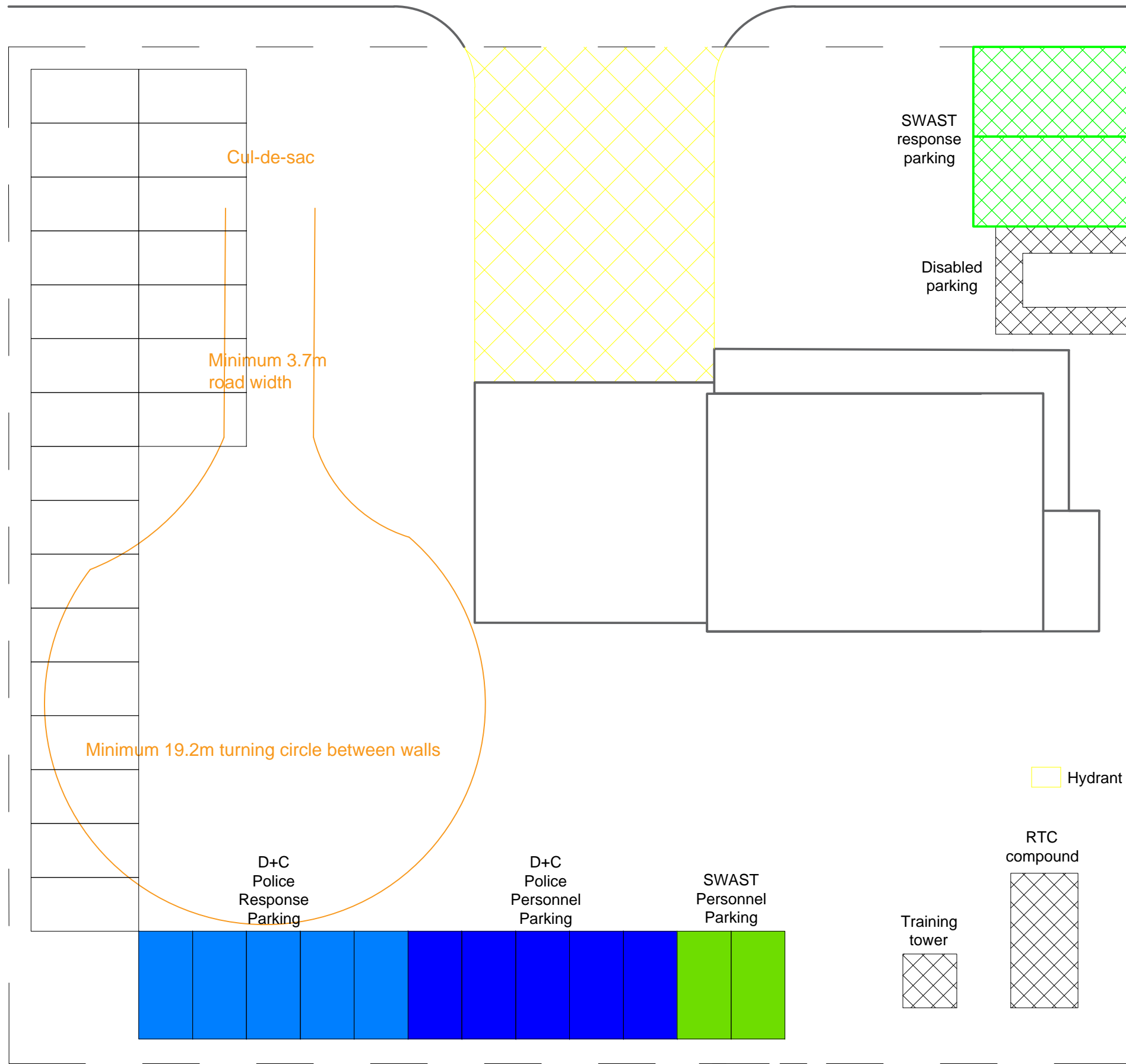


BLUE LIGHT FACILITY CRANBROOK				
PROJECT	New 2 storey building with 2 bay garage for fire, ambulance and police vehicles constructed on a new site with allowance for SWAST facilitated dispatch point(s) with welfare, office space and ancillary accommodation for Police, Ambulance and Fire plus specialist training facilities.			
ASSUMPTIONS	New site at nil (zero) cost			
Gross internal area in sq. metres				394m2
Site cost	Quantity	Unit	Rate	Total
Site acquisition costs : legal + agents + stamp duty	1	Item	£6,000	£6,000
ON COSTS				
Professional fees (Architect, Engineers, MEP, PM/Cost Consultant)	1	%	8.00%	£118,278
In house fees	1	Item	£30,000	£30,000
Planning application costs (including required reports etc)	1	Item	£12,500	£12,500
				£160,778
CONSTRUCTION COSTS				
Build cost	394	m2	£2,250	£886,500
EXTERNAL WORKS:				
Site clearance	1	Item	£15,000	£15,000
Road junction works	1	Item	£25,000	£25,000
Tarmac (reduced dig/excavation/cart away, sub-base, base/binder/and surface course)	1800	m2	£80	£144,000
Utility connections (district heating, electric, mains water, BT)	1	Item	£5,000	£5,000
Training tower	1	Item	£100,000	£100,000
RTC compound (heras fencing etc)	1	Item	£250	£250
Attenuation (assumed 75m3)	75	m3	£250	£18,750
White lining for 35 parking bays	35	Item	£50	£1,750
