



Southampton City Council
Decent Neighbourhoods – Holyrood Estate
External Improvements Project

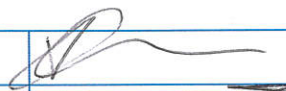

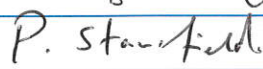
End of Stage C Report

Submitted 21 December 2011

CAPITA SYMONDS

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Quality Management

Job No	CS/052434	Doc No.	v1
Project	Decent Neighbourhoods Holyrood Estate		
Location	As file reference		
Document Ref	RIBA Stage C Report		
File reference	G:\Capita_Property\New Project Folder\CS052434 - Holyrood Estate - External Improvement Works Stages C-L\C - Design Team\C3 - Landscape Architect\Stage C report		
Date	December 2011		
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1. Scope of Report

1.1 The key aim of the report was to confirm the design in accordance with the parameters of the brief, the client budget and the site constraints. This involved:

- consultation with Decent Neighbourhoods, Southampton City Council (SCC) and relevant SCC officers, local stakeholders and local residents
- financial appraisal of the proposals
- continued involvement of QS consultants with a review of the proposed scheme
- development of Outline Design and issues going forward

1.2 The client will need to approve the Stage C report and the project brief before the project can progress to the RIBA Stage D.

1.3 The following consultants will be appointed as part of the project team to progress the project:

- Landscape Architect (Lead consultant) Capita Symonds
- Architect Capita Symonds
- Quantity Surveyor Capita Symonds
- CDM Coordinator Capita Symonds
- Electrical Engineer Capita Symonds
- Artists (alcove and mosaics) Client appointment through separate contract

2. Design Brief

- 2.1 Decent Neighbourhoods have commissioned Capita Symonds to design a landscape to improve the external environment of Holyrood Estate as part of a programme of external improvements across the city.
- 2.2 Holyrood Estate is located in the centre of Southampton to the south of Hoglands Park with Queensway along its west boundary and Threefield Lane along the east boundary. Bernard Street borders the southern boundary and is the boundary with a conservation area. The estate is approximately 45 hectares in size and relatively level. The Holyrood Estate is highly visible and any enhancements will be in line with various planned developments for the city centre area.
- 2.3 Capita Symonds completed a feasibility study in July 2011 which was presented to client, local residents and stakeholders.
- 2.4 The Client confirmed the design requirements with the issue of a brief dated 14 September 2011 (appendix A) however this exceeded the budget identified at the feasibility stage.
- 2.5 Stage C proposals were presented to the client early in November 2011 and the budget shortfall was discussed. The Design Team carried out a value engineering exercise with a view of delivering the key design intentions and presented a value engineered proposal to the client (appendix B).
- 2.6 The client confirmed availability of additional funds for the budget and the brief (taking forward the value engineered proposals with the requirements of the 14 September 2011 brief) on 28 November 2011. The client confirmed the overall project budget availability to meet £1,082,033. The confirmed proposal is summarised in the following pages and appendices.
- 2.7 Drawings issued with this report (appendix C) are:
 - LA200 – Masterplan (rendered)
 - LA200A – City Garden A
 - LA200B – City Garden B
 - LA200C – King's Courtyard
 - LA200D – Typical block and Materials Palette

3. Outline Proposals

3.1 HOUSE ENTRANCES

- 3.1.1 It is proposed to have robust Keyblok paving in bands to identify the entrance to each of the houses with tarmac between the banding. Each house has unique frontage and therefore the entrances will be variations upon the same theme.
- 3.1.2 The exception to the banding feature to the house entrances are: King's House which frontage to Lime St will be designed in discussions with the developer of the site to the north; and St Bernard House which, in facing the more formal frontages of the buildings in the conservation area, will have large areas of Keyblok paving to formalise its frontage.
- 3.1.3 There will be no changes to the existing entrance ramps. The steps to the blocks will be re-surfaced in paving to match the re-surfacing generally. All steps will meet DDA and Part M requirements with tactile paving, correct riser heights and legal step treads.
- 3.1.4 AGREED PROPOSAL AND SOLUTIONS
- 3.1.5 Further discussions on proposals for the King's House frontage will take place with the developer of the site to the north of Lime Street.
- 3.1.6 Further dialogue is required with client to confirm colour of paving abutting houses and to confirm that all paving units are of a standard stock line readily available from a large supplier own line in order that maintenance can replace the units with relative ease using the same product.

3.2 AXIAL FOOTPATH AND LIGHTING

- 3.2.1 Key to the design proposals is to reinforce the footpath from Threefield Lane to Queensway as a primary pedestrian route through the estate.
- 3.2.2 A length of the path between Queensway and Orchard Lane has recently been re-surfaced in a geometric, multi-coloured resin surface pattern and it is proposed to extend this surface pattern and type to the other sections to complete the footpath.
- 3.2.3 Carparking to the front of Eldon House has been reconfigured so the axial route can continue without being blocked visually.
- 3.2.4 Illuminated bollard lighting is proposed to further emphasise the route. This is in addition to existing street lighting and will be fed from circuit boards within the housing blocks.
- 3.2.5 Additional trees are also proposed along this route to create an avenue effect.
- 3.2.6 AGREED PROPOSAL AND SOLUTIONS
- 3.2.7 The design team will work with the tree officer to specify new trees of the same species of tree currently in place around the axial path at the section between Chandos House and Orchard House

3.3 SOFT LANDSCAPING

- 3.3.1 The proposals aim to increase the grass scape to the Queensway frontage by removal of concrete areas circumventing the houses (Queen's, Chandos, Orchard and Holyrood).
- 3.3.2 Large areas of seasonal bulb planting are proposed within the grass to bring colour and these are preferred by Open Spaces in terms of long term maintenance.
- 3.3.3 A 1m high fence will retain the private space of Chandos House to the north of the axial footpath.
- 3.3.4 The grass scape facing Queensway will be planted using grass seed while the areas of grass within the estate including the city gardens will be turf.
- 3.3.5 AGREED PROPOSAL AND SOLUTIONS
- 3.3.6 The contractor is to include proposals to allow the community, particularly the junior wardens, to be involved with the bulb planting.
- 3.3.7 The design team is to look at introducing some undulations to the grass scape to bring some interest to the Queensway frontage.
- 3.3.8 Removal of all low level walls adjacent to the grass areas facing Queensway is to be confirmed.
- 3.3.9 Further discussion with SCC Open Spaces is required to determine preferred hedge type and bulb planting and ornamental grass planting, in terms of size and species.

