

**PRELIMINARY COST PLAN**

Revision 1

**DEMOLITION OF EXISTING APARTMENT BUILDING AND CONSTRUCTION OF  
A NEW APARTMENT BUILDING, INCLUDING CONSTRUCTION OF A NEW  
BASEMENT**

**AT**

**115-119 GOLDHURST TERRACE  
SOUTH HAMPSTEAD  
LONDON**

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**A INTRODUCTION**

- 1 This preliminary estimate (Cost Plan Nr.1) has been prepared from KSR Architect's and Elliott Wood Partnership Structural Engineers' drawings and information. No M&E drawings or specific have been provided, apart from Elliot Wood Partnerships indicative drainage sketches, and as such assumptions and associated allowances have been made.
- 2 Budgets have been calculated using approximate quantities taken from the drawings, elemental unit/ai rates and lump sum allowances for certain unquantifiable elements of the proposed works.
- 3 Budgets are based on certain assumptions made at this stage. These should be monitored and refined as the design become available. Final costs will likely vary depending upon the final brief/scope of works and specification and in particular on the recommendations of a Services Engineer. As such the tolerance of accuracy of this budget cost plan is +/- 10-15%
- 4 Budgets are based upon current pricing levels in the area and include allowances for increased costs/inflation to end 4th Quarter 2017. It has been assumed that the works will be let using a single stage tendering process under a JCT 2016 Standard form of Contract.
- 5 Budgets given are intended as a guide to the likely expenditure and as such, all budgets included in this report are subject to receipt of further details, Client brief, specification of finishes and services, structural and services designs and the exclusions noted below.
- 6 Information used to produce the cost plan

KSR Architect's Drawings :-

15033-P090 Basement Floor GA Plan  
15033-P100 Ground Floor GA Plan  
15033-P110 First Floor GA Plan  
15033-P120 Second Floor GA Plan  
15033-P130 Third Floor GA Plan  
15033-P140 Roof GA Plan  
15033-P213 Section D-D  
15033-P212 Section C-C  
15033-P211 Section B-B  
15033-P210 Section A-A  
15033-P310 Front (West) Elevation  
15033-P311 Rear (East) Elevation

Elliott Wood Partnership Structural Engineers:-  
Structural Engineering Report & Drawings P2

**B EXCLUSIONS**

The budgets given in this summary are exclusive of allowances for the following:-

- 1 All loose equipment, furniture and rubbish is removed prior to works by employer
- 2 Value Added Tax
- 3 Finance costs
- 4 Phased completion or temporary accommodation.
- 5 Increased costs beyond end 4th Quarter 2017
- 6 Loose fittings and furniture (unless noted)
- 7 Built in Storage / Joinery

**See back up detail for additional assumptions**

**C ASSUMPTIONS**

- 1 Specifications assumed, refer to comments in detail for assumed allowances
- 2 Assume no asbestos or contaminated soil present
- 3 Mechanical and Electrical estimates based on notional allowances  
Level of specification can vary significantly. No cooling allowed for.

**115-119 GOLDHURST TERRACE**

**D Elemental Summary**

1,207 m2 GIFA

	Total £	Cost £/m2
1 DEMOLITIONS / ENABLING WORKS	60,000	50
2 SUBSTRUCTURE	656,300	544
3 UPPER FLOORS / STRUCTURE & ROOF	544,300	451
4 WINDOWS & EXTERNAL DOORS	214,400	178
5 EXTERNAL WALLS	154,750	128
6 STAIRS	96,000	80
7 INTERNAL DOORS	75,900	63
8 INTERNAL WALLS	161,100	133
9 WALL FINISHES	132,400	110
10 FLOOR FINISHES	174,790	145
11 CEILINGS	133,200	110
12 FITTINGS	496,500	411
13 MECHANICAL AND ELECTRICAL INSTALLATIONS	819,700	679
14 INCOMING SUPPLIES (UTILITIES)	66,000	55
15 DRAINAGE	24,500	20
16 EXTERNAL WORKS	176,750	146
17 MAIN CONTRACTOR PRELIMINARIES	384,000	318
<b>SUB TOTAL</b>	<b>4,371,000</b>	<b>3,620</b>
18 DESIGN & CONSTRUCTION CONTINGENCY @ 7.5%	328,000	270
<b>TOTAL</b>	<b>4,699,000</b>	<b>3,890</b>

