

Highway Works Cost Estimate				
Land North East of Great Ashby, Stevenage (SG1 6DR)				
Route 1.2				
<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Net Rate</u>	<u>Net Total</u>
Series 101: Traffic Management				
Establish and maintain agreed Traffic and Pedestrian Management Layout	item	16	£1,500	£24,000.00
Site Toilets / welfare	item	16	£500	£8,000.00
Series 200: Site Clearance				
General site clearance	ha	0.06	£9,091.17	£545.47
Series 600: Earthworks				
Excavation of acceptable material excluding Class 5 A in cutting and other excavation	m ³	140	£7.33	£1,026.20
Disposal of acceptable material excluding Class 5 A using 10 tonnes capacity tipping lorry for on-site or off-site use; haul distance to tip not exceeding 10 Km	m ³	140	£46.79	£6,550.60
Compaction of fill material in sub-base or capping layers under verges, central reserves or side slopes (allowance)	m ³	95	£4.94	£469.30
Series 1100: Kerbs, Footways & Paved Areas				
EF PCC edgings laid straight or curved not exceeding 12m radius 150x50mm; ST2 bedded, jointed and pointed in cement mortar	m	1230	£11.62	£14,292.60
Foundations to kerbs, dropped kerbs, channels and edgings; mass concrete 450 x 150mm	m	1230	£12.33	£15,165.90
Paved area 70mm thick; comprising binder course 50mm thick and surface course 20mm thick	m ²	615	£34.59	£21,272.85
150 mm thick concrete GEN3 or ST4 to BS 8500	m ²	615	£30.95	£19,034.25
Series 1300: Road Lighting Columns				
Galvanized steel road lighting columns to BS EN 40 with flange plate base - 4.0m nominal height	nr	1	£323.47	£323.47
Lantern unit with photo-electric control set to switch on at 100 lux; lamps 55 W SON (P226); to suit 4 m and 5 m columns	nr	1	£476.55	£476.55
Series 1400: Electrical work for lighting				
Locating buried road lighting and traffic signs cable in carriageways, footways, bridge decks and paved areas	m	10	£46.13	£461.30
Excavate trench for cable or duct 300 to 450 mm wide; depth not exceeding 1.5 m	m	10	£27.68	£276.80
Cable; in trench not exceeding 1.5 m deep	m	10	£6.84	£68.40
Straight joint in 2 core PVC/SWA/PVC cable	nr	2	£68.30	£136.60
Galvanized steel feeder pillars	nr	0	£1,135.41	£0.00
Earth electrodes providing minimal protection using earth rods, plates or stops and protective tape and joint	nr	1	£425.75	£425.75
Brick chamber with galvanized steel cover and frame; depth to uppermost surface of base slab	nr	1	£1,197.88	£1,197.88
DNO Connection for new column	nr	1	£3,000.00	£3,000.00
Sub-Total =				£116,723.92
Contingencies (15%) & Preliminaries (15%) =				£35,017.18
TOTAL Construction Estimate=				£151,741.10

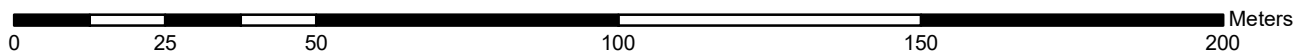
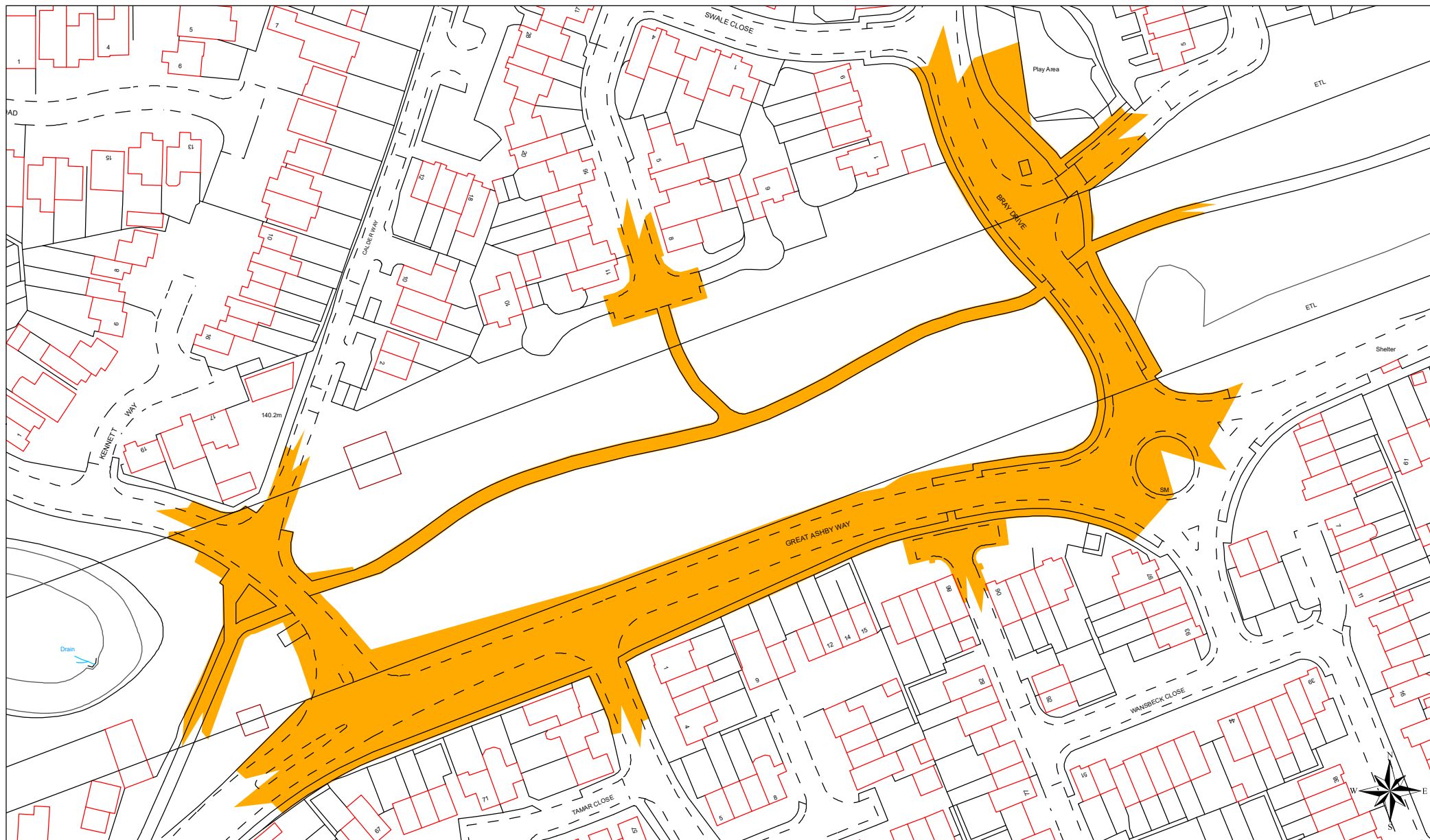
Highway Works Cost Estimate				
Land North East of Great Ashby, Stevenage (SG1 6DR)				
Route 2.0				
<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Net Rate</u>	<u>Net Total</u>
Series 101: Traffic Management				
Establish and maintain agreed Traffic and Pedestrian Management Layout	item	6	£1,500	£9,000.00
Site Toilets / welfare	item	6	£500	£3,000.00
Series 200: Site Clearance				
General site clearance	ha	0.07	£9,091.17	£627.29
Series 600: Earthworks				
Excavation of acceptable material excluding Class 5 A in cutting and other excavation	m ³	152	£7.33	£1,114.16
Disposal of acceptable material excluding Class 5 A using 10 tonnes capacity tipping lorry for on-site or off-site use; haul distance to tip not exceeding 10 Km	m ³	152	£46.79	£7,112.08
Compaction of fill material in sub-base or capping layers under verges, central reserves or side slopes (allowance)	m ³	105	£4.94	£518.70
Series 1100: Kerbs, Footways & Paved Areas				
EF PCC edgings laid straight or curved not exceeding 12m radius 150x50mm; ST2 bedded, jointed and pointed in cement mortar	m	460	£11.62	£5,345.20
Foundations to kerbs, dropped kerbs, channels and edgings; mass concrete 450 x 150mm	m	460	£12.33	£5,671.80
Paved area 70mm thick; comprising binder course 50mm thick and surface course 20mm thick	m ²	690	£34.59	£23,867.10
150 mm thick concrete GEN3 or ST4 to BS 8500	m ²	690	£30.95	£21,355.50
Series 1300: Road Lighting Columns				
Galvanized steel road lighting columns to BS EN 40 with flange plate base - 4.0m nominal height	nr	8	£323.47	£2,587.76
Lantern unit with photo-electric control set to switch on at 100 lux; lamps 55 W SON (P226); to suit 4 m and 5 m columns	nr	8	£476.55	£3,812.40
Series 1400: Electrical work for lighting				
Locating buried road lighting and traffic signs cable in carriageways, footways, bridge decks and paved areas	m	20	£46.13	£922.60
Excavate trench for cable or duct 300 to 450 mm wide; depth not exceeding 1.5 m	m	235	£27.68	£6,504.80
Cable; in trench not exceeding 1.5 m deep	m	235	£6.84	£1,607.40
Straight joint in 2 core PVC/SWA/PVC cable	nr	10	£68.30	£683.00
Galvanized steel feeder pillars	nr	1	£1,135.41	£1,135.41
Earth electrodes providing minimal protection using earth rods, plates or stops and protective tape and joint	nr	8	£425.75	£3,406.00
Brick chamber with galvanized steel cover and frame; depth to uppermost surface of base slab	nr	8	£1,197.88	£9,583.04
DNO Connection for feeder pillar	nr	1	£3,000.00	£3,000.00
Miscellaneous				
Timber bench	nr	1	£1,083.94	£1,083.94
Sub-Total =				£111,938.18
Contingencies (15%) & Preliminaries (15%) =				£33,581.45
TOTAL Construction Estimate=				£145,519.63

