000	4.96			1,000	0.44	
Finishes									
Wall Finishes			16,000	1.22	13,000	0.99	5,000	2.21	
Floor Finishes			59,000	4.50	58,000	4.42	8,000	3.54	
Ceiling Finishes			50,000	3.81	53,000	4.04	7,000	3.10	
WC Fit Out			66,000	5.03			37,000	16.37	
Fittings and Furniture			61,000	4.65	2,000	0.15	30,000	13.27	
Mechanical & Electrical									
Sanitaryware			8,000	0.61	-	-	9,000	3.98	
Disposal Installations			24,000	1.83	3,000	0.23	8,000	3.54	
Water Installations			25,000	1.91	-	-	24,000	10.62	
Heat Source			17,000	1.30			-	-	
Space Heating & Air Treatment			43,000	3.28	245,000	18.69	17,000	7.52	
Ventilating Systems			8,000	0.61			-	-	
Electrical Installations			193,000	14.72	139,000	10.60	29,000	12.83	
Gas Installation			5,000	0.38			-	-	
Lift Installation			92,000	7.02			17,000	7.52	
Protective Installations			11,000	0.84	-	-	12,000	5.31	
Communications Installation			58,000	4.42	46,000	3.51	17,000	7.52	
Special Installations			21,000	1.60	15,000	1.14	14,000	6.19	
BWIC with Services			15,000	1.14	13,000	0.99	4,000	1.77	
External Works									
External Works & Services			141,000	10.75					
Sub Total	323,000	24.64	2,527,000	192.75	636,000	48.51	283,000	125.20	
Main Contractor's Preliminaries	15%	48,000	3.66	12%	303,000	23.11	8%	51,000	3.89
Main Contractor's Overhead and Profit	8%	30,000	2.29	3%	85,000	6.48	3%	21,000	1.60
Design Fees		Excluded			Excluded			Excluded	
Design Reserve & Construction Contingency	10%	40,000	3.05	10%	292,000	22.27	10%	71,000	5.42
Shell & Core Total	441,000	33.64	3,207,000	244.61	779,000	59.42	347,000	153.51	

Enabling Works (Phase 1)

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Enabling Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Element Total £	
	SOFT STRIP & DEMOLITION WORKS (phase 1)						
	<u>Soft Strip Ground to 4th Floor / Roof</u>					67,000	
	Remove all non-structural fittings and finishes	1,427	m ²	30	42,810		
	Removal of all internal Non-structural partitions				-		Included
	Remove skirting, window boards & windows				-		Included
	Remove all redundant MEP services and equipment	1,427	m ²	10	14,270		
	Carry out a Type 3 Asbestos Survey	1	item	2,690	2,690		
	Remove asbestos as identified in Asbestos Survey				-		Excluded
	Disconnection of services	1	item	7,500	7,500		Allowance only
	<u>Demolition</u>					223,000	
	Removal of paving to front of building	58	m ²	20	1,160		
	Removal of lift core (inc lift pit , ground to 3rd floor and lift overrun)	1	item	10,000	10,000		
	Remove staircase				-		Removal of 7 Nr flights of stairs included
	Demolition of structural internal partitions				-		Included
	Stripping roof coverings	486	m ²	17	8,262		
	Demolition of all internal floor slabs (including Ground Floor Slab)	1,427	m ²	65	92,755		
	Demolition of external walls	1,404	m ²	45	63,180		
	Demolition of structure (GIA = 1,427m2)				-		Included
	Demolition existing foundations (excl Ground Floor Slab)	1	item	27,000	27,000		
	All waste recycling / removal from site				-		Included

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Enabling Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Element Total £	
	Breaking through brick lift shaft walls between 186 & 184 KPR	1	item	6,000	6,000		Allowance only. Ceiling / floor infill slabs included within S&C
	Scaffold	1	item	15,000	15,000		
	Excavation					33,000	
	Excavation for lift pits	21	m ³	40	840		Assume excavation required is 3m deep
	Reduced level dig and compact ground to enable installation of foundations & ground floor slab	559	m ³	40	22,352		Assume reduced level dig to be 0.4m deep
	Allowance for associated temporary works to be left insitu	1	item	10,000	10,000		Allowance only to support existing adjacent structures
	ENABLING WORKS (PHASE 1) TOTAL					323,000	

Shell & Core (Phase 2)

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Shell & Core Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
	Demolition					32,000	
	Remove temporary works & protection left by demolition contractor	1	item	2,500	2,500		Allowances only
	Forming interface openings into existing structure	11	nr	1,200	13,200		Allowance only
	Provide necessary protection, ramp access and adapt thresholds to enable level access between 186 KPR & Park House / 20 Stannary Street	11	nr	1,500	16,500		Allowances only
	Substructure					223,000	
	Underpinning of party walls with 400mm thick reinforced concrete retaining wall which is 2.5m deep	59	m ³	400	23,600		Boundary walls are only underpinned adjacent to lift pits and strip footing positions
	Foundations (2.5m deep, 1.5m wide strip foundations / ground beams)	385	m ³	350	134,750		Ground beams to bare o gavel layer of soil
	Ground Floor Slab (225mm thick slab inc blinding, reinforcement & dpm)	101	m ³	330	33,487		Slab suspended between ground beam strip foundation
	Reinforced concrete liftshaft wall below ground	36	m ³	250	8,950		Assumed to be 0.3m thick & 2.0m deep
	50mm screed & insulation to ground floor slab	451	m ²	50	22,550		
2A	Frame					206,000	
	Structural steel beams & columns (Ground floor to Roof)	76	t	1,800	136,190		Structural steelwork weight is approximately 68kg/m ² of GIA
	Allowance for secondary (trimming) steel (10%)	8	t	1,800	13,619		
	Allowance for fittings and connections (10%)	8	t	1,800	13,619		
	Fire protection to steel beams & columns (60min painted applied fire protection)	91	t	250	22,698		
	Allowance for interface with existing structures	1	item	20,000	20,000		Allowance only
2B	Upper Floors					142,000	
	Reinforced concrete deck slabs 150mm thick (1st, 2nd & 3rd floors)	1,152	m ²	120	138,240		
	Grid flooring within risers	40	m ²	100	4,000		

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Shell & Core Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
2C	Roof					204,000	
	1st floor central terrace roof						
	Reinforced concrete to central terrace roof slab						Included in Upper Floors (2B)
	Waterproofing & insulation	100	m ²	120	12,000		
	Allowance for rainwater goods	1	item	2,000	2,000		
	Hardwood decking	82	m ²	100	8,200		
	Handrails galvanised steel handrails with acrylic infills	4	m	600	2,400		To either side of pitched rooflights
	Allowance for planters and shrubs / planting	18	m ²	400	7,200		Allowance only
	Allowance for privacy screen				-		Excluded
	Pitched & raised rooflights	37	m ²	1,000	37,000		
	EO allowance for pitched & raised rooflight structure	1	item	5,000	5,000		Assumed support walls are 250mm thick reinforced concrete walls & glazing can span the opening without the need for additional steelwork.
	Flush Rooflights	14	m ²	800	11,200		
	EO allowance for flush rooflight structure	1	item	2,500	2,500		
	2nd floor meeting room terrace (Stannary St)						
	Reinforced concrete main roof deck slab						Included in Upper Floors (2B)
	Waterproofing & insulation	12	m ²	120	1,440		
	Allowance for rainwater goods	1	item	1,000	1,000		
	Hardwood decking	12	m ²	100	1,200		
	Handrails galvanised steel handrails with tension wire	9	m	400	3,600		Half height handrails, fixed to brick parapet wall
	Brise Soleil	9	m	450	4,050		PCC aluminium brise soleil fixed to facade
	3rd floor office terrace (Kennington Park Road)						
	Reinforced concrete main roof deck slab						Included in Upper Floors (2B)
	Waterproofing & insulation	12	m ²	120	1,440		
	Allowance for rainwater goods	1	item	1,000	1,000		
	Hardwood decking	12	m ²	100	1,200		
	Handrails galvanised steel handrails with tension wire	-	m	400	-		Not required as parapet wall is over 1.2m high
	3rd floor seedum roof						
	Reinforced concrete main roof deck slab						Included in Upper Floors (2B)
	Waterproofing & insulation	130	m ²	120	15,600		
	Green (seedum roof)	130	m ²	140	18,200		
	Allowance for rainwater goods	1	item	1,500	1,500		
	Allowance for access hatch	1	item	2,000	2,000		
	Allowance for mansafe / latchway system for maintainance	1	ltem	5,000	5,000		
	Lift over-run housing to main roof	16	m ²	400	6,400		Substrate + allowance for waterproofing + cladding

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Shell & Core Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £
	Main roof					
	Structural steel to main roof frame					Included in Upper Frame (2A) Allowance only for support of PV's / Solar panels Included in Upper Floors (2B)
	Allowance for E/O secondary steel to main roof	1	item	1,800	1,800	
	Reinforced concrete main roof deck slab					
	Waterproofing & insulation	156	m ²	120	18,720	
	Concrete paviours	156	m ²	40	6,240	
	Allowance for rainwater goods	1	item	2,000	2,000	
	Allowance for steel work and louvres for possible plant room	1	item	7,500	7,500	
	Lift over-run housing to main roof	16	m ²	400	6,400	
	Anchor points for maintenance	10	nr	1,000	10,000	
						Substrate + allowance for waterproofing + cladding Assumed to be located at 5m C/C
2D	Stairs					142,000
	<u>Main staircase</u>					
	Pre-cast RC Stairs	7	nr	10,000	70,000	1 Main Flights of stairs 45mm solid maple handrails fixed to stair core dry lining walls with ply patress behind 45mm solid maple handrails
	Timber handrail fixed to staircore wall	70	m	400	28,000	
	Timber handrail fixed to stainless steel frame with glass balustrade infill to open sides of stair well	56	m	700	39,200	
	<u>Access ladders and catwalks</u>					
	Allowance for CAT ladders and catwalks to external areas	1	item	5,000	5,000	
2E	External Walls					325,000
	<u>Kennington Park Road Elevation</u>					
	Form level threshold & make good to main entrance threshold	1	item	2,500	2,500	Including slate to main entrance door reveals 150mm wide x 150mm deep reconstituted stone window jambs, cill & head
	Slate surround to main entrance screen & elevation skirting	8	m ²	950	7,600	
	Reconstituted stone window surrounds	69	m	200	13,800	
	High grade facing brick with cavity insulation & block substrate	47	m ²	330	15,510	0.8mm thick zinc cladding with standing seam
	Zinc cladding to 3rd floor office terrace wall	11	m ²	200	2,200	
	Copings and parapet (to zinc)	9	m	150	1,350	Assume to be PCC aluminium brise soleil
	Copings and edgings to parapet (to brick)	9	m	150	1,350	
	Allowance for solar shading to 3rd floor glazing	8	m ²	450	3,600	
	Allowance for forming openings	10	item	1,000	10,000	
	<u>Rear of Kennington Park Road Elevation</u>					
	Zinc cladding to walls (inc metsec framing and substrate)	80	m ²	200	16,000	0.8mm thick zinc cladding with standing seam
	Copings and parapet (zinc)	9	m	150	1,350	Allowance only Assume to be PCC aluminium brise soleil
	Allowance for forming openings	9	item	1,000	9,000	
	Allowance for solar shading to 2nd floor glazing	52	m ²	450	23,400	
	E/O allowance for steel framing to support solar shading	1	item	12,500	12,500	

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Shell & Core Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £
	<u>Stannary Street Elevation</u>					
	Form level threshold & make good to rear entrance threshold	1	item	1,500	1,500	
	Slate elevation skirting & cladding panel	7	m ²	950	6,650	Including slate to rear entrance door reveals
	High grade facing brick with cavity insulation & block substrate	42	m ²	330	13,860	
	Zinc cladding to 2nd floor meeting room terrace wall	11	m ²	200	2,200	0.8mm thick zinc cladding with standing seam
	Balustrade to brick coping	9	m	200	1,800	
	Copings and parapet (to zinc)	9	m	150	1,350	
	Copings and parapet (to brick)	9	m	150	1,350	
	Allowance for forming openings	8	item	1,000	8,000	Allowance only
	Reconstituted stone cills	10	m	100	960	
	Allowance for solar shading to 2nd floor glazing	9	m ²	450	4,050	Assume to be PCC aluminium brise soleil
	<u>Rear of Stannary Street Elevation</u>					
	Zinc cladding to walls (inc metsec framaming and substrate)	52	m ²	200	10,400	0.8mm thick zinc cladding with standing seam
	Copings and parapet (zinc)	9	m	150	1,350	
	Allowance for forming openings	6	item	1,000	6,000	Allowance only
	Allowance for solar shading to 2nd floor glazing	28	m ²	450	12,600	Assume to be PCC aluminium brise soleil
	E/O allowance for steel framing to support solar shading	1	item	10,000	10,000	
	<u>Elevation as viewed from 188 Kennington Park Road</u>					
	Zinc cladding to walls (inc metsec framaming and substrate)	85	m ²	200	17,000	0.8mm thick zinc cladding with standing seam
	Medium grade facing brick with cavity insulation & block substrate	81	m ²	175	14,175	
	Copings and parapet (to brick & zinc)	66	m	150	9,900	
	Allowance for interface of external walls with adjoining properties	1	item	10,000	10,000	Allowance only
	<u>Elevation as viewed from 184 Kennington Park Road</u>					
	Zinc cladding to walls (inc metsec framaming and substrate)	68	m ²	200	13,600	0.8mm thick zinc cladding with standing seam
	Medium grade facing brick with cavity insulation & block substrate	117	m ²	260	30,420	
	Copings and parapet (to brick & zinc)	52	m	150	7,800	
	Allowance for forming window openings	10	nr	1,000	10,000	Allowance only
	Allowance for interface of external walls with adjoining properties	1	item	10,000	10,000	Allowance only
2F	Windows and External Doors					153,000
	<u>Kennington Park Road Elevation</u>					
	Glazed curtain wall screen to ground floor entrance	28	m ²	700	19,600	Double glazed aluminium stick curtain wall system
	E/O for main entrance glazed doors	1	nr	4,000	4,000	Automatic opening doors
	2.015m x 2.475m aluminium framed double glazed windows	3	nr	2,244	6,733	Non-opening double glazed aluminium windows
	2.015m x 2.400m aluminium framed double glazed windows	6	nr	2,176	13,057	Non-opening double glazed aluminium windows

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Shell & Core Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £
	<u>Rear of Kennington Park Road Elevation</u>					
	Glazed curtain wall screen to 2nd floor office space & stair core	25	m2	700	17,800	Double glazed aluminium stick curtain wall system
	Glazed curtain wall screen between 1st floor decking & office space	10	m2	700	6,825	Double glazed aluminium stick curtain wall system
	E/O for glazed door between 1st floor decking & office space	1	nr	1,500	1,500	
	<u>Stannary Street Elevation</u>					
	1.500m x 2.080m aluminium framed double glazed windows	3	nr	1,526	4,577	Non-opening double glazed aluminium windows
	Roller shutter to ground floor (2.500m x 2.260m)	1	nr	10,000	10,000	Electrically operated roller shutter
	3 Glazed screens (non-opening)	9	m²	700	6,300	Double glazed aluminium stick curtain wall system
	Curtain wall & spandrel panels above roller shutter	10	m²	900	9,000	Double glazed aluminium stick curtain wall system
	Curtain wall screen to 2nd floor meeting room terrace	18	m²	700	12,600	Double glazed aluminium stick curtain wall system
	E/O for glazed sliding door	2	nr	1,500	3,000	
	<u>Rear of Stannary Street Elevation</u>					
	Glazed curtain wall screen to 2nd floor office space & stair core	13	m2	700	8,900	Double glazed aluminium stick curtain wall system
	Glazed curtain wall screen between 1st floor decking & office space	10	m2	700	6,825	Double glazed aluminium stick curtain wall system
	E/O for glazed door between 1st floor decking & office space	1	nr	1,500	1,500	
	<u>Elevation as viewed from 184 Kennington Park Road</u>					
	Glazed curtain wall screen to courtyard	20	m²	700	13,779	Double glazed aluminium stick curtain wall system
	E/O for glazed door from ground floor corridor to courtyard	1	nr	1,500	1,500	
	1.205m x 1.740m aluminium framed double glazed windows	6	nr	944	5,661	Non-opening double glazed aluminium windows
2G	Internal Walls					122,000
	215mm concrete blockwork liftshaft wall; lifts 1 and 2	225	m²	100	22,480	Ground floor to 3rd floor
	140mm concrete blockwork walls to Ground Floor plant room	91	m²	70	6,376	
	Full height glazed entrance vestibule to reception	14	m²	700	9,800	
	E/O for door	1	nr	5,000	5,000	
	100mm stud partitioning - non fire rated	372	m²	65	24,180	
	Single plasterboard skin to internal skin of external walls	432	m²	45	19,440	
	E/O allowance for fire rated partitions	1	item	7,500	7,500	
	Sound insulation boarding to lift and stair core walls, Gyproc	1	item	7,500	7,500	
	Glazed screen to ground floor stair 1 return	8	m²	300	2,400	Frosted glass

