

PROJECT: 3 Glenwood close

LOCATION: 3 Glenwood close Swindon, Wiltshire, SNI 4EB.

ARCHITECT: AD Draughting

DRAWING STATUS: March 25,2024

PREPARED BY : DW

CHECKED BY : HB, TL-1

DATE: April 5, 2024.

REVISION: 00

SR. NO.	BILL NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	BILL COST	
<b>A</b>		<b>DEMOLITION</b>						<b>£ -</b>
1		Existing 100mm internal stud wall to be removed	3.4	m <sup>2</sup>	£ -	£ -		
2		Existing 350mm wide internal half wall to be removed	2.5	m <sup>2</sup>	£ -	£ -		
3		Existing external double door to be removed	1.0	nr	£ -	£ -		
4		Existing external window to be removed	3.0	nr	£ -	£ -		
5		Existing floor finish to be removed to its entirety	16.5	m <sup>2</sup>	£ -	£ -		
6		Existing internal single door to be removed	1.0	nr	£ -	£ -		
7		Existing sink w/ faucet to be removed	1.0	nr	£ -	£ -		
8		Existing stove to be removed	1.0	nr	£ -	£ -		
9		Existing 500 mm wide cupboard to be removed	1.3	m	£ -	£ -		
10		Existing kitchen worktop to be removed	2.7	m <sup>2</sup>	£ -	£ -		
11		Existing 600mm wide bottom cabinets to be removed	4.6	m	£ -	£ -		
12		Existing 300mm wide top cabinets to be removed	4.6	m	£ -	£ -		
13		Existing 12.5mm Plasterboard ceiling to be removed	6.1	m <sup>2</sup>	£ -	£ -		
14		Existing floor w/ assembly to be removed	1.4	m <sup>2</sup>	£ -	£ -		
15		Existing truss members to be removed	19.6	m	£ -	£ -		
16		Existing ridge w/ accessories to be removed	1.6	m	£ -	£ -		
17		Existing 300mm wide external block wall to be removed	5.7	m <sup>2</sup>	£ -	£ -		
18		Existing roof w/ assembly to be removed	20.7	m <sup>2</sup>	£ -	£ -		
19		Existing uPVC gutter to be removed	8.8	m	£ -	£ -		
20		Existing boiler to be removed	1.0	nr	£ -	£ -		
21		Existing equipment to be removed	2.0	nr	£ -	£ -		
22		Existing Catnic lintel to be removed	5.8	m	£ -	£ -		
<b>B</b>		<b>STRUCTURE</b>						<b>£ -</b>
		<b>BLOCKWORK</b>						
23		External block wall: 100 mm double skin medium density concrete block w/ cavity insulation in between	2.3	m <sup>2</sup>	£ -	£ -		
		<b>TIMBER FRAMING</b>						
24		50 x 150mm C24 timber roof joists @ 400mm c/c	23.2	m <sup>2</sup>	£ -	£ -		
25		50 x 200 mm C24 timber floor joists @ 400 mm c/c	37.1	m <sup>2</sup>	£ -	£ -		
26		125 mm loft stud wall: 47 x 100 mm timber treated softwood studs @ 400 mm c/c	45.5	m <sup>2</sup>	£ -	£ -		
27		125 mm internal stud wall: 47 x 100 mm timber treated softwood studs @ 400 mm c/c	34.6	m <sup>2</sup>	£ -	£ -		
28		100 x 47 mm treated timber (1)bottom and (2)top plates	114.5	m	£ -	£ -		
29		22 mm plywood subfloor	37.1	m <sup>2</sup>	£ -	£ -		
30		18 mm marine roof plywood	23.2	m <sup>2</sup>	£ -	£ -		
31		Timber header	5.2	m	£ -	£ -		
		<b>METAL FRAMING</b>						
32		Lintel, Catnic CN99/394C	6.4	m	£ -	£ -		
<b>C</b>		<b>ARCHITECTURE</b>						<b>£ -</b>
		<b>ROOFING</b>						
33		Single membrane cold flat roof	23.2	m <sup>2</sup>	£ -	£ -		
34		Barge board	10.9	m	£ -	£ -		
35		uPVC gutter	13.9	m	£ -	£ -		
		<b>EXTERIOR FINISH</b>						
36		Render finish	15.6	m <sup>2</sup>	£ -	£ -		
37		Dormer external finish assuming timber cladding as per drawings	19.1	m <sup>2</sup>	£ -	£ -		
		<b>INSULATION</b>						
38		100 mm kooltherm insulation @ cavity walls	2.3	m <sup>2</sup>	£ -	£ -		
39		100 mm Celotex GA4000 @roof	23.2	m <sup>2</sup>	£ -	£ -		
40		125mm rockwool insulation @ stud walls	34.6	m <sup>2</sup>	£ -	£ -		
		<b>WATERPROOFING</b>						
41		Ridge flashing	4.4	m	£ -	£ -		
		<b>DOORS</b>						
42		External double swing door Size: 1200 x 2100mm	1.0	nr	£ -	£ -		
43		External double swing door Size: 1650 x 2100mm	1.0	nr	£ -	£ -		
44		Internal single sliding door Size: 800 x 2100mm	1.0	nr	£ -	£ -		
45		Internal single swing door Size: 800 x 2100mm	3.0	nr	£ -	£ -		

