



Project Title: Bungalow Reconfiguration Barkla Close

Lead Department: Design Services

Document Control

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1.0 Purpose

This report accounts for stage 1 of the above project. The purpose of this document is to give a summary of the progress to the end of the relevant RIBA stage, the overall project situation and sufficient information on which a decision to progress stage 2 can be made.

2.0 Project Progression – Stage 2

End of Stage Outcomes: Key Issues

Tree Survey:

Tree Survey to be carried out. This is needed to access the best possible action in terms of tree removal. Tree root to rear of property were indicated as a problem that could come back if not addressed. Project team felt that the close proximity if the trees to the front of property could cause damage to the property in the future. These issues need to be investigated as part of a tree survey, and any recommendations for remedial works carried out whilst the project works are being conducted.

Statutory Requirements:

- Outline Planning Application
- Full Building Regulation Application
- British Standards
- Health and Safety Requirements

Client's requirements:

Discussed and captured in Fee proposal and project brief.

Procurement:

Tendered route.

Programme (Proposed Dates to be confirmed with client and selected Contractor):

Planning Application Submission - 15th June 2018 (8 week decision period)

Building Regulation Application – Week commencing 16th July 2018

Proposed Start on site Week commencing - 10th September

Anticipated Handover Week commencing - 7th January

Contractor to produce detailed programme once appointed (dates above may vary in accordance with contractor workloads)

Principle designer: Project Lead Sabreena Davis

2.1 Architectural

Planning drawings have been completed and sent to client for approval prior to planning application submission.

BIM Strategy – Master drawing files will be produced in Archicad and AutoCAD with files to be shared on a confidential DWG basis to contractors for information and coordination status. Client will receive PDF versions of drawings and documents for their information. Revisions will be issued to the client and project team accordingly.

Document Issue – Upon each new revision, drawings/documents will be updated to relevant change and issued to all parties (client, project team and external consultant). Revisions will be tracked on document control sheet for each document and a drawing issue sheet issued alongside drawings revisions, in PDF form.

2.2 QS

High level information has been collated in the form of a high level square meterage breakdown. QS to review cost information once received from contractors after tender process.

2.3 Structural

Structural information has been incorporated into developed drawings

2.4 CDM

- Ongoing throughout project. Principle Designer statement, appointing Sabreena Davis on behalf on client has been drafted. Copy sent to client for clients records.
- Pre-construction information collated by CDM officer.

3.0 Project Plan Next Stage

3.1 Architectural

Change control – Parties who wish to submit a change in the design are required to submit a change on the change control from which will be issued to client and design team.

Concept drawings will be developed into development designs and architectural plans, sections, elevations, scope of works and specifications will be developed and produced ready for contractor tender.

3.2 QS

4.0 High level cost estimate for the project:

Cost Summary - 19 Barkla Close				GIA (m2)	109	£/m2
TOTAL BUILDING WORKS ESTIMATE					£132,363	£1,214
PROJECT/DESIGN TEAM AND OTHER DEVELOPMENT FEES					£18,091	
	NCC - Design Services - Provisional			£14,891		
	Major Programmes			£0		
	Planning			£950		
	Building Regulation			£750		
	Asbestos Survey			£1,500		
	Topography Survey			£0		
	Drainage Survey			£0		
TOTAL: PROJECT/ DESIGN TEAM FEES AND OTHER DEVELOPMENT FEES/ BUILDING WORKS ESTIMATE					£150,454	£1,380
DESIGN / PROJECT RISKS						
	Contingency	5%		£6,618	£6,618	
INFLATION						
	Tender inflation	0%			£0	
	Construction inflation	0%			£0	
TOTAL PROJECT COST LIMIT (Excluding VAT, Inflation)					£157,072	£1,441

4.1 Structural

Structural Notes to be incorporated into developed drawings updated accordingly.

