

Lichfield City Council

Donegal House, Bore Street, Lichfield, Staffordshire, WS13 6LU

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Town Clerk: Anthony Briggs

21 October 2020

To: Members of the Johnson Birthplace Advisory Committee

Councillors Mrs G Boyle (Chairman) and J Anketell, D Dundas, Mrs J Eagland, T Matthews, C Rapley, C Spruce and R Yardley

Representative of Johnson Society

Mr P Jones and Mr J Winterton

Honorary Members

Mr Robert Awty and Mr Antony Thompson

Also to:

Museums and Heritage Officer (Joanne Wilson)

Dear Committee Member

Johnson Birthplace Advisory Committee (JBAC)

You are invited to attend a meeting of the Johnson Birthplace Advisory Committee to be held via 'Zoom' at **10.30am** on **Tuesday 3 November 2020** at which the following business will be transacted. Any member unable to attend should forward their apologies to the Town Clerk.

A link enabling members to join the meeting will be circulated separately and is also available to the public by email to the Town Clerk (tony.briggs@lichfield.gov.uk).

Yours sincerely

Town Clerk

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

3 MINUTES

To confirm as a correct record the Minutes of the Meeting held on 18 February 2020 (**copy attached**). [Minutes adopted by the City Council on 2 March 2020].

4 MATTERS ARISING FROM JBAC MINUTES

5 REPORT ON RE-OPENING POST COVID-19 RELATED CLOSURE

To consider the enclosed report by the Museums and Heritage Officer [**APPENDIX 1**]

RECOMMENDED: That the report be noted.

6 CHARGES FOR SERVICES

The Internal Auditor has flagged the requirement for approval of charges to SJBm service users. The committee is therefore asked to consider the attached list of current Museum charges [APPENDIX 2]. It is proposed that charges be reviewed annually, and that delegated authority be granted to the Museums and Heritage Officer and Town Clerk to set further charges in the interim if required.

RECOMMENDED:

- a) That the charges be approved**
- b) That delegated authority be granted to the MHO and Town Clerk to set charges in the interim if required (within reasonable parameters of the current charges).**
- c) The charges to be reviewed at the November 2021 meeting of JBAC and annually thereafter.**

7 DR JOHNSON BIRTHPLACE TRUST

The current balance of the Dr Johnson Birthplace Trust account stands at £14,668.61. Conservation work on items from the library as approved at the November 2019 meeting of this committee has been completed. A further £380 was spent on the servicing of the clock in the Museum Parlour. The majority of the Trust balance represents the Blum fund, with an additional £1,835.20 comprising direct donations from individuals, largely through the Charities Aid Foundation scheme, and interest accrued.

The balance includes a generous gift of £7391.43 (\$10,000) received from the family of the late Etta Blum in August. The condition of the existing Blum fund is that it is to be used for collection purchase and collection care and storage projects. It is proposed that the recent gift be put to the renovation of the Museum library area, including rehousing of the current Blum library collection, and corresponding improvements for facilities for researchers, with work to be scheduled with consideration to the overall SJBm Development plans.

RECOMMENDED: That the report be noted, and the proposed use of the recent \$10,000 donation as set out above be approved in principle, with further reports to follow to the Committee as to the detail of that work.

8 EBAY SHOP

Research has been undertaken into establishing an online shop (an objective identified in the SJBm Forward Plan) and a storefront in 'eBay' has been concluded to be the best option for the sale of more specialist second hand books from donated stock. The charity status of the existing Birthplace Trust Paypal account will allow a charity shop to be created with no fees payable. It is proposed that such a shop would be labelled 'The Samuel Johnson Birthplace Bookshop' to clearly distinguish it from the Museum collection.

RECOMMENDED: That the opening of a Birthplace Bookshop 'eBay' shop be approved.