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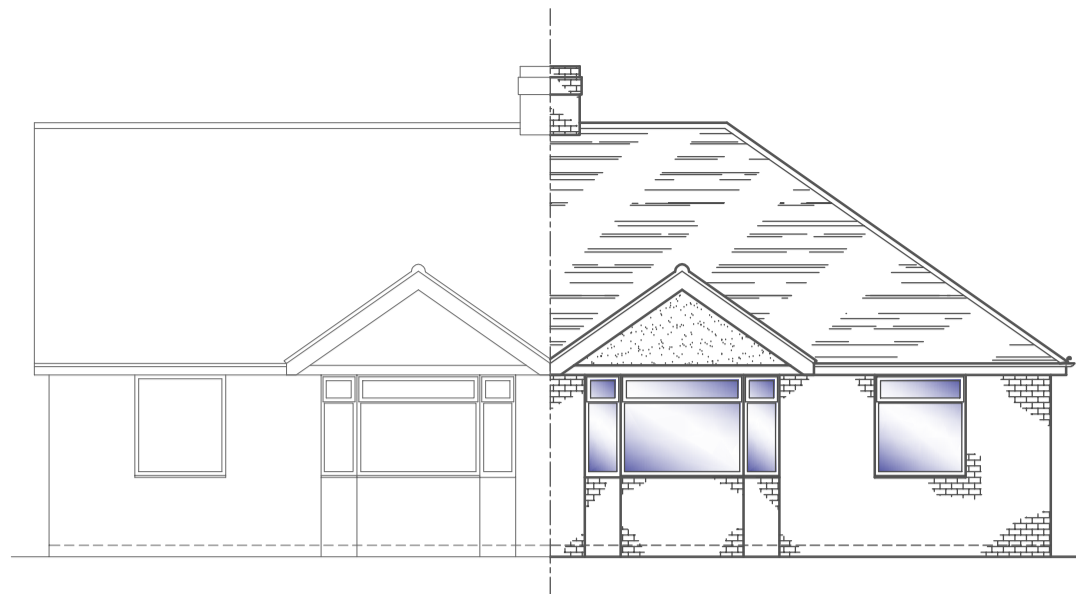
SR. NO.	BILL NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	BILL COST
46		Iron mongary	6.0	nr	£ -	£ -	
		<b>WINDOWS</b>					
47		External window Size: 600 x 1050mm	2.0	nr	£ -	£ -	
48		External window Size: 900 x 1050mm	1.0	nr	£ -	£ -	
49		External window Size: 1800 x 1050mm	1.0	nr	£ -	£ -	
50		External window Size: 2400 x 1050mm	1.0	nr	£ -	£ -	
		<b>ROOFLIGHTS</b>					
51		Roof light Size: 800 x 1200mm	2.0	nr	£ -	£ -	
		<b>PLASTER LININGS</b>					
52		12.5 mm plaster board on stud walls & blockwork	107.3	m <sup>2</sup>	£ -	£ -	
53		12 mm wedi board @ wet areas	9.7	m <sup>2</sup>	£ -	£ -	
		<b>FLOOR FINISHES</b>					
54		Wood flooring	13.8	m <sup>2</sup>	£ -	£ -	
55		Carpet flooring	30.7	m <sup>2</sup>	£ -	£ -	
56		Tile flooring	3.7	m <sup>2</sup>	£ -	£ -	
		<b>BASE FINISHES</b>					
57		MDF line skirting	52.9	m	£ -	£ -	
		<b>WALL FINISHES</b>					
58		Wall paint: 3 mm skim finish + 2 coats of emulsion	107.3	m <sup>2</sup>	£ -	£ -	
59		Wall tile	9.7	m <sup>2</sup>	£ -	£ -	
		<b>CEILING FINISHES</b>					
60		12.5mm plasterboard ceiling w/ skim finish	40.5	m <sup>2</sup>	£ -	£ -	
		<b>STAIRS</b>					
61		Wooden stairs (830mm wide, 200mm high)	12.0	riser	£ -	£ -	
62		Guardrail w/ post , 1.5m high	4.8	m	£ -	£ -	
63		Stair railing	2.9	m	£ -	£ -	
		<b>JOINERY</b>					
64		600mm wide bottom cabinets	8.3	m	£ -	£ -	
65		600mm wide kitchen worktop w/ 4" splashback	4.5	m <sup>2</sup>	£ -	£ -	
66		600mm wide utility worktop w/ 4" splashback	1.2	m <sup>2</sup>	£ -	£ -	
	<b>D</b>	<b>PLUMBING WORKS</b>					<b>£ -</b>
67		Sink w/ faucet	3.0	nr	£ -	£ -	
68		Water closet	1.0	nr	£ -	£ -	
69		Fixed bath tub Size: 700 x 1700mm	1.0	nr	£ -	£ -	
70		Rainwater downpipe	2.0	nr	£ -	£ -	
	<b>E</b>	<b>ELECTRICAL WORKS</b>					<b>£ -</b>
71		Electrical works, Allowance.	1.0	sum	£ -	£ -	
<b>TOTAL BASE BID</b>						<b>£ -</b>	<b>£ -</b>

**Notes & Exclusions**

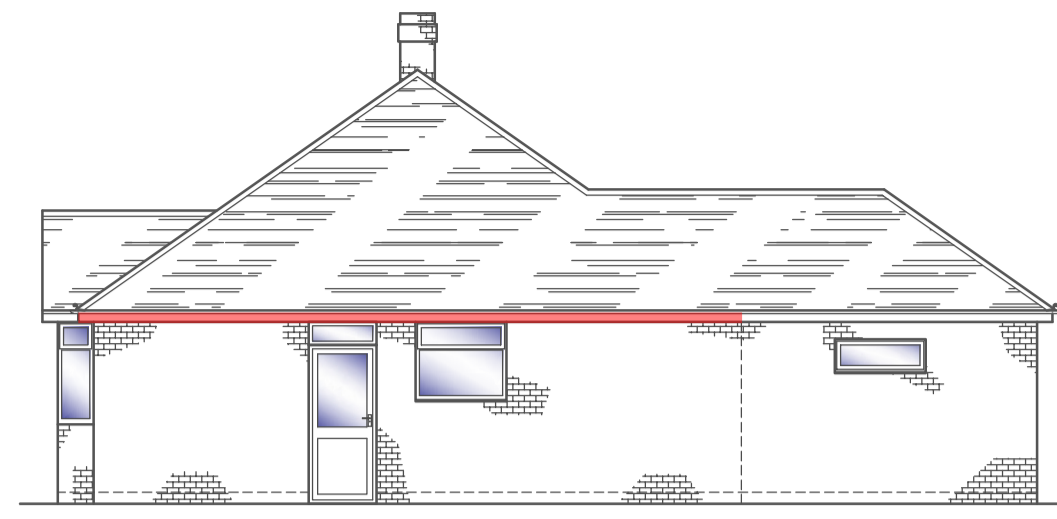
- Asbestos removal, if required, is excluded.
- Prices excludes VAT
- Anything not mentioned in this estimate, is excluded.
- The finishes assumed are standard, unless otherwise noted.

**Legend**

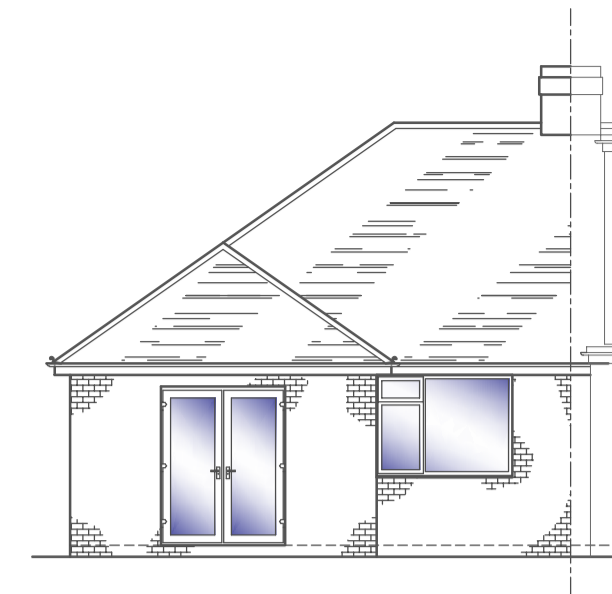
- nr : number
- m : linear meter
- m<sup>2</sup> : area in meters
- m<sup>3</sup> : volumn in meters
- sum : lump sum
- riser : one stair step
- item : one item
- week : five working week days
- xyz : assumed item
- allowance : approximate value
- kg : kilograms



