

**ATHLONE HOUSE LIMITED**

**PRELIMINARY BUDGET ESTIMATE  
FOR REVISED PLANNING APPLICATION**

**for**

**THE REFURBISHMENT OF THE EXISTING ATHLONE  
HOUSE AS A SINGLE DWELLING**

**at**

**HIGHGATE  
LONDON**

**OCTOBER 2013**



## *C O N T E N T S*

PART 1	NOTES
PART 2	EXCLUSIONS
PART 3	MAIN SUMMARY
PART 4	DETAILED ELEMENTAL COST SECTIONS



***PRELIMINARY BUDGET ESTIMATE FOR REVISED PLANNING APPLICATION  
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**PART 1 : NOTES**



## **1.1 INTRODUCTION**

SelwayJoyce Limited has a wide range of experience in Quantity Surveying issues surrounding Country Houses and working with existing and historic buildings. Our working relationship with Adam Architecture is well founded and we regard ourselves as being well qualified to provide construction cost advice on schemes of their design.

A detailed design proposal and specification has not been prepared for the refurbishment of Athlone House into a single dwelling. We have made our own assessment and interpretation of the nature and extent of works required, in terms of extent of repair and replacement, and specification levels.

## **1.2 NOTES**

- a Costs are based on a selective competitive tender and we have included Main Contractors overheads and profit mark-up on all works at a level of 10%.
- b We have assumed an on-site duration for the works of 104 weeks and that works will be carried out in one construction phase.
- c We have assumed that the existing M&E installations will be completely removed and a fully new installation for M&E will be required. The new installation allowances include for a good quality specification (and are based on recent cost data from similar schemes).
- d A Contingency Sum of 13% has been applied for Pricing, Design and Environmental (compliance).

## **1.3 INFORMATION USED IN PREPARATION OF THIS ESTIMATE**

- a Adam Architecture  
Athlone House Second Planning Application Design and Access Statement – June 1012  
[NB. No ‘as existing’ or ‘as proposed’ information was available for use].
- b Lincoln and Campbell Associates Limited  
Dwg 930/31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 and basement plan.
- c Site survey  
SJ attended a site review meeting on 1st May 2008.
- d Savills  
Athlone House Summary Condition Report – August 2012 (prepared by Savills Commercial Limited).



## **PART 2 : EXCLUSIONS**



***PRELIMINARY BUDGET ESTIMATE FOR REVISED PLANNING APPLICATION  
FOR THE REFURBISHMENT OF THE EXISTING ATHLONE HOUSE AS A SINGLE DWELLING***

**2.1 EXCLUSIONS FROM THIS BUDGET ESTIMATE**

No allowance has been made for the following: -

- a Purchase fees, Local Authority fees, etc.
- b No allowance has been made for site investigation costs. It has been assumed that good ground conditions prevail on the site.
- c No allowance has been included for soft furnishings, blinds, curtains, carpets or the like.
- d No allowance is included for loose furniture or fittings.
- e Costs stated are present day with an illustration to show construction inflation with a start on site first quarter 2014 and a mid point of programme at fourth quarter 2014.



*PRELIMINARY BUDGET ESTIMATE FOR REVISED PLANNING APPLICATION  
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**PART 3 : MAIN SUMMARY**



**PRELIMINARY BUDGET ESTIMATE FOR REVISED PLANNING APPLICATION  
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**3.1 MAIN SUMMARY**

PRELIMINARY BUDGET ESTIMATE FOR REVISED PLANNING APPLICATION FOR THE REFURBISHMENT OF THE EXISTING ATHLONE HOUSE AS A SINGLE DWELLING

ELEMENTAL ANALYSIS		OVERALL TOTAL COST	
		£	£
1	ENABLING WORKS		343,100
2	SUBSTRUCTURE		623,400
3	SUPERSTRUCTURE		
	A Frame	91,000	
	B Upper floors	226,600	
	C Roof	351,500	
	D Stairs	150,000	
	E External walls	1,118,200	
	F Windows and external doors	801,400	
	G Internal walls and partitions	252,200	
	H Internal doors	112,700	3,103,600
4	INTERNAL FINISHES		
	A Wall	738,000	
	B Floor	534,200	
	C Ceiling	1,000,100	2,272,300
5	FIXTURES AND FITTINGS		655,600
6	SERVICES		
	A Sanitary appliances	59,200	
	B Above ground drainage	7,500	
	C Mechanical installation	922,400	
	D Electrical installation	1,175,200	
	E BWIC & MC OHP	342,300	2,506,600
			9,504,600
7	DRAINAGE & EXTERNAL WORKS/SERVICES		
	A Drainage	110,000	
	B External works (inc service mains)	1,163,300	1,273,300
			10,777,900
8	PRELIMINARIES		
	Site management, scaffolding, etc		
	104 weeks @ £15,000/week	14.47%	1,560,000
	Add for temporary roof (e/o scaffolding)		40,000
			12,377,900
9	CONTINGENCY Construction	6.00%	742,700
	Design	7.00%	866,500
			13,987,100
10	INFLATION Fourth Quarter 2012 (current at issue) to Fourth Quarter 2014.	4.13%	577,700
			<b>Total Build Cost</b>
			£14,564,800
	<b>Add</b>		
	<b>Professional Fees</b>	20.00%	2,912,900
			17,477,700
	<b>VAT</b>		
	Construction and Fees	20.00%	3,495,500
			<b>TOTAL COST</b>
			<b>£20,973,200</b>
<b>NOTE:</b> Main Contractors overheads and profit included in the rates.			
	Gross int. floor area	1,990m2	
	Gross unit area cost £/m2 [Exc. Fees/VAT]	£7,319	
	Gross unit area cost £/ft2 [Exc. Fees/VAT]	680	





**PRELIMINARY BUDGET ESTIMATE FOR REVISED PLANNING APPLICATION  
FOR THE REFURBISHMENT OF THE EXISTING ATHLONE HOUSE AS A SINGLE DWELLING**

**3.2 BREAKDOWN OF FLOOR AREAS**

Basement	231	
Ground floor (Incl. conservatory & pool house)	868	
1st floor	751	
2nd floor (Storage & Boarded Roof Areas)	110	
Tower Room	30	
3rd floor (Assumed no works in this phase)	—	
	1,990 m2	21,420 ft2



**PART 4 : DETAILED ELEMENTAL COST SECTIONS**

# ATHLONE HOUSE

## ALTERATIONS AND EXTENSIONS

### PRELIMINARY BUDGET ESTIMATE FOR REVISED PLANNING APPLICATION FOR THE REFURBISHMENT OF THE EXISTING ATHLONE HOUSE AS A SINGLE DWELLING

