

PROJECT : Loft conversion to an existing house
LOCATION : 30 Grayling Rd, London N16 0BT.
ARCHITECT : Online Architectural Services
DRAWING STATUS : 29/01/2024

PREPARED BY : TL-1
CHECKED BY : UJ
DATE : February 01, 2024.
REVISION: 00a

| SR. NO. | BILL NO. | DESCRIPTION | QUANTITY | UNIT | 1.3 | UNIT COST | LABOR | MATERIAL | ITEM COST | BILL COST |
|---|----------|--|----------|----------------|------------|------------|--------------------|--------------------|--------------------|--------------------|
| A DEMOLITION | | | | | | | | | | |
| 1 | | Remove existing pitched roofing including slates or tile finish, timber rafters, plywood or any insulation beneath | 29.9 | m ² | £ 55.00 | £ 71.50 | £ 2,137.96 | £ - | £ 2,137.96 | £ 3,568.0 |
| 2 | | Remove existing rooflight | 1.0 | nr | £ 100.00 | £ 130.00 | £ 130.00 | £ - | £ 130.00 | |
| 3 | | Remove any pitched ceiling for first floor if its in place | 1.0 | P/S | £ 1,000.00 | £ 1,300.00 | £ 1,300.00 | £ - | £ 1,300.00 | |
| B STRUCTURE | | | | | | | | | | |
| 4 | | 50 x 150 mm flat roof joist framing, C24 timber | 27.0 | m ² | £ 45.00 | £ 58.50 | £ 1,106.60 | £ 474.26 | £ 1,580.85 | |
| 5 | | 50 x 150 mm loft floor joist framing, C24 timber | 44.5 | m ² | £ 45.00 | £ 58.50 | £ 1,824.10 | £ 781.76 | £ 2,605.86 | |
| 6 | | 18 mm WBP plywood subflooring | 44.5 | m ² | £ 25.00 | £ 32.50 | £ 1,013.39 | £ 434.31 | £ 1,447.70 | |
| 7 | | 18 mm marine roof plywood | 27.0 | m ² | £ 25.00 | £ 32.50 | £ 614.78 | £ 263.48 | £ 878.25 | |
| 8 | | Furring partition wall: 47 x 100 mm treated timber studs @ 400 mm c/c + sole & head plates + noggings | 48.6 | m ² | £ 40.00 | £ 52.00 | £ 1,767.33 | £ 757.43 | £ 2,524.76 | |
| 9 | | Internal partition wall: 47 x 100 mm treated timber studs @ 400 mm c/c + sole & head plates + noggings | 32.1 | m ² | £ 40.00 | £ 52.00 | £ 1,168.62 | £ 500.84 | £ 1,669.46 | |
| C ARCHITECTURE | | | | | | | | | | |
| ROOFING | | | | | | | | | | |
| 10 | | Flat roof assuming GRP finish alongwith necessary vapor barrier | 27.0 | m ² | £ 100.00 | £ 130.00 | £ 2,459.10 | £ 1,053.90 | £ 3,513.01 | |
| 11 | | Lead copper flashing | 6.0 | m | £ 50.00 | £ 65.00 | £ 274.48 | £ 117.63 | £ 392.11 | |
| 12 | | Roof drain | 2.0 | nr | £ 150.00 | £ 195.00 | £ 273.00 | £ 117.00 | £ 390.00 | |
| INSULATION | | | | | | | | | | |
| 13 | | 150 mm Kingspan Kooltherm roof insulation | 27.0 | m ² | £ 45.00 | £ 58.50 | £ 1,106.60 | £ 474.26 | £ 1,580.85 | |
| 14 | | 100 mm Kingspan Kooltherm floor insulation | 44.5 | m ² | £ 40.00 | £ 52.00 | £ 1,621.43 | £ 694.90 | £ 2,316.32 | |
| 15 | | Rockwool batt insulation inside stud cavity | 32.1 | m ² | £ 25.00 | £ 32.50 | £ 730.39 | £ 313.02 | £ 1,043.41 | |
| DOORS | | | | | | | | | | |
| 16 | | Internal double door, painted solid core wood w/ painted wood frame Size: 1524 mm x 2100 mm | 1.0 | nr | £ 1,300.00 | £ 1,690.00 | £ 507.00 | £ 1,183.00 | £ 1,690.00 | |
| 17 | | Internal single door, painted solid core wood w/ painted wood frame Size: 662 mm x 2100 mm | 1.0 | nr | £ 600.00 | £ 780.00 | £ 234.00 | £ 546.00 | £ 780.00 | |
| 18 | | Internal single door, painted solid core wood w/ painted wood frame Size: 762 mm x 2100 mm | 2.0 | nr | £ 650.00 | £ 845.00 | £ 507.00 | £ 1,183.00 | £ 1,690.00 | |