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Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
	Allowance for glazed screen / hatch between rear reception and post room	1	item	2,000	2,000		
	Allowance for glazed screen / hatch to cash office	1	item	2,000	2,000		
	Allowance for glazed screen to lecture room 8.3m wide	33	m ²	400	13,114		Including blinds between panes of glass
2H	Internal Doors					65,000	
	Veneered single doors	12	nr	1,200	14,400		Maple veneer with shadow gap architrave details
	Veneered single door including glazed side panel to meeting rooms	3	nr	1,500	4,500		Maple veneer with shadow gap architrave details
	Veneered single doors and a half to post room	1	nr	1,800	1,800		Maple veneer with shadow gap architrave details
	Veneered double doors	6	nr	2,400	14,400		Maple veneer with shadow gap architrave details
	Oversized double doors to ground floor circulation corridor & lecture room	3	nr	3,500	10,500		Maple veneer with shadow gap architrave details, withglazed vision panels
	Allowance for painted softwood riser doors & access hatches	1	item	10,000	10,000		
	Metal doors to plant room	2	nr	2,000	4,000		
	Rear reception sliding glazed doors (set within glazed & aluminium frame)	2	nr	2,500	5,000		Automatic opening with access control system
3	FINISHES & FITTINGS						
3A	Wall Finishes					16,000	
	Painting to dry lined walls	1,176	m ²	7	8,232		Painting to office walls included in Cat A & B
	MDF skirtings	206	m	20	4,120		
	Painting to skirtings	206	m	5	1,030		
	MDF window boards, including decoration	91	m	20	1,820		
	Painting to blockwork walls to plant room	91	m ²	7	638		
3B	Floor Finishes					59,000	
	Entrance and Rear matwell to reception areas	15	m ²	150	2,250		

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Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £
	Stone floor to reception (including screed)	158	m ²	250	39,500	
	Carpet to circulation space	73	m ²	35	2,555	
	Allowance for fire break/fire separation	1	item	7,500	7,500	
	Carpet to stairs, including nosings	104	m ²	40	4,160	
	Allowance for interface levels and finishes with Stannary Street and Park House	1	item	3,000	3,000	Allowance only
3C	Ceiling Finishes					50,000
	Plasterboard ceilings	417	m ²	60	25,020	Excludes ceiling over stairs
	Allowance for demountable ceiling panels/metal trays	60	m ²	100	6,000	Allowance 15m ² per floor
	Allowance for bulkheads	1	item	5,000	5,000	
	Extra over allowance for margin and blind boxes	1	item	7,500	7,500	
	Emulsion paint to plasterboard ceilings	350	m ²	10	3,500	
	Allowance for interface levels and finishes with Stannary Street and Park House	1	item	3,000	3,000	Allowance only
3D	WC Fit Out					66,000
	<u>Floors</u>					
	Podfloor or equivalent (including raised floor system)	34	m ²	90	3,060	
	Ceramic tiles to Podfloor system	34	m ²	100	3,400	
	Tiled skirting to WC areas	61	m	25	1,525	
	<u>Walls</u>					
	Podwall & framing or equivalent	170	m ²	90	15,300	
	Plasterboard to walls and emulsion paint	212	m ²	72	15,264	

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Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £
	Ceramic tiles to splashback's	8	m ²	100	800	
	<u>Ceilings</u>					
	Plasterboard & emulsion	34	m ²	67	2,278	
	<u>Doors</u>					
	Painted softwood lobby WC door	2	nr	900	1,800	
	<u>Cubicles</u>					
	Veneered WC cubical partitions (inc access panels)	4	nr	1,250	5,000	
	Double sided veneered cubical doors	4	nr	700	2,800	
	<u>Sundries</u>					
	Single basin vanity unit	1	nr	1,500	1,500	
	Double basin vanity unit	2	nr	2,000	4,000	
	Mirrors - to vanity units	4	nr	350	1,400	
	Mirrors to WC's	1	nr	350	350	
	Soap dispenser	5	nr	150	750	
	Paper towel dispenser	3	nr	250	750	
	Paper towel disposal bin	3	nr	100	300	
	Handriers	2	nr	1,500	3,000	Dyson Airblade or similar
	Toilet roll holder	5	nr	100	500	
	Toilet brush & holder	5	nr	150	750	
	Shelf to cleaner's cupboard / stores	1	nr	200	200	
	Fittings for disabled persons WC including grab rail	1	nr	900	900	
	Coat hook	5	nr	35	175	

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Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
4	Fixtures and Fittings					61,000	
	Allowance for timber veneered reception desk	1	Item	12,500	12,500		MDF desk carcass with standard hardwood veneer
	Turnstiles	3	nr	15,000	45,000		2 base units with 3 passenger channels
	Statutory signage	1	item	3,000	3,000		
	Wayfinding signage				-		Excluded, to be funded from seperate budget
	Reception sign board				-		Excluded, to be funded from seperate budget
	External signage				-		Excluded, to be funded from seperate budget
	MECHANICAL and ELECTRICAL SERVICES						
5.1	<u>Sanitary and plumbing installations</u>					8,000	
	WC's	4	nr	450	1,800		
	Wash hand basins	4	nr	400	1,600		
	Disabled WC; complete with WHB and hand rails	1	nr	1,250	1,250		
	Urinals	2	nr	300	600		
	Shower; complete with cubicle and tray		nr	1,250	-		
	Cleaner's sink, taps and trap	1	nr	500	500		Assumed location within Store
	Installation	14	nr	80	1,120		Disabled x 3 allowed for WC, rails and wash hand basin
	Testing & commissioning	1	item	137	140		
	Preliminaries	1	item	911	910		
5.2	<u>Disposal Installations</u>					24,000	
	Soil, waste and ventilating system in risers	1,218	m ²	6	7,310		
	Soil, waste and ventilating system to sanitary appliances, including connections to foul water drainage, above ground only	13	nr	350	4,550		

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Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
	Rainwater disposal installation	1,218	m ²	5	6,090		
	Condensate pipework in risers	1,218	m ²	2	2,440		
	Testing & commissioning	1	item	408	410		
	Preliminaries	1	item	2,704	2,700		
5.3	<u>Water Installations</u>					25,000	
	New cold water installation including risers capped off at all floors	1,218	m ²	4	4,870		
	CWS serving sanitary appliances	13	nr	375	4,880		
	CWS serving electric water heaters	6	nr	300	1,800		To cleaners sinks
	Local hot water heaters	6	nr	1,500	9,000		
	Hot water services serving sanitary appliances	6	nr	200	1,200		
	Testing & commissioning	1	item	435	440		
	Preliminaries	1	item	2,885	2,880		
5.4	<u>Heat Source</u>					17,000	
	Gas fired condensing boilers; 1nr at 170kW	1,218	m ²	12	14,620		
	Boiler Flue		m		incl		
	Testing & commissioning	1	item	292	290		
	Preliminaries	1	item	1,938	1,940		
5.5	<u>Space Heating and Air Treatment</u>					43,000	
	LPHW pipework in plantrooms and risers	1,218	m ²	15	18,270		
	AHUs to serve fitout area incl reception - approx 0.8m ³ /sec	1	item	7,000	7,000		
	Allowance for supply and extract ductwork within risers	1,218	item	10	12,180		
	Testing & commissioning	1	item	749	750		
	Preliminaries	1	item	4,966	4,970		

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Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
5.6	<u>Ventilating Systems</u>					8,000	
	Toilet extract ventilation	34	m ²	60	2,040		
	Allowance for ventilation to the stairwell (glazed)	1	item	5,000	5,000		
	Testing & commissioning	1	item	141	140		
	Preliminaries	1	item	933	930		
	Preliminaries	1	item	1,054	1,050		
5.7	<u>Electrical Installations</u>					193,000	
	LV panel, distribution, including containment, floor DB's and metering	1,218	m ²	30	36,540		
	Stand-by generator rated at 100kVA for fire fighting lift, smoke curtains, stair pressurisation system and dampers				-		Excluded. Not required, specialist to confirm
	Small power to landlords areas	1,218	m ²	20	24,360		
	Power supply to mechanical services and lifts	1,218	m ²	8	9,740		
	Landlords lighting installation	1,218	m ²	55	66,990		Includes emergency lighting allowance
	Allowance for PVs	45	m ²	600	27,000		
	Earthing & Bonding	1,218	m ²	2	2,440		
	Testing & commissioning	1	item	3,341	3,340		
	Preliminaries	1	item	22,153	22,150		
5.8	<u>Gas Installation</u>					5,000	
	Gas supply to boilers	1	item	4,000	4,000		
	Testing & commissioning	1	item	80	80		
	Preliminaries	1	item	530	530		
5.9	<u>Lift Installation</u>					92,000	
	Passenger Lifts - 8 person - 5 stops 600kg	2	nr	40,000	80,000		

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Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
	Testing & commissioning	1	item	1,600	1,600		
	Preliminaries	1	item	10,608	10,610		
5.10	<u>Protective Installations</u>					11,000	
	Sprinkler installation				-		Not required, fire specialist to confirm
	Dry riser installation	1	item	7,000	7,000		
	Lightning protection	1,218	m ²	2	2,440		Allowance is for basic lightning protection system only
	Testing & commissioning	1	item	189	190		
	Preliminaries	1	item	1,252	1,250		
5.11	<u>Communication Installation</u>					58,000	
	Fire detection and voice evacuation system to shell and core areas incl alarm panels, speakers detectors and cabling - Assumed L3 system	1,218	m ²	10	12,180		
	Security Installation	1,218	m ²	15	18,270		Based on 2 CCTV cameras & 4 access controlled doors. Funds split between S&C and Fit-out
	Allowance for containment for future internal CCTV & access control to doors	1	item	5,000	5,000		Allowance for containment only, CCTV & access control equipment excluded
	Disabled refuge installation	5	nr	1,000	5,000		
	Disabled toilet alarm installation	1	nr	1,500	1,500		
	Cable trays and trunking only for data wiring	1,218	m ²	5	6,090		
	Induction loop to desk	1	item	2,000	2,000		
	Testing & commissioning	1	item	1,001	1,000		
	Preliminaries	1	item	6,635	6,640		
5.12	<u>Specialist Installation</u>					21,000	
	BMS	1,218	m ²	15	18,270		

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Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £
	Testing & commissioning	1	item	365	370	
	Preliminaries	1	item	2,423	2,420	
5.14	<u>Builder's Work in Connection</u>					15,000
	BWIC generally	1	item	15,150	15,150	
	SHELL & CORE TOTAL					2,386,000

Category A & B Fit-Out (Phase 2)

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CAT A & B Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Element Total £	
2G	Internal Walls					49,000	
	Partitions to reception interview rooms (double sided veneered panels)	22	m ²	200	4,400		
	100mm plasterboard walls				-		Included in shell & core
	Plasterboard skin to internal skin of external walls	493	m ²	45	22,185		
	Glazed screen between office space & meeting rooms (2nd & 3rd floors)	57	m ²	400	22,800		Including blinds between panes of glass
3	FINISHES & FITTINGS						
3A	Wall Finishes					13,000	
	Painting to blockwork walls				-		Included in shell & core
	Painting to dry lined walls	943	m ²	7	6,601		
	MDF window boards, including decoration		m	20	-		Included in shell & core
	MDF skirtings	282	m	20	5,640		
	Painting to skirtings	282	m	4	1,128		
3B	Floor Finishes					58,000	
	Carpet to ground floor lecture room	70	m ²	35	2,450		
	Carpet to office area & meeting rooms	616	m ²	35	21,560		
	Raised floor, circa 250mm	686	m ²	50	34,300		Raised floor to all Cat A areas
3C	Ceiling Finishes					53,000	
	Plasterboard ceiling	686	m ²	60	41,160		
	Extra over allowance for margin and blind boxes	1	item	7,500	7,500		Allowance only
	Emulsion paint to plasterboard ceilings	686	m ²	7	4,802		

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CAT A & B Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Element Total £	
4	FIXTURES & FITTINGS					2,000	
	Roller blinds (manual) to all windows to external elevations				-		Excluded, to be funded from separate budget
	Allowance MDF for Inbuilt desk to cash office	1	item	2,000	2,000		Cash register excluded
	Bespoke timber desk for lecture room				-		Excluded, to be funded from separate budget
	Seating, furniture & audio visual equipment to lecture room				-		Excluded
	MECHANICAL and ELECTRICAL SERVICES						
5.1	<u>Sanitary Fittings</u>					-	
	None required				-		
5.2	<u>Disposal Installations</u>					3,000	
	Condensate drainage to fitted out areas areas	840	m ²	3	2,520		
	Testing & commissioning	1	item	50	50		
	Preliminaries	1	item	334	330		
5.3	<u>Water Installations</u>					-	
	None required	-	nr	300	-		
5.4	<u>Space Heating and Air Treatment</u>					245,000	
	LPHW pipework to heating in fit-out areas	840	m ²	35	29,400		Including trench heating to windows
	VRF units to fit-out areas including outdoor unit, valve sets, controls and pipework	29	nr	4,500	130,345		
	Fresh air supply and extract distribution ductwork to serve fitout area incl reception	840	m ²	57	47,880		
	Allowance for cooling systems to data and equipment rooms	1	item	5,000	5,000		Allowance only
	Testing & commissioning	1	item	4,252	4,250		
	Preliminaries	1	item	28,194	28,190		

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CAT A & B Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Element Total £	
5.5	<u>Electrical Installations</u>					139,000	
	LV Distribution to fit out areas	840	m ²	20	16,800		Including lecture theatre
	Mech services power supplies	840	m ²	5	4,200		
	Lighting Installation	840	m ²	75	63,000		
	Emergency Lighting Installation	840	m ²	11	9,240		
	Allowance for lighting to terraces and walkway	1	item	5,000	5,000		Assumed spot lights only, no LED strip
	Small power to fit out areas	840	m ²	25	21,000		
	Earthing & bonding	840	m ²	2	1,680		
	Testing & commissioning	1	item	2,418	2,420		
	Preliminaries	1	item	16,034	16,030		
5.6	<u>Protective Installations</u>					-	
	Sprinkler installation (1 head per 9m ²)	-	item		-		
	Testing & commissioning	-	item		-		Excluded. Not required, specialist to confirm
	Preliminaries	-	item		-		
5.7	<u>Communication Installation</u>					46,000	
	Fire alarm installation - L3 system	840	m ²	10	8,400		
	Access Control installation	840	m ²	15	12,600		Based on 2 CCTV cameras and 4 access controlled doors. Funds split between S&C and Fit-out
	Allowance for TV Central aerial system	1	item	2,000	2,000		Allowance only
	Voice and data wiring and outlets	840	m ²	20	16,800		
	Testing & commissioning	1	item	796	800		
	Preliminaries	1	item	5,278	5,280		

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CAT A & B Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Element Total £
5.8	<u>Specialist Installation</u>					15,000
	BMS installation	840	m ²	15	12,600	
	Testing & commissioning	1	item	252	250	
	Preliminaries	1	item	1,671	1,670	
	<u>Builders Work in Connection</u>					13,000
	BWIC Generally	1	item	13,440	13,440	
	CATEGORY A FIT-OUT TOTAL					636,000

Park House Works (Phase 2)

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Park House Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
	Demolition					18,000	
	De-commissioning and removal of the existing Park House lift car roof top motor room.	1	item	7,500	7,500		Allowance only
	Stripping out & capping services from basement kitchen				-		Excluded
	Stripping out of partitions to form stair lobby for staircase 3	1	item	2,000	2,000		
	Stripping out of partitions to form large meeting room	1	item	2,000	2,000		
	Fire stopping works at floor and ceiling levels on all levels where the lift has been removed.	1	item	1,500	1,500		
	Removal of link bridge and making good of brick openings	1	item	5,000	5,000		
2A	Frame					2,000	
	Allowance for shelf angles to support lift infills	1	t	1,800	1,800		
2B	Upper Floors					5,000	
	Structural infilling at floor and ceiling levels on all levels where the lift has been removed with 150mm thick RC slab	40	m ²	120	4,800		
2D	Stairs					9,000	
	Timber staircases between park house & 186 Kennington Park Road	3	nr	2,000	6,000		Existing stairs, balustrade & flooring to remain, painting of walls & ceiling only
	Timber handrail fixed to staircore wall	14	m	200	2,800		45mm softwood handrails fixed to stair core dry lining walls with ply patress behind
2G	Internal Walls					10,000	
	215mm concrete blockwork liftshaft wall; lift 3	21	m ²	100	2,100		
	100mm stud partitioning to form 1st floor corridor to locker room	24	m ²	65	1,560		
	100mm stud partitioning to form stair 3 enclosure	30	m ²	65	1,950		
	100mm stud partitioning - non fire rated	-	m ²	65	-		Assume all partitions forming room outlines are existing and in good enough condition to be reused.

