

PROJECT : 24 David road  
LOCATION : Paignton, TQ3 2QF.  
ARCHITECT: Darren law Architecture  
DRAWING STATUS: July 23

PREPARED BY : HB  
CHECKED BY : TL-1  
DATE: December 06, 2023.

REVISION: 01

SR. NO.	BILL NO.	DESCRIPTION	QUANTITY	UNIT	1.4	UNIT COST	ITEM COST	BILL COST	
<b>A</b>		<b>DEMOLITION</b>							<b>£ 12,213.9</b>
1		Existing 300mm (100mm PCC block, 100mm cavity wall, 100mm insulation block) thick exterior wall to be removed	6.8	m <sup>2</sup>	£ 58.82	£ 82.35	£ 562.47		
2		Existing 130mm thick partition wall to be removed	22.3	m <sup>2</sup>	£ 35.87	£ 50.22	£ 1,120.43		
3		Existing boiler to be repositioned	1.0	item	£ 1,000.00	£ 1,400.00	£ 1,400.00		
4		Existing countertop to be removed	2.5	m <sup>2</sup>	£ 30.00	£ 42.00	£ 105.82		
5		Existing deck boards to be removed, check condition of joists and replace if necessary	20.7	m <sup>2</sup>	£ 30.00	£ 42.00	£ 869.43		
6		Existing cabinets to be removed	1.8	m	£ 100.00	£ 140.00	£ 255.51		
7		Existing exterior window to be removed	1.0	nr	£ 100.00	£ 140.00	£ 140.00		
8		Existing gas meter to be repositioned	1.0	item	£ 600.00	£ 840.00	£ 840.00		
9		Existing interior double door to be removed	2.0	nr	£ 120.00	£ 168.00	£ 336.00		
10		Existing interior single door to be rehanged (swing position changed)	1.0	nr	£ 100.00	£ 140.00	£ 140.00		
11		Existing interior single door to be removed	2.0	nr	£ 100.00	£ 140.00	£ 280.00		
12		Existing interior single door with glass panel to be removed	3.0	nr	£ 100.00	£ 140.00	£ 420.00		
13		Existing interior window to be removed	1.0	nr	£ 100.00	£ 140.00	£ 140.00		
14		Existing kitchen island to be removed	1.0	item	£ 300.00	£ 420.00	£ 420.00		
15		Existing railing to be removed	1.9	m	£ 30.00	£ 42.00	£ 79.80		
16		Existing roof covering and structure to be removed	23.5	m <sup>2</sup>	£ 60.00	£ 84.00	£ 1,973.24		
17		Existing spindral stud wall to be removed	7.0	m <sup>2</sup>	£ 30.00	£ 42.00	£ 295.31		
18		Existing steps to be removed	7.0	riser	£ 150.00	£ 210.00	£ 1,470.00		
19		Existing velux window to be removed	1.0	nr	£ 100.00	£ 140.00	£ 140.00		
20		Existing catnic BSD100 lintels to be removed	2.0	nr	£ 50.00	£ 70.00	£ 140.00		
21		Existing flooring to be removed	20.1	m <sup>2</sup>	£ 20.00	£ 28.00	£ 563.70		
22		Existing ceiling to be removed	21.1	m <sup>2</sup>	£ 15.00	£ 21.00	£ 443.86		
23		Existing storage to be removed	1.9	m	£ 30.00	£ 42.00	£ 78.31		
<b>B</b>		<b>STRUCTURE</b>							<b>£ 38,555.8</b>
		<b>CONCRETE</b>							
24		450mm x 600mm continous footing for dwarf wall and new exterior wall		m <sup>3</sup>	£ 450.00	£ 630.00	£		