3.4 KING'S HOUSE BIN STORE

- 3.4.1 Planning permission will be required for this aspect of the project and this has been included within the programme.
- 3.4.2 The location of the bin store has been agreed; the existing communal shed (which contains temporary chapter fencing and assorted shopping trolleys) to the south of King's House which will be demolished
- 3.4.3 AGREED PROPOSAL AND SOLUTION
- 3.4.4 Ideally the bins should not open onto the new courtyard area to allow residents access to the stores to the south of King's House. It is likely that the final solutions will included hit and miss fencing to visually screen the bins from King Street.
- 3.4.5 This is the least developed aspect of the proposals to date and further guidance and information has been requested so that proposals can be developed in order to submit planning application at end of RIBA Stage D. To mitigate client risk, the project should not go to tender before planning permission and any conditions have been received.
- 3.4.6 The client should note the timescales for progressing stage D and the planning submission dates. The brief and proposals for the bin store will need to be confirmed with the design team by 17 January 2012 to allow sufficient time for development and preparation of planning submission.

3.5 SITE FURNITURE

- 3.5.1 All existing concrete bollards across the estate will be removed.
- 3.5.2 Residents opted for the Manchester (style) bollard, however it should be noted that this does not feature in SCC Streetscape guide as a standard bollard for replacement and maintenance.
- 3.5.3 Existing Manchester bollards on the estate will be re-painted.
- 3.5.4 Bow top fencing has been selected for a single style to fencing across the estate – it is the existing fencing around the playground and multi use games area (MUGA).
- 3.5.5 All existing benching or seating will be removed. New seating is limited to that designed within the proposals for the residents' gardens.
- 3.5.6 AGREED PROPOSAL AND SOLUTION
- 3.5.7 The exact position of the new seating will be confirmed in detailed design proposals; the proposals should not encourage opportunities for youths to congregate and create noise disturbance to nearby residents.
- 3.5.8 The exact position of the new bollards will be confirmed through detailed design proposals and consultation with the Highways Authority to ensure proposals effectively limit opportunities for on pavement parking.

3.6 CAR PARKING

- 3.6.1 Due to the estate's proximity to Southampton City Centre, there have been issues with unwarranted parking on pavements.
- 3.6.2 The client has submitted proposals for the estate parking to TRO with the aim that the estate is patrolled in order to police cars on the estate, with residents being issued with resident parking permits. This should deal with the majority of unwarranted parking. Additional Manchester bollards will be positioned to deter on pavement car parking.
- 3.6.3 Double kerbs will be installed at selected areas to deter on pavement parking. This is restricted to the area of road south of Eldon House linking Orchard Lane and King Street and a smaller area around St James House where soft landscaping behind the double kerbs means surface water run off will not be compromised.
- 3.6.4 The proposals include some car park reconfiguration to bring all spaces in line with current standards and with required turning / reversing space. The same number of overall parking spaces will be provided across the estate.
- 3.6.5 Individual drop down bollards will be removed. Robust emergency drop down bollards will be in place to the north of Canute House for emergency fire appliance access.
- 3.6.6 The current car park top surfaces are to be resurfaced in macadam and graded to correct falls to maintain drainage.
- 3.6.7 AGREED PROPOSAL AND SOLUTION
- 3.6.8 Further work on the reconfiguration of the car park between King's House and All Saints House is required to ensure all spaces have acceptable turning spaces.

- 3.6.9 Holyrood House car park has more extensive reconfiguration with the access position from the road (Orchard Lane) being adjusted.
- 3.6.10 Further dialogue with Highways Authority and SCC Legal will take place to ensure that necessary permissions are applied for and granted for work on and around the highways.

3.7 PUBLIC ART WORK

- 3.7.1 The client commissioned artwork to alcoves – 3 no. facing Queensway, 4 no. facing Orchard Lane. There has been resident input and the client aims to have these completed and installed by the end of this financial year (by April 2012).
- 3.7.2 The brief currently includes proposals to provide brick bases to four of the existing metalwork sculptures.
- 3.7.3 AGREED PROPOSAL AND SOLUTION
- 3.7.4 The client is to commission the mosaics for the proposed city gardens.
- 3.7.5 The metal sculptures are currently not vandalised, this includes the sculpture to the south of Holyrood House which is within a brick base. Some concern was expressed at the stakeholder meeting about introducing bases and how this could encourage access to and vandalism of the sculptures. The height of the proposed brick bases needs to be confirmed as well as whether the sculpture should be raised within the base (to maintain their current height above a level surface).

3.8 LIME STREET FRONTAGE

- 3.8.1 The proposals to Kings House and Challis Court which have a frontage to Lime Street have been sent to the developer (Centros) of the site north of Lime Street.
- 3.8.2 AGREED PROPOSAL AND SOLUTION
- 3.8.3 Talks are progressing with Centros concerning the possibility that they could contribute or carry out this part of the scheme as part of community contributions in line with their proposals.

3.9 KING'S COURTYARD

- 3.9.1 The design for Kings Courtyard features spiral Keyblok banding across the courtyard to the south of the King's House facing the resident stores. Access to the stores will be improved with the relocation of the bin store.
- 3.9.2 An area of raised sleeper beds incorporating seating lies to the south facing the housing with steps down to an area of resin coloured surface.
- 3.9.3 Each of the dwellings at ground level will receive a 2m wide fenced off space from the main courtyard; 3m depth space will restrict access between the King House blocks. Bow top fencing will protect the ground floor dwellings.
- 3.9.4 AGREED PROPOSAL AND SOLUTION

- 3.9.5 A suggestion was raised at the stakeholder meeting that the tarmac surface could incorporate some children's games however this was not raised during recent consultation with the residents of King's House and will not be developed further.
- 3.9.6 A ramp down to the resin area is to be incorporated to ensure the area is fully accessible.

3.10 CITY GARDEN A

- 3.10.1 This city garden is situated between Eldon House and Marsh House and the design is based on a nature trail theme.
- 3.10.2 The design proposals include boulders set within a resin surface and raised beds incorporating seating with planting designed to encourage a biodiverse environment.
- 3.10.3 There are no additional fences within the garden and 1m high hedges to the boundaries act as protection to the residents' garden.
- 3.10.4 AGREED PROPOSAL AND SOLUTION
- 3.10.5 Scale of planting to be discussed further with residents and SCC Open Spaces in terms of what is manageable in terms of maintenance.
- 3.10.6 Height of raised beds to be confirmed with residents – high enough for older residents to comfortably sit and do gardening but low enough as to not enable access to garage roofs.
- 3.10.7 SCC need to pursue proposals for the artwork to ensure the landscape external works within the garden and the artwork are bound together to appear cohesive.

3.11 CITY GARDEN B

- 3.11.1 This garden is situated between All Saints House and Marsh House and is based on an external patio and barbecue area theme.
- 3.11.2 Grassed area and a timber deck with some bench seating is provided beneath the existing trees.
- 3.11.3 A block paved barbecue is provided at the slightly lower level towards King Street and this is surrounded by protective hedging and raised bed planters incorporating seating.
- 3.11.4 AGREED PROPOSAL AND SOLUTION
- 3.11.5 The bench seating locations are to be re-confirmed with residents.
- 3.11.6 SCC need to pursue proposals for the artwork to ensure the landscape external works within the garden and the artwork are bound together to appear cohesive.
- 3.11.7 Scale of planting to be discussed further with residents and SCC Open Spaces in terms of what is manageable in terms of maintenance.