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**115-119 GOLDHURST TERRACE**
**E BUDGET ESTIMATE**

	quantity	rate	Total £	Total £
<b><u>DEMOLITIONS / ENABLING WORKS</u></b>				60,000
Demolish existing apartments and clear site	1 item	55,000	55,000	
Notional allowance for various surveys etc.	1 item	5,000	5,000	
<b><u>SUBSTRUCTURE</u></b>				656,300
Excavation to form basement, 4m deep, cart off site, inert	1,600 m3	175	280,000	
Notional allowance for cutting away projections from neighbouring foundations, extent & material unknown	1 item	10,000	10,000	
Mass concrete strip footings, to underpinning, assumed 500mm wide x 300mm deep, to match existing size	44 m	225	9,900	
300mm thick RC Underpinning in sequence to party walls	44 m	1,500	66,000	
450mm thick RC ground bearing basement slab including 50mm mass conc blinding	400 m2	375	150,000	
350mm Diameter Contiguous Piled RC retaining walls to form basement rear wall	17 m	3,500	59,500	
350mm thick RC liner wall against Contiguous Piled wall	68 m2	350	23,800	
Allow for forming sump pump pits	6 nr	3,500	21,000	
Allow for forming lift pit	1 item	5,000	5,000	
Allow for delta type cavity drain waterproof system to basement, including sump pumps	207 m2	150	31,050	
<b><u>UPPER FLOORS / STRUCTURE &amp; ROOF</u></b>				544,300
275mm thick RC suspended slab to Ground Floor	280 m2	280	78,400	
275mm thick RC suspended slab to 1st Floor	265 m2	280	74,200	
275mm thick RC suspended slab to 2nd Floor	230 m2	280	64,400	
275mm thick RC suspended slab to 3rd Floor	170 m2	280	47,600	
200mm thick RC Shear Walls & Lift Shaft walls	190 m2	270	51,300	
2000x250RC Columns	8 nr	950	7,600	
350x250RC Columns	18 nr	550	9,900	
250x250RC Columns	46 nr	450	20,700	
17000x500 RC capping beam	1 nr	3,000	3,000	
200x500mm deep RC transfer beams to 1st floor, 6000mm	2 nr	1,500	3,000	
500x500mm deep RC transfer beams to 1st floor, 6000mm	1 nr	2,000	2,000	
Levelling screed to all upper floors to received UFH(m/e)	1,112 m2	30	33,372	
Allowance for acoustic layer	1,112 m2	40	44,496	

<b><u>UPPER FLOORS / STRUCTURE &amp; ROOF CONT/D</u></b>				
203x133x30UB steel frame structure to form roof	7 tn	4,250	29,750	
New mansard roof clad in Zinc finish, insulation, PB, Skim, new copings etc.	175 m2	415	72,625	
Allowance for minor repairs and new flashings to party walls	1 item	2,000	2,000	
<b><u>WINDOWS &amp; EXTERNAL DOORS</u></b>				214,400
New double glazed aluminium windows & bi-folds doors	140 m2	1,100	154,000	
Allowance for Main Entrance Door to Apartment Block, including side lights	1 nr	4,000	4,000	
Triple glazed aluminium windows & sliding doors to basement level light wells	47 m2	1,200	56,400	
<b><u>EXTERNAL WALLS</u></b>				154,750
External cavity walls to elevations, london red stock brick	285 m2	375	106,875	
Allowance for stone detail cladding to frames / surrounds	125 m	185	23,125	
Allowance for timber cladding to front façade	28 m2	375	10,500	
Allowance for capping stones to terrace walls	95 m	150	14,250	
<b><u>STAIRS</u></b>				96,000
Notional allowance for bespoke main staircase, assumed RC with simple handrails and with stone cladding finish etc. (High level budget figure only - Spec to be produced and manufacturer to price) to basement and ground flights and carpeted from 1st floor upwards	6 nr	16,000	96,000	
Note: External stairs within external works section				
<b><u>INTERNAL DOORS</u></b>				75,900
Single solid internal doorset including ironmongery (ironmongery @ £250/drset)	32 nr	950	30,400	
Ditto but pocket sliding	17 nr	1,350	23,000	
Allowance for Entrance Doors to Apartments	11 nr	1,500	16,500	
Allowance for Secure Entrance Door to Bike Store	1 nr	2,000	2,000	
Allowance for Double Doors to Electric Plant & Tank Store	2 nr	2,000	4,000	
<b><u>INTERNAL WALLS</u></b>				161,100
Internal Party Walls, assumed Block, double layer acoustic Soundbloc PB, skimmed	198 m2	135	26,700	
E/O allowance for curved walls to Staircases	1 item	20,000	20,000	
Internal PB partitions within apartments generally, double layer, skimmed	835 m2	85	71,000	

