

Jaga Developments (London) Ltd,
c/o Colin Leith,
Bowker Sadler Architecture,
Hatherlow House,
Hatherlow,
Romiley,
Stockport
SK6 3DY

23/9/2020

Dear Sirs,

THE HOO, 17 LYNDHURST GARDENS, HAMPSTEAD, NW3 5NU

Further to:-

- a) BPS's report dated 16/7/2020, and;
- b) Our letter dated 16/8/2020, and;
- c) The BPS (Kelly Donnelly) e-mail to us dated 21/8/20, and;
- d) Our e-mail to BPS dated 4/9/2020, and;
- e) The BPS (Andrew Jones) e-mail to us dated 13/9/2020;

.....we comment as follows:-

BLV:-

BPS continue to hold the opinion that a BLV of £2.544m is reasonable. We do not agree.

BPS's £2.544m equates to £223.63 p.s.f. on the existing GIA whereas we presented 8 x D1 transaction comparables in my report dated 5/6/2020 whereupon the values achieved ranged from the equivalent of £476 p.s.f. to £983 p.s.f. It is likely that the price range was influenced by the degree to which the buildings needed to be adapted for continued D1 use and some of the transaction also reflected trading facilities. One of my comparables was less relevant because it was sold with hope for C3 reversion usage in mind but with no guarantee that this would be possible. Nonetheless, they point to a value for D1 properties in need of some adaptation of at least £476 p.s.f. (in poor unadapted condition) to significantly more as adapted properties in good condition.

BPS think the existing building would be worth £6.5m (£571 p.s.f.) if it was "in a suitable condition for D1 Use'. We consider this to be on the low/pessimistic side for a property in reasonable existing condition and certainly too low for a fully refurbished/converted building (as was the basis of Neil Prowling's £2.31m) based upon our original comparables. We also consider how BPS have got from here (i.e. £6.5m) to £2.544m to be unjustified and unreasonable as discussed below.

In their report dated 16/7/2020, BPS said:-

- 6.14 We have also had regard to the Condition Survey by SDA Consulting which has been submitted as part of the application. While this is has been prepared in relation to the proposed development, it focusses on issues with the existing building and so we have assumed that these would also need to be remedied for any reoccupation, including ongoing D1 use. The survey did not include a full structural survey but did comment that the structure appears to be sound. However, there is general decay to the windows, doors, damp ingress etc and the building is likely to require significant internal reconfiguration to make it suitable for alternative uses.
- 6.15 Neil Powling has advised based on his assessment that a cost of £2,100,000 would be required to refurbish the building to a shell and core condition for ongoing D1 use. This excludes contingency and fees which we have included at 10% and 10% as has been assumed in the proposed scheme assessment and which reflects the risk of the Listed Building. However while the Listed Building may seem an attractive setting,

as was raised by the vacating NHS trust, the cost of running the building is expensive which may deter tenants.

However, the e-mail from BPS (Kelly) dated 21/8/2020 indicated that, prior to their viability report being issued, their QS (Neil Prowling) had more explicitly said this:-

With regard to the BLV I have a note that I gave you a figure of £2.1M plus contingency and fees. This was based on £2000/m² which I consider a reasonable allowance if a full conversion or refurbishment is planned. I can see the schedule in Appendix 1. Without having seen the property or a full survey or having any information on how the property should be presented in order to market it I can't really give any better view than I have.

Furthermore, Andrew Jones of BPS (who is not their QS) has most recently said this:-

Aside from actual immediate wants of repair it is in poor condition generally and not in a tenable state. Also as mentioned in our report the internal configuration is such that the accommodation is laid out in a series of small consulting rooms. This partly reflects the limitations of the listed structure which was doubtless originally built as a house with a series of domestic scale rooms with structural brick walls but also subsequent conversion to the former clinic use. There are numerous changes of level and restricted staircase access which would limit disabled access and therefore be unsuitable for a wide range of users in the D1 sector. I find it impossible to assume this accommodation would readily lend itself without alteration and refurbishment to uses such as a nursery or school when the rooms are so small and in such a poor state or indeed that any occupier wishing to take on the space for occupation would not seek to reflect the costs of repair, renovation and alteration within the price paid.

As we have previously stated, the Condition Survey by SDA Consulting indicates that the building is in reasonable condition and only requires the following expenditure:-

Year 1	-	£232,000
Years 3-5	-	£60,000
Years 5-10	-	£20,000

When selling The Hoo, we understand the NHS indicated that there are spatial inefficiencies within the building (from their perspective) and that it is costly to maintain. The Hoo was surplus to the requirements of the NHS Trust that owned and operated within it. Along with other buildings, their desire was to consolidate their services into more appropriate building(s) elsewhere in connection with their particular community facility requirements, estates strategy, funding base and health offering. However, private medical consultancy practices (which would not be 'community facilities' because would only be available to, for example, BUPA or AXA/PPP members) typically do involve numerous consulting rooms within buildings that are sometimes inefficient (e.g. most of the numerous Harley Street practices and/or The Priory near Richmond Park) and private medical practices would be in a better position to operate out of The Hoo than a cash strapped NHS service.

Bearing in mind all of the above:-

- a) Hypothetically, it is perfectly reasonable to assume that D1 purchasers would bid for the subject property for D1 use. This might well be from; private schools, private medical consulting businesses/practices (e.g. a 'Priory') or training centres. Use by a school might require some internal re-configuration but use by a private medical consulting business/practice would not necessarily require any. With a move away from large classes to smaller classes (as is also more common in private schools in any event), the existing internal layout would also suit use by a private school and/or training centre. As to level changes within the building, the use of ramps (where required) and the installation of a lift could overcome any issue in this regard. As to the condition of the building fabric, we consider BPS are wrong and, whilst they pointed to the Condition Survey carried out by SDA Consulting late last year, they are seemingly unwilling to accept its conclusions.
- b) We cannot comprehend why BPS can suggest that it is "impossible to assume this accommodation would readily lend itself without alteration and refurbishment to uses such as a nursery or school when the rooms are so small and in such a poor state or indeed that any occupier wishing to take on the space for occupation would not seek to reflect the costs of repair, renovation and alteration within the price paid". We are not claiming that D1 purchasers would not carry out any works but not substantially more than would have been relevant to a number of the comparables we have already presented where the achieved values (pre-works) were similar to what BPS are assuming post-works (i.e. around £571 p.s.f.). Furthermore, there is no justification for the £2.1m cost (plus contingency and fees) provided by BPS's QS (who had not seen the property when he came up with this figure) which he said was for a "full refurbishment or conversion" and with no mention of this being to 'shell and core only' as suggested by BPS viability report.
- c) Based upon discussions with Gardiner & Theobald and the applicant's architects (who have both inspected the existing property inside and out – as have I), it would be reasonable to assume that a D1 purchaser might spend up to £1m on the property post-purchase but this is already reflected in our £5.5m value based upon our comparables. If we deducted this from the £6.5m GDV considered reasonable by BPS for a refurbished building, we would arrive at the BLV we have reasonably assumed.
- d) Lastly, in their AUV appraisals (where BPS have residualised down from £6.5m to £2.544m) they have deducted a developer's profit of £975,171 whereas prospective D1 purchasers would typically be purchasing the property for their own use whereupon a developer's profit deduction from such an appraisal is inappropriate. Add this back into to BPS's assessment to date and they should be at a BLV of at least £2.544m + £975,171 = £3.52m. If one then reduces BPS's unjustified and excessive 'full refurbishment or conversion' cost of £2.31m (plus contingency and fees) to what would still be 'generous' at £1m, we again arrive at a reasonable BLV of circa £5.5m.

In conclusion, BPS's BLV is unjustifiably and unreasonably low whereas our BLV of £5.5m is justified and reasonable.

However, we consider the opinion from BPS (Andrew Jones) dated 13/9/2020 to be so unreasonable that we set this disagreement aside for now unless BPS wish to review their opinion upwards.

Build Costs for Proposed Scheme:-

We attach G&T's updated build cost assessment in **Appendix 1** which totals £8.72m based upon the applicant's required fit-out specification. Whilst other hypothetical applicants might pursue a different specification is debateable but any 'dumbing down' would diminish the assumed and so far agreed GDV – especially in a weaker post-COVID market for prime residential.

We expect BPS to question why this cost is where it is bearing in mind we consider even £1m of works cost to be generous to maintain the building in its existing D1 use. However, this is because the proposed residential use/user and assumed D1 use/user are completely different.

Review of Our Residual Profit Appraisal Vs BPS's:-

We attach our original viability opinion (albeit switched into being a residual profit appraisal to ease comparison with BPS's residual profit appraisal) in **Appendix 2** and BPS's in **Appendix 3**.

As can be appreciated, without any detailed re-working of the appraisals, BPS's 'surplus' of £2,683,040 would be entirely eroded they inputted a reasonable BVLV of £5.5m and/or if they use a build cost of £8.72m and/or a reduced combination of the two.

Conclusion:-

The proposed scheme cannot viably sustain any affordable housing payment.

However, we assume the respective Qs will discuss build costs further and we await further comment from BPS thereafter.

Yours faithfully,



James Brown BSc (Hons) MRICS
RICS Registered Valuer
Director

APPENDIX 1

THE HOO - HAMPSTEAD INDICATIVE ESTIMATE

Job No. : 37796
Client : Jaga Developments (London) Ltd

Issue Date : 16-Sep-20
Base Date : 3Q20
Gross Internal Area (m²) 1,222
Gross Internal Area (ft²) 13,154

CONSTRUCTION COST SUMMARY

CONSTRUCTION COST	Quantity	Unit	Rate	Total (£)	£/ft ² GIA	%
Demolition and Structural Alterations, Substructure, Superstructure to White Box and External Works						
1 As per Stage 2 Cost Plan dated 24th August 2020 (including Preliminaries, Overheads & Profit, Design Development & Contingencies)	1	item	4,818,269	4,818,269		55.3
	Sub-Total White Box (Gross)			4,818,269		
Fit Out Works						
1 The Lodge	244	m2	2,000	488,000		5.6
2 The Main House - Medium Specification	519	m2	2,500	1,297,500		14.9
3 The Link - Medium Specification	176	m2	2,500	440,000		5.0
4 The Annexe	283	m2	2,000	566,000		6.5
	Sub-Total Fit Out (Net)			2,791,500		
5 Main Contractor's preliminaries			18%	502,470	38	5.8
6 Main Contractor's Overheads and Profit			8%	247,048	19	2.8
	Building Works Total			8,359,287	57	96%
7 Design Development Risk Allowance			5%	177,051	13	2.0
8 Construction Risk Allowance			5%	185,903	14	2.1
	Sub Total			8,722,241	85	100%
9 Tender Inflation Estimate			Excl	-		
10 Construction Inflation Estimate			Excl	-		
	Total Estimated Construction Cost			8,722,241	85	100%

ESTIMATED ROUNDED CONSTRUCTION COST	£ 8,720,000
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ESTIMATED COST PER SQ FT	£ 663
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Notes

- 1 The above has been prepared to assist with the planning viability estimate in response to email query from James Brown of James R Brown & Co dated 22nd July 2020 and meeting held on 16th September 2020.
- 2 The 'White box' costs are as per G&T Stage 2 Cost Plan dated 24th August 2020 - please refer to this for details.
- 3 Fit Out costs are indicative only and specifications / finishes are as yet unknown. We have retained the same allowances as per the Construction Cost Summary provided for the viability study in March 2020.
- 4 Preliminaries / Overheads and Profit and contingencies have only been applied to the Fit Out only as the Stage 2 Cost Plan sum is inclusive of these items.

**THE HOO, HAMPSTEAD
STAGE 2 COST PLAN**

JAGA Developments (London) Ltd.

24th August 2020

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)
A	Draft for review	John-Paul Morza Executive Surveyor 19-06-2020	Kerry Gibbs Partner 19-06-2020
B	Stage 2 Cost Plan	John-Paul Morza Executive Surveyor 24-08-2020	Kerry Gibbs Partner 24-08-2020

CONTENTS

- 1** Executive Summary
- 2** Construction Cost Summaries
- 3** Design Information
- 4** Basis, Assumptions and Exclusions
- 5** Schedule of Areas
- 6** Details of Cost Plan

EXECUTIVE SUMMARY

This Stage 2 Cost Plan has been based upon design information prepared by Bowker Sadler (architectural), Price & Myers (structural engineering) Scotch Partners (services engineers) and Bowles and Wyer (Landscape Consultants) for JAGA developments

The report provides an order of cost for the construction works at 17 Lyndhurst Gardens, Hampstead, known as The Hoo.

The work involves the refurbishment, structural alterations and extensions to the existing building to create new private residences. The Cost Plan has been split into four respective buildings: The Main House, The Link, The Annexe and The Lodge.

This Cost Plan is based on the Planning 'Scheme 2' proposal and is based on works to 'White Box' only (i.e. it excludes Client Fit Out)

This Estimate includes for construction works only and excludes all Client/Development items/costs such as fees (including pre-construction services agreements), VAT, S106/S278, CIL payments, land acquisition, all developer direct costs, employer risk allowances and contributions.

As indicated there is no allowance for Employer Change and Employer Other risk allowances and it is assumed allowances for these are included within the Employers overall development budget.

However we have included allowance for Design Development and Construction Risk at levels appropriate for this current stage in design.

Estimated construction costs have been prepared at current day (3Q 2020) prices. We have made no allowance for inflation.

Allowances have been made for main contractor's preliminaries at 18% and overheads and profit at 7.5% across all works.

The cost plan assumes tendering to, and appointment of, a suitable contractor via a single stage traditional lump sum procurement route.

This report has been prepared solely for use by Jaga Developments (London) Ltd. and shall not be relied upon by any third party without the express permission of Gardiner & Theobald LLP. G&T accepts no liability arising from reliance on the report other than to the Employer.

This revision is an update to the Draft Stage 2 Cost Plan issued on 19th June following a review with the Client and Design Team.

Further cost savings identified by Bowker Sadler are to be explored and costed prior to the Stage 3 Cost Plan

CONSTRUCTION COST SUMMARY

	Total (£)	£/m ² GIA	£/sq ft GIA	%
0 Opening Up Works	10,000	8	1	0%
1 Main House	997,829	1,923	179	21%
2 The Link	629,348	3,566	331	13%
3 The Annexe	607,347	2,149	200	13%
4 The Lodge	446,836	1,833	170	9%
5 Landscaping	756,750	619	58	16%
Sub Total	3,448,110	2,822	262	72%
6 Main Contractor's Preliminaries	618,860	506	47	13%
7 Main Contractor's Overheads and Profit	304,273	249	23	6%
Building Works Total	4,371,242	3,578	332	91%
8 Design Development Risk Allowance	218,062	178	17	5%
9 Construction Risk Allowance	228,965	187	17	5%
Sub Total	4,818,269	3,943	366	100%
10 Tender Inflation Estimate	-	-	-	
11 Construction Inflation Estimate	-	-	-	
Total Estimated Construction Cost	4,818,269	3,943	366	100%
ESTIMATED ROUNDED CONSTRUCTION COST	£ 4,820,000	3,945	366	100%

NOTES

1 The £/m² GIA and £/ft² GIA are based on the GIA's for each demise other than for the Opening Up Works and landscaping which are calculated by dividing by the overall project GIA

SCHEDULE OF DESIGN INFORMATION

The compilation of this document is on the basis of the following design information:-

Architectural - Bowker Sadler

Drawing No.	Issued	Rev	Description
<u>Drawings & Report</u>			
Stage 2 Report			
1010 REV A	EX		Existing Site Layout plan
1020 REV A	EX		Existing Lower Ground Floor Plan
1021 REV A	EX		Existing Ground Floor Plan
1022 REV A	EX		Existing First Floor Plan
1023 REV A	EX		Existing Second Floor Plan
1024 REV A	EX		Existing Roof layout
1050 REV A	EX		Existing Sections A-A
1051 REV A	EX		Existing Sections A-A and B-B
1120 REV A	PR		Existing Sections CC to EE
1121 REV A	PR		Proposed Ground Floor Plan
1122 REV A	PR		Proposed First Floor Plan
1123 REV A	PR		Proposed Second Floor Plan
1124 REV A	PR		Proposed Roof layout
3011 REV A	EX		Lodge Stone and brick repairs south and east elevations
3012 REV A	EX		Lodge stone and brick repairs north and west elevations
3013 REV A	EX		Lodge stone and brick repairs Sections AA and BB
3014 REV A	EX		Lodge stone and brick repairs Sections CC, DD and EE
3015 REV A	EX		Lodge stone and brick repairs Sections FF

SCHEDULE OF DESIGN INFORMATION

Architectural (Continued..)