Mar-13

ELEMENTAL ANALYSIS	OVERALL TOTAL COST		OVERALL UNIT AREA RATE		%age Element of Total Cost
	£	£	£/M2	£/M2	
<b>1 ENABLING WORKS</b>		343,148		172.44	2.4%
<b>2 SUBSTRUCTURE</b>		623,391		313.26	4.3%
<b>3 SUPER STRUCTURE</b>					
A Frame	91,000		45.73		0.6%
B Upper floors	226,560		113.85		1.5%
C Roof	351,488		176.63		2.4%
D Stairs	150,000		75.38		1.0%
E External walls	1,118,200		561.91		7.7%
F Windows and external doors	801,400		402.71		5.5%
G Internal walls and partitions	252,237		126.75		1.7%
H Internal doors	112,743	3,103,628	56.65	1,559.61	0.8%
<b>4 INTERNAL FINISHES</b>					
A Wall	738,010		370.86		5.0%
B Floor	534,200		268.44		3.7%
C Ceiling	1,000,104	2,272,315	502.56	1,141.87	6.9%
<b>5 FIXTURES AND FITTINGS</b>		655,600		329.45	4.5%
<b>6 SERVICES</b>					
A Sanitary appliances	59,150		29.72		0.4%
B Above ground drainage	7,500		3.77		0.1%
C Mechanical installation	922,365		463.50		6.3%
D Electrical installation	1,175,230		590.57		8.1%
E BWIC & MC OHP	342,310	2,506,555	172.02	1,259.58	2.4%
		£ 9,504,637		£ 4,776.20	
<b>7 DRAINAGE &amp; EXTERNAL WORKS / SERVICES</b>					
A Drainage	110,000				
B External works (inc service mains)	1,163,280	1,273,280		639.84	8.7%
		£ 10,777,917		£ 5,416.04	
<b>8 PRELIMINARIES</b>					
Site management, scaffolding, etc. 104 weeks @ 15,000 /week	14.47%	1,560,000		783.92	10.7%
Add for temporary roof (e/o scaffolding)		40,000		20.10	0.3%
		£ 12,377,917		£ 804.02	
<b>9 CONTINGENCY</b>					
Construction	6.00%	742,675		373.20	5.1%
Design	7.00%	866,454		435.40	5.9%
		13,987,046			
<b>10 INFLATION</b>					
Fourth Quarter 2012 (current at issue) to Fourth Quarter 2014.	4.13%	577,665		290.28	4.0%
		£ 14,564,711			100%

# ATHLONE HOUSE

## ALTERATIONS AND EXTENSIONS

### PRELIMINARY BUDGET ESTIMATE FOR REVISED PLANNING APPLICATION FOR THE REFURBISHMENT OF THE EXISTING ATHLONE HOUSE AS A SINGLE DWELLING

Mar-13

<b>Build Cost</b>		14,564,711	
<b>Add</b>			
<b>Professional Fees</b>	20.00%	2,912,942	
		<hr/>	
		17,477,653	
<b>VAT Construction + Fees</b>	20.00%	3,495,531	
		<hr/>	
<b>TOTAL COST</b>		<u>20,973,184</u>	

NOTE: -

Main Contractors overheads and profit included in the rates.

Gross int. floor area	1,990	m2	
Gross unit area cost £/m2 [Exc. Fee's/VAT]	£	7,319	
Gross unit area cost £/ft2 [Exc. Fee's/VAT]		680	

## **ENABLING WORKS**

### **Demolition Works**

Allowance for demolition works to remove (redundant) additions - By others.	Item	0	1 Item	£0.00
Allowance for demolition of existing single storey stone circular bay & columns.	Item	3,000	1 Item	£3,000.00

### **Forming / Adjusting / Blocking Openings / Removing Internal Walls & Partitions**

Works to openings

Basement

New stairwell; close opening to wall.	Item	754	1 Item	£754.00
Modify opening to internal doorway.	Item	472	1 Item	£472.00

Ground Floor

Drawing Room; remove wall, insert beam.	Item	13,490	1 Item	£13,490.00
Drawing Room; modify opening to window.	Item	1,545	1 Item	£1,545.00
Drawing Room; modify opening to window.(East).	Item	1,545	1 Item	£1,545.00
Small dining room; remove walls, add new walling & insert beams.	Item	20,656	1 Item	£20,656.00
Small Dining Room; form new openings (5 nr).	Item	8,910	1 Item	£8,910.00
Pool room; demolish existing wall & insert beam.	Item	4,800	1 Item	£4,800.00
Pantry; modify opening to window.	Item	535	1 Item	£535.00
G15: modify opening.	Item	572	1 Item	£572.00
G15; remove wall, insert beam.	Item	4,667	1 Item	£4,667.00
Breakfast Room; Remove fireplace & form opening.	Item	2,230	1 Item	£2,230.00
Breakfast Room; form opening.	Item	3,676	1 Item	£3,676.00
Breakfast Room; demolish existing partition.	Item	4,988	1 Item	£4,988.00
Breakfast Room; fill opening.	Item	432	1 Item	£432.00
Existing lift shaft area; fill opening.	Item	432	1 Item	£432.00
Existing lift shaft area; demolish existing partition.	Item	5,191	1 Item	£5,191.00
Existing lift shaft area; demolish existing lift shaft complete.	Say Item	10,000	1 Item	£10,000.00
G20 Entrance Hall; Remove screen.	Say Item	2,000	1 Item	£2,000.00
G20 Entrance Hall; Demolish existing walls.	Item	4,785	1 Item	£4,785.00
G21 Library/TV; fill existing opening & construct new fire place.	Say Item	8,000	1 Item	£8,000.00
G22 Study; Demolish existing walls.	Item	9,416	1 Item	£9,416.00
Allowance for work to feature arches - not yet detailed.(But outlined on drawings).	Say Item	5,000	1 Item	£5,000.00

Allowance for un - bricking ground floor windows.	Say	Item	10,000	1 Item	£10,000.00
<b>First Floor</b>					
F04 Bedroom: fill existing openings.		Item	1,920	1 Item	£1,920.00
F08 / Bedroom; modify opening.		Item	849	1 Item	£849.00
Existing Bathrooms & toilets adj. Lightwell; remove existing partitions.		Item	8,034	1 Item	£8,034.00
Bath & Dressing Rooms F11 & 12; demolish existing wall.		Item	3,733	1 Item	£3,733.00
Dressing Room F12; modify window		Item	535	1 Item	£535.00
Lightwell; open up wall to form gallery.		Item	5,228	1 Item	£5,228.00
Adjacent Lightwell; modify large opening opposite Dressing room.		Item	3,738	1 Item	£3,738.00
F09: remove existing partitions.		Item	6,464	1 Item	£6,464.00
F08: remove existing partitions.		Item	4,968	1 Item	£4,968.00
<b>Second Floor</b>					
Allowance for removal of existing staircase and closure of void.	Say	Item	3,000	1 Item	£3,000.00
For new stairs see Stair Element.					
Storage area S02; fill existing opening.		Item	1,414	1 Item	£1,414.00
Storage area S02; remove existing partitions.		Item	3,906	1 Item	£3,906.00
Storage areas SO4 & 5; modify window openings.		Item	1,219	1 Item	£1,219.00
SO5; remove existing partition.		Item	3,082	1 Item	£3,082.00
Create new hatchway.	Say	Item	500	1 Item	£500.00
Lightwell area; remove existing partitions.		Item	5,112	1 Item	£5,112.00
<b><u>General items</u></b>					
Drawing Room; remove existing cabinets / cupboards etc.		Item	300	1 Item	£300.00
Study; Remove safe.		Item	750	1 Item	£750.00
Breakfast Room; remove existing cabinets / cupboards etc.		Item	300	1 Item	£300.00
Small dining room; remove existing bay window.		Item	1,000	1 Item	£1,000.00
<b>Generally</b>					
Generally: remove redundant sanitary ware.		Item	1,000	1 Item	£1,000.00
<b>Modifications to Chimney Stacks (Excluding finial works).But including removal of hospital stack.</b>					
Not yet designed or detailed.	Say	Item	20,000	1 Item	£20,000.00
<b>Enabling Works to finials, generally; excluding four stone finials to main tower. (See External Walls Section). For repairs and Replacements generally see also External Walls Section.</b>					