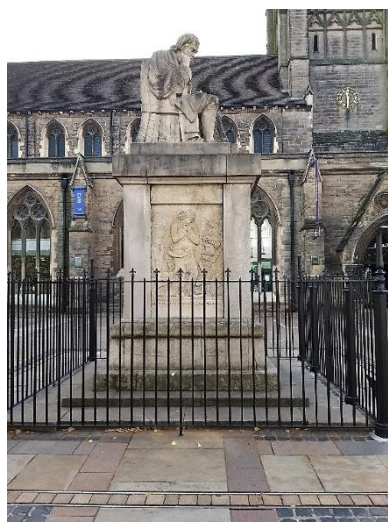
9 PROPOSED MOVE OF HERITAGE TRAIL INFORMATION BOARD

LDC are currently carrying out refurbishment to their Heritage Trail information lecterns. The Town Clerk and MHO recently met with Aileen Beesley, LDC Tourism Officer, regarding the location of the lectern sited outside the Birthplace Museum. The board will require a new location should work to establish disabled access at the front of the Museum be undertaken. An alternative location has been identified, against the new railings to the side of the Johnson Statue on the Market Square (see photograph overleaf).

RECOMMENDED: That the alternative location for the interpretation board be approved by the Committee in principle, with a corresponding recommendation to Council.



Current Location



Proposed Location

10 GROUND FLOOR ADAPTATIONS – DISABLED ACCESS

Following the recommendation of this committee, the MHO entered further conversation with Historic England and the LDC Planning and Conservation Officer regarding concerns over the scheme for disabled access at the Breadmarket Street elevation. A revised scheme with a smaller footprint on Market Street was submitted for informal planning feedback. Within this feedback further options regarding ground floor access were suggested, including the provision of virtual access off-site. Expert opinion from Ann Johnson of Wavelength CIC was sought and outlined the arguments against off-site access if on-site access could reasonably be achieved.

The creation of the new internal opening to Michael Johnson's workroom remains the contentious element of the current proposals. However, at Ann's suggestion a further scheme (A2) with a *platform area* in the existing doorway has been devised. This scheme presents some design and user challenges, but on balance has the potential to provide access to the whole ground floor without any internal alteration to historic fabric.

The following documents provide full details:

- Revised scheme for Market Street entrance [**APPENDIX 3 - Enclosed**]
- Ground Floor Access Options report, including summary of informal planning feedback [**APPENDIX 4 - Attached**]
- Full report from Ann Johnson from Wavelength CIC [**APPENDIX 5 - Enclosed**] including additional feedback on scheme A2 (received October 2020) as an addendum on page 8
- Proposal for scheme A2, *platform area* [**APPENDIX 6 - Enclosed**].

RECOMMENDED:

- i) *That the principle of access to the Birthplace building (as opposed to off-site provision) is supported*
- ii) *That the revised accessible entrance at Market Street is approved*
- iii) *That the committee consider the appropriateness of scheme A2, the platform area in existing internal doorway (rather than the alternative of a new opening to Michael Johnson's workroom).*

11 DEVELOPMENT PROJECT – GROUND FLOOR DESIGNS

Initial designs for the ground floor interiors have been produced by Museum design company Vertigo [APPENDIX 7 - Enclosed] These designs are intended to demonstrate what could be available to visitors across the re-displayed ground floor to support access and planning considerations, as a starting point for feedback and consultation, and to prompt a practical discussion as to the details of the rooms before any work would go ahead. The visuals show the layout with the new opening into the Workroom but can be adjusted as required.

RECOMMENDED: that the ground floor interior designs be considered.

12 DEVELOPMENT PROJECT – FUNDING AND PROPOSAL FOR PHASED WORK

The recommendation of this Committee at its February 2020 meeting was to pursue the complete development project with an application to the National Lottery Heritage Fund (NLHF) with a considerable match-funding contribution from LCC. The revised Project Enquiry form was submitted and received excellent feedback, but all new applications were then closed in April 2020. At present, available funding is focussed on emergency recovery for organisations adversely affected during Covid-19 closure and it is unclear when the standard NLHF funding streams may be available.

Considering this uncertainty and the necessity for the rewiring of the Museum before 2022, a proposed way forward is to split the redevelopment into discrete projects that could be carried out over a number of years, with the hope that some element of external funding can be secured from smaller schemes to support the first and future projects.

As the feedback in Appendix 5 indicated, the provision of disabled access where it is considered reasonable is a statutory obligation under the Equality Act 2010 and therefore an appropriate focus for LCC funding and the first project.

Due to the Grade I listing of the building, rewiring must be carefully planned to have as little impact as possible on the fabric of the building and therefore will largely be placed under floorboards, within existing conduits and channels, or to run alongside other services, with the old wiring left in place where it cannot be accessed. As such there would be a limited amount of work required to make good and rewiring could therefore reasonably proceed ahead of re-decoration and re-display of all areas.