<u>Drawing No.</u>	<u>Issued</u>	<u>Rev</u>	<u>Description</u>
<u>Schedules</u>			
1920-1923 REV C			Opening up schedule
5000			Window Schedule
5005			Windows schedule of existing
5010			Door schedule
<u>Specifications</u>			
7500			Draft Specification - The Main House
7600			Draft Specification - The Link
7700			Draft Specification - The Lodge
7800			Draft Specification - The Annexe
<u>Model</u>			
			3D model of Scheme 2

SCHEDULE OF DESIGN INFORMATION

Structural - Price & Myers

Drawing No.	Issued	Rev	Description
28224 PM Stage 2 Report			Stage 2 Report
28224-001	15/05/2020	P1	ANNEXE AND LINK - LOWER GROUND FLOOR PLAN AS PROPOSED
28224-002	15/05/2020	P1	LODGE BUILDING - LOWER GROUND FLOOR PLAN AS PROPOSED
28224-003	15/05/2020	P1	ANNEXE AND LINK - GROUND FLOOR PLAN AS PROPOSED
28224-004	15/05/2020	P1	LODGE BUILDING - GROUND FLOOR PLAN AS PROPOSED
28224-005	15/05/2020	P1	ANNEXE AND LINK - FIRST FLOOR PLAN AS PROPOSED
28224-006	15/05/2020	P1	LODGE BUILDING - FIRST FLOOR PLAN AS PROPOSED
28224-007	15/05/2020	P1	ANNEXE AND LINK - SECOND FLOOR PLAN AS PROPOSED
28224-008	15/05/2020	P1	LODGE BUILDING - SECOND FLOOR PLAN AS PROPOSED
28224-009	15/05/2020	P1	ANNEXE AND LINK - ROOF PLAN AS PROPOSED
28224-010	15/05/2020	P1	LODGE BUILDING - ROOF PLAN AS PROPOSED
28224-020	15/05/2020	P1	TYPICAL DETAILS
28224-021	15/05/2020	P1	SUBSTRUCTURE - DETAILS AND SECTIONS
28224-022	15/05/2020	P1	SUPERSTRUCTURE - DETAILS AND SECTIONS
28224-GN01	15/05/2020	1	GENERAL NOTES - SHEET ONE
28224-GN02	15/05/2020	1	GENERAL NOTES - SHEET TWO

SCHEDULE OF DESIGN INFORMATION

Services - Scotch Partners

Drawing No.	Issued	Rev	Description
Report			
The Hoo_ Building Services Engineering Stage 2 Design Report 15052020	15/05/20	P0	Stage 2 Report
Mechanical			
5243-SP-SK-M-1001			Mechanical Services - Annex - Lower & Ground Floor Level
5243-SP-SK-M-1002			Mechanical Services - Link - Lower & Ground Floor Level
5243-SP-SK-M-1003			Mechanical Services - House - Lower & Ground Floor Level
5243-SP-SK-M-1004			Mechanical Services - House - First Floor Level
5243-SP-SK-M-1005			Mechanical Services - Lodge - All Floors
5243-SP-SK-M-1006			Mechanical Services - Typical Details 1
5243-SP-SK-M-1007			Mechanical Services - Incoming Services
Electrical			
5243-SP-SK-E-1001			Electrical Services - Annex - Lower & Ground Floor Level
5243-SP-SK-E-1002			Electrical Services - Link - Lower & Ground Floor Level
5243-SP-SK-E-1003			Electrical Services - House - Lower & Ground Floor Level
5243-SP-SK-E-1004			Electrical Services - House - First Floor Level
5243-SP-SK-E-1005			Electrical Services - Lodge - Ground & First Floor Level
5243-SP-SK-E-1006			Electrical Services - Lodge - Second Floor Level

SCHEDULE OF DESIGN INFORMATION

Landscaping - Bowles & Wyer

Drawing No.	Issued	Rev	Description
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Landscaping design not yet received

BASIS, ASSUMPTIONS & EXCLUSIONS

The following should be read in conjunction with Sections 1-3 and are a list of key assumptions that have been made to inform the basis of our costs:-

	Key Assumptions	Key Assumptions
1	Estimated costs have been prepared using current day pricing levels (Q2 2020), we have made no allowances for tender price or construction inflation.	12 We note that the Architectural information received to date is labelled as Draft and we will review the updated information once available.
2	Allowances have been included for Main Contractor Preliminaries and Main Contractor's overheads and profit across all construction works.	13 We have not received the proposed elevations and sections for the current Planning 'Scheme 2' and have therefore referred to those for Planning 'Scheme 1'. We await the proposed elevations and sections for the current design.
3	Design Development and Construction risk allowances have been included at 5% respectively, which reflects the current stage of design.	14 Where there has been discrepancies between the Architectural and Structural information we have generally taken the Structural information as the correct information - unless in the instance where there is no structural design
4	Any specific client / other risk allowances deemed to be included elsewhere by the client and have not been provisioned for within this Cost Estimate.	15 Note that these costs are for 'White Box' only, i.e. Client fit out of finishes, fittings, kitchens, sanitaryware and 2nd fix M&E are excluded.
5	No allowance has been made for any phasing of the works or for working outside of normal working hours.	16 As we have not received a demarcation of the 'White box' works we have made assumptions on the MEP, and have generally assumed 2nd fix will be part of the Fit Out works, i.e.e installation of faceplates, radiators, heating and cooling grilles and the like.
6	The procurement strategy for the works is yet to be determined but is assumed to be a competitive lump sum traditional contract (not Design and Build) with all works tendered under one main contract via a single stage tender process, preceded by a Pre Qualification procedure	17 Where we have not received sufficient information to measure the works required, we have included allowances, which are to be reviewed further once more information is available, i.e. works to Cornices.
7	Gross areas of the proposed buildings as detailed in the area schedule have been measured from the drawings included in the drawing reference list.	18 We have based our costs on 'alternative A' in regards to the internal doors, which is to replace with new rather than refurbish existing
8	Gross and Net internal areas have been measured in accordance with the RICS Code of Measuring Practice 6th Edition.	19 The extent of repairs of existing original features such as skirtings / architraves and cornices to the Listed parts of the building are subject to further survey and opening up. We expect that the results of the opening up works will help inform the design and proposed works required.
9	Areas are intended for the production of the Cost Estimate only and should not be relied upon for any other purpose.	20 We assume that the existing buildings will be vacant when the contractor carries out the works.
10	The cost plan has been prepared following the Architect's Draft Specifications for each of the respective buildings, which comprises the Schedule of Works.	
11	We have not been provided with the landscaping Stage 2 design and the current cost allowance is based on a high level budget provided by Bowles & Weyer.	

BASIS, ASSUMPTIONS & EXCLUSIONS

The following should be read in conjunction with the Sections 1-3 and are a list of inclusions / exclusions that have been used to inform the basis of our costs. The items highlighted as **'included'** below have been allowed for within our Cost Estimate. No allowances have been costed for those items identified as **'excluded'** below. The items noted under the heading **'client'** are deemed to have been accounted for by the client elsewhere in their development appraisal.

List of Inclusions / Exclusions		Incl.	Excl.	Client
1	Value Added Tax			X
2	Land acquisition costs and fees			X
3	Client finance, legal or marketing costs			X
4	Professional fees (e.g. design, PCSA, PM, surveys etc.)			X
5	Planning and building regulation fees			X
6	Fees or costs associated with rights of light agreement, party wall awards or over-sailing agreements etc..			X
7	Project insurances			X
8	Section 106 / 278 Contributions			X
9	Community Infrastructure Levy Contributions or similar		X	
10	Benefits arising from any potential Capital Allowances or other government incentives / grants		X	

List of Inclusions / Exclusions		Incl.	Excl.	Client
11	Currency and exchange rate fluctuations		X	
12	Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union		X	
13	Costs resulting from zero carbon requirements or offset charges		X	
14	Statutory changes		X	
15	Works outside of the site boundary except where specifically stated		X	
16	Public art installations or contributions		X	
17	Phasing of the works		X	
18	Works outside of normal working hours		X	
			X	
			X	

BASIS, ASSUMPTIONS & EXCLUSIONS

	List of Inclusions / Exclusions	Incl.	Excl.	Client
21	Tenant's costs or contributions		X	
22	Loose fittings, furnishings and equipment and external furniture		X	
23	Asbestos removal		X	
24	Fees, works or costs associated with abnormal/ contaminated ground conditions (incl. Japanese Knotweed)		X	
25	Underpinning of adjoining structures including boundary walls		X	
26	Archaeological investigations and exploratory or resulting works (including Strip and Map)		X	
27	Diversion of existing below ground services		X	
28	Cost associated with LUL surveys and monitoring		X	
29	Increased design criteria for bomb protection		X	
30	IT hardware / active hubs		X	

	List of Inclusions / Exclusions	Incl.	Excl.	Client
31	Provision of and connection to district heating system		X	
32	Power factor correction and harmonics		X	
33	Audio visual installations and equipment		X	
34	Spares and maintenance costs		X	
35	Changes to current building regulations		X	
36	Adaptations for Wheelchair units		X	
			X	
			X	
			X	
			X	

AREA SCHEDULE

Metric

Level	Main House		The Link		The Annexe		The Lodge		TOTAL	
	GIA m ²	GIA ft ²	GIA m ²	GIA ft ²	GIA m ²	GIA ft ²	GIA m ²	GIA ft ²	GIA m ²	GIA ft ²
Lower Ground	40	426	89	960	141	1,516		0	270	2,901
Ground	254	2,729	87	940	142	1,526	87	934	569	6,129
1st	226	2,431		0		0	75	805	301	3,236
2nd		0		0		0	82	886	82	886
Total	519	5,586	176	1,899	283	3,042	244	2,624	1,222	13,152

RECONCILIATION WITH PREVIOUS COST PLAN

	Total (£)	£/sq ft GIA
DRAFT STAGE 2 COST PLAN (DATED 19th JUNE 2020)	£4,932,586	375
Remove floor finishes to The Link	(£42,236)	
Remove duplication of below ground drainage in The Main House	(£42,851)	
Remove duplication of stair repairs in The Main House	(£13,985)	
Remeasure of below ground drainage and external drainage	£23,425	
Update to Stone repairs and repointing (PAYE quote)	£14,559	
Review of windows and external doors (Fineline quotation etc)	£6,154	
Tiled floor and parquet floor repairs	(£17,901)	
Add external doors to bin and cycle store	£8,391	
Review of strip out / enabling works (following CSL budget advice)	(£8,616)	
Omit sliding doors from Main House to link as requested by Client	(£20,977)	
Omit duplication of glass guarding to Main House	(£13,985)	
Add Flat dormer repairs to Main House	£4,196	
Amendment to Lodge Porch rate	(£10,489)	
Sub-Total of Changes	(£114,317)	
REVISED STAGE 2 COST PLAN (24th AUGUST 2020)	£4,818,269	366

Details of Cost Plan

No.	Description	Quantity	Unit	Rate	Cost	Notes
					£	
1	Opening Up Works				10,000.00	To be let as separate contract
2	Main House				1,395,484.83	
3	The Link				880,156.17	
4	The Annexe				849,387.29	
5	The Lodge				624,909.97	
6	External Works / Landscaping				1,058,330.96	
	Total				<u>4,818,269.22</u>	

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Opening Up Works						
1	Provisional Sum for Opening Up Works as per Bowker Sadler Opening Up Works Rev. C drawings - including opening up to ceilings, floors and trial pits.	1	Item	10,000.00	10,000.00	To be let as a separate enabling contract
	Total				<u>10,000.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Main House						
1	Ground / Substructure (1.0)				21,160.00	
2	Structure / Demolitions / Strip Out (2.0)				75,590.00	
3	External Walls (21)				79,690.00	
4	Internal Walls (22)				17,790.00	
5	Floors (23)				20,050.00	
6	Stairs (24)				35,000.00	
7	Roofs (27)				95,725.00	
8	Windows (31)				27,700.00	
9	External Doors (31.5)				5,650.00	
10	Internal Doors (32)				101,000.00	
11	Balustrades (34)				1,500.00	
12	Wall Finishes (42)				16,980.00	
13	Floor Finishes (43)				20,850.00	
14	Stair Finishes (44)				0.00	
15	Ceiling Finishes (45)				60,000.00	
16	Drainage / Pipework / Mechanical Services (50)				148,942.56	
17	Electrical (60)				165,151.28	
18	Lift (66)				30,000.00	
19	Fixtures and Fittings (70)				25,000.00	
20	Externals (90)				50,050.00	
					997,828.84	
					Carried Forward	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
21	Sub Total				<u>997,828.84</u>	
22	Main Contractor Preliminaries			18.00	179,609.19	
23	Main Contractor Overheads and Profit			7.50	88,307.85	
24	Sub Total				<u>317,967.04</u>	
25	Design Development Risk			5.00	63,287.29	
26	Construction Risk			5.00	66,451.66	
27	Sub Total				<u>359,398.14</u>	
Total					<u>1,395,484.83</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Ground / Substructure (1.0)						
1	Break out slab (part) to form new lowered section to match the lower ground floor level of the link. Cast new steps to provide access, remove existing door and frame and enlarge existing opening to the new level.	1	Item	5,000.00	5,000.00	
2	Carry out works to underpin the west elevation of the Main House to the Structural Engineers design.	1	Item	0.00	0.00	Included within the Link Cost Plan
3	Reduce levels along the N elevation west section by approx 200mm. See 90.2 for finishes.	48	m ²	20.00	960.00	Query with BS
4	Excavate and provide strip footings for new single storey rear extension on the north elevation. Assume 300mm excavation to oversite area and strip foundation of 450mm wide x 750mm deep - details to be confirmed	1	Item	2,500.00	2,500.00	Not shown on P & M drawings - but clarified via email of 09.06.20 that will be 450mm x 750mm deep mass concrete strip
5 Underslab Drainage						
6 Foul Water Drainage						
7	Assume 1m diameter PCC chamber; average 1.2m depth to invert including all excavation, concrete backfill, cover slab and cover	2	nr	2,000.00	4,000.00	
8	100mm diameter main runs; average 1m deep	35	m	100.00	3,500.00	Based on Plastic pipework as per Bowker Sadler specification
9	Extra over for Y branch connections to above drain runs	3	nr	100.00	300.00	
10	Connections to Stacks, including rest beds	4	nr	100.00	400.00	
11	Gullies	0	nr	100.00	0.00	
12 Surface Water Drainage						
					16,660.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
13	Assume 1m diameter PCC chamber; average 1.2m depth to invert including all excavation, concrete backfill, cover slab and cover	0	nr	2,000.00	0.00	
14	100mm diameter main runs; average 1m deep	33	m	100.00	3,300.00	Based on Plastic pipework as per Bowker Sadler specification
15	Extra over for Y branch connections to above drain runs	3	nr	100.00	300.00	
16	Connections to RWP's, including rest beds	9	nr	100.00	900.00	
17	Connections to existing Surface Water Inspection Chambers	0	nr	500.00	0.00	
18	Channel Drain	0	m	275.00	0.00	
Total					21,160.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Structure / Demolitions / Strip Out (2.0)						
1	Provide support where necessary and arefully remove load bearing walls at ground floor level and at first floor levels as identified for demolition on the existing plans. Include new supporting structure where required to the SE's design.	151	m ²	75.00	11,325.00	Bowker Sadler / P&M to confirm which walls are load bearing
2	Very carefully take down west facing bay window structures at the rear of the property, taking great care to avoid causing damage to the listed building. Remove brickwork carefully including the brick specials at the window cill. Clean and store for re-use elsewhere. Take all measures to protect the surrounding structure throughout the operations.	7	m ²	250.00	1,750.00	
3	Pour foundations for rear extension and form slab. Based on 150mm thick ground bearing slab - further details required from Price & Myers	25	m ²	125.00	3,125.00	Provisional Qty - no information on Structural Engineers drawing
4	Very carefully break out openings that were formerly closed, including between Interview Rooms A and B, and from Interview Room A into the Link Building. The original fabric of the listed building must not be harmed and damage must be avoided. Take all measures to protect the surrounding structure.	2	nr	750.00	1,500.00	
5	Carefully remove all other non structural walls as identified on the existing layout plans, taking great care to avoid damage to the original buildings. Carefully remove original historic architraves/joinery for patching and to re-use elsewhere.		m ²	20.00		included in item 1 above
					17,700.00	

Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
6	Very carefully remove all the fire screening in timber and wired glass around the central light well at first floor level. Carefully remove the adjacent non original supporting structures at the sides and head, including the dummy pilasters, and base screening concealing the original balustrading.	1	Item	2,500.00	2,500.00	
					17,700.00	
7	Strip out all fixtures and fittings including built in furniture, sanitaryware, non-original handrails, non original fire-screening, carpets and overlays, overboarding to floors, non original finishes in general, etc etc etc, lighting, radiators, surface mounted pipes and trunking,. Remove plant and equipment. See 50.9 and 66.1 below.	519	m ²	60.00	31,140.00	
8	Strip out all electrical fittings including lighting trunking, alarms, cctv, external surface mounted lighting. Remove control boards and other electrical equipment.	1	Item	0.00	0.00	Included above
9	Strip out all mechanical plant in boiler room and elsewhere, including boilers, tanks, control equipment, all radiators, surface mounted piping etc etc.	29	m ²	250.00	7,250.00	
10	Lift. Remove existing car, all supports, brackets, machinery, plant and control gear.	1	Item	10,000.00	10,000.00	
11 Items not included in Architects Specification						
12	Remove treads and risers from lower ground boiler room to ground floor lobby	1	Item	2,500.00	2,500.00	
13	Remove metal fire escape; North Elevation; Ground to 1st floor flat roof	1	Item	1,500.00	1,500.00	
					72,590.00	
Carried Forward						