Disabled parking bay marking	1	Item	£25	£25
SWASFT line marking	2	Item	£75	£150
Yellow box lining for apron	1	Item	£350	£350
Kerbing	200	m	£40	£8,000
Grass planting	300	m2	£8	£2,400
Fencing	1	Item	£12,500	£12,500
Drainage excl. attenuation (surface/foul water pipes, chambers and manholes, gullies/drains)	1	Item	£25,000	£25,000
Cycle shelter	1	Item	£5,000	£5,000
				£363,175
Prelims	50	wks	£3,750	£187,500
OHP 7.5%				£41,301
Contingency	1	%	7.50%	£110,886
Miscellaneous costs				
FFE	1	Item	£25,000	£25,000
ICT	1	Item	£15,000	£15,000
Annual inflation on building costs based on 24 months @ 4% p.a.				£120,644
			Total	£1,910,783

* All costs exclusive of VAT. Costs may vary, depending on the nature of the land provided.



Generic 0.23 acre site (approx 0.25ha).

Allocated parking space for 2 ambulance standby points..
Turning Circle space for full sized fire appliance.

Parking for min 16 vehicles, plus 1 disabled parking space.

External space for training tower, wash down and foam training facilities, front apron, RTC training compound and hydrant.

NOTES:
This drawing is copyright:-
To be read in conjunction with the Site Specific Asbestos Register - refer to spreadsheet for exact details

No.	Date	Revision



Estate Management
Service Headquarters, The Knowle,
Clyst St.George, Exeter, EX3 0NW
Tel: 01392 872200
www.dsfire.gov.uk

