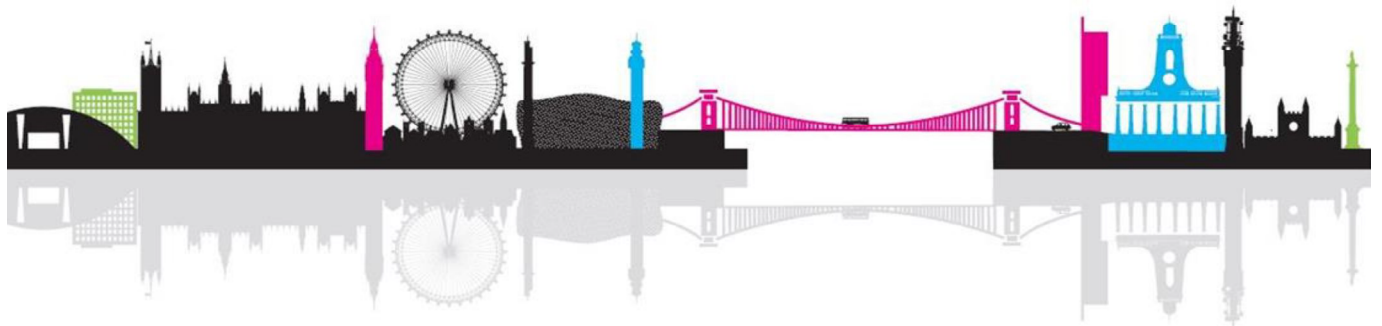


# APPENDIX 4



# PRELIMINARY COST PLAN



prepared for and on behalf of  
**GM London Limited**

for the premises known as

**19 - 37 Highgate Road, Kentish Town**

**Prepared by:** Sonny Wilson  
**Checked by:** Simon Skinner BSc(Hons) MRICS  
**Date:** 04 March 2022  
**Our reference:** 1056360/SS/les  
**Revision:** C

**CS2 Limited**  
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# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



## EXECUTIVE SUMMARY

### Overview

This detailed cost plan provides a financial appraisal for GM London Limited in respect of 19 - 37 Highgate Road, Kentish Town.

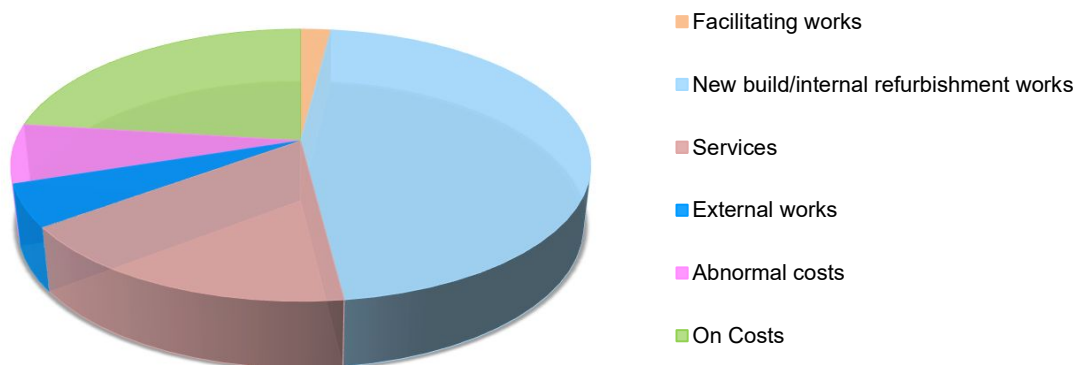
The base scheme comprises demolition of existing structure and new build construction of 47 Nr apartments.

The total GIA provides 4729m2 of new build development.

The estimated construction costs for the base scheme including demolition, new build construction and external works is £14,065,904.00. The rates used within this cost estimate and summarised below are dated 1Q2022.

Construction Costs		%	£	£/m2	£/ft2
a	Facilitating works	2%	385,755	81	8
b	New build/internal refurbishment works	46%	6,182,207	1,300	121
c	Services	17%	2,609,183	549	51
d	External works	5%	705,070	148	14
e	Abnormal costs	7%	744,333	157	15
f	On Costs	23%	3,310,315	696	65
<b>Estimated Cost Total (excl VAT)</b>			<b>£ 13,936,863</b>	<b>2,931.00</b>	<b>274.00</b>

### Elemental Cost Chart



# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



## ELEMENTAL SUMMARY

Ref	Group Element		£	GIA £/m2 4,754	GIA £/ft2 51172.056
0.0	Facilitating Works		385,755.00	81.14	7.54
1.0	New Build		6,182,207.00	1,300.42	120.81
2.0	Services		2,609,183.05	548.84	50.99
3.0	External Works		705,070.00	148.31	13.78
4.0	Abnormals		744,333.00	156.57	14.55
	<b>Sub-Total: Facilitating and Building Works</b>		<b>10,626,548.05</b>	2,235.28	207.67
5.0	Main Contractor's Preliminaries (per week) 84 weeks		1,440,000.00	302.90	28.14
6.0	Main Contractor's Overheads and Profit	5%	603,327.40	126.91	11.79
	<b>TOTAL: Facilitating and Building Works</b>		<b>12,669,875.45</b>	2,665.10	247.59
7.0	Project/Design Team Fees	0%	-	-	-
8.0	Other Development/Project Costs	0%	-	-	-
9.0	Risk (contingency)	10%	1,266,987.55	266.51	24.76
10.0	Inflation Allowance	0%	-	-	-
	<b>Estimated Cost Total (excl VAT) (see note 2)</b>	<b>£</b>	<b>13,936,863.00</b>	<b>2,931.61</b>	<b>272.35</b>

### Notes

- 1 Base date of cost plan: 1Q2022
- 2 Value Added Tax (VAT) in relation to buildings is a complex area. Therefore it is recommended that VAT be excluded from order of cost estimates. It is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of a building project.
- 3 To be read in conjunction with Inclusions, Exclusions and Assumptions.