Not yet designed or detailed.	Say	Item	20,000	1 Item	£20,000.00
Removal of existing roof structure to revised lightwell area.	Say	Item	5,000	1 Item	£5,000.00
Remove existing M & E services installations including lift, all plant, equipment, piping, casings, etc.; assume full new M & E installation required throughout (measured elsewhere); make good.		Item	25,000	1 Item	£25,000.00
Provisional Allowances					
Allowance for removing items of fixed furniture,	Say	Item	5,000	1 Item	£5,000.00
Allowance for removal of redundant wall / floor / ceiling finishes from all areas. (Excluding plaster & render measured separately).	Say	Item	10,000	1 Item	£10,000.00
<b>Assumed all plaster work to walls to be removed to allow fungicidal treatment to eradicate very extensive dry rot infestation. Taken in finishings.</b>					
<b>Assumed all plaster work to ceilings to be removed to allow fungicidal treatment to eradicate very extensive dry rot infestation. Taken in finishings.</b>					
Assumed all floor finishes to be removed to allow similar treatment to above. Taken in finishings & upper floors.					
Allowance for damp eradication (Excluding tanking to basement).	Say	Item	10,000	1 Item	£10,000.00
<b>Due to extensive dry rot - assumed all floor boards, floor f &amp; ceiling joists and soft screeds are to be removed. See upper floors &amp; roof.</b>					
Allowance for removal of remaining deleterious materials (subject to survey) e.g. Infected joinery, architraves, doors etc.	Say	Item	10,000	1 Item	£10,000.00
Removal of existing panelling.	Say	Item	5,000	1 Item	£5,000.00
(House, environs, remains of previous extension & make good) - say		Item	25,000	1 Item	£25,000.00
Allowance for temporary propping (Gables & Bays) - say		Item	10,000	1 Item	£10,000.00
Allowance for associated protection works - say		Item	1,000	1 Item	£1,000.00
Allowance for breaking up existing paving - say		Item	1,000	1 Item	£1,000.00
Allowance for modification of further window / door openings identified in defects report.		Item	10,000	1 Item	£10,000.00
Allowance for removal of existing modern railings.		Item	2,000	1 Item	£2,000.00

ENABLING WORKS TOTAL

343,148

## **SUBSTRUCTURE**

Ground Floor.

### **Foundations to new internal walls.**

#### Groundwork

Break out existing slab	Item	980	49 m2	£20.00
Excavation to reduce level; proximity to existing	Item	570	19 m3	£30.00
Excavation for trench foundations; proximity to existing	Item	1,200	24 m3	£50.00
Temporary support and sequencing; small works	Item	200	1 Item	£200.00
Extra over excavations for				
Soft Spots; backfilling with lean mix conc including all earthworks support and disposal	Item	150	1 m3	£150.00
Obstructions	Item	200	1 Item	£200.00
Disposal of excavated material (allow for off site)	Item	860	43 m3	£20.00
Disposal of ground water	Item	100	1 Item	£100.00

#### Concrete

##### Reinforced concrete foundations

To perimeter and main cross walls including formwork and all associated labours	Item	2,220	12 m3	£185.00
E/o last for junction with existing - say	Item	100	1 Item	£100.00
Allowance for foundation works to new load-bearing walls where opening adjustments occur - say	Item	200	1 Item	£200.00

#### Substructure walling

Walling to match existing; brick details	Item	760	19 m2	£40.00
Joint to existing	Item	80	1 m	£80.00

### **Verandah foundations.**

#### Groundwork

Break out existing slab	Item	1,020	51 m2	£20.00
Excavation to reduce level; proximity to existing	Item	600	20 m3	£30.00
Excavation for trench foundations; proximity to existing	Item	350	7 m3	£50.00
Temporary support and sequencing; small works	Item	200	1 Item	£200.00
Extra over excavations for				
Soft Spots; backfilling with lean mix conc including all earthworks support and disposal	Item	150	1 m3	£150.00
Obstructions	Item	200	1 Item	£200.00
Disposal of excavated material (allow for off site)	Item	540	27 m3	£20.00
Disposal of ground water	Item	100	1 Item	£100.00

#### Concrete



## Reinforced concrete foundations

To perimeter and main cross walls including formwork and all associated labours	Item	740	4 m3	£185.00
E/o last for junction with existing - say	Item	100	1 Item	£100.00
Allowance for foundation works to new load-bearing walls where opening adjustments occur - say	Item	200	1 Item	£200.00

## Substructure walling

### External cavity wall

Blockwork inner skin	Item	270	9 m2	£30.00
Walling to match existing; brick details	Item	3,150	9 m2	£350.00
Cavity with lean mix concrete	Item	135	9 m2	£15.00
Joint to existing	Item	80	1 m	£80.00

### Internal walls

Blockwork internal walls	Item	180	6 m2	£30.00
Joint to existing	Item	20	1 m	£20.00

## **Pool Room Foundations**

### Groundwork

Break out existing slab	Item	1,620	81 m2	£20.00
Excavation to reduce level; proximity to existing	Item	960	32 m3	£30.00
Excavation for trench foundations; proximity to existing	Item	900	18 m3	£50.00
Temporary support and sequencing; small works	Item	200	1 Item	£200.00
Extra over excavations for				
Soft Spots; backfilling with lean mix conc including all earthworks support and disposal	Item	150	1 m3	£150.00
Obstructions	Item	200	1 Item	£200.00
Disposal of excavated material (allow for off site)	Item	1,000	50 m3	£20.00
Disposal of ground water	Item	100	1 Item	£100.00

### Concrete

## Reinforced concrete foundations

To perimeter and main cross walls including formwork and all associated labours	Item	1,665	9 m3	£185.00
E/o last for junction with existing - say	Item	100	1 Item	£100.00
Allowance for foundation works to new load-bearing walls where opening adjustments occur - say	Item	200	1 Item	£200.00

## Substructure walling

### External cavity wall

Blockwork inner skin	Item	420	14 m2	£30.00
Walling to match existing; brick details	Item	4,900	14 m2	£350.00

Cavity with lean mix concrete	Item	210	14 m2	£15.00
Joint to existing	Item	80	1 m	£80.00

### **Ground Floor Construction**

Beam and block floor for all remaining areas where existing floor assumed to be removed	Item	2,805	51 m2	£55.00
E/o for BWIC	Item	281	1 Item	£281.00

### **Other Items**

Ventilation provision	Item	500	1 Item	£500.00
Forming openings for service voids / drainage - say	Item	200	1 Item	£200.00

### **Pool Construction**

Allowance for excavation and construction of pool.(Excluding Fabric of Pool House).	Item	150,000	1 Item	£150,000.00
First & Second floors - not applicable.				

### **Works to existing**

### **Basement [note - sequencing and method to resolve with engineer]**

Allowance for works in connection with upgrading

#### **Maclennan system.**

Cavity drain to walls.	Item	38,205	849 m2	£45.00
Drainage channel.	Item	6,200	248 m	£25.00
Floor system.	Item	5,150	206 m2	£25.00
Pumps & sumps.	Item	10,000	1 Item	£10,000.00
Additional drainage.	Item	15,000	1 Item	£15,000.00
Proprietary dry lining system.	Item	67,920	849 m2	£80.00
Suspended ceiling.	Item	20,600	206 m2	£100.00
Specialist screeding system.	Item	10,300	206 m2	£50.00
Vapour proof decoration.	Item	21,100	1055 m2	£20.00
Floor finish.	Item	10,300	206 m2	£50.00
Allowance for ventilation.	Item	12,360	206 m2	£60.00
Additional M & E.	Item	15,500	1 Item	£15,500.00
BWIC.	Item	11,700	1 Item	£11,700.00
Allowance for sundry repairs to fabric once structure	Item	11,700	1 Item	£11,700.00

### **Provisional Allowance for forming underpin / rc wall to existing basement below house if necessary upon further exploratory work.**

Break out existing floor slab locally	Item	200	10 m2	£20.00
Underpinning existing walls	Item	5,000	5 m	£1,000.00

Excavation for rc wall - working space trench	Item	200	10 m3	£20.00
Temporary support and sequencing; small works	Item	2,000	1 Item	£2,000.00
Allowance for rc wall; Caltite waterproof concrete	Item	4,000	10 m3	£400.00
Extra to last for formwork	Item	900	30 m2	£30.00
Extra over excavations for				
Soft Spots; backfilling with lean mix conc including all earthworks support and disposal	Item	300	2 m3	£150.00
Obstructions	Item	200	1 Item	£200.00
Disposal of excavated material (allow for off site)	Item	200	10 m3	£20.00
Disposal of ground water	Item	200	1 Item	£200.00