3.12 FOOTPATHS/ HARD LANDSCAPING

- 3.12.1 All footpaths are to be resurfaced with macadam to Decent Neighbourhood Building for Life standards.

- 3.12.2 There is some minor re-alignment proposed to reflect current desire across existing grass.
- 3.12.3 Some existing granite kerb stones have settled, making it easier for vehicles to mount pavements, and an allowance has been made to raise these kerb stones when the pavements are re-surfaced.
- 3.12.4 AGREED PROPOSAL AND SOLUTION
- 3.12.5 Stopping up and diversion orders are required; applications are to be made as soon as possible during stage D as these will be subject to public consultation.
- 3.12.6 Capita Symonds will be issuing a separate fee to progress the stopping up/ diversion orders.

3.13 DRAWINGS

- 3.13.1 Refer to appendix C for the drawings associated with the Stage C proposals.

4. Client Considerations

4.1 PROCUREMENT

- 4.1.1 The project will be procured traditionally via a single stage tender with contractors selected from SCC's contractor framework.
- 4.1.2 The contract will be JCT 2011 Standard Building Contract with Quantities.
- 4.1.3 The client needs to confirm the procurement route as a Cost Quality tender assessment and provide the relevant information for that process including:
- the requirements for a public relations officer that is to be provided by the appointed Contractor to be included in the preliminaries;
 - provide quality assessment questions and associated weightings;
 - to confirm whether or not an interview is to be included as part of the quality assessment.
- 4.1.4 To mitigate risks to the client, the project should not go out to tender until necessary permissions (planning and diversion or stopping up orders are received).

4.2 PROGRAMME

- 4.2.1 The programme is based upon this traditional procurement route with estimated contract duration of 35 weeks.
- 4.2.2 The Client needs to confirm the revised programme attached in appendix D which allows for a start date and contract period suitable for implementing proposed planting in the recommended planting season.
- 4.2.3 This programme is subject to the client confirming the King's House bin area proposals by mid-January 2012, refer to paragraphs 4.4 of this report.
- 4.2.4 Street lighting within the ward is currently scheduled to be replaced winter 2013 however this can be brought forward to take place before the surfaces are replaced, with a minimum 6 months notice required (8-9 months preferred). SSE (the streetlighting contractor) are aware of the project and the client should ensure information is passed on to SSE so the streetlighting upgrade can take place before surfaces are replaced (to avoid re-surfacing in close succession).

5. Cost estimate

- 5.1 The overall budget identified for the external improvement works at Holyrood Estate is £1,082,033.
- 5.2 The current cost estimate range, including a recommended client contingency of 10%, is £1,022,187 to £1,180,537, the upper limit being 9% over the budget.
- 5.3 This cost estimate includes a £12k allowance for charges and fees associated with the planning application and the stopping up and diversion orders as well as costs associated with the public art work procured separately by SCC.
- 5.4 As the project progresses through to tender issue, a more detailed cost estimate will be prepared as the specification is prepared which will provide increased cost certainty.
- 5.5 Refer to Appendix E for the cost report.

Appendix A Client Brief

Holyrood Decent Neighbourhood Project – Updated Design Brief- Sept 2011

Southampton City Council received the feasibility study for the Holyrood decent neighbourhood project from Capita on 29th July 2011. In response to the feasibility study SCC would like to issue this updated design brief on how we anticipate this project to proceed in the future.

The objectives of this project remain to regenerate the existing landscape and improve the quality of the external space for residents; to involve residents in decisions which affect where they live; to bring the estate up to a standard to compliment other improvements in the centre of Southampton; and to be part of a programme of improvement works to council housing estates which is being rolled out across the city.

Budget

The renewed budget for this project is now £930,000 as additional funding has been secured. Current spend from this budget is currently £34,600 (approx) including £5000 (approx) for the topographical survey and £29,000 (approx) in Capita fees for the options appraisal and feasibility report. In addition the £20,000 VAT bill for the new play area is due to be charged to this budget. This leaves approximately £875,000 remaining to cover all future costs associated with this project.

As well as the works proposed by Capita in their design masterplan and their own costs, at present it is proposed that the following works will need to be paid for from the remaining budget:

- Bollard lighting for the focal pathway- SEC have provided estimated costs of £27,956.25 + VAT, or £38,956.25 + VAT for LED lighting.
- Feature lighting for the 5 metal sculptures- awaiting estimated costs from SEC.
- Art murals for the 7 alcoves- estimated costs £17,465 including supply and installation.
- Brick planters around the base of 4 of the metal sculptures and a plaque to explain what the sculpture depicts. SCC would now like Capita to include the brick planters in their designs and to obtain quotes for this work (see section below on metal sculptures). SCC will obtain quotes for the plaques and it is anticipated that these costs should be fairly minimal (approx £1500).
- Removal of old wall surrounding part of the play area and replacement with fencing-estimated costs £6500.
- Bespoke external noticeboard- estimated costs £4530.
- SCC are still attempting to secure grant funding to contribute towards the costs of the 2 city gardens and have asked the Morrisons developers to contribute towards some costs, possibly for improvements to Kings House courtyard.

Programme and Procurement

It would have been desirable for this project to have been completed by March 2012 (which is currently the target date on Sharepoint) however SCC accept that this is unrealistic due to the scale of the project but would stipulate that all work is to be completed by the end of March 2013. Capita have agreed that this target date is achievable. Procurement should be based on a cost and quality basis, as with previous decent neighbourhood projects.

Consultation and Stakeholders

SCC will require further consultation with residents and stakeholders. The stakeholders for stages C-L of this project remain the same as for the feasibility study.

City Gardens

SCC are satisfied with the designs for the city gardens so far and understand that the final design for these gardens can be finalised in stages C-L.

Kings House Courtyard

Capita have issued several suggested designs for improvements to this courtyard. The latter designs have been closer to what is required however some changes are still required (e.g. the location of the bins). SCC understand that the final design for the courtyard will be finalised in stages C-L.

Focal area opposite play area

SCC feel that it would be desirable to have a focal area opposite the play area however as no clear designs have been drawn up so far for this area. SCC understand that the confirmation of the design for this area will be decided in stages C-L.

Artwork

The Media Workshop are currently working on designs for 7 alcoves on the estate. These designs have been through initial resident consultation in April 2011 but will need further consultation before they are installed. This project has been delayed because the artist was off work however she now anticipates that the designs will be finalised by the end of September, the tiles should be printed by the end of October and installed shortly afterwards (depending on weather conditions).

