Alderley Edge Car Parking Study

Survey work: July/October 2015

Car Parking Public Consultation Meeting: January 2016

Alderley Edge Car Parking Study
July/October 2015

Background to this study

Alderley Edge village has grown over the last 20 years, with an increase in business, schools, leisure and residential activity. Whilst the number of houses has not increased greatly, the number of cars attributed to each house has and traffic levels have risen.

A perceived shortage of car parking has resulted in claims that:

- Residential streets are being increasingly congested by all-day parking
- Business viability has been and continues to be adversely affected by lack of parking
- School arrival and departure times cause hazardous congestion, with vehicles parked without due consideration to other road users and to the detriment of pedestrian safety
- Those seeking to use local services, such as restaurants, hairdressing, beauty and health care within the village have difficulties due to lack of medium/long stay car parking (2-4 hours)

This has resulted in calls for additional off-road car parking, although there has been no consensus on how the additional car parking should be provided. Nor has there been any previous attempt to quantify the problem or systematically assess alternative options.

The purpose of this study is to:

i. Quantify the number of cars typically coming into the village during daytime over and above those parked by residents
ii. Identify potential car park sites around the village centre
iii. Cost out the different options using independent consultants
iv. Report findings to residents and subsequently to survey them in order to identify their preferences

2010 Parish Plan

In 2007/8 the group working on the Parish Plan (PP) produced a questionnaire which was distributed to 2600 households and businesses, of which 817 responded. Extracts from the Plan are shown on the following pages.

Reporting in the PP was divided into Residents Parking; Workers Parking; and Visitors Parking, with the following key conclusions:

- 87% of respondents were concerned about shortage of parking for residents.
- Concerns relating to workers' parking particularly focused on problems caused by developers'/builders' vehicles, with particular calls for stronger enforcement.
- 54% of respondents were critical of existing facilities for visitors' parking.

The PP noted that there was no consensus in favour of any one solution, and concerns were expressed by some respondents about potential loss of green space to car parking.

Since the Plan was published in 2010 there has been a further reduction in the availability of public off-road car parking, with the removal of the Festival Hall car park (approx. 30 spaces) from general public use. The spaces there were - for a while - restricted solely for contract use, and then subsequently by on-site building works during refurbishment of the Festival Hall and construction of the new Medical Centre. Once the building works are completed parking there will continue to be unavailable for general parking as it will be restricted to medical staff use and visitors to the building.

The Parking sections from the Parish Plan published in 2010 were as follows:

11.2 Parking

Parking was a major concern of parishioners, making access to their village centre difficult both for themselves and for visitors. Some difficulties are caused by parking in residential areas. Solutions were urgently demanded to the problems of residents', visitors', and workers' conflicting parking needs.

121 respondents felt that car parking was a priority for improvement: most of these demanded 'more parking', 'better parking', or simply 'parking'. Difficulty of access to the village was a concern, with the consequent loss of amenity for residents and loss of business for village shops. Some respondents also complained of difficulty parking in residential streets. Permits for residents were widely mentioned, either to protect on-street parking spaces outside homes or to allow free parking in the centre.

Very few responses within this section offered practical solutions to the perceived problem: two specified that underground or basement car parks be created; others specifically rejected building car parks over recreational parkland. Some concerned for availability of parking also mentioned the need for more enforcement of parking regulations.

Parking proved to be a highly emotive subject, covering three distinct areas.

Residents' Parking

Of the 440 questionnaires that included comments in this section, only 49 (11%) failed to express strong feelings (with 16 'not concerned', 25 feeling current provision 'adequate', and a further 8 content with 'no reduction' in car parking).

Among comments cited were inadequate planning requirements for off-road parking in new housing developments. Also concerns that parked cars, including those of village workers, were obstructing residential thoroughfares.

Two linked themes apply to the high street, particularly concerns that the demise of local shopping facilities has been linked with parking difficulty, with improved parking facilites a potential solution.

Respondents suggesting using playing fields or the Chorley Road football ground were slightly outnumbered by those opposed to loss of these amenities.

In summary, this is an unresolved but nevertheless vital concern to a great majority of parishioners.

Residents Parking	Number of Residents
Total respondents (some multiple comments)	440
Unhappy with present state of parking	295
More residents parking needed	90
Need residents' parking permits	76
Parking provision not needed	56
Inconvenience caused by parking in residential areas	22
Residents' parking permits should be free of charge.	19
Lack of enforcement	18

ACTIONS PROPOSED BY WORKING GROUP

Residents' parking:

- → *any new-build housing to have adequate off-road parking*
- → *stop obstruction residential streets*
- → *explore parking permits for local residents*

Workers' Parking

Only 395 questionnaires (48% of total) included comments in this section. 20 of these stated that they had 'no comment' or were 'not affected'.

There was polarization between the interests of local residents and the views of the minority of respondents who were village workers.

Among solutions suggested were stricter enforcement (partially implemented since the survey was conducted), out-of-village parking, and mandatory provision of parking within commercial premises. Special mention was made that property developers' parked vehicles obstruct roads, and that limits should be imposed when granting planning permission.

Workers Parking	Number of Residents
Comments made	395
Create better provision	286
Existing provision for workers' parking to be inadequate	184
Parking could be eased	44
Dedicated parking 'away from the village centre'	43
should be properly planned and regulated	43
Visitors parking is adequate, satisfactory or OK	31
Stricter enforcement	22
No change or no more parking for village workers	14
better incentives and improved directions to existing parking	11
Underground parking for workers	10
The need for multi-storey parking	10

ACTIONS PROPOSED BY WORKING GROUP

Workers' parking:

- → *seek alternatives to present inadequate provision*
- → *any new-build to provide adequate off-road parking*
- → *improve (but not enlarge) Ryleys Lane car park*

Visitors' Parking

380 questionnaires (46% of total) included comments in this section. For 53 respondents, parking for visitors was 'adequate', or 'OK'. For some of these there was 'no need' for more; some saw scope for improvement but overall availability was 'not too bad' so long as it was not reduced any further.