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Park House Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
	Single plasterboard skin to large meeting room (formerly the kitchen)	93	m ²	45	4,185		Assuming plasterboard is fixed to existing walls
2H	Internal Doors					1,000	
	Internal doors	-	nr	1,200	-		Assume all internal door are existing
	Light refurb of internal doors	10	nr	125	1,250		Sand both sides and paint with undercoat & gloss
3	FINISHES & FITTINGS						
3A	Wall Finishes					5,000	
	Light sand and painting to existing dry lined walls forming rooms	363	m ²	10	3,630		Cloak cupboard, meeting rooms & IT room
	MDF skirtings		m	20	-		Assume existing skirtings are in good condition
	Sand down & painting to skirtings	121	m	8	968		
3B	Floor Finishes					8,000	
	Ruber / vinyl flooring to locker & changing areas, cloak cupboard & IT room	62	m ²	50	3,100		Assuming flooring can be laid direct on top of existing flooring
	Carpet to meeting rooms	90	m ²	40	3,600		
	Carpet to stairs, including nosings	35	m ²	40	1,400		
3C	Ceiling Finishes					7,000	
	Plasterboard ceilings to large meeting room	55	m ²	60	3,300		
	Plasterboard ceilings to circulation space & stairs	35	m ²	60	2,100		
	Emulsion paint to new & existing plasterboard ceilings	186	m ²	10	1,860		
3D	WC Fit Out					37,000	
	<u>Floors</u>						
	Podfloor or equivalent (including raised floor system)		m ²	90	-		Assume existing floor is suitable for tiling
	Ceramic tiles to WC / Shower floors		m ²	100	-		

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Park House Works

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Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £
	Tiled skirting to WC areas	39	m	25	975	
	<u>Walls</u>					
	Podwall & framing or equivalent		m ²	90	-	Assume shell of WC's is existing
	Plasterboard walls and emulsion paint	140	m ²	72	10,080	
	Ceramic tiles to showers and splashback's	40	m ²	100	4,000	
	<u>Ceilings</u>					
	Plasterboard & emulsion	15	m ²	67	1,005	
	<u>Doors</u>					
	Painted softwood lobby WC door	4	nr	900	3,600	New doors to WC's / Showers
	<u>Cubicles</u>					
	Shower Screens	3	nr	1,250	3,750	
	<u>Sundries</u>					
	Single basin vanity unit	4	nr	1,500	6,000	
	Mirrors to changing area and individual WC's	8	nr	350	2,800	
	Soap dispenser	7	nr	150	1,050	
	Paper towel dispenser	4	nr	250	1,000	
	Paper towel disposal bin	4	nr	100	400	
	Toilet roll holder	4	nr	100	400	
	Toilet brush & holder	4	nr	150	600	
	Shelf to cleaner's cupboard / stores	1	nr	200	200	
	Coat hook	17	nr	35	595	
	Soap Dish	3	nr	30	90	To shower cubicals only

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Park House Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
4	Fixtures and Fittings					30,000	
	Lockers	200	nr	150	30,000		
	MECHANICAL and ELECTRICAL SERVICES						
5.1	<u>Sanitary and plumbing installations</u>					9,000	
	WC's	4	nr	450	1,800		
	Wash hand basins	4	nr	400	1,600		
	Shower; complete with cubicle and tray	3	nr	1,250	3,750		
	Installation	11	nr	80	880		
	Testing & commissioning	1	item	161	160		
	Preliminaries	1	item	1,065	1,060		
5.2	<u>Disposal Installations</u>					8,000	
	Allowance for soil, waste and vent system in risers	1	item	3,000	3,000		
	Soil, waste and ventilating system to sanitary appliances, including connections to foul water drainage, above ground only	11	nr	350	3,850		
	Alterations to condensate pipework to suit revised room layout	1	item	500	500		
	Testing & commissioning	1	item	147	150		
	Preliminaries	1	item	975	980		
5.3	<u>Water Installations</u>					24,000	
	New cold water installation including risers capped off at all floors	1	item	3,000	3,000		
	CWS serving sanitary appliances	11	nr	375	4,130		
	CWS serving electric water heaters	7	nr	300	2,100		To cleaners sinks
	Local hot water heaters	7	nr	1,500	10,500		
	Hot water services serving sanitary appliances	7	nr	200	1,400		

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Park House Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
	Testing & commissioning	1	item	423	420		
	Preliminaries	1	item	2,802	2,800		
5.4	<u>Heat Source</u>					-	
	None required						
5.5	<u>Space Heating and Air Treatment</u>					17,000	
	Alterations to existing space heating and air treatment system to suit revised layout of 3nr meeting room including LPHW pipework and supply and extract ductwork	1	item	5,000	5,000		Including general alterations to existing LPHW and ducted system to meeting rooms
	Allowance for DX cooling to IT room	1	item	10,000	10,000		Allowance for 2nr DX units
	Testing & commissioning	1	item	300	300		
	Preliminaries	1	item	1,989	1,990		
5.6	<u>Ventilating Systems</u>					-	
	Toilet extract ventilation		m ²	60	-		
	Testing & commissioning	1	item				
	Preliminaries	1	item		-		
5.7	<u>Electrical Installations</u>					29,000	
	Alterations to existing LV installations to suit revised room layout of 1nr IT room (e.g. PDUs)	1	item	5,000	5,000		Assumed existing system is able to sustain change in load
	Alterations to existing small power installations to suit revised room layout of 3nr meeting rooms, 1nr IT room and 1nr locker room. Including testing and commissioning	1	item	6,000	6,000		Assumed existing system is able to sustain change in load
	Alterations to existing lighting installations to suit revised room layout of 3nr meeting rooms, 1nr IT room and 1nr locker room. Including switching, and testing and commissioning	1	item	14,000	14,000		Assumed existing system is able to sustain change in load
	Testing & commissioning	1	item	500	500		
	Preliminaries	1	item	3,315	3,320		

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Park House Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £	
5.9	<u>Lift Installation</u>					17,000	
	Platform lift	1	nr	15,000	15,000		
	Testing & commissioning	1	item	300	300		
	Preliminaries	1	item	1,989	1,990		
5.10	<u>Protective Installations</u>					12,000	
	Alterations to existing sprinkler installation to suit revised room layout of 2nr meeting rooms, 1nr IT room and 1nr locker room. Including testing and commissioning				-		Not required, fire specialist to confirm
	Gas suppression system for IT room	1	item	10,000	10,000		
	Testing & commissioning	1	item	200	200		
	Preliminaries	1	item	1,326	1,330		
5.11	<u>Communication Installation</u>					17,000	
	Alterations to existing fire detection and voice evacuation system to suit revised room layout of 3nr meeting rooms, 1nr IT room and 1nr locker room. Including testing and commissioning	1	item	4,600	4,600		Assumed existing system is able to sustain change in load
	Alterations to AV system to suit revised room layout of 2nr meeting rooms. Including testing and commissioning	1	item	10,000	10,000		
	Testing & commissioning	1	item	292	290		
	Preliminaries	1	item	1,936	1,940		
5.12	<u>Specialist Installation</u>					14,000	
	Alterations to existing BMS system to suit revised room layout of 3nr meeting rooms, 1nr IT room and 1nr locker room. Including testing and commissioning	1	item	12,000	12,000		Assumed existing system is able to sustain change in load
	Testing & commissioning	1	item	240	240		
	Preliminaries	1	item	1,591	1,590		

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Park House Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Elemental Total £
5.14	<u>Builder's Work in Connection</u>					4,000
	BWIC generally	1	item	4,410	4,410	
	SHELL & CORE TOTAL					283,000

External Works & Services (Phase 2)

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

External Works

Price date: Q3 2013

Ref	Description	Quantity	Unit	Rate £	Total £	Element Total £	
	External Works					96,000	
	Thresholds to all external ground floor doors				-		Inc in shell & core
	Allowance for making good to pavements	1	item	10,000	10,000		Allowance only
	Allowance for planting / landscaping to main entrance	1	item	7,500	7,500		Allowance only
	External York Stone Paving outside 186 KPR	58	m ²	185	10,730		
	External Paving outside Park House		m ²		-		Excluded
	Allowance for external cycle racks outside Park House	1	item	10,000	10,000		Allowance only
	Allowance for external works associated with statutory services & DDA	1	item	7,500	7,500		Allowance only
	Allowance for gates to Kennington Park Road entrance	1	item	15,000	15,000		Allowance only
	Allowance for canopy to main entrance	1	item	10,000	10,000		Glazed canopy with steel structural supports
	Allowance for canopy to cycle racks	1	item	5,000	5,000		Glazed canopy with steel structural supports
	Allowance for tree & planting to main courtyard	1	item	10,000	10,000		Allowance only
	Allowance for planting to smaller courtyard	1	item	5,000	5,000		Allowance only
	Allowance for trench & inspection hatch for incoming services	1	item	5,000	5,000		Allowance only
	External Services					45,000	
	CCTV survey of existing underground drainage (end of project survey)	1	item	2,500	2,500		
	Allowance for repairs to underground drainage	1	item	10,000	10,000		Allowance only
	Gas Mains	1	item	5,000	5,000		Allowance only
	Drainage Connections	1	item	5,000	5,000		Allowance only
	Water Mains	1	item	5,000	5,000		Allowance only
	Electrical connection	1	item	15,000	15,000		Allowance only
	Allowance for telecom ducts	1	item	2,000	2,000		Allowance only
	EXTERNAL WORKS TOTAL					141,000	

Appendix B - Inflation

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Inflation

The following inflation calculations have been derived from the understanding based on discussions with Studio Callaghan that the demolition and new build works will be separate traditional and D&B contracts with the demolition works commencing in October 2014 and main contract works commencing in April 2015. Indices have been taken from Davis Langdon's Central London Office Tender Price Indices.

	Total (£)	Start on Site Date	Inflation (£)	Outturn (£)	% Inflation
Strip-Out & Demolition	441,000	Oct 2014	11,600	452,600	2.56%
Shell & Core (inc external works)	3,207,000	Apr 2015	150,000	3,357,000	4.47%
Cat A & B	779,000	Apr 2015	36,400	815,400	4.47%
Park House Works	347,000	Apr 2015	16,200	363,200	4.47%
TOTALS	4,774,000		214,200	4,988,200	

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Inflation

CENTRAL LONDON OFFICES TENDER PRICE INDEX

APRIL 2013

1976 = 100

2013 - 2016 FORECAST

Quarter	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
First	317	325	330	350	366	393	422	392	352	348	349	342	p	346	354	370
Second	320	327	332	349	370	400	426	380	355	350	348	341		348	358	375
Third	322	328	337	355	377	409	422	367	353	351	346	342		350	362	379
Fourth	324	330	346	362	386	417	411	354	350	348	344	343		351	365	383
Annual 4Q to 4Q Change (%)	3.2	1.9	4.8	4.6	6.6	8.0	-1.4	-13.9	-1.1	-0.6	-1.1	-0.3		2.3	4.0	4.9

p = provisional

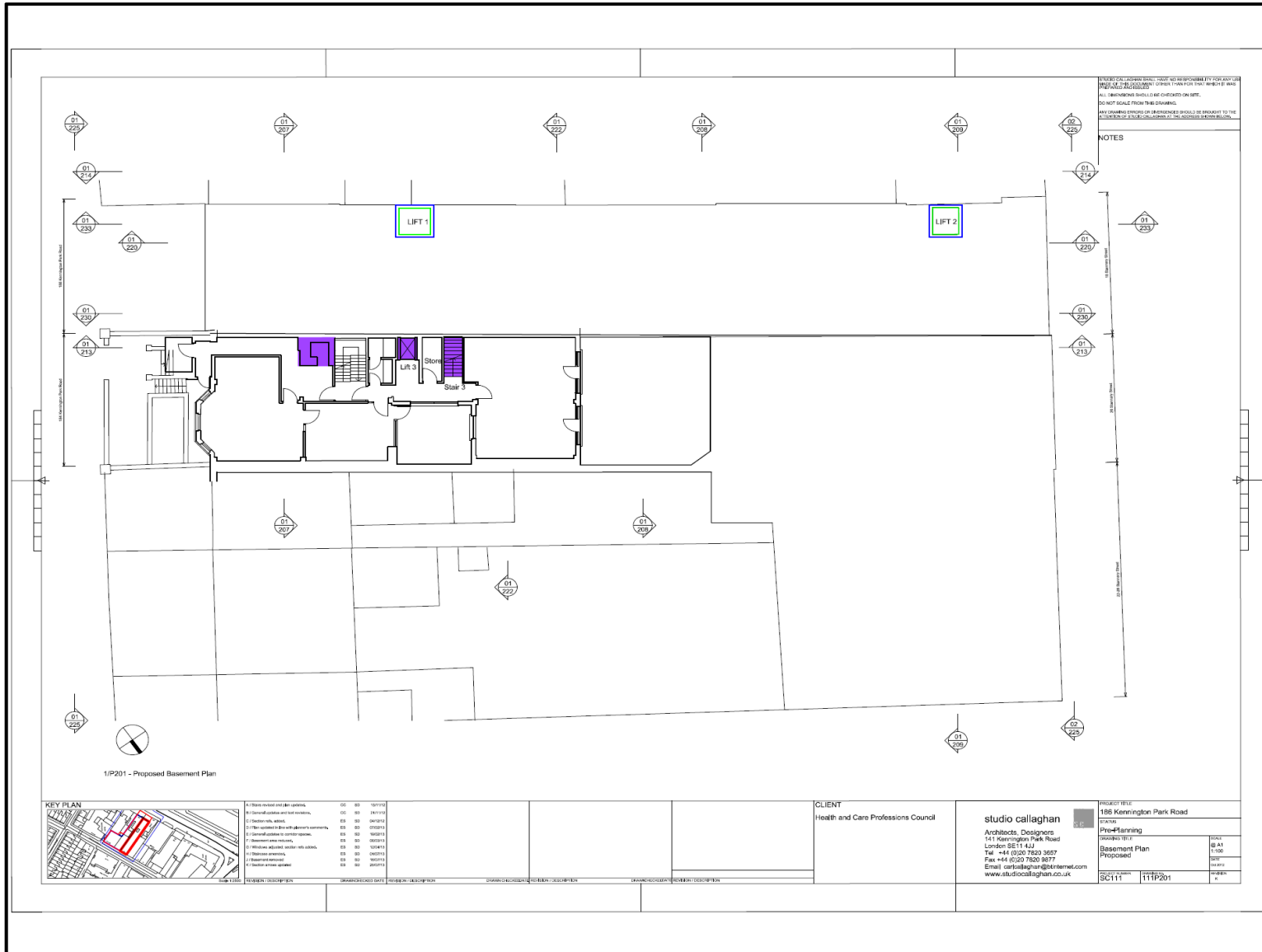
Appendix C - Marked-Up Drawings Denoting Function Allocation

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Appendix A Marked-Up Drawings Denoting Function Allocations

Basement Level



NOTES

1. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT IN CONNECTION WITH THE PROVISION OF SERVICES BY ANY OTHER PARTY.

2. ALL DIMENSIONS SHOWN ARE CO-ORDINATED ON SITE. DO NOT SCALE FROM THIS DRAWING.

3. ANY CHANGES TO THE DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF STUDIO CALLAGHAN AT THE ADDRESS SET OUT BELOW.