#### Oversite

Site clearance	Item	500	100 m2	£5.00
Excavation to basement; proximity to existing	Item	900	50 m3	£18.00
Temporary support and sequencing	Item	1,250	1 Item	£1,250.00
Extra over excavations for				
Soft Spots; backfilling with lean mix conc including all earthworks support and disposal	Item	300	2 m3	£150.00
Obstructions	Item	300	1 Item	£300.00
Disposal of excavated material (allow for off site)	Item	1,000	50 m3	£20.00
Disposal of ground water	Item	1,000	1 Item	£1,000.00

#### Basement walling

Outer shell of Caltite waterproof concrete	Included above.			
Extra to last for formwork	Included above.			
Inner skin of blockwork and insulation	Item	500	10 m2	£50.00
Allowance for basement sump etc - say	Item	2,000	1 Item	£2,000.00

#### Basement Floor / Foundation Repairs / Construction (Notional only extent unknown).

300 thk Caltite; including 150 hardcore sub-base, 50 concrete blinding and insulation	Item	38,110	206 m2	£185.00
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Beam and block flooring over basement (ground floor) taken elsewhere.

#### Other Items

Ventilation provision	Item	1,000	1 Item	£1,000.00
Forming openings for service voids / drainage - say	Item	1,000	1 Item	£1,000.00
For tanking generally see above.				

#### Ground floor

Break out and remove existing, replace with solid or hollow pot concrete as required; inc dpm	Item	84,150	765 m2	£110.00
Provisional Sum for damp proofing works.	Say Item	30,000	1 Item	£30,000.00

Basement

Provisional Sum for Asbestos removal works.	Say	Item	10,000	1 Item	£10,000.00
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SUBSTRUCTURE TOTAL

623,391
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**FRAME**

**Note - Engineering details are not available**

Allowance for isolated steel members based on previous similar schemes

Allowance for columns to verandah.	Say	Item	10,000	10 nr	£1,000.00
Allowance for additional framing to support new first floor lightwell area (Not detailed).	Say	Item	10,000	1 Item	£10,000.00
Allowance for -Decorative columns to Drawing Room.	Say	Item	10,000	1 Item	£10,000.00
Allowance for additional framing to support new second floor (Not detailed).	Say	Item	10,000	1 Item	£10,000.00
Allowance for structural strengthening to upper floors		Item	17,000	1 Item	£17,000.00
Allowance for structural reinforcement / isolated repairs in steel to roof		Item	14,000	1 Item	£14,000.00
Allowance for stone / external façade junctions / strengthening		Item	10,000	1 Item	£10,000.00
Clean off exposed steel beams, treat for corrosion and add fire lining material.	Say	Item	10,000	1 Item	£10,000.00

**FRAME TOTAL**

91,000
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## UPPER FLOORS

### **Note - Engineering details are not available**

NB - assumed no adjustment to existing levels required unless specifically described

#### First Floor

First floor around Lightwells to be reconstructed to new layout.

Allowance for removal of existing.	Item	6,840	1 Item	£6,840.00
Allowance for new floor structure complete.	Item	15,960	228 m2	£70.00

#### Second Floor

Second floor around Lightwells to be reconstructed to new layout.

Allowance for removal of existing.	Item	6,480	1 Item	£6,480.00
Allowance for new floor structure complete.	See Below			
Chipboard flooring to areas surrounding new lightwell (measured above).	See Below			

#### Other Allowances

Allowance (provisional) for the following items in connection

Remove existing timber boards.	Item	10,242	569 m2	£18.00
Clean existing floor voids	Item	2,276	569 m2	£4.00
Install new floor insulation (acoustic)	Item	28,450	569 m2	£50.00
Replace boards (first floor)	Item	17,070	569 m2	£30.00
Allowance for E.O. Cost of Oak boards to selected	Say Item	45,520	569 m2	£80.00
Allowance for new floor structure complete.	Item	15,120	216 m2	£70.00
Chipboard flooring to areas surrounding new lightwell	Item	3,582	199 m2	£18.00
Allowance for further acoustic insulation	Say Item	10,000	1 Item	£10,000.00
Assumed all timbers infected with dry rot; Allowance for 90% replacement of structure.(2nd Floor Joists taken here also). Excludes replacement floor boarding taken above.	Item	62,020	886 m2	£70.00
New floor above stairs taken in above.				
Sundries, alterations for partitions etc - say	Say Item	3,000		

#### UPPER FLOORS TOTAL

226,560
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## ROOF

**Note - Engineering details are not yet available; assumed existing timber roofs are structurally adequate with minor repairs needed**

### New Central Core to revised lightwell

#### Structure

Allowance for cut timber roofs to new roofs / reconfigure existing

Flat roof structure.	Item	11,580	193 m2	£60.00
Stripping existing coverings.	Item	2,895	193 m2	£15.00
Allowance for lead covering to above (all in rate).	Item	46,320	193 m2	£240.00

Allowance for cut timber roofs to new roofs / reconfigure existing

Pitched roof structure	Item	2,550	30 m2	£85.00
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#### Coverings

Replacement of existing coverings for new hand made clay tiles

Allowance for new tiles; new felt and battens	Item	4,950	45 m2	£110.00
E/o last for labours - say	Item	990	1 Item	£990.00
Lead detailing; flashings and the like	Item	1,200	1 Item	£1,200.00
Allowance for junction with existing	Item	500	1 Item	£500.00

#### Rainwater Goods - cast iron

Downpipes - cast iron; painted	Item	750	10 m	£75.00
Guttering - cast iron painted	Say	1,300	20 m	£65.00
Sundries (outlets / pits etc)	Item	700	2 Nr	£350.00

#### Other

Ventilation	Item	1,000	1 Item	£1,000.00
Allowance for insulation to pitched roofs	Item	1,575	45 m2	£35.00
Allowance for soffits / fascias etc.	Item	800	20 m	£40.00
Allowance for purpose made roof lights.	Say Item	14,000	28 m2	£500.00
Conservation roof lights to existing roof.	Item	3,000	3 Nr	£1,000.00

### New Roof to Pool Room

See windows section

## **New Roof to Verandah**

### **Structure**

Allowance for cut timber roofs to new roofs / reconfigure existing

Pitched roof structure	Item	4,335	51 m2	£85.00
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### **Coverings**

Replacement of existing coverings for new hand made clay tiles

Allowance for new tiles; new felt and battens	Item	9,240	77 m2	£120.00
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E/o last for labours - say	Item	1,848	1 Item	£1,848.00
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Lead detailing; flashings and the like	Item	2,300	1 Item	£2,300.00
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Allowance for junction with existing	Item	500	1 Item	£500.00
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### **Rainwater Goods - cast iron**

Downpipes - cast iron; painted	Item	1,125	15 m	£75.00
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Guttering - cast iron painted	Say	1,300	20 m	£65.00
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Sundries (outlets / pits etc)	Item	700	2 Nr	£350.00
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### **Other**

Ventilation	Item	1,000	1 Item	£1,000.00
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Allowance for insulation to pitched roofs	Item	2,695	77 m2	£35.00
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Allowance for soffits / fascias etc.	Item	800	20 m	£40.00
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### **Generally**

Allowance for ornamentation, lead turrets, associated works to finials etc.	Say	Item	35,000	1 Item	£35,000.00
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### **Structure**

Allowance for repair works to existing timber roofs (Assume 90 % of structural elements of the roof to be replaced)	Item	570	19 m2	£30.00
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Allowance for replacing 90% (assumed) of existing roof structure.	Item	14,535	171 m2	£85.00
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### **Coverings**