Lighting

The project board has been in consultation with the relevant officer in Highways to discuss the PFI lighting programme and have been advised that the street lighting programme should be able to tie in with our proposed works and that the lighting designs can be based on our designs for the estate. When the designs have been 'frozen' they then need to be passed to highways so that they can arrange for the lighting to be designed around our plans for the estate.

Meetings have also been held with SEC to discuss focal lighting for the estate. Some quotes have been obtained from SEC for bollard lighting for the focal pathway but no specification has been provided for these and they have not yet provided quotes for lighting the 5 metal sculptures. It is anticipated that the bollard lighting will run off the street lighting and the uplighters will run off the supply to the nearest block of flats, however approval is needed for this.

Metal sculptures

SCC would like to compliment 4 of the existing metal sculptures by building a brick planter around the base to match those at the front of Holyrood House (it would not be possible to do one at the base of the sculpture at Holyrood House due to the proximity to the other brick planters). It would be cheaper and more viable to have square, rather than round planters but the bricks should match those at Holyrood House to maintain consistency. Initially SCC had thought that we would instruct the brick planters to be built ourselves but it is now felt that it would be most practical to carry out this work at the same time as the rest of the work on the estate. To that end we would now like the planters to become part of Capita's designs for the area. It is also felt that it would be desirable to have a plaque next to each sculpture so that residents and passers by can understand what the sculptures are depicting and more about the history of the area. SCC will arrange these plaques.

Parking

The issue of the management of parking on the estate is still to be finalised. SCC anticipate that the management will be transferred from housing to parking services and have agreed that parking areas

will be resurfaced as part of this arrangement. In doing so this would not only secure better management for residents but would also vastly improve the appearance of the area through the removal of the existing parking posts which look tired and unsightly. Once the designs for the parking areas are finalised an application can be made for a traffic regulation order (which will also include the adoption of the small road at the rear of St James House). If the transfer to parking services is ultimately not approved then this may have a significant impact on the designs for the estate. It may mean that parking poles will need to be left largely unchanged and/or that further funding is required for new (possibly telescopic) poles.

Roads

The Holyrood DN project board have recognised the need for the roads on the estate to be resurfaced however there are insufficient funds in the DN budget to pay for this resurfacing work. Numerous enquiries have been made as to whether Highways would be willing to resurface these roads from their own budget but unfortunately we are assured that this will not be possible. It is anticipated therefore that the poor appearance of the roads on the estate may detract from the improvement works when they are completed. Contact has also been made with highways regarding upgrading some of the street name plates on the estate.

Legible Cities Programme

An agreement has been made that some wayfinding/signposting could be installed on the estate (e.g. on the focal pathway) which would match that which is being installed at other locations in the city centre (e.g. London Road).

Eastgate site

Plans for a new Morrisons store on the north edge of the estate need to be taken into account and Capita need to ensure that these designs tie in with the designs for improving the Holyrood estate.

Green areas

Capita will need to have close consultation with open spaces and the tree officers to discuss species, area sizes, design issues and maintenance.

Materials

SCC would like Capita to provide a pallet of material choices for use on this project. Materials used should be durable and vandal resistant, and should be easily sourced in the future for repair and maintenance purposes.

This design brief aims to provide an update on the council's position with this project at the end of the feasibility study. SCC would now like to instruct Capita to proceed to stages C-L to move this project forward.

Rebecca Davies
Decent Neighbourhoods Project Officer
14th September 2011

Appendix B Value Engineering

Holyrood Estate External Improvements Works – Value Engineering Exercise

Current budget **(£905,000.00 minus feasibility fee £22,507)**
£882,493.00

Preliminary Value Engineering based on Feasibility Design following the meeting 7th November

1. Trees	£12,000.00
2. Manchester bollards	£4800.00
3. Kings Courtyard Coloured Surfacing	£15,750.00
4. Bow Top Fence	£4,000.00
5. Ornamental Planting	£6,000.00
6. Keyblok Entrance Paving	£20,000.00
7. Bulbs	£3,500.00
8. Timber Deck	£3,000.00
9. Raised beds railway sleepers	£2,800.00
10. Turf	£62,000.00
11. 1.8m high Brick wall	£700.00
12. Double Kerbs	£7800.00
13. Lighting to alcoves	£3,000.00
14. Sureset/Addagrip surfacing to community gardens	£44,250.00

Total savings	£189,600.00
Add in	
Car Park Surfacing	£80,000.00
Construction cost including Prelimins and Design Contingency Cost	£850,375.00
C-L Fees based on above figure	£115,140.00
Additional Cost and Charges	
TRO Fee	£4,000.00
Legal/Diversion Orders Etc	£12,000.00
Total	£981,515.00
Shortfall (882,493.00)	£99,022

Estimated cost on latest Client Design Brief August 2011

Estimated cost based on VE Exercise 07-11-11 (As Above)	£850,375.00
Bollard Lighting to axial path	£39,000.00
Feature Lighting to Sculptures (estimate)	£15,000.00
Art Murals	£17,500.00
Brick Planters to sculptures	£6000.00
Plaques to Brick Planters	£1500.00
Removal of old wall to play area	£5000.00
Noticeboard	£4530.00
Total	£938,905.00
C-L Fees based on above figure	£127,127.00
Additional Cost and Charges	
TRO Fee	£4,000.00
Legal/Diversion Orders Etc	£12,000.00
Total	£1,082,033.00
Shortfall (882,493.00)	£199,540.00










Appendix C Drawings

See attached drawings:

- LA200 – Masterplan (rendered)
- LA200A – City Garden A
- LA200B – City Garden B
- LA200C – King's Courtyard
- LA200D – Typical block and Materials Palette

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE



-  Existing trees
-  Proposed trees
-  Axial path with illuminated bollards
-  Pedestrian macadam
-  Block paving & banding
-  Tree pit rubber surface
-  Roads
-  Parking areas
-  Threshold defensible planting
-  Ornamental planting
-  Grass areas
-  City Garden A - refer to dwg LA200A
-  City Garden B - refer to dwg LA200B
-  Courtyard Garden - refer to dwg LA200C
-  Existing sculptures
-  New bow top fencing
-  Manchester bollards
-  Seasonal bulb planting
-  Areas with no improvement works
-  Brick Planters
-  New Brick Planters

-	30.11.11	Preliminary Issue	VO	NS
Rev	Date	Amendments	By	Chk

Drawing Status:
PRELIMINARY
CAPITA SYMONDS
CAPITA SYMONDS
CAPITA Property Services
One Guildhall Square, Above Bar Street
Southampton, SO14 7FP
www.capita.co.uk



Client:
Project Title:
**Holyrood Estate
Decent Neighbourhoods
External Improvements**
Drawing Title:
**Landscape Masterplan
- rendered**

Project No.:	Drawing No.:	Rev.
CS/052434	LA200	-
Date:	Scale:	@ A1
22/11/11	1:500	
By: VO	Checked: NS	Approved: ---
UPR Number: UPR_NO		



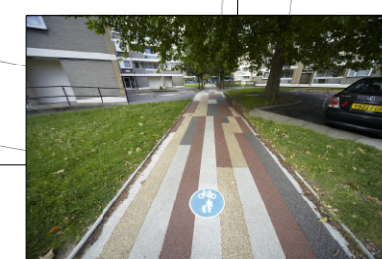
Bowtop Fence



Brick Planters



Illuminated bollards



Existing axial path



Resin Bound Gravel

BASED ON THE ORDINANCE SURVEY'S 1997 MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. CROWN COPYRIGHT RESERVED. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. SOUTHAMPTON CITY COUNCIL LICENSE NL LA20040 (1997).