ARCHITECT
Studio Callaghan

DRAWING NUMBER AND REVISION
111P201

ISSUE DATE
25-07-2013



DAVIS LANGDON PROJECT NUMBER
6028205

COST PLAN
X

KEY PLAN

[Green Box]	GEA
[Red Box]	GIA
[White Box]	VOID
[Yellow Box]	OFFICE
[Purple Box]	MEETING / COFFEE POINT
[Brown Box]	LECTURE HALL
[Blue Box]	POST ROOM, CASH OFFICE & DATA ROOM
[Light Green Box]	STORAGE
[Orange Box]	REFUSE & RECYCLING STORE
[Light Blue Box]	STAIRS
[Light Purple Box]	CIRCULATION
[Light Green Box]	WC'S / SHOWERS
[Light Blue Box]	LIFT LOBBY
[Light Orange Box]	PLANT (INTERNAL)
[Light Green Box]	ENTRANCE / RECEPTION
[Purple Box]	PARK HOUSE WORKS



REVISION	DESCRIPTION	DATE	BY	CHECKED BY
01	Issue 3b	25/07/13	SC	SC
02	Final Issue	23/08/13	SC	SC

REVISION	DESCRIPTION	DATE	BY	CHECKED BY
01	Issue 3b	25/07/13	SC	SC
02	Final Issue	23/08/13	SC	SC

CLIENT
Health and Care Professions Council

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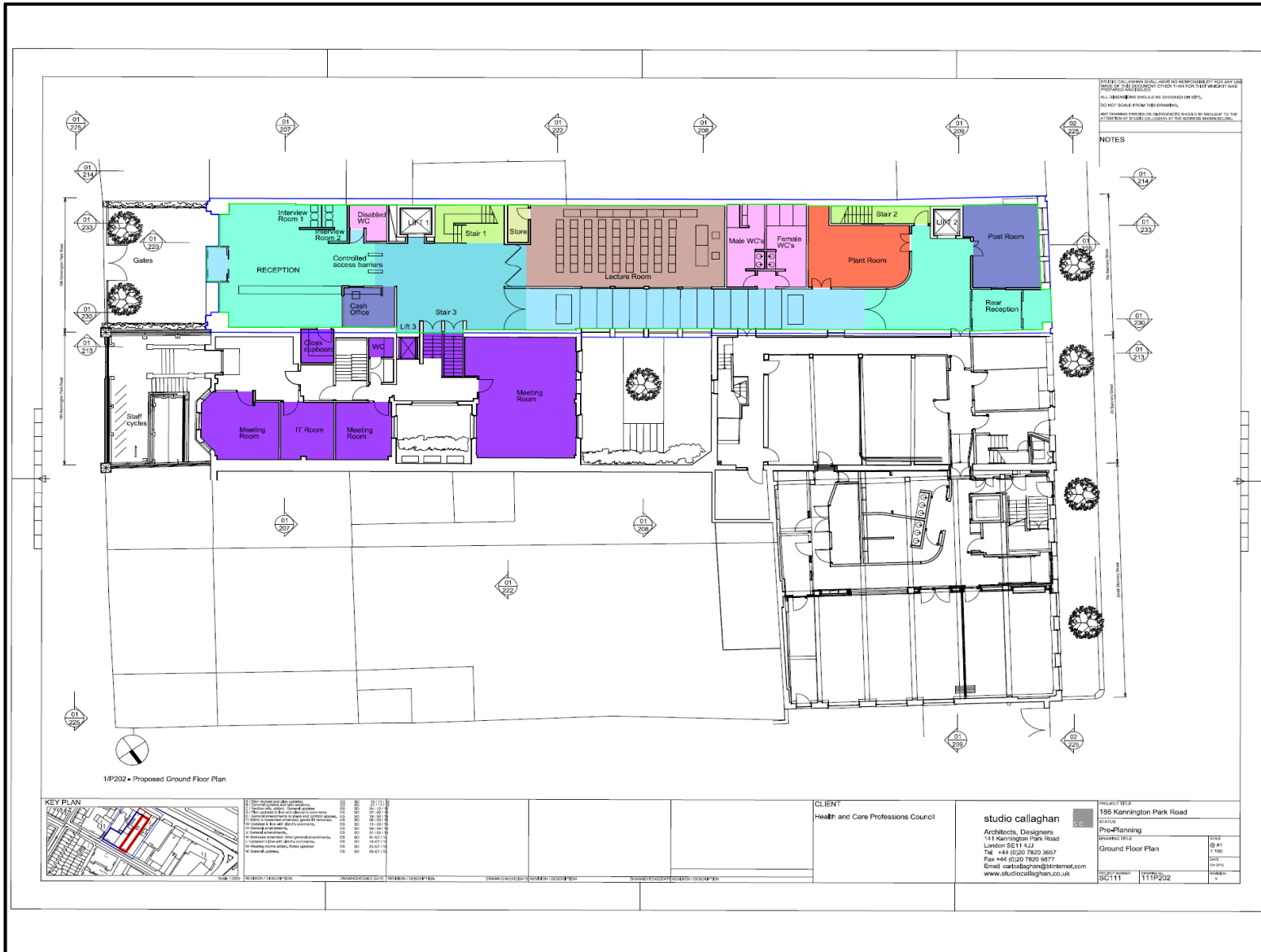
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STAGE	Pre-Planning
DRAWING TITLE	Basement Plan
PROJECT NUMBER	SC111 111P201
DATE	25/07/13
SCALE	1:100
BY	SC
CHECKED BY	SC

FLOOR / LEVEL
B

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Appendix A Marked-Up Drawings Denoting Function Allocations Ground Floor



ARCHITECT
Studio Callaghan
DRAWING NUMBER AND REVISION
111P202
ISSUE DATE
28-07-2013



DAVIS LANGDON PROJECT NUMBER
60282026
COST PLAN
X

- KEY PLAN**
- [Light Blue Box] GE
 - [Light Green Box] GIA
 - [White Box with Red Border] VOID
 - [Yellow Box] OFFICE
 - [Purple Box] MEETING / COFFEE POINT
 - [Brown Box] LECTURE HALL
 - [Dark Blue Box] POST ROOM, CASH OFFICE & DATA ROOM
 - [Light Green Box] STORAGE
 - [Orange Box] REFUSE & RECYCLING STORE
 - [Light Green Box] STAIRS
 - [Light Blue Box] CIRCULATION
 - [Pink Box] WCs / SHOWERS
 - [Light Blue Box] LIFT LOBBY
 - [Red Box] PLANT (INTERNAL)
 - [Light Green Box] ENTRANCE / RECEPTION
 - [Purple Box] PARK HOUSE WORKS

NOTES
1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.
10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE STATED.



NO.	DESCRIPTION	DATE	BY	CHECKED
01	Issue for approval	28/07/13	[Signature]	[Signature]
02	Issue for approval	28/07/13	[Signature]	[Signature]
03	Issue for approval	28/07/13	[Signature]	[Signature]
04	Issue for approval	28/07/13	[Signature]	[Signature]
05	Issue for approval	28/07/13	[Signature]	[Signature]
06	Issue for approval	28/07/13	[Signature]	[Signature]
07	Issue for approval	28/07/13	[Signature]	[Signature]
08	Issue for approval	28/07/13	[Signature]	[Signature]
09	Issue for approval	28/07/13	[Signature]	[Signature]
10	Issue for approval	28/07/13	[Signature]	[Signature]

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Email: call@studiocalaghan.com
www.studiocalaghan.co.uk

PROJECT TITLE
186 Kennington Park Road
Proposed
Proposed Title
Ground Floor Plan

SCALE
1:500

DATE
28/07/13

BY
[Signature]

CHECKED
[Signature]

FLOOR / LEVEL
G

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Appendix A Marked-Up Drawings Denoting Function Allocations First Floor



NOTES
 1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS SHOULD BE CHECKED ON SITE.
 3. ROOM SCALE FROM THE DRAWING.
 4. FOR DIMENSIONS OF THE BUILDING, REFER TO THE ARCHITECT'S DRAWING SET.

ARCHITECT
 Studio Callaghan
 DRAWING NUMBER AND REVISION
 111P203
 ISSUE DATE
 28-07-2013



DAVIS LANGDON PROJECT NUMBER
 60282028
 COST PLAN
 X

- KEY PLAN**
- SEA
 - GIA
 - VOID
 - OFFICE
 - MEETING / COFFEE POINT
 - LECTURE HALL
 - POST ROOM, CASH OFFICE & DATA ROOM
 - STORAGE
 - REFUSE & RECYCLING STORE
 - STAIRS
 - CIRCULATION
 - WCS / SHOWERS
 - LIFT LOBBY
 - PLANT (INTERNAL)
 - ENTRANCE / RECEPTION
 - PARK HOUSE WORKS

1/P203 - Proposed First Floor Plan

KEY PLAN	NO.	DESCRIPTION	DATE
	01	Issue for information	28/07/13
	02	Issue for information	28/07/13
	03	Issue for information	28/07/13
	04	Issue for information	28/07/13
	05	Issue for information	28/07/13
	06	Issue for information	28/07/13
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	08	Issue for information	28/07/13
	09	Issue for information	28/07/13
	10	Issue for information	28/07/13

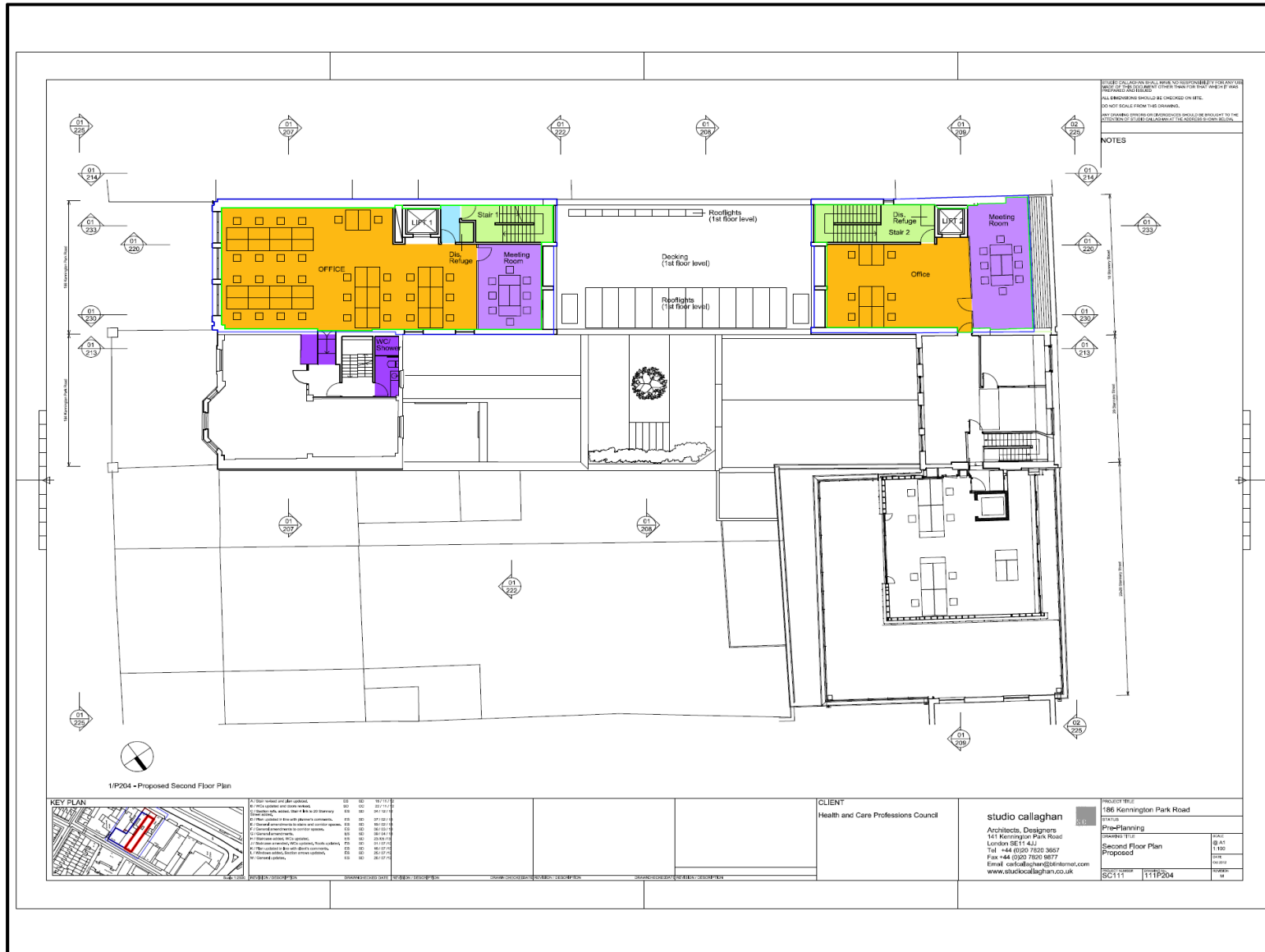
CLIENT Health and Care Professions Council	studio callaghan Architects, Designers 141 Kennington Park Road London SE11 4JJ Tel: +44 (0)20 7520 3697 Fax: +44 (0)20 7520 3677 Email: callaghan@stucol.com www.stucolcallaghan.co.uk	PROJECT TITLE 186 Kennington Park Road 111P203 Pre-Planning First Floor Plan Proposed SC111
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FLOOR / LEVEL
1

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Appendix A Marked-Up Drawings Denoting Function Allocations Second Floor



ARCHITECT
Studio Callaghan

DRAWING NUMBER AND REVISION
111P204

ISSUE DATE
28-07-2013

Davis Langdon
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AECOM

DAVIS LANGDON PROJECT NUMBER
60282026

COST PLAN
X

KEY PLAN

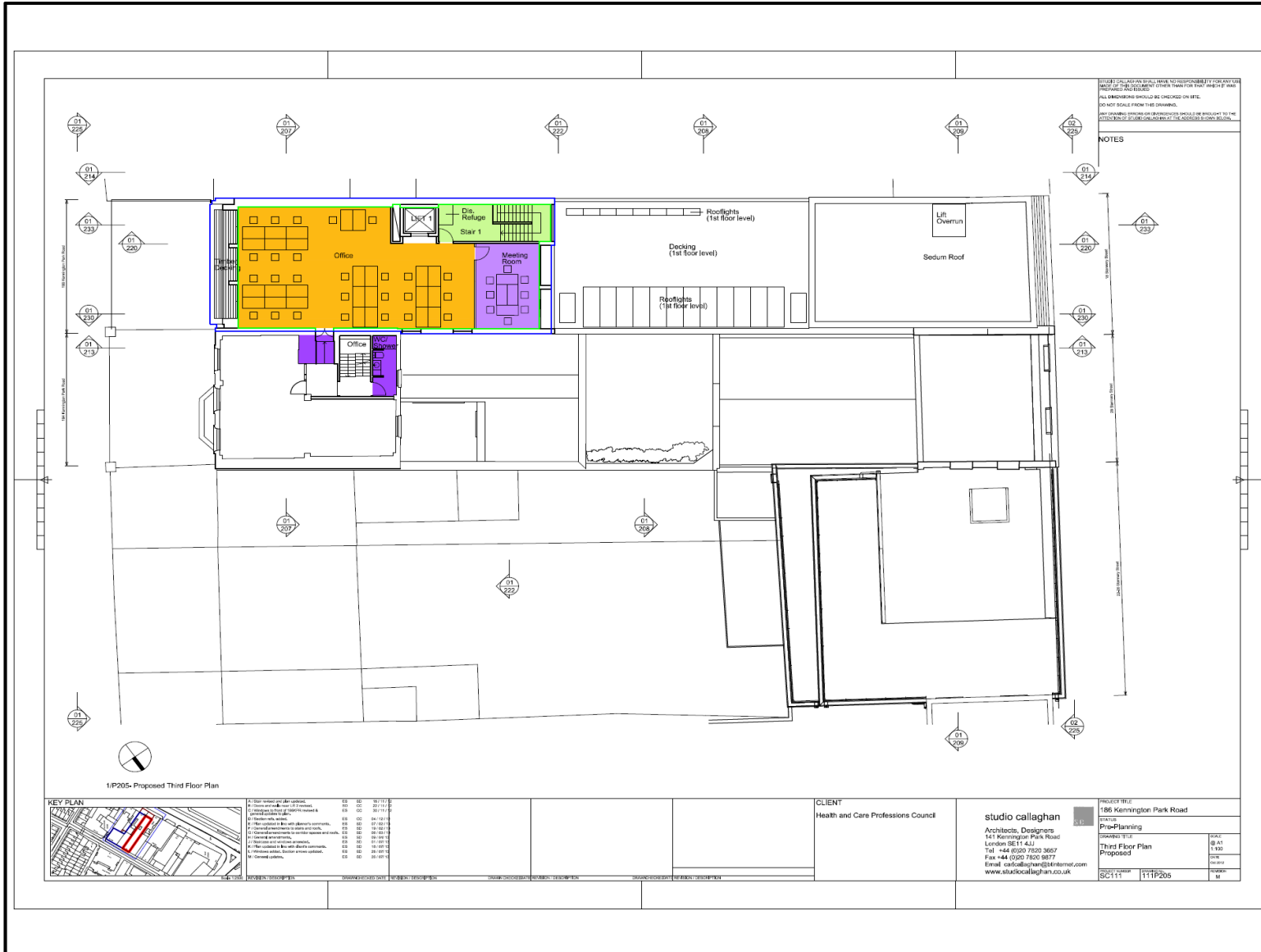
- GEA
- GIA
- VOID
- OFFICE
- MEETING / COFFEE POINT
- LECTURE HALL
- POST ROOM, CASH OFFICE & DATA ROOM
- STORAGE
- REFUSE & RECYCLING STORE
- STAIRS
- CIRCULATION
- WC'S / SHOWERS
- LIFT LOBBY
- PLANT (INTERNAL)
- ENTRANCE / RECEPTION
- PARK HOUSE WORKS

FLOOR / LEVEL
2

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Appendix A Marked-Up Drawings Denoting Function Allocations Third Floor



NOTES
 1. THIS DRAWING IS THE PROPERTY OF STUDIO CALLAGHAN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.
 2. ALL DIMENSIONS SHOULD BE CHECKED ON SITE.
 3. DO NOT SCALE FROM THIS DRAWING.
 4. THE DRAWING SHOULD BE REFERENCED TO THE ATTACHED PLAN ON LAYOUT OF THE ACCESS FROM BELOW.