A suggested first project would seek to:

- Undertake necessary rewiring of the Museum
- Redevelop Ground floor, with Michael Johnson's Workroom as priority
- Add a visitor toilet
- Create wheelchair access to ground floor

Michael Johnson's workroom has been identified as a starting point due to the practical need for access to the yard area. It will also create an accessible and interactive space which will enable consultation and feedback with Museum users to inform the following stages. The first stage could also provide evidence of the benefit of full ground floor access to support further planning applications if required.

This project could be carried out over several financial years. An example split would be as follows:

Year	Project focus	Estimated Cost
2021/2022	Rewiring; Toilet; Workroom;	£75,321.58
2022/2023	Bookshop; Steps	£90,304.58
2023/2024	Lift installation; Parlour	£118,216.58

A full breakdown of costs is provided at **APPENDIX 8 (Attached)**. These initial costs are indicative estimates only, members are asked to note that final costs will be determined by the tender process in line with the City Council's financial regulations and may therefore vary from those presented herein.

Any works would be funded from LCC's *capital* reserve which currently totals around £1.8m. In readiness for the budget setting meeting of the Council in January 2021, a recommendation is sought from the Committee as to the extent of any work to be completed in this regard during 2021/22. While officers will continue to explore all possible funding options in the meantime (such as HS2 project funding, CIL etc), the full cost of any recommended scheme should be allocated to City Council reserves initially in order that an appropriate budget can be set by the Council on the principle of informed choice for 2021/22.

Members are asked to note that the City Council is unlikely to be able to set a balanced *revenue* budget in 2021/22 due to the impact of COVID-19 on the City Council's income streams.

RECOMMENDED:

- i) ***That the principle of a three-year ground floor project is supported***
- ii) ***That the Committee make a recommendation to Council as to the extent of any first phase in 2021/22 with the corresponding costs to be drawn from the Council's capital reserve [any adopted recommendation will then form part of the draft 2021/22 draft Repair and Renewals programme to be considered by Council at its meeting of January 2021]***

13 DATE AND TIME OF NEXT MEETING

In the Calendar of Meetings as 10.30am on Tuesday 27 April 2021. Following adoption of the Minutes of the JBAC meeting of 6 November 2018, additional meetings may be called in the meantime if appropriate.

ANY OTHER URGENT OR NECESSARY BUSINESS AT THE DISCRETION OF THE CHAIRMAN.

* * * *

Lichfield City Council

Minutes of the Johnson Birthplace Advisory Committee Meeting held in the Moulton Room, Guildhall at 10.30 am on Tuesday 18 February 2020

PRESENT:

Representing Lichfield City Council: Councillor Mrs G Boyle (Chairman), and Councillors D Dundas, J Eagland, T Matthews, C Rapley and C Spruce.

In Attendance:

Joanne Wilson (Museums & Heritage Officer)
Penny Taylor (Museums Administration Assistant)
Tony Briggs (Town Clerk)
Mr Tony Thompson
Mr Robert Awty
Mr P Jones & Mr J Winterton (Johnson Society
representatives)

Apologies:

Councillor R Yardley

83 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Cllrs Mrs Eagland and T Matthews declared an interest under agenda item 6 (Ground Floor Adaptations – Disabled Access) as members of Lichfield District Council's planning committee. The Town Clerk confirmed that the general dispensation to speak and vote on such matters allowed them to participate, but both wished to emphasise that their attendance at the meeting did not constitute the formation of an opinion prior to the matter being considered by the District Council's Planning Committee; neither Councillor voted on this matter.

84 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 5 November 2019 be confirmed as a correct record.* [Minutes adopted by Council on 2 December 2019.]

85 MATTERS ARISING FROM JBAC MINUTES

Mr T Thompson requested feedback on the recommendations made at the previous meeting in regard to the additional hours for the Museum Administration Assistant Post and the appointment of a Museum Attendant. The Town Clerk confirmed that the recommendations had been adopted but with a minor change; the additional fixed term hours for the Museum Administration Assistant being for a period of 24 months rather than the 36 recommended by the Committee.

86 OPTIONS FOR NATIONAL LOTTERY HERITAGE FUND APPLICATION

Members considered the Museum and Heritage Officer's (MHO) report (Agenda Appendix 1) which presented three funding options available for the redevelopment project and requested the Committee's guidance as to its preferred option. In brief, the three options were as follows:

Option A - access to the largest single pot of funding, and a funded development phase but with the longest lead-in time and the possibility of not achieving funding for the delivery phase.