| 19 | | Iron mongery, typical. | 4.0 | nr | £ 250.00 | £ 325.00 | £ 390.00 | £ 910.00 | £ 1,300.00 | |
| ROOFLIGHTS | | | | | | | | | | |
| 20 | | Rooflight Size: 800 mm x 700 mm | 2.0 | nr | £ 350.00 | £ 455.00 | £ 273.00 | £ 637.00 | £ 910.00 | |
| PARTITION WALLS | | | | | | | | | | |
| 21 | | 12.5 mm plasterboard attached to studwork | 99.6 | m ² | £ 25.00 | £ 32.50 | £ 2,266.20 | £ 971.23 | £ 3,237.42 | |
| 22 | | 12.5 mm Wediboard attached to tilework | 13.2 | m ² | £ 30.00 | £ 39.00 | £ 359.00 | £ 153.86 | £ 512.85 | |
| FLOOR FINISHES | | | | | | | | | | |
| 23 | | Oak flooring | 27.1 | m ² | £ 90.00 | £ 117.00 | £ 2,218.60 | £ 950.83 | £ 3,169.42 | |
| 24 | | Tile flooring | 3.0 | m ² | £ 100.00 | £ 130.00 | £ 275.53 | £ 118.08 | £ 393.61 | |
| BASE FINISHES | | | | | | | | | | |
| 25 | | MDF pencil line skirting | 28.9 | m | £ 15.00 | £ 19.50 | £ 394.89 | £ 169.24 | £ 564.12 | |
| WALL FINISHES | | | | | | | | | | |
| 26 | | Wall paint: 3 mm skim finish + 2 coats of emulsion | 99.6 | m ² | £ 45.00 | £ 58.50 | £ 4,079.15 | £ 1,748.21 | £ 5,827.36 | |
| 27 | | Wall tile | 13.2 | m ² | £ 120.00 | £ 156.00 | £ 1,435.98 | £ 615.42 | £ 2,051.40 | |
| CEILING FINISHES | | | | | | | | | | |
| 28 | | 12.5 mm suspended plasterboard ceiling + 3 mm skim finish + 2 coats of emulsion | 34.2 | m ² | £ 45.00 | £ 58.50 | £ 1,402.23 | £ 600.95 | £ 2,003.18 | |
| 29 | | 12.5 mm suspended plasterboard ceiling + 3 mm skim finish + 2 coats of emulsion (allowance) | 44.5 | m ² | £ 45.00 | £ 58.50 | £ 1,824.10 | £ 781.76 | £ 2,605.86 | |
| STAIRS & ASSOCIATED RAILINGS | | | | | | | | | | |
| 30 | | Internal timber stairs alongwith framing, 800 mm wide + 1 landing step | 12.0 | riser | £ 350.00 | £ 455.00 | £ 3,822.00 | £ 1,638.00 | £ 5,460.00 | |
| 31 | | Stair handrail | 4.0 | m | £ 200.00 | £ 260.00 | £ 731.34 | £ 313.43 | £ 1,044.78 | |
| 32 | | Stair railing | 2.3 | m | £ 450.00 | £ 585.00 | £ 927.57 | £ 397.53 | £ 1,325.10 | |
| SPECIALITIES | | | | | | | | | | |
| 33 | | Bedroom wardrobe, 600 mm wide | 1.6 | m | £ 60.00 | £ 78.00 | £ 88.64 | £ 37.99 | £ 126.63 | |
| 34 | | Internal decorative timber railing, 1 m high | 1.4 | m | £ 60.00 | £ 78.00 | £ 75.35 | £ 32.29 | £ 107.65 | |
| D PLUMBING | | | | | | | | | | |
| 35 | | Bath tub Size: 1700 mm x 750 mm | 1.0 | nr | £ 450.00 | £ 585.00 | £ 175.50 | £ 409.50 | £ 585.00 | |
| 36 | | Shower pan, curved Size: 800 mm x 800 mm | 1.0 | nr | £ 650.00 | £ 845.00 | £ 253.50 | £ 591.50 | £ 845.00 | |
| 37 | | Water closet | 1.0 | nr | £ 350.00 | £ 455.00 | £ 136.50 | £ 318.50 | £ 455.00 | |
| 38 | | Handbasin | 1.0 | nr | £ 350.00 | £ 455.00 | £ 136.50 | £ 318.50 | £ 455.00 | |
| 39 | | Misc. Piping. | 1.0 | P/S | £ 2,000.00 | £ 2,600.00 | £ 1,820.00 | £ 780.00 | £ 2,600.00 | |
| E ELECTRICAL | | | | | | | | | | |
| 40 | | Electrical works | 1.0 | P/S | £ 3,000.00 | £ 3,900.00 | £ 2,730.00 | £ 1,170.00 | £ 3,900.00 | |
| F MECHANICAL | | | | | | | | | | |
| 41 | | Mechanical works | 1.0 | P/S | £ 2,000.00 | £ 2,600.00 | £ 1,820.00 | £ 780.00 | £ 2,600.00 | |
| TOTAL BASE BID | | | | | | | £ 46,411.35 | £ 23,338.59 | £ 69,749.94 | £ 69,749.94 |