Allowance for stripping 100% of roof coverings for replacement to match existing.	Item	9,360	624 m2	£15.00
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Allowance for replacement coverings (tile) to match existing or reuse existing where possible (hand sorted).	Item	34,560	288 m2	£120.00
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E.O. Last for works/labours/special to details (ridges etc.)	Item	9,180	153 m	£60.00
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Lead detailing: flashings etc - allowance for replacement.	Item	10,000	1 Item	£10,000.00
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Insulation

Allowance for new insulation to roofs	Item	10,080	288 m2	£35.00
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Ventilation

Provisional allowance	Item	10,000	1 Item	£10,000.00
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Rain Water Goods

Replacement Cast Iron

Gutters	Item	6,500	100 m	£65.00
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Down pipes	Item	6,750	90 m	£75.00
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Lead parpet liners	Say	Item	5,000	1 Item	£5,000.00
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Sundries	Say	Item	10,000	1 Item	£10,000.00
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**Sundry Works**

Allowance for works to eaves / verges / fascias etc.	Say	Item	5,000	1 Item	£5,000.00
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Allowance for lead work to upstands & parapets.	Say	Item	10,000	1 Item	£10,000.00
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Allowance for works to existing rooflights / dormers / etc.	Say	Item	25,000	1 Item	£25,000.00
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Allowance for fungal & insect treatment of remaining timbers. Assumed large principal members will remain.	Say	Item	20,000	1 Item	£20,000.00
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Allowance for stripping, overhauling and recladding Oriel Window & Tower Roofs (Lead).	Say	Item	10,000	1 Item	£10,000.00
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ROOF TOTAL

351,488
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## STAIRS

### New Stair; hardwood timber

Allowance for new stair to basement including balustrade and handrail - say

Item	10,000	1 Item	£10,000.00
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### Works to new and existing stairs

Allowance to remove existing stair taken in enabling.

Remedial Works to Ground Floor staircases.

Item	30,000	1 Item	£30,000.00
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### Replacement of staircases

First to second floor.

Item	20,000	1 Item	£20,000.00
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Second to third floor.

Item	20,000	1 Item	£20,000.00
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Allowance for new balustrade to lightwell area.

Item	25,000	1 Item	£25,000.00
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Allowance for new spiral staircase (first to second) including handrails and decoration - say

Item	20,000	1 Item	£20,000.00
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### Provisional Sum

Take down and replace timber panelled vaulted ceiling structure to main staircase and circulation area. Finishes measured elsewhere.

Item	25,000	1 Item	£25,000.00
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### STAIRS TOTAL

150,000
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## **EXTERNAL WALLS**

### **Basement**

No allowance

### **Ground Floor**

### **Conservatory/Pool House**

#### New Work

Cavity wall construction; inner skin of blockwork; insulated cavity; outer skin of coursed random stone with brick detailing

Inner skin of block	Item	660	22 m2	£30.00
Cavity; insulated	Item	330	22 m2	£15.00
Outer skin (to match extg)	Item	5,390	22 m2	£245.00
E/o for plinth	Item	1,250	25 m2	£50.00

#### Brick details

Quoins	Item	140	2 m	£70.00
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### **Verandah**

#### New Work

Cavity wall construction; inner skin of blockwork; insulated cavity; outer skin of coursed random stone with brick detailing

Inner skin of block	Item	420	14 m2	£30.00
Cavity; insulated	Item	210	14 m2	£15.00
Outer skin (to match extg)	Item	3,430	14 m2	£245.00
E/o for plinth	Item	800	16 m2	£50.00

#### Brick details

Quoins	Item	140	2 m	£70.00
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#### Sundries

Door way ancillaries - say	Item	3,000	1 Item	£3,000.00
Masonry sundries, ties, joints etc say	Item	800	1 Item	£800.00

### **First Floor**

Allowance for repairs to masonry F22.	Say	Item	3,000	1 Item	£3,000.00
Allowance for repairs to stone work F22.	Say	Item	5,000	1 Item	£5,000.00

### **Second Floor**

No allowance made.

### **Roof**

Allowance for re- introduction of crenellations - No detail.	Say	Item	20,000	1 Item	£20,000.00
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Allowance for re- introduction of flag posts - No detail.	Say	Item	12,000	1 Item	£12,000.00
Allowance for re- introduction of original tower features - No detail.	Say	Item	20,000	1 Item	£20,000.00

### **Generally**

Cleaning face of all retained brickwork & masonry (3 elevations)		Item	12,480	1170 m2	£10.67
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### **Allowance for repairs generally; identified but not scoped. (See Savilles Report with Comments dated August 2012).**

For example: Making good where recent additions removed, Making good where temporary straps are inserted, Cutting out spalled or otherwise damaged areas of brickwork, Repointing in various isolated areas, Various remedial items.

	Say	Item	20,000	1 Item	£20,000.00
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### **Structural Repairs**

Allowance for structural repairs to existing external walls

Allowance for structural rebuilding works (scope not known) - say		Item	33,000	1 Item	£33,000.00
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### **Fabric Repairs**

Allowance for fabric repairs to existing external walls (scope of works not fully defined)

Extra over specific isolated works above for; Repointing; in lime mortar (assume 100%)		Item	88,000	1,100 m2	£80.00
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Provisional Allowance for; E.O. Cost of Replacement brickwork in addition to works specified above (isolated - assume 1000 bricks)		Item	18,000	1,000 Nr	£18.00
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Provisional Allowance for; E.O. Cost of Replacement brickwork - in additional unspecified areas (assume 250m2)		Item	62,500	250 m2	£250.00
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Repair / replacement allowances for stonework elements (notional)

#### North Elevation

Cornices		Item	14,300	1 Item	£14,300.00
Copings		Item	1,000	1 Item	£1,000.00
Strings		Item	6,700	1 Item	£6,700.00
Plinths		Item	5,000	1 Item	£5,000.00
Cills		Item	5,000	1 Item	£5,000.00
Lintels		Item	5,000	1 Item	£5,000.00
Surrounds		Item	21,000	1 Item	£21,000.00
Mullions		Item	4,900	1 Item	£4,900.00
Other stone features		Item	5,000	1 Item	£5,000.00
Supports to First Floor window		Item	5,000	1 Item	£5,000.00

#### East Elevation

Porch (partial rebuild)	Item	120,000	1 Item	£120,000.00
Oriel Window	Item	20,000	1 Item	£20,000.00
Cornices	Item	14,300	1 Item	£14,300.00
Copings	Item	1,000	1 Item	£1,000.00
Strings	Item	2,500	1 Item	£2,500.00
Plinths	Item	8,000	1 Item	£8,000.00
Cills	Item	9,000	1 Item	£9,000.00
Lintels	Item	9,000	1 Item	£9,000.00
Surrounds	Item	26,600	1 Item	£26,600.00
Mullions	Item	23,100	1 Item	£23,100.00
Other stone features	Item	5,000	1 Item	£5,000.00
Main Tower repairs	Item	10,000	1 Item	£10,000.00
General cleaning	Item	5,000	1 Item	£5,000.00
South Elevation				
Bay Window	Item	20,000	1 Item	£20,000.00
Oriel Window (large)	Item	20,000	1 Item	£20,000.00
Oriel Window (small)	Item	10,000	1 Item	£10,000.00
Cornices	Item	10,450	1 Item	£10,450.00
Copings	Item	3,000	1 Item	£3,000.00
Strings	Item	10,200	1 Item	£10,200.00
Plinths	Item	6,700	1 Item	£6,700.00
Cills	Item	6,700	1 Item	£6,700.00
Lintels	Item	6,700	1 Item	£6,700.00
Surrounds	Item	16,400	1 Item	£16,400.00
Mullions	Item	14,700	1 Item	£14,700.00
Other stone features	Item	5,000	1 Item	£5,000.00
West Elevation				
Cornices	Item	8,800	1 Item	£8,800.00
Copings	Item	3,000	1 Item	£3,000.00
Strings	Item	1,700	1 Item	£1,700.00
Plinths	Item	8,000	1 Item	£8,000.00
Cills	Item	6,700	1 Item	£6,700.00
Lintels	Item	6,700	1 Item	£6,700.00
Surrounds	Item	16,800	1 Item	£16,800.00
Mullions	Item	13,600	1 Item	£13,600.00
Other stone features	Item	5,000	1 Item	£5,000.00