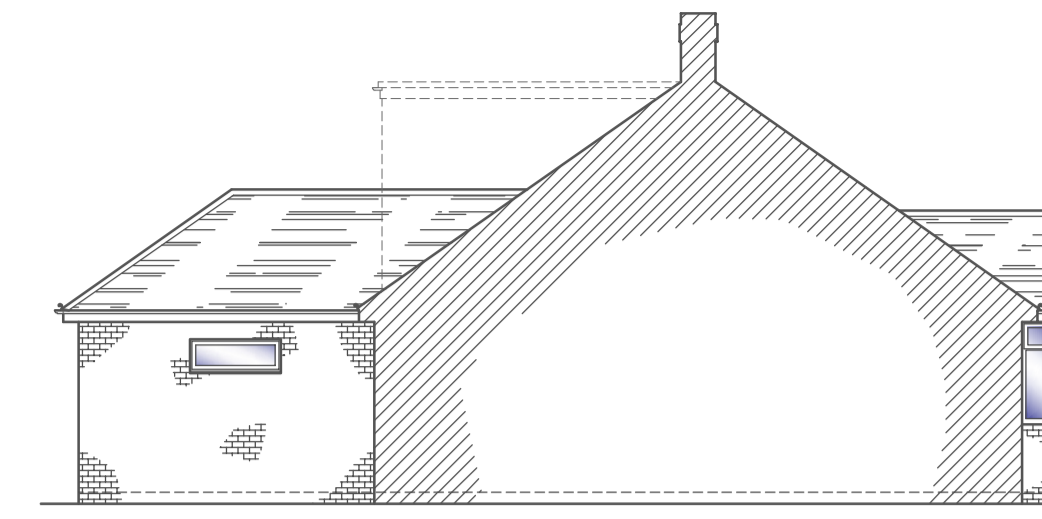
FRONT ELEVATION  
Scale 1:100



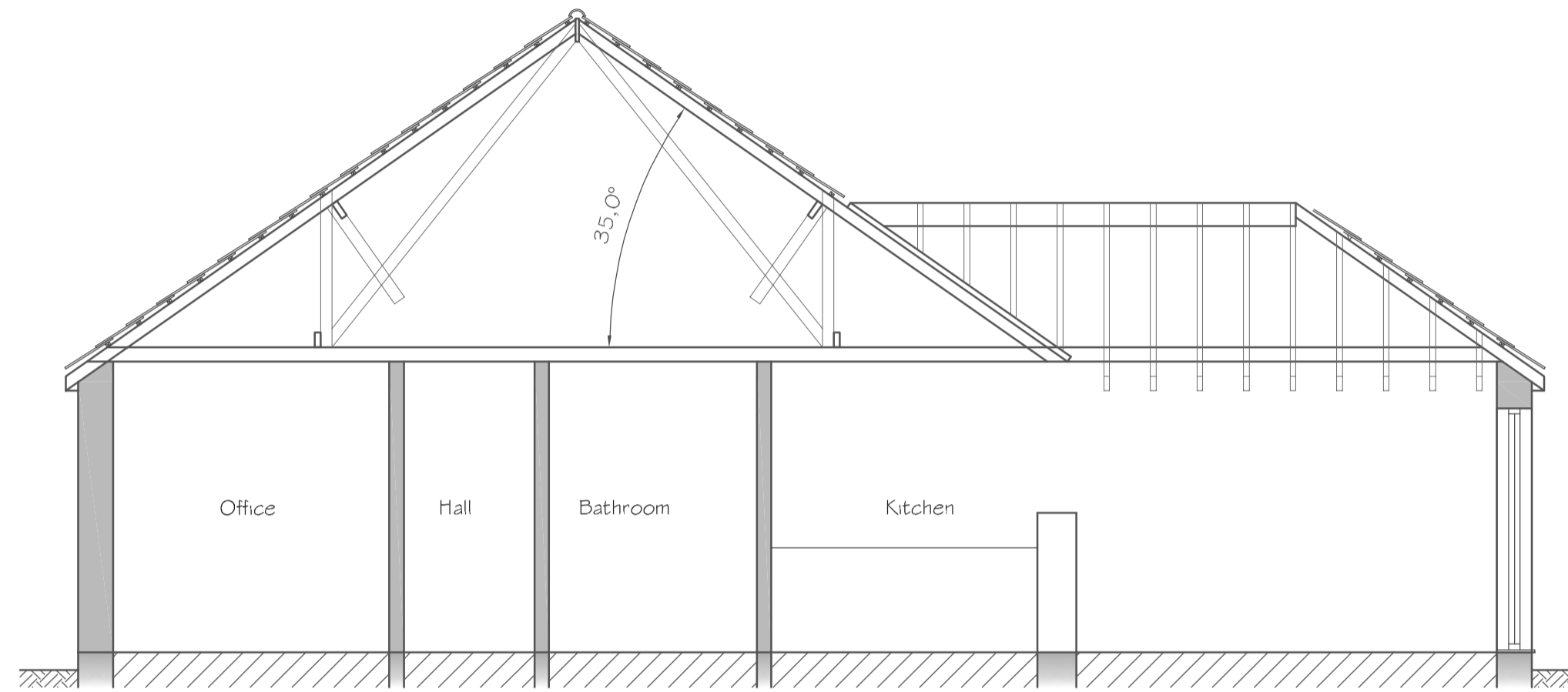
SIDE ELEVATION  
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