Option B - enables work to start much earlier, could be the most expensive option for LCC, but would achieve the whole project.

Option C – also enables work to start earlier, could be the most affordable option for LCC and would be seeking the least funding. Only half of the Museum would be refurbished, with further fundraising required to complete the project.

Considerable detailed discussion was held, with option C being the first to be discounted by majority vote and a further vote held in regard to options A and B.

Discussions were also held on the content of the Draft Expression of Interest form (agenda Appendix 2) and it was agreed that the first two paragraphs be amended to highlight the influence that the building and the City had on Johnson plus the links to other notable Lichfeldians.

RESOLVED:

- a) That the Committee believe Option B (as presented in the agenda report) to be the most appropriate and that this option for funding be pursued***
- b) The suggested amendments to the draft Expression of Interest form be made prior to submission***
- c) Contact be made with local consultancies who may be able to act as Project Managers and their advice sought***
- d) Advice be sought from Susan Dalloe Consultancy (who have already prepared some of the development project documentation) in regard to assistance with funding bid applications and general guidance.***

87 GROUND FLOOR ADAPTATIONS – DISABLED ACCESS

Following recommendations by Susan Dalloe Consultancy, architects provided options for establishing disabled access to the ground floor of the Museum. These plans focussed on the Market Street steps as they are a relatively recent addition. A pre-planning application was submitted in order to receive feedback from the District Conservation Officer and Historic England; they requested an alternative plan, using the Market Square side of the building for disabled access provision.

The Committee expressed considerable concern with the proposal to site the disabled access on Breadmarket Street, highlighting several issues including:

- The narrow pathway along Breadmarket Street and the impact disabled access to the museum would have on this path
- Loss of historic building fabric and the symmetrical appearance of this elevation as depicted in artwork and photographs across the centuries
- The narrow and potentially difficult access that the Breadmarket street solution would provide to wheelchair users
- The compromises that are made to the internal ground floor layout as a result of this option.

The preference of the Committee was for a return to proposals for disabled access from Market Street.

There was also considerable concern from Johnson Society representatives regarding the proposal to remove a section of wall between the bookshop into Michael Johnson's workroom; the removal of this section of wall being designed to provide disabled access to the whole ground floor and proposed toilet. This matter to be discussed further at subsequent meetings.

RESOLVED: That the Town Clerk and MHO enter into further discussion with Historic England and the District Council's Conservation Officer, citing the concerns raised by the Committee regarding the proposals for a 'Breadmarket St' disabled access, and seeking responses from them regarding these concerns.

88 DATE AND TIME OF NEXT MEETING

10.30am on Tuesday 28 April 2020.