Bay window	Item	5,000	1 Item	£5,000.00
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**Fabric Upgrading Works**

Internal lining to external walls including forming cavity and insulation

Notional allowance assuming external wall is solid brick	Item	93,500	1,100 m2	£85.00
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**Replacing Lost Features**

Allowance for reinstating original features in brick / stone

Dutch & Projecting barge board gable details (Assumed not required).	Item	0	1 Item	£0.00
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Chimney details	Item	70,000	1 Item	£70,000.00
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Stone finials generally ( E.O. Those specifically shown on Sect 106 Drawings).	Item	24,000	1 Item	£24,000.00
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External Verandah - assume cast iron (E.O. Allowance for works specifically noted on Sect 106 Drawings).	Item	30,000	1 Item	£30,000.00
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Stone balustrading	Item	37,000	1 Item	£37,000.00
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Allowance for removal of plaster & paint to certain areas of masonry.	Item	5,000	1 Item	£5,000.00
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Allowance for cleaning all masonry upon completion of the works.	Item	6,600	1,100 m2	£6.00
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Allowance for; Raking out, repointing & thoroughly cleaning brickwork to central light well.	Item	5,000	1 Item	£5,000.00
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Allowance for removal and re-rendering area of light well with water proof render.	Item	5,000	1 Item	£5,000.00
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**EXTERNAL WALLS TOTAL**

1,118,200
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## **EXTERNAL WINDOWS AND DOORS**

### **NB. Assumed no existing or new timber shutters required**

Basement

No allowance

### **Ground Floor**

#### Conservatory

Provisional Allowance for bespoke high quality Cast Iron system - yet to be designed in detail.

Say Item 440,000 1 Nr £440,000.00

Bay Window to small dining room.

For removal see enabling works.

Sash window; 1200 x 3000 Say Item 8,000 4 Nr £2,000.00

#### Bay window to Drawing Room.

Stone repairs. (E. O. Allowances listed in External Walls Section).

Say Item 10,000 1 Nr £10,000.00

Sash windows; 2300 x 3000 arched head Say Item 3,500 1 Nr £3,500.00

### **First Floor**

Bedroom 6; un specified repairs to bay window. Say Item 5,000 1 Nr £5,000.00

Stone repairs. (E. O. Allowances listed in External Walls Section).

Say Item 10,000 1 Nr £10,000.00

### **Floor**

Storage 04 & 5; New windows to match existing style.

Sash windows; 1200 x 2100 Item 3,276 2 Nr £1,638.00

### **Generally**

Allowance for limited re - glazing and repair where necessary.

Say Item 20,000 1 Nr £20,000.00

### **Allowance for replacement windows; bespoke; hardwood to match existing**

Windows; generally (E .O. Basic works taken above). Item 190,624 1 Item £190,624.00

Extra allowance for scheme abnormalities

Stained glass window to Main Entrance Hall - say Item 10,000 1 Item £10,000.00

Window 'tracery' details - repair / reinstate - say Item 10,000 1 Item £10,000.00

Leaded light work (e/o above cost / GIFA) Item 46,000 1 Item £46,000.00

Replace Main Entrance Doors complete with frame, threshold & door furniture.

Item 10,000 1 Item £10,000.00

Replacement joinery items including window boards, linings & architraves.

Item 25,000 1 Item £25,000.00

Timber shutters to tower.

Item

10,000

1 Item

£10,000.00

EXTERNAL DOORS AND WINDOWS TOTAL

801,400
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## **INTERNAL WALLS**

### New masonry partitions

#### Ground Floor

Drawing Room; 210 block.	Item	1,520	19 m2	£80.00
Small Dining Room; 210 block.	Item	2,880	36 m2	£80.00
Small Dining Room; 140 block.	Item	1,750	50 m2	£35.00
Small Dining Room; 100 block.	Item	168	6 m2	£28.00
Dining Room; 210 block.	Item	4,400	55 m2	£80.00
Dining Room; 140 block.	Item	140	4 m2	£35.00
Dining Room; 100 block.	Item	56	2 m2	£28.00
Hall; 210 block.	Item	1,840	23 m2	£80.00
Study; 210 block.	Item	1,360	17 m2	£80.00

#### First Floor

Bedroom F04; 140 block.	Item	665	19 m2	£35.00
Bathroom F05; 100 block.	Item	280	10 m2	£28.00
Dressing Room F06; 210 block.	Item	2,400	30 m2	£80.00
Bathroom F07; 100 block.	Item	140	5 m2	£28.00
Dressing Room F08; 140 block.	Item	665	19 m2	£35.00
Bedroom F09; 210 block.	Item	3,520	44 m2	£80.00
Bathroom F14; 100 block.	Item	644	23 m2	£28.00
Bedrooms F16 & 17; 100 block.	Item	532	19 m2	£28.00
Bedrooms F16 & 17; 210 block.	Item	640	8 m2	£80.00
Master & Dressing; 210 block.	Item	3,040	38 m2	£80.00
Dress & Bath F03; 140 block.	Item	1,995	57 m2	£35.00

#### Second Floor

Store S02; 100 block.	Item	532	19 m2	£28.00
Store S04; 100 block.	Item	1,120	40 m2	£28.00
Store S05; 100 block.	Item	700	25 m2	£28.00

## **Scope of Works Not Known**

Notional Allowance for making good to internal walls not listed in above.	Say	Item	25,000	1 Item	£25,000.00
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### Extra allowance for scheme abnormalities

Allowance for repointing existing in lime mortar (notional) extra over repairs / new	Item	21,250	250 m2	£85.00
Allowance for reinstating stone and glass screen to Entrance Hall including pilaster details	Item	50,000	1 Item	£50,000.00
Main Hall; reinstate central column; commissioned artwork - say	Item	50,000	1 Item	£50,000.00

Further allowance for embellishment / stone decoration	Item	25,000	1 Item	£25,000.00
Notional Allowance for repairs to structure not fully specified.	Item	25,000	1 Item	£25,000.00
Overhaul stone framing to Clerestory window in main stairwell.	Item	25,000	1 Item	£25,000.00

INTERNAL WALLS TOTAL

252,237
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## INTERNAL DOORS

### Basement

No Allowance made.

### New Doors; assume bespoke

#### Ground Floor

Numerous new openings. Unlikely to be able to salvage doors and architraves for new openings.

##### Single

Allowance for single doors; 6 panel hard wood,  
including linings

Item 32,464 16 Nr £2,029.00

##### Ironmongery

Sets for single doors

Item 2,800 16 Nr £175.00

##### Architraves

150 x 32; moulded; softwood painted

Item 3,460 173 m £20.00

#### First Floor

Numerous new openings. Unlikely to be able to salvage doors and architraves for new openings.

##### Single

Allowance for single doors; 6 panel hard wood,

Item 42,609 21 Nr £2,029.00

##### Ironmongery

Sets for single doors

Item 3,675 21 Nr £175.00

##### Architraves

150 x 32; moulded; softwood painted

Item 3,460 173 m £20.00

#### Second Floor (Storage).

### New Doors; assume semi-bespoke

##### Single

Some walls remodelled and light well in particular re shaped.  
Unlikely to be able to salvage doors and architraves for use in  
new positions.