Highway Works Cost Estimate				
Land North East of Great Ashby, Stevenage (SG1 6DR)				
Route 2.1				
<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Net Rate</u>	<u>Net Total</u>
Series 101: Traffic Management				
Establish and maintain agreed Traffic and Pedestrian Management Layout	item	6	£1,500	£9,000.00
Site Toilets / welfare	item	6	£500	£3,000.00
Series 200: Site Clearance				
General site clearance	ha	0.04	£9,091.17	£363.65
Series 600: Earthworks				
Excavation of acceptable material excluding Class 5 A in cutting and other excavation	m ³	96	£7.33	£703.68
Disposal of acceptable material excluding Class 5 A using 10 tonnes capacity tipping lorry for on-site or off-site use; haul distance to tip not exceeding 10 Km	m ³	96	£46.79	£4,491.84
Compaction of fill material in sub-base or capping layers under verges, central reserves or side slopes (allowance)	m ³	65	£4.94	£321.10
Series 1100: Kerbs, Footways & Paved Areas				
EF PCC edgings laid straight or curved not exceeding 12m radius 150x50mm; ST2 bedded, jointed and pointed in cement mortar	m	290	£11.62	£3,369.80
Foundations to kerbs, dropped kerbs, channels and edgings; mass concrete 450 x 150mm	m	290	£12.33	£3,575.70
Paved area 70mm thick; comprising binder course 50mm thick and surface course 20mm thick	m ²	435	£34.59	£15,046.65
150 mm thick concrete GEN3 or ST4 to BS 8500	m ²	435	£30.95	£13,463.25
Series 1300: Road Lighting Columns				
Galvanized steel road lighting columns to BS EN 40 with flange plate base - 4.0m nominal height	nr	20	£323.47	£6,469.40
Lantern unit with photo-electric control set to switch on at 100 lux; lamps 55 W SON (P226); to suit 4 m and 5 m columns	nr	20	£476.55	£9,531.00
Series 1400: Electrical work for lighting				
Locating buried road lighting and traffic signs cable in carriageways, footways, bridge decks and paved areas	m	20	£46.13	£922.60
Excavate trench for cable or duct 300 to 450 mm wide; depth not exceeding 1.5 m	m	575	£27.68	£15,916.00
Cable; in trench not exceeding 1.5 m deep	m	575	£6.84	£3,933.00
Straight joint in 2 core PVC/SWA/PVC cable	nr	22	£68.30	£1,502.60
Galvanized steel feeder pillars	nr	5	£1,135.41	£5,677.05
Earth electrodes providing minimal protection using earth rods, plates or stops and protective tape and joint	nr	20	£425.75	£8,515.00
Brick chamber with galvanized steel cover and frame; depth to uppermost surface of base slab	nr	20	£1,197.88	£23,957.60
DNO Connection for feeder pillar	nr	5	£3,000.00	£15,000.00
Sub-Total =				£144,759.92
Contingencies (15%) & Preliminaries (15%) =				£43,427.98
TOTAL Construction Estimate=				£188,187.89

Highway Works Cost Estimate				
Land North East of Great Ashby, Stevenage (SG1 6DR)				
Route 3.0				
<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Net Rate</u>	<u>Net Total</u>
Series 101: Traffic Management				
Establish and maintain agreed Traffic and Pedestrian Management Layout	item	16	£1,500	£24,000.00
Site Toilets / welfare	item	16	£500	£8,000.00
Series 200: Site Clearance				
General site clearance	ha	0.21	£9,091.17	£1,909.15
Precast concrete edgings	m	1,400.00	£8.49	£11,886.00
Precast concrete kerbs and channels	m	42.00	£11.04	£463.68
Series 600: Earthworks				
Excavation of acceptable material excluding Class 5 A in cutting and other excavation	m ³	231	£7.33	£1,693.23
Disposal of acceptable material excluding Class 5 A using 10 tonnes capacity tipping lorry for on-site or off-site use; haul distance to tip not exceeding 10 Km	m ³	231	£46.79	£10,808.49
Excavation of tarmac	m ³	231	£22.55	£5,209.05
Disposal of unacceptable material U1 using 10 tonnes capacity tipping lorry for on-site or off-site use; haul distance to tip not exceeding 10 Km	m ³	231	£77.90	£17,994.90
Compaction of fill material in sub-base or capping layers under verges, central reserves or side slopes (allowance)	m ³	315	£4.94	£1,556.10
Series 1100: Kerbs, Footways & Paved Areas				
EF PCC edgings laid straight or curved not exceeding 12m radius 150x50mm; ST2 bedded, jointed and pointed in cement mortar	m	1400	£11.62	£16,268.00
Kerbs; bullnosed, splayed or half battered; laid straight or curved exceeding 12 m radius	m	42	£26.57	£1,115.94
Foundations to kerbs, dropped kerbs, channels and edgings; mass concrete 450 x 150mm	m	1442	£12.33	£17,779.86
Paved area 70mm thick; comprising binder course 50mm thick and surface course 20mm thick	m ²	2100	£34.59	£72,639.00
150 mm thick concrete GEN3 or ST4 to BS 8500	m ²	2100	£30.95	£64,995.00
Series 1300: Road Lighting Columns				
Galvanized steel road lighting columns to BS EN 40 with flange plate base - 4.0m nominal height	nr	2	£323.47	£646.94
Lantern unit with photo-electric control set to switch on at 100 lux; lamps 55 W SON (P226); to suit 4 m and 5 m columns	nr	2	£476.55	£953.10
Series 1400: Electrical work for lighting				
Locating buried road lighting and traffic signs cable in carriageways, footways, bridge decks and paved areas	m	10	£46.13	£461.30
Excavate trench for cable or duct 300 to 450 mm wide; depth not exceeding 1.5 m	m	30	£27.68	£830.40
Cable; in trench not exceeding 1.5 m deep	m	30	£6.84	£205.20
Straight joint in 2 core PVC/SWA/PVC cable	nr	2	£68.30	£136.60
Galvanized steel feeder pillars	nr	1	£1,135.41	£1,135.41
Earth electrodes providing minimal protection using earth rods, plates or stops and protective tape and joint	nr	2	£425.75	£851.50
Brick chamber with galvanized steel cover and frame; depth to uppermost surface of base slab	nr	2	£1,197.88	£2,395.76
DNO Connection for new columns	nr	2	£3,000.00	£6,000.00
Sub-Total =				£269,934.61
Contingencies (15%) & Preliminaries (15%) =				£80,980.38
TOTAL Construction Estimate=				£350,914.99