-	30-11-11	Preliminary issue	NS	PS
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Drawing Status:
PRELIMINARY
CAPITA SYMONDS

CAPITA SYMONDS
 CAPITA Property Services
 Floor 3, One Guildhall Square
 Southampton, SO14 7FP
 www.capita.co.uk

Client:


Project Title:
**Holyrood Estate
 Decent Neighbourhoods
 External Improvements**

Drawing Title:
City Garden A

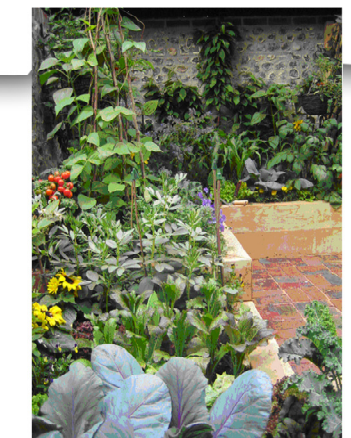
Project No.:	Drawing No.:	Rev.:
CS/052434	LA200A	-
Date:	Scale:	
28-11-11	NTS	
By: NS	Checked:	Approved:
UPR Number: - - -		



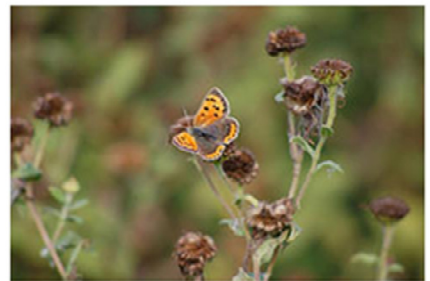
Resin bond coloured surface to nature trail



Feature boulders



Nature trail planting



Biodiversity



Raised sleeper beds

ALL SAINTS HOUSE



MARSH HOUSE

-	30-11-11	Preliminary issue	NS	PS
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Drawing Status:

PRELIMINARY
CAPITA SYMONDS

CAPITA SYMONDS
CAPITA Property Services
Floor 3, One Guildhall Square
Southampton, SO14 7FP
www.capita.co.uk

Client:



Project Title:

Holyrood Estate
Decent Neighbourhoods
External Improvements

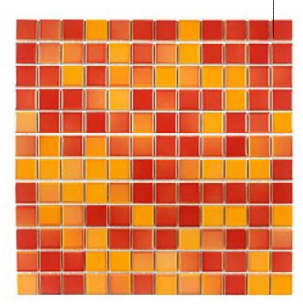
Drawing Title:

City Garden B

Project No.:	Drawing No.:	Rev.
CS/052434	LA200B	-
Date:	28-11-11	Scale: NTS
By:	NS	Checked:
		Approved:
UPR Number: - - -		



Timber Bench



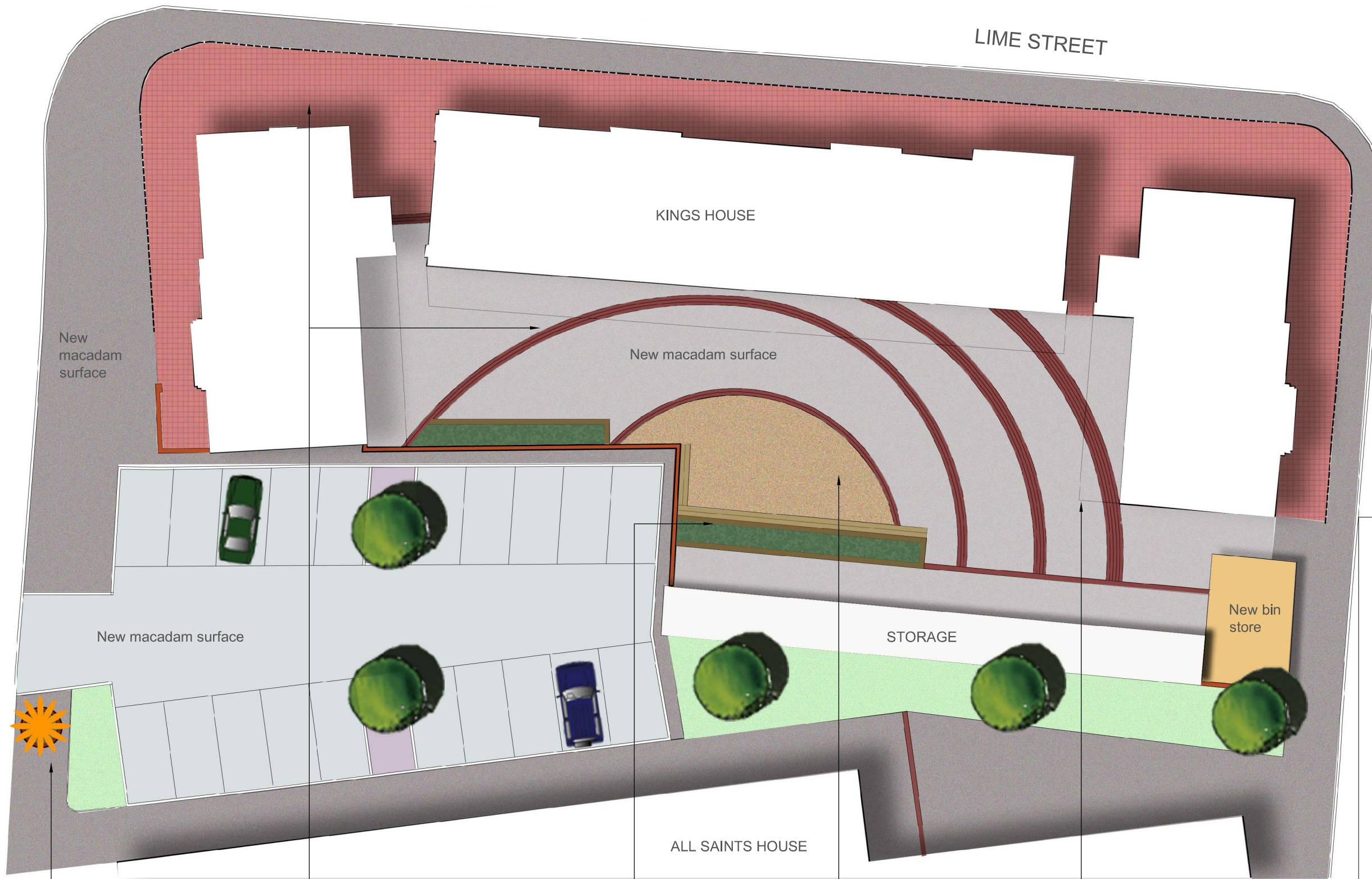
Mosaic



Block Paving



Raised Sleeper Beds with seating



30-11-11	Preliminary issue	NS PS
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PRELIMINARY
CAPITA SYMONDS