ARCHITECT
 Studio Callaghan
 DRAWING NUMBER AND REVISION
 111P205
 ISSUE DATE
 26-07-2013



DAVIS LANGDON PROJECT NUMBER
 60282029
 COST PLAN
 X

- KEY PLAN
- SEA
 - GIA
 - VOID
 - OFFICE
 - MEETING / COFFEE POINT
 - LECTURE HALL
 - POST ROOM, CASH OFFICE & DATA ROOM
 - STORAGE
 - REFUSE & RECYCLING STORE
 - STAIRS
 - CIRCULATION
 - WCs / SHOWERS
 - LIFT LOBBY
 - PLANT (INTERNAL)
 - ENTRANCE / RECEPTION
 - PARK HOUSE WORKS

1/P205-Proposed Third Floor Plan



1. Floor raised on site concrete	05	00	00	100	11	11
2. Floor level raised on site concrete	05	00	00	100	11	11
3. Floor level raised on site concrete	05	00	00	100	11	11
4. Floor level raised on site concrete	05	00	00	100	11	11
5. Floor level raised on site concrete	05	00	00	100	11	11
6. Floor level raised on site concrete	05	00	00	100	11	11
7. Floor level raised on site concrete	05	00	00	100	11	11
8. Floor level raised on site concrete	05	00	00	100	11	11
9. Floor level raised on site concrete	05	00	00	100	11	11
10. Floor level raised on site concrete	05	00	00	100	11	11

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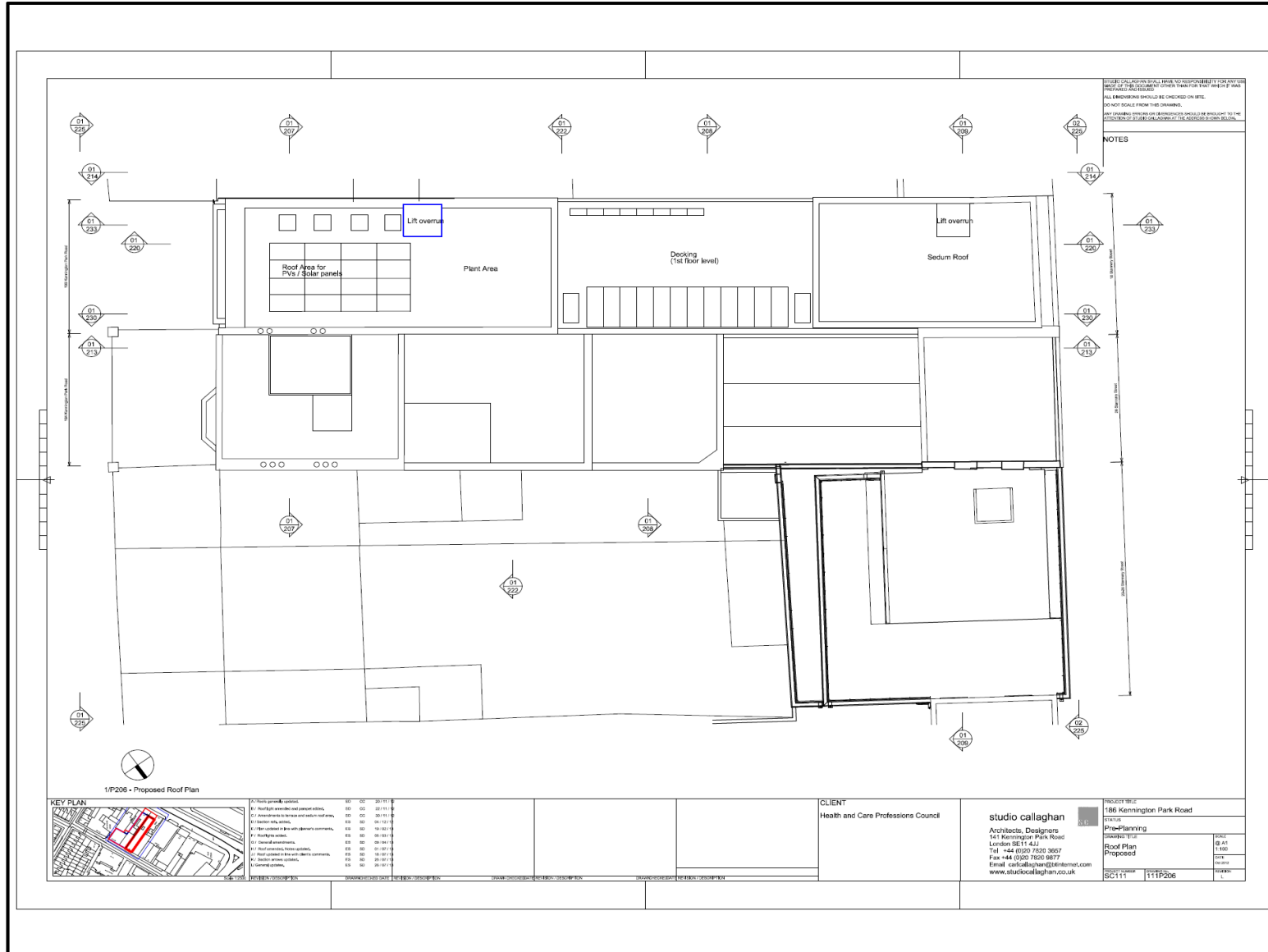
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 DRAWING TITLE
 Prop-Planning
 DRAWING DATE
 26-07-2013
 DRAWING NUMBER
 Third Floor Plan
 Proposed
 111P205

FLOOR / LEVEL
3

186 Kennington Park Road

Revised Stage A Initial Cost Model | Issue 3b | August 2013

Appendix A Marked-Up Drawings Denoting Function Allocations Roof



ARCHITECT
Studio Callaghan

DRAWING NUMBER AND REVISION
111P206

ISSUE DATE
26-07-2013

Davis Langdon

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AECOM

DAVIS LANGDON PROJECT NUMBER
60282026

COST PLAN
x

KEY PLAN

- GEA
- GIA
- VOID
- OFFICE
- MEETING / COFFEE POINT
- LECTURE HALL
- POST ROOM, CASH OFFICE & DATA ROOM
- STORAGE
- REFUSE & RECYCLING STORE
- STAIRS
- CIRCULATION
- WC'S / SHOWERS
- LIFT LOBBY
- PLANT (INTERNAL)
- ENTRANCE / RECEPTION
- PARK HOUSE WORKS

FLOOR / LEVEL

R

Submitted by:

Kabir Saigal
Project Surveyor

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MidCity Place
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Tel: +44 (0) 20 7061 7314

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Health and Care Professions Council

**186 Kennington Park Road
and 18a Stannary Street**

**Design, Access and Heritage Statement
Report
for the replacement of the existing buildings
with new offices**

September 2013

DRAFT ISSUE 02/09/2013

HEALTH AND CARE PROFESSIONS COUNCIL

Site address

**186 Kennington Park Road
and 18a Stannary Street**

Design, Access and Heritage Statement Report for the replacement of the existing buildings with new offices

September 2013

DRAFT ISSUE 02/09/2013

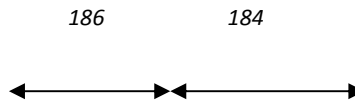
Contents

1.0	Section 1 – Introduction, Design & Access
1.1	Introduction
1.2	Background and Site Analysis
1.3	Scope and Purpose of the Project
1.4	Functions to be accommodated
1.5	Scale
1.6	Internal and External Environmental Requirements
1.7	Disability Access
1.8	Appearance/Materials
2.0	Section 2 - Planning
2.1	Planning History
2.2	Planning Considerations
2.3	Pre-application Consultation

Front cover illustration: Proposed Kennington Park Road elevation



186 Kennington Park Road as existing



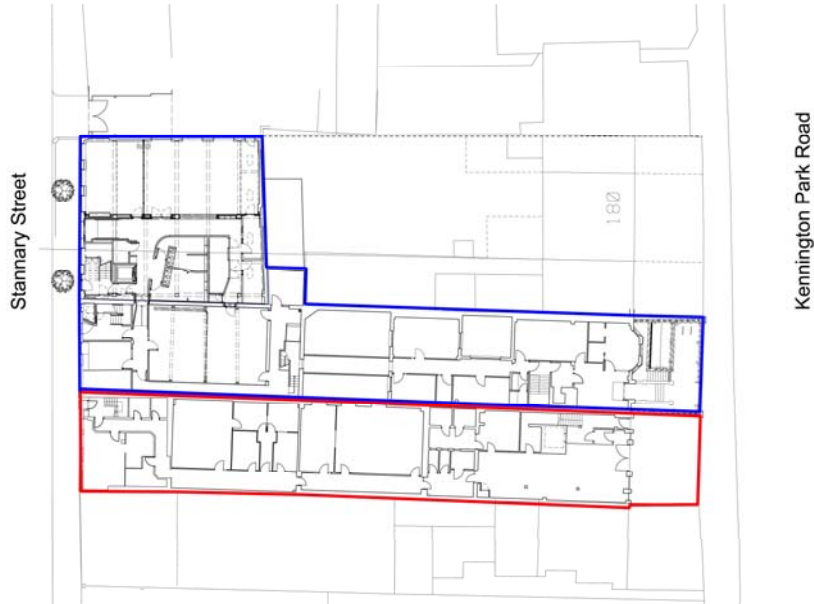
1.0 SECTION 1 – INTRODUCTION

1.1 Introduction

The Health and Care Professions Council (HCPC) is an important local employer of skilled office workers. It currently has 180 employees rising to 240 maximum in the future. Its offices have been based at Park House since 1977. The HCPC is one of twelve regulators of health and social care professionals and is an independent organisation with all its costs funded by fees from registrants. The services HCPC has to provide have been, and still are, rapidly increasing due to increasing number of registrants, increasing number of professions it regulates and the increasing number of tribunals. The need for extra office space to accommodate HCPC's expanding requirements is critical. The HCPC has already expanded sideways into refurbished office space in the old print works at 22-26 Stannary Street and is renting office space at 33 Stannary Street. The HCPC has a pressing need to develop office space to accommodate expansion. It has purchased 186 Kennington Park Road (186KPR) to fulfil both its office expansion needs and to improve disabled access into and throughout the premises.

The existing accommodation at 186KPR is in very poor condition and requires extensive refurbishment or replacement. The existing structures comprise three buildings of varying two, three and four storeys, linked together. These existing buildings occupy a number of different levels and are not suitable for disabled employees. The buildings have all been poorly maintained and are, in addition, poorly serviced and require a complete new services infrastructure to be installed. There are also a number of structural repairs required. Potentially, a number of contaminants, including asbestos, could be found on the site. If the buildings were upgraded, they are unlikely to perform well from an ecological point of view, nor could they be easily adapted to meet the needs of disabled employees.

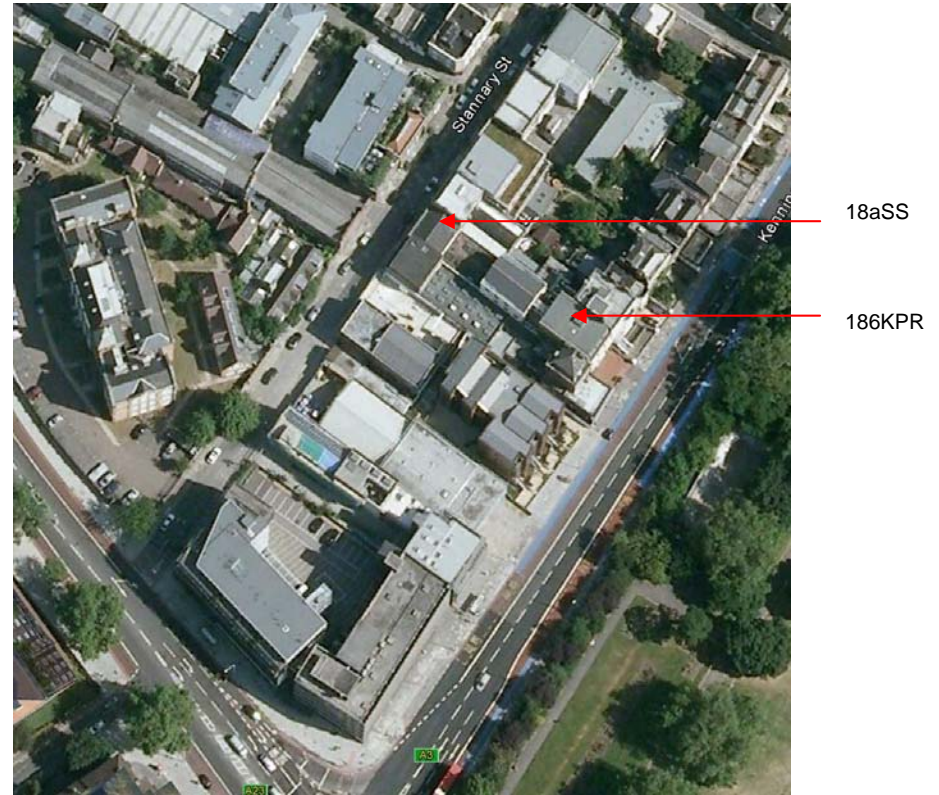
The aim of the project is to replace the existing buildings at 186KPR, 18a Stannary Street (18aSS) and the linked buildings in between, and to unite these in one new building with links to the different levels of the existing HCPC building, known as Park House. The intention is for the combined facilities to work together as an efficient unified whole and to meet the needs of HCPC as an expanding organisation. The new building will be accessible to all disabled employees and visitors. The new offices will be contemporary in design and will be sustainable, with the aim of achieving BREEAM Excellent.



Site layout plan with site outlined in red and adjoining property in HCPC's ownership outlined in blue

1.2 Background and Site Analysis

The site is located in the London Borough of Lambeth. Lambeth are the Local Authority dealing with planning and Building Control applications. The property, No. 186, which has frontages to both Kennington Park Road and Stannary Street, consists of three linked buildings currently used as offices. The buildings have been owned by the Evangelical Alliance and parts were leased to The Health and Care Professions Council (HCPC). The HCPC recently purchased the buildings in April 2013. The HCPC also own the neighbouring properties at 184 Kennington Park Road, 20 and 22-26 Stannary Street, which are all linked.

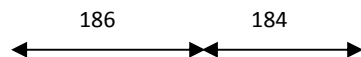


Aerial photograph showing the site

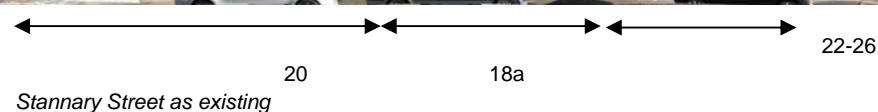
These properties altogether are known as Park House. Across the road in Stannary Street, the HCPC also rents offices at No.33.