Appendix C

Ownership information



Scale at A4 **1:1,250** Date: 22/01/2025

Bray Drive / Orwell Drive, Great Ashby (Stevenage)

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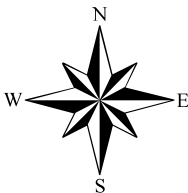
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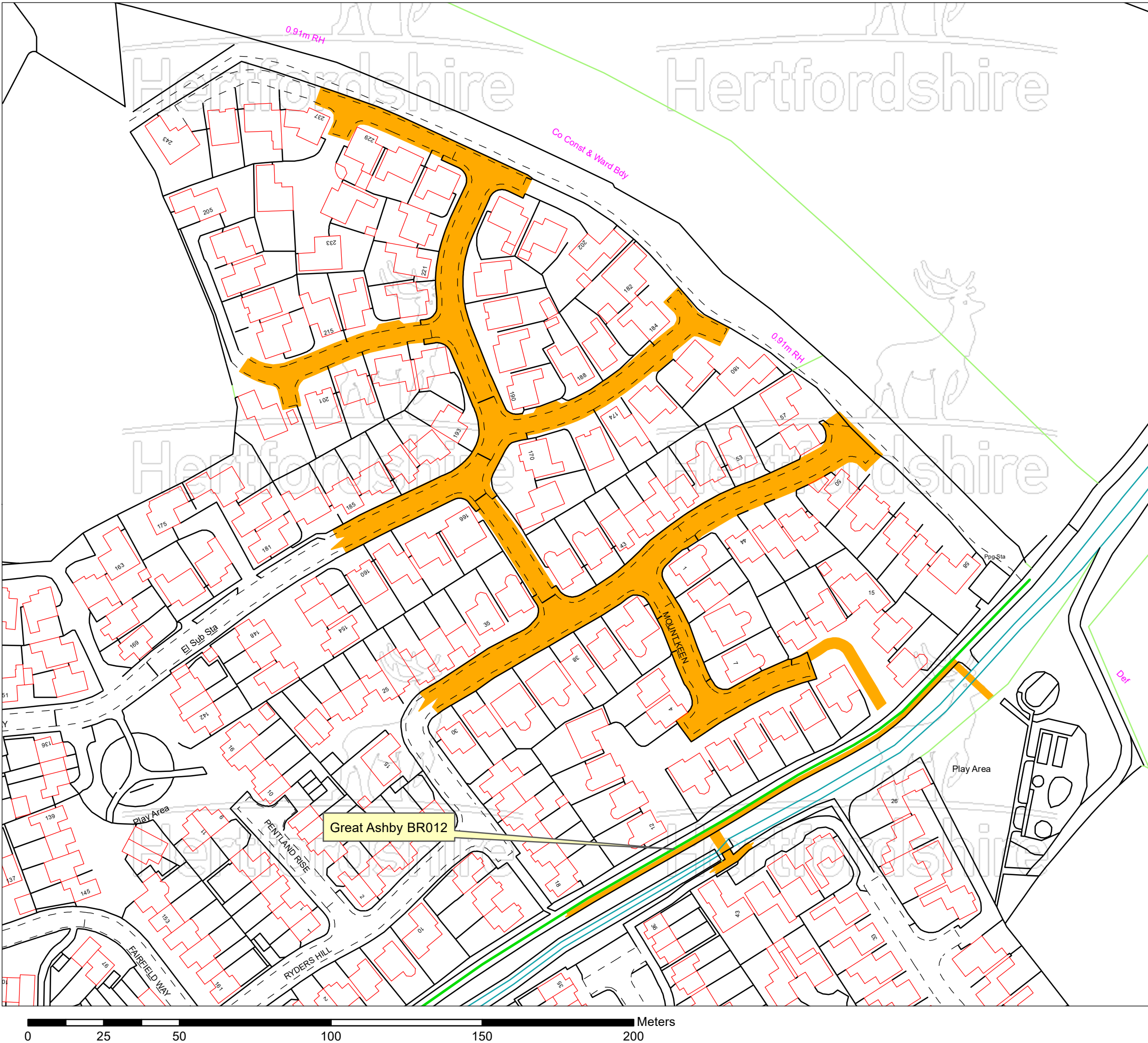
Cleveland Way
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Scale at A3
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☐	HD420723	Freehold	
☐	HD496130	Freehold	STEVENAGE BOROUGH COUNCIL
☐	HD66429	Freehold	STEVENAGE BOROUGH COUNCIL
☐	HD68886	Freehold	STEVENAGE URBAN DISTRICT COUNCIL
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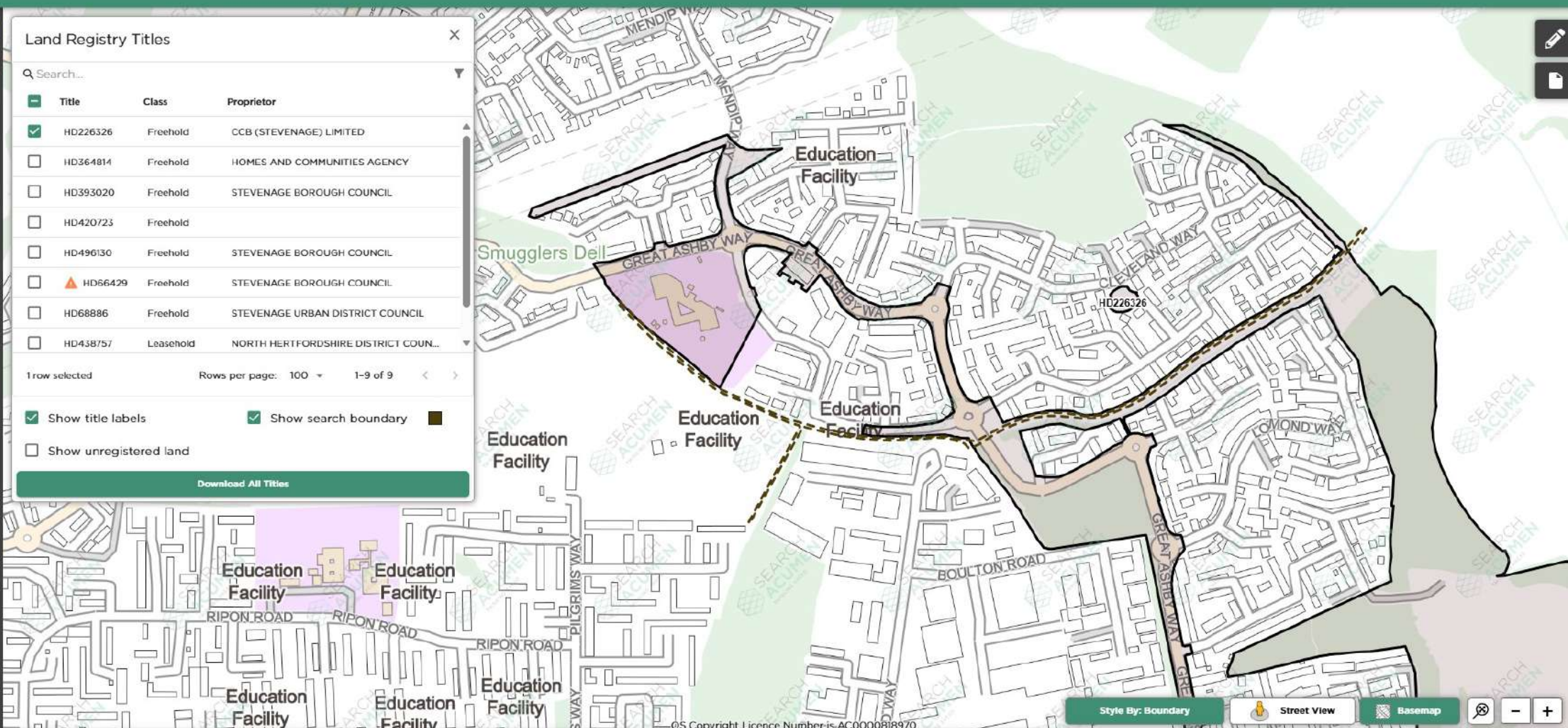
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☐	HD491424	Leasehold	