THERE BEING NO FURTHER BUSINESS

THE CHAIRMAN DECLARED THE MEETING CLOSED AT 12.00 MIDDAY

JBAC: 3 November 2020 APPENDIX 1

SAMUEL JOHNSON BIRTHPLACE MUSEUM

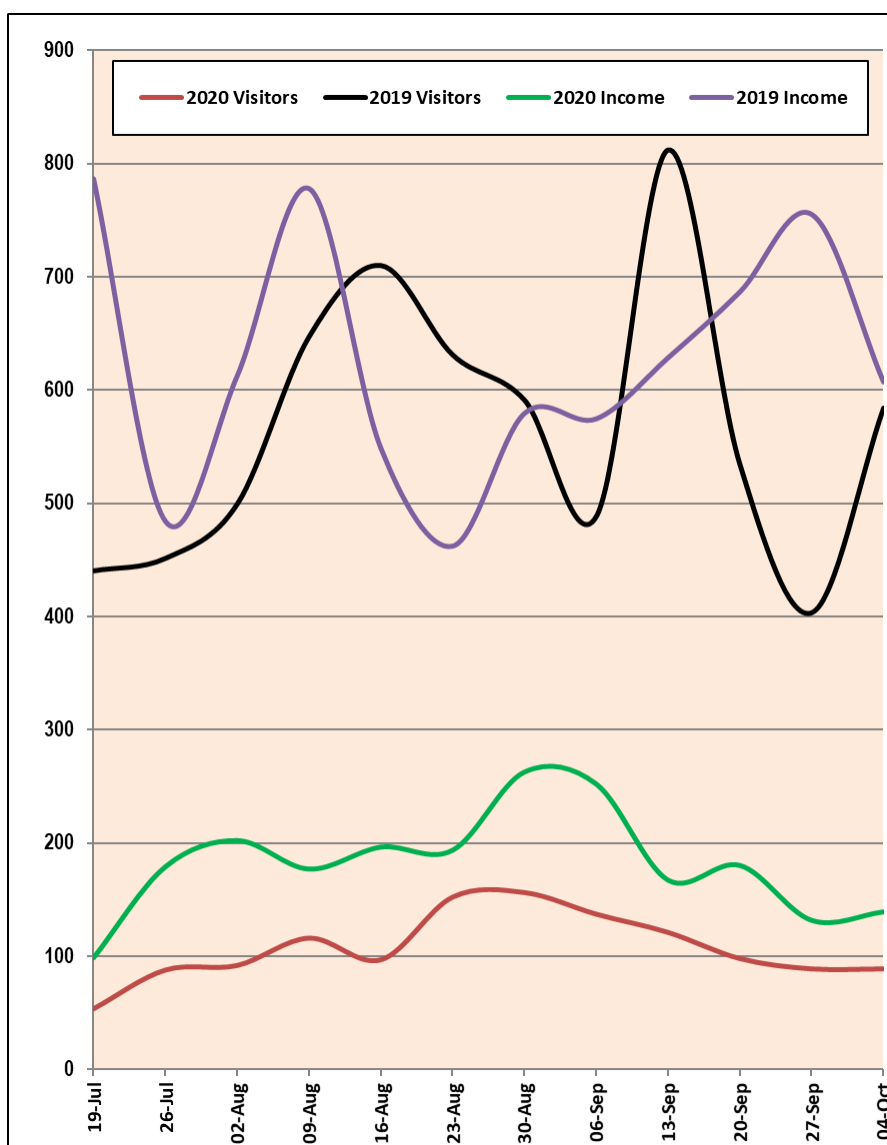
REPORT ON RE-OPENING POST-COVID 19 RELATED CLOSURE

SJBM reopened on Tuesday 14 July with Covid-secure measures in place, 'Good to Go' status from Visit England, and a timed entry system to limit visitor numbers (available to book ahead via the Museum website and also accommodating drop-in visitors). Safety measures and systems for supporting Test & Trace have been updated as guidance and regulations have changed.

In the first twelve weeks of reopening visitors totalled 1,289. This represents 19% of usual visitor numbers for the period compared to 2019, and 54% of the possible reduced capacity. The Museum is currently closed on Mondays for cleaning, and open for usual hours the other 6 days of the week.

Income from sales and donations totalled £2,178, representing 29% of normal income in the period, with a per person average spend of £1.70 as compared to £1.11 in the same period in 2019.

The 2020 calendar year began with 3,146 visitors in the first 11 weeks of the year before closure, an increase on visitor numbers in the same period in 2019.



JBAC: 3 November 2020 APPENDIX 2

SAMUEL JOHNSON BIRTHPLACE MUSEUM: CHARGES

SCHOOL AND GUIDED TOURS ADMISSION	
£3.50	Pre-Booked Guided Tour Per Person within opening hours (minimum charge £35 based on group size of 10)
£4.50	Pre-Booked Guided Tour Per Person for exclusive use out of opening hours (minimum charge £45 based on group size of 10)
£1.00	Optional additional Group Refreshment charge per person (Tea/Coffee and biscuits)
£2.00	Primary School Visit per pupil
£3.50	A-Level School Dictionary Workshop Visit per pupil
£10	Weekly hire of Schools Outreach Box (to be collected by school)
£40	Outreach Speaker to Attend external site, to include travel up to 15 miles from Museum
£1	Per mile travel charge for Outreach talks over 15 miles (equivalent of 50p each way)
£20	Hire of Birth Room per Hour (outside of public opening hours)
EVENTS ADMISSION	
£2.50	Children's Drop in crafts
£3.50	Children's Craft Workshops/ Storytelling
£1.00	Accompanying Adult to Children's Craft Workshop/ Storytelling
£3.00	Children's Book Club, full price
£2.00	Children's Book Club, sibling discount
£4.00	History Workshops
£7.50	Minimum ticket price for Drama/Storytelling evenings, up to £9.50 dependent on artist rates and costume hire.
£25	Latin Course per term (Advanced)
£20	Latin Course per term (Beginners)
£5.00	Latin Course pay-as-you-go (Beginners)
RESEARCHER SUPPORT COSTS	
20p	Photocopying A4 Sheet Black and White
30p	Photocopying A3 Sheet Black and White
30p	Photocopying A4 Sheet Colour
40p	Photocopying A3 Sheet Colour
£2.50	Minimum charge (total) for scanning, printing, and posting within UK
£20	Quarter page image use in commercial book with print run over 2,000
£25	Half page image use in commercial book with print run over 2,000
£30	Inside full-page image use in commercial book with print run over 2,000
£50	Cover image in commercial book with print run over 2,000
SHOP SUPPORT COSTS	
£1.00	Minimum P&P for small items
£2.50	Minimum P&P for large items (heavier items weighed and price confirmed with buyer)