4.2 CDM

- To develop designers risk assessment based on risks identified in feasibility report and review and assess any possible new risks that have may have arose as a result of the changes in the design.
- Ongoing through the project

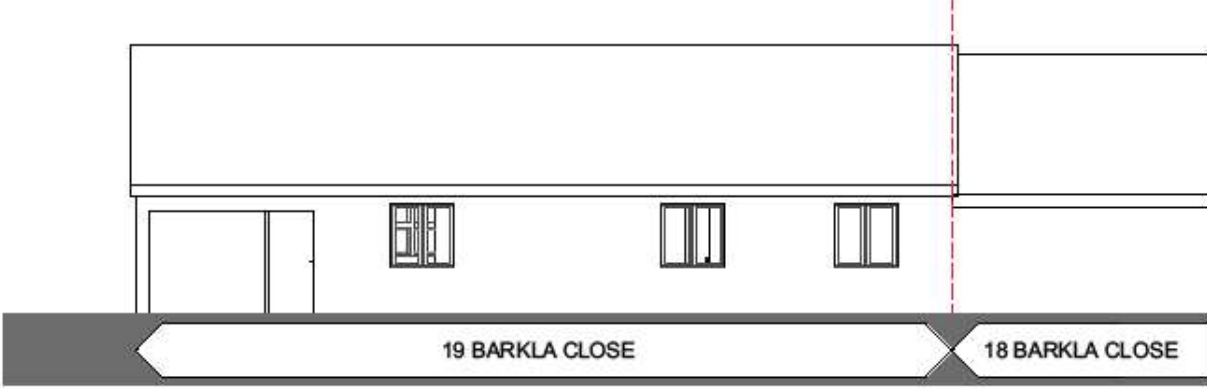
5.0 Risk Review

- Planning Application – Pre Planning meetings have been conducted.
- Building Control Application – Initial meetings have taken place to determine type pf application needed and approximate cost for application
- Conditions Survey - Building condition is poor and asbestos found during asbestos survey. Remedial works to be incorporated into tender documents. Section of drainage to run in rear garden identified as needing to be replaced. Works to be captured in tender documents. Sulphates may be present in the concrete floor to lounge and wet room, this could affect the integrity of the floor. Investigative works need to be carried out by contractor of choice. Structural recommendations regarding this will be included in tender documents.
- M&E – Initial visits by M&E expert indicate that extensive works need to be carried out on electrics. Include M&E design in tender documents once received from contractor