The majority, 207 respondents (54%) were critical of existing facilities: *'appalling'*, *'chaotic'*, *'need more space'*, *'not enough for us let alone visitors'*. One in ten of this group feared the economic consequences of failing to provide adequate parking.

Respondents suggested a number of expedients to alleviate the problem of visitors parking. These included making more use of existing space, notably by redeveloping the park in front of Somerfields and the Parade, improving the Ryleys Lane car park, and by making the availability of parking by the Festival Hall more conspicuous.

Against the above should be set numerous pleas that existing recreational parkland should emphatically not be converted to car parking.

The last expedient suggested by residents was more availability of short-term parking (which was recognised by some to require enforcement and to have implications for residents' parking permits).

Visitors Parking	Number of Residents
Comments made	380
critical of existing facilities	207
Parking for visitors was 'adequate'	53
more enforcement	18
multi-storey parking	6
underground parking	5
Visitors should stay away'	1

ACTIONS PROPOSED BY WORKING GROUP

Visitors' parking:

- → *more on/near London Road with optimized parking time*
- → *medium-term parking accessible (and signed) around village*
- → *better enforcement parking restrictions in evenings*

Current position

The Parish Council's position is that it will:

- Reassess the scale of the parking problem
- Seek ways to provide low-cost all day parking for those who work in the village. This needs to be located just outside the village centre if possible – to free up short/medium stay car parking in the village centre for shoppers and those who wish to use the village's restaurants, bars and leisure facilities.
- Improve arrangements for dropping off and picking up at our schools to reduce congestion, illegal and inconsiderate parking and to cut the risk of accidents.
- Balance this with preserving as much green space as possible – since residents have also expressed concern to preserve as much as possible of this – but recognising that there is a lack of brownfield sites available.
- Balance residents' parking against the daytime parking needs of shoppers looking for 'quick, very short term parking'.

As we look further ahead towards 2020 and beyond, we must also be mindful of additional housing development nearby. The new Alderley Park development south of Alderley Edge includes plans for some 270 new homes and these residents could impose additional strain on Alderley Edge's infrastructure.

In addition to this, it is likely that Alderley Edge will need to accept up to 300 new houses as part of the Government's House Building initiative yet to be communicated via Cheshire East's Local Plan. Whilst we may have some control over where these houses might be built and how many will be 'affordable', we cannot reduce the overall number 'allocated' to us. Adequate additional car parking will need to be provided therefore to cope with what could be up to a further 600 cars.

Alderley Edge has a vibrant day/night economy, and growth in the leisure sector is set to continue. The opening of two new large capacity restaurants on the north side of the village in November 2015 will place further strain on the village's car parking resources.

The village's retail businesses need their customers to be able to access the shops without endless searching for parking and the resulting frustration and air pollution that can cause. The newly refurbished Festival Hall will become a key centre for a wide variety of social activity and continue to provide a valuable amenity for the Village. At present car parking at the back of the Festival Hall will be limited to some 40 spaces, of which more than half will be marked for the use of staff of the Medical Centre, Pharmacy and other businesses operating from the site.

Study Methodology

In order to make the task manageable, the survey was focused on 16 primary locations:

1. Heyes Lane (between junctions with Davey Lane and Moss Road)
2. Ryleys Lane
3. Redesmere Drive and Windermere Drive
4. Lynton Lane
5. South Street and Brown Street
6. George Street and South Grove
7. De Trafford Car Park
8. Brook Lane (to the bridge)
9. Clifton Street
10. Stevens Street
11. Mottram Road (between junctions with Trafford Road and Moss Lane)
12. Chorley Hall Lane
13. Moss Lane
14. Trafford Road (between junctions with Mottram Road and Macclesfield Road)
15. Stamford Road and Talbot Road
16. Eaton Drive (between junctions with Ryleys Lane and Wilton Crescent)

The parking survey was split into two phases, the first during school holidays in July 2015 and the second in October 2015 after school had resumed. The purpose of the first part of the parking survey was to identify, as accurately as possible, how many cars come into the Village and where they park and remain throughout the working day. The 16 streets/roads/locations were selected as being the key areas, and the survey counted cars parked in these areas from 0700-0830 on the survey dates. This gave us a ‘resident’ number, that is to say the number of cars parked where the owners already live in the Village. Each location was then re-surveyed between 09.00 and 10.30 on the same dates to identify the ‘movement’ of cars, ie how many ‘resident’ cars remained and how many additional cars arrived.

Survey Details

Using this 'survey method' we identified an additional **184 cars** parked in the Village streets and roads during weekdays. It should be said that in nearly all cases these cars were parked legally. Added to this number we looked at two further locations where outside workers were occupying almost all car parking spaces.

At South Street Car Park (capacity 39 spaces) we added **29 cars** parked daily (at a charge of £2.90 for 24 hours) parked there by 08.30 each day and **34 cars** parked in the Ryley's Lane Car Park (in the Park) also parked there by 0830. This car park is owned by Cheshire East but has no payment regime so is free of charge.

This increased the 'snapshot' number (184 +29 + 34) to **247 cars.**

The second part of our parking survey was carried out during term time in October 2015 to identify how many 'school related' staff in addition came into the Village to park. Here we focused on fewer street/roads/locations and nearly all were close to the schools these staff served.

