

Dimensions	Notes	Description	Quantity	Units
		TEMPORARY PROTECTION Areas of driveway/garden needed for access/storage to be protected with sheathing ply/O.S.B. Where necessary. Temporary screens to be erected when breaking through to house		
	1/1/A	Sheathing ply/O.S.B./Polythene	1.00	Nr
		<u>EXCAVATION, EARTHWORK AND CONCRETE WORK</u> EXCAVATION BY HAND Excavate pits to investigate existing foundations; maximum depth not exceeding 1.00 m:		
	1/1/B	light clay; compact soil; gravel	2.00	m3
		ACCESS EQUIPEMENT		
	1/1/C	Scaffolding	1.00	Nr
	1/1/D	Portaloo Site Toilet; for duration of works.	13.00	Week
	1/1/E	Grabaway and skip hire for waste removal from site.	1.00	P.C

Dimensions	Notes	Description	Quantity	Units
<u>EXCAVATION, EARTHWORK AND CONCRETE WORK</u>				
1/ 3.000 9.000 0.250 <hr/> 6.750 <hr/> 6.750	ground area	2/1/A Excavate to reduce levels; maximum depth not exceeding 0.25 m: light clay; compact soil; gravel	6.75	m3
1/ 8.000 0.600 <hr/> 4.800 <hr/> 4.800	concrete base	2/1/B Extra over excavation for breaking up using compressed air equipment: concrete hardstands, path etc, average thickness; 150 mm	4.80	m2
NEW WORK				
EXCAVATION BY MACHINE				
2/ 7.700 1.000 0.600 <hr/> 9.240	long sides	2/1/C Excavate trenches to receive foundations; 0.60 m in width; maximum depth not exceeding; 1.00 m: light clay; compact soil; gravel; Cost assumes that we are allowed by L.A to build on the side of existing footings to support the new suspended concrete slab.	14.64	m3
3/ 3.000 1.000 0.600 <hr/> 5.400 <hr/> 14.640	short ways			
2/ 7.700 0.300 0.600 <hr/> 2.772	long sides	2/1/D READY-MIXED PLAIN CONCRETE; MIX C35 Foundations: assuming 300 mm thick	4.39	m3
3/ 3.000 0.300 0.600				

	Dimensions	Notes	Description	Quantity	Units
	1.620	short ways			
	<u>4.392</u>				
			2/1/		
			<u>BRICKWORK AND BLOCKWORK</u>		
			NEW WORK		
			ARC CONBLOC DENSE AGGREGATE BLOCKS		
			Blockwork in walls; partitions or skins of hollow walls:		
			2/2/A 100 mm solid	41.10	m2
3/	7.700				
	1.000				
	23.100	long sides			
6/	3.000				
	1.000				
	18.000	short ways			
	<u>41.100</u>				
			CONCRETE WORK		
			Fill cavity with fine concrete:		
			2/2/B 75 mm	22.55	m2
2/	7.700				
	0.675				
	10.395	long sides			
6/	3.000				
	0.675				
	12.150	short ways			
	<u>22.545</u>				
			FACING BRICKWORK AND BLOCKWORK TO DPC		
			FACING BRICKWORK, PC 430.00 PER 1000, IN GAUGED MORTAR (1:1:6)		
			Walls:		
			2/2/C half brick thick; stretcher bond	7.87	m2
1/	8.300				
	0.225				
	1.868	long sides			
2/	3.000				
	1.000				
	6.000	short ways			
	<u>7.868</u>				
			<u>BRICKWORK AND BLOCKWORK</u>		
			NEW WORK		
			CELCON/THERMALITE CONCRETE BLOCKS		