**INTERNAL WALLS CONT/D**

Internal PB lining to external party walls, insulation, skimmed	450 m2	70	31,500
Internal PB lining to basement walls, insulation, skimmed	170 m2	70	11,900

**WALL FINISHES**

132,400

New skim plaster to all walls	1,644 m2	20	32,900
Full height ceramic tiles to Bathrooms, say £60/m2 supply	473 m2	100	47,300
Paint to all walls, assumed Dulux trade emulsion	1,644 m2	15	24,700
Notional allowance for enhance wall finishes/feature wall	11 nr	2,500	27,500

**FLOOR FINISHES**

174,790

Wide plank timber to Entrance, hallway and Living/Kitchen areas, say £60/m2 supply	599 m2	160	95,840
Carpet to all bedrooms, say £30/m2 supply	361 m2	80	28,880
Assumed porcelain tiling to all WC's, Shower Rooms and En-Suites, say £60/m2 supply	125 m2	125	15,600
Allowance for Hard Wood painted plain profile skirtings generally	1,059 m	30	31,770
Allowance for hard wearing resin type flooring to bike store	27 m2	100	2,700

**CEILINGS**

133,200

New plasterboard ceilings generally	1,112 m2	65	72,300
New skim coat to all plasterboard ceilings	1,112 m2	15	16,700
Decorate all new ceilings, dulux emulsion	1,112 m2	15	16,700
Notional allowance for bulkheads/feature and the like	11 nr	2,500	27,500

**FITTINGS**

496,500

Allowance for lift installation (5 levels)	1 item	55,000	55,000
Allowance for kitchens, including appliances	11 nr	16,500	181,500
Allowance for utilities store to Unit 5, including appliances	1 nr	5,000	5,000
Notional allowance for Built-in wardrobes to bedrooms	0 m	0	Excluded
Notional allowance for Built-in Storage generally	0 m	0	Excluded
Allowance for WC's, £5k supply	2 nr	7,500	15,000
Allowance for En-Suites / Shower Rooms, including glazed sliding screens etc. £10k supply	20 nr	12,000	240,000

<b><u>MECHANICAL AND ELECTRICAL INSTALLATIONS</u></b>				819,700
Allowance for new Megaflow boiler and pump system to each apartment	11 item	12,500	137,500	
Allowance for standard wet UFH installation to Basement	304 m2	75	22,790	
Allowance for low profile wet UFH installation to upper floors	809 m2	100	80,860	
Allowance for new electrical power circuit installation	1,112 m2	95	105,680	
Allowance for new electrical lighting circuit installation	1,112 m2	75	83,430	
Allowance for Supply Only of lighting, per apartment	11 nr	10,000	110,000	
Allowance for (partial) Lighting Control System, per apartment	11 nr	4,650	51,150	
Allowance for intruder alarm system, per apartment, specification TBA	11 nr	2,500	27,500	
Allowance for new gas installations	11 nr	5,000	55,000	
Allowance for new water installations	11 nr	5,000	55,000	
Allowance for smoke/CO alarms etc.	11 nr	1,250	13,750	
Allowance for phone, TV and broadband installation	11 nr	2,000	22,000	
Allowance for AV cabling only installation	11 nr	3,000	33,000	
Allowance for wired video entry system installation	11 nr	2,000	22,000	
<b><u>INCOMING SUPPLIES (UTILITIES)</u></b>				66,000
Allowance for new gas supply installations	11 nr	2,000	22,000	
Allowance for new water supply installations	11 nr	2,000	22,000	
Allowance for new electricity supply installations	11 nr	2,000	22,000	
<b><u>DRAINAGE</u></b>				24,500
Notional allowance for drainage generally	1 item	17,000	17,000	
Allowance for new rainwater installations generally, assumed black cast iron	1 item	7,500	7,500	
<b><u>EXTERNAL WORKS</u></b>				176,750
Notional allowance for works to create rear gardens; Including decking, soil, drainage system and turf etc.	4 nr	15,500	62,000	
Notional allowance for works to create front communal gardens; Including plants, soil, drainage system and turf etc.	1 item	20,000	20,000	
Allowance for external staircases to gardens, assumed precast RC with stone cladding etc.	2 nr	12,500	25,000	
Notional allowance for paving generally; Terraces, entrance, light wells, including sub-base etc.	170 m2	175	29,750	
Notional allowance for works to boundary walls	1 item	7,500	7,500	
Allowance for external bin stores, assumed brick built and enclosed with slatted timber doors etc.	1 item	10,000	10,000	
Ditto but for Gas Meter Housing	1 item	7,500	7,500	
Allowance for external bike stands	1 item	5,000	5,000	
Allowance for internal bike store racks	1 item	10,000	10,000	