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
14	Remove metal fire escape; South East Elevation; Ground to 2nd Floor	1	Item	3,000.00	3,000.00	
Total					<u>75,590.00</u>	
					<u>72,590.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
External Walls (21)						
1	Rake out areas of brickwork by hand and re-point with lime mortar.	83	m ²	80.00	6,640.00	
2	Carefully cut out by hand 30% of bricks in areas shown and insert new, 3011-3015. Hand made bricks to match existing; rake out and re-point adjacent.	5	m ²	960.00	4,800.00	As per cost advice by PAYE
3	Stone repairs: replacement of stone elements; mullions, cills, etc as shown, and indent stone repairs.	1	Item	20,000.00	20,000.00	
4	Clean brickwork and hanging tiled surfaces generally by a method agreeable by the Conservation Officer. Include surface shared by the new Link Block	1	Item	20,000.00	20,000.00	
5	Repair original clay tile hanging at first floor as necessary. Include for missing sections for example where the existing linking building abuts the original building fabric. Use reclaimed tiles where possible. Size, colour, texture and pattern must exactly match. Consider relocating original tiles from a less visible elevation to avoid obvious patching on the prominent elevations.	1	Item	10,000.00	10,000.00	
6	Form new window openings in original fabric, generally on the north elevation. Take brickwork down carefully, clean and store for re-use elsewhere. Provide support to engineers detail with brick soldier course showing at window head and reclaimed brick specials at the cill. Re-use original brickwork.	2	nr	1,000.00	2,000.00	2 windows to North - Structural Opening 798mm x 1221mm
7	New rear extension: Bronze anodised aluminium sheeting with standing seam fitted to insulated timber frame wall with ventilated cavity between cladding and structure. The timber framing sits on a masonry plinth which should be constructed in reclaimed brickwork.	15	m ²	750.00	11,250.00	PROVISIONAL QTY
					74,690.00	

Carried Forward

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

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Main House

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
8	Other Items				74,690.00	
9	Cleaning samples, material samples and surveys	1	Item	5,000.00	5,000.00	
	Total				<u>79,690.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Internal Walls (22)						
1	Party Wall with The Lodge adjacent to Guest Bedroom: 2 leaves of dense aggregate load bearing concrete block with a minimum of 50mm cavity and 12mm plasterboard dry lining dot and dab fixed to both sides.	7	m ²	230.00	1,610.00	
2	Party Wall with The Lodge adjacent to bath/lift/ensuit: 2 leaves of studwork framing, 100x50mm, regularised studs set out at 300mm centres. Minimum 250mm between inside lining faces. Inner frame is fitted with 50mm mineral wool batts or quilt	49	m ²	120.00	5,880.00	
3	New wall to reform lift shaft. Assume 140mm blockwork to SE specification. Engineer to confirm lift wall spec.	21	m ²	100.00	2,100.00	
4	Other partition walls generally: Formed in 100x50mm timber studs, regularised and generally sheathed in 2 layers of 12.5mm plasterboard to either side to achieve part E acoustic performance between noisy and noise sensitive rooms.	120	m ²	60.00	7,200.00	
5	Other walls forming ducting for sips and services generally. 75x50mm studs with min 25mm acoustic un-faced mineral wool quilt fitted between studs. Quilt must have a minimum density of 10kg/m ³	20	m ²	50.00	1,000.00	Provisional Quantity
Total					<u>17,790.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Floors (23)						
1	Strip out all existing non original finishes and sheathing, including carpets, vinyl, tiling and levelling sheathings such as ply/chipboard etc. Strip back to original concrete? (ground floor, limited areas) or floorboards elsewhere. Retain and protect original floor finishes where they remain, such as the parquet flooring in the central lobby.	1	Item	0.00	0.00	Included in Demolition works
2	Carefully remove any original skirting boards where walls are demolished and store carefully for re-use elsewhere. Discard non original skirting board. Protect original floorboards and especially original floor finishes, if any. Avoid damage to the original building fabric.	1	Item	0.00	0.00	Included in Demolition works
3	Remove sections of floorboard as strictly necessary to install new service runs. Return floorboards to their original locations and make repairs as necessary.	130	m ²	40.00	5,200.00	Say 25% of Floor Area
4	Cleaning out floor voids	130	m ²	20.00	2,600.00	
5	Break out concrete structures (if any) to accommodate new drainage. Bond in new sections of dpm into existing ground moisture control membrane effectively. Make repairs to existing dpcs as necessary	1	Item	5,000.00	5,000.00	Areas where concrete to be broken out to be clarified
6	Make repairs to floor structure where walls are removed. Make repairs to moisture control membrane as necessary and fill with screed to match existing levels where floors are solid.	1	Item	5,000.00	5,000.00	
					17,800.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	Brought Forward				17,800.00	
7	New floor build up to rear extension. 1200 gauge Visqueen vapour barrier fitted to the face of the floor structure with 100mm lapped and taped joints. 125mm Kingspan T70 thermal floor rigid insulation, incorporating underfloor heating, with 20mm edge insulation located at the perimeter. 75mm sand cement screed.	25	m ²	90.00	2,250.00	
	Total				20,050.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Stairs (24)						
1	Remove all non original handrails at all levels and make effective repairs to the panelling at fixing centres	1	Item	0.00	0.00	Included in Strip Out
2	Make effective repairs to the panelling at fixing centres.	1	Item	5,000.00	5,000.00	
3	Remove all non original nosing, carpet etc, to all changes of level. Make repairs as necessary	1	Item	5,000.00	5,000.00	
4	Refurbish staircases generally. Remove modern handrails. Strip away layers of modern paint from HW surfaces including top rails, spindles, newell posts etc. Disassemble and dip if the process is more efficient, but strictly only with the express agreement of the conservation officer first. Remove surface coatings (if any) from the risers and treads. Strip back to original wood. Make repairs to damage and scratches and replace missing spindles with exact match of the existing. Establish the nature of the original surface coating following the stripping process and reapply similar/same material and colour. Skirtings and strings. Rub down existing paint. make repairs and fill as necessary and prepare surface to receive similar/same original surface coating and colour.	1	Item	25,000.00	25,000.00	Budget quotation provided by Essex Joinery - however site survey required to determine full scope of repairs
Total					35,000.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Roofs (27)						
1	Existing pitched roofs as per Architects specification item 27.1					
2	Carefully remove all roof tiling and store securely for re-use. Discard broken and deteriorated tiles. Strip out battens and felt and remove all lead flashings, soakers, cloakings etc.	400	m ²	25.00	10,000.00	Based on quotation from Attleys roofing
3	For the pitched sections: Fit rigid insulation above and between the rafters. Use 60mm Kingspan K7 pitched roof board in 2 layers to achieve a min U-value of 0.18 W/m2K for the construction.	400	m ²	50.00	20,000.00	Based on quotation from Attleys roofing
4	Above the flat sections of ceiling: Fit 2 layers of rigid insulation between and above the ceiling rafter equal to the depth of the ceiling rafter. For example for a 100mm ceiling rafter use 2 layers of 100mm K7 pitched roof board	300	m ²	50.00	15,000.00	
5	Install new replacement lead flashings, soakers cloaking and the like to an appropriate gauge as necessary and fit Tyvek membrane or similar to all faces of the insulated roof structure.	400	m ²	15.00	6,000.00	Based on quotation from Attleys roofing
6	Re-fit the reclaimed roof tiles, reserving prime materials for the south facing pitches and gables and mixing-in new tiles with the existing for the northern and internal faces which are difficult to see. Allow for 20% of new tiles. Tiles to be fixed on 38x38 tantalised sw counter battens at the rafter centres, with 38x25mm tantalised sw tiling battens to the same gauge as the existing roof.	400	m ²	68.50	27,400.00	Based on quotation from Attleys roofing
7	Flat Topped Dormer Structures					
					78,400.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
8	Inspect for deterioration of the structural joinery and weathering surfaces. Affect repairs as required and repaint the timber posts and associated joinery. Assume 20% of the lead and 20% of the timber surfaces will require replacing. Assume 15% of the tile hanging will require new/reclaimed tiles.	3	nr	1,000.00	3,000.00	
					78,400.00	
9 Areas of Flat Roof						
					81,400.00	
					81,400.00	
					81,400.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
10	Where replacing existing felt: strip off felted roof surfaces back to structural deck and consider replacing depending on condition. Roof build up: 15mm marine grade wpb ply as structural deck (if new/necessary), 140mm Kingspan TR27 Thermaroof insulation is placed on top of a vapour control separating layer. Single ply polymeric membrane fully adhered to the face of the rigid insulation. The roof is laid to a minimum 1:60 falls achieved with firings below the structural deck. Vapour control layer, 25mm TR27 Thermaroof insulation and the roof membrane are dressed vertically to the face of adjoining brickwork by a minimum of 150mm. The vapour control layer and roof membrane are dressed vertically behind the face of tile hanging by a minimum of 150mm min, and fitted up the slopes below the tiling where a roof adjoins adjacently. Smaller thickness of insulation may be required for the smaller dormer structures where the existing kerb line will restrict the increase in thickness. Assume 50mm.	43	m ²	125.00	5,375.00	Allowance for all areas of existing flat roof to be replaced - this item also includes the new flat roof to the North extension
					81,400.00	
11 Terraced Decking						
Carried Forward					86,775.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
12	119x22mm garapa or kerawang hardwood boarding @ 125mm centres on 50x50mm regularised sw joists @ 400 cntrs, tanalised. Framework is carried on an adjustable pedestal and spacer system such as archatrak eterno simply placed on top of the roof membrane.	18	m ²	250.00	4,500.00	
					86,775.00	
13	New Walkway over new flat roof to new extension to north					
14	New walkway, set back from facade, with bronzed metal frame and ss wire mesh guarding in encapsulating frames, bronzed. open grille stainless steel panels form decking; Approx 4m long and area of 4.5m2	1	Item	4,450.00	4,450.00	Assume 1.1m high - further details required -Note this is not included in Specification and description taken from Planning Scheme 1 drawings - Architect to confirm on proposed elevations for Scheme 2 which are yet to be received and update specification accordingly
Total					95,725.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Windows (31)						
1	Original metal framed leaded casements, single glazed. Provide protection to prevent damage to the historic fabric throughout the course of the contract. Windows must be retained.	20	nr	750.00	15,000.00	
	Refurbish windows as identified on the window schedule including window joinery, casements and glass as prescribed.					
2	Original metal framed leaded casements, single glazed. Provide protection to prevent damage to the historic fabric throughout the course of the contract. Window must be retained.	2	nr	1,000.00	2,000.00	
	Disassemble window to remove wired glass pane previously added as fire protection for the escape stair. Refit original panes into frames as necessary. Repair window furniture including new stays and catches to match period original.					
	Fit fine aluminium framed internal secondary glazing to inside of frames with division pattern to match main casement mullions.					
3	Double glazed ppc aluminium casements, non original, previously fitted to original windows as a repair. Retain and overhaul frames, affecting repairs as necessary, including replacing damaged and missing window catches. See existing window schedule	3	nr	500.00	1,500.00	
					18,500.00	
						Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
4	Original timber framed leaded casements, single glazed. Provide protection to prevent damage to the historic fabric throughout the course of the contract.	7	nr	1,000.00	7,000.00	
					18,500.00	
<p>Retain and overhaul the windows, including the repair of the joinery where necessary and the repair or replacement of some stays and catches.</p> <p>Fit fine aluminium framed internal secondary glazing to inside of frames with division pattern to match main casement mullions. See existing window schedule for further details.</p>						
5	New timber casements for newly formed openings. Timber framed casement windows to match originals adjacent in all aspects of design, section sizes, profiles etc, except that the casements should be double glazed. Use thin profile sealed units such as Histoglass, or similar, to maintain timber section sizes.; 798mm x 1221mm	2	nr	750.00	1,500.00	
<p>New window in ground floor rear extension. Bronze anodised aluminium window frames fitted with sealed double glazed units. Finline Aluminium or similar; 900 x 910</p>						
6		1	nr	700.00	700.00	
					27,700.00	

Total

27,700.00

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
External Doors (31.5)						
1	Front door. Carefully strip back heavy overpainting to reveal layers of built up decorations in order to determine the composition and colour of the original finish. Repaint to approved specification.	1	Item	500.00	500.00	MO.D01
2	Doors to rear extension (MO.ND27 & MO.ND28). External door with pivot action. Bronze anodised aluminium frames fitted with sealed double glazed units. FineLine Aluminium or similar.	2	nr	2,200.00	4,400.00	As per quotation from FineLine Aluminium based on side hung casement door
3	Sliding door from Main House sitting room into Link. Solid engineered hardwood door frames fully glazed with transom pattern and frosted full height. Door slides from stainless steel gear at the head and is supported at the bottom with a running rail. Fitted with recessed bronzed ironmongery	0	Item	7,500.00	0.00	MO.ND23 - Advised by Client to omit at meeting of 3rd August to review Cost Plan
4	Sliding/ folding door from Main House kitchen into Link. Solid engineered hardwood door frames fully glazed with same transom pattern as above and frosted full height. Fitted with recessed bronzed ironmongery	0	Item	7,500.00	0.00	MO.ND25 - Advised by Client to omit at meeting of 3rd August to review Cost Plan
5	Door pair from Main House into Link. Solid engineered hardwood door frames fully glazed with same transom pattern as above. Clear glass. Fitted with bronzed ironmongery	1	Item	750.00	750.00	MO.ND30
6	Flush solid core fire door FD30 with hardwood veneers, and lippings. Allow £150 for bronzed ironmongery.					MLG.D01
Total					5,650.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Internal Doors (32)						
1	Remove existing doors and repair, patch and fill existing frames as far as practicable. Include indented timber repairs if required. Remove and replace non original architraves with worked timber sections to a common design. Sand and repaint joinery ready to receive new doors.	1	Item	5,000.00	5,000.00	Removal of doors included in strip out / demolition
2	Alternative 1. Remove existing doors and replace with new purpose made 5 panel door (Type A) / 3 panel door (Type B) or 3 panel door with arched head (Type C). Use fully seasoned softwood (Douglas fir, pitch pine or similar) with traditionally made raised and fielded detailing to match originals. Spray eggshell finish and suitable paint build up in workshop. Openings are generally 2100x900mm. Allow £200/door for bronze anodised door furniture.	48	nr	2,000.00	96,000.00	
3	Alternative 2. Retain and overhaul all existing doors. Remove glass vision panels and all surface mounted beading from the door faces (variety of sections used to create dummy panel effect). Bead in solid 18mm mdf panels to replace glazing where necessary. Fit new beading of consistent design to both faces to mimic 5/3/3+arch panel design of the original doors. Repair and make good all surfaces ready for repainting, apply etching primer to varnished surfaces. Decorate with undercoat and 2 coats of eggshell. Openings are generally 2100x900mm. Allow £200/door for bronze anodised door furniture.					Client to advise which alternative
Total					101,000.00	

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Main House

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Balustrades (34)						
1	Glass guarding as fall protection fitted into a pair of powder coated steel angles as clamp, well fixed to the roof substrate	0	Incl	0.00	0.00	Glass guarding to Link included in Link Cost Plan, metal balustrading to walkway terrace included in Roof
2	Handrails to new basement staircase, LG floor. 50x10mm flat bar metal railing 1000mm high on 50x20mm flat bar posts, bolted to the concrete string. Handrail is ppc coated	3	m	500.00	1,500.00	
Total					1,500.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Wall Finishes (42)						
1	Repair and make good to surfaces where walls are demolished and boxings are removed. Make good to holes and chases created for services and up to first fix fittings. Include all fire stopping where required by the current building regulations.	1	Item	10,000.00	10,000.00	
2	New partitions are to be filled and sanded and painted to a white box standard. Spaces are prepared to receive the Clients fit out.	99	m ²	20.00	1,980.00	
3	Match salvaged or provide new architraves to openings formed in new walls or as infills to replace missing or damaged sections of original joinery. Allow for 50% replacement. All architraves in moulded, machined softwood profiles to match existing adjacent joinery.	1	Item	5,000.00	5,000.00	
Total					16,980.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Floor Finishes (43)						
1	Repair damaged and missing sections of floorboards, for example where existing walls are removed. Use reclaimed floorboards where possible to match existing, ensuring levels are exactly true.	1	Item	5,000.00	5,000.00	Assume 10% of floor area
2	Restore original parquet flooring, currently visible in the reception hall and stair landings. Other areas may exist under existing finishes. Replace missing and damaged parquet tiles and bond loose tiles in place. Sand surface with a multi directional sander and apply an oil/wax finish. Ensure that all surfaces are well protected from accidental damage. Use temporary plywood protection to the floor finish which must remain in place throughout the course of the contract.	50	m ²	100.00	5,000.00	
3	Restore original tiled flooring, currently visible in the entrance and hall areas. Other areas may exist under existing finishes. Replace missing and damaged tiles and bond loose tiles in place. Regrout and clean as necessary. Ensure that all surfaces are well protected from accidental damage. Use temporary plywood protection to the floor finish which must remain in place throughout the course of the contract.	11	m ²	200.00	2,200.00	
4	Skirtings to sections of new wall or as infills to replace missing or damaged sections of original skirting. Allow for 50% replacement. Use reclaimed, exact matches, else new in moulded, machined softwood profiles to match existing adjacent joinery.	1	Item	5,000.00	5,000.00	
					17,200.00	

Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	Brought Forward				17,200.00	
5	Bathroom and kitchen floors are to be heated by electric underfloor heating. If floorboards are uneven fit 6mm wpb plywood sheeting to level, then fit 6mm insulated tile backer board ready to receive electric mat. Once mat is in place, protect surface with temporary plywood sheathing.	73	m ²	50.00	3,650.00	
6	Client to select all floor finishes throughout, which will be installed outside the scope of this contract					EXCLUDED
	Total				20,850.00	

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Main House

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Stair Finishes (44)						
1	Restore original timber boarding forming risers and treads, currently visible in the entrance hall and in the main staircase. Other areas may exist. Repair damaged sections and refit timber nosing where missing to match original species and section. Clean and lightly sand as necessary and apply oil/wax finish.	0	Item	10,000.00	0.00	Included in Stair Section (£25k allowance)
Total					<u>0.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Ceiling Finishes (45)						
1	Generally make repairs to ceilings where walls/cornices/boxings etc have been removed. Ensure levels match and ceiling runs through true and flat. Assume that original ceilings are lath and plaster.	1	Item	20,000.00	20,000.00	PROVISIONAL ALLOWANCE
2	Restore and make repairs to the original cornices. Piece-in missing sections with replica cornices taken from moulds to precisely match.	1	Item	20,000.00	20,000.00	PROVISIONAL ALLOWANCE - Subject to further surveys
3	Piece-in missing sections of cornice created by demolitions and strip out with replica cornice taken from moulds. Adapt cornice lines to follow new room layout as necessary by fitting replica cornice taken from moulds of the adjacent original.					Included above
4	Allow for restoration and repairs generally including cleaning, de-clogging and cleaning plaster details such as cornices and roses, patching and repairs, filling as necessary and decoration.	1	Item	20,000.00	20,000.00	
Total					<u>60,000.00</u>	

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Main House

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Drainage / Pipework / Mechanical Services (50)						
1	Conduct a full survey of the entire existing drainage system. Clear obstructions, clean and ensure that system is running freely.	1	Item	0.00	0.00	EXCLUDED
2	Lay new sections of plastic underground drainage to create a separated system, connecting into existing sections of drainage as described on the GA drawings. Drainage becomes a combined system at the boundary.	0	Item	0.00	0.00	INCLUDED IN SUBSTRUCTURE SECTION
3	Allow for inset type manhole covers to take external materials as finish.					Included below
4	First fix new above ground plastic drainage to tails/blanks to Client's fit out/second fix connections.		Incl			Included below
5	New external above ground drainage such as svp's, rwp's including new branches and connections must be in painted cast iron to match existing building.		Incl			Included below
6	First fix hot and cold water supplies to all kitchen and bathroom etc.		Incl			Included below
7	Heating. Underfloor heating (electric mat type) to all kitchens and bathrooms. Elsewhere spaces are heated by column radiators, sizes and outputs as described by the services consultant..		Incl			Included below
8	Extracts and ventilation etc all to mechanical consultants layouts, detail and specifications.		Incl			Included below
9	Above Ground Drainage, including rainwater and soil & waste systems	519	m ²	30.00	15,570.00	
10	Water Installations, including hot and cold water distribution	519	m ²	50.00	25,950.00	
					41,520.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
11	Heat Source, including Boilers, flue, cylinder, pumps and local pipework	519	m ²	50.00	25,950.00	
12	Radiator installations including pipework, pump, valves (Rad in fit out)	519	m ²	75.00	38,925.00	
13	Fan Heater installations including fan and ducts	2	nr	500.00	1,000.00	
14	Towel Rail, pipework and valves	7	nr	250.00	1,750.00	
15	UFH Heating system					Not required
16	Cooling via VRF units					Not required
17	Toilet Ventilation installation incl fan, ducts and dampers	519	m ²	20.00	10,380.00	
18	MVHR installation					Not Required
19	Kitchen Ventilation installation incl fan, non fire rated duct and dampers	2	nr	1,000.00	2,000.00	
20	Sub Total				121,525.00	
21	Builders Work in Connection			5.00	6,076.25	
22	Testing and Commissioning			1.50	1,914.02	
23	Sub Contractor's Preliminaries			15.00	19,427.29	
Total					148,942.56	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Electrical (60)						
1	LV distribution, incl distribution board, containment, cabling and isolators	519	m ²	55.00	28,545.00	Exlcudes luminaires incl in fit out cost
2	Mechanical power, incl spurs, cable and containment	519	m ²	25.00	12,975.00	
3	Small power run outs, 1st fix items, cabling and back boxes	519	m ²	10.00	5,190.00	
4	Allowance for supply of sockets and face plates	519	m ²	0.00	0.00	Incl in fit out cost
5	Lighting 1st fix installation, incl cabling, wiring and conduits	519	m ²	50.00	25,950.00	
6	Allowance for supply & installation of luminaires	519	m ²	0.00	0.00	Incl in fit out cost
7	5 amp installation 1st fix	519	m ²	5.00	2,595.00	
8	Basic Lighting control, 1st fix, cabling and conduit	519	m ²	10.00	5,190.00	faceplate Incl in fit out cost
9	Specialist lighting / Chandeliers	519	m ²			Switches part of fit out cost
10	Gas Installations, incl allowance to boilers and kitchen	519	m ²	20.00	10,380.00	
11	Protective installations, Incl Sprinklers	519	m ²	0.00	0.00	Not required
12	Fire Alarm installations	519	m ²	15.00	7,785.00	
13	Telephone, IT / Data and TV 1st fix, wiring and conduit	519	m ²	30.00	15,570.00	Equipment, outels & faceplates part of fit out cost
14	AV 1st fix, wiring and conduit	519	m ²	5.00	2,595.00	Equipment, outels & faceplates part of fit out cost
15	Security 1st fix wiring and containment	519	m ²	10.00	5,190.00	
16	Security equipment, cameras, intruder alarm etc	519	m ²			Incl in fit out cost
17	AV Installation and Equipment	519	m ²			Incl in fit out cost
18	Controls Allowance - Basic only	519	m ²	15.00	7,785.00	
					129,750.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
19	Extra over enhancement allowance for Japanese Bath and Gym area Services	1	Item	5,000.00	5,000.00	Scope TBC - Excludes equipment and pool filtration etc
20	Extra over enhancement allowance for Home Cinema area					Scope TBC - Excludes equipment, speakers and the like
21	Sub Total				<u>134,750.00</u>	
22	Builders Work in Connection and Fire Stopping			5.00	6,737.50	Below 50mm dia holes only
23	Testing and Commissioning			1.50	2,122.31	
24	Sub Contractor Preliminaries			15.00	21,541.47	
Total					<u><u>165,151.28</u></u>	

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

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Main House

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	

Lift (66)

1 Platform lift, such as Stannah Midlift SL, to be installed inside the existing lift shaft. Platform size 1400x1100. Aperture size 60x1360mm. Please note a smaller lift shaft is constructed within the existing lift shaft from 140mm blockwork. SE to confirm.

Speeds to be confirmed

30,000.00

30,000.00

Item

1

2 Finishes to above

EXCLUDED

Total

30,000.00

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Fixtures and Fittings (70)						
1	Kitchens, bathrooms, wardrobes and other built in furniture etc are all part of Client's fit out.					EXCLUDED
2	Existing fireplaces and surrounds are to be repaired as required and cleaned by specialists, including surrounds, tiling, fixtures and fittings. Features may be uncovered behind existing linings.	1	Item	25,000.00	25,000.00	PROVISIONAL SUM
Total					<u>25,000.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Externals (90)						
1	Allowance for new UKPN incoming supply and modifications	1	Item	15,000.00	15,000.00	
2	Allowance for incoming water connection / adaptations	1	Item	10,000.00	10,000.00	
3	Allowance for incoming Gas connection / adaptations	1	Item	7,500.00	7,500.00	
4	Allowance for incoming Drainage connection / adaptations	1	Item	10,000.00	10,000.00	
5	Comms ducts	1	Item	3,000.00	3,000.00	
6	BWIC - inc. trenching to the above			10.00	4,550.00	
Total					<u>50,050.00</u>	

No.	Description	The Link		Rate	Cost	Notes
		Quantity	Unit			
				£	£	
The Link						
1	Ground / Substructure (1.0)				89,400.00	
2	Structure (2.0)				113,050.00	
3	External Walls (21)				51,975.00	
4	Internal Walls (22)				6,540.00	
5	Floors (23)				14,970.00	
6	Stairs (24)				30,000.00	
7	Roofs (27)				54,625.00	
8	Windows (31)				53,500.00	
9	External Doors (31.5)				6,000.00	Included in Curtain Walling / Glazing
10	Internal Doors (32)				12,500.00	
11	Balustrades (34)				24,000.00	
12	Wall Finishes (42)				8,600.00	
13	Floor Finishes (43)				10,600.00	
14	Ceiling Finishes (45)				9,240.00	
15	Drainage / Pipework / Mechanical Services (50)				87,312.63	
16	Electrical (60)				57,035.10	
17	Fixtures and Fittings (70)					Excluded - part of Fit Out
18	Externals (90)					Incoming utilities included in Main House
19	Sub Total				629,347.73	
20	Main Contractor Preliminaries			18.00	113,282.59	
					742,630.32	
Gardiner & Theobald LLP					Carried Forward	
						Ref: / / 37796

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
21	Main Contractor Overheads and Profit			7.50	55,697.27	
22	Sub Total				<u>168,979.86</u>	
23	Design Development Risk			5.00	39,916.38	
24	Construction Risk			5.00	41,912.20	
25	Sub Total				<u>81,828.58</u>	
Total					<u>880,156.17</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Ground / Substructure (1.0)						
1	Excavate to form reduced lower ground floor level. Provide effective support to existing buildings and boundary wall. Please note that the working area is very small and restricted on three sides. Take all measures to ensure that the listed structures remain undamaged throughout the course of operations.	133	m ²	75.00	9,975.00	Approx 1.1m deep
2	Excavations to include the formation of and external forecourt to the south, external storage below the sundeck, and access stairs to the lower ground floor and into the garden.	18	m ²	85.00	1,530.00	Approx 1.3m deep
3	Form new basement structure with integral concrete retaining wall to the north with independent concrete structures underpinning the Annexe to the west and the main house to the east, all to the structural engineers design. The structures are to form a Grade 3 basement to BS 8102. Ground moisture is controlled by combining Type B (integral) protection as the first line of defence backed up with Type A (barrier) protection. Type B: Waterproof concrete with Xypex crystalline admix. Refer to manufacturer for specialist advice.jnm					
4	Underpinning in Mass Concrete, as per Section 4-4 of Price and Myers Drawing 28224/021; Depths to be confirmed - Based on Waterproof Concrete - To East Elevation of Link 2.3m deep	9	m	580.00	5,220.00	Depths advised by P & M via email of 10.06.20
5	Underpinning in Mass Concrete, as per Section 4-4 of Price and Myers Drawing 28224/021; Depths to be confirmed - Based on Waterproof Concrete - To East Elevation of Link 1.5m deep	7	m	380.00	2,660.00	Depths advised by P & M via email of 10.06.20
					19,385.00	

Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
6	Underpinning in Mass Concrete, as per Section 4-4 of Price and Myers Drawing 28224/021; Depths to be confirmed - Based on Waterproof Concrete - To East Elevation of Link 1.1m deep	14	m	280.00	3,920.00	Depths advised by P & M via email of 10.06.20
7	Reinforced Concrete Retaining wall to the North as per Section 2-2 of drawing nr 28224/021; constructed in top down sequence to maintain stability of existing slope; assumed 225kg/m3 - P & M to advise	9	m	775.00	6,975.00	Assume 2.5m deep but awaiting Price and Myers to confirm
8	Reinforced Block Work retaining wall to the South as per Section 3-3 of drawing nr 28224/021	71	m ²	100.00	7,100.00	
9	RC footing to RC retaining wall; 1.8m wide x 500mm deep; assumed 100kg/m3 but P & M to confirm	9	m	525.00	4,725.00	
10	RC footing to Block work retaining wall; 1.5m wide x 400mm deep	22	m	350.00	7,700.00	
11	RC footing to Block work retaining wall; 600mm wide x 400mm deep; assumed 100kg/m3 but P & M to confirm	7	m	170.00	1,190.00	Reinforcement allowances to be confirmed - assumed not waterproof concrete
12	200mm thick RC Ground Bearing Slab to Lower Ground Floor on 50mm blinding and 150mm well compacted granular material	133	m ²	135.00	17,955.00	Price & Myers specification taken rather than Bowker Sadler which states 100mm concrete
13	Ground moisture is controlled by double drain structural drainage system by RIW or similar fitted to the external face of the retaining walls and cavity drain by RIW or similar fitted to the internal faces of the concrete structures on three sides. Barriers are carried to 250mm above the first heated space on the west and east elevations and to ground level on the north elevation.	125	m ²	100.00	12,500.00	Details to be confirmed
					19,385.00	
					81,450.00	

Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
14	A system of field drains are fitted below basement level to the north of the retaining wall and around the perimeter of the undercroft to carry ground moisture away from the construction. If levels allow the field drains will connect into the sw drainage system.	6	nr	200.00	1,200.00	Note only
15	Mass concrete pad foundations for new steel columns; 850 x 850 x 500mm deep					
16 Underslab Drainage						
17 Foul Water Drainage						
18	Assume 1m diameter PCC chamber; average 1.2m depth to invert including all excavation, concrete backfill, cover slab and cover	1	nr	2,000.00	2,000.00	
19	100mm diameter main runs; average 1m deep	14	m	100.00	1,400.00	Based on Plastic pipework as per Bowker Sadler specification
20	Extra over for Y branch connections to above drain runs	1	nr	100.00	100.00	
21	Connections to Stacks, including rest beds	2	nr	100.00	200.00	
22	Gullies	2	nr	100.00	200.00	
23 Surface Water Drainage						
24	Assume 1m diameter PCC chamber; average 1.2m depth to invert including all excavation, concrete backfill, cover slab and cover	0	nr	2,000.00	0.00	
25	100mm diameter main runs; average 1m deep	4	m	100.00	400.00	Based on Plastic pipework as per Bowker Sadler specification
26	Extra over for Y branch connections to above drain runs	1	nr	100.00	100.00	
					81,450.00	
					87,050.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
27	Connections to RWP's, including rest beds	1	nr	100.00	100.00	
28	Gullies	1	nr	100.00	100.00	
29	Connections to existing Surface Water Inspection Chambers	1	nr	500.00	500.00	
30	Channel Drain	6	m	275.00	1,650.00	
Total					87,050.00	
					89,400.00	

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The Link

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Structure (2.0)						
1 Architectural Specification Items						
2	Demolition of existing Link building and site clearance	111	m ²	200.00	22,200.00	
3	The structure of the link will remain independent of the adjoining buildings, to avoid any loss or damage to the historic fabric.					Note only
4	Lower ground floor and ground are suspended. Pre-cast concrete floor units span between facing brickwork walls built off the retaining and underpinning concrete structures. Local steel strengthening to support steel columns as required. All structures to the SE's design.					This is incorrect, P & M design shows Ground Bearing slab to LG - this has been used for costing
5	Lightweight steelwork posts built from the lower ground slab/eastern masonry wall with steelwork beams provide edge support where required for the floor edge at ground floor level and to support the roof structure above, to avoid timing in to the historic fabric. Assume posts to be 100x100 shs, and, where visible, with fine continuous welded seams and fine spray painted finish. All steelwork to SE's design.					Columns proposed by P & M - priced below
6	Roof structure: Paired softwood beams spanning between steelwork frames, with softwood joists generally at 450mm centres. Assume beams to be 150x50 and joists to be 120x50mm. Roof structures are on show, therefore sw must be visual quality with knot free surfaces and planed all round.				200 x 50 as per P & M below	
					22,200.00	

Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
7	Glass lantern and glazing to south elevation at ground floor level are formed in double glazed structural glass with silicon but joints. The lantern is supported by pairs of glass beams bolted to vertical glass fins at approximately 1250mm centres. The glass structure is supported at the roof edge and stiffened by a steelwork portal frame. Polished stainless steel connectors and fittings. The south facing structural glass wall is an integral element with the lantern light. See 31.1 below.	66	m ²	1,000.00	66,000.00	Based on cost advice from IQ Glass
					22,200.00	
8	Structural Engineers design					
9	Steel Columns; C1; 90 x 90 x 3.6SHS	1	t	2,500.00	2,500.00	
10	Steel beams; B1 running East to West and cranked beams supporting glazing to South; 203 x 133 x 30 UB	2	t	2,500.00	5,000.00	
11	Steel beams; B2 running North to South centrally to Link; 203 x 133 x 25 UB	2	t	2,500.00	5,000.00	
12	Steel beams; B3 running North to South to perimeter walls with existing Annex and Main House; 200 x 75 PFC	2	t	2,500.00	5,000.00	
13	New timber joists at ground floor level; 200 x 50 C16 joists at 450 ccs	87	m ²	50.00	4,350.00	
14	New timber joists for roof structure; 200 x 50 C16 joists at 450 ccs	60	m ²	50.00	3,000.00	
Total					113,050.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
External Walls (21)						
1	Lower Ground Floor					
2	The new retaining and underpinning structures are concealed with a leaf of clay handmade facing brickwork with lime mortar joints to the west, north an east walls, to suit the brickwork of the Main House. Openings to the Annexe and Boiler Room are co-ordinated with brickwork returns. Plastered blockwork is used in lieu within the comms room and toilet.	111	m ²	250.00	27,750.00	
3	Cavities, minimum 100mm are partially filled with thermal insulation such as 70mm Kingspan Kooltherm K108 cavity board, to 250mm above the adjoining heated space (east and west elevations) and to the ground level on the north elevation.					
3	South elevation is formed in double glazed curtain wall glazing running all height. See 31.2 below.					Included in External Windows
4	Ground floor level.					
5	West elevation. Brick as LG to skirting level with sw framework above to carry cladding panels. Hardwood veneer mdf hung on secret fixings. Species chosen to be impervious to uv degradation.	38	m ²	300.00	11,400.00	
6	East Elevation. Masonry to Main House is left exposed. Allow for occasional brickwork repairs, pointing in lime mortar where necessary and cleaning generally.	55	m ²	100.00	5,500.00	Provisiona allowance for pointing and cleaning - survey to be carried out and works to be scheduled
					44,650.00	
Carried Forward						
Gardiner & Theobald LLP						Ref: / / 37796

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
7	North elevation is formed in double glazed curtain wall glazing running all height. See 31.2 below.				44,650.00	Included in External Windows
8	South Elevation. Structural glazing as described by 31.1 below.					Included in Structures
9 First Floor (External deck) level						
10	West elevation. Allow for some cavity construction in clay facing brick to both leaves topped with brick on edge capping adjacent to the north gable of the annexe.	12	m ²	325.00	3,900.00	Assume 1.63m high as below
11	Walls to form three wall box roof light (see 27.3 below) for access to roof: Lightweight vac sw framework with rendered finish and ppc capping. 1630mm high.	2	m ²	250.00	500.00	Assume to North elevation
12	North elevation. Clay facing brick with brick on edge capping forming parapet.	9	m ²	325.00	2,925.00	Assume this is south elevation
Total					51,975.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Internal Walls (22)						
1	Lower Ground & Ground Floor: Walls formed in timber stud construction generally sheathed in 2 layers of 12.5mm plasterboard to either side to achieve part E acoustic performance between noisy and noise sensitive rooms.	109	m ²	60.00	6,540.00	
Total					<u>6,540.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Floors (23)						
1	Lower ground floor build up. 1200 gauge Viskqueen vapour barrier fitted to the face of the floor structure with 100mm lapped and taped joints. 125mm Kingspan T70 thermafloor rigid insulation, incorporating underfloor heating, with 20mm edge insulation located at the perimeter. 75mm sand cement screed.	89	m ²	90.00	8,010.00	UFH inc. in MEP
2	Ground floor build up. 30mm rigid insulation incorporating underfloor heating system with 20mm permit insulation at the edges. 75mm sand cement screed.	87	m ²	80.00	6,960.00	
Total					14,970.00	

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The Link

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Stairs (24)						
1	Internal Stair LG to Home Office					
2	Solid engineered hardwood open treads on s/ steel trays on powder coated steel spanning between recessed strings	1	Item	20,000.00	20,000.00	Provisional
3	External Stair from Terrace to South Elevation Entrance - 5 treads					
4	Powder coated galvanised steel string structure, supporting treads and providing clamping for glass guarding. Floating treads are formed in powder coated steel trays carrying toughened and laminated frosted structural glass.	1	Item	10,000.00	10,000.00	
5	Laminated, toughened glass balustrades fitted to ppc steel string/clamp.	1	Item			Included in Balustrading section
Total					30,000.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Roofs (27)						
1	Flat roof structure is sheathed with 15mm marine grade wpb ply structural deck. 140mm Kingspan TR27 Therma roof insulation is placed on top of a vapour control separating layer. Single ply polymeric membrane fully adhered to the face of the rigid insulation. The roof is laid to a minimum 1:60 falls achieved with firings below the structural deck. Vapour control layer, 25mm TR27 Therma roof insulation and roof membrane are dressed vertically to the face of the parapets and other vertical features by a minimum of 150mm. Penetrations into the roof membrane made by structure, extracts, pipes etc: Ensure that the roof finishes are effectively dressed into the collar or kerb assemblies.	61	m ²	125.00	7,625.00	
2	Sun terrace drains northwards to two outlet positions located west and east. The southern roof drains towards the south and into the existing hopper and down pipes shared with the Main House on the east, and into a concealed downpipe hidden behind the metal cladding to the Annex on the west. New rainwater goods, spouts hoppers etc are to be in powder coated aluminium.9i					NOTE only
3	Roof Terrace Access by Glazing Vision or similar. 3 wall box roof light designed in conjunction with the supplier/manufacturer and tailored to fit.	1	Item	25,000.00	25,000.00	Based on budget from Glazing Vision but note GV can only do 4.2m length and drawn up to 5m - to be confirmed with BS
4	Form access into roof space for maintenance purposes only. Crawl space only. Ply faced solid core door as hatch in painted frame, set within tile hanging.	1	Item	2,000.00	2,000.00	Query with BS
					34,625.00	

Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
5	Retractable awnings to Glass lantern to South Elevation	1	Item	20,000.00	20,000.00	Not included in Architects specification but shown on drawings
Total					<u>54,625.00</u>	
					34,625.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Windows (31)						
1	South elevation, ground floor is formed in frameless structural double glazing, integrating with the frameless lantern structure above. The glass wall is supported at the edge, head and cill by a concealed channel hidden by adjacent building fabric, and is restrained by a secondary powder coated portal frame forming the entrance into the home office space.	35	m ²	1,000.00	35,000.00	Included in Structures
2	South elevation (lower ground floor) and north elevation (ground floor) are formed in curtain walling. Sealed double glazed panels run full height with back boxes concealed behind the finishes at the cill and the head. Boxes are in bronzed anodised aluminium. Glass panels are fitted with silicon but joints with no compression fittings to the face.	1	Item	11,000.00	11,000.00	Quote provided by Glazing Vision but queries to be reviewed with Architect
3	Flushglaze walk on fixed roof lights by Glazing Vision. Bespoke sizes 2800x900, 1350x900 and 1185x900 with a 1deg fall. Rooflights are fitted level to brick on edge surrounds forming step in front of the north elevation. Edges are supported by steelwork at lower ground floor level	1	Item	7,500.00	7,500.00	
4	Flushglaze walk on fixed roof lights by Glazing Vision. Bespoke size 1650x1650 with a 1deg fall fitted level with the roof terrace paving. Rooflight is fitted to an insulated upstand frame 75mm wide fabricated from sw timbers, lined with ext grade wpb faces with the polymeric roof dressed to the faces.					
Total					53,500.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
External Doors (31.5)						
1	Main entrance door, south elevation. Pair of Fineline Aluminium pivot doors fitted to the entrance frame, with bronzed ironmongery.					Included in Glazing section in Structures
2	Rear entrance doors to north elevation. Part of curtain wall system. Bronzed anodised aluminium frames and fitted with bronzed ironmongery.					Included in Curtain Walling in Windows section
3	Entrance door to lower ground floor garden room by Fineline aluminium or similar. Large format bespoke pivot door with fine frames in bronzed anodised aluminium and fitted with bronzed ironmongery.					Included in Curtain Walling in Windows section
4	Sliding doors to bin stores and cycle stores; assume timber	3	nr	2,000.00	6,000.00	No information provided in the specification or door schedules
Total					<u>6,000.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Internal Doors (32)						
1	Lower Ground Floor. All internal doors to be hard wood veneered, solid core proprietary flush door blanks. Openings are generally 2100x900mm. Allow £200/door for bronze anodised door furniture.	3	nr	1,500.00	4,500.00	
2	Ground floor. All internal doors are to be flush and 'lost' within adjacent paneling. Solid core doors with specially formed edge profiles allowing the door to sit close to adjacent panels. Laminated faces with recessed ironmongery and pivot hinges.	4	nr	2,000.00	8,000.00	
Total					12,500.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Balustrades (34)						
1	Generally glass guarding fitted to powder coated steel strings (staircases) or clamped in place by a pair of powder coated steel angles well fixed to a stable substrate elsewhere. Glass guarding is employed as fall protection to the roof terrace north elevation, to the main entrance staircase at ground level and to the external terrace in front of the principal elevation.	32	m ²	750.00	24,000.00	Assume 1.1m high. BS to confirm
Total					<u>24,000.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Wall Finishes (42)						
1	As described above. New plasterboard partitions are to be filled and sanded and painted to a white box standard. Spaces are prepared to receive Clients fit out.	219	m ²	20.00	4,380.00	
2	Panelling adjacent to lost doors, see 32.2 above. Laminated panels fitted to sw framing adjacent to lost doors.	1	Item	2,000.00	2,000.00	Provisional - To review with BS
3	Skirtings. To new plasterboard walls. 100x15 solid hardwood skirtings set flush into wall finishes with aluminium profile shadow gap detail.	71	m	20.00	1,420.00	
4	To tiled areas inside bathroom and comms room. Ceramic tiled skirting 50mm high to match floor finish.	16	m	50.00	800.00	
Total					8,600.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Floor Finishes (43)						
1	Ceramic floor tiles bonded to screed in kitchen, bathroom and comms room. Allow £60/m ² for supply only.	0	m ²	100.00	0.00	Omitted from Rev. B Cost Plan as not included in White Box as confirmed by client on 3rd August
2	Engineered timber floor, 22mm to remaining lower ground floor areas and to central area at ground floor level. Unglued lock joint type, pinned through the tongues for secret fixing. Include a separation layer where fitted to screeds.	0	m ²	150.00	0.00	Omitted from Rev. B Cost Plan as not included in White Box as confirmed by client on 3rd August
3	Skirtings to new plasterboard walls. 100x15 solid hardwood skirtings set flush into wall finishes with aluminium profile shadow gap detail.					Included in Walls
4	Skirtings to tiled areas inside bathroom and comms room. Ceramic tiled skirting 50mm high to match floor finish.	0	m ²	250.00	0.00	Omitted from Rev. B Cost Plan as not included in White Box as confirmed by client on 3rd August
5	Polished limestone on screed, 20mm to ground floor side margins	18	m ²	250.00	4,500.00	
6	Decking to forecourt. 119x22mm garapa or kerawang hardwood boarding @ 125mm centres on 50x50mm regularised sw joists @ 400 cntrs, tanalised. Framework is carried on an adjustable pedestal and spacer system such as archatrak eterno placed loosely on top of the floor slab/roof membrane.	61	m ²	100.00	6,100.00	
					10,600.00	Carried Forward

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

Job No: 37796

The Link

Page No: 58

No.	Description	Quantity	Unit	Rate	Cost	Notes
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Brought Forward

Total

10,600.00

10,600.00

£

£

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Ceiling Finishes (45)						
1	Lower ground floor, generally plasterboard fitted on 25mm battens to allow small services to pass.	89	m ²	45.00	4,005.00	
2	Ground floor. Veneered ply panels fitted between exposed joists and secretly pinned to 25x25 sw battens fixed to the side of the joists. Spacing allows small services to pass.	87	m ²	50.00	4,350.00	
3	Allowance for access hatches	177	m ²	5.00	885.00	
Total					<u>9,240.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Drainage / Pipework / Mechanical Services (50)						
1	Above Ground Drainage, including rainwater and soil & waste systems	176	m ²	30.00	5,280.00	
2	Water Installations, including hot and cold water distribution	176	m ²	50.00	8,800.00	Including break tank
3	Heat Source, including Boilers, flue, cylinder, pumps and local pipework					Part of Main House
4	Radiator installations including pipework, pump, valves (Rad in fit out)					not applicable
5	Fan Heater installations including fan and ducts					Not required
6	Towel Rail, pipework and valves					Not required
7	UFH Heating system	176	nr	60.00	10,560.00	1nr manifold / zone
8	Cooling via VRF units and external condenser	5	m ²	5,000.00	25,000.00	Grilles excluded, incl in fit out cost
9	MVHR installation	176	m ²	100.00	17,600.00	Grilles excluded, incl in fit out cost
10	Kitchen Ventilation installation incl fan, non fire rated duct and dampers	1	nr	1,500.00	1,500.00	Grilles excluded, incl in fit out cost
11	Plant, bin and bike store vent - Non Fire Rated allowed	1	nr	2,500.00	2,500.00	Grilles excluded, incl in fit out cost
12	Sub Total				71,240.00	
13	BWIC & Fire Stopping			5.00	3,562.00	
14	Testing and Commissioning			1.50	1,122.03	
15	Sub-Contractor's Preliminaries			15.00	11,388.60	
Total					87,312.63	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Electrical (60)						
1	LV distribution, incl distribution board, containment, cabling and isolators	176	m ²	55.00	9,680.00	Excludes luminaires incl in fit out cost
2	Mechanical power, incl spurs, cable and containment	176	m ²	25.00	4,400.00	
3	Small power run outs, 1st fix items, cabling and back boxes	176	m ²	10.00	1,760.00	
4	Allowance for supply of sockets and face plates					Incl in fit out cost
5	Lighting 1st fix installation, incl cabling, wiring and conduits	176	m ²	50.00	8,800.00	
6	Allowance for supply & installation of luminaires					Incl in fit out cost
7	5 amp installation 1st fix	176	m ²	6.00	1,056.00	faceplate inc. in fit out cost
8	Basic Lighting control, 1st fix, cabling and conduit	176	m ²	10.00	1,760.00	Switches part of fit out cost
9	Specialist lighting / Chandeliers					EXCLUDED - Separate budget
10	Gas Installations, incl allowance to boilers and kitchen					Not required
11	Protective installations, Incl Sprinklers					Not required
12	Fire Alarm installations	176	m ²	20.00	3,520.00	
13	Telephone, IT / Data and TV 1st fix, wiring and conduit	176	m ²	30.00	5,280.00	Equipment, outlets & faceplates part of fit out cost
14	AV 1st fix, wiring and conduit	176	m ²	5.00	880.00	Equipment, outlets & faceplates part of fit out cost
15	Security 1st fix wiring and containment	176	m ²	10.00	1,760.00	
16	Security equipment, cameras, intruder alarm etc					Incl in fit out cost
17	AV Installation and Equipment					Incl in fit out cost
18	Controls Allowance - Basic only	176	m ²	15.00	2,640.00	
					41,536.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
19	Extra over enhancement allowance for roof terrace and sun lounge	1	Item	5,000.00	5,000.00	Scope TBC - Excludes equipment and pool filtration etc
20	Sub Total				46,536.00	
21	BW/C & Fire Stopping			5.00	2,326.80	
22	Testing & Commissioning			1.50	732.94	
23	Sub Contractor's Preliminaries			15.00	7,439.36	
Total					57,035.10	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Fixtures and Fittings (70)						
1	Kitchens, bathrooms, wardrobes and other built in furniture etc are all part of Client's fit out.		Excl			Part of Fit Out
Total					<u>0.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	

Externals (90)