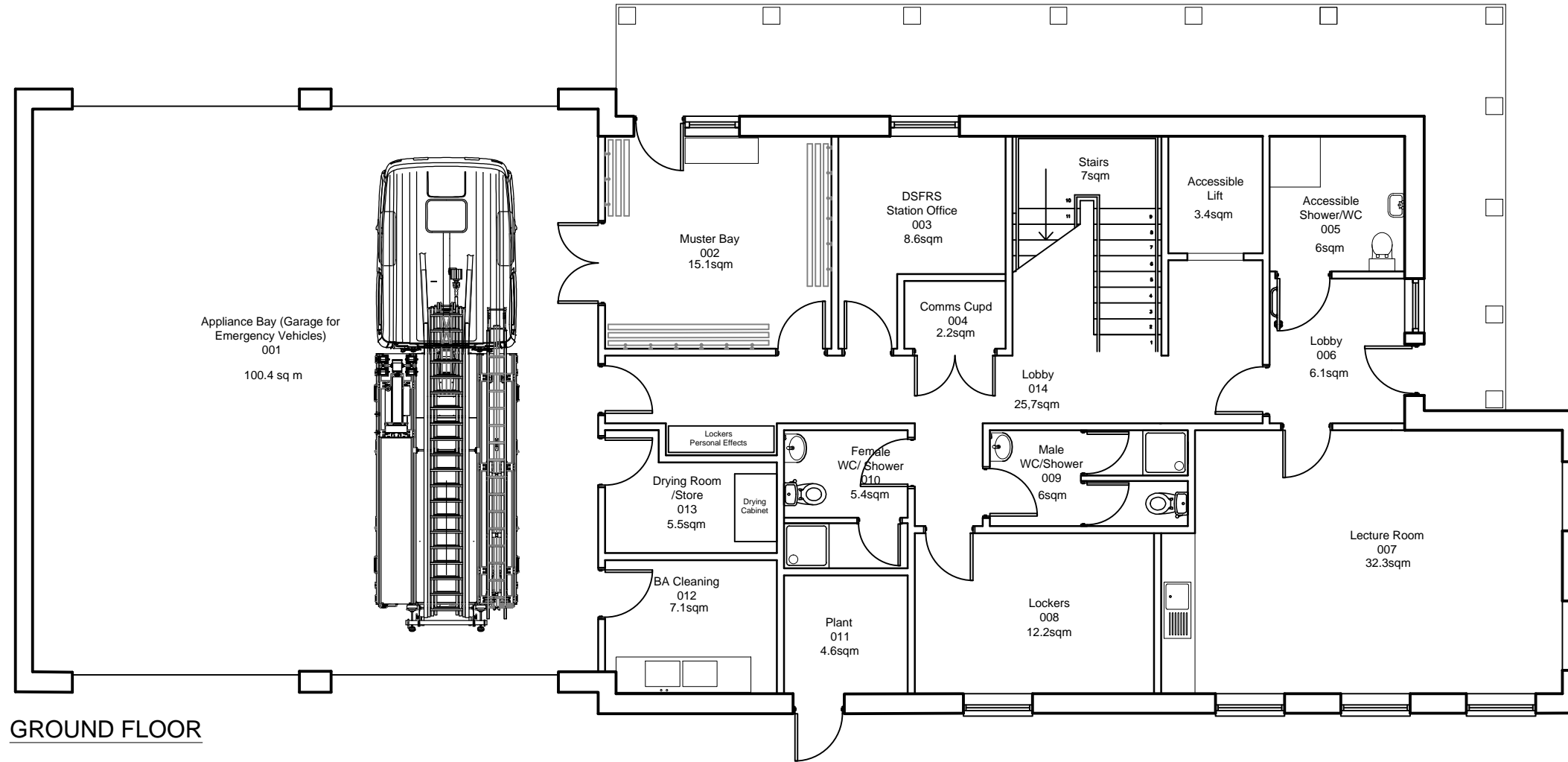
Site.
**Proposed Cranbrook
Blue Light Facility**