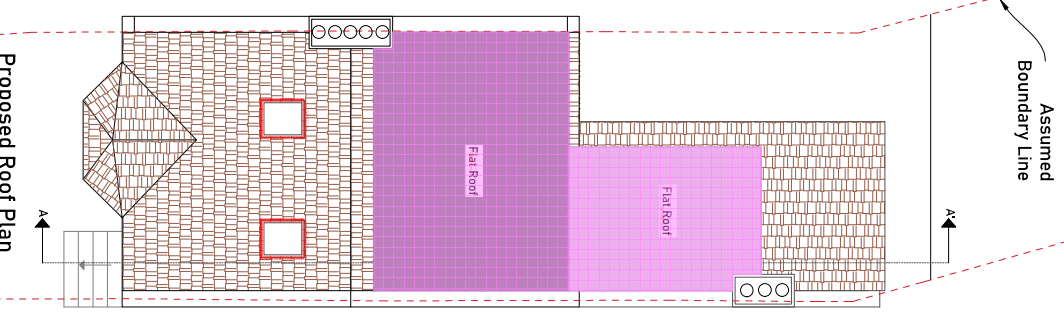
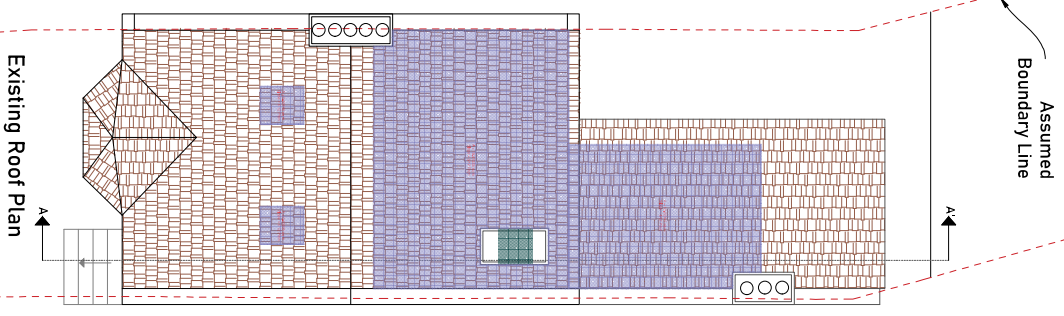
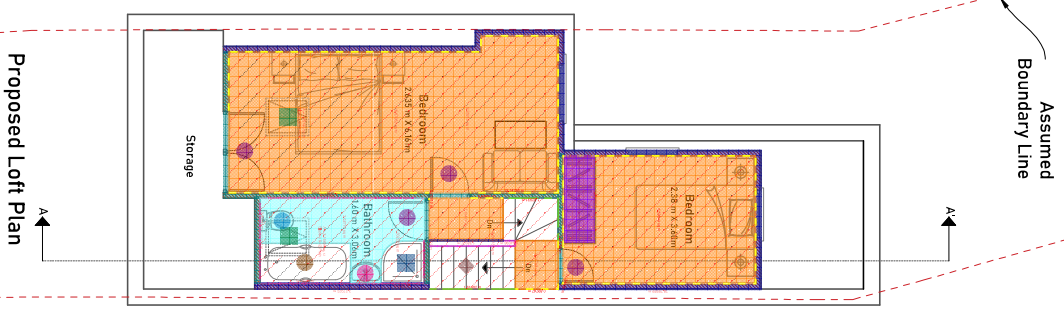
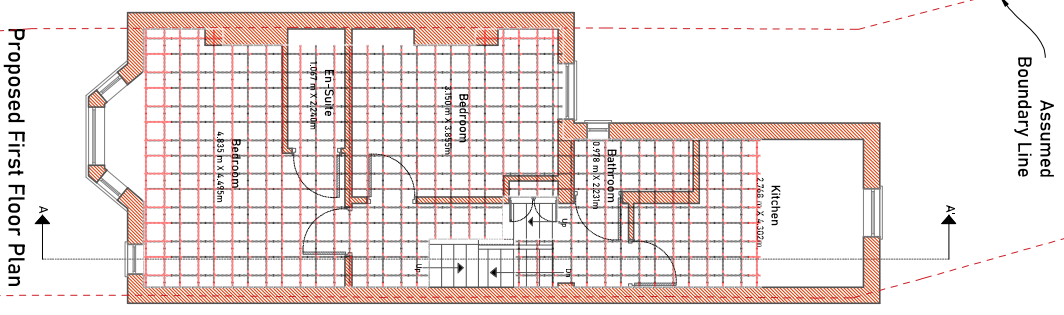
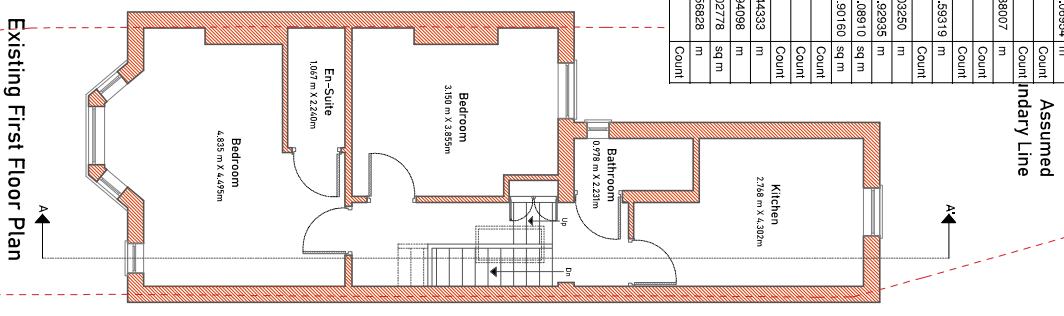
Notes & Exclusions