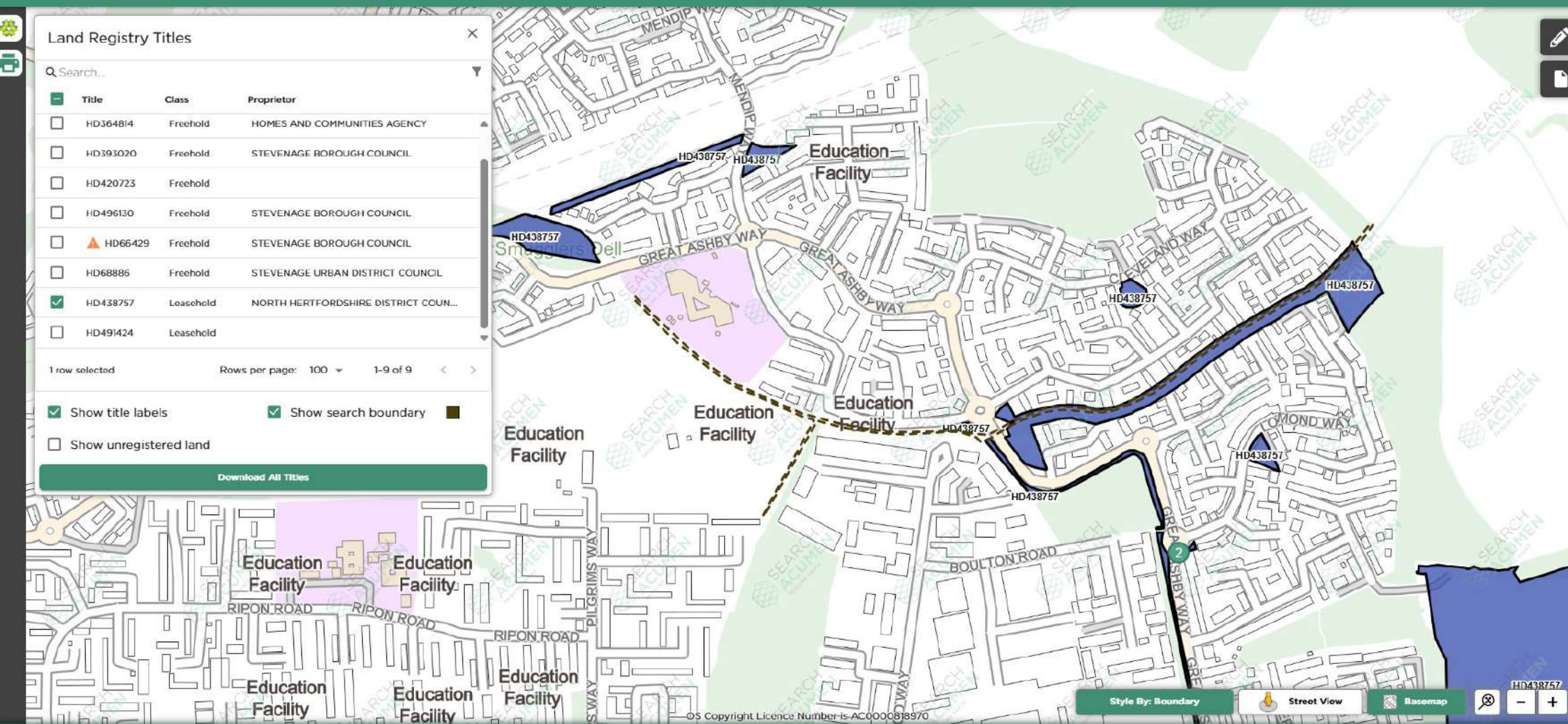
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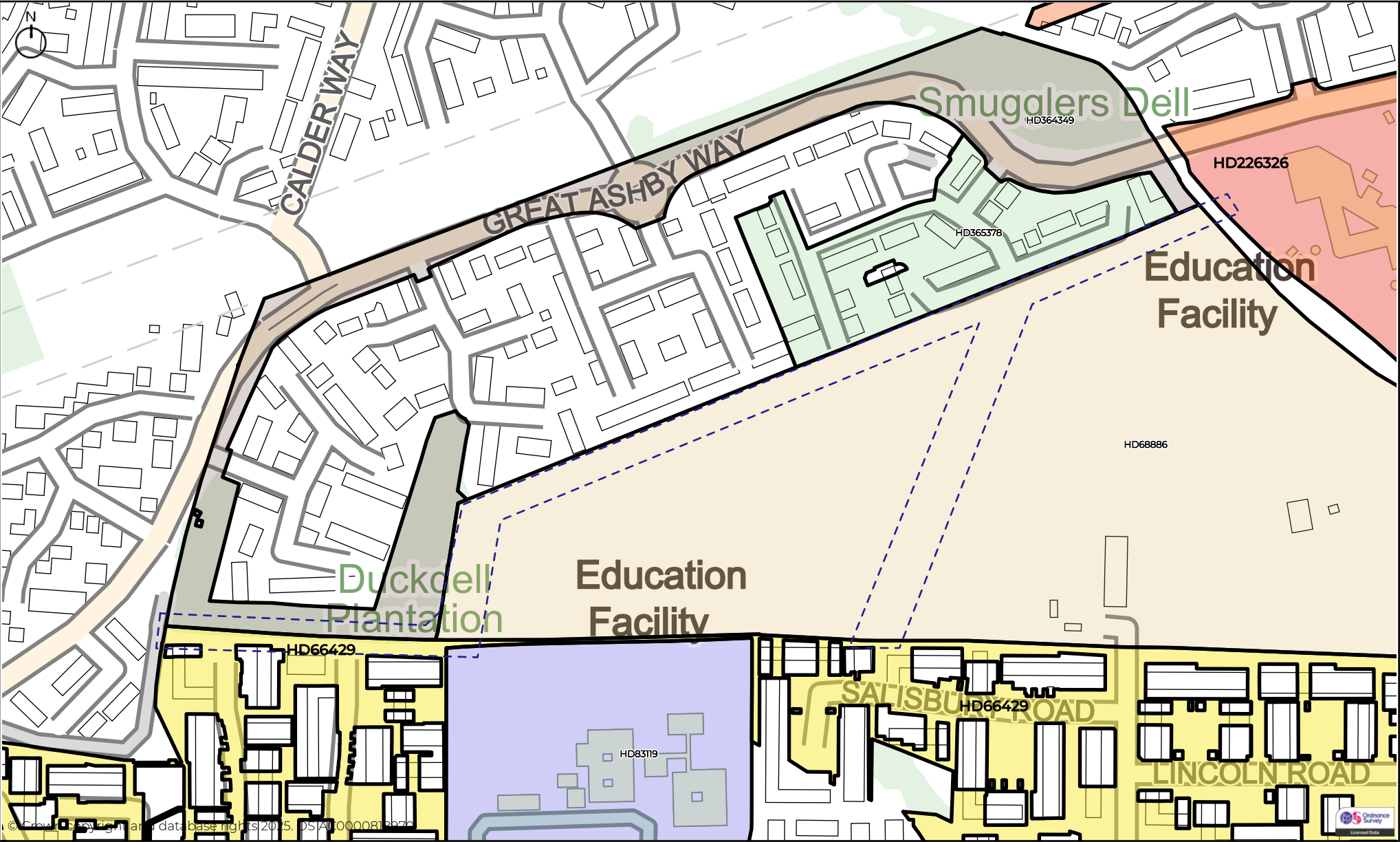
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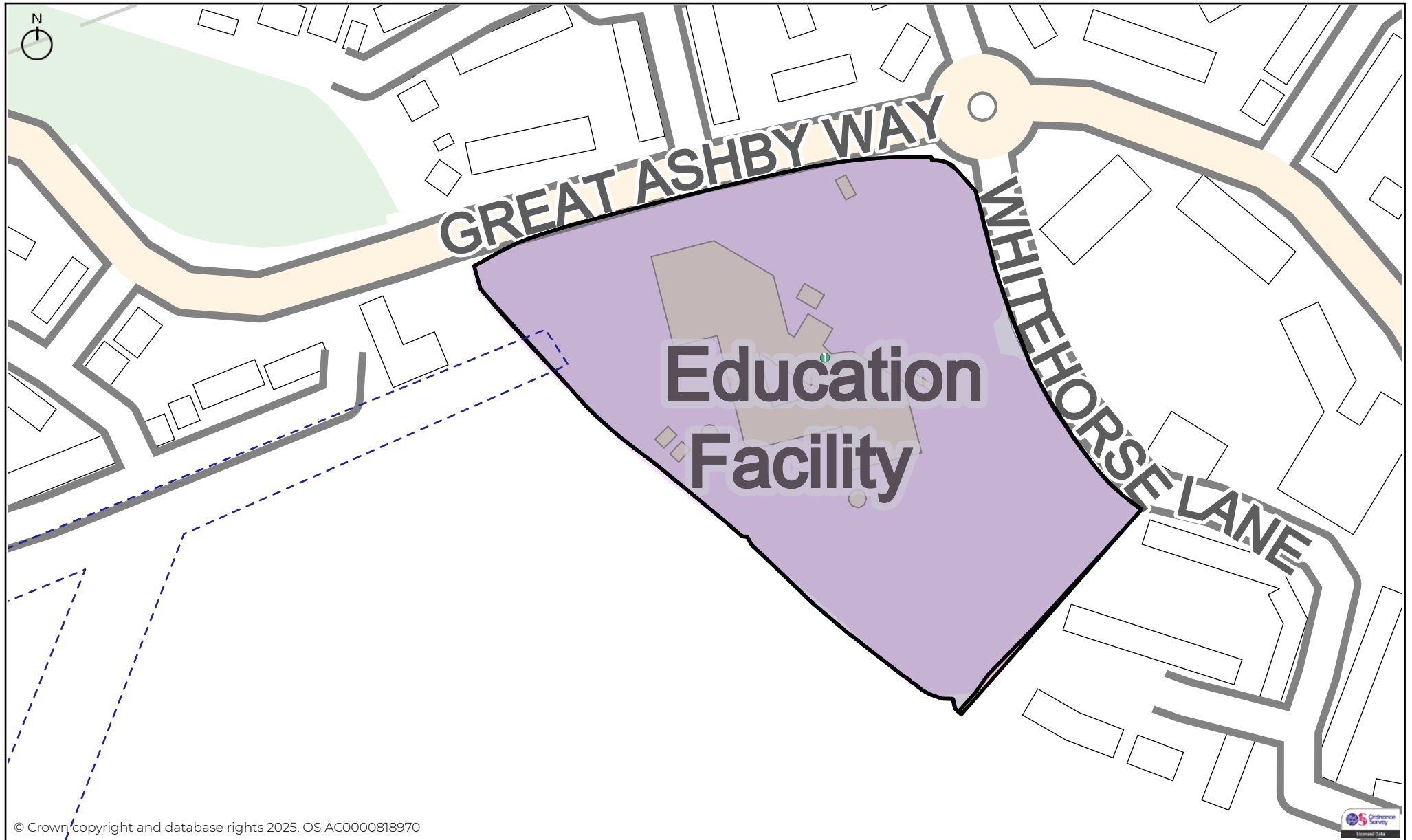
Illustrative Map - ROC/MDS/PIC6/2