186 Kennington Park Road as existing



186 Kennington Park Road lies on the western side of the main A3 road, facing Kennington Park. The building is set back from the road, with a forecourt to the front, within a terrace of properties used for commercial and residential purposes. It is a four storey building, with the top storey set within a mansard roof. It is predominately red brick with stucco features and large windows, and has a slate mansard roof with lead-covered dormer windows. From planning records, it appears that the ground and first floor levels at the front of the building date back to 1962 when planning permission was granted for the demolition and rebuilding of front offices, including the entire front elevation (see Section 2.1.1 Planning History). Also from planning records, it appears that the second and third floors were added in 1972 and 2001 respectively (see Sections 2.1.2 and 2.1.5 Planning History).



Stannary Street as existing

18a Stannary Street lies on the eastern side of the street, set within a terrace of commercial B1 and B2 use buildings. It is a two storey building with a rendered brick frontage and a variety of different sized window/door openings. A pitched slate roof is hidden behind the front parapet wall.

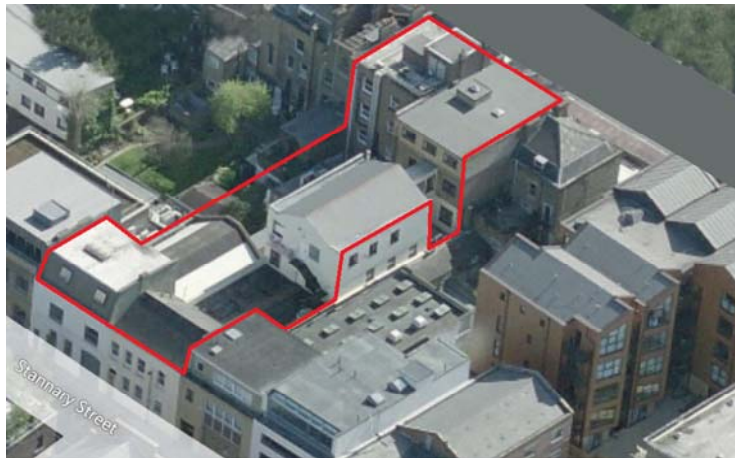
A third building, with rendered solid masonry walls and a slate pitched roof, lies at the centre of the site. It is 3 storeys high and is linked to the Kennington Park Road building by a covered two storey walkway and to the Stannary Street building by a full width single storey infill building (see photographs on the next page). This has a flat roof, roof lights and is used as a means of access and as a fire escape from the upper two storeys of the middle building.

To the north- east of 22-26 Stannary Street are the gardens of listed residential properties 180 and 182 Kennington Park Road. To the north on Stannary Street is a converted industrial building comprising residential live work units and office units called Whitacre Mews.



The central building, with 186 behind
The roof of the single storey infill
18a Stannary Street viewed from the rear

The property is located in Lambeth Conservation Area 8: Kennington. Stannary Street has been much improved in recent years by building refurbishment and some streetscape/ tree planting projects. The street is also governed by an MDO. Recently there have been successful planning applications in Stannary Street: to add additional storeys/infill to buildings; to demolish existing ones and to replace with new buildings.



Roof top view with the site and Park House outlined in red

1.3 Scope and Purpose of the Project

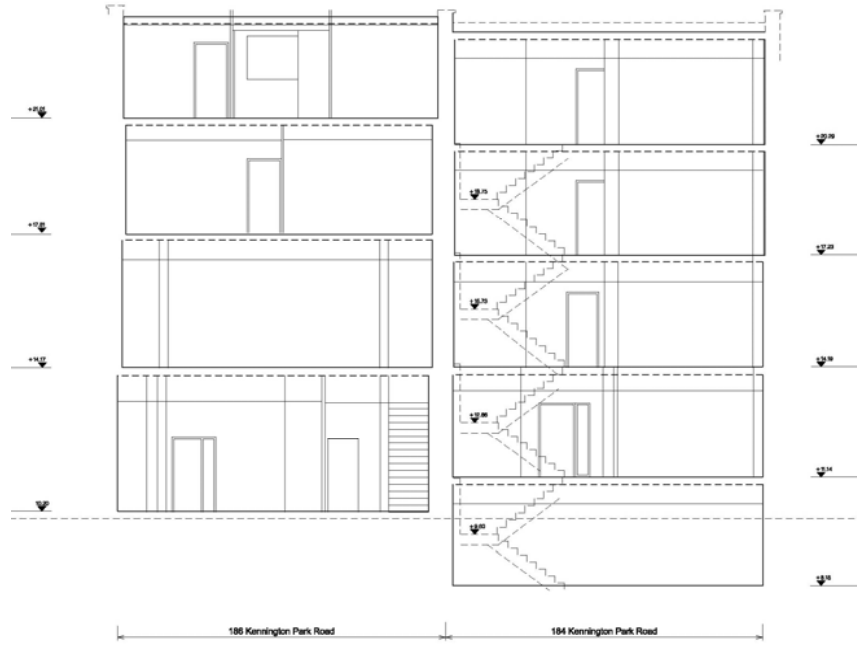
Existing Buildings

HCPC's existing building, Park House, has different floor levels at the front and rear on to Stannary Street. One complexity of the project is that the floor levels of the existing buildings of 186KPR do not align with Park House (see existing Section AA overleaf). The proposal will provide a level entrance for all employees and visitors and represent the welcoming face of HCPC on to Kennington Park Road.

There is a need for the internal circulation of the new building to be clear for visitors to give a sense of orientation in what will be a sizeable office area. Lifts for wheelchair access will be incorporated to allow disabled access to all parts of the building. New stairs will be ambulant disabled access compliant.

The existing building of 186KPR steps down from four storeys at Kennington Park Road to two storeys on to Stannary Street. There is no basement accommodation. The lift serves the ground first, second and third floors adjoining Kennington Park Road. The first floor on Stannary Street and the external deck are on different levels and are not served by the lift. The accommodation is served by 2 main stairs one at either end of the building and a number of sundry small stairs to negotiate minor changes of level.

The existing lift in Park House is not disabled compliant (as shown in an Access Report 9 May 2006 by Drivers Jonas) and modifying this lift to serve both buildings will require a larger shaft. This will be difficult to achieve in an occupied office. The solution for the link between the buildings will be in 186KPR. The space left when the existing lift shaft is removed will be used to connect 186KPR with 184.



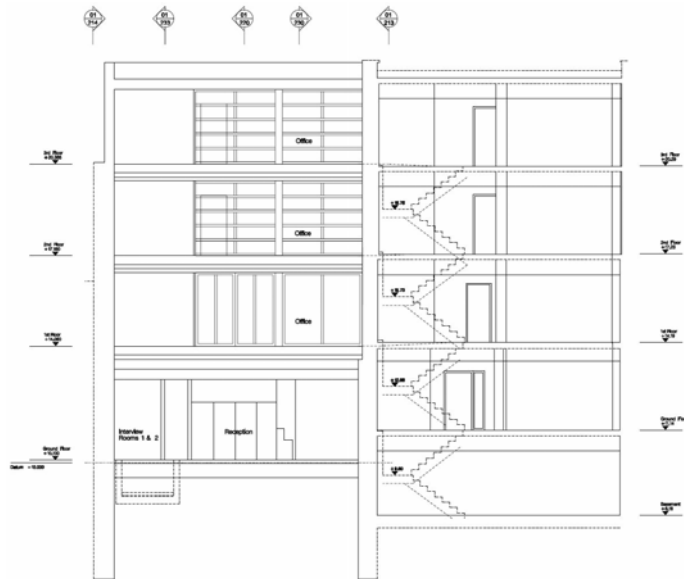
Existing Section AA showing non-aligning floor levels of the front buildings of 184 and 186KPR

Proposed Circulation and Access

An entrance level will be carried through from Kennington Park Road to Stannary Street. This level will give access to all the lifts and stairs in Park House. The upper floor levels of the new building will be set out to correspond with the upper levels of Park House.

The new building requires two lifts and one fire stair to connect all floor levels to comply with Parts B and M of the Building Regulations). To access the top floor of 18a and first and second floors of 22-26 Stannary Street it will be necessary to use the ground floor corridor and access the existing lift in 22-26 Stannary Street.

From first floor and above the levels of the new building will correspond with the Park House levels. A double entry disabled platform lift will be needed to connect the ground floor and basements levels to those in Park House.



Proposed cross section through front buildings of 186 and 184KPR

The floor levels at ground and first floor will be similar to 20 Stannary Street. A stair with a fold down platform could be used to negotiate the change of level at second floor.

The new building is being designed to be fully compliant with Part M of the Building Regulations. Links through to HCPC's existing buildings are being designed to be as fully compliant as possible so that the majority of office areas throughout the proposed combined HCPC building will be accessible to all employees.

Access to all floors of the new building for wheel chair and ambulant disabled employees will be provided by two lifts located close to the entrance off Kennington Park Road. The installation of the lifts will also provide wheelchair access to the first, second and third floors of HCPC's existing building at 186KPR. A wheelchair lifting platform will provide access between the ground and basement levels of the new and existing Park House buildings. The proposed stairs will provide access to all floors of the new building and will be ambulant disabled compliant.

1.4 Functions to be accommodated

The primary function of the project is to provide low density clerical office space within "a modern, efficient and enjoyable working environment" (Client's brief). The new and existing HCPC buildings "will be connected at numerous points with the intention of creating the impression to employees and visitors that the office is a single integrated unit" (Client brief).

The new building is designed as an open plan office capable of being divided into meeting rooms. These rooms will usually be used by HCPC employees. The public will not usually have access to areas below or above ground floor level.

The functions to be accommodated in the new office building are



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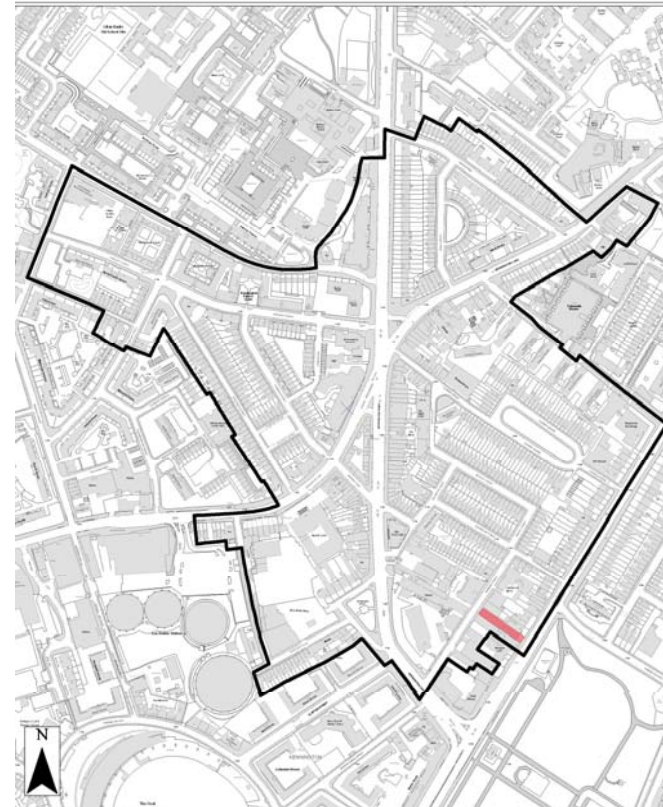
summarised in the table below:

Level	Functions
Ground Floor	Reception, interview rooms, cash office, disabled WC, cloak room, lecture room. To the rear: plant room, employee reception, post room and WCs.
First Floor	Office space
Second Floor	Office space and meeting rooms
Third Floor	Office space and meeting room

1.5 Scale

As the building faces on to two different streets, the scale of the two facades has been carefully considered.

Our approach to the design of the external envelope of the new building has been influenced by its surroundings and its situation within the Kennington conservation area (see opposite).



Lambeth

Conservation Area CA8 (Kennington) with 186KPR shaded in red

Kennington Park Road

The roofline of Kennington Park Road is not consistent (see photograph opposite above). At the corner of Kennington Road, the roofline of the office block is much higher than other buildings in the urban block. There are gaps between buildings and the rooflines vary in height.

The new façade will relate to the scale of Park House, HCPC's existing building to the right of 186KPR. The floors above ground floor level have

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been brought as close as possible in line with the floor levels of Park House, to provide level access between the two buildings where they connect. The three bay treatment of the new brick façade relates back to the existing 186KPR façade but has been simplified in a more contemporary treatment, without any stone embellishments. Brick facades are a feature in the Kennington Conservation Area (see below).



Conservation area (red arrows), non-conservation area (black arrows)

Kennington Park Road east facing street facades

Stannary Street

The roofline of buildings in Stannary Street varies (see photograph opposite above). Facades are aligned on the street and are characterised by an irregular pattern of buildings of varying heights. Historically, this has always been the case, as can be seen in the black and white photograph opposite. In this image the neighbouring 18 Stannary Street building was much higher than it is now and had a tall pitched roof.



Conservation area (red arrow), non-conservation area (black arrow)

Stannary Street west facing street facades

More recently, many buildings have been successfully extended upwards.

This practice recently added storey to the roof of 22-26 Stannary Street (see photograph on the next page).

The new brick façade of 18aSS will relate to the scale and height of 22-26 Stannary Street, farther along Stannary Street. The brickwork of the new building will continue past the first floor ceiling level and end in a parapet, which will be at the same height as the parapet of 22-26 Stannary Street (see photograph on the next page).



Historical photograph of Stannary Street (Lambeth Planning archive files for 186KPR)

18
18a
22-26





Whitacre Mews street facade , Stannary Street



22-26 Stannary Street roof top extension

The top (second) storey, set within the roof form, is held back from the Stannary Street façade. This storey will be clad in zinc, similar to the roof top extension at Nos.22-26. This setting back behind the parapet wall reduces the impact of the building on the street. The set back from the rear façade reduces the impact onto the gardens of the houses on Kennington Park Road.

Solar studies indicate that the works are unlikely to reduce sunlight into these gardens and will have no impact on daylight. This is because by the time the upper storey interrupts the sunlight into these gardens, they are already shaded by existing buildings.

1.6 Internal and External Environmental Requirements

1.6.1 Internal environmental requirements

The HCPC employees require good quality, well serviced and flexible office space in keeping with the standards achieved in the Stannary Street refurbishment. For the new building to integrate with Park House, standards of finish will have to be similar.



22-26 Stannary Street Phase 1 offices

Most of the HCPC work environment is computer based and requires good standards of daylight whilst avoiding harsh sunlight. Background noise absorption is required in most general office areas and additional sound seals are required on legal suites. HCPC employees usually dress formally in all weathers and cooling is required in summer.

1.6.2 External environmental requirements

Planning restrictions dictate that the new building will not be able to increase the background noise level. This will place restrictions on the operation and scale of plant. It is likely that the environmental services design will indicate mechanical ventilation with heat recovery controlled by a BMS. Possibly the plant will be at low level with outside units at high level. A background noise survey will be required.

Roofs

The top floor of the new building will be covered in low pitched zinc roofs, with the exception of the plant areas above 186KPR which will be concrete pavers over a flat roof. Some of this flat roof area will be covered with photovoltaics. Rainwater will be collected from the roofs and re-used in the landscaping.

A sedum covering will be installed on the roofs of the first floor link/"infill" part of the buildings adjoining the first floor terrace between the 186KPR and 18aSS buildings. This will provide shade to the rooms below and reduce the cooling load. The sedum will add to the biodiversity and visual character of this roof within the conservation area. A sedum roof was successfully added to the 22-26 Stannary Street building top roof by HCPC (see photograph below).



*Sedum roof
Green feature of the previous HCPC project at 22-26 Stannary Street*



Tree planting outside 22-26 Stannary Street

There have been streetscape improvements on both Kennington Park Road and Stannary Street. The local residents group Heart of Kennington have a tree planting policy on Stannary Street (see above). The HCPC will wish to continue to support this initiative. Two trees have been shown outside the building on Stannary Street in the design proposals.

It is likely that there will be an increase in the use of bicycles by HCPC employees to get to work. To this end, covered cycle racks to the external front area of 184KPR (Park House) and changing/locker facilities in the existing mezzanine area in 20 Stannary Street are included in the design proposals. No car parking will be retained on site. A couple of small trees and some wall climbing plants are proposed for the front area of 186KPR, following in the tradition of planting in the front gardens of this conservation area.

1.7 Disability Access

The new building is being designed to be fully compliant with Part M of the Building Regulations. Links through to HCPC's existing buildings are being designed to be as fully compliant as possible so that the majority of office areas throughout the proposed combined HCPC building will be accessible to all employees.

Access to all floors of the new building for wheel chair and ambulant disabled employees will be provided by two lifts located close to the entrance off Kennington Park Road. The installation of the new lifts will also provide wheelchair access to the first, second and third floors of HCPC's existing building at 186KPR whilst a wheelchair lifting platform will provide access between the ground and basement levels of the new and existing buildings.