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



## DESIGN INFORMATION

1.0	Gross Internal Floor Area																				
	<table> <tr> <td>Basement</td> <td>305 m2</td> </tr> <tr> <td>Ground Floor:</td> <td>864 m2</td> </tr> <tr> <td>First Floor:</td> <td>676 m2</td> </tr> <tr> <td>Second Floor:</td> <td>676 m2</td> </tr> <tr> <td>Third Floor:</td> <td>676 m2</td> </tr> <tr> <td>Fourth Floor:</td> <td>676 m2</td> </tr> <tr> <td>Fifth Floor:</td> <td>492 m2</td> </tr> <tr> <td>Sixth Floor</td> <td>301 m2</td> </tr> <tr> <td>Roof</td> <td>88 m2</td> </tr> <tr> <td><b>Total GIA:</b></td> <td><b>4,754 m2</b></td> </tr> </table>	Basement	305 m2	Ground Floor:	864 m2	First Floor:	676 m2	Second Floor:	676 m2	Third Floor:	676 m2	Fourth Floor:	676 m2	Fifth Floor:	492 m2	Sixth Floor	301 m2	Roof	88 m2	<b>Total GIA:</b>	<b>4,754 m2</b>
Basement	305 m2																				
Ground Floor:	864 m2																				
First Floor:	676 m2																				
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Fourth Floor:	676 m2																				
Fifth Floor:	492 m2																				
Sixth Floor	301 m2																				
Roof	88 m2																				
<b>Total GIA:</b>	<b>4,754 m2</b>																				
2.0	Information Used																				
	<p>This Cost Plan has been prepared from the following design information and will need to be verified based upon further design development, market testing etc.</p>																				
3.0	Drawings																				
	<p>HR-AHR-B1-00-A-20-100  HR-AHR-B1-00-A-20-101 - First Floor Plan  HR-AHR-B1-00-A-20-102 - Second Floor Plan  HR-AHR-B1-00-A-20-103 - Third Floor Plan  HR-AHR-B1-00-A-20-104 - Fourth Floor Plan  HR-AHR-B1-00-A-20-105 - Fifth Floor Plan  HR-AHR-B1-00-A-20-106 - Sixth Floor Plan  HR-AHR-B1-00-A-20-106 - Roof Plan  HR-AHR-B1-00-A-20-210 - North Elevation  HR-AHR-B1-00-A-20-211 - East Elevation  HR-AHR-B1-00-A-20-212 - South Elevation  HR-AHR-B1-00-A-20-213 - West Elevation  HR-AHR-B1-00-A-20-300 - Sections A-A &amp; B-B</p>																				
4.0	Specifications																				
	<p>NA</p>																				

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



## INCLUSIONS, EXCLUSIONS AND ASSUMPTIONS

1.0	Inclusions
	Overheads and profit
	Demolition of the existing dwellings located on the proposed site, including grubbing up foundations
	Risk (contingency)
2.0	Exclusions
	The following are excluded, and where applicable need to be covered by other budgets. The list is intended only as a guide and is therefore not exhaustive:
	Site acquisition fees/ costs, air rights, oversailing, rights to light, or any other third party compensations
	Legal, planning, building control, NHBC fees and the like
	Time impact of Party Wall Awards and planning consents
	VAT
	Surveys and investigations (including but not limited to archaeological, site, architectural, building condition, monitoring, UXO) and any associated costs
	Utility connections (gas, water, electricity) allowance
	Statutory fee expenditure
	BREEAM accreditation
	Third party claims or payments
	Banking charges on capital lending
	Client finance costs and insurance
	Any allowance for currency fluctuations
	Capital allowance or other incentives/ grants
	Marketing (media and publications)
	Any works outside the boundary as defined on drawings
	Monitoring of adjacent buildings and works to existing structures unless specifically identified
	Local Authority charges, road closures etc
	Compensation payments for road closures
	Compensation payments for parking bay suspensions
	Section 106, 278, 38 etc fees and bonds
	Community Infrastructure Levy (CIL) agreements
	Diversion of existing services and drainage other than those stated
	Phasing, temporary works and other requirements imposed by third parties
	Out of hours working
	Allowance for removal and/or disposal of contaminated/ deleterious materials
	Abnormal ground conditions
	External works or infrastructure costs beyond the allowance made
	Owner/Landlord loose fittings and furnishings
	Tenant loose fittings and furnishings unless specifically identified
	Other development/project costs
	Inflation allowance
	Project/design team fees
3.0	Assumptions
	Assumed the works will be carried out in a single phase
	Assumed the Contract will be via a single stage design and build procurement route
	Works to be procured under a JCT 2016 Form of Contract
	Works measured in accordance with the design information listed within the Design Information section of this document
	Location factor (London Borough of Camden 130)

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town

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## Cost Plan Build Up

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



0.0	Facilitating Works	£ 385,755.00			
Ref	Group Element	Qty	Units	Rate	Values
<b>0.1</b>	<b>Toxic/hazardous/contaminated material treatment</b>				
0.1.1	asbestos allowance	1	Item	20,000.00	20,000.00
0.1.2	party wall; right of light	1	Item	150,000.00	150,000.00
<b>0.2</b>	<b>Major demolition works</b>				
0.2.1	demolition of existing building	913	m2	100.00	91,300.00
0.2.2	demolition of hardstandings	1	Item	17,500.00	17,500.00
0.2.3	Extra Over break out 500mm thick reinforced concrete slab to warehouse and yard	913	Item	35.00	31,955.00
<b>0.3</b>	<b>Temporary support to adjacent structures</b>				
	Not Applicable	1			
<b>0.4</b>	<b>Specialist groundworks</b>				
	Excluded				
<b>0.5</b>	<b>Temporary diversion works</b>				
0.5.1	road closures and parking restrictions	1	Item	25,000.00	25,000.00
0.5.2	temporary diversion works and design	1	Item	50,000.00	50,000.00
<b>0.6</b>	<b>Extraordinary site investigation works</b>				
	Excluded				



# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



1.0 New Build/Refurbishment Works		£ 6,182,207.00			
Ref	Group Element	Qty	Units	Rate	Values
<b>1.1</b>	<b>Substructure</b>				
1.1.1	supply and install CFA piles, cart away inactive spoil; 350mm dia. reinforced concrete CFA piles	140	m	82.00	11,480.00
1.1.2	excavate to form piling mat, supply and lay imported hardcore to from piling mat	1,186	m2	20.00	23,720.00
1.1.3	provision of plant (1 nr rig); including bringing and removing from site, maintenance, erection and dismantling at each pile position	1	Item	21,500.00	21,500.00
1.1.4	pile testing, typical load testing 1000kN to 2000kN integrity testing	1	Item	9,500.00	9,500.00
1.1.5	excavation by machine; maximum depth not exceeding 0.25m	558	m3	10.00	5,580.00
1.1.6	disposal of excavated material off site; to tip not exceeding 13km away including Landfill Tax	558	m3	45.00	25,110.00
1.1.7	concrete lift pits; excavate and disposal, reinforced concrete floor and walls; bitumen tanking as necessary	2	Nr	3,450.00	6,900.00
1.1.8	Kingspan Thermafloor TF70 rigid urethane floor insulation, 100mm thick	1,186	m2	27.50	32,615.00
1.1.9	Lowest Floor Construction to ground floor level	559	m2	185.00	103,415.00
<b>1.2</b>	<b>Basement construction</b>				
	<b>Lowest floor construction</b>				
1.2.1	lowest floor construction: reinforced concrete raft	341	m2	185.00	63,085.00
	<b>Basement excavation</b>				
1.2.2	basement excavation: excavation between 2.00m and 4.00m, within sheet piling	1,023	m3	39.00	39,897.00
1.2.3	disposal of excavated material	1,023	m3	37.00	37,851.00
	<b>Basement retaining walls; Embedded basement retaining walls</b>				
1.2.4	piling plant: silent sheet piling rig	1	Item	1,875.00	1,875.00
1.2.5	moving piling rig to pile position	6	Nr	33.00	198.00
1.2.6	steel sheet piling 8m	592	m2	225.00	133,200.00
1.2.7	cutting off surplus lengths steel sheet piling	74	m	20.00	1,480.00
1.2.8	pile tests	1	Item	5,000.00	5,000.00
1.2.9	waterproof concrete walls, minimum 200mm, maximum 300mm thick waterproof reinforced concrete, to inside of sheet piling	222	m2	360.00	79,920.00
1.2.10	Newton System 100/400 pre applied membrane to external face of retaining wall construction	222	m2	18.00	3,996.00
1.2.11	Newton System 503/508 wall membrane to internal face of retaining wall construction	222	m2	22.50	4,995.00
1.2.12	forming cavity between concrete retaining wall and blockwork lining	222	m2	4.00	888.00
1.2.13	100mm dense aggregate blockwork with fair face to one side as lining to concrete retaining wall	222	m2	48.00	10,656.00
1.2.14	100mm load bearing course to bottom of dense aggregate block	74	m	16.00	1,184.00
1.2.15	Newton multiplug helix tie	222	m2	7.00	1,554.00
1.2.16	Newton System 300 waterbar at construction joints	74	m	14.00	1,036.00