We identified a **further 53** 'school related parkers' (teaching and other staff) during term time, taking the total 'snapshot' to a **total of 300 cars.**

Available parking for shopping and leisure (after 09.00 each day) for residents or outside visitors is limited to Waitrose Car Park, Station Car Park (also always full and outside Council control) and limited spaces along London Road and some nearby streets.

What options do we have to help us improve the situation?

To ensure that solutions are effective and sensible the Parish Council identified the need for close working relationships with Cheshire East Council and together with them it has identified four initial sites that could provide a sizeable contribution for the complex needs of our Village.

1. **South Street Car Park** – There will be a Cheshire East regime change removing all day parking for £2.90. We are asking for additional amendments to the Cheshire East Council-wide change to parking times seeking a 3 hour maximum time with no return within 2 hours. Although this has yet to be implemented it should provide an improvement for retail shoppers and those meeting friends in restaurants and bars. Some 30 extra spaces in the Village centre are projected to become available through this means.

   However, this change will mean a further 30 outside workers (ie all-day parkers) looking for places to park.

The option of adding a second tier to the South Street car park has also been considered, but expert views have indicated that the small size of the site would result in only a small number of extra spaces at an uneconomic cost per space, as a disproportionate part fo the site would be taken up by up and down ramps.

2. **Festival Hall/Heyes Lane allotments-** We are fast reaching completion of the new Medical Centre and the refurbishment of the Festival Hall. Whilst some 40 car parking spaces are available at the rear and to the sides of the new building complex access to and exit from either side of the new Medical Centre building is very tight from Stamford Road and it has been suggested that only pedestrian access should be given from the road.

   With the new entrance to the Festival Hall located on the Allotments side of the building it has seemed sensible to create a new two – way access road from Heyes Lane across the Allotment Site which could run past the entrance and give easy access to the available car parking spaces. There would be the opportunity to place some extra car parking spaces either side of this new access road adding some well landscaped 44 extra spaces taking the overall parking space number to 79. We feel strongly that our new Festival Hall is a wonderful facility and we should breathe as much life into it as possible. Leaving it somewhat 'landlocked' would be undesirable.

   This option is only viable if there is an alternative site to move the allotment holders to. The previous plan to move to a site at the end of Lydiatt Lane depends on completion of a site swap between Alderley Edge School for Girls and Cheshire East, which has not bee completed to date. There also remain legal issues over access to the Lydiatt Lane site and permission from de Trafford Estates, who placed a covenant on this Allotment land. Current proposals would amount to a 25% reduction in the Allotments Site. The Alderley Edge Allotments and Gardens Society will be consulted at every stage and it would be our strong desire to reach a happy and amicable arrangement with all parties in the Village. Plans have been created (See Appendix 1) so that all parties are clear on where this access and parking could be best sited. Once we have an agreement from all parties we can further consider the costs involved which can be seen in detailed estimate at £222,205.00 (See Appendix)

   Bearing this detailed estimate in mind we should remember that there has been the suggestion in the past that a new 140 space car park should be placed on the Heyes Lane Allotment Site, at a 'guessed' cost of £280,000, as a solution to <u>all</u> the Village Car Parking problems. This was to be funded from monies paid by NHS England in advanced rent for the new Medical Centre (where no extra car parking request had actually been made).

   In our careful consideration of the options, cost estimates and cash flow forecasts we have available to us we have concluded that the cost of this option is prohibitive amounting to a cost more likely to be approaching £850,000 – significantly higher than the £280,000

estimate previously put forward. With a water course running through the middle of the site it was never likely to be an inexpensive option. The de Trafford Estates covenant still remains. We also believe that any car parking that could be made available near to the Festival Hall should not be immediately absorbed by outside workers looking for all day slots.

3. **Ryleys Lane Car Park in the Park.** – This 'car park' is owned by Cheshire East. It is in an 'unadopted' state and it requires tarmac, lines and signage which will carry significant cost. We are hoping for Cheshire East support in bringing this car park to a proper state.

   This car park is currently used by those working in the Village or those seeking to travel from Alderley Station elsewhere. It is currently free of charge. It is full each working day by 08.30 or earlier. We propose the car park should carry the same payment and conditions regime as South Street Car Park but the option of adding a second parking deck should be considered. This would allow us to offer 40 retail/leisure spaces on the same basis as South Street Car Park on the lower level with 30 business or outside worker spaces on a contract basis above. Revenue from both levels would be used to fund the refurbishment and additional deck build costs initially; once paid revenue would accrue to the Village. The opportunity to 'lease' the upper deck also exists and will be considered in the funding discussions with Cheshire East. The car park's proximity to north side restaurants would provide visitors with a safe car park at night.

4. **Chorley Hall Playing Fields** – This 2 acre plus site could carry a car park for around 150-200 cars, without encroaching on the existing playing fields or adversely affecting the amenity value to the Village. It is close to the Village Centre. It would require careful planning given the tight access to the site and the narrow space for pedestrians over the railway bridge.
   The planned layout for the car park can be seen in detail at Appendix 3, with an initial number of spaces set at 100; the costs estimate is based on a full semi-permeable tarmacadam surface with additional surface water drainage works at an estimated total cost of £374,377.00. The detailed costs can be seen at Appendix 4.

Other options under consideration

Residents Parking: We will continue to consider looking at Residents Parking and explore how the benefits enjoyed by those who pay an annual charge for it can be balanced with making free spaces available to shoppers or visitors looking for very short term parking during the day time when permit holders are often away.

School Drop off and Pick up: We need to reach a better arrangement with our Schools with regard to Drop off and Pick up of children.
Drop Off Zones need to be considered where pupils are escorted from their car without the driver switching the car off or leaving the vehicle. It requires careful thought and organisation.
Once other measures are in position, we will need to establish a double yellow line policy with Cheshire East Highways and the Police to ensure that available new car parking is used. Some key roads and streets may need to become 'one way' traffic' areas but discussions surrounding these matters are for the future. They will be shared at the appropriate time.