Shop Stock: Sale prices for souvenir stock items are set on an item by item basis, dependent on unit price, recommended retail price and a realistic sale price for the local market.

JBAC: 3 November 2020 APPENDIX 4

Ground floor access to the Samuel Johnson Birthplace Museum: options overview (October 2020)

This document provides a summary of the current position as we work towards achieving a universal access provision for the Birthplace Museum as part of a larger development of the Museum's displays and services.

Current options for discussion:

	Option	How to be achieved	Pros	Cons
A	Full ground floor access via Market Street with opening into Workroom	Replacing modern entrance stairs with platform lift and stairs Creating opening or jib door through bookshop wall to Michael Johnson's workroom Discovery area in Bookshop with handling and collection elements Digital access to upper floors in parlour Further accessible displays in the yard (e.g. model of building)	Provides access to all 3 rooms of the ground floor, and to toilet. Enables all visitors to experience the building and to be welcomed by Museum staff	Has irreversible impact on the historic fabric of the building
A2	Full ground floor access via Market Street with raised platform in internal doorway	As Option A, but with freestanding raised platform/ramp in internal doorway	As Option A All aspects are reversible, and no significant alteration to historic fabric.	Potential trip hazard to be resolved/managed.
B	Access to Bookshop only via Market Street	Replacing modern entrance stairs with platform lift and stairs Discovery area in Bookshop and digital access to rest of ground floor, upper floors, handling and collection elements.	Reversible, and no significant alteration to historic fabric. Enables all visitors to experience the building and to be welcomed by Museum staff	Physical access to only one room
<i>Options A, A2 or B could be supported by more collection items at ground floor and current bookselling area reduced.</i>				

C	No access to Birthplace site: accessible hub situated in another site e.g. St Marys	Discovery area in e.g. St Mary's with digital access hub for Birthplace including handling elements. <i>(Suggested by Historic England, no discussions held with St Mary's yet)</i>	Potentially accesses new audiences Lower initial costs	Users would not benefit from the atmosphere of the building or Birthplace visitor experience. Ongoing additional costs of rent, staff and volunteer support to have a presence No control over access and opening hours or a partner site
D	No access to Birthplace site: accessible hub situated in Guildhall	Discovery area in Guildhall building with digital access hub for Birthplace including handling elements.	LCC has control over the operation of this building Lower initial costs	As Option C, and: Potential loss of revenue to LCC if a space repurposed. No natural footfall – visitors not encouraged outside of booked events Access may be restricted due to whole building bookings

The District Conservation Officer and Historic England considered the revised Market Street scheme and provided informal feedback in July 2020. In summary:

- The **toilet proposal** is considered the least contentious aspect due to easy reversal
- It is recognised that the **revised entrance** arrangements have been reduced in size and massing, but still represent a substantial increase in the prominence of the entrance and will potentially have a wider impact on the conservation area. The proposal is considered to have a permanent impact on a relatively small area of historic fabric.
- The **new opening** will only be considered if a clear demonstration can be given that all other options have been assessed and that the reasons for wanting access to the rear rooms are clearly demonstrated. Any application would be accompanied by a Heritage Statement and opening-up works to be carried out at the appropriate stage. Should such works reveal timber framing, the proposals would require amendment or could be proved structurally impossible.
- Overall, support for the proposal is very finely balanced between the impact on the building and the amount of access it provides. Therefore ample evidence is required of the benefit, careful consideration to ensure no other works will be required, and assurances that plans are in place for developing access for users with other disabilities and that the current plans also meet requirements for other disabilities.