25		Excavation		m <sup>3</sup>	£ 95.00	£ 133.00	£		
26		Backfill		m <sup>3</sup>	£ 30.00	£ 42.00	£		
27		75mm concrete slab		m <sup>2</sup>	£ 60.00	£ 84.00	£		
28		1200G DPM		m <sup>2</sup>	£ 15.00	£ 21.00	£		
		<b>BLOCKWORK</b>							
29		Exterior wall w/ -100mm PCC block exterior side -100mm cavity	21.7	m <sup>2</sup>	£ 120.00	£ 168.00	£ 3,647.36		
30		Dwarf exterior wall w/ -100mm PCC block exterior skin -100mm cavity -100mm thermalite sheild insulation block inner skin		m <sup>2</sup>	£ 120.00	£ 168.00	£		
31		Existing exterior wall raised height w/ -100mm PCC block exterior skin -100mm cavity -100mm thermalite sheild insulation block inner skin	3.9	m <sup>2</sup>	£ 120.00	£ 168.00	£ 658.12		
32		PCC blockwork below dwarf wall		m <sup>2</sup>	£ 100.00	£ 140.00	£		
33		Double skin PCC block stem wall below exterior wall	12.3	m <sup>2</sup>	£ 150.00	£ 210.00	£ 2,583.78		
		<b>TIMBER FRAMING</b>							
34		Flat roof joists of 150 x 50 C24 chem fix anchors at 400mm O.C	8.4	m <sup>2</sup>	£ 60.00	£ 84.00	£ 705.96		
35		New stud nib	1.4	m <sup>2</sup>	£ 30.00	£ 42.00	£ 57.38		
36		Stud wall as headboard/screen for walk in wardrobe	6.2	m <sup>2</sup>	£ 35.00	£ 49.00	£ 305.14		
37		150 x 50 C24 flat roof joists @ 400mm O.C	23.0	m <sup>2</sup>	£ 60.00	£ 84.00	£ 1,934.10		
38		Internal timber stud wall: 100 x 100 mm timber treated studs @ 400 mm c/c	21.7	m <sup>2</sup>	£ 45.00	£ 63.00	£ 1,367.76		
39		40 x 140 C16 Dormer stud wall at 600mm O.C	6.7	m <sup>2</sup>	£ 55.00	£ 77.00	£ 517.93		
40		12mm OSB sheathing at dormer walls	6.7	m <sup>2</sup>	£ 30.00	£ 42.00	£ 282.51		
41		200 x 50 C24 ridge beam	2.6	m	£ 80.00	£ 112.00	£ 294.16		
42		200 x 50 C24 valley beam	2.4	m	£ 80.00	£ 112.00	£ 263.65		
43		150 x 50 C24 dormer roof rafters	8.3	m <sup>2</sup>	£ 70.00	£ 98.00	£ 812.48		
44		150 x 50 C24 floor joists	13.5	m <sup>2</sup>	£ 70.00	£ 98.00	£ 1,321.90		
45		22mm flooring grade chipboard on floor joists	13.5	m <sup>2</sup>	£ 25.00	£ 35.00	£ 472.11		
46		External grade ply deck on 1:80 fall SW firrings on flat roof joists	23.0	m <sup>2</sup>	£ 35.00	£ 49.00	£ 1,128.23		
47		One bottom plate @ dormer stud wall	5.6	m	£ 20.00	£ 28.00	£ 156.95		
48		Two top plates @ dormer stud wall	11.2	m	£ 30.00	£ 42.00	£ 470.85		
49		Fill rafters, felt battens and tiles matching main roof at existing velux window place	1.2	m <sup>2</sup>	£ 25.00	£ 35.00	£ 42.82		
50		37.5 mm insulated plaster board and skim coat finish internally at dormer walls	6.7	m <sup>2</sup>	£ 50.00	£ 70.00	£ 470.85		