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



1.0 New Build/Refurbishment Works		£ 6,182,207.00			
Ref	Group Element	Qty	Units	Rate	Values
1.2.17	forming Newton floor drain at bottom of cavity to remove any water penetration through concrete retaining wall	74	m	44.00	3,256.00
1.2.18	connecting Newton floor drain into underground drainage system, including sump and alarm	1	Item	2,800.00	2,800.00
<b>1.3</b>	<b>Frame</b>				
1.3.1	concrete frame: flat slab reinforced concrete floors up to 250mm thick, suspended slab no coverings or finishes	4,449	m2	160.00	711,840.00
1.3.2	reinforced concrete transfer slab to ground floor above basement; including reinforcement, formwork	341	m2	260.00	88,660.00
<b>1.4</b>	<b>Upper floors</b>				
1.4.1	Upper floors; 250 thick concrete floors	3,585	m2	68.50	245,572.50
1.4.2	extra resilient layer	3,585	m2	15.00	53,775.00
<b>1.5</b>	<b>Roof</b>				
1.5.1	Concrete flat roof construction (included with frame) insulation and waterproof coverings	864	m2	175.00	151,200.00
1.5.2	Allowance for edging to parapets	153	m2	100.00	15,300.00
1.5.3	Allow for downpipes & man safe system	1	item	35,000.00	35,000.00
1.5.4	Extra over cost for roof amenity areas				inc
<b>1.6</b>	<b>Stairs and ramps</b>				
1.6.1	staircase; high quality finishes, stainless steel and glass balustrades and handrails; plastered and decorated soffit; measured per flight	15	Nr	7,000.00	105,000.00
<b>1.7</b>	<b>External walls</b>				
1.7.1	cavity wall; facing brickwork outer skin; insulation; with plaster on standard weight block inner skin	3,045	m2	250.00	761,250.00
1.7.2	stick curtain walling bespoke project specific system with double glazed units, aluminium structural framing and spandrel rails, standard finish	53	m2	640.00	33,920.00
1.7.3	bolt on balconies; assumed Sapphire or equivalent	328	m2	1,375.00	451,000.00
1.7.4	Allowance for smoke shaft and like	1	item	10,000.00	10,000.00
1.7.5	Extra over for solidier bond	490	m	75.00	36,750.00
1.7.6	Balcony/terrace balustrades	447	m		included
1.7.7	Extra over for ground floor quoined brickwork, GF	230	m2	75.00	17,250.00
<b>1.8</b>	<b>Windows and external doors</b>				
1.8.1	aluminium windows; standard ironmongery, sills and factory glazed with low-e 24mm double glazing, WER A rating assumed Velfac 200 or similar	326	m2	550.00	179,300.00
1.8.2	Flat and communal area entrance doors single leaf ground floor	13	Nr	1,750.00	22,750.00
1.8.3	External double leaf door from core to roof communal/private area	2	Nr	3,000.00	6,000.00
1.8.4	External single leaf door from core to roof communal/private area	1	Nr	1,750.00	1,750.00

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



1.0 New Build/Refurbishment Works		£ 6,182,207.00			
Ref	Group Element	Qty	Units	Rate	Values
1.8.5	Shared entrance double leaf door set ground floor	2	Nr	3,000.00	6,000.00
1.8.6	Double leaf louvre doors for access to services and bins	5	Nr	1,250.00	6,250.00
1.8.7	Sliding door to balcony	45	Nr	2,000.00	90,000.00
1.8.8	Single door to balcony	3	Nr	1,500.00	4,500.00
<b>1.9 Internal walls and partitions</b>					
1.9.1	dense aggregate blocks to core, 140mm thick, plaster coat	3,400	m2	33.00	112,200.00
1.9.2	metal stud partitions, height from 2400mm to 3000mm, 102mm wide, 70mm steel studs at 600m centres generally, 1 layer 15mm Wallboard each side, insulation and emulsion paint finish	2,829	m2	75.00	212,175.00
1.9.3	basement; concrete internal walls , including formwork, 200mm thick no plaster finish	201	m2	325.00	65,325.00
1.9.4	Security mesh / plywood to party walls. SBD	1	Item	17,500.00	17,500.00
<b>1.10 Internal doors</b>					
1.10.1	hardwood panelled, hardwood lining, hardwood architrave, single leaf, including all ironmongery and decoration	183	Nr	1,025.00	187,575.00
1.10.2	standard fire doors, cellular core, softwood lining, softwood architrave, including all ironmongery and decoration, single leaf, 60 min FR rating	84	Nr	950.00	79,800.00
1.10.3	double leaf cupboard doors	56	Nr	750.00	42,000.00
1.10.4	single leaf cupboard doors	5	Nr	650.00	3,250.00
1.10.5	basement only; double fire doors, standard fire doors, cellular cores, softwood lining, softwood architrave, aluminium ironmongery (lockable, self-closure) painting or polishing	6	Nr	1,675.00	10,050.00
<b>1.11 Wall finishes</b>					
1.11.1	12.5mm Gyproc board and skim coat	4,356	m2	25.00	108,900.00
1.11.2	emulsion paint; farrow and ball	3,108	m2	7.50	23,310.00
1.11.3	ceramic wall tiling	1,248	m2	102.50	127,920.00
<b>1.12 Floor finishes</b>					
1.12.1	sand and cement screed; 50mm thick, steel trowelled	4,729	m2	19.50	92,215.50
1.12.2	glazed ceramic floor tiling; high quality	288	m2	102.50	29,520.00
1.12.3	carpet; including underlay and edge grippers	2,439	m2	52.50	128,047.50
1.12.4	Timber flooring, herringbone	2,000	m2	102.50	205,000.00
1.12.5	entrance matting and matwell; 18mm thick Gradus Topguard barrier matting with polished brass frame	2	m2	650.00	1,300.00
<b>1.13 Ceiling finishes</b>					
1.13.1	MF ceiling, 12.5mm Gyproc board and skim coat	4,729	m2	36.50	172,608.50
1.13.2	extra over for moisture resistant areas	288	m2	2.50	720.00
1.13.3	emulsion paint to plaster; one mist and two coats; farrow and ball	4,729	m2	8.00	37,832.00