CAPITA SYMONDS
CAPITA Property Services
Floor 3, One Guildhall Square
Southampton, SO14 7FP
www.capita.co.uk

Client:



Project Title:

Holyrood Estate
Decent Neighbourhoods
External Improvements

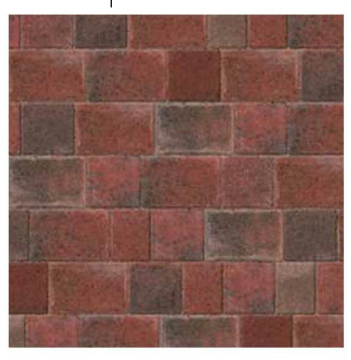
Drawing Title:

Kings Courtyard
Community Garden

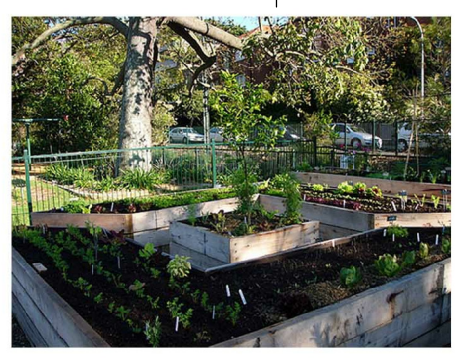
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Date: 28-11-11	Scale: 1:200	
By: NS	Checked: PS	Approved: EE
UPR Number: ---		



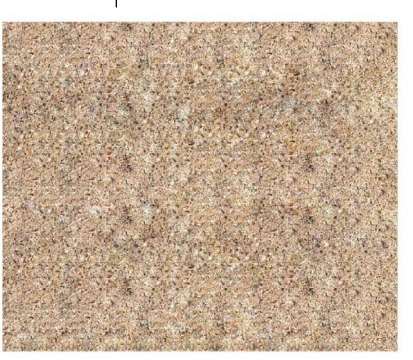
Brick Planter with Sculpture



Block paving to banding & Kings House frontage



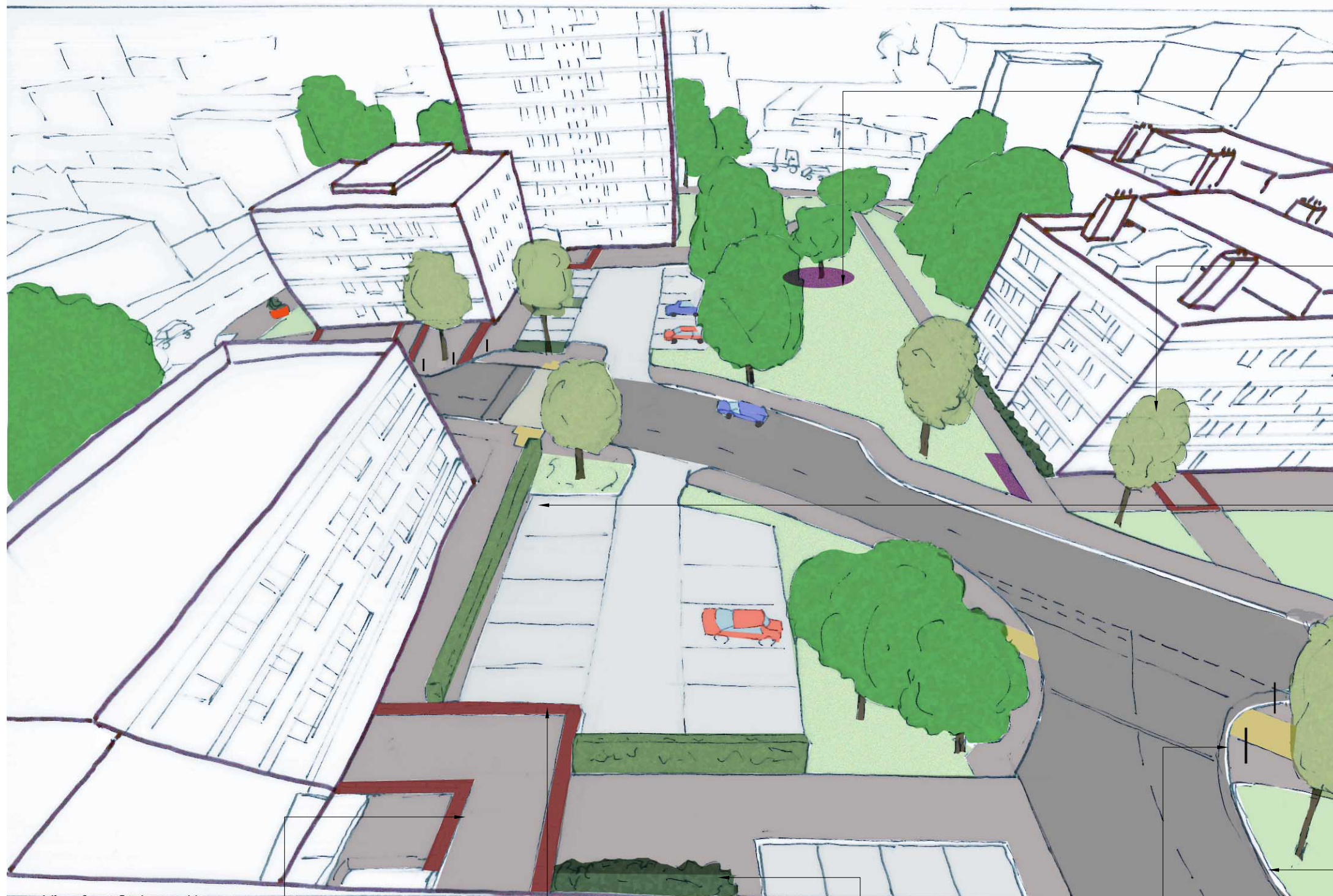
Raised sleeper beds with seating



Resin bond coloured surface



Bow top fence to protect ground floor flats



View from St James House



Seasonal Bulb Planting



Hedge Planting



Avenue Trees

-	30-11-11	Preliminary issue	NS	PS
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Drawing Status:

PRELIMINARY
CAPITA SYMONDS

CAPITA SYMONDS
CAPITA Property Services
Floor 3, One Guildhall Square
Southampton, SO14 7FP.
www.capita.co.uk

Client:



Project Title:

Holyrood Estate
Decent Neighbourhoods
External Improvements

Drawing Title:

Typical Block Sketch
& Materials Palette

Project No.:	Drawing No.:	Rev.:
CS/052434	LA200D	-
Date: 28-11-11	Scale: NTS	
By: PS	Checked: NS	Approved: EE
UPR Number: ---		



Keyblok Paving



Banding as International Way



Buffer Planting



Manchester Bollard



Double Kerb

Appendix D Cost Estimate

CAPITA SYMONDS

Cost Estimate

Project: Holyrood Estate External Improvements

Cost Estimate Nr 1

Date: 19 December 2011

GIA/GEA/NIA: n/a

BCIS Ref	ELEMENT	TOTAL COST £	
		Lower Range	Higher Range
	Holyrood Estate External Improvements		
1	External works to areas surrounding dwellings	£585,031	£682,536
2	Communal Footpath Construction	£34,206	£39,907
	BUILDING / CONSTRUCTION TOTAL	£619,237	£722,443
	PRELIMINARIES; based on 12% of construction total (say)	£74,308	£86,693
	DESIGN DEVELOPMENT CONTINGENCY @ 10% (say)	£69,355	£80,914
	OVERALL SUB-TOTAL	£762,900	£890,050
	Feasibility Fee:	£22,507	£22,507
	Fee Stages C-L: (Community Improvements) @ 13.54%	£103,300	£120,500
	Topographical Survey:	£4,980	£4,980
	Planning and Orders:	£12,000	£12,000
	Art work to Alcoves (carried out by others)	£17,500	£17,500
	Art work to Mosaic (carried out by others)	£6,000	£6,000
	TOTAL VALUE of COST PLAN (EXCLUSIVE of Clients Contingency)	£929,187	£1,073,537
	RECOMMENDATION for Clients CONTINGENCY @ (say) 10%	£93,000	£107,000
	RECOMMENDED OVERALL WORKS BUDGET	£1,022,187	£1,180,537

Cost Estimate**Project: Holyrood Estate External Improvements****Cost Estimate Nr 1****Date: 19 December 2011**

<u>Item</u>	<u>Description</u>	<u>Measure</u>	<u>Unit</u>	<u>Rate</u>	<u>Total</u>
Section 1 External works to areas surrounding dwellings					
1.00	Site Clearance	11,647.96	m ²	7.50	£87,359.70
2.00	Removal of existing timber fence and dispose	30.00	m	6.50	£195.00
3.00	Removal of existing edging and dispose	475.00	m	3.50	£1,662.50
4.00	Removal of tree 3.5m high	2.00	nr	150.00	£300.00
5.00	Removal of concrete bollards	175.00	nr	7.50	£1,312.50
6.00	Disposal of excavated material off site	2,911.99	m ³	19.00	£55,327.81
7.00	Break out existing steps from alcoves to buildings	24.00	nr	10.00	£240.00
8.00	Repave existing steps to entrances to buildings	19.00	nr	50.00	£950.00
9.00	Relocate opening in fence on Queensway, including cutting new opening, blocking up existing, using existing gate for new opening etc.		ITEM		£350.00
10.00	Macadam, including excavating to reduce levels, compacting bottoms of excavations, laying sub base.	6,530.00	m ²	34.00	£222,020.00
11.00	Brick Planters surrounding sculptures 1.00m high.	8.00	nr	1,250.00	£10,000.00
12.00	Brick planter wall to St Bernard House including filling	42.00	m ²	150.00	£6,300.00
13.00	Timber sleeper raised planter beds, 450mm high.	78.00	m ²	100.00	£7,800.00
14.00	Planting of seasonal bulbs including preparation, excavation, cultivation etc.	140.00	m ²	25.00	£3,500.00
15.00	Double kerb adjacent green pocket verges as traffic control, including excavating trenches, compacting excavations, laying sub base and concrete foundations and haunching, allowing for any drop kerbs.	129.50	m	45.00	£5,827.50
16.00	Single kerb, including excavating trenches, compacting excavations, laying sub base and concrete foundations and haunching, allowing for any drop kerbs.	100.00	m	25.00	£2,500.00
17.00	Concrete Edging, including excavating trenches, compacting excavations, laying sub base and concrete foundations and haunching.	473.50	m	11.60	£5,492.60
18.00	Keyblock paving setts, including excavating to reduce levels, compacting bottoms of excavations, laying sub base etc.	550.00	m ²	55.00	£30,250.00
19.00	Installation of Bow Top Fencing 1000mm high	146.00	m	120.00	£17,520.00
20.00	Improved lighting to sculptures		ITEM		£4,000.00
21.00	Manchester Bollards	40	nr	120.00	£4,800.00
22.00	Rub down and repaint existing Manchester bollards to match proposed	25	nr	65.00	£1,625.00
23.00	Installation of lockable drop down bollards.	2	nr	275.00	£550.00
24.00	Illuminated bollards to axial path including distribution boards	15	nr	1,350.00	£20,250.00
25.00	Removal of existing walls over 1.80m in height and dispose off site	20.00	m ²	35.00	£700.00
26.00	Removal of existing wall under 500mm in height and dispose off site	30.00	m ²	25.00	£750.00
27.00	Double row hedging at 400mm centres; includes excavating trenches by machine 300mm deep x 300mm wide	190.00	m	15.00	£2,850.00
28.00	Installation of tactile paving	25.00	m ²	65.00	£1,625.00
29.00	Planting of new trees	37.00	nr	350.00	£12,950.00
30.00	Tree pits to hard standing areas	15.00	nr	2,000.00	£30,000.00
31.00	Installation of tree and grille into new hard surfacing	144.00	m ²	35.00	£5,040.00
32.00	BWIC with Mosaic Art Work	31.00	m ²	17.00	£527.00
33.00	Removal of existing Bin Trax systems stored, painted and reinstated during resurfacing works	3.00	nr	650.00	£1,950.00
34.00	Picnic Bench	3.00	nr	450.00	£1,350.00
35.00	Preparation and laying of new topsoil and turf	842.00	m ²	27.50	£23,155.00

