



**ELEMENTAL COST PLAN**

**FOR**

**RESIDENTIAL DEVELOPMENT**

**AT**

**252 FINCHLEY ROAD, LONDON**

**COST PLAN NR. 5**

March 2010

# 252 Finchley Road, London

## 1.0 INTRODUCTION

This cost plan has been produced as a desktop study for the construction of 5 storey building comprising 14 private apartments, basement parking for 7 spaces plus 1 disabled space and landscaped gardens.

## 2.0 SCHEDULE OF AREAS

The approximate gross internal floor area is 994m<sup>2</sup> excluding the car parking area. The individual areas are as follows:

Proposed Accommodation	Area m <sup>2</sup>	Area ft <sup>2</sup>
Private apartments (9nr)	1,249	13,444
Communal space	208	2,239
Total	1,457	15,683

## 3.0 BASIS OF COST PLAN

3.1 The cost plan has been based on the following information:

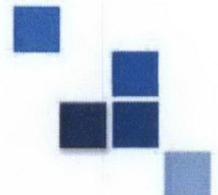
- Parritt Leng drawings A100-105,200,210
- Cost information from similar projects
- Recent tender return information

3.2 The following assumptions have been made:

- Works to be carried out in one phase
- Works to be let in competition
- Costs are current at 2Q 2010
- The overall building contract will be 40 weeks
- Competitive tenders will be obtained from small / medium size contractors

3.3 The following costs have been excluded:

- Value Added Tax that will be payable at the current standard rate
- Survey fees and site investigation costs
- Planning fees
- Legal fees
- Professional design fees
- Furnishings, fittings and equipment except as noted



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14nr private apartments	1,249 m2
Communal space	208 m2
Basement car park (8 spaces)	655 m2

Gross Internal Floor Area: **15,683** ft2 **1,457** m2  
(Excluding car park, etc.)

Element	Total cost of element £	% of total cost	Cost per ft2 GIFA	Cost per m2 GIFA	Element unit quantity	Element unit rate
<b>1 Substructure</b>	<b>262,000</b>	<b>9.73%</b>	<b>16.71</b>	<b>179.82</b>	1,010 m2	259.41
<b>2 Superstructure</b>						
2A Frame	17,000	0.63%	1.08	11.67	1,102 m2	15.43
2B Upper Floors	85,000	3.16%	5.42	58.34	1,102 m2	77.13
2C Roof	206,000	7.65%	13.14	141.39	687 m2	299.85
2D Stairs	20,000	0.74%	1.28	13.73	5 flights	4,000.00
2E External Walls	233,000	8.66%	14.86	159.92	1,476 m2	157.86
2F Windows / External Doors	104,000	3.86%	6.63	71.38	261 m2	398.47
2G Internal Walls	80,000	2.97%	5.10	54.91	1,914 m2	41.80
2H Internal Doors	34,000	1.26%	2.17	23.34	88 nr	386.36
	<b>779,000</b>	<b>28.94%</b>	<b>49.67</b>	<b>534.66</b>		
<b>3 Finishes</b>						
3A Wall Finishes	147,000	5.46%	9.37	100.89	5,526 m2	26.60
3B Floor Finishes	164,000	6.09%	10.46	112.56	2,112 m2	77.65
3C Ceiling Finishes	97,000	3.60%	6.18	66.58	2,112 m2	45.93
	<b>408,000</b>	<b>15.16%</b>	<b>26.02</b>	<b>280.03</b>		
<b>4 Fittings</b>	<b>152,000</b>	<b>5.65%</b>	<b>9.69</b>	<b>104.32</b>		
<b>5 Services</b>						
5A Mechanical	100,000	3.71%	6.38	68.63		
5B Public Health	96,000	3.57%	6.12	65.89		
5C Electrical	165,000	6.13%	10.52	113.25		
5D Lift	39,000	1.45%	2.49	26.77	1 nr	39,000.00
	<b>400,000</b>	<b>14.86%</b>	<b>25.51</b>	<b>274.54</b>		
<b>6 External Works</b>						
6A Site Work	52,000	1.93%	3.32	35.69		
6B Drainage	34,000	1.26%	2.17	23.34		
6C External Services	59,000	2.19%	3.76	40.49		
6D Minor Bldg Works	22,000	0.82%	1.40	15.10		
	<b>167,000</b>	<b>6.20%</b>	<b>10.65</b>	<b>114.62</b>		
<b>7 On Costs</b>						
7A Preliminaries	254,000	9.44%	16.20	174.33		
7B OH & P	170,000	6.32%	10.84	116.68		
7C Fees	0	0.00%	0.00	0.00		
7D Contingency	100,000	3.71%	6.38	68.63		
	<b>524,000</b>	<b>19.47%</b>	<b>33.41</b>	<b>359.64</b>		
<b>Total</b>	<b>2,692,000</b>	<b>100%</b>	<b>171.65</b>	<b>1847.63</b>		

