

125 Albert road

GSB/BUILDING

L O N D O N

Costings with mansard

Repointing of facades with lime mortar, removing concrete mortar	PSUM	£	35,000.00	Have also allowed for cracks repairs at low level.
Taking up existing floor boards, introducing additional joists (no removal of any existing joists unless rotten) and re-levelling floors – all levels	PSUM	£	25,000.00	Have allowed to straighten all floors within limits of the stairs cases or datums, replacement boards if needed. Have also allowed for wood worm and rot inspection.
Resizing rear elevations windows at second floor to revert back to original sizes/forms	PSUM	£	4,200.00	More details needed for sizes, have allowed for materials, labour and bricks.
Allow for building partitioning alterations	PSUM	£	10,000.00	
New hard wood timber sash windows throughout, excluding first floor landing original window. New to use original profiles. Single glazed	PSUM	£	35,000.00	This covers supply and install of timber windows, cement fillets and decorations.
Allow for windows and doors to rear extension.	PSUM	£	45,000.00	
Allow to construct new mansard roof with dormers.	PSUM	£	95,000.00	This allows new mansard framing and roof. New dormer windows, steel beams, rafters and removal of existing structure.
Allow for terrace membrane and decking	PSUM	£	8,000.00	
Allow for mansard Metal doors	PSUM	£	8,500.00	
Allow for new internal doors, skirtings, architraves to mansard	PSUM	£	2,100.00	
Allow for insulated plaster board, skim coat plaster to mansard	PSUM	£	4,200.00	

Remove, retain and reinstate parapets throughout	PSUM	£	4,000.00	Not sure how much repair work is needed, materials needed, and assuming there will need bars to tie back in.
Repair cracking to front elevation with strapping and refinish all walls/ceilings throughout with lime based plaster finish. Internal only.	PSUM	£	50,000.00	This also covers removal of debonded plaster.
Remove, protect and reinstate existing door, including relaying existing threshold following re-leveling of floors	PSUM	£	4,000.00	Have assume this is all doors. Also allows for easeing of doors and minor adjustments.
Remove perished cast iron rainwater and svp goods and replace with new cast-iron goods	PSUM	£	5,000.00	
Full rewire	PSUM	£	69,000.00	This covers supply of mid range plates, supply of mid range lighting.
Full re-plumb	PSUM	£	165,000.00	This allows for supply and fit of sanitary ware, Under floor heating, and plant through out.
Remove overboarding from stairs, instate and reinstate balusters and redecorate	PSUM	£	35,000.00	Have not allowed replacement stair components to existing apart from 10 spindles if needed. This allows for mansard stair case supply and fit.
Redecorate throughout	PSUM	£	54,000.00	This includes external works as well.
Allow for underpinning to front elevation and structural engineer	PSUM	£	20,000.00	More information is needed. How deep the underpins, how many, reinforcement.
Allow for new kitchen	PSUM	£	60,000.00	
Full scaffold, desing and tin hat	PSUM	£	25,000.00	
Allow for bathroom finishes, tiles, marble	PSUM	£	25,000.00	
Allow for new skirtings and architraves throughout		£	18,000.00	
Allow for new floor coverings throughout	PSUM	£	28,000.00	
Prelims	PSUM	£	127,000.00	
OH&P @15%		£	144,150.00	
Total			£ 1,105,150.00	

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