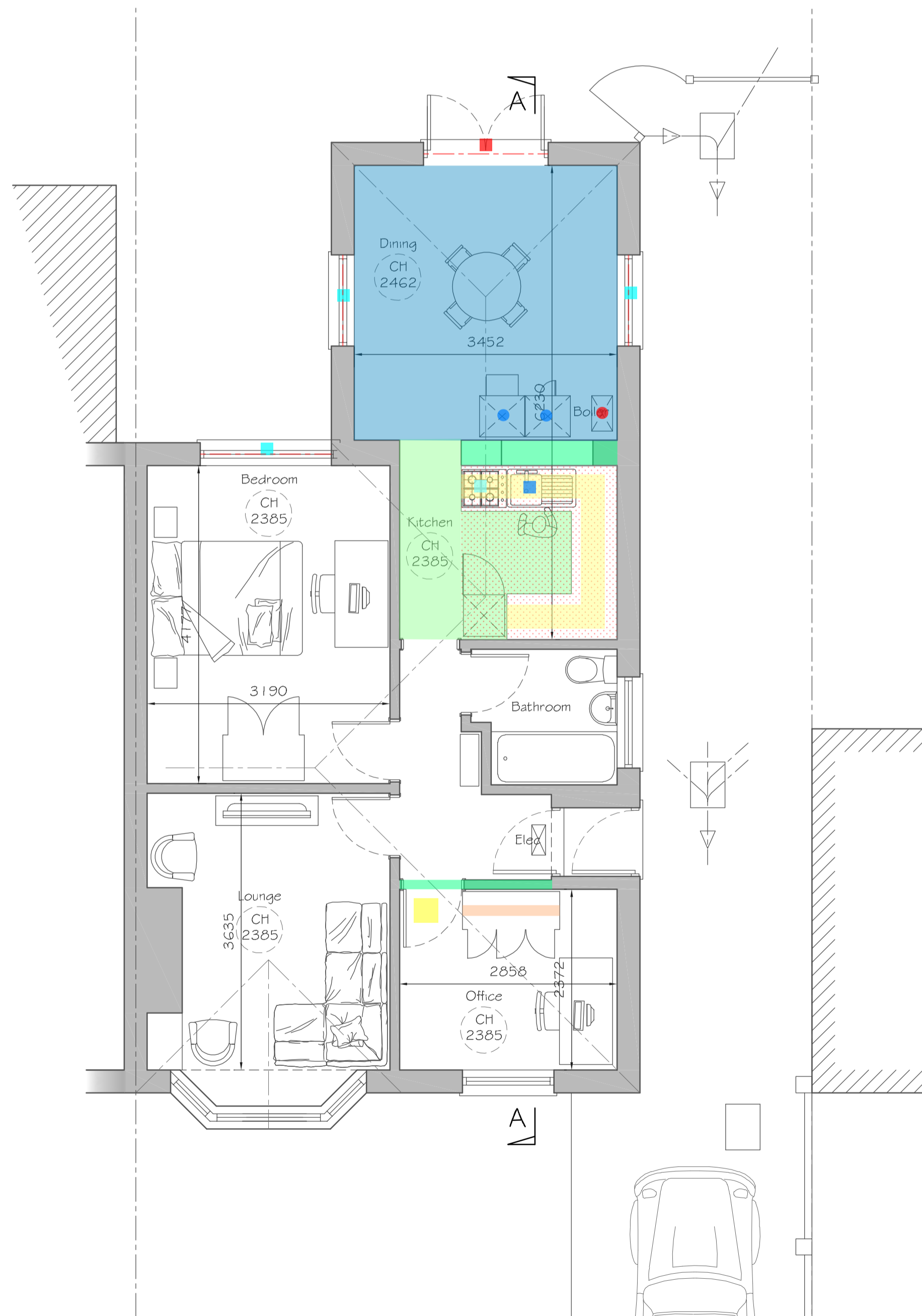
REAR ELEVATION  
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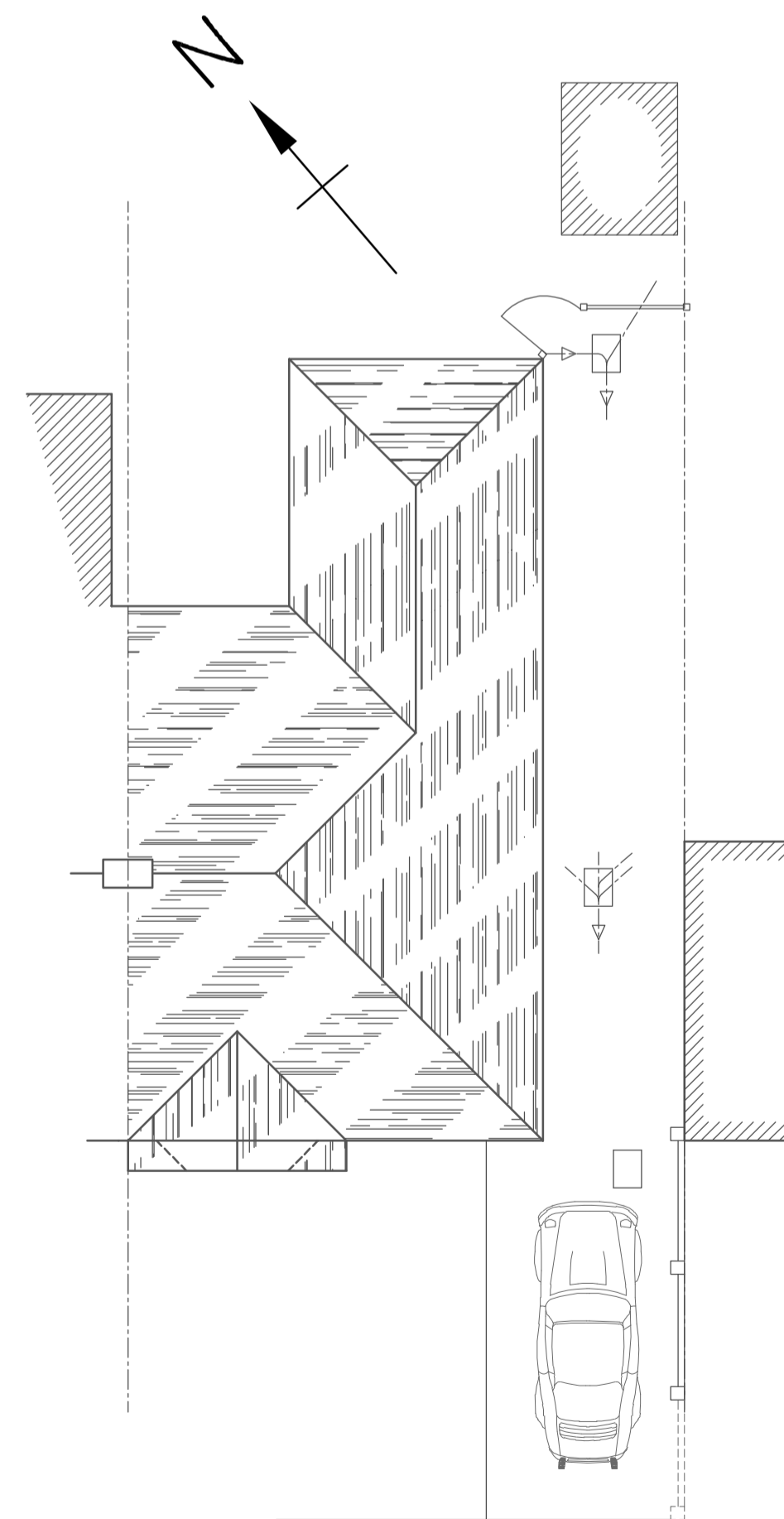
SIDE ELEVATION  
Scale 1:100