Dimensions		Notes	Description	Quantity	Units
			Standard blockwork in walls; partitions or skins of hollow walls:		
			2/2/D 100 mm	3.89	m2
1/	8.300				
	0.225				
	<hr/>	1.868	long sides		
3/	3.000				
	0.225				
	<hr/>	2.025	short ways		
	<hr/>	3.893			
			2/2/		
			SURFACE TREATMENTS		
			Grade and compact bottom of excavation or surface to:		
			2/3/A Levels	24.92	m2
1/	8.900				
	2.800				
	<hr/>	24.920	internal floor area		
	<hr/>	24.920			
			2/3/B		
			Blind surfaces of soil or hardcore filling with sand; thickness:		
			50 mm	24.92	m2
1/	8.900				
	2.800				
	<hr/>	24.920	internal floor area		
	<hr/>	24.920			
			2/3/C		
			CONCRETE WORK		
			Polythene building film and laying:		
			under concrete floors 1200g	24.92	m2
1/	8.900				
	2.800				
	<hr/>	24.920	internal floor area		
	<hr/>	24.920			
			2/3/D		
			INSULATION AND VENTILATION		
			Expanded polystyrene insulation board:		
			100 mm polystyrene insulation	9.24	m2
1/	3.300				
	2.800				
	<hr/>	9.240	new lounge		
	<hr/>	9.240			
			REINFORCEMENT		
			Fabric reinforcement; BS 4483; in slabs including tying wire and distance blocks, with allowance for 200 mm laps:		

Dimensions		Notes	Description	Quantity	Units
			FACING BRICKWORK, PC 400.00 PER 1000, IN GAUGED MORTAR (1:1:6)		
			Walls:		
			3/1/A		
			half brick thick; stretcher bond	75.66	m2
1/	3.200 4.800				
		15.360	Front		
1/	10.300 4.800				
		49.440	Side		
1/	3.200 4.800				
		15.360	rear house		
.25/	8.000 2.700				
		5.400	Gable end		
1/	1.200 1.200				
		1.440	DDT Front Window		
1/	1.200 2.100				
		2.520	DDT side door		
1/	1.800 2.100				
		3.780	DDT Back door		
1/	1.800 1.200				
		2.160	DDT Rear top win		
		75.660			
			CELCON/THERMALITE CONCRETE BLOCKS		
			Standard blockwork in walls; partitions or skins of hollow walls:		
			3/1/B		
			100 mm	75.66	m2
1/	3.200 4.800				
		15.360	Front		
1/	10.300 4.800				
		49.440	Side		
1/	3.200 4.800				
		15.360	rear house		
.25/	8.000 2.700				

Dimensions		Notes	Description	Quantity	Units
		5.400	Gable end		
1/	1.200				
	1.200				
		1.440 DDT	Front Window		
1/	1.200				
	2.100				
		2.520 DDT	side door		
1/	1.800				
	2.100				
		3.780 DDT	Back door		
1/	1.800				
	1.200				
		2.160 DDT	Rear top win		
	75.660				
			Forming cavity not exceeding 100 mm between skins of hollow wall:		
		3/1/C	Catnic ties; stainless steel; 5 No. per sq.m	75.66	m2
1/	3.200				
	4.800				
		15.360	Front		
1/	10.300				
	4.800				
		49.440	Side		
1/	3.200				
	4.800				
		15.360	rear house		
.25/	8.000				
	2.700				
		5.400	Gable end		
1/	1.200				
	1.200				
		1.440 DDT	Front Window		
1/	1.200				
	2.100				
		2.520 DDT	side door		
1/	1.800				
	2.100				
		3.780 DDT	Back door		
1/	1.800				
	1.200				
		2.160 DDT	Rear top win		
	75.660				
			Dritherm cavity wall insulation; wedging in position between wall ties:		
		3/1/D	75 mm thick	75.66	m2

	Dimensions		Notes	Description	Quantity	Units
1/	3.200 4.800	15.360	Front			
1/	10.300 4.800	49.440	Side			
1/	3.200 4.800	15.360	rear house			
.25/	8.000 2.700	5.400	Gable end			
1/	1.200 1.200	1.440	DDT Front Window			
1/	1.200 2.100	2.520	DDT side door			
1/	1.800 2.100	3.780	DDT Back door			
1/	1.800 1.200	2.160	DDT Rear top win			
	75.660					
				Close cavity not exceeding 100 mm between skins of hollow wall at ends, jambs or cills of openings:		
				3/1/E Thermabate 75mm Cavity Closer	16.80	m
2/	1.200	2.400	Front Window			
3/	1.200	3.600	side door			
3/	1.800	5.400	Back door			
3/	1.800	5.400	Rear top win			
	16.800					
				Catnic stainless steel stronghold wall connector system; plugging to wall with plugs and coach screws provided; twist and sliding arms to 225 mm centres and building into joints of walls:		
				3/1/F 60 mm - 250 mm thick	22.80	m
4/	5.100	20.400				
1/	2.400					