Allowance for single doors; including linings

Item 6,650 7 Nr £950.00

##### Ironmongery

Sets for single doors

Item 1,225 7 Nr £175.00

##### Architraves

125 x 32; ogee moulded; softwood painted  
(all areas generally)

Item 1,400 70 m £20.00

### New Doors; assume semi-bespoke

Allowance for doors to basement and storage areas  
and miscellaneous doors not noted on scheme;  
including linings, ironmongery and architraves.

Say Item 15,000 1 Item £15,000.00

### INTERNAL DOORS TOTAL

112,743

**INTERNAL FINISHES****[NB - all Internal Finishes allowances are provisional and for discussion purposes]****WALL FINISHES**Plaster

Allowance for new plaster ( Taken only to new wall areas, for further repairs see below).		Item	51,120	1136 m2	£45.00
Notional Allowance for making good existing plaster.	Say	Item	70,000	1,000 m2	£70.00
Allowance for new restoration plaster (100% area)		Item	180,000	4000 m2	£45.00
Notional Allowance for dubbing out coats, and making good to substrate.	Say	Item	105,000	3000 m2	£35.00
Stripping Internal & External walls; generally including fungicide.		Item	196,070	5,602 m2	£35.00
Allowance for retention or repairs to decorative features.		Item	20,000	400 m2	£50.00
Allowance only based on assumption that all plaster and brickwork is contaminated with dry rot and requires stripping to expose for treatment.					

Lining Paper

Notional Allowance for lining paper to plaster	Say	Item	32,000	4000 m2	£8.00
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Paint and Decoration

Estate emulsion - Allowance for Basement & Storage areas.	Say	Item	10,220	1460 m2	£7.00
Estate emulsion Allowance for Cost of Farrow & Ball type paints and application.		Item	64,600	3800 m2	£17.00

Tiling

Notional Allowance for good quality tiling		Item	9,000	100 m2	£90.00
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WALL FINISHES TOTAL

738,010

## CEILING FINISHES

### Plaster

All ceilings very poor condition, remodelling walls will cause severe damage.

Overboarding will be a cheaper option than making good lath & plaster.

Notional Allowance for overboarding / new plasterboard linings, (not specified on Drawings), also see Additions & Defects Sections.

	Item	25,550	730 m2	£35.00
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Allowance for overboarding / new plasterboard linings	Item	42,700	1220 m2	£35.00
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E.O. Allowance for works to lath and plaster ceilings (If required)	Item	106,640	1333 m2	£80.00
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Fireproofing	Item	19,995	1333 m2	£15.00
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### Lining Paper

Allowance for lining paper to plaster	Item	10,664	1333 m2	£8.00
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### Paint and Decoration

No allowance for basement - but see Additions & Defects.

Estate emulsion;	Item	13,650	1950 m2	£7.00
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No allowance in Storage areas.

### Cornice Work

Allowance for fibrous plaster cornice - high areas	Item	138,596	1186 m	£116.86
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Allowance for fibrous plaster cornice - mitres	Item	6,568	80 nr	£82.10
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### Allowances for specialist restoration/replacement works to internal decorative features .E.O. Items above.

Ornate pillaster caps.	Say	Item	24,256	2 nr	£12,128.00
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Fluted pillaster shafts.	Say	Item	46,800	4 nr	£11,700.00
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Simple moulded arches.	Say	Item	34,925	5 nr	£6,985.00
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Ornate springers.	Say	Item	72,768	6 nr	£12,128.00
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Highly ornate frieze.	Say	Item	56,123	100 m	£561.23
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Vaulted Ceiling.	Say	Item	69,360	120 m2	£578.00
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Strapwork Ceiling.	Say	Item	139,800	200 m2	£699.00
E.O, for feature cornice to reception rooms.	Say	Item	42,200	200 m	£211.00
E.O. For Farrow & Ball quality paint and application.	Say	Item	19,500	1950 m2	£10.00
E.O. Allowance for replacement lath & plaster work to selected areas 2nd floor & basement. Say 35%.	Say	Item	17,386	217 m2	£80.00
E.O. For dentil cornice work.	Say	Item	8,000	200 m	£40.00
Allowance for works to be quantified as work proceeds. Say 20% of feature items above.	Say	Item	104,624	1 item	£104,623.55

CEILING FINISHES TOTAL

1,000,104
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## FLOOR FINISHES

NB. All Room Finish Types Are Assumptions - To Be Discussed

### Screeds

#### Basement

Notional Allowance for new screeds	Item	7,175	205 m2	£35.00
Screed Paint	Item	1,640	205 m2	£8.00

#### Ground Floor

Entrance Hall, Stair Hall, Lobby, Small Dining Room, Gym, Change & Pool Room, etc.. Allowance for new screeds.	Item	10,710	306 m2	£35.00
Allowance for new screeds to replacement ground floor (e/o above) Say.	Item	16,065	459 m2	£35.00

### Tiling

#### Ground Floor

Entrance Hall, Stair Hall, Lobby, Small Dining Room, Gym, Change & Pool Room, etc.. Allowance for good quality tile.	Item	46,050	307 m2	£150.00
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### Skirtings

#### Ground Floor

Skirtings throughout Ground & First Floor, due to disturbance (assumed new)	Item	15,200	608 m	£25.00
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#### First Floor

### Tiling

Allowance for good quality tile.	Item	28,950	193 m2	£150.00
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### Skirting

#### First Floor

Skirtings throughout (assumed new)	Item	14,450	578 m	£25.00
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#### Second Floor

Note: Assumed Chipboard see upper floors.

Note: Assumed no skirtings to storage areas.

### Tiling

Replace tiling to Main Entrance. Say	Item	5,000	1 Item	£5,000.00
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#### Further Allowances

E.O. For Replacement oak boarding to selected areas. Say.	Item	54,560	341 m2	£160.00
E.O. For Replacement Pine boards to selected areas. Say.	Item	22,700	227 m2	£100.00

Allowance for further tiling.	Say.	Item	68,700	458 m2	£150.00
Allowance for threshold detailing in floor finishes to internal doors.	Say.	Item	4,200	65 m	£64.62
Notional allowance only based on GIFA cost for similar schemes E.O. Specified Allowances above.	Say	Item	238,800	1990 m2	£120.00

*Note : no allowance for carpet included - assumed direct by Client*

FLOOR FINISHES TOTAL

534,200
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## **FIXTURES AND FITTINGS**

### **For discussion at this stage - all provisional**

#### **Basement**

No allowance.

#### **Ground Floor**

Library Room - Chimney Piece	Item	5,000	1 Item	£5,000
Dining Room - Chimney Piece	Item	5,000	1 Item	£5,000
Store - Timber Racking / worktops etc	Item	3,000	1 Item	£3,000
Changing Room - units	Item	5,000	1 Item	£5,000
Study - unit	Item	10,000	1 Item	£10,000
Down Stairs WCs - Small Vanity Unit	Item	5,000	2 Item	£2,500
Provisional Allowance for new Kitchen.	Item	250,000	1 Item	£250,000

#### **First Floor**

Bathroom F05; vanity unit	Item	2,500	1 Item	£2,500
Dressing Room F06; wardrobes	Item	15,000	1 Item	£15,000
Bathroom F07; vanity unit	Item	2,500	1 Item	£2,500
Dressing Room F08; wardrobes	Item	15,000	1 Item	£15,000
Bathroom F14 - vanity unit	Item	2,500	1 Item	£2,500
Bedroom 7 - Cabinets	Item	10,000	1 Item	£10,000
Bathroom to Bed 7 - vanity unit	Item	2,500	1 Item	£2,500
Linen Store F19 - Timber Racking / worktops etc	Item	3,000	1 Item	£3,000
Dressing Room F21; wardrobes	Item	15,000	1 Item	£15,000
Bathroom F22 - vanity units	Item	5,000	2 Item	£2,500
Bedroom 3 - Chimney Piece	Item	5,000	1 Item	£5,000
Bedroom 3 - Cabinet	Item	7,500	1 Item	£7,500
Bathroom F11 - vanity unit	Item	2,500	1 Item	£2,500
Dressing Room F12; wardrobes	Item	15,000	1 Item	£15,000
Dressing Room F15; wardrobes	Item	15,000	1 Item	£15,000
Bedroom 6 - Cabinets	Item	10,000	1 Item	£10,000
Dressing Room F02; wardrobes	Item	15,000	1 Item	£15,000
Bedroom 3 - Cabinet	Item	10,000	1 Item	£10,000

