

Quidhampton Construction Project Case Study

1. Background Information

1.1. *History*

ARCH Developments (a relatively new development company), were originally negotiating with the Ministry of Defence (MOD) over a large site to the South West of Wilton, which had earmarked by Salisbury District Council under the 2015 Strategic Housing Land Availability Assessment to provide 76 mixed dwellings. The site was no longer required by the MOD and was being released under the Crichel Down Rules. The Crichel Down Rules provide that surplus government land which was acquired by, or under should be offered back to its former owners or their successors, in this case the Wilton Estate owned by the 18th Earl of Pembroke.

There was a significant delay in agreeing an open market value under the Crichel Down Rules. This provided an opportunity for ARCH Developments to meet with the Wilton Estate Manager and a new potential development at Quidhampton was discussed.

The site at Quidhampton is a critical enabling development whereby Wiltshire County Planning had agreed to provide planning permission for 5 cottages on the basis that a much-needed new sports pavilion could not be provided without the additional funds raised from this development.

1.2 *Location*

The site totalling 0.95 hectares is located approximately 2.8 km from the centre of Salisbury to the South West of the busy A36 trunk road in the village of Quidhampton. The trunk road branches into the access road to the site. This access road is a single lane road which happens to be the only access road leading to the village school and hospital.



Figure 1: Photo of the existing site.

The land which is in a conservation area, forms part of the SSW sports ground. This contains a number of sports facilities/pitches, together with an existing wooden sports hall/clubhouse building (see Figure 1). The building is rather outdated having been constructed in the 1950's and thus needs to be demolished to make way for the cottages and a new small leisure hub. A mining company is located about 1 km to the west of the site. To the immediate east of the application site is located two residential dwellings and an existing hotel. To the south of the site is a linear housing development, the local school, and church. There is also an out of service nuclear facility which was abandoned in 1965, located about 800m west of the site.

2. Project History

- 2.1. ASK Architects produced planning application drawings, acquired change of use, and generated a design and access statement and obtained conservation area consent on behalf of the Wilton Estate.
- 2.2. The planning consent was obtained in December 2019 for demolition of the existing clubhouse and construction of 5 dwellings with new access driveway, parking and an attenuation basin. The consent also encompassed construction of a new small leisure hub, protective fencing and parking, however this is being constructed using a specialist company.
- 2.3. The site is owned by the Wilton Estate and leased on a 60-year lease to SSW Sports Club.
- 2.4. A joint venture deal was struck between Wilton Estate and ARCH developments. Wilton Estate will provide the development land without initial payment and at the conclusion of the build ARCH developments will give them in return a minimum of 2 detached dwellings (equivalent to £689,000) based on a GDV (Gross Development Value) of £1.865m.
- 2.5. The expected GDV on this development (i.e. demolition and construction of dwellings) is £1.865m against total expenditure of £1.319m providing a return on investment of approximately 19%.
- 2.6. A number of external parties have already been appointed and have commenced work.
 - Arboricultural consultant appointed to assess trees on site and produce tree protection plans.
 - Quantity Surveyor to work with the architect on bill of quantities.
 - Landscape architect to produce quotation for soft landscaping.
 - Field evaluation and report from County archaeologist to assess potential for archaeological finds.
 - Ecological Survey through EcoSURV to assess biodiversity and endangered species and produce recommendations report.

ARCH Ltd wants to deliver high specification cottages, which fit in well within the conservation area in terms of appearance.

ARCH Ltd are very keen that this project is a success because they wish to nurture the relationship with the Wilton Estate and be in the best position to bid for the much larger ex-MOD site when it becomes available. This will generate significant additional work in the local area and enable them to grow their business.

3. The Project

3.1. The work:

- Demolition of existing structures and clearance of site
- Removal of asbestos which is the roofing material used in the existing structures
- Construction of 5 dwellings (4 x 3 bed detached cottages and 1 x 4 bed detached cottage)
- Internal Design Specification including wood flooring, designer bathroom fittings in main bathrooms, and a quality kitchen with island and branded mid- range appliances
- Detailed External Design Specification to meet conservation conditions include use of decorative clay tiles, powder coated aluminium windows, local brick and knapped flint
- Vehicle access road and gate, plus vehicular parking along with bike shed/storage to be provided
- An attenuation basin to be provided to incorporate the concept of sustainable urban drainage systems (SUDs)
- Hard and soft landscaping including reinforcement of existing hedges and new tree planting to provide privacy to neighbours
- The roof structure of the cottages is to be made of timber frames. Therefore, timber is the main material to be used
- Sports pavilion is being constructed by a specialist external contractor (SportsSpec). **This work is out of scope.**

3.2. Time, cost, quality criteria:

- Estimated Build Cost £791,388 for the 5 dwellings
- Build programme of 8 months (including demolition and clearance)
- Must be completed by end November 2023
- Contractor bonus of 1.2% of build cost payable if build is complete in 6 months
- Finance Bank draw down from EAGLE only available at end of each stage, roughly 6 weeks apart
- Contingency available 5% of total budget

3.3. There are a number of planning conditions which need to be discharged:

- Demolition work and development of the dwellings shall not commence until arrangement is made for the safe removal and disposal of the asbestos and the completion of the sports pavilion.

- Details and samples of materials for the external walls and roof need to be submitted to and approved in writing by the local authority before development commences.
- No external lighting shall be installed on site until plans showing the type of appliance, height, position of fitting; illumination levels and light spillage have been approved in writing by the local authority.
- Development shall not commence until details of any fence have been submitted to and approved in writing by the local authority.
- Development shall not commence until an efficient drainage scheme for surface and foul water has been submitted and approved in writing by the local authority.
- No development shall take place until a hard and soft landscaping scheme for the site has been submitted to and approved in writing by the local authority.
- Development shall not commence until details of the exact route, construction and surfacing of the proposed pathway has been submitted and approved in writing by the local authority. The agreed pathway will be available for use prior to the first occupation of any of the 5 dwellings.
- Development on the site should be carried out in accordance with the recommendations made in the Arboricultural and Ecology reports.