SECTION A-A  
Scale 1:50



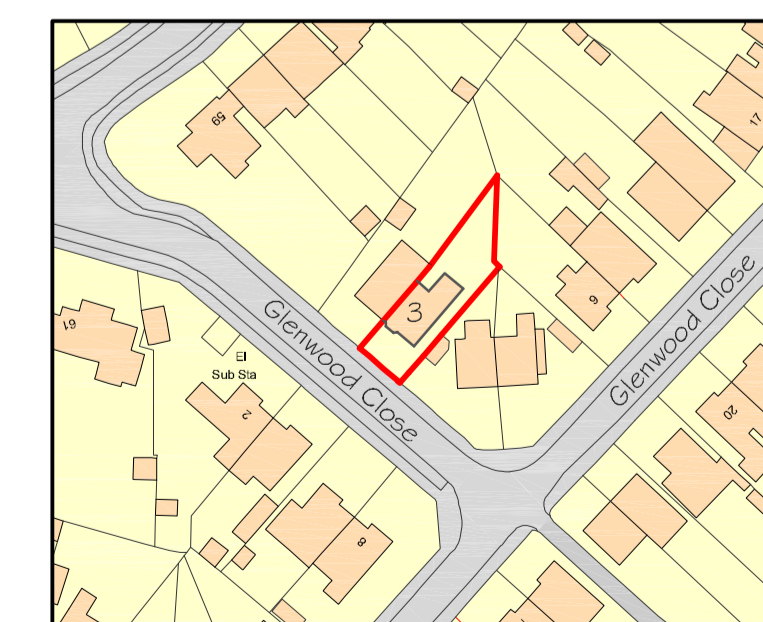
GROUND FLOOR PLAN  
Scale 1:50



ROOF PLAN  
Scale 1:100

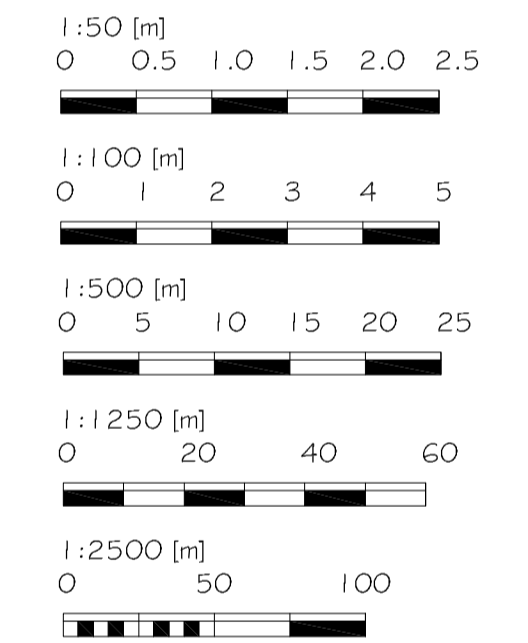


BLOCK PLAN  
Scale 1:500



LOCATION PLAN  
Scale 1:1250

Description	Quantity	Unit
Existing 12.5mm Plasterboard ceiling to be removed	4.681	sq m
Existing 100mm internal stud wall to be removed	2.004	m
Existing 350mm wide internal half wall to be removed	2.053	m
Existing 500mm wide cupboard to be removed	1.278	m
Existing 600mm wide bottom cabinets w/ worktop and 300mm wide top cabinets to be removed	4.570	m
Existing boiler to be removed	1	Count
Existing Catnic lintel to be removed	5.757	m
Existing equipment to be removed	2	Count
Existing external double door to be removed	1	Count
Existing external window to be removed	3	Count
Existing floor finish to be removed to its entirety	4.058	sq m
Existing floor finish to be removed to its entirety	12.466	sq m
Existing internal single door to be removed	1	Count
Existing sink w/ faucet to be removed	1	Count
Existing stove to be removed	1	Count
Existing uPVC gutter to be removed	8.781	m



Alex Dawson  
www.addraughting.co.uk  
alex@addraughting.co.uk  
01572 511412  
07791 341698



AD DRAUGHTING  
ARCHITECTURAL SERVICES

59 Barrow Close  
Marlborough  
Wiltshire  
SN8 2BE

Client

MR & MRS MEADE

Job Title

CONVERSION AT:  
3 GLENWOOD CLOSE,  
SWINDON,  
WILTSHIRE,  
SN1 4EB.

Drawing Title

EXISTING ELEVATIONS AND PLANS

Scale

AS SHOWN

Date

11/03/2024

Drawn

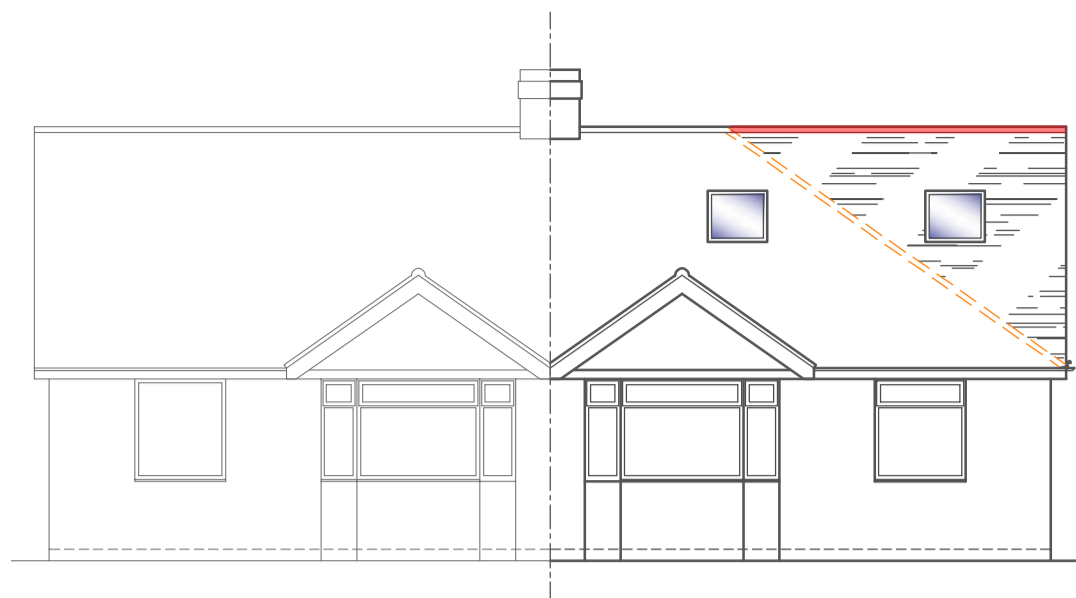
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Drawing No.

