

PROJECT: The White Hart
 LOCATION: The White Hart, Collier Street, Claygate, Marden, TN12 9PL.
 ARCHITECT: SJM Projects
 DRAWING STATUS: Nov 2022

PREPARED BY: HB
 CHECKED BY: TL-1
 DATE: Feb 29, 2023.
 REVISION: 00a

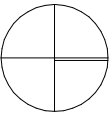
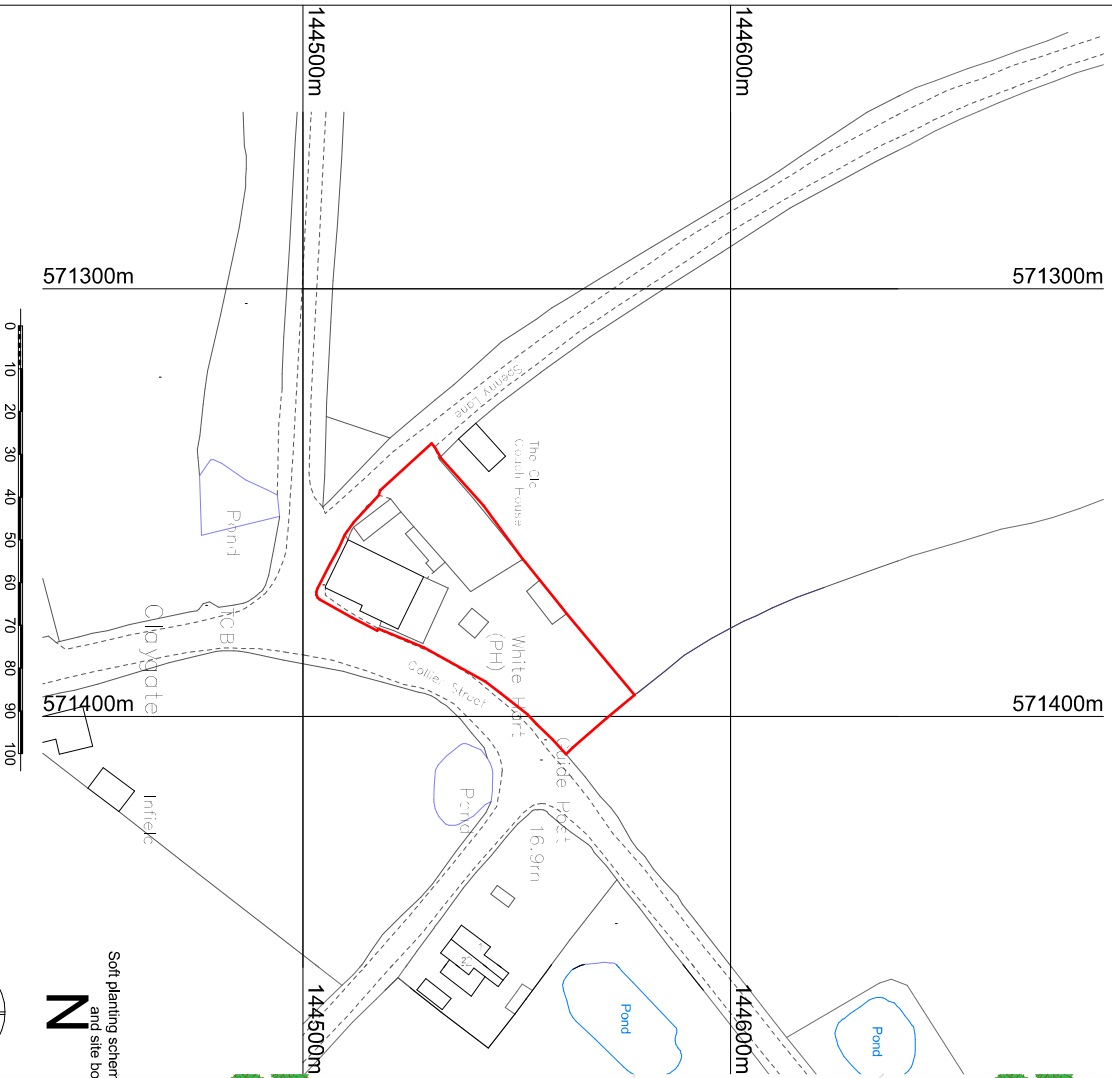
SR. NO.	BILL NO.	DESCRIPTION	QTY	BLDG 1,2	BLDG 3,4	UNIT	125%	UNIT COST	ITEM COST	BILL COST
A										£ 556,169.5
CONCRETE										
1		150mm thick C32/40 RC ground bearing slab w/ A393 mesh to bottom	316	158	158	m ²	£ 120.00	£ 150.00	£ 47,420.64	
2		75mm cement screed	316	158	158	m ²	£ 50.00	£ 62.50	£ 19,758.60	
3		1200 guage polythene DPM	316	158	158	m ²	£ 15.00	£ 18.75	£ 5,927.58	
4		50mm sand blinding	316	158	158	m ²	£ 30.00	£ 37.50	£ 11,855.16	
5		200mm well compacted hardcore	316	158	158	m ²	£ 25.00	£ 31.25	£ 9,879.30	
6		Isolated Pad footing Size: 1000 x 1000 x 600mm	2	1	1	m ³	£ 600.00	£ 750.00	£ 1,800.45	
7		Isolated Pad footing Size: 1400 x 1400 x 600mm	5	2	2	m ³	£ 600.00	£ 750.00	£ 3,528.90	
8		Isolated Pad footing Size: 2000 x 2000 x 600mm	5	2	2	m ³	£ 600.00	£ 750.00	£ 3,605.55	
9		Trench Footing Size: 450 x 600mm	10	5	5	m ³	£ 600.00	£ 750.00	£ 7,663.95	
10		Trench Footing Size: 600 x 600mm	46	23	23	m ³	£ 600.00	£ 750.00	£ 34,547.85	
11		Lean concrete fill upto DPC level @ foundation brickwork	61	31	31	m ²	£ 25.00	£ 31.25	£ 1,909.21	
BLOCKWORK										
12		Engineering foundation brick work (100mm outer leaf to be BS 3921:1995 class FL or FN	61	31	31	m ²	£ 100.00	£ 125.00	£ 7,636.85	
13		Engineering foundation brick work (100mm inner leaf to be BS 6073:1991 or proprietary trench blocks	61	31	31	m ²	£ 100.00	£ 125.00	£ 7,636.85	
14		100mm engineering foundation brick work, single skin	30	15	15	m ²	£ 100.00	£ 125.00	£ 3,777.83	
15		External cavity wall: 100mm concrete blocks inner leaf	566	283	283	m ²	£ 45.00	£ 56.25	£ 31,859.71	
16		103mm facing brickwork	465	232	232	m ²	£ 120.00	£ 150.00	£ 69,684.42	
17		Internal cavity wall: 100mm concrete one side blocks	168	84	84	m ²	£ 45.00	£ 56.25	£ 9,422.97	
18		Internal cavity wall: 100mm concrete other side blocks	168	84	84	m ²	£ 45.00	£ 56.25	£ 9,422.97	