Action Plan
As the Parish Council, we propose to take the following actions in conjunction with Cheshire East Council, to assess options for addressing the village's need for additional car parking:

1. Consult on preferred solutions with residents and businesses through public meetings (January 2016) and questionnaire survey
2. Complete the change to the payment regime and conditions on South Street Car Park
3. Pursue the improvement of the unadopted car park on Ryley's Lane
4. Investigate scope to increase capacity at Ryley's Lane
5. Assess the feasibility of creating a car park on the Heyes Lane allotment site, to include an access/exit road from Heyes Lane creating 44 new car park spaces – subject to finding an alternative site for the displaced allotment holders.
6. Assess the feasibility of creating up to 100 car park places on the lower part of Chorley Hall Lane Playing Fields

Appendices

1. **Heyes Lane**
    a. Schematic showing layout of car park taking up approximately a quarter of the Heyes Lane site
    b. Costings for a 44 space car park at Heyes Lane
    c. Schematic for a 140 space car park at Heyes Lane
    d. Costings for a 140 space car park at Heyes Lane

2. **Chorley Hall Lane**
    a. Schematic showing layout of car park on the lower area of the Chorley Hall Lane site
    b. Costings for a 100 space car park at Chorley Hall Lane

3. **Ryleys Lane**
    a. Schematic showing layout of car park on the upper end of the Ryleys Lane car park

Rev	Date	Description
A	04/08/2015	Amended in accordance with client comments
B	17/11/2015	Amended in accordance with client comments
C	19/11/2015	Dis Car Parking moved

ARCUS CONSULTING

Arcus Consulting LLP
Wakefield 0192 466 9000 Manchester 0161 905 3222 Cambridge 0122 325 7706
Liverpool 0151 708 1080 Newcastle 0191 272 5781 info@arcus.uk.com
www.arcus.uk.com

Client
-

Project
Festival Hall Carpark

Title
Carpark

Scale	Date	Stage
1:500@A3	06/11/2015	XX
Job No	Drawing No	Rev
4146	002	C
Drawn	Approved	
DC	-	

This drawing is the copyright of Arcus. Contractors must check all dimensions on site. Do not scale the drawings.Only figured dimensions are to be worked to.

ORDER OF COST ESTIMATE
Heyes Lane Car Park

for

Alderley Edge Parish Council

November 2015

Description	Overall Site Area (m2)
Gross Area (including existing footpath)	1534
Gross Area (excluding existing footpath)	1420

ITEM	DESCRIPTION	QTY	UNIT	£/UNIT	ELEMENTAL COST
1	**FACILITATING WORKS & BUILDING WORKS**				
1.1	Contractor to undertake CAT scan of existing site to identify below ground services	1	Item	£200.00	200.00
1.2	Clear existing site of all small trees, shrubs, vegetation, fences, gates etc. Remove all debris arising from site.	1420	Sqm	£3.00	£4,260.00
1.3	Remove existing mature tree complete, including grub up roots and stump.	1	Item	500.00	£500.00
1.4	Scrape back and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£1,000.00	£1,000.00
1.5	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	230	Lm	£17.00	£3,910.00
1.6	Provide 150x50mm path edgings, including excavation and haunching works.	65	Lm	£8.00	£520.00
1.7	Provide semi-permeable tarmacadam surfacing including sub base build up.	1188	Sqm	£80.00	£95,040.00
1.8	Allowance for additional surface water drainage works	1420	Sqm	£11.00	£15,620.00
1.9	Allowance for new mains electrical supply to site, feeder pillar, service trenches, ducts, cabling to each light fitting and backfill on completion	1	Item	£15,000.00	£15,000.00
1.10	Allowance for car park lighting	1	Item	£10,000.00	£10,000.00
1.11	Line marking works	1	Item	£750.00	£750.00
1.12	Allowance for new top soil and grass turf	232	Sqm	£17.00	£3,944.00
1.13	Allowance for advanced nursery stock trees	22	Nr	£150.00	£3,300.00
1.14	Allowance for 1.8m high weld mesh type fence along boundary with allotments c/w green PPC finish, posts and post foundations	58	Lm	£47.50	£2,755.00

1.15	Allowance to remove existing footpath surface and provide new	114	Sqm	£35.00	£3,990.00
1.16	Allowance for alteration to and provide new tactile warning surfaces to existing site entrance off Hayes Lane	1	Item	£300.00	£300.00
1.17	Allowance for signage	1	Item	£1,500.00	£1,500.00
	SUB TOTAL FACILITATING WORKS & BUILDING WORKS				**£162,589.00**
	Main contractor's preliminaries	12	%		**£19,510.68**
	SUB TOTAL FACILITATING WORKS & BUILDING WORKS (Including Preliminaries)				**£182,099.68**
	Main contractor's overheads and profit	Inc	%		**£0.00**
	TOTAL BUILDING WORKS ESTIMATE				**£182,099.68**
	Project or design team fees				
	Arcus Consulting LLP fee	10	%		£18,209.97
	Structural Engineer fee	Inc	%		
	Electrical Engineer fee	Inc	%		
	CDM Consultant fee	Inc	%		
	Other development or project costs				
	Planning approval fee	1	Item		£195.00
	Topographical survey and ground investigation	1	Item		£1,500.00
	TOTAL PROJECT OR DESIGN TEAM FEES AND OTHER DEVELOPMENT OR PROJECT COSTS				**£ 19,904.97**
	BASE COST ESTIMATE				**£ 202,004.65**
	Risk Allowance (Contingency)	10	%		20,200.46
	TOTAL RISK ALLOWANCE				**£ 20,200.46**
	COST LIMIT (excluding inflation)				**£ 222,205.11**
	Inflation			N/A	-
	TOTAL INFLATION ALLOWANCE				**-**
	COST LIMIT (excluding V.A.T. assessment)				**£ 222,205.11**
	VAT ASSESSMENT (if applicable)			**N/A**	**-**