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



1.0	New Build/Refurbishment Works				£ 6,182,207.00
Ref	Group Element	Qty	Units	Rate	Values
<b>1.14</b>	<b>Fittings, furnishings and equipment</b>				
	kitchens; including sink, taps, and white goods Miele or equivalent (oven, hob, fridge freezer, washer/dryer, extract hood, microwave)				
1.14.1	1 bed flat	18	Nr	12,500.00	225,000.00
1.14.2	2 bed flat	25	Nr	15,000.00	375,000.00
1.14.3	3 bed flat	4	Nr	17,500.00	70,000.00
1.14.4	fitted wardrobes to bedrooms generally	90	m	1,500.00	135,000.00
1.14.5	mailboxes	47	Nr	300.00	14,100.00
1.14.6	emergency signage	1	Item	20,000.00	20,000.00
1.14.7	Bike Stands	67	Nr	300.00	20,100.00

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



2.0 Services		£ 2,609,183.05			
Ref	Group Element	Qty	Units	Rate	Values
<b>2.1</b>	<b>Sanitary installations</b>				
	to communal and core areas;				
2.1.1	cleaners sinks	2	Nr	550.00	1,100.00
	to apartments:				
2.1.2	soil and waste pipework and connection to sanitaryware	65	Nr	1,050.00	68,250.00
2.1.3	WCs; wall hung	65	Nr	750.00	48,750.00
2.1.4	WHBs	65	Nr	550.00	35,750.00
2.1.5	showers	18	Nr	750.00	13,500.00
2.1.6	bath/shower enclosures	47	Nr	250.00	11,750.00
2.1.7	shower tray and enclosure	18	Nr	251.00	4,518.00
2.1.8	baths	47	Nr	1,200.00	56,400.00
2.1.9	heated towel rails	65	Nr	550.00	35,750.00
		341			
	to retail				
2.1.10	capped connection for disposal installations	1	Item	2,750.00	2,750.00
	basement excavation: excavation between 2.00m and 4.00m, within sheet piling	1,023		39.00	
<b>2.2</b>	<b>Mechanical installations</b>				
	to communal and core areas;				
2.2.1	foul disposal to amenity areas and apartments complete with associated stack vents and connection to underground drainage	1,219	m2	35.00	42,665.00
2.2.2	cold water installation; incoming main, storage tank, water treatment, multi-booster pump set, distribution to apartments including tenants sets complete with water meter	1,219	m2	25.00	30,475.00
2.2.3	heat source, space heating and air treatment including distribution to apartments, valves etc	1,219	m2	65.00	79,235.00
2.2.4	ventilation including smoke clearance to apartments	1,219	m2	60.00	73,140.00
2.2.5	sprinkler distribution to apartments, monitored floor valves	1,219	m	45.00	54,855.00
2.2.6	extra over for ventilation to basement; comprising extract fans, ductwork, fire dampers etc.	305	m2	65.00	19,825.00
	to apartments:				
2.2.7	hot and cold water connection	3,510	m2	45.00	157,950.00
2.2.8	twin plate heat exchanger for heat and hot water generation with heat meter	47	Nr	1,750.00	82,250.00
2.2.9	underfloor heating	3,510	m2	55.00	193,050.00
2.2.10	whole house ventilation with heat recovery and boost function	47	Nr	2,800.00	131,600.00
2.2.11	sprinkler protection	1	Item	75,000.00	75,000.00
<b>2.3</b>	<b>Electrical installations</b>				
	to communal and core areas;				
2.3.1	primary distribution boards, landlords power and lighting boards, cabling and containment, sub-metering, ryfield installation to apartments	1,219	m2	30.00	36,570.00
2.3.2	extra over for power and lighting installations to basement; including galvanised MS containment	305	m2	95.00	28,975.00

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



2.0	Services	£ 2,609,183.05			
Ref	Group Element	Qty	Units	Rate	Values
2.3.3	life safety cabling & equipment to firefighting lifts, smoke extract and sprinkler installations	1,219	m2	5.00	6,095.00
2.3.4	power to mechanical installations	1,219	m2	5.00	6,095.00
2.3.5	earthing and bonding	1,219	m2	5.00	6,095.00
2.3.6	back of house lighting	1,219	m2	1.50	1,828.50
2.3.7	feature lighting externally	1	Item	20,000.00	20,000.00
2.3.8	lightning protection	1	Item	5,000.00	5,000.00
2.3.9	fire alarm to landlord areas, interlink to apartments	1,219	m2	10.00	12,190.00
2.3.10	fire alarm to basement area	305	m2	10.00	3,050.00
2.3.11	containment for data/telephone installations	1,219	m2	7.50	9,142.50
2.3.12	CCTV and access control to ground floor areas and plantrooms	1	Item	10,500.00	10,500.00
2.3.13	door entry and sub-entry installation, inc Kone entry flow system	1	Item	37,500.00	37,500.00
2.3.14	BMS	1,219	m2	45.00	54,855.00
2.3.15	PV panels to roof	70	Nr	750.00	52,500.00
	to apartments:				
2.3.16	tenants distribution board, meter	47	Nr	550.00	25,850.00
2.3.17	small power distribution points	47	Nr	1,650.00	77,550.00
2.3.18	lighting, wiring, installation and switches	47	Nr	4,250.00	199,750.00
2.3.19	earthing and bonding	47	Nr	245.00	11,515.00
2.3.20	fire alarm	47	Nr	325.00	15,275.00
2.3.21	data/voice/TV outlets, wiring	47	Nr	750.00	35,250.00
2.3.22	entry system	47	Nr	650.00	30,550.00
2.3.23	local control to heating	47	Nr	500.00	23,500.00
2.3.24	new UKPN substation	1	Item	150,000.00	150,000.00
2.3.25	all associated connections with new substation	1	Item	100,000.00	100,000.00
2.4	Lift and conveyor installations				
2.4.1	17 person lift; 1.6m/s	2	Nr	160,000.00	320,000.00
2.5	basement; concrete internal walls , including formwork, 200mm thick no plaster finish	201			
2.5.1	builders work in connection with mechanical	1	Item	47,002.25	47,002.25
2.5.2	builders work in connection with electrical	1	Item	47,981.80	47,981.80
2.5.3	builders work in connection with lift	1	Item	16,000.00	16,000.00

# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



3.0 External Works		£ 705,070.00			
Ref	Group Element	Qty	Units	Rate	Values
3.1	<b>Site preparation works</b>				
	Included in demolition				
3.2	<b>Roads, paths, pavings and surfacings</b>				
3.2.1	tarmacadam paving; two layers, limestone or igneous chipping finish, paving on subbase, including excavation and type 1 subbase	315	m2	130.00	40,950.00
3.2.2	paved areas, hardstanding's and the like: block paving	190	m2	85.00	16,150.00
3.2.3	Disable parking bays adjacent to road (2 Spaces) including line painting	44	m2	150.00	6,600.00
3.2.4	line painting	1	Item	5,000.00	5,000.00
3.3	<b>Soft landscaping, planting and irrigation systems</b>				
3.3.1	generally	1	Item	25,000.00	25,000.00
3.4	<b>Fencing, railings and walls</b>				
3.4.1	boundary wall including footings and gates	75	m2	280.00	21,000.00
3.5	<b>External drainage</b>				
3.5.1	below ground drainage to hardstanding external areas; including forming new runs and connections	505	m2	35.00	17,675.00
3.5.2	below ground drainage to building; including forming new runs and connections	864	m2	30.00	25,920.00
3.6	<b>External services</b>				
3.6.1	temporary services	1	Item	37,000.00	37,000.00
3.6.1	water infrastructure charges	48	Nr	550.00	26,400.00
3.6.2	plus connection charge	1	Item	32,500.00	32,500.00
3.6.3	foul infrastructure charges	48	Nr	450.00	21,600.00
3.6.4	plus connection charge	1	Item	50,000.00	50,000.00
3.6.5	electrical connection	1	Item	165,000.00	165,000.00
3.6.6	fibre installation	1	Item	145,000.00	145,000.00
3.6.7	gas	1	Item	45,000.00	45,000.00
3.6.8	BWIC; including trenches	1	Item	24,275.00	24,275.00



# Preliminary Cost Plan

1056360/SS/les 19 - 37 Highgate Road, Kentish Town



4.0 Abnormals					£ 744,333.00
Ref	Group Element	Qty	Units	Rate	Values
<b>4.1</b>	<b>Below Ground</b>				
4.1.1	Basement Impact assessment	1	item	16,183.00	16,183.00
4.1.2	Thames water survey to ascertain exact sewer location running near the site + build over agreement with Thames Water + specially designed foundations near this sewer	1	item	26,000.00	26,000.00
4.1.3	Specially designed foundations to build around encoraching storage building foundation pad - Provisional Sum	1	item	50,000.00	50,000.00
4.1.4	Specialist designed boundary area to protect roots of existing tree to North East corner of site - Provisional Sum	1	item	5,000.00	5,000.00
<b>4.2</b>	<b>Energy Strategy</b>				
4.2.1	Air sourced heat pumps + ambient loop energy system to satisfy current energy regulations and standards - Provisional Sum	1	item	40,000.00	40,000.00
4.2.2	Extra over mechanical installation	4,729	m2	15.00	70,935.00
<b>4.3</b>	<b>Building Fabric</b>				
4.3.1	Winter Gardens	1	item		Excluded
4.3.2	Non combustible materials (mineral wool insualtion, cavity trays etc.) used throughout the 2021 building fabric to align with current regulation for new developments over 18m in height	1	item		Excluded
4.3.3	Extra over for additional acoustics/thicker glass to windows due to Kentish Town Forum - - Provisional Sum	1	item		Excluded
4.3.4	Masonry Support Angles - Ancon or similar	1	item	160,000.00	160,000.00
<b>4.4</b>	<b>Internals</b>				
4.4.1	Higher specifications affordable housing; assume circa 30% apartments area - Provisional Sum	1053	m2	75.00	78,975.00
4.4.2	Bigger refuse storage to align with current refuse				included
4.4.3	Extra over for fire fighting lift to Core B as this is over 18m high - - Provisional Sum	1	item	32,000.00	32,000.00
4.4.4	Reception / Concierge	1	item	25,000.00	25,000.00
<b>4.5</b>	<b>Roof Level</b>				
4.5.1	Bigger landscaped roof gardens at roof level	1	item	75,000.00	75,000.00
4.5.2	Blue roofs attenuation system for water attenuation at roof level to align with current sustainability standards	1	item	100,000.00	100,000.00
4.5.3	Extra over cost to roof slab for blue roof installation including thicker slab	762	m2	20.00	15,240.00
4.5.4	Aluminum copings	1	item	50,000.00	50,000.00



# GM London Limited

## Preliminary Cost Plan



19 - 37 Highgate Road, Kentish Town

**Prepared by:** Alan Paterson BSc MRICS  
**Checked by:** Simon Skinner BSc(Hons) MRICS  
**Date:** 01 April 2022  
**Our reference:** 1056360/SS/les  
**Revision:** B

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# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

### EXECUTIVE SUMMARY

#### Overview

This detailed cost plan provides a financial appraisal for GM London Limited in respect of 19 - 37 Highgate Road, Kentish Town.

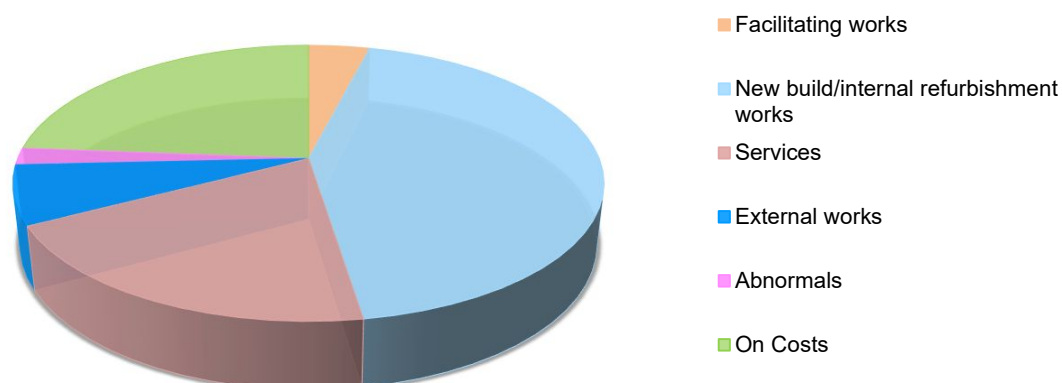
The base scheme comprises demolition of existing structure and new build construction of 42 Nr apartments.

The total GIA provides 3583m<sup>2</sup> of new build development.

The estimated construction costs for the base scheme including demolition, new build construction and external works is £10,767,603.52. The rates used within this cost estimate and summarised below are dated 1Q2022.