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	ELEMENT	QUANTITY	UNIT	RATE	COST
	1 SUBSTRUCTURE				
Allowance	Site preparation	1	item	10,000.00	10,000
	Mobilisation of piling rig	1	item	10,000.00	10,000
	Piling mat	655	m2	20.00	13,100
Assume 250mm dia; 20m long	Piled foundations	41	nr	337.94 *	13,856
	Pile caps - 2 piles per location	21	nr	246.55 *	5,178
	Ground beams; 450 x 450mm	117	m	96.30 *	11,267
	Basement slab; 250mm thick	655	m2	74.53 *	48,817
£275/1000 bricks (assume 3m high)	Brickwork basement walls; insulation; brick clad	352	m2	122.37	43,074
	Suspended ground floor slab; 250mm thick	355	m2	82.04 *	29,124
	Insulation	1,010	m2	15.00	15,150
	Lift pits	1	nr	5,000.00	5,000
	Underpinning allowance	1	item	10,000.00	10,000
	Break out obstructions; filling soft spots	1	item	1,000.00	1,000
	Damp proof course / waterproofing treatment	1,007	m2	12.00	12,084
	Design Risk			0.15	34,147
				SUB TOTAL	261,797
	Sundry Costs				203
				TOTAL	262,000
					=====
	SUPERSTRUCTURE				
	2A FRAME				
Allowance	Isolated steels	1	item	15,000.00	15,000
	Design Risk			0.10	1,500
				SUB TOTAL	16,500
	Sundry Costs				500
				TOTAL	17,000
					=====
	2B UPPER FLOORS				
Incl balcony / terrace projections	RC concrete slabs; 250mm thick	1,102	m2	60.00 *	66,120
Incl balcony / terrace projections	Insulation	1,102	m2	10.00	11,020
	Design Risk			0.10	7,714
				SUB TOTAL	84,854
	Sundry Costs				146
				TOTAL	85,000
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	ELEMENT	QUANTITY	UNIT	RATE	COST
	2C ROOF				
	<b>FLAT ROOF SYSTEM</b>				
	RC concrete deck; 150mm thick including shuttering	300	m2	33.99 *	10,197
Flat roof	Green roof system complete; including insulation etc.	226	m2	82.00	18,532
Approx. 600mm centres	Steel framed roof trusses to achieve varying roof pitches	161	m2	60.00	9,660
Pitched roof	Clay roof tiles; battens; breather membrane; complete	161	m2	55.00	8,855
100mm on ties, 80mm on trussed rafters	Insulation 180mm Rockwool in two layers	161	m2	8.00	1,288
	Leadwork / flashings	1	item	1,000.00	1,000
	Traditional Dormer construction	3	nr	4,000.00	12,000
	Circular Dormer construction	13	nr	5,000.00	65,000
	Ridge tiles	102	m	25.00	2,550
	Valley	26	m	30.00	780
	Eaves	119	m	15.00	1,785
	Hip detail	32	m	40.00	1,280
	Soffit detail	119	m	20.00	2,380
	Verge/Fascia	119	m	20.00	2,380
	Parapet	170	m	80.00	13,600
	Lift motor room housing	1	nr	2,500.00	2,500
	Roof fall arrest system	1	nr	1,500.00	1,500
	Privacy screens	20	m	650.00	13,000
	<b>DRAINAGE</b>				
half round powder coated	110mm aluminium gutter; half round	170	m	55.00	9,350
	85mm Diameter powdercoated aluminium downpipe	255	m	45.00	11,475
	Design Risk			0.10	16,829
	Sundry Costs				59
				<b>SUB TOTAL</b>	<b>205,941</b>
					-----
				<b>TOTAL</b>	<b>206,000</b>
					=====
	2D STAIRS				
Complete including handrails and balustrade	Pre cast concrete staircase; full return; per flight	5	nr	3,500.00	17,500
	Design Risk			0.10	1,750
	Sundry Costs				750
				<b>SUB TOTAL</b>	<b>19,250</b>
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				<b>TOTAL</b>	<b>20,000</b>
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ELEMENT	QUANTITY	UNIT	RATE	COST	
<b>2E EXTERNAL WALL</b>					
Brickwork cavity wall; complete	1,476	m2	120.00	177,120	
Head Detail	145	m	45.00	6,525	
Cill Detail	145	m	30.00	4,350	
Jamb Detail	490	m	10.00	4,900	
Allowance for sealant	1	item	500.00	500	
External wall features	1	item	20,000.00	20,000	
Design Risk			0.10	19,340	
			<b>SUB TOTAL</b>	<b>232,735</b>	
Sundry Costs				265	
			<b>TOTAL</b>	<b>233,000</b>	
				=====	
<b>2F WINDOWS AND EXTERNAL DOORS</b>					
<b>WINDOWS</b>					