Qualifications and Assumptions

Assumption that existing ground conditions have sufficient soak away capacity to facilitate semi-permeable surfacing, however an allowance has been included for secondary surface water drainage measures
Assumptions have been made in respect of the design, once more detailed designs have been produced cost plan is to be amended accordingly

Heyes Lane: 142 space car park

ORDER OF COST ESTIMATE
Heyes Lane Car Park (142nr Spaces)

for

Alderley Edge Parish Council

January 2016

Description	Overall Site Area (m2)
Gross Site Area	5550

ITEM	DESCRIPTION	Semi Permeable Cost	Traditional Tarmac Cost
1	FACILITATING WORKS & BUILDING WORKS	£ 590,409.00	£ 475,282.20
2	PRELIMINARIES	£ 70,849.08	£ 57,033.86
3	FEES	£ 67,820.81	£ 54,926.61
4	RISK CONTINGENCY	£ 72,907.89	£ 58,724.27
	TOTAL	£ 801,986.78	£ 645,966.94

ORDER OF COST ESTIMATE
Heyes Lane Car Park (142nr Spaces)

for

Alderley Edge Parish Council

January 2016 Semi Permeable Tarmacadam Surfacing

Description	Overall Site Area (m2)
Gross Site Area	5550

ITEM	DESCRIPTION	QTY	UNIT	£/UNIT	ELEMENTAL COST
1	**FACILITATING WORKS & BUILDING WORKS**				
1.1	Contractor to undertake CAT scan of existing site to identify below ground services	1	Item	£600.00	£600.00
1.2	Clear existing site of all small trees, shrubs, vegetation, fences, gates etc. Remove all debris arising from site.	5436	Sqm	£3.00	£16,308.00
1.3	Remove existing mature tree complete, including grub up roots and stump.	3	Item	500.00	£1,500.00
1.4	Scrape back and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£80,000.00	£80,000.00
1.5	Allowance to divert existing watercourse below ground using PCC pipes and allowance to include 6no. inspection chambers	1	Item	£17,500.00	£17,500.00
1.6	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	589	Lm	£17.00	£10,013.00
1.7	Provide 150x50mm path edgings, including excavation and haunching works.	165	Lm	£8.00	£1,320.00
1.8	Provide semi-permeable tarmacadam surfacing including sub base build up. Include surfacing for footpaths and new vehicle entrance within existing highway.	3840	Sqm	£80.00	£307,200.00
1.9	Allowance for additional surface water drainage works	5436	Sqm	£11.00	£59,796.00
1.10	Allowance for new mains electrical supply to site, feeder pillar, service trenches, ducts, cabling to each light fitting and backfill on completion	1	Item	£25,000.00	£25,000.00
1.11	Allowance for car park lighting	1	Item	£30,000.00	£30,000.00
1.12	Line marking works	1	Item	£2,250.00	£2,250.00
1.13	Allowance for new top soil and grass turf	1596	Sqm	£17.00	£27,132.00
1.14	Allowance for advanced nursery stock trees	14	Nr	£150.00	£2,100.00
1.15	Allowance to remove existing footpath surface and provide new	114	Sqm	£35.00	£3,990.00

1.16	Allowance for alteration to and provide new tactile warning surfaces to existing site entrance off Hayes Lane	1	Item	£1,200.00	£1,200.00
1.17	Allowance for signage	1	Item	£4,500.00	£4,500.00
	SUB TOTAL FACILITATING WORKS & BUILDING WORKS				**£590,409.00**
	Main contractor's preliminaries	12	%		**£70,849.08**
	SUB TOTAL FACILITATING WORKS & BUILDING WORKS (Including Preliminaries)				**£661,258.08**
	Main contractor's overheads and profit	Inc	%		**£0.00**
	TOTAL BUILDING WORKS ESTIMATE				**£661,258.08**
	Project or design team fees				
	Arcus Consulting LLP fee	10	%		£66,125.81
	Structural Engineer fee	Inc	%		
	Electrical Engineer fee	Inc	%		
	CDM Regulations Consultant	Inc	%		
	Other development or project costs				
	Planning approval fee	1	Item		£195.00
	Topographical and ground investigation	1	Item		£1,500.00
	TOTAL PROJECT OR DESIGN TEAM FEES AND OTHER DEVELOPMENT OR PROJECT COSTS				**£ 67,820.81**
	BASE COST ESTIMATE				**£ 729,078.89**
	Risk Allowance (Contingency)	10	%		72,907.89
	TOTAL RISK ALLOWANCE				**£ 72,907.89**
	COST LIMIT (excluding inflation)				**£ 801,986.78**
	Inflation			N/A	-
	TOTAL INFLATION ALLOWANCE				**-**
	COST LIMIT (excluding V.A.T. assessment)				**£ 801,986.78**
	VAT ASSESSMENT (if applicable)			**N/A**	**-**

Qualifications and Assumptions

No allowances have been made in respect of alterations to the existing car park to the festival hall except for the proposed vehicle link to the new car park.
Assumption that existing ground conditions have sufficient soak away capacity to facilitate semi-permeable surfacing, however an allowance has been included for secondary surface water drainage measures
Assumptions have been made in respect of the design, once more detailed designs have been produced cost plan is to be amended accordingly
Existing mature trees around perimeter of site are to be retained, except those required to be removed to form car park entrance and vehicle link to festival hall car park