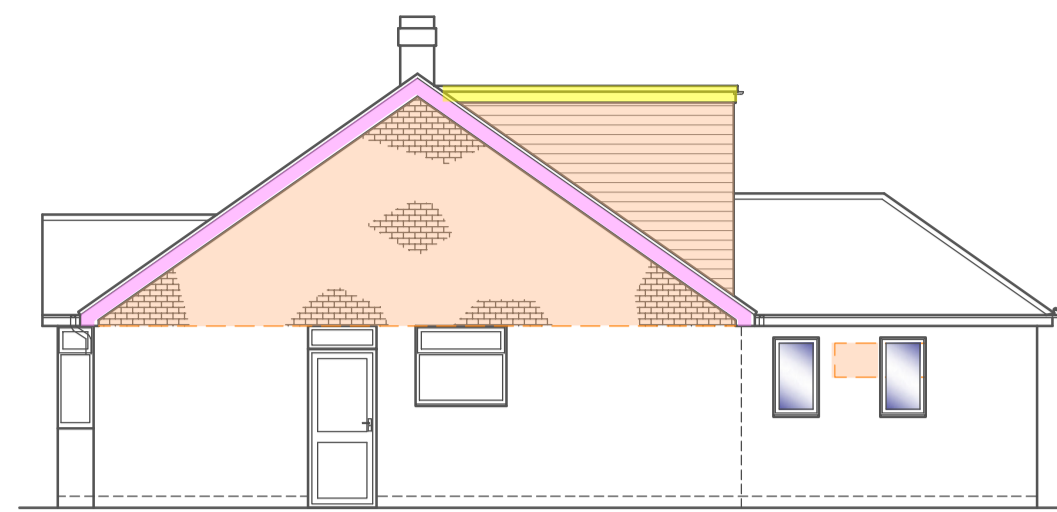
1411-01

Rev

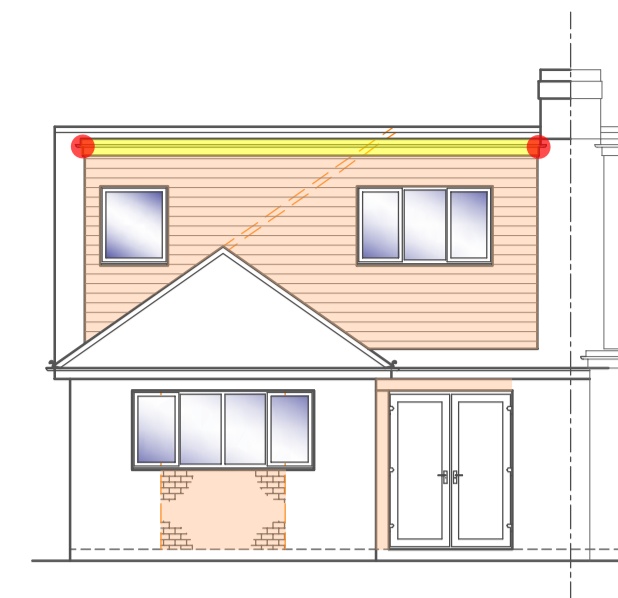
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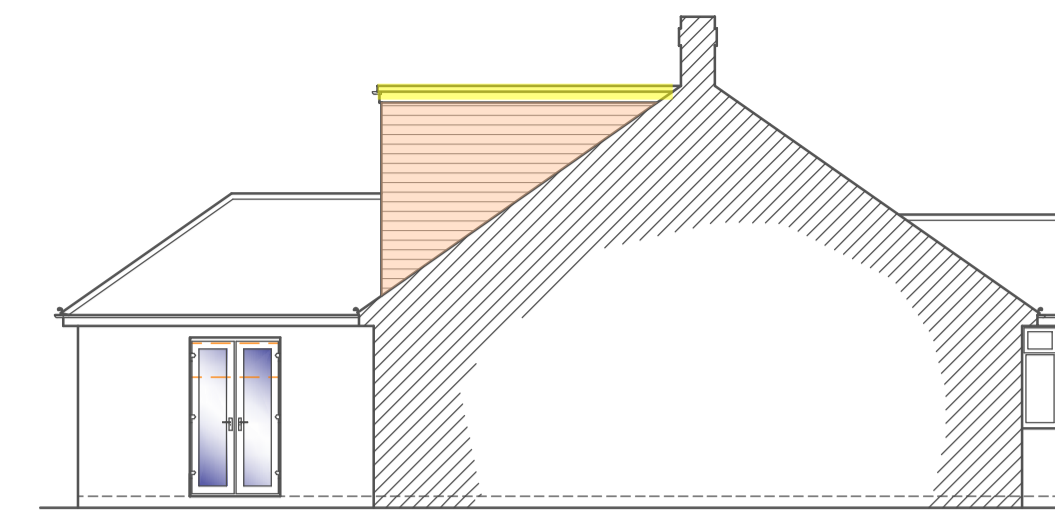
FRONT ELEVATION  
Scale 1:100



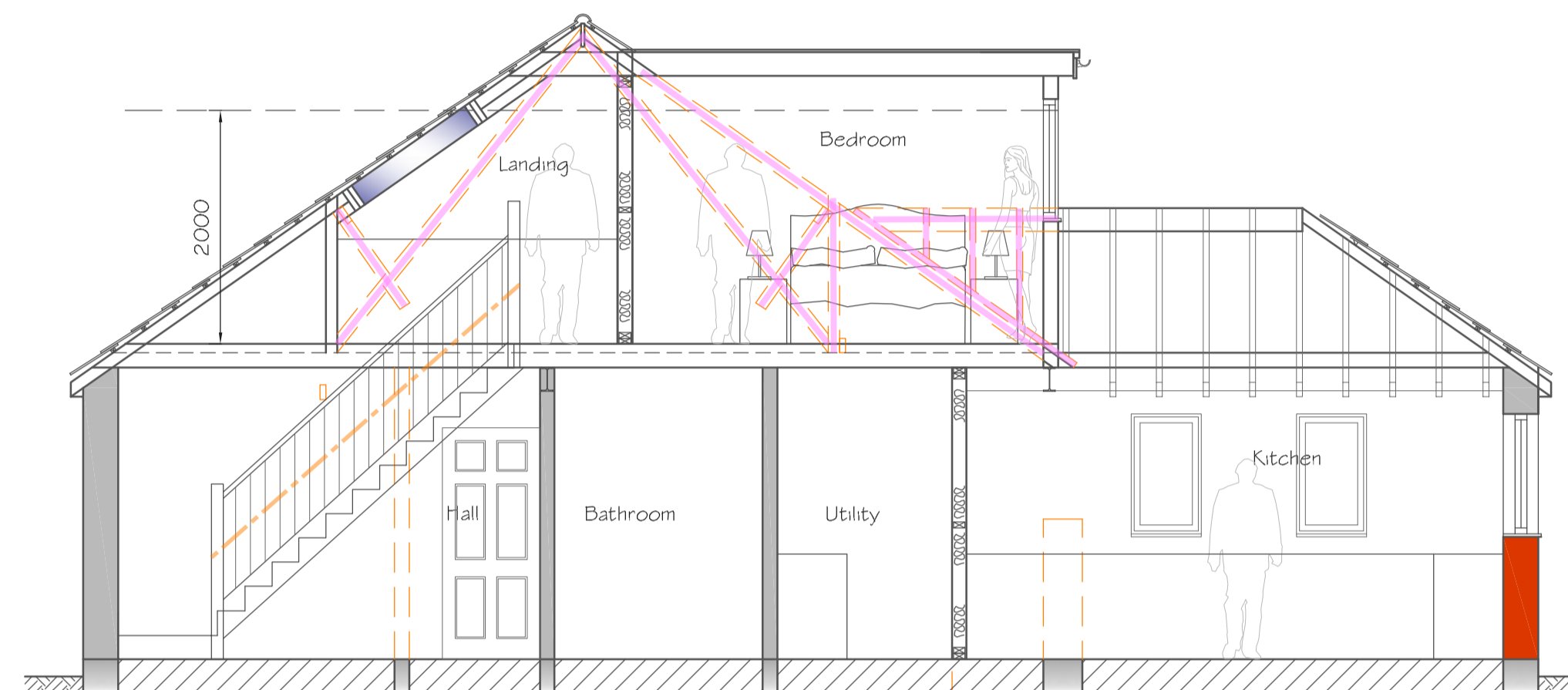
SIDE ELEVATION  
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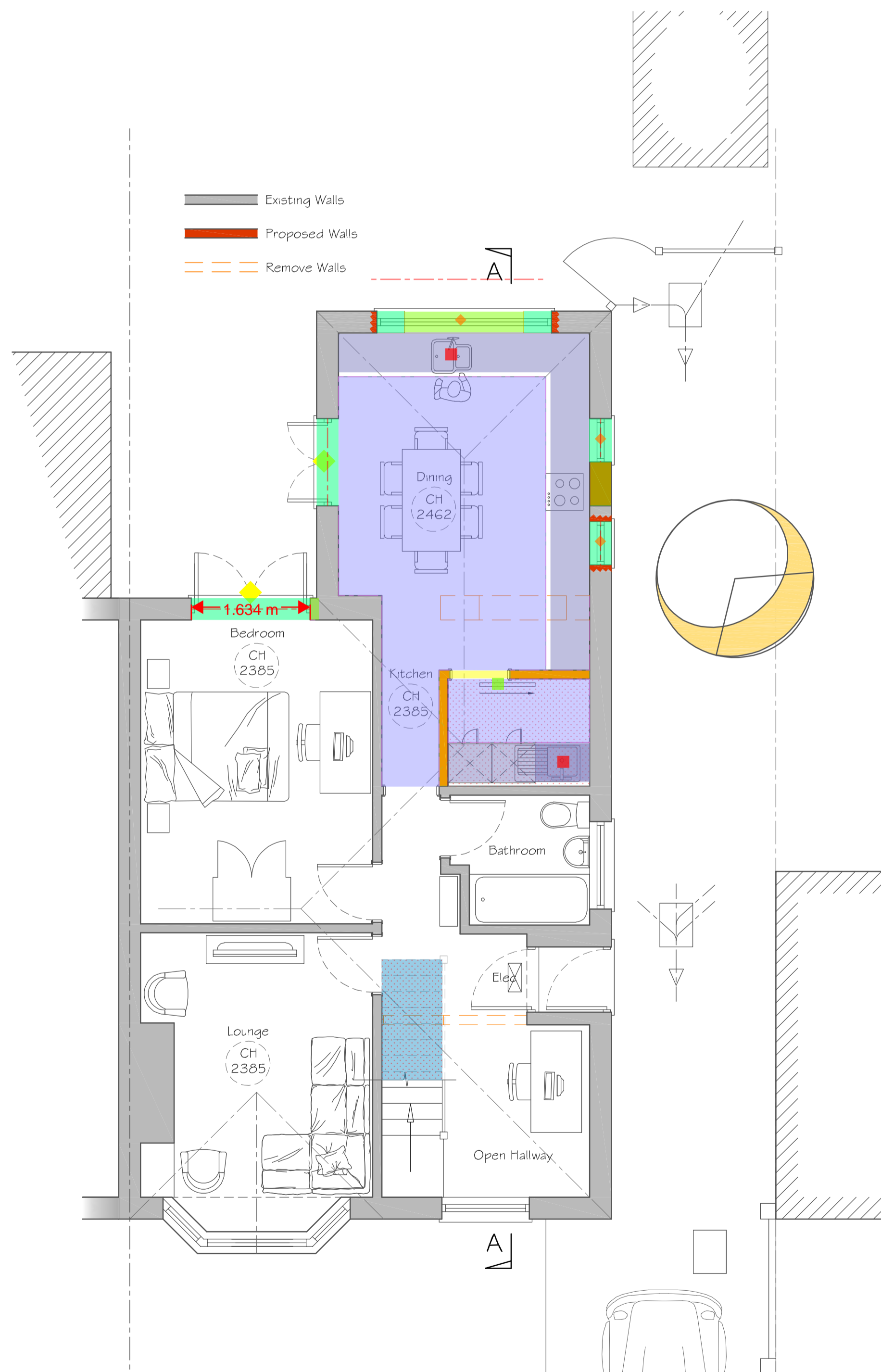
REAR ELEVATION  
Scale 1:100