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SR. NO.	BILL NO.	DESCRIPTION	QUANTITY	UNIT	1.4	UNIT COST	ITEM COST	BILL COST
51		13 mm wet plaster board inner side of exterior walls	25.6	m <sup>2</sup>	£ 35.00	£ 49.00	£ 1,255.77	
52		12.5mm gyproc wall board and skim plaster finish	31.3	m <sup>2</sup>	£ 30.00	£ 42.00	£ 1,315.26	
		<b>METAL</b>						
53		152 X 89 UB16 frame, 16kg/m.	2.4	m	£ 56.00	£ 78.40	£ 190.48	
54		150 x 90 PFC within floor zone, 24kg/m.	3.4	m	£ 84.00	£ 117.60	£ 397.04	
55		(2)175 x 50 C24 within floor zone	6.8	m	£ 150.00	£ 210.00	£ 1,418.00	
56		900mm high handrail *Material not given	3.3	m	£ 550.00	£ 770.00	£ 2,556.38	
57		1.1m guarding to decking *Material not given	13.6	m	£ 650.00	£ 910.00	£ 12,334.50	
58		Catnic CG/90 lintols	6.8	m	£ 50.00	£ 70.00	£ 474.35	
59		Exterior walls tied together with stainless steel wall ties @ 450mm vertical centres and 750mm horizontal centres, staggered and 225mm vertical centres at reveals	1.0	P/S	£ 800.00	£ 1,120.00	£ 1,120.00	
<b>C ARCHITECTURE</b>								<b>£ 56,188.7</b>
		<b>ROOFING</b>						
60		Dormer roof, tiles matching existing on SW treated batens, tyvek supro underlay w/ vapour barrier	8.3	m <sup>2</sup>	£ 120.00	£ 168.00	£ 1,392.83	
61		Fiberglass roofing system at flat roof	23.0	m <sup>2</sup>	£ 60.00	£ 84.00	£ 1,934.10	
62		Eave's drip w/ 9mm masterboard at eave *detail not given	16.1	m	£ 45.00	£ 63.00	£ 1,011.34	
63		Aluminium gutter *detail not given	16.1	m	£ 40.00	£ 56.00	£ 898.97	
64		Fascia board *detail not given	20.3	m	£ 35.00	£ 49.00	£ 993.91	
65		Downspouts *detail not given	10.8	m	£ 40.00	£ 56.00	£ 604.80	
		<b>EXTERIOR</b>						
66		Sand cement render on EML on SW treated vertical battens tyvek supro underlay on exterior side of dormer wall	4.0	m <sup>2</sup>	£ 50.00	£ 70.00	£ 278.92	
67		19mm sand cement render on exterior walls	23.0	m <sup>2</sup>	£ 50.00	£ 70.00	£ 1,612.89	
		<b>INSULATION</b>						
68		Vertical DPC at window wall junction w/ code lead stepped flashing	3.2	m	£ 30.00	£ 42.00	£ 132.67	
69		Continous DPC in walls and both skins of exterior wall, 150 mm above ground level	27.6	m	£ 30.00	£ 42.00	£ 1,158.89	
70		Cavity tray at roof/wall junction w/ code lead stepped flashing	13.0	m	£ 20.00	£ 28.00	£ 364.19	
71		130mm celotex @ dormer roof	8.3	m <sup>2</sup>	£ 30.00	£ 42.00	£ 348.21	
72		140mm Celotex insulation @ dormer wall	6.7	m <sup>2</sup>	£ 35.00	£ 49.00	£ 329.59	
73		150mm Celotex @ floor joists	13.5	m <sup>2</sup>	£ 40.00	£ 56.00	£ 755.37	
74		150mm kingspan thermarroof @ flat roof	23.0	m <sup>2</sup>	£ 80.00	£ 112.00	£ 2,578.80	
75		100 mm acoustic rockwool batt insulation b/w studs	21.7	m <sup>2</sup>	£ 50.00	£ 70.00	£ 1,519.74	
76		90mm celotex thermalclass cavity wall 21 insulation @ exterior walls	25.6	m <sup>2</sup>	£ 25.00	£ 35.00	£ 896.98	
		<b>DOORS</b>						
77		FD30S UPVC/aluminium double glazed interior single swing door Size: 750mm x 2035mm	1.0	nr	£ 800.00	£ 1,120.00	£ 1,120.00	
78		UPVC/aluminium double glazed Bi fold door Size: 2300mm x 2200mm	1.0	nr	£ 2,800.00	£ 3,920.00	£ 3,920.00	
79		<del>UPVC/aluminium double glazed exterior double swing door at conservatory Size: 1420mm x 2035mm</del>		nr	<del>£ 1,500.00</del>	<del>£ 2,100.00</del>		
80		UPVC/aluminium double glazed exterior double swing door w / 450mm x 2035mm glass panels on both sides Size: 1420mm x 2035mm	1.0	nr	£ 1,500.00	£ 2,100.00	£ 2,100.00	
81		Iron mongery, typical.	3.0	nr	£ 250.00	£ 350.00	£ 1,050.00	
		<b>WINDOWS</b>						
82		2330mm wide, 1500mm high glass panel at dormer front having 980mm x 1045mm UPVC/aluminium double glazed dormer window inside	1.0	nr	£ 1,800.00	£ 2,520.00	£ 2,520.00	
83		UPVC/aluminium double glazed exterior window Size: 1390mm x 1300mm	1.0	nr	£ 950.00	£ 1,330.00	£ 1,330.00	
		<b>GLASS WORK</b>						
84		Pitched glass roof at conservatory	16.2	m <sup>2</sup>	£ 400.00	£ 560.00	£ 9,097.20	
85		<del>Glass panel over dwarf wall at conservatory</del>		m <sup>2</sup>	<del>£ 350.00</del>	<del>£ 490.00</del>		
		<b>STEPS</b>						
86		250mm x 1100mm step *material unknown	2.0	riser	£ 360.00	£ 504.00	£ 1,008.00	
87		250mm x 2400mm step *material unknown	1.0	riser	£ 790.00	£ 1,106.00	£ 1,106.00	
88		550mm x 225mm step *material unknown	2.0	riser	£ 180.00	£ 252.00	£ 504.00	