1 Incoming utilities

Included in Main House

Total

0.00

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
The Annexe						
1	Ground / Substructure (1.0)				36,800.00	
2	Structure / Demolitions / Strip Out (2.0)				75,365.00	
3	External Walls (21)				51,350.00	
4	Internal Walls (22)				41,260.00	
5	Floors (23)				1,410.00	UFH inc. in MEP
6	Stairs (24)				10,000.00	
7	Roofs (27)				57,086.00	
8	Windows & External Doors (31)				58,300.00	
9	Internal Doors (32)				34,000.00	
10	Floor Finishes (33)					Excluded - Client Fit Out
11	Stairs Secondary (34)					Excluded - Client Fit Out
12	Wall finishes (42)				11,685.00	
13	Floor Finishes (43)				1,020.00	
14	Ceiling Finishes (45)				14,150.00	
15	Drainage / Pipework / Mechanical Services (50)				96,308.64	
16	Electrical (60)				86,712.08	
17	Fixtures and Fittings (70)					Excluded - Client Fit Out
18	Externals (90)				31,900.00	
19					607,346.72	
	Sub Total				109,322.41	
20	Main Contractor Preliminaries			18.00		
	Carried Forward				716,669.13	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
21	Main Contractor Overheads and Profit			7.50	53,750.18	
22	Sub Total				194,972.59	
23	Design Development Risk			5.00	38,520.97	
24	Construction Risk			5.00	40,447.01	
25	Sub Total				110,867.98	
					716,669.13	
Total					849,387.29	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Ground / Substructure (1.0)						
1	Underpinning to eastern wall continuous to new link block lowered floor level.	14	m	700.00	9,800.00	Assume 2.5m deep but awaiting Price and Myers to confirm
2	Ground level adjusted to north and to the north west corner. Retaining structures to stabilise increased differences of level with the adjoining properties.	14	m	350.00	4,900.00	
3	Reinforced Concrete Retaining wall to the North as per Section 1-1 of drawing nr 28224/021; constructed in top down sequence to maintain stability of existing slope; assumed 225kg/m3 - P & M to advise	2	nr	150.00	300.00	
4	RC footing to RC retaining wall; 1.65m wide x 350mm deep; assumed 100kg/m3 but P & M to confirm	14	m ²	100.00	1,400.00	
5	300 x 300 RC Struts cast against existing structure and tied to RC footing of Retaining wall; as per P & M Section 1-1 of Dwg Nr 28224/021	14	m ²	100.00	1,400.00	
6	215mm Block work wall to form light wells to North Elevation; 1.1m high	14	m ²	100.00	1,400.00	
7	Underslab Drainage					
8	Foul Water Drainage					
9	Assume 1m diameter PCC chamber; average 1.2m depth to invert including all excavation, concrete backfill, cover slab and cover	4	nr	2,000.00	8,000.00	
10	100mm diameter main runs; average 1m deep	30	m	100.00	3,000.00	Based on Plastic pipework as per Bowker Sadler specification
					27,400.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
11	Extra over for Y branch connections to above drain runs	3	nr	100.00	300.00	
12	Connections to Stacks, including rest beds	5	nr	100.00	500.00	
13	Gullies	3	nr	100.00	300.00	
14 Surface Water Drainage						
15	Assume 1m diameter PCC chamber; average 1.2m depth to invert including all excavation, concrete backfill, cover slab and cover	2	nr	2,000.00	4,000.00	
16	100mm diameter main runs; average 1m deep	21	m	100.00	2,100.00	Based on Plastic pipework as per Bowker Sadler specification
17	Extra over for Y branch connections to above drain runs	5	nr	100.00	500.00	
18	Connections to RWP's, including rest beds	6	nr	100.00	600.00	
19	Gullies	6	nr	100.00	600.00	
20	Connections to existing Surface Water Inspection Chambers	1	nr	500.00	500.00	
21	Channel Drain	0	m	275.00	0.00	
Total					36,800.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Structure / Demolitions / Strip Out (2.0)						
1	Limited demolitions of existing structural and non structural blockwork walls. Provide temporary support floor structure at lower ground level as directed by the engineer.					
2	Removal of internal non-load bearing walls	122	m ²	50.00	6,100.00	
3	Removal of external walls to enlarge window openings / form window openings	1	Item	5,000.00	5,000.00	
4	New Box Frame as per Structural Engineers design, including 2nr C2 columns and 1nr 4.8m long B8 Beam to base and 1nr 4.8m long B7 beam	1	Item	2,500.00	2,500.00	
5	New Goal Post Frame at Ground Floor level, including 2nr C4 columns and B8 beam above	1	Item	2,500.00	2,500.00	
6	Steal beams at flat roof level, including B4 and B2 beams, sitting on padstones	1	Item	5,000.00	5,000.00	
7	Construct new masonry walls on the lower ground floor level only and providing structural support where necessary.					Included in Internal Walls
8	Allow for new foundations as directed by the structural engineer; new mass concrete footing to box frame; 5.5m long x 800mm wide; assume 1m deep	1	Item	4,000.00	4,000.00	
9	Excavation to form light well along N elevation. Dwarf wall in red brick t.m.e. with brick on edge capping. Base fitted with artstone paviours on gravel base with land drain to drainage gulleys along northern edge. Please refer to layout drawings.	27	m ²	105.00	2,835.00	Assume average of 1.5m deep - TBC
10	Dwarf wall in red brick t.m.e. with brick on edge capping.	14	m ²	100.00	1,400.00	
					29,335.00	

Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
11	Base fitted with artstone paviours on gravel base with land drain to drainage gulleys along northern edge. Please refer to layout drawings.	11	m ²	300.00	3,300.00	
12	Existing ground floor slab retained, but locally cut out to form new stairwell. Include core drilling for ducts etc.	1	Item	2,500.00	2,500.00	Further details required
13	Existing lower ground floor slab is broken out in limited locations for new foundations with slot trenches for drains etc. Repair and fill slab and screed with effective dpc etc to match existing levels precisely.	1	Item	5,000.00	5,000.00	Further details required
14	Locally strengthen existing flat roof structure between pitches to support new loads to Struct Engineers detail.					Included above
15	Strengthen trussed rafters forming pitched roofs to support new roof coverings and new platform for Air Con Compressors.	1	Item	5,000.00	5,000.00	Provisional allowance - no information included on P & M drawings
16	Include combined steel lintels for altered and new window openings in brickwork cavity wall construction.	1	Item	2,500.00	2,500.00	
17 Items not included in Specification						
18	Removal of semi-circular masonry parapet to West Elevation	1	Item	1,000.00	1,000.00	
19	Form aperture in roof to allow access for maintenance	1	Item	2,500.00	2,500.00	
20	Removal of existing skylights in flat roof and make good	3	nr	750.00	2,250.00	
21	Removal of existing fire escape and balcony	1	Item	5,000.00	5,000.00	
					29,335.00	
					58,385.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	Brought Forward				58,385.00	
22	"All interiors are to be stripped out back throughout to structural shell, including services and fittings, surface mounted trunking, finishes, built in furniture, ceilings and ceiling suspension system"	283	m ²	60.00	16,980.00	
	Total				75,365.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
External Walls (21)						
1	New brickwork to south and west elevation (part) to lower ground floor level. Red-brown clay handmade bricks to suite brickwork of original historic building. New cavities are partially filled with thermal insulation such as 70mm Kingspan Kooltherm K108 cavity board.	39	m ²	250.00	9,750.00	
2	New brickwork leaf to east elevation, shared with the link building, lower ground floor only. To sheath underpinned foundations and provide contiguous surface overall. Brickwork is to be the same type as for the re-clad south elevation. Blockwork may be used at ground floor level behind cladding panels, see section EE.	40	m ²	250.00	10,000.00	
3	New cladding to S and W elevations and wrapped to link block:- Bronze anodised, aluminium sheeting with standing seams fixed to metal carrier rails on projecting cleats, fixed to existing masonry.	108	m ²	200.00	21,600.00	
4	Existing masonry is retained and pieced in etc where required for new window openings. Brickwork is matched to existing where visible.	1	Item	5,000.00	5,000.00	
5	Inspect all cavities above and below the line of tile hanging for the presence of cavity insulation. If none present please allow for a BBA certified cavity fill system such as blown mineral wool Supafil 34 Cavity Wall Insulation by Knauf Insulation.	1	Item	5,000.00	5,000.00	
Total					51,350.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Internal Walls (22)						
1	Lower Ground Floor, Party Wall with Nanny and Staff Area: 2 leaves of dense aggregate load bearing concrete block with a minimum 50mm cavity and 12mm plasterboard dry lining dot and dab fixed to both faces. Minimum mass per unit area including plasterboard is 415kg/m2. Structural Engineer to confirm that the existing lower ground floor slab is capable of taking the new floor loadings, or to devise an alternative arrangement, and identify where new walls are required to support to the floor structure above.	10	m ²	230.00	2,300.00	Assume 140mm block
2	Lower Ground Floor: New internal partition in load bearing dense concrete blocks with plasterboard dry lining dot and dab fixed to blocks. Minimum mass per unit area, excluding finishes is 120kg/m2. Structural Engineer to confirm that the existing lower ground floor slab is capable of taking the new floor loadings, or to devise an alternative arrangement, and identify where new walls are required to support to the floor structure above.	213	m ²	130.00	27,690.00	Assume 140mm block
3	Ground Floor: Walls formed in timber stud construction generally sheathed in 2 layers of 12.5mm plasterboard to either side to achieve part E acoustic performance between noisy and noise sensitive rooms.	83	m ²	60.00	4,980.00	
4	Stairwell walls; 140mm block; plasterboard both sides	33	m ²	130.00	4,290.00	Assume 140mm block ; as P & M drawings
5	Allowance for tying in to existing walls	1	Item	2,000.00	2,000.00	Specification to be confirmed
Total					41,260.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	

Floors (23)

- Existing concrete block and beam floor structure overlaid with 16mm Wundathern or similar retrofit insulated underfloor heating system, suitably sized to overlay with engineered hard wood flooring or ceramic tiles finishes. Client is responsible for finishes as part of a later fit out contract.
- Preparation of existing concrete block and beam floor to receive above

Included in MEP UFH costs

141 m² 10.00 1,410.00

Total

1,410.00

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Stairs (24)						
1	Concealed timber and ply stair structure (ie no visible strings, etc) overlaid with engineered hard wood flooring with solid hard wood nosings.	1	Item	10,000.00	10,000.00	Allowance - further details required
2	Laminated, toughened glass cantilevered glass balustrades fixed to outside of stair structure with sss pig nose bolts. 60 diameter solid hard wood hand rail wrapped over top of glass.					included above
Total					<u>10,000.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Roofs (27)						
1	Pitched roof above north section: Remove tiling and felt and fit insulation between and above the ceiling rafters. Use 100mm Kingspan K107 roof board in 2 layers. Re-fix tiles on tantedised sw battens with new Tyvek membrane slightly draped between trussed rafters.	80	m ²	165.00	13,200.00	Based on quotation from Attley's roofing - includes allowance of making up 20% of roof tiles with new
2	Form housing for air con units and fit PPC aluminium louvred outer access doors on slope.	1	Item	2,000.00	2,000.00	approx 4.2m long to North elevation - details required on housing
3	Central section: Overlay existing flat roof section, strengthened as required by the engineer, with 15mm marine grade wpb ply structural deck. 140mm Kingspan TR27 Therma roof insulation is placed on top of a vapour control separating layer. Single ply polymeric membrane fully adhered to the face of the rigid insulation. The roof is laid to a minimum 1:60 falls achieved with firings below the structural deck. Vapour control layer, 25mm TR27 Therma roof insulation and roof membrane are dressed vertically to the face of the parapets and other vertical features by a minimum of 150mm, and the membrane is dressed 150mm min, fitted to the roof slopes below the tiling where the roof adjoins adjacently.	51	m ²	125.00	6,375.00	
4	Penetrations into the roof membrane made by extracts, boiler flues etc. Ensure that the roof finishes are effectively dressed into the collar or kerb assemblies.					Included
5	West facing semi circle masonry parapet is taken down. Guarding is provided with new frameless glass balustrading above west elevation.	6	m ²	750.00	4,500.00	Remova of masonry parpaet included in Structure / Demolition section - allowance for glass balustrading included - based on 1.1m high - further details required
6	Front south pitched roof: Strip off tiles and insulate as (27)1.	80	m ²	80.00	6,400.00	Based on quotation from Attley's roofing
					32,475.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
7	Overlay with standing seam cladding as (21)2 draining to a site formed gutter detail running continuously at the base of the cladding panels. Please refer to layouts and elevations. Rainwater is collected by conventional downpipes in powder coated aluminium running to gulleys feeding to the below ground drainage.	80	m ²	200.00	16,000.00	
					32,475.00	
8	Roof Access rooftop by Glazing Vision or similar. GV access Skyhatch, electrically operated. 2000x1500mm. Remote control.	1	Item	8,611.00	8,611.00	Quotation based on Glazing Vision - it is assumed 2m x 1.5m is the structural opening. Glazing vision queries to be sent to Bowker Sadler separately - but note this is anticipated to change
Total					57,086.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Windows & External Doors (31)						
1	All windows are replaced with bronze anodised aluminium window frames fitted with sealed double glazed units. Fineline Aluminium or similar	27	m ²	850.00	22,950.00	17nr new windows required - awaiting quotation from Fineline Aluminium
2	External double door - ALG.D01 -1.8m x 2.1m. Main entrance, west elevation. Bronze anodised aluminium frames fitted with sealed double glazed units. Fineline Aluminium or similar	1	Item	4,000.00	4,000.00	As quotation by Fineline Aluminium
3	External doors with pivot action, west elevation. AOD01 and A0.D02 - 0.9m x 2.1m. Bronze anodised aluminium frames fitted with sealed double glazed units. Fineline Aluminium or similar.	2	nr	4,500.00	9,000.00	As quotation by Fineline Aluminium. Query with Bowker Sadler if required to be pivot door. stated as Pivot door in specification but not shown on drawings.
4	Framed balustrades for balcony protection in powder coated galvanised steel, hw handrail. Square SS mesh infill in powder coated metal encapsulating frames, fitted diagonally.	6	m ²	600.00	3,600.00	Balcony to west elevation; assume 1.1m high
5	External sliding doors, south elevation. Bronze anodised aluminium frames fitted with sealed double glazed units.					
6	A0. ND21 - Sliding door to Master bedroom to balcony to ground floor ; 3m x 2.1m	1	Item	6,750.00	6,750.00	
7	ALG.ND10 - Sliding door to sitting room at lower ground floor; 2.7m x 2.1m	1	Item	6,000.00	6,000.00	
8	Frameless glass balustrade to balcony, upper floor.	3	m ²	750.00	2,250.00	Balcony to South Elevation; assume 1.1m high
9	External double door to South Elevation from Dining Room. ALG.ND19 1.585m x 2.1m. Bronze anodised aluminium frames fitted with sealed double glazed units.	1	Item	3,750.00	3,750.00	As quotation by Fineline Aluminium
					58,300.00	
Carried Forward						
Gardiner & Theobald LLP						Ref: / / 37796

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

Job No: 37796

The Annexe

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No.	Description	Quantity	Unit	Rate	Cost	Notes
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Brought Forward

Total

58,300.00

58,300.00

£

£

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Internal Doors (32)						
1	All internal doors to be hard wood veneered, solid core proprietary flush door blanks. Openings are generally 2100x900mm. Allow £200/door for bronze anodised door furniture.	19	nr	1,500.00	28,500.00	
2	Double doors to study and sitting; 1.5 x 2.1 - assume as above	2	nr	2,000.00	4,000.00	
3	Single store doors	2	nr	750.00	1,500.00	
Total					34,000.00	

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

Job No: 37796

The Annexe

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	Floor Finishes (33)					
1	Excluded - Part of Fit Out					
	Total				<u>0.00</u>	

Job No: 37796

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Stairs Secondary (34)						
1	Excluded part of Fit Out		Excl			
	Total				<u>0.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Wall finishes (42)						
1	Dry lined throughout - filled and sanded to White Box standard to take Client's fit out.	779	m ²	15.00	11,685.00	Includes new and existing walls - BS to clarify on scope
Total					<u>11,685.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Floor Finishes (43)						
1	Temporary plywood protection to u/floor heating system ready to take Client's fit out finishes.	51	m ²	20.00	1,020.00	
Total					<u>1,020.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Ceiling Finishes (45)						
1	Generally plasterboard fitted on 25mm battens to allow small services to pass.	283	m ²	45.00	12,735.00	Not included in Specification - assumed
2	Allowance for access hatches	283	m ²	5.00	1,415.00	
	Total				<u>14,150.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Drainage / Pipework / Mechanical Services (50)						
1	Above Ground Drainage, including rainwater and soil & waste systems	283	m ²	30.00	8,490.00	
2	Water Installations, including hot and cold water distribution	283	m ²	35.00	9,905.00	
3	Heat Source, including Boilers, flue, cylinder, pumps and local pipework	283	m ²	50.00	14,150.00	Spec and Duties TBC
4	Radiator installations including pipework, pump, valves (Rad in fit out)	283	m ²	75.00	21,225.00	Radiators incl in fit out cost - Approx 9nr Rads
5	Fan Heater installations including fan and ducts					Not required
6	Towel Rail, pipework and valves	3	nr	250.00	750.00	Towel rail excluded, incl in fit out cost
7	UFH Heating system to LG Floor only	109	m ²	100.00	10,900.00	To all Lower Ground Rooms other than kitchenette, stores, bathroom (as Elec UFH) and lobby to kitchen
8	Electric UFH Heating system to bathrooms	3	nr	2,000.00	6,000.00	
9	Cooling via VRF units					Not required
10	Toilet Ventilation installation incl fan, ducts and dampers	283	m ²	20.00	5,660.00	Grilles excluded, incl in fit out cost
11	MVHR installation					
12	Kitchen Ventilation installation incl fan, non fire rated duct and dampers	1	nr	1,500.00	1,500.00	
13	Sub Total				78,580.00	
14	BW/C & Firestopping			5.00	3,929.00	
15	Testing & Commissioning			1.50	1,237.64	
16	Sub-Contractor Preliminaries			15.00	12,562.00	
					96,308.64	
Gardiner & Theobald LLP						Carried Forward
						Ref: / / 37796