ORDER OF COST ESTIMATE
Heyes Lane Car Park (142nr Spaces)

for

Alderley Edge Parish Council

January 2016 Traditional Tarmacadam Surfacing

Description	Overall Site Area (m2)
Gross Site Area	5550

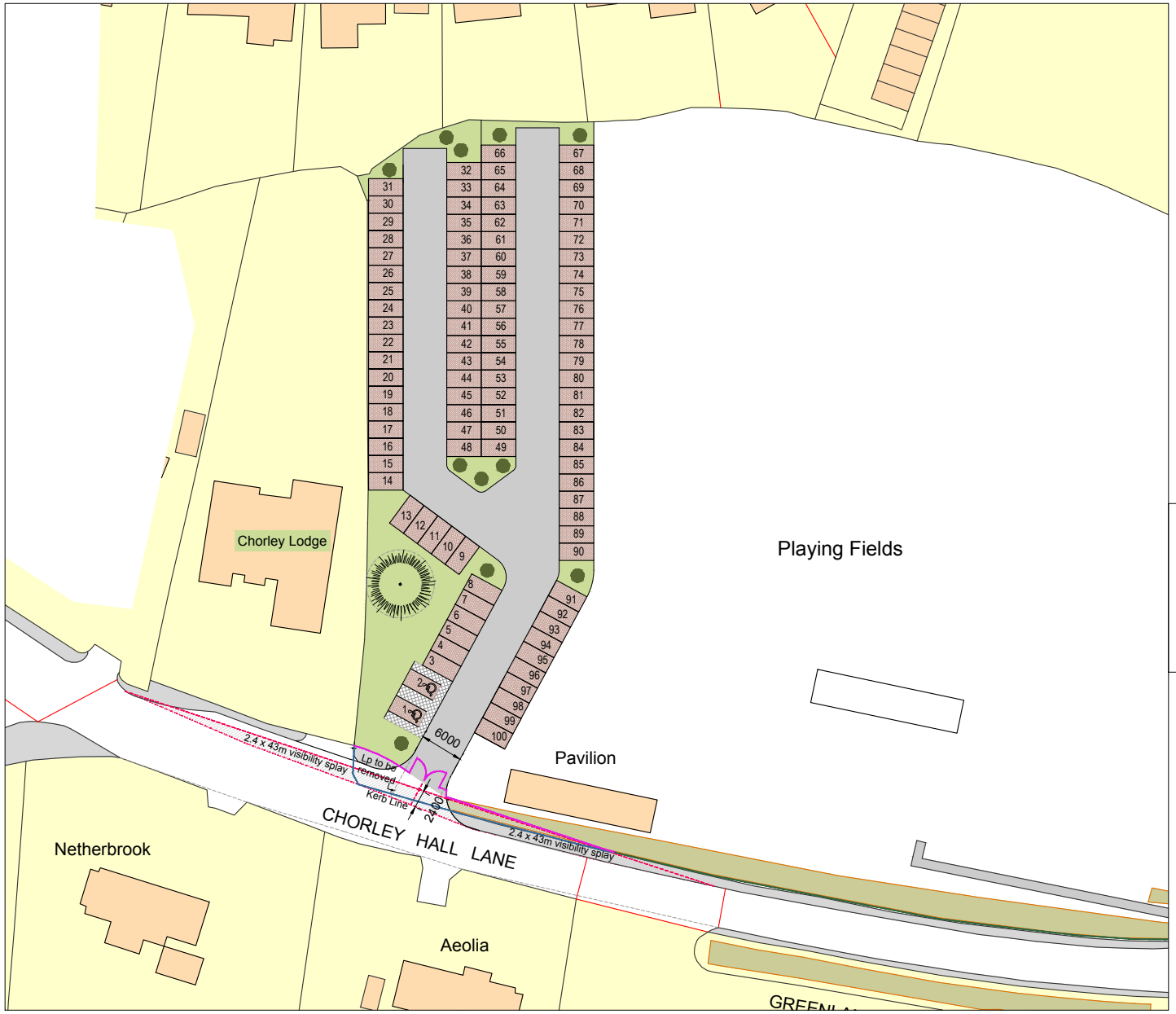
ITEM	DESCRIPTION	QTY	UNIT	£/UNIT	ELEMENTAL COST
1	**FACILITATING WORKS & BUILDING WORKS**				
1.1	Contractor to undertake CAT scan of existing site to identify below ground services	1	Item	£600.00	£600.00
1.2	Clear existing site of all small trees, shrubs, vegetation, fences, gates etc. Remove all debris arising from site.	5436	Sqm	£3.00	£16,308.00
1.3	Remove existing mature tree complete, including grub up roots and stump.	3	Item	500.00	£1,500.00
1.4	Scrape back and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£80,000.00	£80,000.00
1.5	Allowance to divert existing watercourse below ground using PCC pipes and allowance to include 6no. inspection chambers	1	Item	£17,500.00	£17,500.00
1.6	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	589	Lm	£17.00	£10,013.00
1.7a	Provide 150x50mm path edgings, including excavation and haunching works.	165	Lm	£8.00	£1,320.00
1.7b	Lay MOT T1 sub-base 250mm thick	960	m3	£32.29	£30,998.40
1.8	Provide AC10 tarmacadam surfacing (colour black) including binder, and base build up..	3840	Sqm	£39.54	£151,833.60
1.9	Allowance for additional surface water drainage works	5436	Sqm	£12.70	£69,037.20
1.10	Allowance for new mains electrical supply to site, feeder pillar, service trenches, ducts, cabling to each light fitting and backfill on completion	1	Item	£25,000.00	£25,000.00
1.11	Allowance for car park lighting	1	Item	£30,000.00	£30,000.00
1.12	Line marking works	1	Item	£2,250.00	£2,250.00
1.13	Allowance for new top soil and grass turf	1596	Sqm	£17.00	£27,132.00
1.14	Allowance for advanced nursery stock trees	14	Nr	£150.00	£2,100.00
1.16	Allowance to remove existing footpath surface and provide new	114	Sqm	£35.00	£3,990.00