Glass screen	22	m2	500.00	11,000	
Powder coated aluminium windows	Thermally broken double glazed windows	235	m2	300.00	70,500
<b>DOORS</b>					
Size; 1800 x 2100mm	Residential entrance screen and double doors	1	nr	5,000.00	5,000
	Car park roller shutter	1	nr	8,000.00	8,000
Design Risk			0.10	9,450	
			<b>SUB TOTAL</b>	<b>103,950</b>	
Sundry Costs				50	
			<b>TOTAL</b>	<b>104,000</b>	
				=====	
<b>2G INTERNAL WALLS</b>					
Basement	Non load bearing wall	96	m2	40.00	3,840
Load bearing	Brickwork; 102mm thick	851	m2	42.00	35,742
Lift wall	Brickwork; 102mm thick	130	m2	42.00	5,460
Apartments	100mm studwork	837	m2	37.00	30,969
Design Risk			0.10	7,217	
			<b>SUB TOTAL</b>	<b>79,388</b>	
Sundry Costs				612	
			<b>TOTAL</b>	<b>80,000</b>	
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ELEMENT	QUANTITY	UNIT	RATE	COST
<b>2H INTERNAL DOORS</b>				
<b>PRIVATE</b>				
Doors £100 Ironmongery £75	74	nr	319.00 *	23,606
<b>COMMUNAL AREAS</b>				
Door £200; Ironmongery £75	14	nr	500.00	7,000
Design Risk			0.10	3,061
			<b>SUB TOTAL</b>	<b>33,667</b>
Sundry Costs				333
			<b>TOTAL</b>	<b>34,000</b>
				=====
<b>3A WALL FINISHES</b>				
13mm plaster to blockwork	3,660	m2	15.00	54,900
3mm plaster to studwork.	1,060	m2	8.00	8,480
Common area feature allowance	1	item	5,000.00	5,000
Emulsion paint	4,720	m2	6.00	28,320
Tiling to bathrooms and ensuites; supply and fix	806	m2	50.00	40,300
Design Risk			0.10	9,670
			<b>SUB TOTAL</b>	<b>146,670</b>
Sundry Costs				330
			<b>TOTAL</b>	<b>147,000</b>
				=====
<b>3B FLOOR FINISHES</b>				
<b>PRIVATE</b>				
Lounge / Kitchen / Hallways / Bedrooms	1,117	m2	50.00	55,850
Bathrooms & Toilets	132	m2	60.00	7,920
Car Park	655	m2	50.00	32,750
<b>GENERALLY</b>				
Common space	1,457	m2	15.00	21,855
	208	m2	80.00	16,640
	1,186	m	12.00	14,232
Design Risk			0.10	14,925
			<b>SUB TOTAL</b>	<b>164,172</b>
Sundry Costs				-172
			<b>TOTAL</b>	<b>164,000</b>
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	ELEMENT	QUANTITY	UNIT	RATE	COST
	<b>3C CEILING FINISHES</b>				
Apartments	Plasterboard suspended ceiling	1,117	m2	31.00	34,627
	E/O moisture resistant plasterboard	132	m2	1.00	132
	E/O ceiling feature	14	nr	500.00	7,000
	3mm skim plaster	1,249	m2	6.00	7,494
	Emulsion paint to plaster	1,249	m2	5.00	6,245
Basement	Plasterboard	655	m2	22.00	14,410
	Skim plaster; 3mm	655	m2	6.00	3,930
Painting inclusive	Decoration to ceiling	655	m2	5.00	3,275
Common areas	Plasterboard suspended ceiling	208	m2	31.00	6,448
	3mm skim plaster	208	m2	6.00	1,248
	Emulsion paint to plaster	208	m2	5.00	1,040
Allowance of 1 per unit	Access panels	14	nr	150.00	2,100
	Design Risk			0.10	8795
				<b>SUB TOTAL</b>	<b>96,744</b>
	Sundry Costs				256
					-----
				<b>TOTAL</b>	<b>97,000</b>
					=====
	<b>4 FITTINGS</b>				
	<b>GENERALLY</b>				
	General Statutory signage	1	item	750.00	750
	Specialist feature signage	1	item	2,000.00	2,000
	Post boxes; central bank on ground floor	1	item	2,250.00	2,250
EXCLUDED	Housekeeping fittings	1	item	excluded	0
	Feature art to common areas	1	item	1,750.00	1,750
	<b>PRIVATE</b>				
	Kitchen fittings	14	nr	5,000.00	70,000
	Appliances; Smeg integrated range	14	nr	1,500.00	21,000
	Granite worktops	14	nr	1,000.00	14,000
	Mirrors over basins	36	nr	100.00	3,600
	Glass shelves to bathrooms / ensuites	26	nr	75.00	1,950
	Vanity units; single	26	nr	500.00	13,000
	Bath panels	14	nr	180.00	2,520
	Access panels / rodding points	36	nr	150.00	5,400
EXCLUDED	Wardrobe fittings	0	nr	excluded	0
	Design Risk			0.10	13,822
				<b>SUB TOTAL</b>	<b>152,042</b>
	Sundry costs				-42
					-----
				<b>TOTAL</b>	<b>152,000</b>
					=====