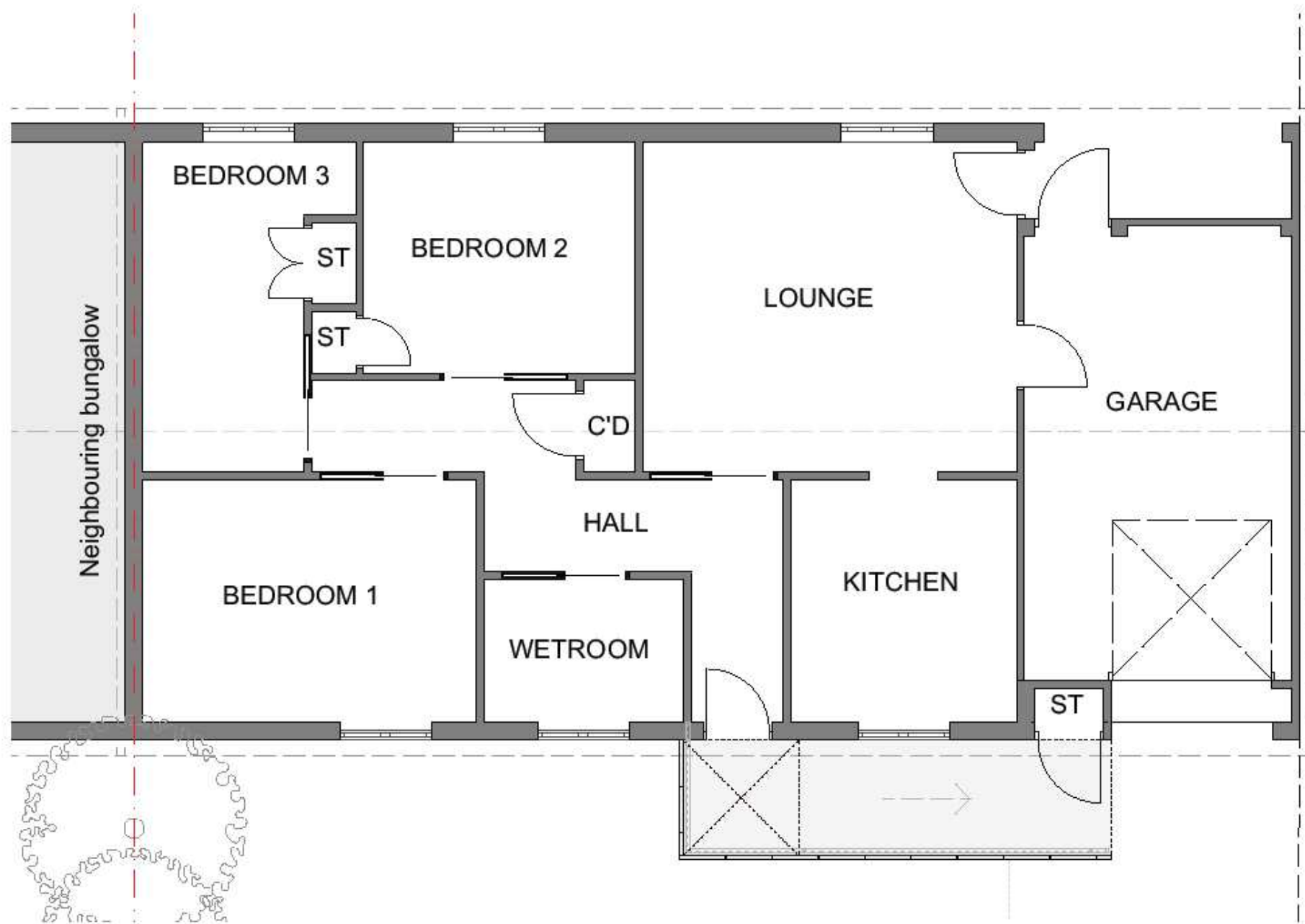
Planning Drawing Package shown overleaf:



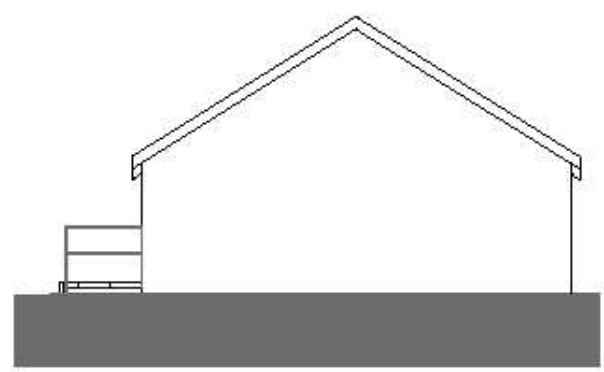
FRONT ELEVATION 1:100



REAR ELEVATION 1:100



EXISTING GROUND FLOOR PLAN 1:50



SIDE ELEVATION 1:100

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REVISION DESCRIPTION	REV	DATE	DRWN

Design Services | NCC
Commercial & Operations Department

Nottingham City Council
Loxley House
Station Street | Nottingham | NG2 3NG
Tel: 0115 915 5555 | Web: www.nottinghamcity.gov.uk