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89		550mm x 750mm step *material unknown	1.0	riser	£ 250.00	£ 350.00	£ 350.00		
90		600mm x 690mm step *material unknown	1.0	riser	£ 450.00	£ 630.00	£ 630.00		
		<b>CEILING FINISHES</b>							
91		Ceiling at extended kitchen *Detail not given	6.7	m <sup>2</sup>	£ 80.00	£ 112.00	£ 754.00		
		<b>FLOOR FINISHES</b>							
92		Suspended timber flooring Allow for floor finishes with kitchen area LVT at £75.00 m <sup>2</sup>	4.0	m <sup>2</sup>	£ 150.00	£ 210.00	£ 836.43		
93		Composite decking	25.6	m <sup>2</sup>	£ 120.00	£ 168.00	£ 4,308.60		
94		Kitchen tile countertop *detail not given	1.9	m <sup>2</sup>	£ 150.00	£ 210.00	£ 402.49		
		<b>SECOND FIX WORKS</b>							
95		MDF pencil line skirting	5.1	m	£ 15.00	£ 21.00	£ 107.71		
96		Architraves	21.8	m	£ 25.00	£ 35.00	£ 764.05		
		<b>WALL FINISHES</b>							
97		Wall paint *detail not given	32.4	m <sup>2</sup>	£ 35.00	£ 49.00	£ 1,585.36		
		<b>CABINETRY</b>							
98		Base cabinets *detail not given	4.7	m	£ 650.00	£ 910.00	£ 4,260.35		
99		Upper cabinets *detail not given	2.1	m	£ 550.00	£ 770.00	£ 1,622.31		
<b>D</b>		<b>PLUMBING, ELECTRICAL SERVICES</b>							<b>£ 12,600.0</b>
100		Provisional sum for electrical work.	1.0	p/s	£ 5,000.00	£ 7,000.00	£ 7,000.00		
101		Provisional sum for plumbing work.	1.0	p/s	£ 4,000.00	£ 5,600.00	£ 5,600.00		
<b>E</b>		<b>KITCHEN</b>							<b>£ 12,850.0</b>
102		Supply of kitchen items	1.0	p/s	£ 7,142.86	£ 10,000.00	£ 10,000.00		
103		Installation of kitchen items	1.0	p/s	£ 2,035.71	£ 2,850.00	£ 2,850.00		
<b>TOTAL BASE BID</b>							<b>£ 132,408.39</b>	<b>£ 132,408.39</b>	

