

APPENDIX II

TAYLOR WIMPEY, HIGH ROAD ABNORMAL COSTS

High Road Finchley – Abnormals Schedule

Site Abnormals	Total £
Site Clearance	£12,000
Demolition - as MML budget 3rd December 2019 (building & hardstandings)	£182,500
Demolish boundary walls to Woodberry Grove & Rosemont Avenue	£15,650
Demolish brickwall + steps for new access to Christchurch Avenue	£8,500
Service Dis Connections - Elec, Gas, Telecoms, Cable	£12,500
Site Grading (including Topsoil)	£35,000
Street Furniture	£6,000
Non Haz Cart Off 40% of Capped Area (Extra Over form Clean)	£18,588
Capping Layer - To Give 600mm cover - Excavate & Cart off site	£23,726
Capping Layer - To Give 600mm cover - Import Clean inert fill	£12,100
Capping Layer - To Give 600mm cover - Terram	£2,986
Capping Layer to Roads - Poor CBR - + 350mm	£39,582
Capping Layer to undercroft parking - Poor CBR - + 350mm	£113,019
Civil works for Substation	£20,000
Storm Water Attenuation - As Per Drainage Strategy Option 2	£224,000
EO for Permeable Paving - As per drainage strategy item 4.19	£52,552
Imported Topsoil - EO rate incl grading - 150mm dp	£16,947
EO for forming steps, ramps and grading to slope between Blocks C & D	£15,000
Piling - Auger	£1,781,399
EO for 450 dia piles (as High Barnet)	£129,199
Allow for heave protection	£45,000
Additional excavation, underbuild, retainment etc due to levels	£354,200
Sub Station	£100,000
Play Area Works - LAP	£20,000
S278 Works - New Bellmouth	£45,000
S278 Works - Close up existing bellmouth, traffic islands	£40,000
S278 Works - Alter / remove signage, island in High Road	£50,000
PV (allow as High Barnet £/sq ft)	£207,259

Dwelling Structure Abnormals	Total £
Car Charging Passive	£19,600
Car Charging Active	£19,600
Adjustments for roofs, internals and car park area	£200,000
Water proof and Landscape podium areas	£459,375
Play areas on podium	£30,000
Green and Blue Roofs	£62,750
Comfort Cooling allowance to plots facing High Road	£225,000