CLIENT
NOTTINGHAM CITY COUNCIL

PROJECT TITLE
NOTTINGHAM COUNCIL HOUSE

DRAWING TITLE
EXISTING GENERAL ARRANGEMENT:
GROUND FLOOR PLAN
FRONT, REAR & SIDE ELEVATIONS

DRAWN	SD	DATE	15.06.18	
CHECKED				
APPROVED		REV	STA	
SCALE	1:50, 1:100 @ A2	P01	D5	

DRAWING NUMBER
SS126-DS-00-GF-00101

PLANNING





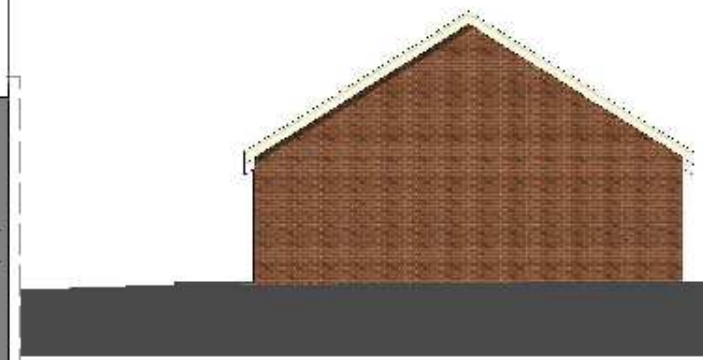
FRONT ELEVATION 1:100



REAR ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50

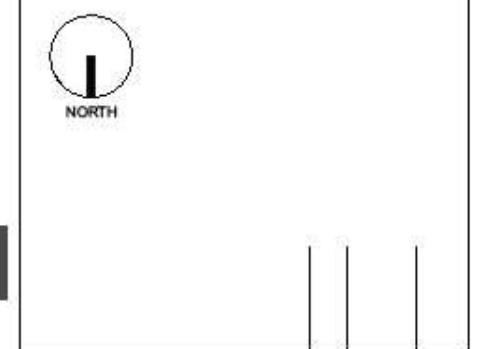


SIDE ELEVATION 1:100

- Key**
- Property Boundary
 - Kitchen
 - Bathroom
 - Storage
 - Lounge
 - Office
 - Bedrooms
 - Neighbouring Property
 - Circulation
- 1 Bricks to remain as existing
 - 2 Replace existing windows with new grey pvc windows. Size and location as existing.
 - 3 Roof tiles to remain as existing
 - 4 D2 Replace existing front door with new grey pvc front door set
 - 5 New metal and toughened glass handrail and new accessible ramp
 - 6 W1 New grey upvc window
 - 7 ED1 New Front door set to match new main front door ED2