Title information

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	HD226326	Absolute freehold title	✓		CCB (STEVENAGE) LIMITED
	HD66429	Absolute freehold title	✓		STEVENAGE BOROUGH COUNCIL
	HD68886	Absolute freehold title	✓		STEVENAGE URBAN DISTRICT COUNCIL
	HD364349	Absolute freehold title	✓		CCB (STEVENAGE) LIMITED
	HD83119	Absolute freehold title	✓		HERTFORDSHIRE COUNTY COUNCIL
	HD365378	Absolute freehold title	✓		CLARION HOUSING ASSOCIATION LIMITED

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Leasehold Titles



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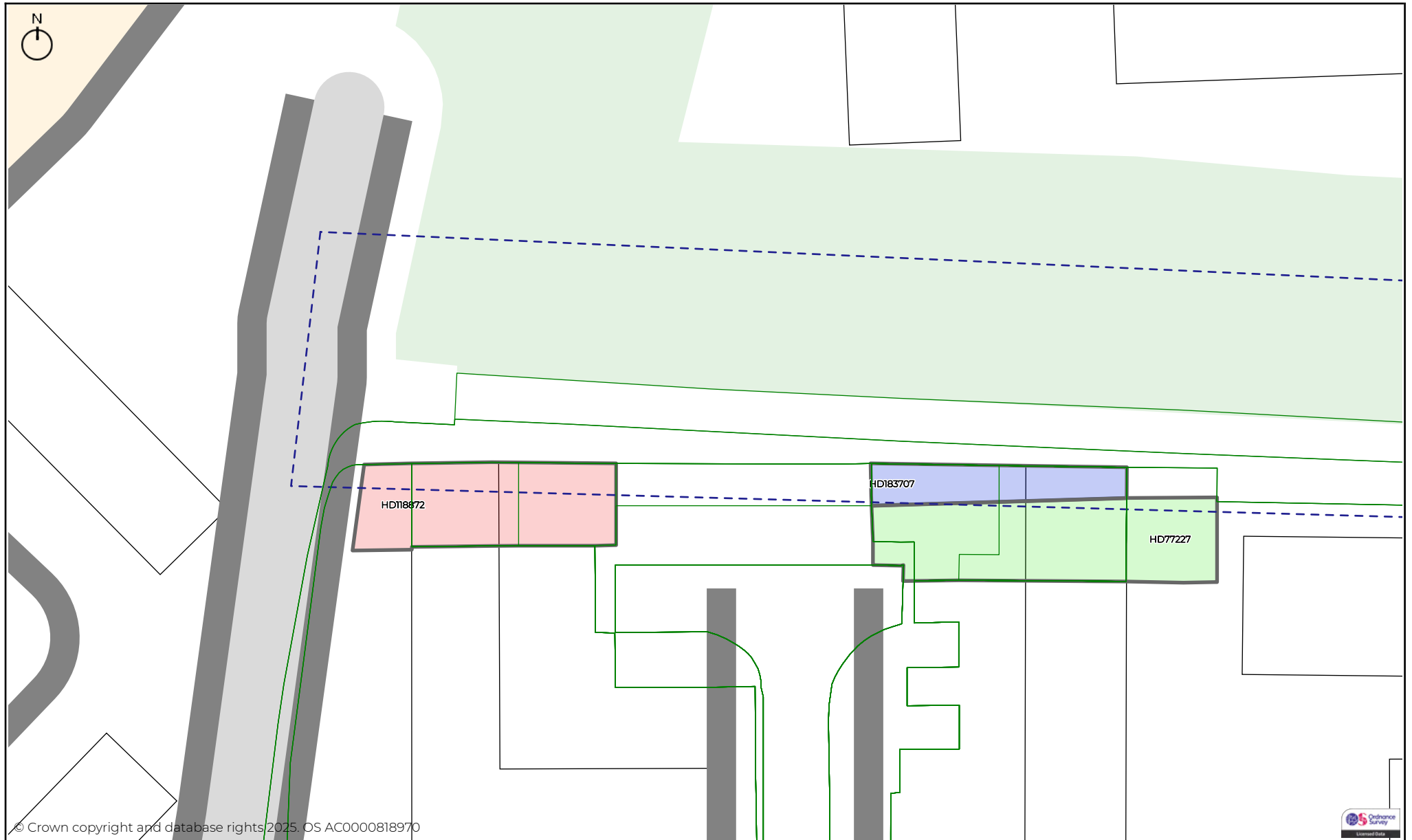


