

Mr E.Man
30 Ulysses Road
London
NW6 1EE

8th July, 2013

Ref: E0391

Estimate
Re: Rear Glazed Roof Extension

Dear Eddie

Please find enclosed details of our estimate for the proposed project, as listed above. This is based on the drawings 13-0000-03 & 04. No structural engineer details were provided at tender stage.

All work to comply with current building regulations accordingly. We have detailed our estimate as far as possible below.

- **Programme:**

We have based our price on a construction period of 10 weeks, based on the information available at tender stage and that the doors are ordered 4 weeks before work starts on site.

- **Welfare:**

Assume use of onsite electrical, water and welfare facilities as required to carry out the works.

- **Strip Out & Demolition:**

We have included for the removal of the fence and wall dividing the neighbouring garden levels. You should check that this is in agreement with your neighbours before commencing work.

The existing concrete concrete hard-standing will be broken up and removed within the footprint of the new building.

- **Groundwork:**

We made provision to excavate the foundations to a depth of **1.0m** below ground level, as indicated and to be **450mm** wide. We have made allowances for drainage alterations within the plot and forming a new 1m³ soakaway in the back garden area.

The ground floor will be constructed with a 100mm concrete floor slab, 80mm Insulation and 75mm screed over.

- **Brickwork:**

Construct the outer leaf of the cavity walls with facing bricks to match existing, so far as is possible. We have made an allowance of **£450** per 1000 for the supply of the bricks. The internal face of the cavity walls will be Blockwork.

The cavity walls will be fully filled with Dritherm insulation or similar.

- **Steelwork:**

We have allowed for 1 steel beam to go over the new large door opening.

- **Glazed Roof:**

The roof will be constructed with aluminum glazing bars and have solar reflective glazing units installed between them. The triangular side panels will be made in the same way.

The wall abutment will have a code 4 lead flashing to seal the junction between the glazing and brick wall.

- **Windows & Doors:**

We have included for installing a 4 section sliding folding door system. This will be made of aluminum and finished in a standard colour of your choice.

There are 4 windows to one of the side elevations. 2 of these windows will be opening, in the position of your choice. The triangular feature windows above will be fixed.

- **Joinery & Doors:**

Install 125 x 15mm softwood or MDF skirting's with a standard profile of your choice to this new room.

The existing patio doors between the kitchen and extension will be left in place.

- **Plumbing & Heating:**

Not required.

We have not included for a radiator at this time. Since the boiler is directly next top this room you may wish to use the room for a little while before deciding if a radiator is necessary.

- **Electrics:**

We have made allowance to install 3 double sockets, 1 external socket, 2 internal wall lights and 1 external wall light.

- **Plastering:**

All new plasterboard partitions and ceilings will be finished with a 3mm plaster skim coat, ready to receive finishes. The brickwork walls will receive a 10mm plaster and 3mm finishing coat.

- **Decoration:**

Decorate the new extension walls and woodwork on completion.

Colours to be chosen from the Dulux or Crown trade range.

Loop Construction is responsible for the removal and disposal of all rubbish arising from the above works on completion and we carry £3m liability insurance cover.

The total price for carrying out all the above items including labour and materials is **£23,035.00** plus vat.

We trust this is acceptable, should you have any queries in the mean time do not hesitate to contact the writer.

Yours sincerely

Paul Sheffield
Managing Director