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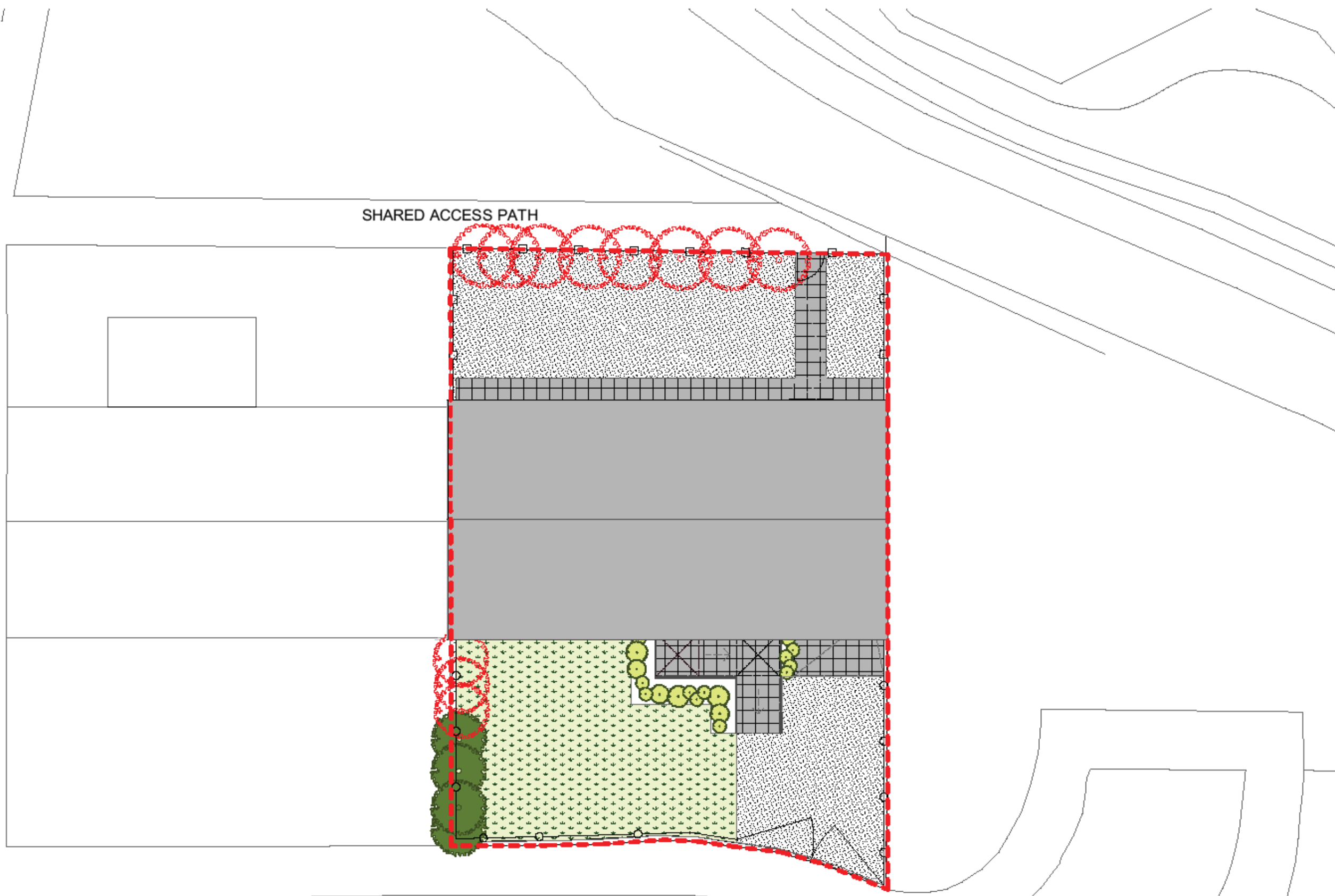


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DRAWING STATUS			
Design Services NCC			
Commercial & Operations Department			
Nottingham City Council Loxley House Station Street Nottingham NG2 3NG Tel: 0115 915 5555 Web: www.nottinghamcity.gov.uk			

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NOTTINGHAM CITY COUNCIL			
PROJECT TITLE			
NOTTINGHAM COUNCIL HOUSE			
DRAWING TITLE			
PROPOSED GENERAL ARRANGEMENT: GROUND FLOOR PLAN FRONT, REAR & SIDE ELEVATIONS			
DRAWN	SD	DATE	
CHECKED		15.06.18	
APPROVED		REV	STA
SCALE	1:50, 1:100 @ A2	P01	D5
DRAWING NUMBER			
SS126-DS-00-GF-00102			

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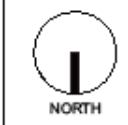
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Key					
	Trees to be retained		Boundary		Slabbing
	Trees to be removed		New 1m high fencing to front garden		Light Grey Tarmac
			New 1.8m high fencing and gate to rear garden		Grass
			New 1m High gate to front garden		New Planting & Shrubbery with gravel bedding