36.00	Preparation and laying of new topsoil and seeding	2,538.00	m ²	10.00	£25,380.00
37.00	Construction of timber decking including building up and grading of landscaping	110.00	m ²	75.00	£8,250.00
38.00	Construction of barbeque structure to communal area	ITEM			£250.00
39.00	Installation of boulders	5.00	nr	155.00	£775.00
40.00	Sureset/Addagrip surfacing, including excavating to reduce levels, compacting bottoms of excavations, laying sub base.	265.00	m ²	75.00	£19,875.00
41.00	Ornamental Planting including excavating, importing topsoil, cultivating, herbicides, seeding and final cultivation	392.00	m ²	25.00	£9,800.00
42.00	Communal Seating built into raised planter beds	25.00	m	75.00	£1,875.00
43.00	Formation of steps from raised planter beds down to courtyard level	ITEM			£3,500.00
44.00	New Double Bin Trax system	3.00	nr	1,100.00	£3,300.00
45.00	Demolish existing bin store and build new lockable store with hit and miss fencing	ITEM			£6,000.00
					<u>£650,034.61</u>
					<u><u>£650,034.61</u></u>

Section 3 Axial Footpath

1.00	Site Clearance	381.00	m ²	6.50	£2,476.50
2.00	Excavation to reduce levels	61.00	m ³	4.50	£274.50
3.00	Disposal off site	61.00	m ³	22.00	£1,342.00
4.00	Compacting excavations	381.00	m ²	1.50	£571.50
5.00	Granular Fill	55.00	m ³	35.00	£1,925.00
6.00	Surfacing of footpath	381.00	m ²	75.00	£28,575.00
7.00	Concrete Edging, including excavating trenches, compacting excavations, laying sub base and concrete foundations and haunching.	245.00	m	11.60	£2,842.00
					<u>£38,006.50</u>
					<u><u>£38,006.50</u></u>

Appendix E Programme

See attached page.

ID	Task Name	Duration	Start	Finish	Predecessor	Oct '11	Nov '11	Dec '11	Jan '12	Feb '12	Mar '12	Apr '12	May '12	Jun '12	Jul '12	Aug '12	Sep '12	Oct '12	Nov '12	Dec '12	Jan '13	Feb '13	Mar '13	Apr '13	May '13	Jun '13
0	Programme RIBA Stages C to L	666 days	Fri 23/09/11	Fri 25/04/14																						
1	Order Received	1 day	Fri 23/09/11	Fri 23/09/11																						
2	Consultant Mobilisation	1 day	Mon 26/09/11	Mon 26/09/11	1																					
3	Stage C start	75 days	Tue 27/09/11	Tue 17/01/12																						
4	Stage C Concept Design & consultation with client	31 days	Tue 27/09/11	Tue 08/11/11																						
5	Annual Leave	5 days	Mon 24/10/11	Fri 28/10/11																						
6	Preparation of stage C drawings for consultations	3 wks	Mon 09/11/11	Tue 29/11/11	4																					
7	Residents' consultation	1 day	Thu 01/12/11	Thu 01/12/11																						
8	Stakeholder meeting	1 day	Fri 09/12/11	Fri 09/12/11	4																					
9	Stakeholders Response	5 days	Mon 12/12/11	Fri 16/12/11	8																					
10	Amendments to stakeholders comments	6 days	Mon 12/12/11	Mon 19/12/11	8																					
11	Draft Stage C Report	17 days	Wed 30/11/11	Thu 22/12/11	6																					
12	Issue Stage C Report Design Freeze	1 day	Fri 23/12/11	Fri 23/12/11	11																					
13	Client stage C report - review	1 wk	Tue 03/01/12	Mon 09/01/12	12																					
14	Client approval - stage C	0 days	Mon 09/01/12	Mon 09/01/12	13																					
15	Client confirmation of King's House bin store proposals	2.4 wks	Fri 23/12/11	Tue 17/01/12	11																					
16	Stage D	71 days	Tue 10/01/12	Thu 19/04/12	12																					
17	Stage D - detailed design	6 wks	Tue 10/01/12	Mon 20/02/12	13																					
18	Prepare planning application for King's Hse bin store	5 wks	Wed 18/01/12	Tue 21/02/12	15																					
19	Submit planning application for King's Hse Bin Store	0 days	Tue 21/02/12	Tue 21/02/12	18																					
20	Planning application process	8 wks	Wed 22/02/12	Thu 19/04/12	19																					
21	Stage E	20 days	Tue 21/02/12	Mon 19/03/12																						
22	Stage E Drawing and specification/ NBS info	4 wks	Tue 21/02/12	Mon 19/03/12	17																					
23	Stage F Drawings Checked and signoff	21 days	Tue 20/03/12	Thu 19/04/12																						
24	Production information	3 wks	Tue 20/03/12	Wed 11/04/12	22																					
25	Planning decision due	0 days	Thu 19/04/12	Thu 19/04/12	20																					
26	Stage G/ H Tender	75 days	Wed 11/04/12	Fri 27/07/12																						
27	Issue to QS for Tender.	0 days	Wed 11/04/12	Wed 11/04/12	24																					
28	Tender Documentation	3 wks	Thu 12/04/12	Wed 02/05/12	27																					
29	Pre- Tender Estimate	1 wk	Thu 03/05/12	Wed 09/05/12	28																					
30	Tender Period	4 wks	Thu 10/05/12	Fri 08/06/12	29																					
31	Tender Return	0 days	Fri 08/06/12	Fri 08/06/12	30																					
32	Appraisal of Tender	2 wks	Mon 11/06/12	Fri 22/06/12	30																					
33	Tender Report / Recommendations	1 wk	Mon 25/06/12	Fri 29/06/12	32																					
34	Client Approval to form contract	1 wk	Mon 02/07/12	Fri 06/07/12	33																					
35	Standstill Period	2 wks	Mon 09/07/12	Fri 20/07/12	34																					
36	Formation of Contract Documents to Legal	3 wks	Mon 09/07/12	Fri 27/07/12	34																					
37	Contract sealing	0 wks	Fri 27/07/12	Fri 27/07/12	36																					
38	Stage J - Mobilisation	20 days	Mon 30/07/12	Fri 24/08/12																						
39	Contractor mobilisation period	4 wks	Mon 30/07/12	Fri 24/08/12	37																					
40	Pre-start meeting (date tbc)	1 day	Mon 30/07/12	Mon 30/07/12	37																					
41	Construction issue drawings (date tbc)	1 day	Mon 30/07/12	Mon 30/07/12	37																					
42	Stage K - Construction	175 days	Mon 27/08/12	Fri 26/04/13	38																					
43	Start on site	0 days	Mon 27/08/12	Mon 27/08/12	38FS+1																					
44	Construction period	35 wks	Mon 27/08/12	Fri 26/04/13	38																					
45	Practical completion	0 days	Fri 26/04/13	Fri 26/04/13	44																					
46	Stage L - Rectification	260 days	Mon 29/04/13	Fri 25/04/14																						
47	Defects and rectification period	52 wks	Mon 29/04/13	Fri 25/04/14	45																					

Project: Programme RIBA Stages C to L Date: Wed 21/12/11

Task
 Split
 Progress
 Milestone
 Summary
 Project Summary
 External Tasks
 External Milestone
 Deadline
↓

Page 1