

Peckhams**Cost Summary**

£

1 Substructure	0.00
2 Superstructure	
2.3 Roof	0.00
2.5 External Walls	0.00
2.6 Windows & External Doors	0.00
2.7 Internal walls & Partitions	0.00
2.8 Internal Doors	0.00
3 Finishes	
3.1 Wall Finishes	0.00
3.2 Floor Finishes	0.00
3.3 Ceiling Finishes	0.00
4 Furniture & Fittings	0.00
5 Services Installations	0.00
6 Preparation Works	0.00
to General Summary	£ <u>0.00</u>

Proposed conversion, Peckhams, Poling**Construction Cost Estimate****Element: Preparatory Works**

Description	Quant	Unit	Rate	£
a Reduce levels of existing compacted dirt . C.A. Allow for minimum 100mm concrete reinforced florr, 100mm	1	Item		0.00
b Make nominal allowance for local underpinning if found to be required	1	Item		0.00
c Front elevation - Remove existing cladding to expose the frame. Inspect the posts and beams and carry out repairs	1	Item		0.00
d Check staddle stones are sound and well founded.	1	Item		0.00
e Rear elevation - Repoint/re-bed rear wall where required to ensure structural integrity	1	Item		0.00
f Rear wall - Investigate blocked up opening to determine reason for crack to top left hand corner	1	Item		0.00
g Right hand elevation - repoint/re-bed flint walling as required	1	Item		0.00
To Summary				£ <u><u>0.00</u></u>

Proposed conversion, Peckhams, Poling**Construction Cost Estimate****Element: Substructure**

Description	Quant	Unit	Rate	£
a Lay dpm over existing pre-prepared floor structure		m2	2.81	0.00
b Cavity wall substructure construction to dpc level		m	195.00	0.00
				0.00
c Excavate/fill to adjust levels, sand blinding, dpm, substructure insulation, 100mm thick insitu concrete floor structure		m2	55.95	0.00
d Extend substructures through new openings		Item	320.00	0.00
To Summary				£ <u>0.00</u>

**Proposed conversion, Peckhams, Poling
Construction Cost Estimate**

Element: Roof

Description	Quant	Unit	Rate	£
<u>Existing Structure</u>				
a Notional allowance for improvements to structural engineers on site recommendations	1	Item		0.00
<u>West Extension Structure</u>				
b 50x150mm treated softwood wallplates		m	6.75	0.00
c 50x150mm treated softwood rafters		m	6.75	0.00
d 50x150mm treated softwood ceiling joists/binders		m	6.75	0.00
e 38x175mm treated softwood ridge			7.00	0.00
f 38x175mm treated softwood hips		m	7.50	0.00
g Allowance for metalwork and ties		Item	50.00	0.00
<u>Insulation & Coverings</u>				
l Remove existing tiles and set aside for reuse	1	Item		0.00
m Provide insulation to form warm roof	1	Item		0.00
n Recover pitched roof to match existing allowing 30% requirement for replacement slates using reclaimed to match		m2	30.00	0.00
o Ridge		m	26.00	0.00
p Hips		m	73.00	0.00
q Verge		m	7.50	0.00
r Eaves		m	9.50	0.00
s Barge boards		m	20.00	0.00
t Eaves fascia and soffits (to new and existing)		m	33.00	0.00
<u>Rainwater Disposal Installations (powder coated aluminium)</u>				
u 100mm diameter half round gutter		m	33.50	0.00
v RWO		Nr	20.50	0.00

w End	Nr	14.00	0.00
x Angle	Nr	9.00	0.00
y 80mm diameter rainwater pipework	m	14.00	0.00
z Offset	Nr	40.00	0.00
z1 Shoe	Nr	15.50	0.00
<u>Rooflights Conservation rooflight)</u>			
z2 Extra for 600mm x1200mm rooflight	3 Nr		0.00
To Summary		£	<u><u>0.00</u></u>

800

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Construction Cost Estimate

Element: External Walls

Description	Quant	Unit	Rate	£
a Reconstruct to match existing the collapsed area of wall and areas of distorted walls to the east elevation	1	Item		0.00
b Cavity wall construction comprising blockwork inner skin, insulated cavity and outer facing skin to match existing	47	m2		0.00
c Cavity wall construction comprising blockwork inner and outer skins, insulated cavity and outer face timber clad on felt and battens	10	m2		0.00
To Summary				£ <u>0.00</u>

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Construction Cost Estimate

Element: Windows & External Doors

Description		Quant	Unit	Rate	£
<u>Purpose made timber doors and windows</u>					
a	Glazed front entrance door, frame & ironmongery	1	Nr		0.00
b	Glazed panels to office areas	2	Nr		0.00
To Summary				£	0.00

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Construction Cost Estimate
Element: Internal Walls & Partitions

Description	Quant	Unit	Rate	£
a 100mm thick insulated metal stud partition		m2	27.00	0.00
To Summary				£ 0.00

Proposed conversion, Peckhams, Poling

Construction Cost Estimate

Element: Internal Doors

Description	Quant	Unit	Rate	£
a 762mm x1980mm self finished flush door set including ironmongery	4	Nr		0.00
To Summary				£0.00

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Proposed conversion, Peckhams, Poling
Construction Cost Estimate
Element: Wall Finishes

Description	Quant	Unit	Rate	£
a Plasterboard dry lining with tape joint finish		m2	14.50	0.00
b Notional allowance for straightening work to existing	1	Item		0.00
c Extra for waterproof board to wet/tiled areas		m2	12.00	0.00
d Allowance for wall tiling or sealed lining board		m2	65.00	0.00
e Mist and two full coats emulsion		m2	4.00	0.00
To Summary				£ <u>0.00</u>

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Element: Floor Finishes

Description	Quant	Unit	Rate	£
a Screeded bed around underfloor heating coils		m2	25.00	0.00
b Engineered Oak flooring		m2	60.00	0.00
c Ceramic floor tiling		m2	65.00	0.00
d Carpet and underlay		m2	25.00	0.00
e Skirtings, decorated		m	13.00	0.00
To Summary				£ <u>0.00</u>

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Construction Cost Estimate

Element: Ceiling Finishes

Description	Quant	Unit	Rate	£
a Plasterboard and skim finish to new and existing timberwork		m2	34.00	0.00
b Allowance for packing level to existing timbers	1	Item		0.00
d Mist and two coats emulsion		m2	4.00	0.00
To Summary				£ <u>0.00</u>

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Construction Cost Estimate
Element: Fittings

Description	Quant	Unit	Rate	£
c Allowance for bathroom and wc vanity fittings	1	Item		0.00
d Allowance for kitchen fittings	1	Item		0.00
To Summary				£ <u>0.00</u>

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Construction Cost Estimate
Element: Sanitaryware and Services Installations

Description	Quant	Unit	Rate	£
<u>Sanitaryware</u>				
a W.C.suite	1	Nr		0.00
b Lavatory basin	1	Nr		0.00
c Bath	1	Item		0.00
d Allowance for roll holders, towel rails etc	1	Item		0.00
e Distribution pipework, wastes overflows etc	1	Item		0.00
<u>Electrical Installations to include.</u>				
f Air source heat pumps	1	Item		0.00
g Mains distribution board and consumer unit				
h Power distribution				
i Lighting				
j Underfloor heating system				
k Smoke and gas detection systems				
l External lighting				
m Builders work in connection	1	Item		0.00
To Summary				£ <u><u>0.00</u></u>