PROPOSED SITE PLAN PLAN 1:100

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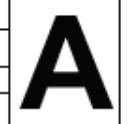
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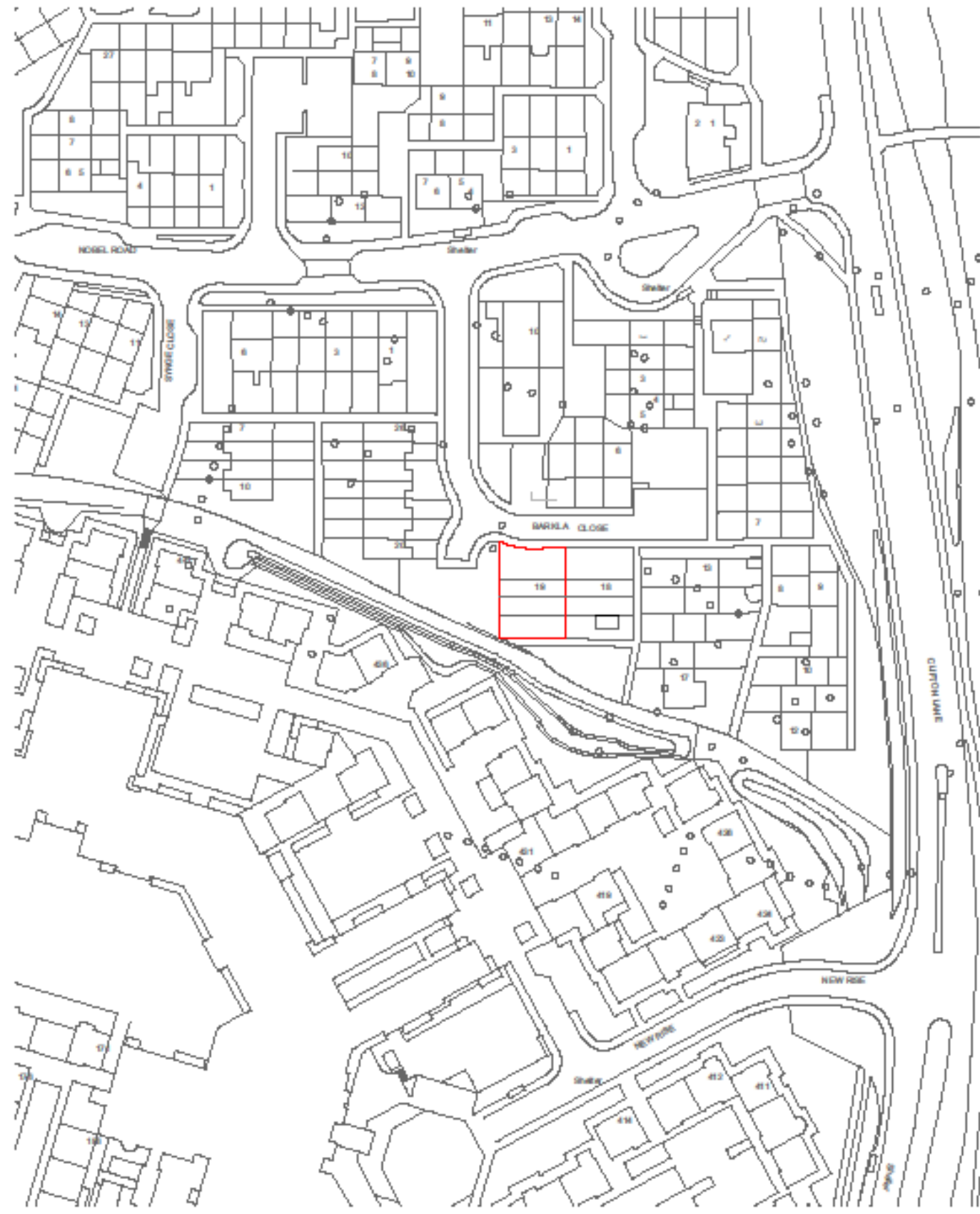
DRAWING TITLE
 PROPOSED SITE PLAN