- Asbestos removal, if required, is excluded.
- Prices excludes VAT
- Anything not mentioned in this estimate, is excluded.
- The finishes assumed are standard, unless otherwise noted.

Legend

- nr : number
- m : linear meter
- m² : area in meters
- m³ : volumn in meters
- sum : lump sum
- riser : one stair step
- item : one item
- week : five working week days
- xyz : assumed item
- allowance : approximate value
- kg : kilograms

| Description | Quantity | Unit |
|--|----------|-------|
| Bath tub Size: 1700 mm x 750 mm | 1 | Count |
| Bedroom wardrobe, 600 mm wide | 1,62349 | m |
| Ceiling | 34,24249 | sq m |
| Flat roof | 27,02312 | sq m |
| Floor joist framing + subflooring | 44,54468 | sq m |
| Furring wall, 100 mm wide | 22,06954 | m |
| Handbasin | 1 | Count |
| Internal double door Size: 1524 mm x 2100 mm | 1 | Count |
| Internal railing | 1,38007 | m |
| Internal single door Size: 682 mm x 2100 mm | 2 | Count |
| Internal wall, 100 mm | 14,95819 | m |
| Internal wood stairs, 800 mm wide [12R] | 1 | Count |
| Lead copper flashing | 6,02250 | m |
| MDF parcel line skirting | 28,92235 | m |
| Oak flooring | 27,08910 | sq m |
| Remove existing pitched roofing | 29,90160 | sq m |
| Remove existing rooflight | 1 | Count |
| Rooflight Size: 800 mm x 700 mm | 2 | Count |
| Shower pan, curved Size: 800 mm x 800 mm | 1 | Count |
| Stair handrail | 3,44333 | m |
| Stair railing | 1,94028 | m |
| Tile flooring | 3,02778 | sq m |
| Wall tile | 6,58828 | m |
| Water closet | 1 | Count |



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DISCLAIMER

Drawing to be read in conjunction with all other relevant documentation. All written dimensions to be checked on site before work commences. Discrepancies, where identified, must be reported to the designer. The drawing is the property of ARCH STUDIO and must not be reproduced or used in conjunction with any unauthorised person either wholly or in part without valid consent.

ARCH STUDIO (OAS)

Email Address: archstudio.professionals@gmail.com
Contact Number: 07494 500087

PROJECT:

30 Grayling Rd, London N16 0BT

CLIENT:

Mohammed Farooq

DRAWN: NJM **DATE:** 29/01/2024

SHEET SIZE: A3 **SCALE:** 1:100

PROJECT NO: 30/2024 **DRAWING NO:** PD 02

REV:

DRAWINGS
PLANNING