No.	Description	Quantity	The Annexe Unit	Rate	Cost	Notes
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Brought Forward

Total

96,308.64

96,308.64

£

£

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Electrical (60)						
1	LV distribution, incl distribution board, containment, cabling and isolators	283	m ²	55.00	15,565.00	
2	Mechanical power, incl spurs, cable and containment	283	m ²	25.00	7,075.00	
3	Small power run outs, 1st fix items, cabling and back boxes	283		10.00	2,830.00	Incl in fit out cost
4	Allowance for supply of sockets and face plates					
5	Lighting 1st fix installation, incl cabling, wiring and conduits	283	m ²	50.00	14,150.00	
6	Allowance for supply & installation of luminaires					Incl in fit out cost
7	5 amp installation 1st fix	283		5.00	1,415.00	faceplate Incl in fit out cost
8	Basic Lighting control, 1st fix, cabling and conduit	283		10.00	2,830.00	Switches part of fit out cost
9	Specialist lighting / Chandeliers					Separate Budget
10	Gas Installations, incl allowance to boilers and kitchen	283		20.00	5,660.00	
11	Protective installations, Incl Sprinklers					Not required
12	Fire Alarm installations	283		15.00	4,245.00	
13	Telephone, IT / Data and TV 1st fix, wiring and conduit	283		30.00	8,490.00	Equipment, outels & faceplates part of fit out cost
14	AV 1st fix, wiring and conduit	283		5.00	1,415.00	Equipment, outels & faceplates part of fit out cost
15	Security 1st fix wiring and containment	283		10.00	2,830.00	
16	Security equipment, cameras, intruder alarm etc					Incl in fit out cost
17	AV Installation and Equipment					Incl in fit out cost
18	Controls Allowance - Basic only	283		15.00	4,245.00	
					70,750.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
19	Sub Total				<u>70,750.00</u>	
20	BWIC & Firestopping			5.00	3,537.50	
21	Testing & Commissioning			1.50	1,114.31	
22	Sub-Contractor Preliminaries			15.00	11,310.27	
Total					<u>86,712.08</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	Fixtures and Fittings (70)					
1	Kitchens, bathrooms, wardrobes and other built in furniture etc are all part of Client's fit out.					Excluded - Client Fit Out
	Total				<u>0.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Externals (90)						
1	Allowance for new UKPN Sub-Station works including all connection ready for use	1	Item	10,000.00	10,000.00	
2	Allowance for incoming water connection / adaptations	1	Item	7,500.00	7,500.00	
3	Allowance for incoming Gas connection / adaptations	1	Item	5,000.00	5,000.00	
4	Allowance for incoming Drainage connection / adaptations	1	Item	5,000.00	5,000.00	
5	Comms ducts	1	Item	1,500.00	1,500.00	
6	BWIC- inc. trenching			10.00	2,900.00	
Total					<u><u>31,900.00</u></u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
The Lodge						
1	Ground / Substructure (1.0)				19,900.00	
2	Structure / Demolitions / Strip Out (2.0)				44,290.00	
3	External Walls (21)				50,890.00	
4	Internal Walls (22)				4,080.00	
5	Floors (23)				15,000.00	
6	Stairs (24)				10,000.00	
7	Roofs (27)				31,725.00	
8	Windows (31)				16,250.00	
9	External Doors (31.5)				2,500.00	
10	Internal Doors (32)				22,000.00	
11	Balustrades (34)				5,000.00	
12	Wall Finishes (42)				12,260.00	
13	Floor Finishes (43)				10,500.00	
14	Stair Finishes (44)					Part of Fit Out
15	Ceiling Finishes (45)				27,500.00	
16	Drainage / Pipework / Mechanical Services (50)				68,278.87	
17	Electrical (60)				74,762.36	
18	Fixtures and Fittings (70)					Part of Fit Out
19	Externals (90)				31,900.00	
20					446,836.23	
	Sub Total				446,836.23	
	Carried Forward				446,836.23	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
21	Main Contractor Preliminaries			18.00	80,430.52	
22	Main Contractor Overheads and Profit			7.50	39,545.01	
23					<u>534,911.76</u>	
24	Design Development Risk			5.00	28,340.59	
25	Construction Risk			5.00	29,757.62	
26					<u>473,034.44</u>	
					<u>624,909.97</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Ground / Substructure (1.0)						
1	Work to existing cellar: Carefully dismantle existing brick vault down to 500 below floor level. Backfill cellar with gravel in 200 layers. Top off with membrane and top soil to levels.	1	Item	3,000.00	3,000.00	
2	Generally reduce levels along whole of N side elevation by 200mm	0	m ²	100.00	0.00	Included in Main House
3	Excavate for new drainage layout to North, East and South and connect into existing drainage as proposed. Finish 75mm 20 aggregate gravel on geo-tech membrane. Allow for survey of existing drainage and clean as necessary.	1	Item	5,000.00	5,000.00	
4	Allow for survey of existing drainage and clean as necessary.	1	Item	1,000.00	1,000.00	No information provided on P & M drawings
5	Excavate and provide strip footings for new entrance porch.; assume 600mm x 1000mm deep trench with mass concrete fill - TBC	3	nr	2,000.00	6,000.00	
6 Underslab Drainage						
7 Foul Water Drainage						
8	Assume 1m diameter PCC chamber; average 1.2m depth to invert including all excavation, concrete backfill, cover slab and cover	14	m	100.00	1,400.00	Based on Plastic pipework as per Bowker Sadler specification
10	Extra over for Y branch connections to above drain runs	2	nr	100.00	200.00	
11	Connections to Stacks, including rest beds	3	nr	100.00	300.00	
12	Gullies	0	nr	100.00	0.00	
					16,900.00	
Carried Forward						
Gardiner & Theobald LLP						Ref: / / 37796

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
13	Surface Water Drainage				16,900.00	
14	Assume 1m diameter PCC chamber; average 1.2m depth to invert including all excavation, concrete backfill, cover slab and cover	1	nr	2,000.00	2,000.00	
15	100mm diameter main runs; average 1m deep	7	m	100.00	700.00	Based on Plastic pipework as per Bowker Sadler specification
16	Extra over for Y branch connections to above drain runs	0	nr	100.00	0.00	
17	Connections to RWP's, including rest beds	3	nr	100.00	300.00	
18	Gullies	0	nr	100.00	0.00	
19	Connections to existing Surface Water Inspection Chambers	0	nr	500.00	0.00	
20	Channel Drain	0	m	275.00	0.00	
Total					19,900.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Structure / Demolitions / Strip Out (2.0)						
1	Provide support and carefully remove load bearing walls at ground floor level, first floor levels as identified for demolition on the existing plans.	102	m ²	75.00	7,650.00	No demarcation provided re. which are load bearing and which are not, so all taken as load bearing at present
2	Create opening in load bearing brick and insert steel lintels 5900 long, with cross beams 3600 long approx, structure to sit on new concrete padstones to SE's detail. Down stand retained 300 below course.	1	Item	5,000.00	5,000.00	No information provided for walls Clinic 1/2 to corridor and interview G/H to corridor on P & M drawings, only box lintel to Interview D/E
3	Remove load bearing masonry and insert steel lintel 5000 long onto new concrete padstones to SE's design					Included in Box frame below
4	New Box Frame Steelwork from Ground to Second Floor, incorporate 2nr C3 columns, 5m long B7 beam and 2nr 5m B8 beams	2	t	2,500.00	5,000.00	
5	Concrete encasement to B7 bottom box frame member	1	Item	1,500.00	1,500.00	
6 Items not included in Architects specification						
7	Remove false floor and ramp structure to original levels (existing interview room D and corridor at ground floor level)	16	m ²	100.00	1,600.00	
8	Remove non original brick built porch and canopy.	1	Item	1,000.00	1,000.00	
9	Lodge. Interiors are to be stripped throughout back to the original fabric. Remove surface mounted services and equipment, including wiring, fittings, surface mounted trunking, finishes, carpets and built in furniture. protect and retain all original features.	244	m ²	60.00	14,640.00	
10	Remove non-original staircase	1	nr	2,000.00	2,000.00	
11	Remove brick vaulted roof and wall to 500mm below ground level at over Ground	13	m ²	300.00	3,900.00	
					42,290.00	
Carried Forward						

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

Job No: 37796

The Lodge

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
12	Demo staircase at lower ground floor	1	nr	2,000.00	2,000.00	
Total					<u>44,290.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
External Walls (21)						
1	Rake out areas of brickwork by hand and re-point with lime mortar.	106	m ²	80.00	8,480.00	Includes South and East Elevation and
2	Carefully cut out by hand 30% of bricks in areas shown and insert new, hand made bricks to match existing; rake out and re-point adjacent.	16	m ²	960.00	15,360.00	As per cost advice by PAYE
3	Infill areas shown with new, hand made bricks to match existing, jointed to match re-pointing.	2	m ²	750.00	1,500.00	Where previous door to external staircase was removed; 900mm wide x 2m high: As per cost advice by PAYE
4	Ditto items 2 and 3 on chimney stacks.	60	m ²	80.00	4,800.00	Re-pointing to chimney Stack to North elevation; approximate qty
5	Stone repairs: replacement of stone elements; mullions, cills, etc as shown, and indent stone repairs.	1	Item	10,000.00	10,000.00	
6	Porch structure: bronze anodised aluminium sheeting with standing seam fitted to vac-vac treated sw framing sheathed in 18mm external grade wpb ply, to walls and facings. Plinth in brickwork.	5	m ²	750.00	3,750.00	To North Elevation
7	Glazing to east and south faces of new porch: sealed double glazed units set in recessed edge frames with bronzed aluminium frame where visible. Pivot door in bronze anodized aluminium by FineLine Aluminium	7	m ²	1,000.00	7,000.00	
Total					<u>50,890.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Internal Walls (22)						
1	Party Wall with Main House: 2 leaves of dense aggregate load bearing concrete block with a minimum 50mm cavity and 12mm plasterboard dry lining dot and dab fixed to both faces. Minimum mass per unit area including plasterboard is 415kg/m2. .					Included in Main House
2	Party Wall with Main House: 2 leaves of studwork framing, 100x50mm, regularised. Studs are set out at 300mm alternating centres and the inner and outer frames are entirely disconnected to each other. Minimum 250mm between inside lining faces. Inner frame is fitted with 50mm mineral wool batts or quilt with a minimum density of 10kg/m3.					Included in Main House
3	Walls generally: Formed in 100x50mm timber studs, regularised and generally sheathed in 2 layers of 12.5mm plasterboard to either side to achieve part E acoustic performance between noisy and noise sensitive rooms.	68	m ²	60.00	4,080.00	
Total					4,080.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Floors (23)						
1	Strip out all existing non original finishes and sheathing, including carpets, vinyl, tiling and levelling sheathings such as ply/chipboard etc. Strip back to original concrete (ground floor, limited areas) or floorboards elsewhere. Retain and protect original floor finishes where they remain.	0	m ²	20.00	0.00	Included in Demolitions / Structures
2	Strip out raised floor structure and adjacent ramped, presumed to be later additions, probably formed in ply on joists or firings					Included in Demolitions / Structures
3	Carefully remove any original skirting boards and store carefully for re-use elsewhere. Discard non original skirting board where walls are demolished. Protect original floorboards and especially original floor finishes, if any. Avoid damage to all the original building fabric.	1	Item	5,000.00	5,000.00	Allowance - subject to survey and clarification of extent of original skirtings to be protected
4	Break out concrete structures to accommodate new drainage. Bond in new sections of dpm into existing ground moisture control membrane effectively. Make repairs to existing dpcs as necessary	1	Item	5,000.00	5,000.00	Allowance - no information provided on areas where concrete is to be broken out to suit new drainage strategy
5	Make repairs to floor structure where walls are removed. Make repairs to moisture control membrane as necessary and fill with screed to match existing levels where floors are solid.	1	Item	5,000.00	5,000.00	
Total					15,000.00	

**The Hoo, Hampstead
Stage 2 Cost Plan - B**

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The Lodge

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Stairs (24)						
1	Retain existing staircase. Remove non original nosing, carpet etc, strip down all joinery, making repairs as necessary. Redecorate handrails, newells and balusters.	1	Item	10,000.00	10,000.00	Extent of repairs to be clarified
Total					<u>10,000.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Roofs (27)						
1	Existing pitched roofs as per Architects specification item 27.1					
2	Carefully remove all roof tiling and store securely for re-use. Discard broken and deteriorated tiles. Strip out battens and felt and remove all lead flashings, soakers, cloakings etc.	100	m ²	25.00	2,500.00	Based on quotation from Attleys roofing
3	For the pitched sections: Fit rigid insulation above and between the rafters. Use 60mm Kingspan K7 pitched roof board in 2 layers to achieve a min U-value of 0.18 W/m2K for the construction.	100	m ²	50.00	5,000.00	Based on quotation from Attleys roofing
4	Above the flat sections of ceiling: Fit 2 layers of rigid insulation between and above the ceiling rafter equal to the depth of the ceiling rafter. For example for a 100mm ceiling rafter use 2 layers of 100mm K7 pitched roof board	100	m ²	50.00	5,000.00	
5	Install new replacement lead flashings, soakers cloaking and the like to an appropriate gauge as necessary and fit Tyvek membrane or similar to all faces of the insulated roof structure.	100	m ²	15.00	1,500.00	Based on quotation from Attleys roofing
6	Fix 38x38 tantalised sw counter battens at the rafter centres, with 38x25mm tantalised sw tiling battens to the same gauge as the existing roof.	100	m ²	68.50	6,850.00	Based on quotation from Attleys roofing
7	Re-fit the reclaimed roof tiles, reserving prime materials for the south facing pitches and gables and mixing-in new tiles with the existing for the northern and internal faces which are difficult to see. Allow for 20% of new tiles.	100	m ²			Included above
8	Pitched Roof Dormer Windows					
					20,850.00	
Carried Forward						
Gardiner & Theobald LLP						Ref: / / 37796

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
9	Inspect for deterioration of the structural joinery and weathering surfaces. Affect repairs as required and repaint the timber posts and associated joinery. Assume 20% of the lead and 20% of the timber surfaces will require replacing.	1	Item	5,000.00	5,000.00	Extent of repairs to be clarified 4 nr pitched dormers
10	Flat Topped Dormer Window				20,850.00	
11	Inspect for deterioration of the weathering surfaces. Allow for the structure to be stripped and to be re faced in lead using traditional details and techniques.	1	Item	1,000.00	1,000.00	Extent of repairs to be clarified 4 nr pitched dormers
12	Flat roof below terrace					
					26,850.00	
						Carried Forward

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
13	Strip off felted roof surfaces and remove structural deck and furrings. Fit insulation between exposed joists leaving a 50mm gap from the top of the insulation to the top of the joists. Assume 100mm Kingspan Kooltherm K7 boards. Fit firings to the top of the joists to create falls towards the rainwater hopper. Minimum height of firings is 50mm to allow unobstructed airflow in both directions. 15mm external grade wpb ply is fitted to the face of the furrings to form the structural deck, which receives single ply polymeric membrane fully adhered. The flat roof is ventilated via an upstand edge detail formed with 50mm tanalised sw battens fitted to the inside face of the brickwork parapet, sheathed with 12mm external grade wpb ply and dressed with the polymeric roof membrane running vertical. The top of the construction is left open for ventilation, but protected with insect mesh and weather with an oversailing ppc drip flashing bonded into a mortar bed. Minimum height of ventilated up stand is 150mm.	13	m ²	125.00	26,850.00 1,625.00	
14 Terraced Decking						
15	119x22mm garapa or kerawang hardwood boarding @ 125mm centres on 50x50mm regularised sw joists @ 400 cntrs, tanalised. Framework is carried on an adjustable pedestal and spacer system such as archatrak eterno simply placed on top of the roof membrane.	13	m ²	250.00	3,250.00	
					31,725.00	Carried Forward
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**The Hoo, Hampstead
Stage 2 Cost Plan - B**

Job No: 37796

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No.	Description	Quantity	The Lodge Unit	Rate	Cost	Notes
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Brought Forward

Total

31,725.00

31,725.00

£

£

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Windows (31)						
1	Original metal framed leaded casements, single glazed. Provide protection to prevent damage to the historic fabric throughout the course of the contract. Window must be retained.	2	nr	750.00	1,500.00	
	Disassemble window to remove wired glass pane previously added as fire protection for the escape stair. Refit original planes into frames. Repair window furniture including new stays and catches to match period original.					
	Fit fine aluminium framed internal secondary glazing to inside of frames with division pattern to match main casement mullions.					
2	Double glazed ppc aluminium casements, non original, previously fitted to original windows as a repair. Retain and overhaul frames, affecting repairs as necessary, including replacing damaged and missing window catches. See existing window schedule	5	nr	1,000.00	5,000.00	
3	Original timber framed leaded casements, single glazed. Provide protection to prevent damage to the historic fabric throughout the course of the contract.	9	nr	750.00	6,750.00	
	Retain and overhaul the windows, including the repair of the joinery where necessary and the repair or replacement of some stays and catches.					
	Fit fine aluminium framed internal secondary glazing to inside of frames with division pattern to match main casement mullions. See existing window schedule for further details.					
					13,250.00	
Gardiner & Theobald LLP						Carried Forward
						Ref: / / 37796