1.17	Allowance for alteration to and provide new tactile warning surfaces to existing site entrance off Hayes Lane	1	Item	£1,200.00	£1,200.00
1.18	Allowance for signage	1	Item	£4,500.00	£4,500.00
	SUB TOTAL FACILITATING WORKS & BUILDING WORKS				**£475,282.20**
	Main contractor's preliminaries	12	%		**£57,033.86**
	SUB TOTAL FACILITATING WORKS & BUILDING WORKS (Including Preliminaries)				**£532,316.06**
	Main contractor's overheads and profit	Inc	%		**£0.00**
	TOTAL BUILDING WORKS ESTIMATE				**£532,316.06**
	Project or design team fees				
	Arcus Consulting LLP fee	10	%		£53,231.61
	Structural Engineer fee	Inc	%		
	Electrical Engineer fee	Inc	%		
	CDM Consultant fee	Inc	%		
	Other development or project costs				
	Planning approval fee	1	Item		£195.00
	Topographical survey and ground investigation	1	Item		£1,500.00
	TOTAL PROJECT OR DESIGN TEAM FEES AND OTHER DEVELOPMENT OR PROJECT COSTS				**£ 54,926.61**
	BASE COST ESTIMATE				**£ 587,242.67**
	Risk Allowance (Contingency)	10	%		58,724.27
	TOTAL RISK ALLOWANCE				**£ 58,724.27**
	COST LIMIT (excluding inflation)				**£ 645,966.94**
	Inflation			N/A	-
	TOTAL INFLATION ALLOWANCE				**-**
	COST LIMIT (excluding V.A.T. assessment)				**£ 645,966.94**
	VAT ASSESSMENT (if applicable)			**N/A**	**-**

Qualifications and Assumptions

No allowances have been made in respect of alterations to the existing car park to the festival hall except for the proposed vehicle link to the new car park.
Assumptions have been made in respect of the design, once more detailed designs have been produced cost plan is to be amended accordingly
Existing mature trees around perimeter of site are to be retained, except those required to be removed to form car park entrance and vehicle link to festival hall car park

2. Chorley Hall Lane



KEY

- Existing boundary fencing to be removed
- Existing Boundary fencing to be retained
- New Boundary fencing with gate
- 2.4 x 43 m visibility splay

ARCUS CONSULTING

Arcus Consulting LLP
Wakefield 0192 466 9000 Manchester 0161 905 3222 Cambridge 0122 325 7706
Liverpool 0151 708 1080 Newcastle 0191 272 5781 info@arcus.uk.com
www.arcus.uk.com

Client
-

Project
Chorley Hall Lane Carpark

Title
Carpark

Scale	Date	Stage
1:500@A3	06/11/2015	XX
Job No	Drawing No	Rev
4146	003	-
Drawn	Approved	
AG	-	

This drawing is the copyright of Arcus. Contractors must check all dimensions on site. Do not scale the drawings.Only figured dimensions are to be worked to.

ORDER OF COST ESTIMATE
Chorley Hall Lane Car Park

for

Alderley Edge Parish Council

November 2015

Description	Overall Site Area (m2)
Gross Area	2711

ITEM	DESCRIPTION	QTY	UNIT	£/UNIT	ELEMENTAL COST
1	**FACILITATING WORKS & BUILDING WORKS**				
1.1	Contractor to undertake CAT scan of existing site to identify below ground services	1	Item	£300.00	300.00
1.2	Clear existing site of all small trees, shrubs, vegetation, grassed areas etc. Remove all debris arising from site.	2711	Sqm	£3.00	£8,133.00
1.3	Remove existing timber fencing and gate. Remove all debris arising from site.	1	Item	500.00	£500.00
1.4	Allowance for traffic management, safety, application to highways - alterations to existing carriageway at site entrance	1	Item	£2,600.00	£2,600.00
1.5	Scrape back and allow new fill material as required to form new levels ready to receive final car park build up / surface.	1	Item	£1,600.00	£1,600.00
1.6	Provide new 150x305mm K1 kerb edgings, including excavation and haunching works.	344	Lm	£17.00	£5,848.00
1.7	Allow to protect existing mature tree to be retained, allowance for fencing and barriers	1	Item	£200.00	£200.00
1.8	Provide semi-permeable tarmacadam surfacing including sub base build up.	2206	Sqm	£80.00	£176,480.00
1.9	Allowance for additional surface water drainage works	2711	Sqm	£11.00	£29,821.00
1.10	Allowance for new mains electrical supply to site, feeder pillar, service trenches, ducts, cabling to each light fitting and backfill on completion	1	Item	£20,000.00	£20,000.00
1.12	Allowance for car park lighting	1	Item	£15,000.00	£15,000.00
1.13	Line marking works	1	Item	£1,250.00	£1,250.00
1.14	Allowance for new top soil and grass turf	465	Sqm	£17.00	£7,905.00
1.15	Allowance for advanced nursery stock trees	11	Nr	£150.00	£1,650.00