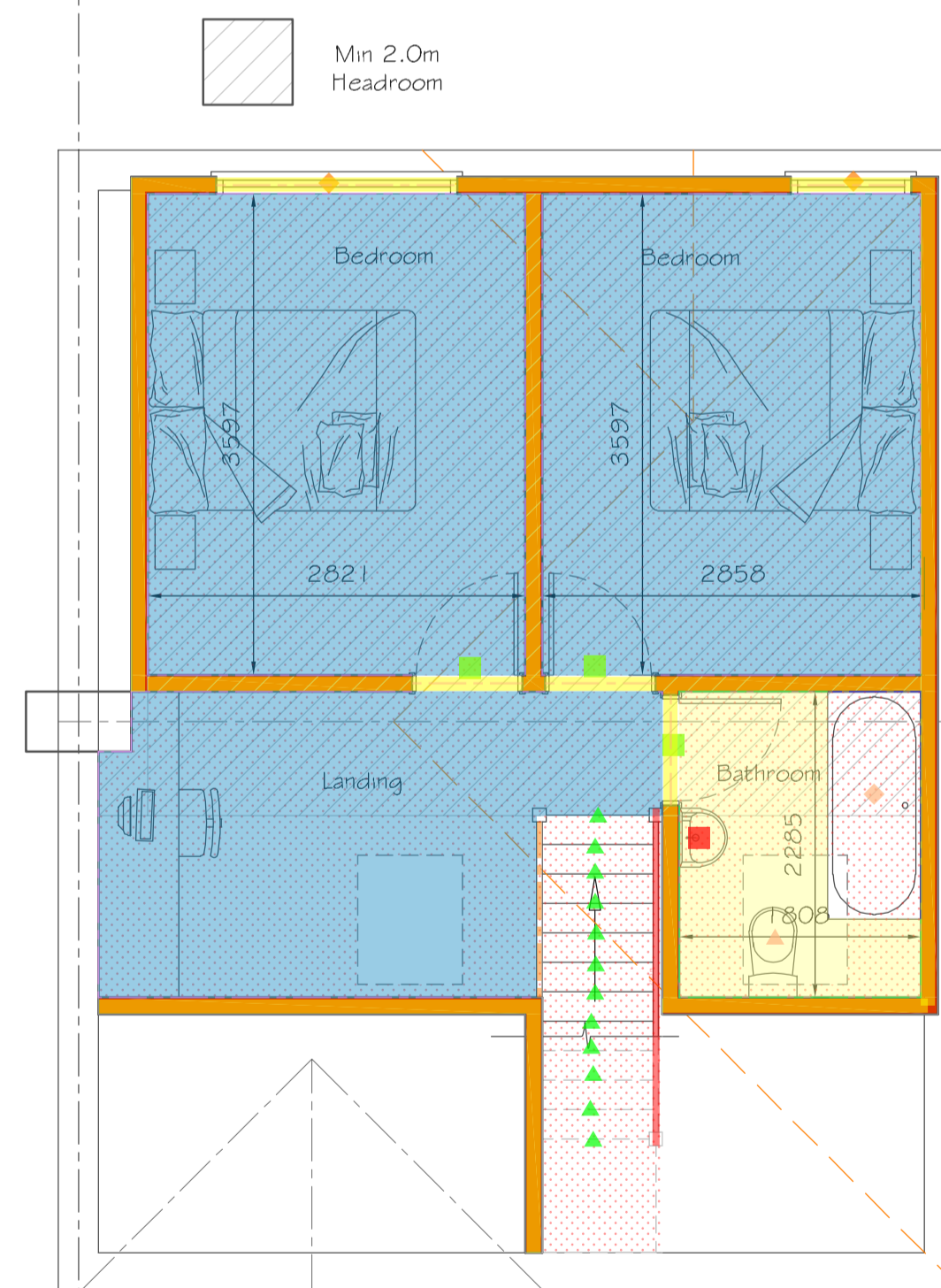
SIDE ELEVATION  
Scale 1:100



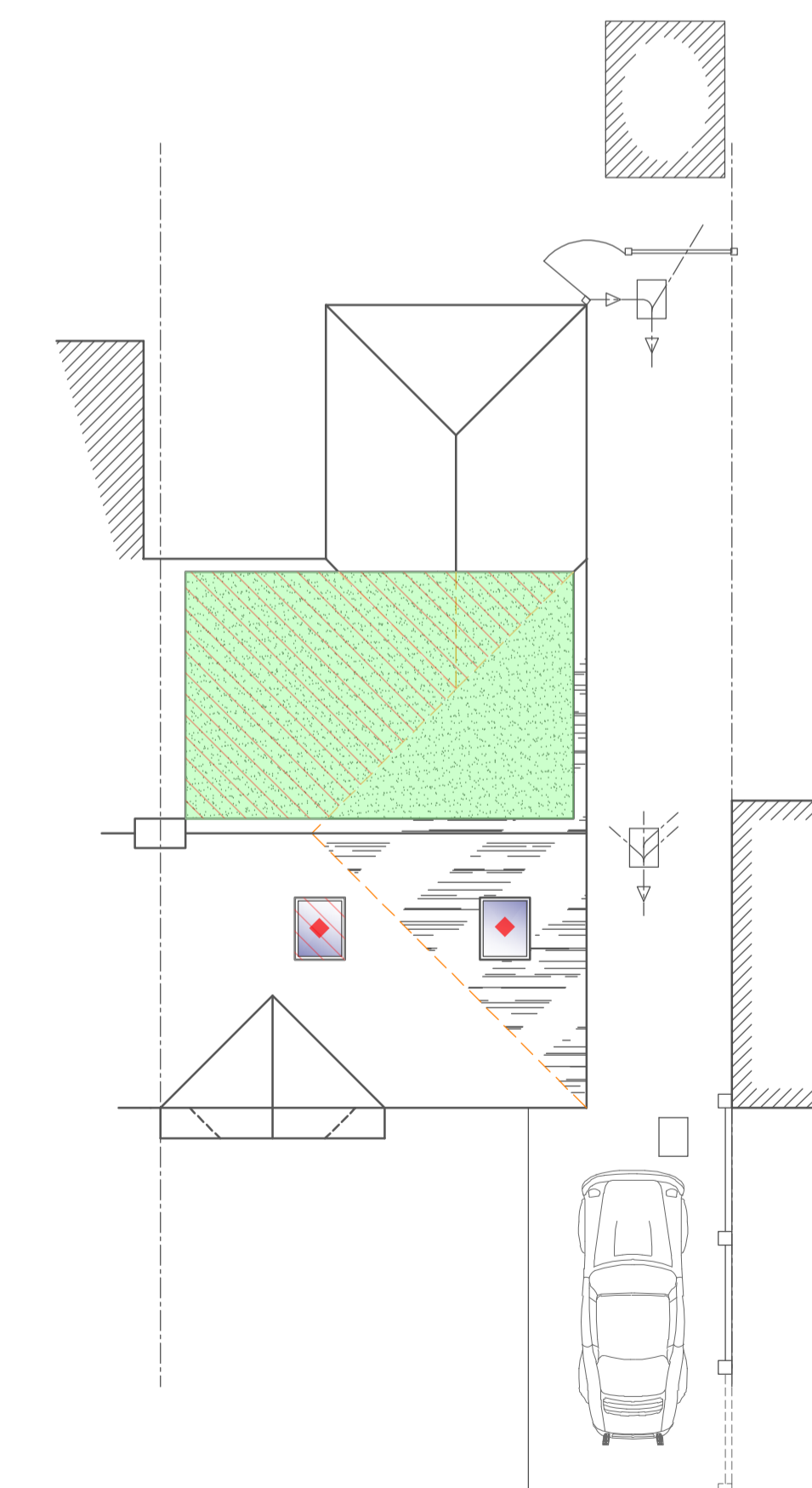
SECTION A-A  
Scale 1:50



GROUND FLOOR PLAN  
Scale 1:50

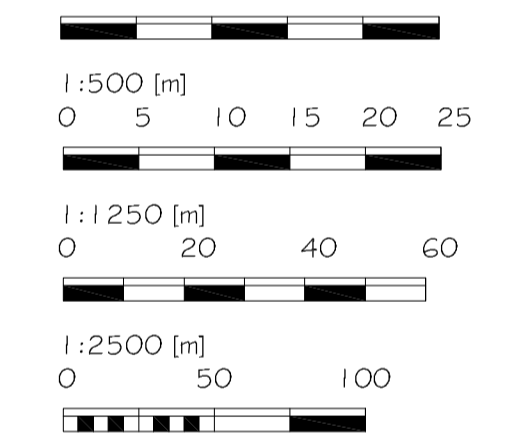
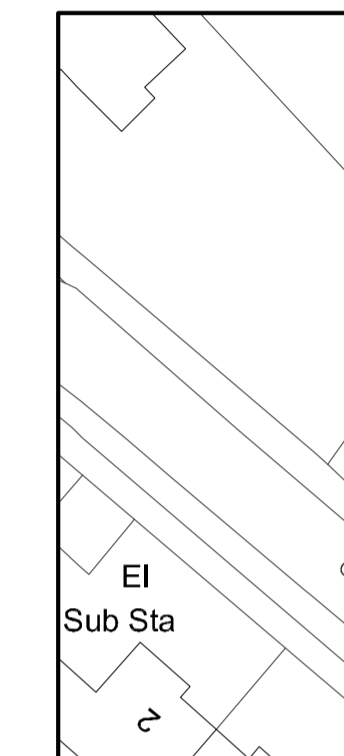


FIRST FLOOR PLAN  
Scale 1:50



ROOF PLAN  
Scale 1:100

Legend			
Description	Quantity	Unit	
12.5mm Plasterboard ceiling	40.538	sq m	
125mm internal stud wall	15.251	m	
125mm loft stud wall	22.912	m	
300mm external stud wall	0.119	m	
300mm external block wall	2.239	m	
600mm bottom cabinets w/ kitchen worktop w/ 4" splashback	7.540	m	
600mm wide bottom cabinets	0.749	m	
600mm wide utility worktop w/ 4" splashback	1.943	m	
Barge board	10.859	m	
Carpet flooring	30.656	sq m	
Dormer external finish	19.130	sq m	
Existing 12.5mm Plasterboard ceiling to be removed	1.373	sq m	
Existing 300mm wide external block wall to be removed	0.597	m	
Existing 300mm wide external block wall to be removed	4.195	m	
Existing floor w/ assembly to be removed	1.373	sq m	
Existing ridge w/ accessories to be removed	1.586	m	
Existing roof w/ assembly to be removed	20.669	sq m	
Existing truss members to be removed (9:12)	3.418	m	
Existing truss members to be removed	15.297	m	
External double swing door Size: 1200x2100mm	1	Count	