<b><u>Preliminaries, Overheads and Insurances</u></b>			384,000
General preliminaries allowance (Assumed 16 months)	68 wks	5,000	340,000
Notional allowance for full scaffolding, with tin roof	1 item	35,000	35,000
Allowance for parking bay suspensions, assume 2 bays (approx. £50/bay/day - assume 6 months)	180 days	50	9,000
<b>Budget Estimate at Current Cost Level</b>			<b>4,371,000</b>

**115-119 GOLDHURST TERRACE**  
**F AREA SCHEDULE AS PROPOSED**

	Description	m2	m2	m2
	<b><u>Basement</u></b>			
	<b><u>Communal</u></b>		<b>50</b>	
	Stairs	8.80		
	Hallway	14.00		
	Bike Store/Plant	27.00		
	<b><u>Unit 1</u></b>		<b>69</b>	
	Entrance/Kitchen/Living	40.70		
	Master Bed	20.00		
	Ensuite/WC	8.00		
	<b><u>Unit 2</u></b>		<b>77</b>	
	Entrance/Kitchen/Living	49.60		
	Master Bed	19.00		
	Ensuite	5.30		
	WC	2.85		
	<b><u>Unit 3</u></b>		<b>109</b>	
	Entrance/Kitchen/Living	57.70		
	Master Bed	18.50		
	Ensuite	7.15		
	Bathroom	5.95		
	Bed 2	19.25		
	<b>Basement Total</b>			<b>304</b>
	<b><u>Ground Floor</u></b>			
	<b><u>Communal</u></b>		<b>24</b>	
	Stairs	8.30		
	Hallway	15.70		
	<b><u>Unit 4</u></b>		<b>113</b>	
	Entrance/Kitchen/Living	44.40		
	Master Bed	21.25		
	Ensuite	7.75		
	Shower Room	5.40		
	Bed 2	15.00		
	Bed 3	14.25		
	Ensuite	4.60		
	<b><u>Unit 5</u></b>		<b>130</b>	
	Entrance/Kitchen/Living	62.40		
	Master Bed	23.00		
	Ensuite	7.00		
	Shower Room	4.55		
	Bed 2	14.40		
	Bed 3	14.00		
	Ensuite	4.55		
	<b>Ground Floor Total</b>			<b>267</b>

**115-119 GOLDHURST TERRACE**  
**F AREA SCHEDULE AS PROPOSED**

Description	m2	m2	m2
<b>First Floor</b>			
<b>Communal</b>		<b>23</b>	
Stairs	18.76		
Hallway	4.00		
<b>Unit 6A</b>		<b>40</b>	
Entrance/Kitchen/Living	24.15		
Master Bed	12.50		
Shower Room	3.30		
<b>Unit 6B</b>		<b>72</b>	
Entrance/Kitchen/Living	34.50		
Master Bed	15.00		
Ensuite	4.00		
Shower Room	7.00		
Bed 2	11.00		
<b>Unit 7</b>		<b>118</b>	
Entrance/Kitchen/Living	48.10		
Master Bed	23.70		
Ensuite	7.20		
Shower Room	3.70		
Bed 2	14.00		
Bed 3	16.00		
Ensuite	5.20		
<b>First Floor Total</b>			<b>252</b>
<b>Second Floor</b>			
<b>Communal</b>		<b>19</b>	
Stairs	15.70		
Hallway	3.60		
<b>Unit 8</b>		<b>71</b>	
Entrance/Kitchen/Living	35.00		
Master Bed	16.30		
Ensuite	4.20		
Shower Room	4.30		
Bed 2	11.00		
<b>Unit 9</b>		<b>84</b>	
Entrance/Kitchen/Living	39.50		
Master Bed	19.00		
Ensuite	7.20		
Shower Room	4.30		
Bed 2	13.60		
<b>Second Floor Total</b>			<b>174</b>
<b>Third Floor</b>			
<b>Unit 10</b>		<b>116</b>	
Stairs	15.50		
Entrance/Kitchen/Living	59.00		
Master Bed	16.75		
Ensuite	7.20		
Bed 2	13.50		
Ensuite	4.30		
<b>Third Floor Total</b>			<b>116</b>
<b>TOTAL NIFA</b>			<b>1,112</b>
Basement	325		
GF	287		
1st	255		
2nd	203		
3rd	137		
<b>TOTAL GIFA</b>			<b>1,207</b>