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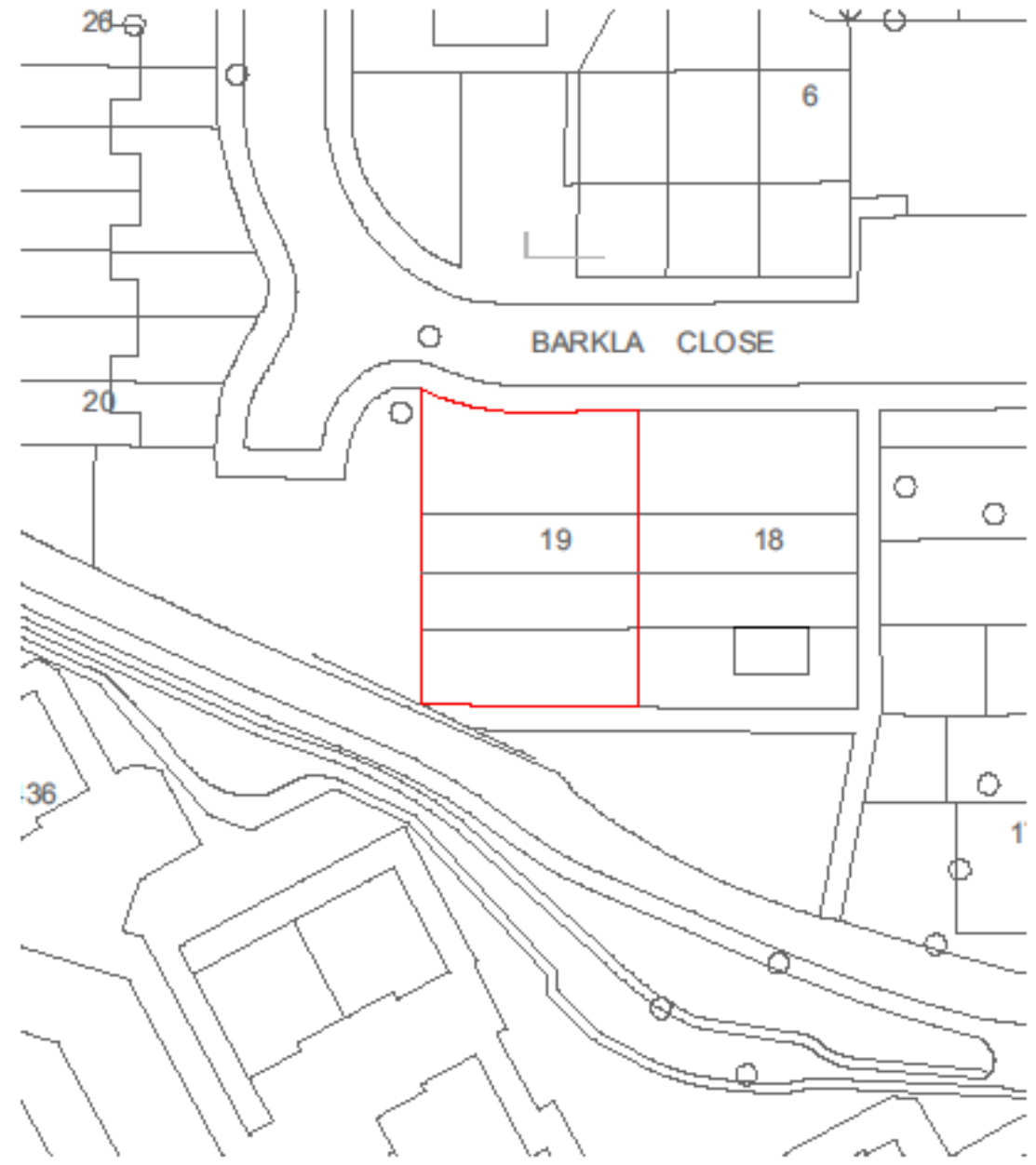


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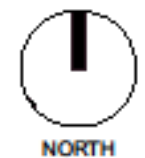
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LOCATION PLAN 1:1250



BLOCK PLAN 1:500



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	PROJECT TITLE 19 BARKLA CLOSE, BUNGALOW CONVERSION	DATE 15.06.18	CHECKED XX	REVISION P01 D5
			APPROVED XX	SCALE 1:1250 1:500 @ A3

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