Project.
Sketch Scheme

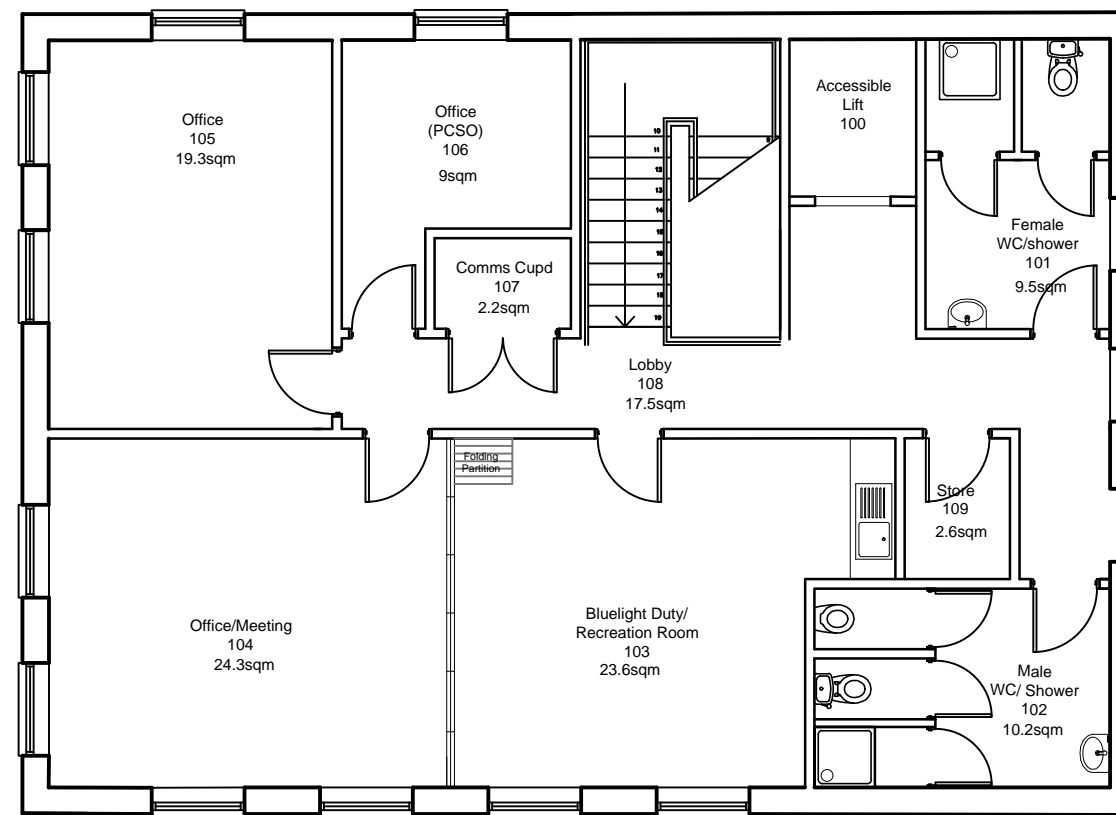
Title.
Indicative Site Layout

Drawn by: EJAS/MD	Date: 12.05.15/04.12.15
Checked by: .	Date: .
File No: .	
Scale @ A3: 1:200	
Project No: P1/63	Drawing No: 001
	Rev: G

NOTES:
 This drawing is copyright:-
 To be read in conjunction with the Site Specific Asbestos Register - refer to spreadsheet for exact details



GROUND FLOOR



FIRST FLOOR

Scheme G

GIFA
 Ground: 248.2 sqm
 First: 118.2 sqm

Total: 366.4 sqm

circulation total: 59.7 sqm,
 16.3% of GIFA.

Total Area inc internal
 walls: 394 sqm

No.	Date	Revision



DEVON & SOMERSET
 FIRE & RESCUE SERVICE

Estate Management
 Service Headquarters, The Knowle,
 Clyst St.George, Exeter, EX3 0NW
 Tel: 01392 872200
 www.dsfire.gov.uk

Site:
**Proposed Cranbrook
 Blue Light Facility**

Project:
**Sketch Scheme
 (Indicative Layout)**

Title:
**Floor Plan
 Ground Floor/ First Floor**

Drawn by: EJAS/MD	Date: 12.05.15/02.12.15
Checked by: .	Date: .
File No: .	
Scale @ A3: 1:100	
Project No: P1/63	Drawing No: 001 Rev: G