The proposed stairs will also provide access to all floors of the new building and will be ambulant disabled compliant.

1.8 Appearance/Materials

The location of the new building in a conservation area has generated an approach to the appearance and materials of the new building. On Kennington Park Road, as the floor levels of the new building have been brought in line as closely as possible with those of Park House, the new façade relates to the massing of Park House as well. However, the top storey is set back from the façade to relate to the line of the mansard roof of the neighbouring building at 188KPR. On Stannary Street, the massing of the top storey is also set back from the front elevation to reduce the impact on the streetscape. To reduce the impact of the massing of the new building seen from neighbouring gardens, the height of the "infill" part of the building has been reduced to a minimum.



Proposed Kennington Park Road façade



Proposed Stannary Street facade

2.0 SECTION 2 - PLANNING

2.1 Planning History

In the past there have been many planning permissions granted for development at 186 Kennington Park Road. Here are just a few, which seem relevant to this current planning application:

2.1.1 Application LA/375/186/TP, March 1962, planning permission granted for the demolition and rebuilding of front offices (see image below). The ground and first floors demolished and re-built following planning approval from the LCC on 21/03/2962. This involved the alteration and rebuilding of the entire front elevation.



March 1962 Planning application drawing showing existing and proposed elevations 186KPR (Lambeth Planning archive files for 186KPR)

- 2.1.2 Application DC/AC/JWP/MGC/5747, 8th March 1972, planning permission granted for the erection of a second floor extension and use of the second floor for offices and the ground floor as a warehouse/showroom.
- 2.1.3 Application DC/AC/SWP/MGG/5747, November 1972, planning permission granted for alterations to the showroom elevation (see image opposite above).
- 2.1.4 August 1980, planning permission granted for the erection of a pedestrian walkway between the front and rear buildings of 186 Kennington Park Road.

2.1.5 Application 00/00526/FUL, February 2001, planning permission granted for the erection of 4th storey on Kennington Park Road frontage, erection of single storey extension to building immediately behind 18 Stannary Street, installation of roof lights at front elevation of 18 Stannary Street and minor alterations.



1972 Planning application drawing showing existing and proposed elevations 186KPR (Lambeth Planning archive files for 186KPR)

- 2.1.6 Application 10/04213/FUL, January 2011, planning permission granted for the removal of a condition imposed in an enforcement appeal in 1979 restricting use of ground to a named party or a local office user.
- 2.1.7 Application 10/03963/LDCE, March 2011, issue of certificate of lawful development (existing) with respect to the use of the premises at 186 Kennington Park Road and 18 Stannary Street as office accommodation (Use Class B1).



Map showing southern area of Kennington Conservation Area CA8 highlighting buildings identified in the Lambeth Planning Conservation Area Statement 2012

2.2 Planning Considerations

2.2.1 Planning Constraints

There are a number of constraints on any development at 186 Kennington Park Road (186KPR) identified by Lambeth Planning:

- CA8 Kennington Conservation Area
- Archaeological Priority Area (APA3)
- Tunnel Safeguarding Line (London Underground)
- Environment Agency Flood Zone 3
- Heart of Kennington Residents' Association
- Primrose Hill Summit To the Palace of Westminster – 4A.2
- Stannary Street Key Industrial and Business Area
- Kennington Park Road/Kennington Road Local Centre
- Oval Gasholders HSE Hazard Consultation Zone

2.2.2 Conservation Area

The property is located in the southern part of the Lambeth conservation area known as CA8 Kennington (see the map on the previous page, referred to as the map from now on). There are many Grade II listed buildings along Kennington Park Road, the nearest being at no.180. There is just one Grade II listed building in Stannary Street, the old school now known as the Lycee. Two houses at 172 and 174 Kennington Park Road have been locally listed (shaded brown on the map). In the *Kennington Conservation Area Statement 2012* (KCA statement), many buildings in the surrounding streets have been identified as making a positive contribution to the conservation area. These have been shaded

green on the map. 186KPR is identified as one, as are its neighbours numbers 182, 184 and 188 Kennington Park Road. The KCA statement says the following about 186KPR:

No. 186, Whitefield House - Mid-Late 19th commercial/warehouse building, loosely Italianate in style. Three-storeys with attic, three-bays, red brick, slated mansard roof with flat dormers, narrow red brick and stucco pilasters, wide stucco fascia and narrow cornice, heavy stucco cornice to first-floor, narrow stucco parapet to second-floor.

In Stannary Street, the KCA statement identifies 18a as a building which makes a positive contribution, as are its neighbours at 20, 22-26 and 28, 30 and 32. The KCA statement description of 18aSS is:

No. 18a - Mid-late 19th C house, later converted to commercial use. Two-storeys, four bays, stucco, parapet, 3/3 sash windows (altered to ground-floor).

There is no mention of 16 or 18 Stannary Street (immediate neighbour on the right of 18aSS) in the KCA statement, but no 14 Stannary Street is identified as a building making a neutral contribution to the conservation area (shaded dark grey on the map), the demolition of which Lambeth will not oppose.

Conservation area consent will be required for the demolition of any building in the conservation area. A full site clearance will involve demolition of the three main buildings (186KPR, 18a Stannary Street and the central building), the link bridge and single storey infill. This is discussed more fully later in section 2.3.

2.2.3 Economic Development

There are a number of policies, national, regional to London and local to Lambeth, e.g. Policy S3 of the LDF Core Strategy, which appear to promote economic growth through the provision of additional office space and the rejuvenation of existing office space. 186KPR is located in one of the borough's strategic reservoirs for business use, i.e. the Stannary

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Street Key Industrial and Business Area. The intention of this project to increase the amount of office space on the site and to provide more jobs in the locality is in line with the above policies and supports Lambeth's need for growth in the area.

2.2.4 Sustainable Development, Design and Construction

The use of renewables and energy efficiencies in developments is being promoted on national and regional levels. Policy 34 of Lambeth's UDP requires major development (above a threshold of 1,000m²) to generate at least 10% of its own power or heat needs from renewable sources, wherever possible through the incorporation of equipment for renewable power generation. As the development at 186KPR is over 1,000m² then, as a major development, this requirement will have to be met. Additionally, the London Plan requires a 20% reduction in CO² emissions from renewable energy generation, which this project will try to comply with.

Policy 35 of Lambeth's UDP also requires all development proposals to show, by means of a Sustainability Assessment, how they incorporate sustainable design and construction principles. Discussions about the project with Lambeth have revealed that a rating of Very Good is required for BREEAM Offices 2011. Although the site is very constrained, the design team is aiming for a higher rating, i.e. BREEAM Excellent, to demonstrate that a new building will be more sustainable than retaining and refurbishing the existing buildings.

2.2.5 Other LDF Core Strategy Policies

Policy S4 - Transport - seeks to minimise the need to travel, to promote the accessibility of public transport to the development and the inclusion of cycle parking wherever possible. 186KPR is located very close to two Northern Line underground stations and there are good bus services along Kennington Park Road, Kennington Road and past the Oval nearby. Mainline train services at Vauxhall and Elephant and Castle are located a 15 minute walk away. With regards to cycle parking, it is proposed that there is cycle storage provision in the front courtyard area of the existing

building at 184KPR (Park House). Showers/changing/locker facilities in the mezzanine area in 20 Stannary Street will be available for employees who wish to cycle or run to work.

Policy S9 – Quality of the Built Environment – seeks the highest quality of design in all new buildings. In design terms, it can be argued that the proposed facades of the new building at 186KPR are an improvement on the existing facades. High quality materials are proposed together with a sedum roof, planting at the front of the building and tree planting on Stannary Street.

2.3 Pre-Application Consultation

2.3.1 Pre-Application submission

A formal pre-application planning submission was made to the London Borough of Lambeth at the end of November 2012.

2.3.2 Pre-Application meeting and advice

A meeting was held with Simona Butera and other planning officers on 15th January 2013. Comments and advice given at the meeting were formally set out in a letter received from Simona Butera dated 29th January 2013. The following aspects of the scheme were agreed upon:

- No objection to land use (Use Class B1 to be retained)
- No objection in principle to the demolition of the 3 storey link building
- Scope for sympathetic roof extension to 18aSS
- Aim to achieve BREEAM Excellent welcomed
- Provision of additional street trees supported
- Stopping-up of existing vehicular crossover to Kennington Park Road to be a condition of permission
- Development should comply with Secured by Design
- Application likely to be CIL liable (£35/m² new floorspace)

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- As a 'Major Application', decision notice period 13 weeks.

The planners felt that the following elements of the design need to be looked at again:

- Demolition of the 186KPR and 18aSS buildings not supported
- Infill extension to be reduced in bulk, scale and mass and not to extend full depth of former gardens
- Proposed Stannary Street elevation significantly exceeds the prevailing two storey height level in the street
- Roof extension to 18aSS to be confined to the depth of the existing building
- Creation of a living wall against boundary wall to 188 Kennington Park Road to be revisited
- Access to basement cycle parking to be revisited
- Provide more information regarding deliveries to Stannary Street
- Refuse store needs to conform to the architects design guide
- Highly visible solar panels on the roof of 186KPR not supported.

2.3.3 Response to Pre-Application advice

Our response to the elements of the design, outlined in a. to i. above, which the planners felt need to be revisited is as follows:

- Demolition of existing buildings

Although the *Kennington Conservation Area Statement 2012* identifies both 186KPR and 18aSS as positively contributing to the character and appearance of the conservation area, they are not statutory or locally listed buildings. They are two of many buildings in the southern part of the conservation area which have been identified as positive contributors. As such, we do not consider them as major heritage assets and that their demolition should be allowed.



*Historical development
Image 1*



*Historical development
Image 2*



*Historical development
Image 3*

It should be noted that although the 186KPR building has the appearance of a mid 19th Century building, as the KCA statement suggests and as noted in the formal pre-application advice letter, its historical significance has been incorrectly attributed and it dates from the 20th Century. From planning records (see section 2.1 Planning History), it is evident that the original frontage was demolished and that the ground and first floors were rebuilt in the 1950s (see highlighted area in Image 1 above). More changes were made to the ground floor entrance façade in the 1970s (highlighted areas in Image 2 above) and a second floor storey was added. A mansard roof extension was added in 2001 (highlighted area in Image 3 above and see also photograph below).



The rear façade of 186KPR showing the different bricks used for the external wall of the 2001 roof extension. Note the modern window openings in the masonry walls of the extension and 2nd floor

18aSS

The *Kennington Conservation Area Statement 2012* suggests that 18aSS is a mid/late 19th Century house. However, structural investigations by Built Engineers have revealed that the:

“first floor timber joists span front to back (i.e. perpendicular to Stannary Street) and are supported off a steel beam (approximately 400mm deep by 155mm wide) which spans between the two gable walls, and over a centrally located steel or cast iron post. The head of this internal column, which is currently boxed out in the ground floor office area, was exposed as part of the limited opening up carried out, and found to be of cast iron in construction with ornate detailing.”

This column is the only existing “old” feature of the building. It is unlikely that a domestic property will use a cast iron column for its structure (see photograph below). It is more likely that the current building was intended for warehouse/storage purposes.



Photograph showing the head of column on ground floor of 18aSS supporting the first floor steel beam structure above

The roof structure has been greatly altered. Two steel trusses have been inserted to support the timber purlins and there are signs of other recent strengthening work (see photograph below).



Photograph showing the underside of the roof structure of 18aSS

The planners have indicated that they will not support the demolition of these buildings. Indeed, Simona Butera’s letter of 29th January 2013, says:

‘local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*

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- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.'*

We believe that “substantial public benefits” will outweigh any “harm or loss” that arises from the demolition of the existing buildings. Firstly, the proposed demolition of the existing buildings and replacement with a building which is accessible to all, is very well designed to achieve an Excellent rating in BREEAM for Offices, highly insulated and energy efficient, is crucial to the HCPC’s expectations in the project. Remodelling, upgrading or refurbishing the existing buildings are not options the HCPC is considering. This is not a developer led scheme. It is about a highly respected local organisation wishing to expand its operations into a headquarters building fit for purpose and for the future, an exciting and healthy environment, where employees will enjoy working. Indeed, HCPC’s Corporate and Social Responsibility Statement of Intent says it has *“recently begun to consider the way it operates, with the intention of developing a sustainable organisation that minimises negative impacts and maximises the positive.”*

It should be noted that the HCPC plays a critical public role. The following description of the HCPC is taken/adapted from their website:

The HCPC is an independent organisation with an important public role. It regulates health and care professionals in the UK and was set up to protect the public. The HCPC only registers professionals who meet its standards for their training, professional skills and behaviour. It can take action against professionals who fall below these standards. It can also prosecute those who pretend to be registered. Health and care professionals must be registered so the public can be sure that they are genuine, they meet national standards and that members of the public are protected. This means that health and care professionals registered with the HCPC are genuine and meet national standards. This offers the public protection if professionals fail to meet these standards. Members of the public can also check with the HCPC that a professional is registered. The 16 professions that the HCPC regulate are:

- Arts therapists
- Biomedical scientists
- Chiropodists / podiatrists
- Clinical scientists
- Dietitians
- Hearing aid dispensers
- Occupational therapists
- Operating department practitioners
- Othroptists
- Paramedics
- Physiotherapists
- Practitioner psychologists
- Prosthetists / orthotists
- Radiographers
- Social workers in England
- Speech and language therapists

In its Strategic intent – 2012 to 2015 document, the HCPC talks about its vision and values:

“Our vision

5.1 To be recognised internationally as a model of good practice in public protection through the regulation of health and care professionals.

Values

5.2 Our values are a set of guiding principles which reflect both the social context in which the organisation operates and its aim to deliver effective and efficient regulation.

5.3 Our values are:

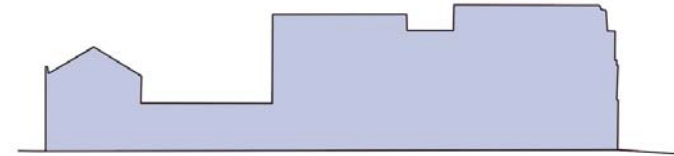
<i>Transparency</i>	<i>Collaboration</i>
<i>Responsiveness</i>	<i>Value for money</i>
<i>High quality service”</i>	

Regarding the other criteria which have to be complied with, we have the following response:

1. As a charitable organisation, it was necessary for the Evangelical Alliance, which sold 186KPR to the HCPC, to put the property on the market and to obtain the best price for the site. Property Facets, a chartered surveying company, took on this role. Marketing commenced in July 2010 and the premises remained available until the exchange of contracts in February 2012 – just over 2 years.
2. We have been informed by Property Facets that there were regular but not frequent enquiries throughout the marketing and discussions as to price which lead to a number of offers, some however indicative. There were about twenty viewings in all.
3. Offers were made but the highest offer was from the HCPC.

4. Property Facets have told us that they were given some feedback from interested parties on why the property was unsuitable: *“Some enquiries were for residential conversion which at that time will have been resisted by the local planning authority, possibly still. Others realized following inspection that the premises, even if extensively upgraded, will still provide ‘disconnected’ cellular space which did not meet their requirements. One party who wished to convert part of the building for training purposes realized that it will be uneconomic having taken advice.”*
5. Regarding the unsuitability of the building for office purposes, in its current form and footprint, Property Facets wrote the following: *“It is self evident that the property is very narrow relative to its depth and, despite having entrances on both elevations, the means of escape requirements impede efficient use of the usable floor area. Furthermore, and this was possibly the critical aspect, the structurally divided nature of the accommodation no longer lends itself to modern collaborative working practices. It wasn’t a matter of price – it was made clear that any offer will be considered – but the limitations of the present building design that deterred buyers. Whilst the main façade may appeal, setting aside the recent mansard addition, the remainder of the building is no longer fit for modern use, irrespective of any refurbishment scheme, given its footprint.”*

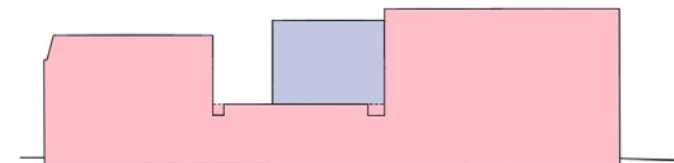
b. Infill extension to be reduced in bulk, scale and mass and not to extend full depth of former gardens



Existing buildings section through 186KPR and 18aSS



Section through proposed scheme as submitted for Pre-Application advice in November 2012



Section through proposed scheme June 2013 shaded in pink, extent of the existing central building section shown in blue

As can be seen in the above diagrams, the infill extension of the latest proposal has been reduced in bulk, scale and mass. It no longer extends to the full depth of the former gardens (as in the November scheme) and, in fact, does not extend as far back as the existing central building.

c. Proposed Stannary Street elevation significantly exceeds the prevailing two storey height level in the street



Street Elevation showing proposed elevation of 18a Stannary Street as submitted for Pre-Application advice in November 2012



Street Elevation showing proposed elevation of 18a Stannary Street, August 2013, after Pre-Application advice

The proposed elevation for 18aSS has been revised to take on board the comments made by the Planners. It has been reduced in height to two storeys. The parapet now lines up with the parapet of 22-26SS. Similarly, the height and setting back of the roof extension will be the same as the roof extension of 22-26SS, as will the materials.