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	ELEMENT	QUANTITY	UNIT	RATE	COST
	<b>5A MECHANICAL SERVICES</b>				
	<b>PRIVATE</b>				
	H+C water installation	14	nr	1,750.00	24,500
	Heated towel rails	26	nr	200.00	5,200
	Extract to bathrooms and kitchens	40	nr	500.00	20,000
	Duct to above; 10m per fan	350	m	20.00	7,000
	<b>GENERALLY</b>				
	Dry riser	1	item	5,000.00	5,000
	Booster tank / pump sets	1	item	10,000.00	10,000
Per floor	Vertical / horizontal distribution	5	nr	1,000.00	5,000
	BWIC	14	item	1,000.00	14,000
	Design Risk			0.10	9,070
				<b>SUB TOTAL</b>	<b>99,770</b>
	Sundry Costs				230
				<b>TOTAL</b>	<b>100,000</b>
					=====
	<b>5B PUBLIC HEALTH</b>				
	<b>PRIVATE</b>				
Based on 260 selection	WC; cistern etc back to wall	35	nr	320.00	11,200
Based on 260 selection	Wash hand basin	36	nr	220.00	7,920
Based on 260 selection	Basin taps	36	nr	165.00	5,940
Based on 260 selection	Bath; steel	15	nr	250.00	3,750
Based on 260 selection	Bath Taps	15	nr	180.00	2,700
Based on 260 selection	Shower complete	11	nr	1,000.00	11,000
	Wastes & fittings	35	nr	250.00	8,750
	S&VP	350	m	10.00	3,500
	BWIC; holes etc	35	nr	500.00	17,500
	<b>GENERALLY</b>				
Allowance	Cleaners sink	1	nr	200.00	200
Per floor	Vertical / horizontal distribution	5	nr	750.00	3,750
	BWIC	14	item	750.00	10,500
	Design Risk			0.10	8,671
				<b>SUB TOTAL</b>	<b>95,381</b>
	Sundry Costs				619
				<b>TOTAL</b>	<b>96,000</b>
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	5C ELECTRICAL SERVICES				
	<b>PRIVATE</b>				
	Mains and distribution	14	nr	1,200.00	16,800
	Electric panel radiators	14	nr	1,750.00	24,500
	Lighting	14	nr	1,250.00	17,500
	Power	14	nr	1,250.00	17,500
	Telecoms and data	14	nr	500.00	7,000
	TV / satellite	14	nr	500.00	7,000
	Entry system; video	14	nr	500.00	7,000
	Smoke detection	14	nr	150.00	2,100
	BWIC; holes, etc fire ducts etc	14	nr	500.00	7,000
	<b>GENERALLY</b>				
Common areas only	Fire alarm / smoke detection	208	m2	8.00	1,664
Circ and plantrooms	Common area lighting	208	m2	30.00	6,240
	E/O for emergency lighting	208	m2	3.00	624
	Common area power	208	m2	10.00	2,080
Bulkead fittings	Car park lighting	1	item	1,500.00	1,500
	External Lighting	1	item	5,000.00	5,000
	Security system, CCTV and access controls	1	item	7,500.00	7,500
	Earthing and bonding	14	item	200.00	2,800
	BT and data wireways - distribution	5	item	450.00	2,250
Per floor	Vertical / horizontal distribution	5	nr	1,000.00	5,000
	Lift power	1	nr	2,500.00	2,500
	Lightning protection	1	item	3,500.00	3,500
	Electrical services in connection with mechanical	1	item	2,500.00	2,500
	Design Risk			0.10	14,956
				SUB TOTAL	164,514
	Sundry Costs				486
				TOTAL	165,000
					=====
	5D LIFT INSTALLATION				
Basement to 4th Floor	8 person passenger lift; 5 storeys; fire fighting; feature	1	nr	30,000.00	30,000
	BWIC	1	nr	5,000.00	5,000
	Design Risk			0.10	3,500
				SUB TOTAL	38,500
	Sundry Costs				500
				TOTAL	39,000
					=====