External double swing door Size: 1650x2100mm	1	Count	
External window Size: 600x1050mm	2	Count	
External window Size: 900x1050mm	1	Count	
External window Size: 1800x1050mm	1	Count	
External window Size: 2400x1050mm	1	Count	
Fixed bath tub Size: 700x1700mm	1	Count	
Flat roof	23.188	sq m	
Guardrail w/ post, 1.5m high	4.846	m	
Internal single sliding door Size: 800x2100mm	1	Count	
Internal single swing door Size: 800x2100mm	3	Count	
Lintel, Catnic CN99/394C	6.430	m	
MDF line skirting	52.885	m	
Plywood subfloor	37.142	sq m	
Rainwater downpipe	2	Count	
Render finish	15.635	sq m	
Ridge flashing	4.440	m	
Roof light Size: 800 x 1200mm	2	Count	
Sink w/ faucet	3	Count	
Tile flooring	3.681	sq m	
Timber header	5.182	m	
Upvc gutter	13.860	m	
Wall tile	2.400	m	
Wall tile	4.961	m	
Water closet	1	Count	
Wood flooring	13.849	sq m	
Wooden stairs (830mm wide, 200mm high)	12	Count	



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**AD DRAUGHTING**  
ARCHITECTURAL SERVICES

Client: MR & MRS MEADE

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3 GLENWOOD CLOSE,  
SWINDON,  
WILTSHIRE,  
SN1 4EB.

Drawing Title: PROPOSED ELEVATIONS AND PLANS

Scale: AS SHOWN

Date: 25/03/2024 | Drawn: AD

Drawing No.: 1411-02 | Rev: B