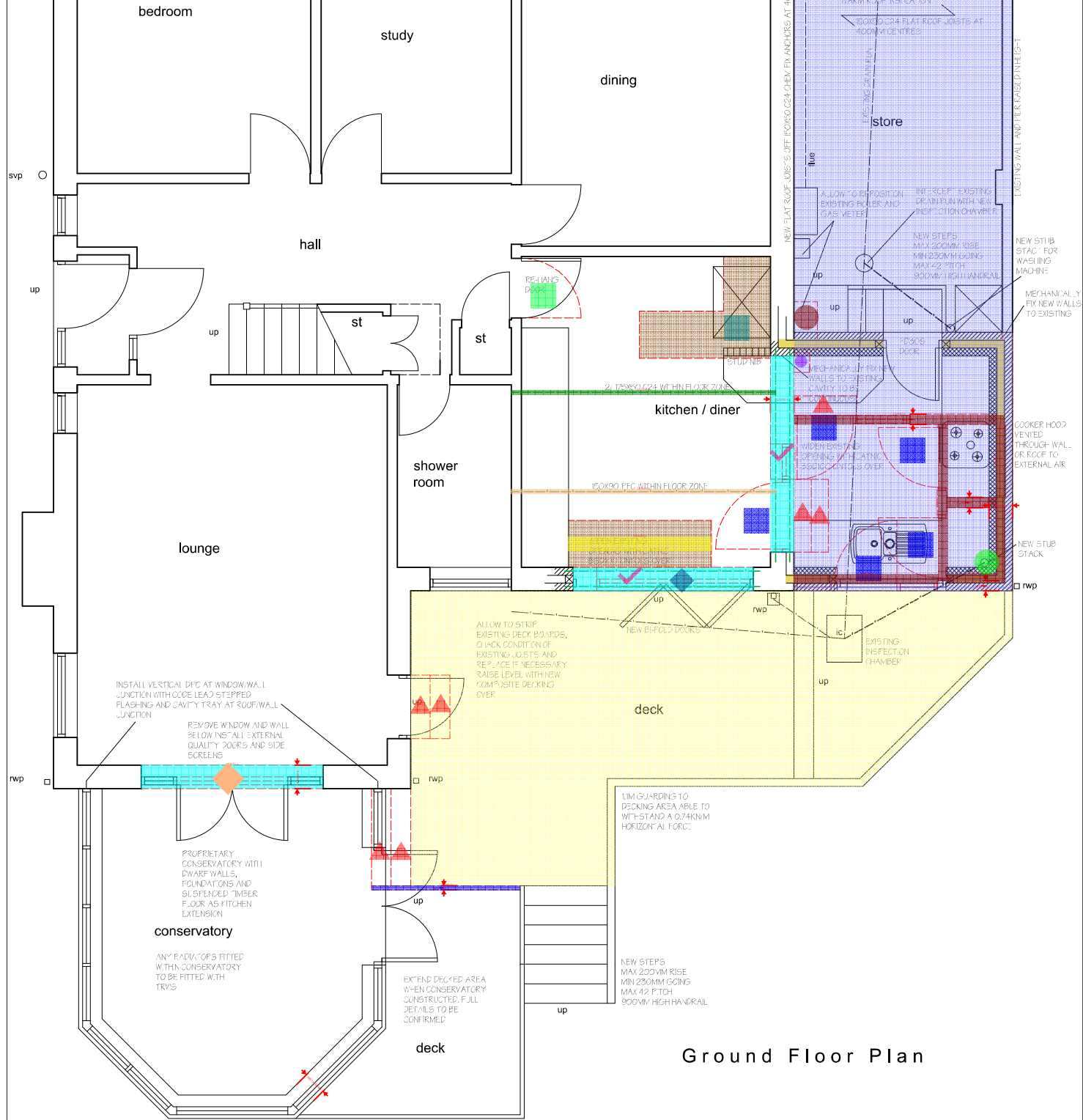
**Notes & Exclusions**

- 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.

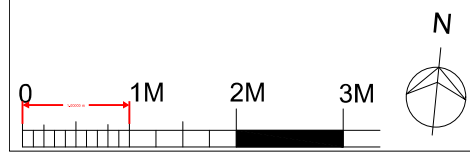
**Legend**

- nr : number
- m : linear meter
- m<sup>2</sup> : area in meters
- m<sup>3</sup> : 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
(2)175 x 50 C24 within floor zone	3.37619	m
150 x 90 PFC within floor zone	3.37619	m
Catnic BSD100 lintols to be removed	2	Count
Existing 130mm thick partition wall to be removed	9.79782	m
Existing 300mm/100mm PCC block, 100mm cavity wall, 100mm insulation block) thick exterior wall to be removed	7.12433	m
Existing boiler to be repositioned	1	Count
Existing countertop to be removed	2.51963	sq m
Existing deck boards to be removed, check condition of joists and replace if necessary	20.70063	sq m
Existing exterior window to be removed	1	Count
Existing Existing cabinets to be removed	1.82504	m
Existing gas meter to be repositioned	1	Count
Existing interior single door to be rehanged (swing position changed)	1	Count
Existing interior single door to be removed	2	Count
Existing interior single door with glass panel to be removed	3	Count
Existing interior window to be removed	1	Count
Existing kitchen island to be removed	1	Count
Existing railing to be removed	1.90000	m
Existing roof of covering and structure to be removed ( 2:1 pitch)	6.24417	sq m
Existing roof of covering and structure to be removed	17.18436	sq m
Existing steps to be removed	7	Count
Length Measurement	2.34021	mm
Length Measurement	299,75210	m
Stub stack	1	Count