Dimensions	Notes	Description	Quantity	Units
2.400				
22.800				
		SUNDRIES		
		STEELWORK AND METALWORK		
		CATNIC; GALVANISED STEEL LINTELS		
		CN8; combined lintel; for standard 75 mm cavity wall; 143 mm high; length:		
	3/1/			
	3/2/A	1500 mm	1.00	Each
	3/2/B	2100 mm	1.00	Each
		STEELWORK AND METALWORK		
		CATNIC; GALVANISED STEEL LINTELS		
		CN7; combined lintel; for standard 50 mm cavity wall; 143 mm high; length:		
	3/2/C	1500 mm	1.00	Each
	3/2/D	2100 mm	1.00	Each
		STEELWORK AND METALWORK		
		CATNIC; GALVANISED STEEL LINTELS		
		CN6X; lintel; for solid walls; 219 mm high; length:		
	3/2/E	3000 mm Garage	1.00	Each
	3/2/F	1350 mm Bathroom knock through	2.00	Each
		Because I can find no reference to any structural steel sizes regarding the lounge knock through and the front top storey support I have assumed sizes.		
		METALWORK		
	3/2/G	SUPPLY AND FIT 4no 178 x 102 Steel beams for second storey support, and lounge.	1.00	Nr
	3/2/			
		Galvanised steel joist hangers cut into existing flank:		
	3/3/A	50 mm x 200 mm	20.00	Each
		FIRST FLOOR JOISTS		
		CARCASSING: SAWN SOFTWOOD		
		Floor Joists:		
	3/3/B	50 mm x 200 mm	60.00	m
20/	3.000			
	60.000	Floor joists		
	60.000			

Dimensions	Notes	Description	Quantity	Units
		3/3/C Two joists bolted together with toothed connectors and 12.5mm bolts	1.00	Nr
		3/3/D Strutting between joists (measured over joists): 150 mm x 50 mm	7.70	m
1/ 7.700 2.800 <hr/> 21.560	internal floor area	3/3/E FIRST FIXINGS: CHIPBOARD Boarding to floors; moisture resistant; tongued and grooved joints; thickness: 18 mm	21.56	m ²
<hr/> 21.560				
2/ 3.100 <hr/> 6.200		3/3/F Wall plate: 50 mm x 100 mm	10.15	m
1/ 3.950 <hr/> 3.950				
<hr/> 10.150				
2/ 3.100 <hr/> 6.200		3/3/G Bed plate in: mortar	10.15	m
1/ 3.950 <hr/> 3.950				
<hr/> 10.150				

Dimensions	Notes	Description	Quantity	Units
		<p>CARCASSING: SAWN SOFTWOOD</p> <p>Trussed rafters; stress graded; sawn softwood; pressure impregnated; raised through two storeys; fixed in position; 450 mm eaves overhang: Fink or W truss 35 degree pitch; span over wall plates:</p>		
		4/1/A 7500 mm	6.00	Each
		4/1/B Wind bracing and noggins	1.00	Nr
		<p>Pitched roofs including ceiling joists: front porch.</p> <p>joists</p>		
		4/1/C 50 mm x 100 mm	33.00	m
11/ 1.800				
	19.800	front porch		
11/ 1.200				
	13.200	joists		
	33.000			
		<p>INSULATION AND VENTILATION</p> <p>Glass fibre thermal insulating quilt laid between joists:</p>		
		4/1/D 100 mm	21.56	m2
1/ 7.700				
	2.800			
	21.560	internal floor area		
	21.560			
		4/1/E 150 mm	21.56	m2
1/ 7.700				
	2.800			
	21.560	internal floor area		
	21.560			
		<p>METALWORK</p> <p>Galvanised mild steel joist restraint straps, twice bent, one end drilled and screwed to timber, other end built in:</p>		
		4/1/F 30 mm x 5 mm 1000 mm girth bent at 100 mm	11.00	Each
		<p>INTERLOCKING TILES</p> <p>Concrete interlocking tiles; granular finish; granular finish; size 418 mm x 330 mm; 75 mm lap; 22 mm x 38 mm treated sawn softwood battens; reinforced slaters underlining felt type 1F:</p>		
		4/1/G sloping	36.58	m2
2/ 3.100				