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	6A SITE WORKS				
To entrance of the site	Hard / soft landscpaing	1	item	20,000.00	20,000
	White lining to the carpark	1	item	1,500.00	1,500
	Tarmac path along Finchley Road	45	m2	30.00	1,350
	Cycle parking racks	14	nr	250.00	3,500
	Storage lockers	14	nr	800.00	11,200
	Crossover / pavement works	1	item	10,000.00	10,000
	Design Risk			0.10	4,755
				SUB TOTAL	52,305
	Sundry Costs				-305
					-----
				TOTAL	52,000
					=====
	6B DRAINAGE				
Allowance - design to be developed	New foul and storm water drainage	1	item	20,000.00	20,000
	Upgrade sewer connection	1	item	10,000.00	10,000
	Design Risk			0.10	3,000
				SUB TOTAL	33,000
	Sundry Costs				1,000
					-----
				TOTAL	34,000
					=====
	6C SERVICES				
New services	Gas	14	nr	500.00	7,000
New services	Water	14	nr	1,000.00	14,000
New Services	Electricity	14	nr	1,000.00	14,000
New services	BT services	14	nr	250.00	3,500
Allowance	Upgrade incoming power supply	1	item	5,000.00	5,000
	BWIC	1	item	10,000.00	10,000
	Design Risk			0.10	5,350
				SUB TOTAL	58,850
	Sundry Costs				150
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				TOTAL	59,000
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	ELEMENT	QUANTITY	UNIT	RATE	COST
	6D MINOR BUILDING WORKS				
	Demolition of the existing villa	1	item	15,000.00	15,000
	Remove asbestos	1	item	5,000.00	5,000
EXCLUDED	Renewable energy requirements	1	item	Excluded	0
	Design Risk			0.10	2,000
				SUB TOTAL	22,000
	Sundry Costs				0
					-----
				TOTAL	22,000
					=====
	7. MAIN CONTRACTORS "ON COSTS" etc				
	A. PRELIMINARIES				
	40 week contract period				
	Head office				7,500
	Site supervision				59,500
	Transport				7,950
	Other personnel				30,800
	Sundries				6,000
	Hutting etc.				7,200
	Site set up				24,600
	Plant				26,000
	Scaffolding				20,074
	Crane / hoists				27,750
	Cleaning/sundries				9,000
	Insurance, bond etc.				27,100
				SUB TOTAL	253,474
					526
					-----
				TOTAL	254,000
					=====
	B. OVERHEADS & PROFIT				
	7 % on construction costs and preliminaries				
		7.0 % on :		2,421,999	169,540
					460
					-----
				TOTAL	170,000
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ELEMENT	QUANTITY	UNIT	RATE	COST
C. DESIGN/BUILDING FEES				
			% on construction costs and preliminaries	
			Planning Fees	0
			Building Control	0
			Site Investigation	0
			Architect	0
			QS Fees	0
			Structural Engineer	0
			Bond	0
			TOTAL	0
				=====
D. CONTINGENCY				
			% on construction costs and OH&P	
				0
				0
			TOTAL	100,000
				=====