Ground Floor Plan



Alterations @  
24 David Road  
Paignton  
TQ3 2QF

Building Regulations  
Scale: 1:50@A3 Drawn: DRL  
1813-23-100 Date: Nov 23



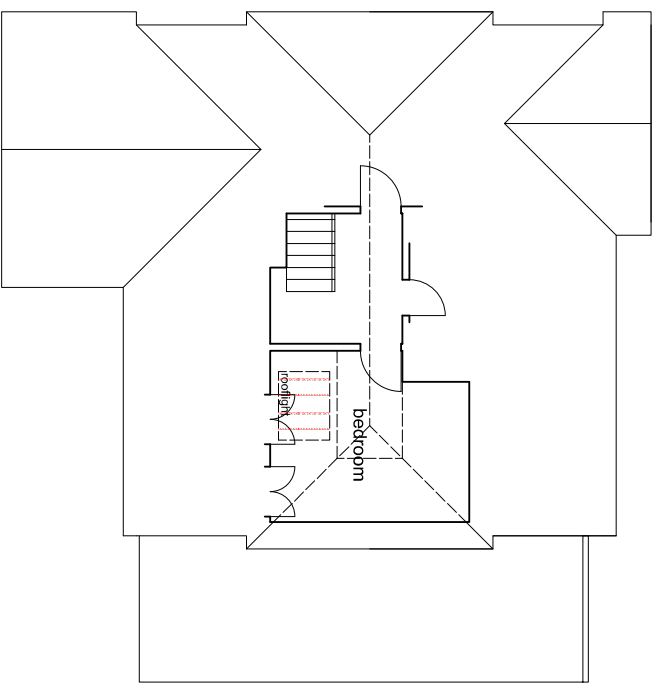
**Darren Law Architecture**  
81 Steed Close Paignton TQ4 7SP  
01803 844961 info@dl-arch.co.uk

ALL DIMENSIONS TO BE CHECKED ON SITE & ANY DISCREPANCIES TO BE NOTED PRIOR TO COMMENCEMENT OF WORK.

Legend		Description	Quantity	Unit
↘		Existing ceiling to be removed	21.13623	sq m
▒		Existing flooring to be removed	20.13222	sq m
✓		Existing storage to be removed	1.86455	m
▒		Fill rafters, felt battens and tiles matching main roof at existing velux window place	1.22354	sq m
—		Length Measurement	1.43069	m



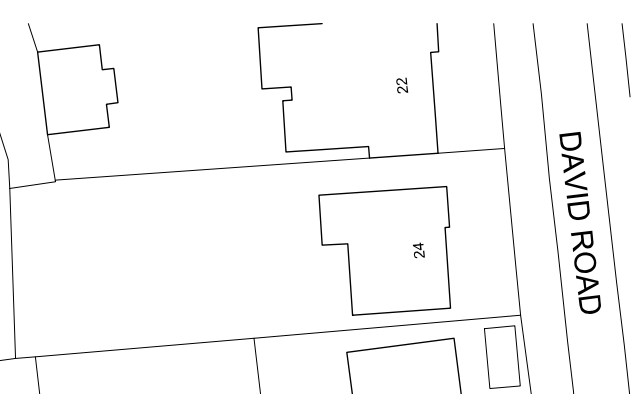
Ground Floor Plan



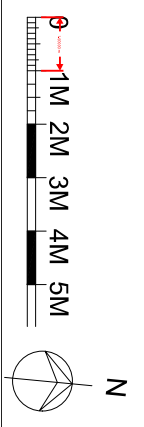
First Floor Plan



Location Plan  
Scale 1:1250



Block Plan  
Scale 1:500



Alterations @  
24 David Road  
Paignton  
TQ3 2QF

Plans  
As Existing  
Scale: 1:100@A3  
1813-23-001A  
Drawn: DRL  
Date: July 23

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