

# Battlefield Road, St Albans

## Elemental Cost Plan - Revision 0

Gross Internal Floor Area - new build (m2)	35
Gross Internal Floor Area - alterations (m2)	22
Gross Internal Floor Area - All works (m2)	57

Element	Total Element Unit Cost £	Element Quantity	Element Unit Rate £	Cost £	Cost per m2 GIFA (New Build)
<b>01 Demolitions and site clearance</b>	<b>£5,544</b>				
a Demolitions and alterations to existing house		1 item	£5,544	£5,544	£158
<b>03 Foundations</b>	<b>£9,130</b>				
a Cavity wall foundations		18 m	£395	£7,116	£203
b Sleeper wall foundations		7 m	£288	£2,013	£58
<b>04 Ground floor</b>	<b>£4,099</b>				
a Precast concrete beam and insulation block infill (by hand)		35 m2	£117	£4,099	£117
<b>05 Frame</b>	<b>£0</b>				
a Unfabricated structural steelwork		0.00 t	£0	£0	£0
<b>06 External walls</b>	<b>£6,621</b>				
a Superstructure - Facing brick clad external cavity wall (Masonry)		38 m2	£124	£4,710	£135
b Superstructure - Pebble dash finish external cavity wall (Masonry)		17 m2	£112	£1,911	£55
<b>07 Upper floor</b>	<b>£0</b>				
a Upper floor construction		m2	#DIV/0!	£0	£0
<b>08 Flat roof structure &amp; finishes</b>	<b>£17,849</b>				
a Roof Structure (Flat)		45 m2	£103	£4,649	£133
b Roof finishes - Sarnafil		45 m2	£91	£4,100	£117
c Roof Windows - Glazing Vision		8 m2	£1,138	£9,100	
<b>09 Rainwater goods</b>	<b>£617</b>				
a Rainwater Gutters including downpipes - Aluminium		6 m	£103	£617	£18
<b>10 External doors and windows</b>	<b>£9,515</b>				
a Windows - Jeldwen softwood		3 m2	£452	£1,355	£39
b External doors - Jeldwen softwood		13 m2	£628	£8,160	
<b>11 First fix carpentry</b>	<b>£1,567</b>				
a First Fix Carpentry		35 m2	£45	£1,567	£45
<b>12 Internal doors</b>	<b>£2,130</b>				
a Internal Doors PC £500 generally		3 Nr	£710	£2,130	£61
<b>13 Floor finishes</b>	<b>£6,825</b>				
a 75/85mm Reinforced screed packed around heating pipes		35 m2	£25	£875	25
b Provisional Sum for floor finishes £100/m2		57 m2	£100	£5,700	£163
c Make good existing floor finishes		1 item	£250	£250	£7
<b>14 Wall finishes</b>	<b>£3,106</b>				
a 12 MR Plasterboard and skim to studwork		44 m2	£18	£805	£23
b 12 Plasterboard and skim to blockwork		68 m2	£17	£1,156	£33
c Acoustic insulation between studs		22 m2	£10	£209	£6

Element	Total Element Unit Cost £	Element Quantity	Element Unit Rate £	Cost £	Cost per m2 GIFA (New Build)
c Ceramic wall tiles PC £50/m2 supply		8 m2	£95	£760	£22
c Make good existing plastered walls and apply skim coat		1 item	£65	£176	£5
<b>15 Ceiling finishes</b>	<b>£3,114</b>				
a 12mm Plasterboard and skim to ceilings		57 m2	£17	£969	£28
b 100 Celotex XR between joists/rafters		114 m2	£17	£1,881	£54
b Vapour barrier		57 m2	£2	£114	£3
b Make good existing ceiling finishes		1 item	£150	£150	£4
<b>16 Second fix joinery</b>	<b>£673</b>				
a Softwood skirtings, architraves and sundry joinery items		35 m2	£19	£673	£19
<b>17 Fittings</b>	<b>£7,000</b>				
a Utility room fittings		1 item	£2,000	£2,000	£57
b Kitchen - supplied and fitted by Client		0 item	£0	Not included	£0
c Possible fitted cupboard in kitchen/sitting area		0 item	£0	Not included	£0
d Making good/upgrading internal spaces in addition to kitchen, utility, cloaks		item	£0	Not included	£0
g Sanitaryware and tiling and making good existing bathroom		1 item	£5,000	£5,000	£143
<b>18 Decoration</b>	<b>£2,696</b>				
a Decoration - generally		35 m2	£77	£2,696	£77
<b>19 Electrical installations</b>	<b>£5,065</b>				
a Electrical Installation		35 m2	£73	£2,565	£73
b External lighting		1 item	£750	£750	£21
c Communications Installation		1 item	£1,000	£1,000	£29
d Security Installation		1 item	£750	£750	£21
<b>20 Plumbing and mechanical installations</b>	<b>£7,860</b>				
a Gas fire - Family Room		1 item	£1,000	£1,000	£29
b Plumbing and heating		1 item	£4,560	£4,560	£130
c Replacement boiler		1 item	£1,800	£1,800	£51
d Ventilation installation		1 item	£500	£500	£14
<b>21 External works</b>	<b>£2,200</b>				
a Timber deck		40 m2	£55	£2,200	£63
<b>22 Services &amp; external drainage</b>	<b>£4,900</b>				
a Drainage		1 item	£2,400	£2,400	£69
b Adapt existing external services		1 item	£2,500	£2,500	£71
<b>Total of building works</b>	<b>£100,510</b>			£100,510	£2,872
<b>51 Preliminaries</b>	<b>£10,051</b>		10%	£10,051	£287
<b>52 Profit &amp; overheads</b>	<b>£8,041</b>		8%	£8,041	£230
	<b>£118,601</b>			£118,601	£3,389
<b>53 Contingencies</b>	<b>£11,860</b>		10%	£11,860	£339
<b>Total budget estimate excluding VAT and fees</b>	<b>£130,462</b>			<b>£130,462</b>	<b>£3,727</b>
<b>Cost per m2 of Gross Internal Floor Area - All Works</b>		<b>57 m2</b>			<b>£2,288.80</b>