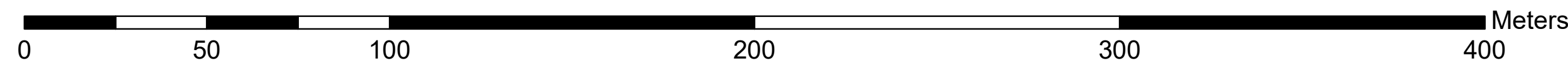
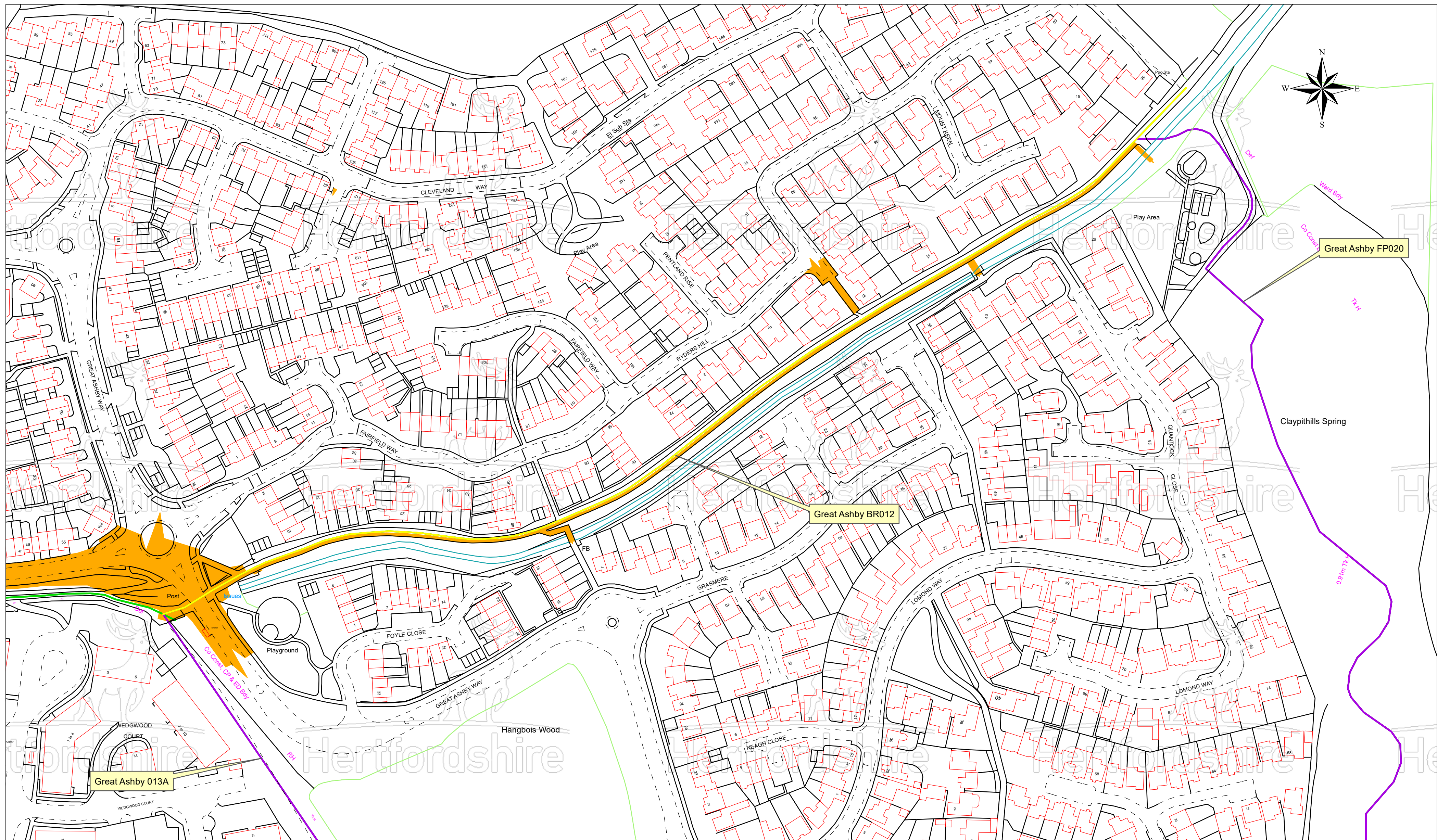
Title information

Colour	Title No	Class	CCOD	OCOD	Proprietor 1
1	HD618381	Absolute leasehold title	✓		IVY LEARNING TRUST
1	HD409335	Absolute leasehold title	✓		HERTFORDSHIRE COUNTY COUNCIL