Notes

New displays will be created across the ground floor with improved access to collections, relocated introductory film and interactive elements

All options above assume the addition of a visitor toilet. Regardless of the access provision, it would be prudent for the toilet to be an accessible size to enable longevity should access ever be achieved by other means, and to be accessible for other audiences (e.g. families)

On-street information has been suggested in reports and recommendations, however discussions with the Conservation Officer make clear that a permanent street presence beyond the accessible

entrance is unlikely to be supported. Daily removable items could, however, be permissible subject to planning consent.

An additional access audit of the Birthplace specific to neurodivergent visitors has been undertaken with support from West Midlands Museum Development Funding (report received April 2020) including recommendations for future developments.

In addition to the provision of physical access to the ground floor, the goals of the SJBM Development Project include:

- Develop kitchen and bookbinding workshop displays into interactive spaces in collaboration with users with learning disabilities
- Train staff and volunteers on welcoming disabled and neurodivergent audiences

Options already explored

- **Lift to upper floors included in Susan Dalloe Consultancy report:** installed in courtyard, could provide access to 1st and 2nd floors but attic would remain inaccessible. Would access building through the windows at the back of house - option discounted in discussion with JBAC based on impracticality for users, and the balance of benefit against extreme impact to Grade I listed building.
- **Ramp access to bookshop:** Proposals fully measured up by Susan Dalloe Consultancy in 2018 and again by Brownhill Hayward Brown (BHB) Architects in 2019 both demonstrated that there is insufficient space available at the Museum frontage to provide any access by ramp.
- **Access by platform lift to Breadmarket Street door:** a pre-planning application was submitted to Lichfield District Council for a scheme replacing the modern stairs at Market Street with a platform lift and stairs structure. Feedback stated the proposed structure was too large and would have a negative impact on the streetscene of the conservation area. A revised scheme located at the Breadmarket Street frontage was requested as a less intrusive approach. However, this scheme was subsequently rejected by JBAC members and representatives of the Johnson Society on the basis of removal of historic material, effect on the iconic view of the Museum, and the safety concerns presented by the adjacent road. A revised Market Street structure with a reduced size was proposed by BHB as an alternative.

JBAC: 3 November 2020 APPENDIX 8

COSTS FOR GROUND FLOOR DEVELOPMENT

Total:	£	283,842.75
Stage 1	£	75,321.58
Rewiring	£	12,000.00
Works: Toilet Pod and associated items	£	13,900.00
Workroom Displays	£	14,625.00
Yard Display	£	5,000.00
Bookbinding consultation (and creation of working model)	£	2,500.00
Proportion of Fees, additional costs, and contingency	£	27,296.58
Stage 2	£	90,304.58
Bookshop Displays	£	30,050.00
Works: New Steps	£	28,638.00
Works: Example cost for A (Opening)	£	4,320.00
Proportion of Fees, additional costs, and contingency	£	27,296.58
Stage 3	£	118,216.58
Works: Lift	£	71,570.00
Parlour Displays	£	19,350.00
Proportion of Fees, additional costs, and contingency	£	27,296.58
Consultation and Fees	£	26,587.75
<i>Archaeological Monitoring</i>	£	1,625.00
<i>Heritage Statement</i>	£	1,180.00
<i>Planning Application Fee</i>	£	234.00
<i>BHB Fee: Concept</i>	£	3,767.75
<i>BHB Fee: Planning</i>	£	3,767.75
<i>BHB Fee: Construction</i>	£	4,709.69
<i>BHB Fee: Tender</i>	£	6,593.56
<i>Structural Engineer</i>	£	3,000.00
<i>Neurodivergent audiences consultation</i>	£	1,050.00
<i>Access expert input and feedback</i>	£	300.00
<i>Designers: Preparation of material for planning applications</i>	£	360.00
Works: additional costs	£	30,302.00
<i>Works: Preliminaries and misc. items</i>	£	7,690.00
<i>Works: Example Mark-up at 10% for Option A (Opening)</i>	£	12,612.00
<i>Works: Contingency</i>	£	10,000.00
Project contingency (10%)	£	25,000.00
Sub-Total	£	81,889.75

Note: above costs are based on supplier estimates. The appointment of suppliers will be subject to tendering processes in accordance with LCC Financial Regulations.