#### **Second Floor**

No Allowance made

#### **Generally**

Potential joinery to various rooms and areas not requested on drawings:

Reception rooms.	Say.	Item	50,000	1 Item	£50,000
Cloaks.	Say.	Item	15,000	1 Item	£15,000
Entrances.	Say.	Item	15,000	1 Item	£15,000
Miscellaneous large joinery items.	Say.	Item	50,000	1 Item	£50,000
Storage units to loft areas.	Say.	Item	10,000	1 Item	£10,000
Notional Allowance for additional fixtures & fittings to those listed above. Based on GIFA.	Say	Item	79,600	1,990 m2	£40

Fixtures and Fittings Total

655,600

**SANITARY**

**Sanitary Ware - all allowances are notional provisional sums for discussion**

WC's	Item	4,000	8 Nr	£500.00
Wash Hand Basin	Item	4,000	8 Nr	£500.00
Mixers	Item	2,000	8 Nr	£250.00
Bath Mixers	Item	1,750	7 Nr	£250.00
Bath	Item	2,800	7 Nr	£400.00
Shower enclosure	Item	14,000	7 Nr	£2,000.00
Shower tray	Item	3,500	7 Nr	£500.00
Shower screen	Item	3,500	7 Nr	£500.00
Shower mixer	Item	3,500	7 Nr	£500.00
Bidets	Item	4,000	8 Nr	£500.00
Towel rails	Item	2,100	6 Nr	£350.00
E/o for master suite	Item	2,000	1 Nr	£2,000.00
E/o for Master Bathroom Quality	Item	2,000	1 Nr	£2,000.00
Notional Allowance for areas of house not specifically identified on Drawings.	Say Item	10,000	1 Nr	£10,000.00

Sanitary Ware Total

59,150
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**SERVICES (SCOPE OF WORKS NOT KNOWN - ALL PROVISIONAL)**

**Above Ground Drainage**

Allowance at £500 per room	Item	7,500	10 Nr	£750.00
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**Above Ground Drainage Total**

7,500
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**Mechanical Installation**

Installation complete: -

New system including provisional allowance for; Oil/Gas fired, fixing sanitary ware, mix rads and underfloor, hot and cold water, controls, ventilation & air conditioning etc. Scope to be determined.	Item	895,500	1,990 m2	£450.00
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Incoming supplies

Refer to External Services for Water Supply

Main Contractors Discount [1/39th]

Item	Item	26,865	0.03 Item	£895,500.00
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**Mechanical Installation Total**

922,365
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**Electrical Installation**

Installation complete: -

New system including Distribution equipment, general lighting (exc fittings), small power, data cabling, telephone system, tv/sky, fire alarm, mech services wiring, cctv, security alarm etc. Scope to be determined.	Item	796,000	1,990 m2	£400.00
Provisional Allowance for Lift Installation - Ground to Second.	Item	35,000	1 Item	£35,000.00
Lightning protection <i>Provisional Allowance</i>	Item	10,000	1 Item	£10,000.00
Lutron lights / AV <i>Provisional Allowance</i>	Item	250,000	1 Item	£250,000.00
Sound System <i>included above</i>				
Incoming supplies				
No allowance - for incoming Telecom refer to External Services)				
Provisional Sums				
Undefined lighting - say	Item	50,000	1 Item	£50,000.00
Main Contractors Discount [1/39th]				
Item	Item	34,230	0.03 Item	£1,141,000.00
<b><u>Electrical Installation Total</u></b>		<b>1,175,230</b>		

**Builders Works In Connection**

Mechanical

Allowance for BWIC generally - Mechanical Item 92,237 1 Item £92,236.50

Electrical

Allowance for BWIC generally - Electrical Item 82,266 1 Item £82,266.10

**BWIC Total**

**174,503**

**Main Contractors Profit and Attendance on Foregoing**

Item - allowance at 8% Item 167,808 0.080 Item £2,097,595.00

**MC P & Att**

**167,808**

## **EXTERNAL WORKS**

### **Site Works Generally**

#### **Stone Terracing**

Allowance for new gravel surfacing and associated works; assumed for 500m2

Item 40,000 500 m2 £80.00

Notional allowance for York stone (or similar) terrace works; assumed for 200m2

Item 36,000 200 m2 £180.00

#### **Driveway and hardstanding areas**

Kerbing - assumed at 300m; granite

Item 15,000 300 m £50.00

#### **Garden / Boundary Walling, Gates etc.**

Allowance for new garden walling

Item 10,000 40 m2 £250.00

Allowance for stone capping

Item 4,000 20 m2 £200.00

Allowance for gates

Item 2,000 2 nr £1,000.00

Allowance for main entrance and powered gates

Item 30,000 1 Item £30,000.00

#### **Restore Woodland Walk**

Reinstate stone pathway (assume 50%)

Item 39,600 264 m2 £150.00

Make good retained pathway

Item 5,280 264 m2 £20.00

Allow for new edging (50%)

Item 4,400 220 m2 £20.00

#### **Restored Folly**

Remedial works and cleaning - say

Item 32,000 1 Item £32,000.00

#### **Provisional Sums**

Allowance for works to:

Garaging for 6 cars

Item 150,000 1 Item £150,000.00

Lodge No allowance

Coach House No allowance

Caen Cottage No allowance

Gate House

Item 100,000 1 Item £100,000.00

New access road, circulation area, pedestrian access and associated drainage & hard landscaping.

Item 50,000 1 Item £50,000.00

Take up paved areas and re-form footpaths and terraced areas.

Item 25,000 1 Item £25,000.00

Take up paved area adjacent to Western elevation, re-form paved area complete with perimeter steps and railings.

Item 25,000 1 Item £25,000.00

Provide and lay paved area above boiler basement (Potentially structural).

Item 25,000 1 Item £25,000.00

Re - form external access to boiler room, including steps and external door.

Item 10,000 1 Item £10,000.00

External Works Total 603,280

**SOFT LANDSCAPING**

**Provisional Sum - not yet designed but mentioned in defects report.**

Say      Item      500,000      1 Item      £500,000.00

Soft Landscaping Total 500,000

**DRAINAGE**

**Below Ground - Foul Water**

Allowance for general upgrading installation (provisional)

Item      50,000      1 Item      £50,000.00

**Below Ground - Surface Water**

Allowance for general upgrading installation (provisional)

Item      30,000      1 Item      £30,000.00

**Provisional Sum**

Allowance for recycling & potential sewerage treatment plant

Item      30,000      1 Item      £30,000.00

Drainage Total 110,000

**EXTERNAL SERVICES**

**Generally - All Provisional Allowances**

**Mechanical Services**

Upgrading incoming water supply	Item	10,000	1 Item	£10,000.00
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Incoming fuel supply	Item	10,000	1 Item	£10,000.00
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**Electrical Services**

Allowance for external lighting - say	Item	10,000	1 Item	£10,000.00
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Incoming electricity supply	Item	20,000	1 Item	£20,000.00
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Incoming Telecoms	Item	10,000	1 Item	£10,000.00
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**External Services Total**

60,000
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