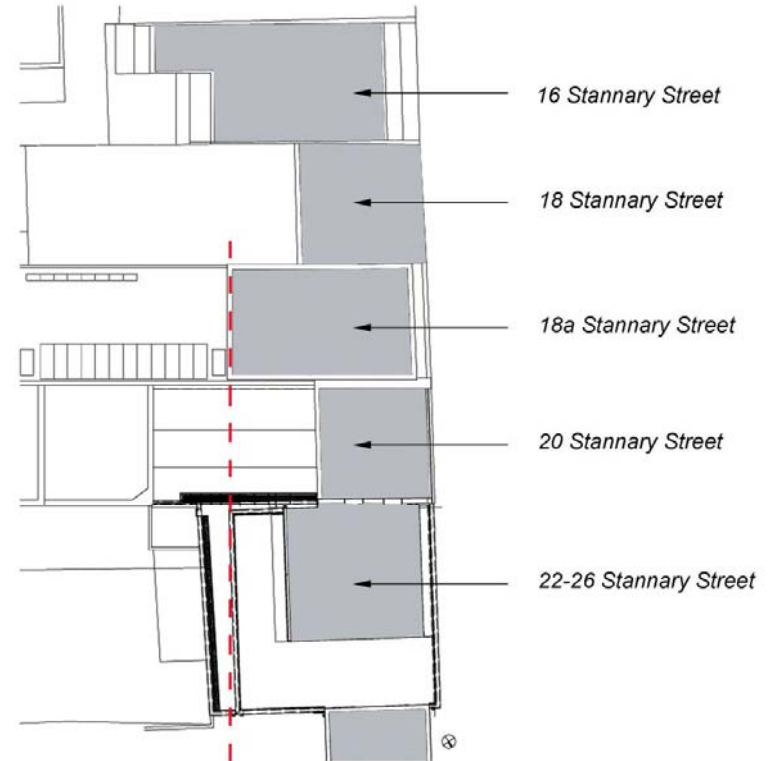
Street Elevation showing proposed elevation of 18a Stannary Street, June 2013. The dashed red lines indicate that the openings in the proposed façade align with openings in neighbouring buildings.

The door and window openings have also been revised. At ground and first floor level, the three window openings on the right hand side are now smaller, to reflect the size of window openings at 20SS and 22-26SS. On the left hand side, the entrance door and window opening above are linked. This has been done as a reference to the existing double height opening on the original façade, now blocked up (see photograph overleaf).



Photograph of existing facade of 18a Stannary Street, with double height opening on right

d. Roof extension to 18aSS to be confined to the depth of the existing building



■ Roof tops of buildings in Stannary Street 2 or more storeys in height

--- Depth of roof extension of 18a aligned with the 1st floor rear wall of 22-26 Stannary Steet

Roof Plan of Stannary Street (nos. 16-26)

The roof extension of 18aSS is now at 2nd floor level (previously at 3rd floor level) and will be the same depth as the first floor of 22-26SS, also owned by HCPC (see roof plan opposite). It should also be noted that the depth of the newly built top floor roof of 16 Stannary Street far exceeds the depth of the other buildings in this terrace (see roof plan opposite). There is an increase in the gap between buildings in comparison to the existing arrangement.

e. Creation of a living wall against boundary wall to 188 Kennington Park Road to be revisited

A living wall has been omitted from the latest scheme. There may be some planting against the wall behind the new cycle parking stands/canopy.

f. Access to basement cycle parking to be revisited

The basement no longer exists in the latest scheme proposal and the cycle parking has been moved outside, to the forecourt of Park House (184KPR). It is proposed that a purpose designed canopy will protect the bicycles when they are parked in the cycle racks.

g. Provide more information regarding deliveries to Stannary Street

Introduction

The following note has been prepared by the Health Professions Council (HCPC) and estimates the impact on the number of employees, visitors and deliveries and collections that will enter and leave the buildings situated at 184 and 186 Kennington Park Road and 20, 22 - 26 and 33 Stannary Street once the development 186 Kennington Park Road and 20 Stannary Street has been completed by the HCPC.

Employees

Once the development of the buildings is complete, it is calculated that the total number of employees based in the overall office complex will increase from 180 currently to a maximum of 240. When fully utilised the Evangelical Alliance used their offices for its own purposes but it also sublet some of the office space to a number of small charities, accommodating up to approximately 60 employees. The development will provide working areas for the employees of the HCPC but it will also be utilised for non- desk space activities such as meeting rooms and conference rooms. In addition, employees will be relocated from 33 Stannary Street to 186 Kennington Park Road and the vacated space will be used for non-desk based activities such as tribunal and general meeting rooms.

Employees will continue to enter and leave the whole of the development via Kennington Park Road and Stannary Street in the same ratio as they currently do.

Visitors

The Evangelical Alliance frequently used their building for events such as small conferences. The HCPC will continue to have visitors to its building. However, it is assumed that the usage by the HCPC will be the same as the usage by the Evangelical Alliance and the HCPC combined.

Due to security considerations all visitors will continue to enter and leave the development via the main reception in Kennington Park Road.

It is therefore assumed that in terms of visitor numbers there will be no overall net increase in those entering and leaving the development.

Health and Care Professions Council

Deliveries and Collections

Deliveries to the building include a wide range of activities associated with the following activities:

*Building maintenance	Caterers	Cleaners
*Couriers	Postal services	Printed material
*Supplies of general office consumable		Utilities

In general, the HCPC is seeing a steady reduction in deliveries due to the growing prevalence of e-commerce.

With the departure of the Evangelical Alliance there will be a 50% reduction in deliveries by caterers, cleaners, couriers, postal services, printed material, supplies of general office consumable and the utilities.

In addition, once the development is completed we anticipate that there will be a reduction in level of maintenance required because the large capital investment in the new building.

Collections from the office will also decrease significantly. For example, rubbish collection, paper and other recycling activities and post collection will be halved as one collection will suffice for the office where before April 2013 two collections will have been required, one for the HCPC and a separate one for the Evangelical Alliance.

It is therefore assumed that once the development is completed that there will be a significant decrease in the overall number of deliveries and collections.

h. Refuse store needs to conform to the architects design guide

There is an existing refuse/recycling store located at 20 Stannary Street (see plan below) which was constructed at the same time as the 22-26

Stannary Street project. This was designed to conform to the Lambeth architect's design guide at the time. This will house all refuse/recycling for HCPC's offices, which is collected on a daily basis, early in the morning, under a private contract. The existing private refuse collection arrangements will continue, so there will be no build-up of rubbish within the room or danger of over-spilling on to the pavement. It should be noted that EVA refuse was collected in wheelie bins from 186KPR, which were left out on the forecourt.



Location of HCPC's refuse store in Stannary Street

i. Highly visible solar panels on the roof of 186KPR not supported.

The solar panels will be set back from the front façade behind a parapet and it is unlikely that they will be visible at all from street level.

Risk ID	Risk Category	Risk Name	Risk Description	Probable Consequences	Owner/Responsible	Mitigation	Risk Level	Impact	Likelihood	Risk Score	Status	Date Identified	Date of Last Update	Author
001	Legal	Health and Safety	Health and safety regulations not being followed to.	1. Risk that personal injury may result, for which the contractor is responsible, potentially to the extent of manslaughter. 2. Risk that the contractor may be prosecuted or fined for breach of health and safety regulations.	Contractor	1. All health and safety regulations to be followed. 2. All health and safety regulations to be followed. 3. All health and safety regulations to be followed.	Med Severe	5	2	10	Open	23 January 2012	03 July 2012	Paul Nevin
002	Resource	Resource	Other resource commitments may have an adverse impact on the project and the ability and capacity of those involved to continue their involvement in the project.	1. Risk that the project may be delayed or cancelled due to resource problems. 2. Risk of loss of continuity of project team members involved.	Contractor	1. Risk accepted. The project team to update and maintain a resource plan. 2. Risk accepted. The project team to update and maintain a resource plan. 3. Risk accepted. The project team to update and maintain a resource plan.	Med Severe	3	4	12	Open	27 September 2011	03 July 2012	Paul Nevin
003	Reputation	Local community engagement	Risk of local community opposition and/or poor perception of the project may result in the local area that the project may result in.	1. Risk that neighbouring parties may oppose the project. 2. Risk of loss of necessary support and goodwill amongst the local community.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with the local community through the Kennington Association and other local groups. 3. Engage with the local community through the Kennington Association and other local groups. 4. Engage with the local community through the Kennington Association and other local groups.	Med Severe	4	3	12	Open	31 October 2012	03 July 2012	Paul Nevin
004	Reputation	Shareholder Reaction due to Capital Expenditure	Risk that shareholders, such as Registrars, will object to the proposed expenditure on the building.	1. Risk that shareholders will object to the proposed expenditure on the building. 2. Risk that shareholders will object to the proposed expenditure on the building.	Contractor	1. Engage with shareholders to ensure that the project is seen as a benefit to the local area. 2. Engage with shareholders to ensure that the project is seen as a benefit to the local area.	Med Severe	3	3	9	Open	31 October 2012	03 July 2012	Paul Nevin
005	Planning	Employee Engagement	Risk that employee engagement may be significant.	1. Risk of effect on ability of departments to provide continuity of services during demolition and build. 2. Risk that hearings may be significantly impacted by noise. 3. Risk that the project may be delayed or cancelled due to employee engagement issues.	Contractor	1. Engage with employees to ensure that the project is seen as a benefit to the local area. 2. Engage with employees to ensure that the project is seen as a benefit to the local area.	Med Severe	3	5	15	Open	27 September 2011	06 September 2012	Paul Nevin
006	Cost	Risk of costs being underestimated	Costs may be prohibitively expensive.	1. Risk that the project cannot proceed as planned due to the cost of the works. 2. Risk that the project cannot proceed as planned due to the cost of the works.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	5	3	15	Open	27 September 2011	03 July 2012	Paul Nevin
007	Legal	Risk of asbestos contamination	Risk that asbestos contamination may be found.	1. Risk that asbestos contamination may be found. 2. Risk that asbestos contamination may be found.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	3	3	9	Open	27 September 2011	03 July 2012	Paul Nevin
008	Legal	Risk of archaeological findings	Risk that the project may uncover archaeological findings.	1. Risk that the project may uncover archaeological findings. 2. Risk that the project may uncover archaeological findings.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	4	2	8	Open	31 October 2012	03 July 2012	Paul Nevin
009	Legal	Risk of WWII munitions being found	Risk that WWII munitions may be found.	1. Risk that WWII munitions may be found. 2. Risk that WWII munitions may be found.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	2	2	4	Open	31 October 2012	03 July 2012	Paul Nevin
010	Planning	Planning Restrictions	Risk that planning restrictions may be found.	1. Risk that planning restrictions may be found. 2. Risk that planning restrictions may be found.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	3	3	9	Open	31 October 2012	03 July 2012	Paul Nevin
011	Planning	Planning Permission	Risk that planning permission may not be granted.	1. Risk that planning permission may not be granted. 2. Risk that planning permission may not be granted.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	5	2	10	Open	31 October 2012	06 September 2012	Paul Nevin
012	Legal	Financial	Risk that contractors may be found to be in breach of contract.	1. Risk that contractors may be found to be in breach of contract. 2. Risk that contractors may be found to be in breach of contract.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	4	2	8	Open	31 October 2012	03 July 2012	Paul Nevin
013	Planning	End Date	Risk that project will not be completed by proposed end date.	1. Risk that project will not be completed by proposed end date. 2. Risk that project will not be completed by proposed end date.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	4	3	12	Open	31 October 2012	03 July 2012	Paul Nevin
014	Legal	EU Procurement Process	Risk that the project will not be completed by proposed end date.	1. Risk that the project will not be completed by proposed end date. 2. Risk that the project will not be completed by proposed end date.	Contractor	1. Engage with contractors to ensure that the project is seen as a benefit to the local area. 2. Engage with contractors to ensure that the project is seen as a benefit to the local area.	Med Severe	4	5	20	Open	31 October 2012	06 August 2012	Paul Nevin

Project Risk Matrix

	Impact				
Likelihood	Negligible (1) Inconsequential and no action currently required.	Minor (2) May threaten an element of the project, but no significant time, cost or quality impact.	Moderate (3) May threaten an element of the project, and is likely to have significant time, cost or quality impact.	Severe (4) May threaten an element of the project, and will have significant time, cost or quality impact.	Critical (5) Could prevent successful delivery of project. Could put the organisation at financial and/or reputational risk.
Almost Certain (5) Expected to occur during the life of the project.	Low (5)	Medium (10)	High (15)	High (20)	Very High (25)
Likely (4) Will probably occur during the life of the project.	Low (4)	Medium (8)	Medium (12)	High (16)	High (20)
Possible (3) Could occur at some time.	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
Unlikely (2) Not expected to occur during the life of the project.	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
Rare (1) Will probably never happen during the life of the project.	Insignificant (1)	Low (2)	Low (3)	Low (4)	Low (5)

Key	
Score	Rating
1	Insignificant
2-6	Low
8-12	Medium
15-20	High
25	Very High

Owner/Author	Categories	Counter	Score
Wangari Farrelly	Communication	Accept	1
Steve Hall	Cost	Prevent	2
Paul Nevin	Go-live	Reduce	3
Marc Seale	Legal	Transfer	4
	Planning		5
	Quality		
	Reputation		
	Resources		
	Scope		
	Supplier		
	Technology		
	Time		
	UAT		

Issue ID	Issue Description	Responsible Department	Issue Type	Priority	Status	Start Date	End Date	Resolution Date	Resolution Status
1	Review of project scope and objectives. Ensure all stakeholders are aligned on the project goals and objectives.	Project Management	Planning	High	Completed	2023-01-01	2023-01-15	2023-01-15	Resolved
2	Conduct a detailed site assessment to identify potential risks and opportunities. This includes reviewing historical data, environmental reports, and conducting field visits.	Site Assessment	Investigation	High	In Progress	2023-01-16	2023-02-15	2023-02-15	Open
3	Develop a comprehensive project budget and schedule. This involves identifying all project costs, including labor, materials, and overheads, and creating a realistic timeline for project completion.	Financial Management	Planning	High	Completed	2023-01-16	2023-01-30	2023-01-30	Resolved
4	Obtain necessary permits and approvals from local government agencies. This includes reviewing and submitting applications for zoning, building, and environmental permits.	Regulatory Affairs	Compliance	High	In Progress	2023-01-16	2023-03-15	2023-03-15	Open
5	Engage with the community to gather input and feedback. This involves holding public meetings, conducting surveys, and providing regular updates on project progress.	Community Engagement	Communication	Medium	Completed	2023-01-16	2023-02-28	2023-02-28	Resolved
6	Finalize the project design and specifications. This includes reviewing and approving architectural plans, engineering drawings, and material specifications.	Design & Construction	Design	High	In Progress	2023-02-01	2023-04-15	2023-04-15	Open
7	Secure funding for the project. This involves identifying potential funding sources, such as government grants, private investors, and crowdfunding.	Finance	Procurement	High	In Progress	2023-02-01	2023-05-15	2023-05-15	Open
8	Begin construction of the project. This involves hiring contractors, procuring materials, and overseeing the construction process.	Construction	Construction	High	In Progress	2023-04-16	2023-08-15	2023-08-15	Open
9	Monitor project progress and manage risks. This involves regular communication with stakeholders, tracking project milestones, and addressing any issues that arise.	Project Management	Monitoring	High	In Progress	2023-01-16	2023-08-15	2023-08-15	Open
10	Complete the project and handover to the client. This involves finalizing all project documentation, conducting a final inspection, and ensuring the client is satisfied with the results.	Project Management	Closing	High	Completed	2023-08-16	2023-09-15	2023-09-15	Resolved