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Freehold Titles





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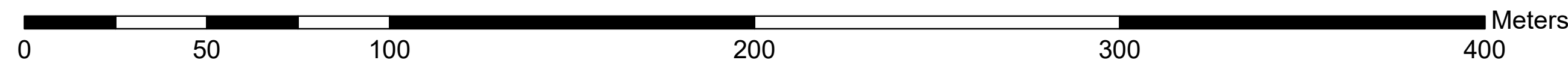
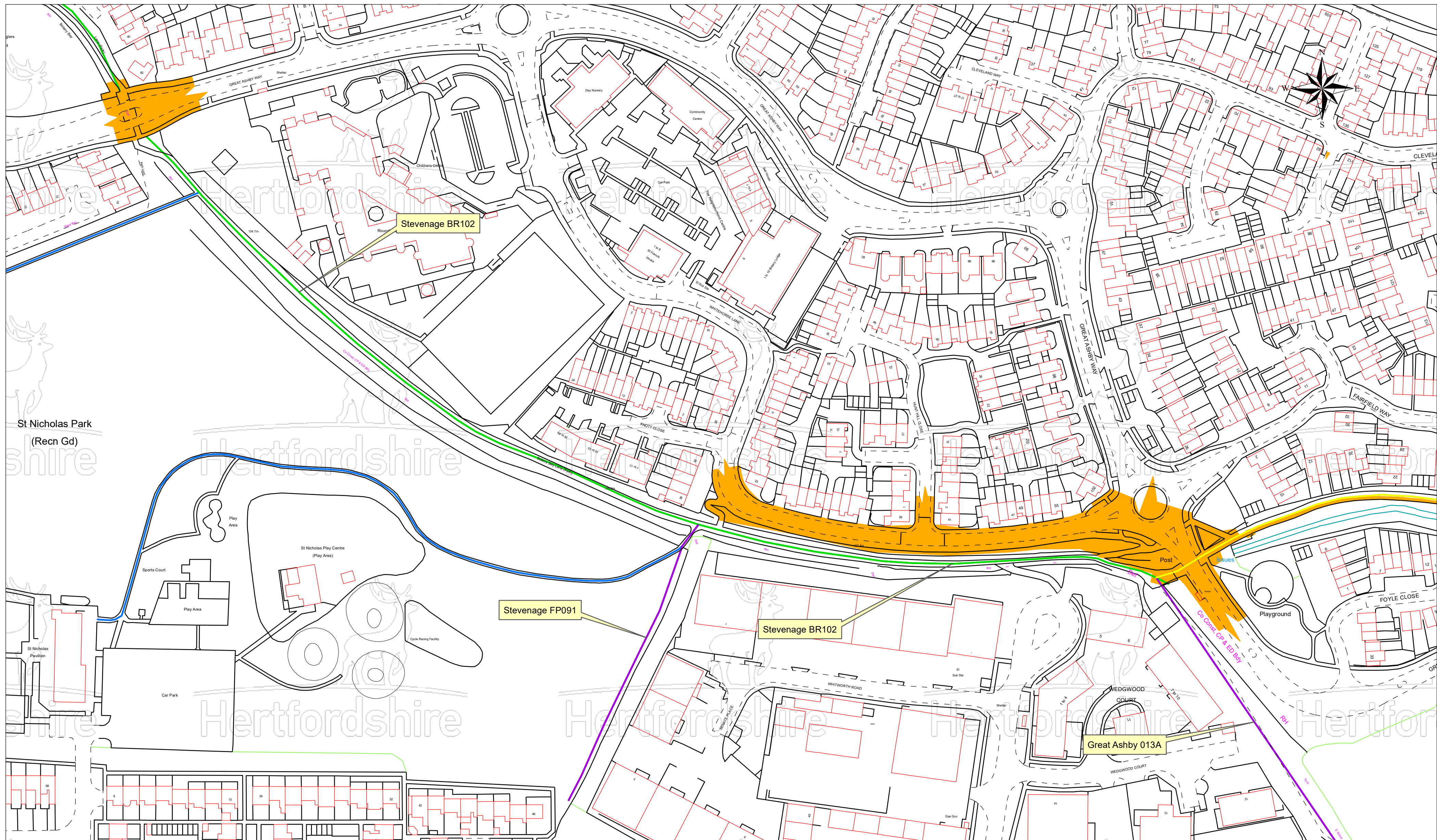
Mendip Way, Cleveland Way, St Nicolas Park
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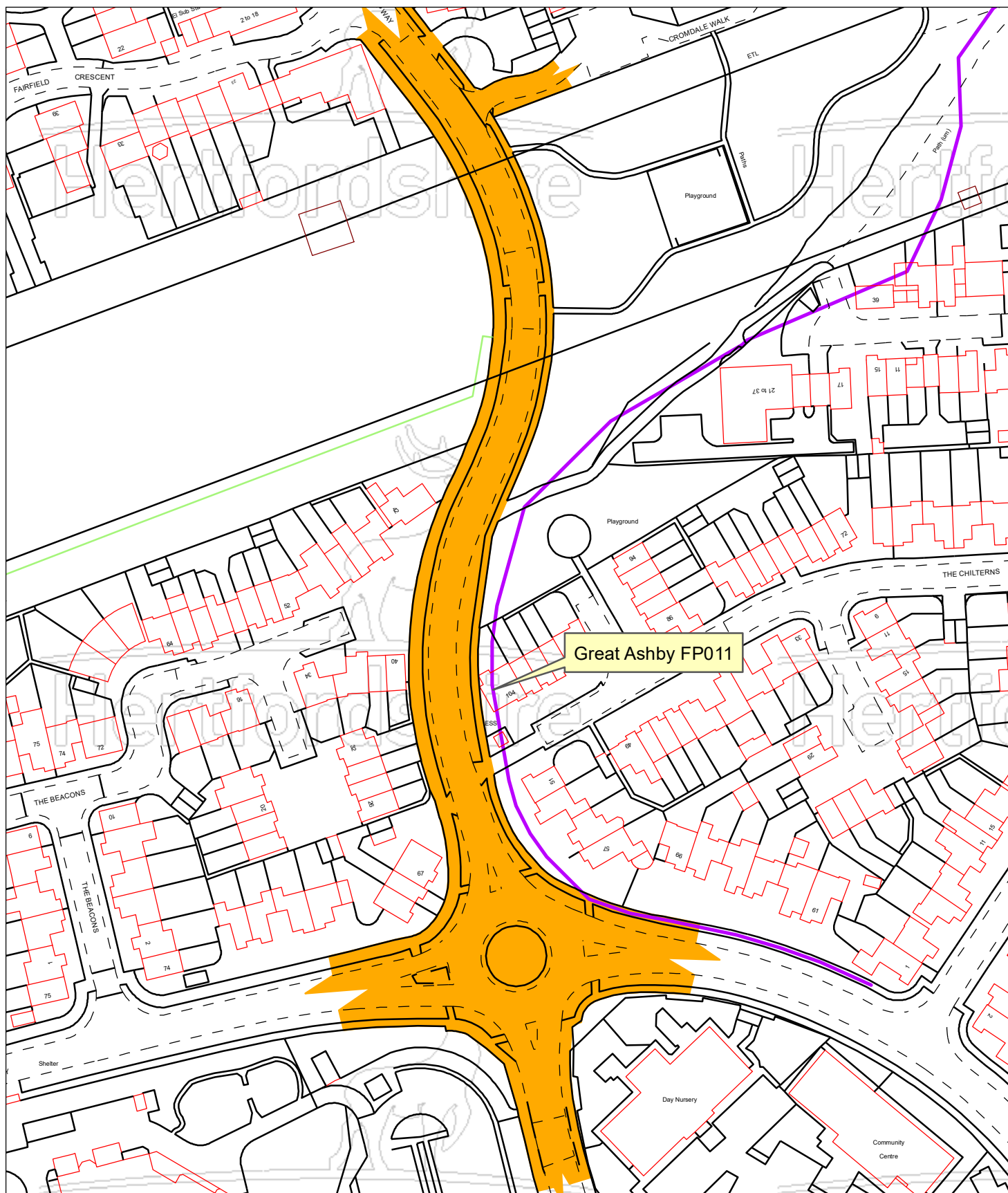
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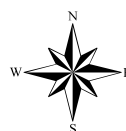
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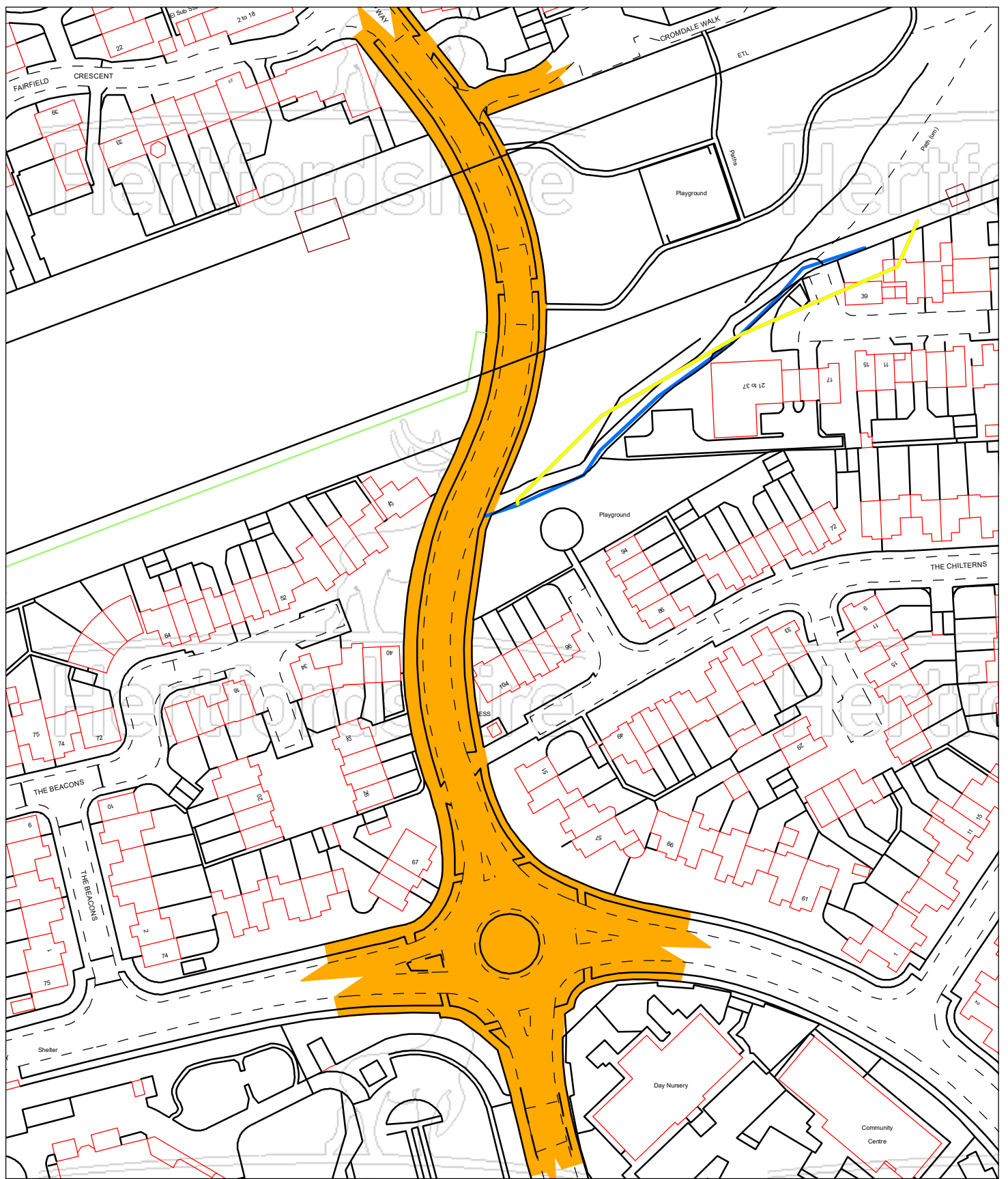
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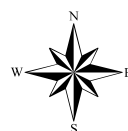
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Mendip Way Great Ashby Way **GREAT ASHBY**