Construction Costs		%	£	£/m <sup>2</sup>	£/ft <sup>2</sup>
a	Facilitating works	4%	385,755.00	108	10
b	New build/internal refurbishment works	44%	4,710,357.00	1,315	122
c	Services	20%	2,181,295.60	609	57
d	External works	7%	706,050.00	197	18
e	Abnormals	2%	242,000.00	0	0
f	On Costs	24%	2,542,145.92	710	66
<b>Estimated Cost Total (excl VAT)</b>			<b>£ 10,767,603.52</b>	<b>2,939</b>	<b>273</b>

#### Elemental Cost Chart



# Preliminary Cost Plan



**19 - 37 Highgate Road, Kentish Town**

## ELEMENTAL SUMMARY

Ref	Group Element		£	GIA £/m2 3,583	GIA £/ft2 38,567
0.0	Facilitating works		385,755.00	107.66	10.00
1.0	New build/internal refurbishment works		4,710,357.00	1,314.64	122.13
2.0	Services		2,181,295.60	608.79	56.56
3.0	External works		706,050.00	197.06	18.31
4.00	Abnormals		242,000.00	67.54	6.27
	<b>Sub-Total: Facilitating and Building Works</b>		<b>8,225,457.60</b>	2,295.69	213.28
5.0	Main contractor's preliminaries (per week) 64 weeks		1,097,142.85	306.21	28.45
6.0	Main contractor's overheads and profit	5%	466,130.02	130.09	12.09
	<b>TOTAL: Facilitating and Building Works</b>		<b>9,788,730.47</b>	2,731.99	253.81
7.0	Project/design team fees	0%	0.00	0.00	0.00
8.0	Other development/project costs	0%	0.00	0.00	0.00
9.0	Risk (contingency)	10%	978,873.05	273.20	25.38
10.0	Inflation allowance	0%	0.00	0.00	0.00
	<b>Estimated Cost Total (excl VAT) (see note 2)</b>		<b>£10,767,603.52</b>	3,005.19	279.19

### Notes

- 1 Base date of cost plan: 1Q2022
- 2 Value Added Tax (VAT) in relation to buildings is a complex area. Therefore it is recommended that VAT be excluded from order of cost estimates. It is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of a building project.
- 3 To be read in conjunction with Inclusions, Exclusions and Assumptions.

# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

### DESIGN INFORMATION

1.0	Gross Internal Floor Area
	Ground Floor: 730 m2
	First Floor: 603 m2
	Second Floor: 602 m2
	Third Floor: 602 m2
	Fourth Floor: 593 m2
	Fifth Floor: 237 m2
	Sixth Floor: 216 m2
	<b>Total GIA: 3,583 m2</b>
2.0	Information Used
	This Cost Plan has been prepared from the following design information and will need to be verified based upon further design development, market testing etc.
3.0	Drawings
	Existing Plans - 1213 PL 98
	Site Plan - 1213 PL 002
	Existing Plans - 1213 PL 100
	Ground Floor - PL 110 - 2013 - Floorplans
	First Floor - PL 111 - 2013 - Floorplans
	Second and Third Floor - PL 112 - 2013 - Floorplans
	Fourth Floor - PL 113 - 2013 - Floorplans
	Fifth Floor - PL 114 - 2013 - Floorplans
	Sixth Floor - PL 115 - 2013 - Floorplans
	Roof Plan - PL 116 - 2013 - Floorplans
4.0	Specifications
	Not Available

# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

### INCLUSIONS, EXCLUSIONS AND ASSUMPTIONS

1.0 Inclusions	
	Overheads and profit
	Demolition of the existing dwellings located on the proposed site, including grubbing up foundations
	Risk (contingency)
2.0 Exclusions	
	The following are excluded, and where applicable need to be covered by other budgets. The list is intended only as a guide and is therefore not exhaustive:
	Site acquisition fees/ costs, air rights, oversailing, rights to light, or any other third party compensations
	Legal, planning, building control, NHBC fees and the like
	Time impact of Party Wall Awards and planning consents
	VAT
	Surveys and investigations (including but not limited to archaeological, site, architectural, building condition, monitoring, UXO) and any associated costs
	Utility connections (gas, water, electricity) allowance
	Statutory fee expenditure
	BREEAM accreditation
	Third party claims or payments
	Banking charges on capital lending
	Client finance costs and insurance
	Any allowance for currency fluctuations
	Capital allowance or other incentives/ grants
	Marketing (media and publications)
	Any works outside the boundary as defined on drawings
	Monitoring of adjacent buildings and works to existing structures unless specifically identified
	Local Authority charges, road closures etc
	Compensation payments for road closures
	Compensation payments for parking bay suspensions
	Section 106, 278, 38 etc fees and bonds
	Community Infrastructure Levy (CIL) agreements
	Diversion of existing services and drainage other than those stated
	Phasing, temporary works and other requirements imposed by third parties
	Out of hours working
	Allowance for removal and/or disposal of contaminated/ deleterious materials
	Abnormal ground conditions
	External works or infrastructure costs beyond the allowance made
	Owner/Landlord loose fittings and furnishings
	Tenant loose fittings and furnishings unless specifically identified
	Other development/project costs
	Inflation allowance
	Project/design team fees
3.0 Assumptions	
	Assumed the works will be carried out in a single phase
	Assumed the Contract will be via a single stage design and build procurement route
	Works to be procured under a JCT 2016 Form of Contract
	Works measured in accordance with the design information listed within the Design Information section of this document
	Location factor (London Borough of Camden 130)

## Cost Plan Build Up

# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

0.0	Facilitating works	£ 385,755.00			
Ref	Group Element	Qty	Units	Rate	Values
<b>0.1</b>	<b>Abnormals</b>				
0.1.1	asbestos allowance	1	Item	20,000.00	20,000.00
0.1.2	party wall; right of light	1	Item	150,000.00	150,000.00
<b>0.2</b>	<b>Major demolition works</b>				
0.2.1	demolition of existing building	913	m2	100.00	91,300.00
0.2.2	demolition of hardstandings	1	Item	17,500.00	17,500.00
0.2.3	Extra Over break out 500mm thick reinforced concrete slab to warehouse and yard	913	m2	35.00	31,955.00
<b>0.3</b>	<b>Temporary support to adjacent structures</b>				
	Not Applicable				
<b>0.4</b>	<b>Specialist groundworks</b>				
	Excluded				
<b>0.5</b>	<b>Temporary diversion works</b>				
0.5.1	road closures and parking restrictions	1	Item	25,000.00	25,000.00
0.5.2	temporary diversion works and design	1	Item	50,000.00	50,000.00
<b>0.6</b>	<b>Extraordinary site investigation works</b>				
	Excluded				

# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

1.0	New Build/ Refurbishment Works				£ 4,710,357.00
Ref	Group Element	Qty	Units	Rate	Values
<b>1.1</b>	<b>Substructure</b>				
1.1.1	supply and install CFA piles, cart away inactive spoil; 350mm dia. reinforced concrete CFA piles	154	m	82.00	12,628.00
1.1.2	excavate to form piling mat, supply and lay imported hardcore to from piling mat	980	m2	20.00	19,600.00
1.1.3	provision of plant (1 nr rig); including bringing and removing from site, maintenance, erection and dismantling at each pile position	1	Item	21,500.00	21,500.00
1.1.4	pile testing, typical load testing 1000kN to 2000kN integrity testing	1	Item	9,500.00	9,500.00
1.1.5	excavation by machine; maximum depth not exceeding 0.25m	900	m3	10.00	9,000.00
1.1.6	disposal of excavated material off site; to tip not exceeding 13km away including Landfill Tax	900	m3	45.00	40,500.00
1.1.7	concrete lift pits; excavate and disposal, reinforced concrete floor and walls; bitumen tanking as necessary, 1.80m x 2.50m x 1.60m deep pit - 13 person lift/1000kg	2	Nr	3,450.00	6,900.00
1.1.8	Kingspan Thermafloor TF70 rigid urethane floor insulation, 100mm thick	730	m2	27.50	20,075.00
<b>1.2</b>	<b>Frame</b>				
1.2.1	concrete frame: flat slab reinforced concrete floors up to 250mm thick, suspended slab no coverings or finishes	3,583	m2	160.00	573,280.00
1.2.2	transfer slab	730	m2	115.00	83,950.00
<b>1.3</b>	<b>Upper floors</b>				
1.3.1	Upper floors; 250 thick concrete floors	2,853	m2	68.50	195,430.50
1.3.2	extra resilient layer	2,853	m2	15.00	42,795.00
<b>1.4</b>	<b>Roof</b>				
1.4.1	Concrete flat roof construction (included with frame) insulation and waterproof coverings	730	m2	175.00	127,750.00
1.4.2	Allowance for edging to parapets	180		100.00	18,000.00
1.4.3	Allow for downpipes & man safe system	1	item	32,500.00	32,500.00
1.4.4	Extra over cost for private amenity areas	252	m2	60.00	15,120.00
<b>1.5</b>	<b>Stairs and ramps</b>				
1.5.1	staircase; high quality finishes, stainless steel and glass balustrades and handrails; plastered and decorated soffit; measured per flight	16	Nr	7,000.00	112,000.00
<b>1.6</b>	<b>External walls</b>				
1.6.1	cavity wall; facing brickwork outer skin; insulation; with plaster on standard weight block inner skin	3,045	m2	250.00	761,250.00



# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

1.0	New Build/ Refurbishment Works				£ 4,710,357.00
Ref	Group Element	Qty	Units	Rate	Values
1.6.2	stick curtain walling bespoke project specific system with double glazed units, aluminium structural framing and spandrel rails, standard finish	53	m2	640.00	33,920.00
1.6.3	bolt on balconies; assumed Sapphire or equivalent	238	m2	1,375.00	327,250.00
<b>1.7</b>	<b>Windows and external doors</b>				
1.7.1	aluminium windows; standard ironmongery, sills and factory glazed with low-e 24mm double glazing, WER A rating assumed Velfac 200 or similar	311	m2	550.00	171,050.00
1.7.2	Flat and communal area entrance doors single leaf ground floor	10	Nr	1,750.00	17,500.00
1.7.3	External single leaf door to roof	2	Nr	1,750.00	3,500.00
1.7.4	Doors double leaf ground floor	7	Nr	3,000.00	21,000.00
1.7.5	External Doors for private access to the side and back of building	5	Nr	1,250.00	6,250.00
1.7.6	Double door to balcony	40	Nr	2,000.00	80,000.00
1.7.7	Single door to balcony	25	Nr	1,500.00	37,500.00
<b>1.8</b>	<b>Internal walls and partitions</b>				
1.8.1	dense aggregate blocks to core, 140mm thick, fair face, plaster and emulsion both sides	2,063	m2	33.00	68,079.00
1.8.2	metal stud partitions, height from 2400mm to 3000mm, 102mm wide, 70mm steel studs at 600mm centres generally, 1 layer 15mm Wallboard each side, emulsion paint finish	2,371	m2	75.00	177,825.00
<b>1.9</b>	<b>Internal doors</b>				
1.9.1	hardwood panelled, hardwood lining, hardwood architrave, single leaf, including all ironmongery and decoration	175	Nr	1,025.00	179,375.00
1.9.2	standard fire doors, cellular core, softwood lining, softwood architrave, including all ironmongery and decoration, single leaf, 60 min FR rating	48	Nr	950.00	45,600.00
1.9.3	double leaf cupboard doors	46	Nr	750.00	34,500.00
1.9.4	single leaf cupboard doors	7	Nr	650.00	4,550.00
<b>1.10</b>	<b>Wall finishes</b>				
1.10.1	12.5mm Gyproc board and skim coat	3,300	m2	25.00	82,500.00
1.10.2	emulsion paint; farrow and ball	3,030	m2	7.50	22,725.00
1.10.3	ceramic wall tiling	270	m2	102.50	27,675.00
<b>1.11</b>	<b>Floor finishes</b>				
1.11.1	sand and cement screed; 50mm thick, steel trowelled	3,583	m2	19.50	69,868.50
1.11.2	glazed ceramic floor tiling; high quality	336	m2	102.50	34,440.00
1.11.3	carpet; including underlay and edge grippers	1,846	m2	52.50	96,915.00
1.12.4	timber flooring, herringbone	1,389	m2	102.50	142,372.50
1.11.5	entrance matting and matwell; 18mm thick Gradus Topguard barrier matting with polished brass frame	12	m2	650.00	7,800.00

# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

1.0	New Build/ Refurbishment Works				£ 4,710,357.00
Ref	Group Element	Qty	Units	Rate	Values
<b>1.12</b>	<b>Ceiling finishes</b>				
1.12.1	12.5mm Gyproc board and skim coat	3,583	m2	36.50	130,779.50
1.12.2	extra over for moisture resistant areas	336	m2	2.50	840.00
1.12.3	emulsion paint to plaster; one mist and two coats; farrow and ball	3,583	m2	8.00	28,664.00
<b>1.13</b>	<b>Fittings, furnishings and equipment</b>				
	kitchens; including sink, taps, and white goods Miele or equivalent (oven, hob, fridge freezer, washer/dryer, extract hood, microwave)				
1.13.1	1 bed flat	16	Nr	12,500.00	200,000.00
1.13.2	2 bed flat	23	Nr	15,000.00	345,000.00
1.13.3	3 bed flat	3	Nr	17,500.00	52,500.00
1.13.4	window blinds; roller blinds, manual operated, fixed to masonry	0	m2	57.00	0.00
1.13.5	fitted wardrobes to bedrooms generally	84	m	1,500.00	126,000.00
1.13.6	mailboxes	42	Nr	300.00	12,600.00
1.13.7	emergency signage	1	Item	20,000.00	20,000.00

# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

2.0	Services	£ 2,181,295.60			
Ref	Group Element	Qty	Units	Rate	Values
<b>2.1</b>	<b>Sanitary installations</b>				
	to communal and core areas;				
2.1.1	cleaners sinks	2	Nr	550.00	1,100.00
	to apartments:				
2.1.2	soil and waste pipework and connection to sanitaryware	45	Nr	1,050.00	47,250.00
2.1.3	WCs; wall hung	45	Nr	750.00	33,750.00
2.1.4	WHBs	45	Nr	550.00	24,750.00
2.1.5	showers	3	Nr	750.00	2,250.00
2.1.6	bath/shower enclosures and tray	42	Nr	250.00	10,500.00
2.1.7	shower tray and enclosure	3	Nr	251.00	753.00
2.1.7	baths	42	Nr	1,200.00	50,400.00
2.1.8	heated towel rails	45	Nr	550.00	24,750.00
	to retail				
2.1.9	capped connection for disposal installations	1	Item	2,750.00	2,750.00
<b>2.2</b>	<b>Mechanical installations</b>				
	to communal and core areas;				
2.2.1	foul disposal to amenity areas and apartments complete with associated stack vents and connection to underground drainage	823	m2	35.00	28,805.00
2.2.2	cold water installation; incoming main, storage tank, water treatment, multi-booster pump set, distribution to apartments including tenants sets complete with water meter	823	m2	25.00	20,575.00
2.2.3	heat source, space heating and air treatment including distribution to apartments, valves etc	823	m2	65.00	53,495.00
2.2.4	ventilation including smoke clearance to corridors	823	m2	60.00	49,380.00
2.2.5	sprinkler distribution to apartments, monitored floor valves	823	m2	45.00	37,035.00
	to apartments:				
2.2.6	hot and cold water connection	2,760	m2	45.00	124,200.00
2.2.7	twin plate heat exchanger for heat and hot water generation with heat meter	42	Nr	1,750.00	73,500.00
2.2.8	underfloor heating	2,760	m2	55.00	151,800.00
2.2.9	whole house ventilation with heat recovery and boost function	42	Nr	2,800.00	117,600.00
2.2.10	sprinkler protection	1	Item	75,000.00	75,000.00
<b>2.3</b>	<b>Electrical installations</b>				
	to communal and core areas;				
2.3.1	primary distribution boards, landlords power and lighting boards, cabling and containment, sub-metering, ryfield installation to apartments	823	m2	30.00	24,690.00
2.3.2	life safety cabling & equipment to firefighting lifts, smoke extract and sprinkler installations	823	m2	5.00	4,115.00

# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

2.0 Services		£ 2,181,295.60			
Ref	Group Element	Qty	Units	Rate	Values
2.3.3	power to mechanical installations	823	m2	5.00	4,115.00
2.3.4	earthing and bonding	823	m2	5.00	4,115.00
2.3.5	back of house lighting	823	m2	1.50	1,234.50
2.3.6	feature lighting externally	1	Item	20,000.00	20,000.00
2.3.7	lightning protection	1	Item	5,000.00	5,000.00
2.3.8	fire alarm to landlord areas, interlink to apartments	823	m2	10.00	8,230.00
2.3.9	containment for data/telephone installations	823	m2	7.50	6,172.50
2.3.10	CCTV and access control to ground floor areas and plantrooms	1	Item	10,500.00	10,500.00
2.3.11	door entry and sub-entry installation	1	Item	4,875.00	4,875.00
2.3.12	BMS	823	m2	45.00	37,035.00
2.3.13	PV panels to roof	110	Nr	750.00	82,500.00
	to apartments:				
2.3.14	tenants distribution board, meter	42	Nr	550.00	23,100.00
2.3.15	small power distribution points	42	Nr	1,650.00	69,300.00
2.3.16	lighting, wiring, installation and switches	42	Nr	4,250.00	178,500.00
2.3.17	earthing and bonding	42	Nr	245.00	10,290.00
2.3.18	fire alarm	42	Nr	325.00	13,650.00
2.3.19	data/voice/TV outlets, wiring	42	Nr	750.00	31,500.00
2.3.20	entry system	42	Nr	650.00	27,300.00
2.3.21	local control to heating	42	Nr	500.00	21,000.00
2.3.22	new UKPN substation	1	Item	150,000.00	150,000.00
2.3.23	all associated connections with new substation	1	Item	100,000.00	100,000.00
<b>2.4</b>	<b>Lift and conveyor installations</b>				
2.4.1	17 person lift; 1.6m/s	2	Nr	160,000.00	320,000.00
<b>2.5</b>	<b>Builder's work in connection with services</b>				
2.5.1	builders work in connection with mechanical	1	Item	36,569.50	36,569.50
2.5.2	builders work in connection with electrical	1	Item	41,861.10	41,861.10
2.5.3	builders work in connection with lift	1	Item	16,000.00	16,000.00

# Preliminary Cost Plan



## 19 - 37 Highgate Road, Kentish Town

4.0	External Works	£ 706,050.00			
Ref	Group Element	Qty	Units	Rate	Values
<b>4.1</b>	<b>Site preparation works</b>				
	Included in demolition				
<b>4.2</b>	<b>Roads, paths, paving's and surfacing's</b>				
4.2.1	tarmacadam paving; two layers, limestone or igneous chipping finish, paving on subbase, including excavation and type 1 subbase	315	m2	130.00	40,950.00
4.2.2	paved areas, hardstanding's and the like: block paving	190	m2	85.00	16,150.00
4.2.3	Disable parking bays adjacent to road (2 Spaces) including line painting	44	m2	150.00	6,600.00
4.2.4	line painting	1	Item	5,000.00	5,000.00
<b>4.3</b>	<b>Soft landscaping, planting and irrigation systems</b>				
4.3.1	generally	1	Item	25,000.00	25,000.00
<b>4.4</b>	<b>Fencing, railings and walls</b>				
4.4.1	boundary wall including footings	75	m2	280.00	21,000.00
<b>4.5</b>	<b>External fixtures</b>				
4.5.1	cycle store; 48 cycles	1	Item	11,000.00	11,000.00
<b>4.6</b>	<b>External drainage</b>				
4.6.1	below ground drainage to hardstanding external areas; including forming new runs and connections	505	m2	35.00	17,675.00
4.6.2	below ground drainage to building; including forming new runs and connections	730	m2	30.00	21,900.00
<b>4.7</b>	<b>External services</b>				
4.7.1	temporary services	1	Item	37,000.00	37,000.00
4.7.2	water infrastructure charges	42	Nr	550.00	23,100.00
4.7.3	plus connection charge	1	Item	32,500.00	32,500.00
4.7.4	foul infrastructure charges	42	Nr	450.00	18,900.00
4.7.5	plus connection charge	1	Item	50,000.00	50,000.00
4.7.6	electrical connection	1	Item	165,000.00	165,000.00
4.7.7	fibre installation	1	Item	145,000.00	145,000.00
4.7.8	gas	1	Item	45,000.00	45,000.00
4.7.9	BWIC; including trenches	1	Item	24,275.00	24,275.00

# Preliminary Cost Plan

**19 - 37 Highgate Road, Kentish Town**



<b>4.0</b>	<b>Abnormals</b>					<b>£ 242,000.00</b>
Ref	Group Element	Qty	Units	Rate	Values	
<b>4.1</b>	<b>Building Fabric</b>					
4.1.1	Masonry Support Angles - Ancon or similar	1	item	160,000.00	160,000.00	
<b>4.2</b>	<b>Roof Level</b>					
4.2.1	Aluminum copings	1	item	50,000.00	50,000.00	
<b>4.3</b>	<b>Internals</b>					
4.3.1	Extra over for fire fighting lift to Core B as this is over 18m high - - Provisional Sum	1	item	32,000.00	32,000.00	