Dimensions		Notes	Description	Quantity	Units
	5.000				
		31.000	main roof		
1/	3.100				
	1.800				
		5.580	porch		
		36.580			
			4/1/H	10.00	m
			4/1/I	3.10	m
			4/1/J	6.20	m
			4/1/		
			FIRST FIXINGS: PLYWOOD		
			WOODWORK		
			NEW WORK		
			FIRST FIXINGS: SOFTWOOD		
			Boarding to; fascias; soffits, thickness:		
			19 mm 150 mm to 300 mm wide	9.30	m
2/	3.100				
		6.200	main roof		
1/	3.100				
		3.100	front porch		
		9.300			
			4/2/A		
			4/2/B	9.30	m
			4/2/C	9.30	m
			4/2/D	3.00	Each
			RAINWATER PIPEWORK		
			UPVC; Osma RoundLine 4.5/2.5		
			System; fixing with standard brackets:		
			68 mm	4.80	m
2/	2.400				
		4.800			
		4.800			
			4/2/E		
			4/2/F	4.00	Each

Dimensions	Notes	Description	Quantity	Units
ALTERATIONS TO EXISTING STRUCTURES				
		Forming openings in cavity walls to new landing and dining room.		
		Form door opening; close cavity; make good reveals; build in lintel; make good plaster. opening size:		
		5/1/A 900 x 2100 mm	1.00	Nr
		Cut opening through brick walls in cement mortar for doors, windows etc including all necessary shoring and making good:		
		5/1/B Existing lounge knock through	1.45	m3
1/	2.200			
	2.400			
	0.275			
	<hr/>			
	1.452			
	<hr/>			
	1.452			
	<hr/>			
		Gyproc square edge wallboard; 12.5 mm work; fixed to timber base with drywall screws; taped butt joints:		
		5/1/C over 300 mm wide; to ceilings on both floors. includes double tacking the garage.	59.36	m2
2/	7.700			
	2.800			
	<hr/>			
	43.120	internal floor area		
1/	2.800			
	5.800			
	<hr/>			
	16.240	garage		
	<hr/>			
	59.360			
	<hr/>			
INSULATION AND VENTILATION				
		Glass fibre thermal insulating quilt laid between joists:		
		5/1/D 200 mm in garage roof void.	16.24	m2
1/	2.800			
	5.800			
	<hr/>			
	16.240	garage		
	<hr/>			
	16.240			
	<hr/>			
		Catnic galvanised steel beads; fixed with plaster dabs:		
		5/1/E standard angle bead	30.00	m
		THISTLE PLASTER		
		Plaster; Thistle; 10 mm cement and sand (1:3); 3 mm finish; 13 mm work to concrete, brick or block base:		
		5/1/F over 300 mm wide to walls	59.70	m2
1/	8.100			

336a Demo / Two Storey Extension

5 - Internal works; knock through; doors; windows

	Dimensions	Notes	Description	Quantity	Units
	4.800				
	38.880	side wall			
1/	3.200				
	4.800				
	15.360	Front			
1/	3.200				
	4.800				
	15.360	rear house			
1/	1.200				
	1.200				
	1.440	DDT Front Window			
1/	1.200				
	2.100				
	2.520	DDT side door			
1/	1.800				
	2.100				
	3.780	DDT Back door			
1/	1.800				
	1.200				
	2.160	DDT Rear top win			
	59.700				
			Plaster; Universal one coat; steel trowelled; internal; 5 mm work; to plasterboard base:		
			5/1/G over 300 mm wide to ceilings	43.12	m2
2/	7.700				
	2.800				
	43.120	internal floor area			
	43.120				
			WOODWORK		
			SECOND FIXINGS: WROUGHT SOFTWOOD		
			Skirtings:		
			5/2/A 25 mm x 150 mm Torus-Ovolo; Torus- Ogee	36.00	m
1/	36.000				
	36.000				
	36.000				
			5/2/B Supply and fit; windows and two external doors, white Upvc, to match existing	1.00	P.C

Dimensions	Notes	Description	Quantity	Units
	6/1/1	Heating and Plumbing alterations and additions	1.00	P.C
	6/1/2	Electrical alterations and additions	1.00	P.C
	6/1/3	Make good any damage to driveway, garden etc due to building works. Includes general clean up of all working areas.	1.00	Nr

Dimensions	Notes	Description	Quantity	Units
		NOTES		
		No allowance has been made for any decoration.		
		No allowance has been made for a garage door.		
		A P.C sum means that a PROVISIONAL COST has been allowed for a particular item. The actual cost could go up or down depending upon customer specification. Works will be quoted before being undertaken.		