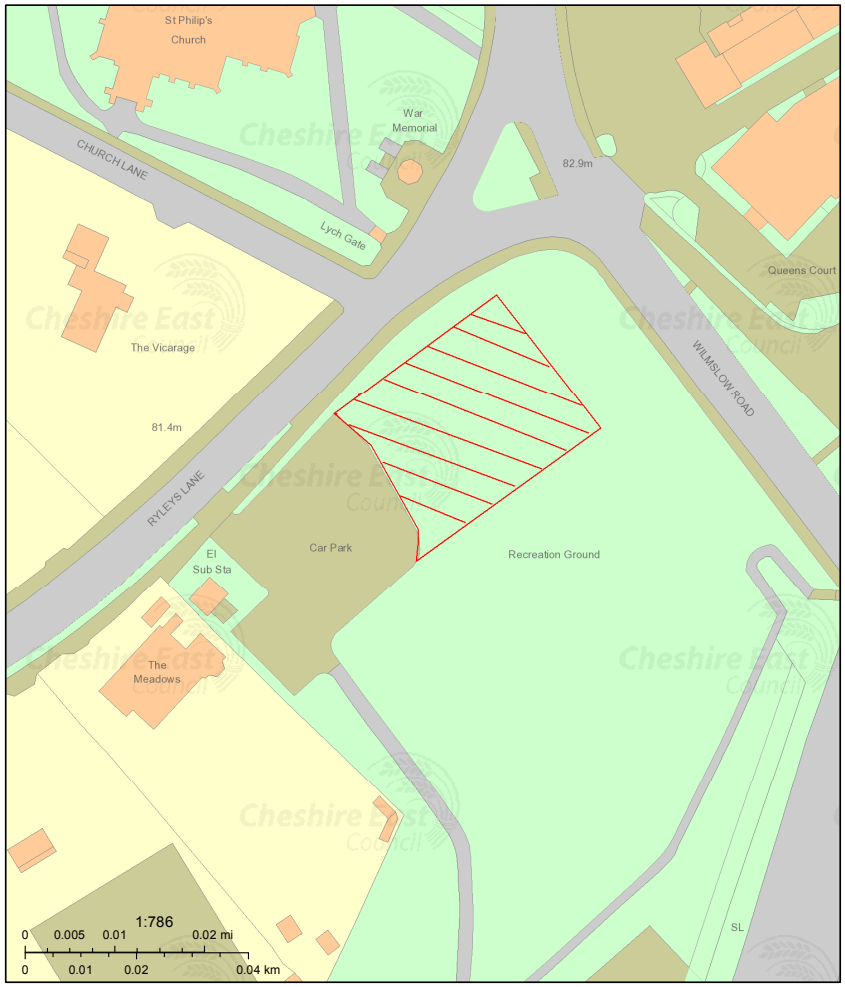
1.16	Allowance for 1.2m high treated timber fence to match existing c/w posts and post foundations	36	Lm	£15.00	£540.00
1.17	Allowance for pre treated double timber gate, to match existing.	1	Item	£750.00	£750.00
1.18	Allowance for alteration to and provide new tactile warning surfaces to public footpath each side of new site entrance	1	Item	£300.00	£300.00
1.19	Allowance for signage	1	Item	£2,000.00	£2,000.00
	SUB TOTAL FACILITATING WORKS & BUILDING WORKS				**£274,877.00**
	Main contractor's preliminaries	12	%		**£32,985.24**
	SUB TOTAL FACILITATING WORKS & BUILDING WORKS (Including Preliminaries)				**£307,862.24**
	Main contractor's overheads and profit	Inc	%		**£0.00**
	TOTAL BUILDING WORKS ESTIMATE				**£307,862.24**
	Project or design team fees				
	Arcus Consulting LLP fee	10	%		£30,786.22
	Structural Engineer fee	Inc	%		
	Electrical Engineer fee	Inc	%		
	CDM Regulations Consultant	Inc	%		
	Other development or project costs				
	Planning approval fee	1	Item		£195.00
	Topographical survey and ground investigation	1	Item		£1,500.00
	TOTAL PROJECT OR DESIGN TEAM FEES AND OTHER DEVELOPMENT OR PROJECT COSTS				**£ 32,481.22**
	BASE COST ESTIMATE				**£340,343.46**
	Risk Allowance (Contingency)	10	%		34,034.35
	TOTAL RISK ALLOWANCE				**£ 34,034.35**
	COST LIMIT (excluding inflation)				**£374,377.81**
	Inflation			N/A	-
	TOTAL INFLATION ALLOWANCE				**-**
	COST LIMIT (excluding V.A.T. assessment)				**£374,377.81**
	VAT ASSESSMENT (if applicable)			**N/A**	**-**

Qualifications and Assumptions

Assumption that existing ground conditions have sufficient soak away capacity to facilitate semi-permeable surfacing, however an allowance has been included for secondary surface water drainage measures

Ryleys Lane

Ryleys Lane car park



March 8, 2017

Cheshire East Council

N

1:786

Crown copyright and database rights 2017. Ordnance Survey 100049045

ORDER OF COST ESTIMATE
Ryleys Lane Car Park

for

Alderley Edge Parish Council

December 2015

Description

Gross Site Area (Excluding sub-station and adjacent land) 939 Sqm

ITEM	DESCRIPTION	Semi Permeable Cost	Traditional Tarmac Cost	Steel Frame Car Park (2nr Levels) Cost
1	**FACILITATING WORKS & BUILDING WORKS**	£ 135,151.00	£ 106,343.51	£ 336,188.51
2	**PRELIMINARIES**	£ 20,272.65	£ 15,951.53	£ 50,428.28
3	**FEES**	£ 17,237.37	£ 13,924.50	£ 48,089.01
4	**RISK CONTINGENCY**	£ 17,266.10	£ 13,621.95	£ 43,470.58
	TOTAL	**£ 189,927.12**	**£ 149,841.49**	**£ 478,176.38**