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
4	New timber casements for newly formed openings. Timber framed casement windows to match originals adjacent in all aspects of design, section sizes, profiles etc, except that the casements should be double lazed. Use thin profile sealed units such as Histoglass, or similar, to maintain timber section sizes; LO.NW11 (1085 x 1191) and LO.NW12 (561 x 1191)	2	m ²	750.00	1,500.00	
5	Existing metal casements, non original. Remove from site and replace with Timber framed casement windows to match originals adjacent in all aspects of design, section sizes, profiles etc, except that the casements should be double glazed. Use thin profile sealed units such as Histoglass, or similar, to maintain timber section sizes; LO.W04 & LO.W05 (774 x 1214mm)	2	m ²	750.00	1,500.00	
Total					16,250.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
External Doors (31.5)						
1	External Door to terrace at 2nd Floor: Remove existing door and repair, patch and fill existing frame as necessary. Include indented timber repairs if required. Sand and repaint joinery ready to receive the new door. Timber solid core panelled door with traditional glazing pattern, 3x3 lights. Allow £200 for bronzed ironmongery as elsewhere.	1	Item	2,500.00	2,500.00	
Total					<u>2,500.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Internal Doors (32)						
1	Remove existing doors and repair, patch and fill existing frames as far as practicable. Include indented timber repairs if required. Remove and replace non original architraves with worked timber sections to a common design. Sand and repaint joinery ready to receive new doors.	1	Item	5,000.00	5,000.00	Removal of existing doors included in demolition / strip out
2	Alternative 1. Remove existing doors and replace with new purpose made 5 panel door (Type A) / 3 panel door (Type B) or 3 panel door with arched head (Type C). Use fully seasoned softwood (Douglas fir, pitch pine or similar) with traditionally made raised and fielded detailing to match originals. Spray eggshell finish and suitable paint build up in workshop. Openings are generally 2100x900mm. Allow £200/door for bronze anodised door furniture.	8	nr	2,000.00	16,000.00	
3	Double door to store room	1	nr	1,000.00	1,000.00	Client to advise which alternative
4	Alternative 2. Retain and overhaul all existing doors. Remove glass vision panels and all surface mounted beading from the door faces (variety of sections used to create dummy panel effect). Bead in solid 18mm mdf panels to replace glazing where necessary. Fit new beading of consistent design to both faces to mimic 5/3/3+arch panel design of the original doors. Repair and make good all surfaces ready for repainting, apply etching primer to varnished surfaces. Decorate with undercoat and 2 coats of eggshell. Openings are generally 2100x900mm. Allow £200/door for bronze anodised door furniture.					
5	Shower Screens					EXCLUDED - part of Fit Out
Total					22,000.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Balustrades (34)						
1	Balustrade to terrace. 25 x 25 galvanised and ppc balusters at 100 centres with 50 x 25 ditto capping, all bracketed to inside of brickwork parapet wall.	10	m ²	500.00	5,000.00	
	Total				<u>5,000.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Wall Finishes (42)						
1	Repair and make good to surfaces where walls are demolished and boxings are removed. Make good to holes and chases created for services and up to first fix fittings. Include all fire stopping where required by the current building regulations.	1	Item	5,000.00	5,000.00	
2	New partitions are to be filled and sanded and painted to a white box standard. Spaces are prepared to receive the Clients fit out.	113	m ²	20.00	2,260.00	
3	New architraves to openings formed in new walls or as infills to replace missing or damaged sections of original joinery. Allow for 50% replacement. All architraves in moulded, machined softwood profiles to match existing adjacent joinery.	1	Item	5,000.00	5,000.00	
Total					12,260.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Floor Finishes (43)						
1	Repair damaged and missing sections of joisted floors, for example where existing walls are removed, with reclaimed floorboards where possible to match existing, ensuring levels are exactly matched	1	Item	2,500.00	2,500.00	Assume 10% of floor area
2	New skirtings to sections of new wall or as infills to replace missing or damaged sections of original skirting. Allow for 50% replacement. All skirtings in moulded, machined softwood profiles to match existing adjacent joinery.	1	Item	5,000.00	5,000.00	
3	Temporary plywood protection to any areas of original floor finish uncovered during the course of the strip out. Protection must remain in place throughout the course of the contract.	1	Item	3,000.00	3,000.00	Assume 50% of floor area
4	Temporary plywood protection to areas where underfloor heating is fitted.					Excluded - no UFH proposed in Scoth Partners current design to Lodge
5	Client to select all floor finishes throughout, which will be installed outside the scope of this contract					Part of Fit Out Contract
Total					10,500.00	

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The Lodge

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	

Stair Finishes (44)

1 Client to select and fit finishes for all areas including stairs and landings

Excluded - part of Fit Out

Total

0.00

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Ceiling Finishes (45)						
1	Generally make repairs to ceilings where walls/cornices/boxings etc have been removed. Ensure levels match and ceiling runs through true and flat. Assume that original ceilings are lath and plaster.	1	Item	2,500.00	2,500.00	
2	Remove false ceilings to reveal original ceiling and cornices. Take a photographic record and make casts of the original details for replication.	1	Item	5,000.00	5,000.00	
3	Restore and make repairs to the original cornices. Piece-in missing sections with replica cornice taken from moulds. Adapt cornices to follow new room layout piecing in with replica cornice taken from moulds.	1	Item	10,000.00	10,000.00	
4	Restore and make repairs to the original cornices. Piece-in missing sections created by demolitions and strip out with replica cornice taken from moulds. Adapt cornices to follow new room layout as necessary piecing in with replica cornice taken from moulds.					Included above
5	Allow for restoration and repairs generally including cleaning, de-clogging details such as cornices, patching and repairs, filling as necessary and decoration.	1	Item	10,000.00	10,000.00	
Total					27,500.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Drainage / Pipework / Mechanical Services (50)						
1	Above Ground Drainage, including rainwater and soil & waste systems	244	m ²	30.00	7,320.00	
2	Water Installations, including hot and cold water distribution	244	m ²	35.00	8,540.00	
3	Heat Source, including Boilers, flue, cylinder, pumps and local pipework	244	m ²	55.00	13,420.00	Spec and Duties TBC
4	Radiator installations including pipework, pump, valves (Rad in fit out)	244	m ²	75.00	18,300.00	Radiators incl in fit out cost - Approx 15nr Rads
5	Fan Heater installations including fan and ducts	2	nr	500.00	1,000.00	
6	Towel Rail, pipework and valves	3	m ²	250.00	750.00	Towel rail excluded, incl in fit out cost
7	UFH Heating system to LG Floor only					Not required
8	Electric UFH Heating system to bathrooms					Not required
9	Cooling via VRF units					Not required
10	Toilet Ventilation installation incl fan, ducts and dampers	244	m ²	20.00	4,880.00	Grilles excluded, incl in fit out cost
11	MVHR installation					Not required
12	Kitchen Ventilation installation incl fan, non fire rated duct and dampers	1	nr	1,500.00	1,500.00	Grilles excluded, incl in fit out cost
13	Sub Total				55,710.00	
14	BWIC & Firestopping			5.00	2,785.50	
15	Testing & Commissioning			1.50	877.43	
16	Sub-Contractor Preliminaries			15.00	8,905.94	
	Total				68,278.87	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Electrical (60)						
1	LV distribution, incl distribution board, containment, cabling and isolators	244	m ²	55.00	13,420.00	Exlcudes luminaires incl in fit out cost
2	Mechanical power, incl spurs, cable and containment	244	m ²	25.00	6,100.00	
3	Small power run outs, 1st fix items, cabling and back boxes	244	m ²	10.00	2,440.00	
4	Allowance for supply of sockets and face plates	244	m ²			Incl in fit out cost
5	Lighting 1st fix installation, incl cabling, wiring and conduits	244	m ²	50.00	12,200.00	
6	Allowance for supply & installation of luminaires	244				Incl in fit out cost
7	5 amp installation 1st fix	244		5.00	1,220.00	faceplate Incl in fit out cost
8	Basic Lighting control, 1st fix, cabling and conduit	244		10.00	2,440.00	Switches part of fit out cost
9	Specialist lighting / Chandeliers	244				Separate Budget
10	Gas Installations, incl allowance to boilers and kitchen	244		20.00	4,880.00	
11	Protective installations, Incl Sprinklers	244				Not required
12	Fire Alarm installations	244		15.00	3,660.00	
13	Telephone, IT / Data and TV 1st fix, wiring and conduit	244		30.00	7,320.00	Equipment, outels & faceplates part of fit out cost
14	AV 1st fix, wiring and conduit	244		5.00	1,220.00	Equipment, outels & faceplates part of fit out cost
15	Security 1st fix wiring and containment	244		10.00	2,440.00	
16	Security equipment, cameras, intruder alarm etc	244				Incl in fit out cost
17	AV Installation and Equipment	244				Incl in fit out cost
18	Controls Allowance - Basic only	244		15.00	3,660.00	
					61,000.00	
Carried Forward						

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
19	Sub Total				<u>61,000.00</u>	
20	BWIC & Firestopping			5.00	3,050.00	Below 50mm dia holes only
21	Testing & Commissioning			1.50	960.75	
22	Sub Contractor Preliminaries			15.00	9,751.61	
Total					<u><u>74,762.36</u></u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Fixtures and Fittings (70)						
1	Kitchens, bathrooms, wardrobes and other built in furniture etc are all part of Client's fit out.					Part of Fit Out
	Total				<u>0.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Externals (90)						
1	Allowance for new UKPN Sub-Station works including all connection ready for use	1	Item	10,000.00	10,000.00	
2	Allowance for incoming water connection / adaptations	1	Item	7,500.00	7,500.00	
3	Allowance for incoming Gas connection / adaptations	1	Item	5,000.00	5,000.00	
4	Allowance for incoming Drainage connection / adaptations	1	Item	5,000.00	5,000.00	
5	Comms ducts	1	Item	1,500.00	1,500.00	
6	BWIC - Inc. Trenching to above			10.00	2,900.00	
Total					<u>31,900.00</u>	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
External Works / Landscaping						
1	High Level Budget from Bowles & Wyer 18/06/20 - To be measured upon receipt of Stage 2 drawings					
2	Prelims	1	Item	0.00	0.00	Included below
3	Groundworks	1	Item	80,000.00	80,000.00	
4	Tree Removals	1	Item	18,000.00	18,000.00	
5	Crown lift perimeter conifers	1	Item	20,000.00	20,000.00	
6	Boundary walls and gates	1	Item	81,500.00	81,500.00	
7	Sub Total				199,500.00	
8	Main Garden					
9	Paving (Jura or sawn York))	1	Item	53,300.00	53,300.00	
10	Steps	1	Item	12,350.00	12,350.00	
11	Retaining walls (excl retaining walls to basement steps and balustrade to link deck)	1	Item	30,500.00	30,500.00	
12	Pergola walk to lower path and screen (Iroko, solid construction)	1	Item	124,300.00	124,300.00	
13	Gates	1	Item	1,000.00	1,000.00	
14	Metal or glulam pergola 5 x 4m x 2.3H with louvred top and pull down screen at back	1	Item	30,000.00	30,000.00	
15	Bespoke bin stores (4 no) and garden store+ gate	1	Item	15,200.00	15,200.00	
16	Benches, containers etc	1	Item	10,400.00	10,400.00	
17	Soft landscape (inc soil)	1	Item	44,000.00	44,000.00	
18	Sub Total				321,050.00	
Carried Forward					520,550.00	

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
19	Annex Garden					
20	Paving and steps	1	Item	32,600.00	32,600.00	
21	Walls and fences (excl major retaining wall)	1	Item	18,200.00	18,200.00	
22	Corten screens)	1	Item	30,000.00	30,000.00	
23	Bespoke bike store	1	Item	1,200.00	1,200.00	
24	Soft landscape (inc soil)	1	Item	28,700.00	28,700.00	
25				<u>110,700.00</u>		
					520,550.00	
26	Lodge Garden					
27	Paving, steps and low walls	1	Item	15,000.00	15,000.00	
28	Joinery	1	Item	11,000.00	11,000.00	
29	Soft landscape (inc soil)	1	Item	6,500.00	6,500.00	
30				<u>32,500.00</u>		
					684,150.00	
31	External Drainage					
32	Foul Water					
33	Assume 1m diameter PCC chamber; average 1.2m depth to invert level including all excavation, concrete backfill, cover slab and cover	2	nr	2,000.00	4,000.00	
34	Plastic SW Drain pipes in trenches inc. excavation and bckfil	96	m	150.00	14,400.00	
35	Surface Water					
36	Assume 1m diameter PCC chamber; average 1.2m depth to invert level including all excavation, concrete backfill, cover slab and cover	1	nr	2,000.00	2,000.00	
					684,150.00	
Carried Forward						
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
Brought Forward						
37	Plastic SW Drain pipes in trenches inc. excavation and bckfil	4	m	150.00	600.00	
38	Connection to existing SW manholes	4	nr	500.00	2,000.00	
39	Sub Total				23,000.00	
40	Irrigation and lighting , say	1	Item	70,000.00	70,000.00	
41	Main Contractor Preliminaries			18.00	136,215.00	
42	Overheads and Profit			7.50	66,972.38	
43	Design Development Risk			5.00	47,996.87	
44	Construction Risk			5.00	50,396.71	
Total					1,058,330.96	

APPENDIX 2

The Hoo

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Rate ft ²	Unit Price	Gross Sales
Main House & Link	1	7,298	1,233.21	9,000,000	9,000,000
The Lodge	1	2,185	1,212.81	2,650,000	2,650,000
The Annexe	<u>1</u>	<u>2,939</u>	<u>1,292.96</u>	<u>3,800,000</u>	<u>3,800,000</u>
Totals	3	12,422			15,450,000

NET REALISATION

15,450,000

OUTLAY

ACQUISITION COSTS

Fixed Price			5,500,000	
Stamp Duty		4.81%	264,550	5,500,000
Agent Fee		1.00%	55,000	
Legal Fee		0.80%	44,000	
				363,550

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost	
Main House & Link	7,298 ft ²	577.36 pft ²	4,213,573	
The Lodge	2,185 ft ²	577.36 pft ²	1,261,532	
The Annexe	<u>2,939 ft²</u>	<u>577.36 pft²</u>	<u>1,696,861</u>	
Totals	12,422 ft²		7,171,966	7,171,966

CIL/ MCIL/ S.106			669,320	669,320
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PROFESSIONAL FEES

Professionals		10.00%	717,197	717,197
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MARKETING & LETTING

Marketing		0.50%	77,250	77,250
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DISPOSAL FEES

Sales Agent Fee		1.50%	231,750	
Sales Legal Fee			5,000	
				236,750

FINANCE

Debit Rate 7.000%, Credit Rate 0.500% (Nominal)				
Land			349,493	
Construction			180,713	
Other			180,341	
Total Finance Cost				710,548

TOTAL COSTS

15,446,580

PROFIT

3,420

Performance Measures

Profit on Cost%	0.02%
Profit on GDV%	0.02%
Profit on NDV%	0.02%
IRR	6.42%
Profit Erosion (finance rate 7.000%)	0 mths

This appraisal report does not constitute a formal valuation.

APPENDIX 3

**The Hoo
Proposed Scheme**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Main House & Link	1	7,298	1,233.21	9,000,000	9,000,000
The Lodge	1	2,185	1,212.81	2,650,000	2,650,000
The Annexe	<u>1</u>	<u>2,939</u>	<u>1,292.96</u>	<u>3,800,000</u>	<u>3,800,000</u>
Totals	3	12,422			15,450,000

NET REALISATION **15,450,000**

OUTLAY

ACQUISITION COSTS

Fixed Price	2,544,000			
Fixed Price		2,544,000		2,544,000
Stamp Duty	5.00%	127,200		
Agent Fee	1.00%	25,440		
Legal Fee	0.25%	6,360		
				159,000

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost	
Construction	1 un	5,503,848	5,503,848	
CIL/ MCIL/ S.106			669,320	6,173,168

PROFESSIONAL FEES

Professionals	10.00%	550,385		550,385
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MARKETING & LETTING

Marketing	0.50%	77,250		77,250
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DISPOSAL FEES

Sales Agent Fee	1.50%	231,750		
Sales Legal Fee		5,000		
				236,750

Additional Costs

Dev. Management Fee	17.00%	2,626,500		2,626,500
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FINANCE

Debit Rate 7.000%, Credit Rate 0.500% (Nominal)				
Land			161,110	
Construction			145,123	
Other			93,674	
Total Finance Cost				399,907

TOTAL COSTS **12,766,960**

PROFIT **2,683,040**

Performance Measures

Profit on Cost%	21.02%
Profit on GDV%	17.37%
Profit on NDV%	17.37%
IRR% (without Interest)	47.49%