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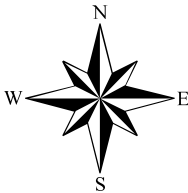
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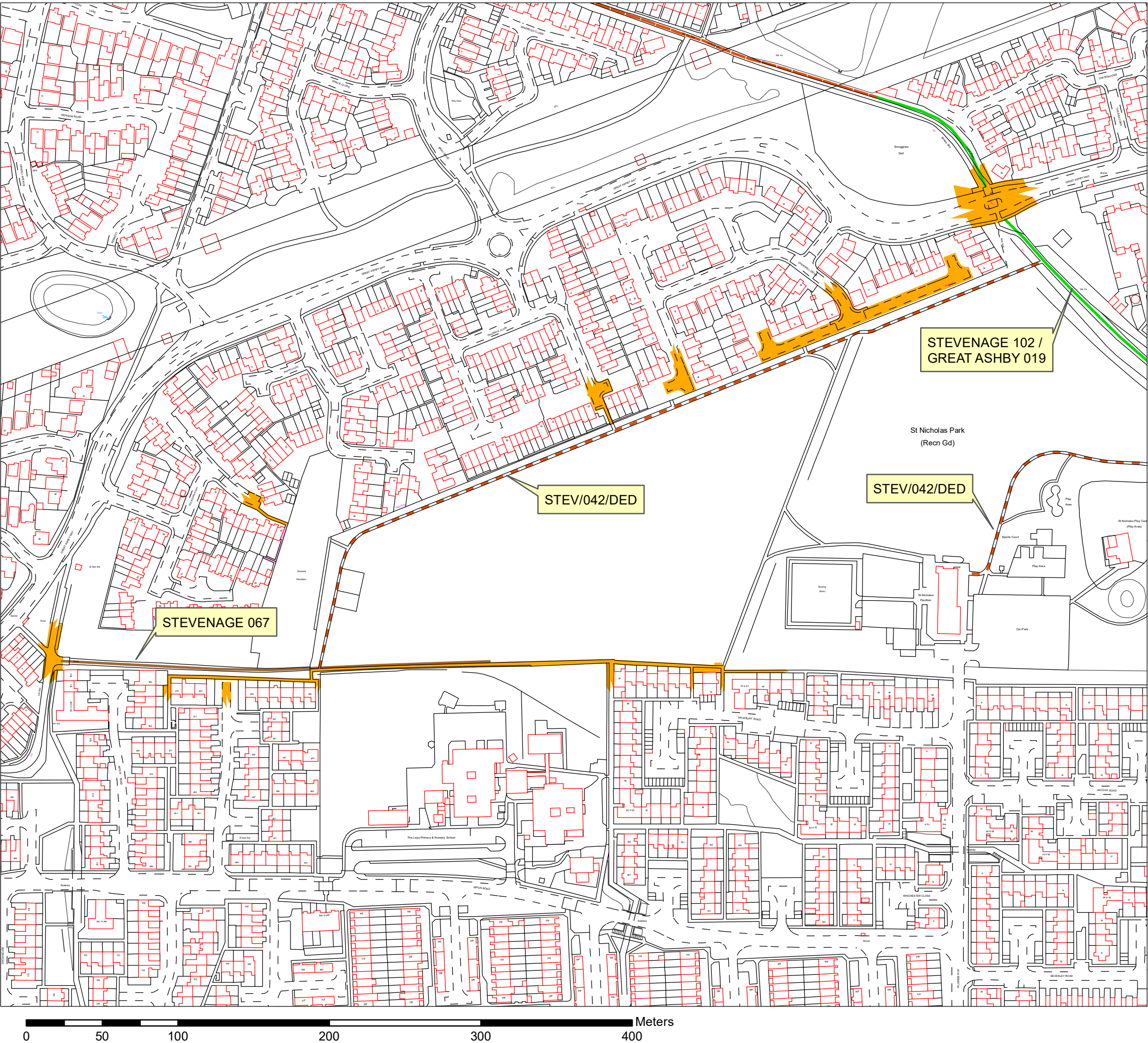
St Nicolas Park, Great Ashby



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☐	HD420725	Freehold	
☐	HD496130	Freehold	STEVENAGE BOROUGH COUNCIL
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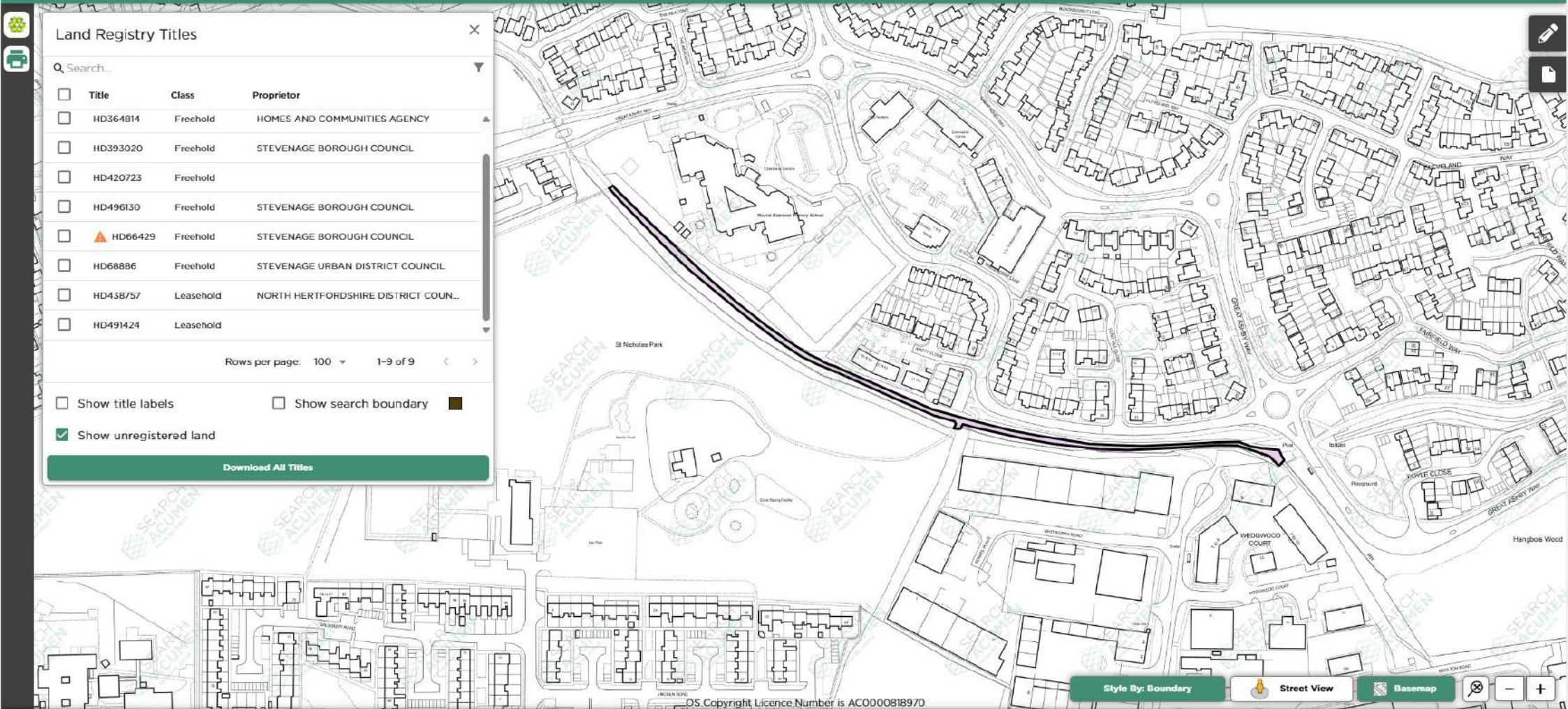
Search

☐	Title	Class	Proprietor
☐	HD364814	Freehold	HOMES AND COMMUNITIES AGENCY
☐	HD393020	Freehold	STEVENAGE BOROUGH COUNCIL
☐	HD420723	Freehold	
☐	HD496130	Freehold	STEVENAGE BOROUGH COUNCIL
☐	HD66429	Freehold	STEVENAGE BOROUGH COUNCIL
☐	HD68886	Freehold	STEVENAGE URBAN DISTRICT COUNCIL
☐	HD438757	Leasehold	NORTH HERTFORDSHIRE DISTRICT COUN...
☐	HD491424	Leasehold	

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☐ Show title labels ☐ Show search boundary ☒ Show unregistered land

Download All Titles



Appendix H

Stevenage Cycle Map

Stevenage Cycle Map

Stevenage Cycle Map

	Rural area
	Open space
	Woods
	Built up area
	Industrial area
	Neighbourhood Centre
	Place of interest
	Selected stores
	School
	Hospital
	Inset map

Digital Cartography by Pindar Creative
www.pindarcreative.co.uk