19		100mm internal block wall: To provide half hour fire resistance and 40DB airbourne sound resistance	183	92	92	m ²	£ 45.00	£ 56.25	£ 10,313.84	
20		Pad stone Size: 300 x 100 x 150	128	64	64	nr	£ 200.00	£ 250.00	£ 32,000.00	
21		Pad stone Size: 500 x 100 x 150	8	4	4	nr	£ 350.00	£ 437.50	£ 3,500.00	
TIMBER FRAMING										
22		Floor joists: 47 x 147 grade C24 timber floor joists @400mm c/c	405	202	202	m ²	£ 45.00	£ 56.25	£ 22,760.35	
23		100mm internal stud wall: To provide half hour fire resistance and 40DB airbourne sound resistance	324	162	162	m ²	£ 40.00	£ 50.00	£ 16,199.54	
24		150mm external stud: 100 x 50mm timber studs @400mm c/c	69	34	34	m ²	£ 45.00	£ 56.25	£ 3,868.22	
25		147 x 70 grade C24 roof joists @400mm c/c @ flat roof	89	45	45	m ²	£ 55.00	£ 68.75	£ 6,137.38	
26		47 x 125 grade C24 rafters @ 400mm c/c @ pitched roof	13	6	6	m ²	£ 65.00	£ 81.25	£ 1,028.59	
27		47 x 147 grade C24 rafters @ 400mm c/c @ pitched roof	326	163	163	m ²	£ 70.00	£ 87.50	£ 28,492.45	
28		22mm Chipboard subfloor @ floor joists	405	202	202	m ²	£ 25.00	£ 31.25	£ 12,644.64	
29		18mm external grade plywood sheathing @ flat roof	89	45	45	m ²	£ 25.00	£ 31.25	£ 2,789.72	
30		Ridge beam: 2 No. (doubled up) 220 x 47 grade C24	26	13	13	m	£ 110.00	£ 137.50	£ 3,586.22	
31		47 x 170 grade 24 timber valley rafter	25	12	12	m	£ 80.00	£ 100.00	£ 2,469.11	
32		Lintel: 2 No. (doubled up) 47 x 147 timber	17	8	8	m	£ 130.00	£ 162.50	£ 2,729.61	
33		47 x 170 grade C24 timber rafters, rafters to be douled around rooflights and one side of dormer	54	27	27	m	£ 80.00	£ 100.00	£ 5,400.46	
34		12mm external plywood sheathing @ outer side of external dormer stud wall	69	34	34	m ²	£ 25.00	£ 31.25	£ 2,149.01	
35		25mm min tapered firrings to give 1:40 @ flat roof	89	45	45	m ²	£ 15.00	£ 18.75	£ 1,673.83	
36		50 x 25mm battens @pitched roof	338	169	169	m ²	£ 20.00	£ 25.00	£ 8,457.19	
37		75 x 100mm C16 wall plate @ pitched roof and external wall junction	99	50	50	m	£ 60.00	£ 75.00	£ 7,455.24	
38		100 x 50mm top and bottom plate @ external stud wall	25	13	13	m	£ 50.00	£ 62.50	£ 1,562.93	
METAL FRAMING										
39		152 x 152 x 23 UC	3,414	1,707	1,707	kg	£ 4.50	£ 5.63	£ 19,205.25	
40		152 x 152 x 30 UC	444	222	222	kg	£ 4.50	£ 5.63	£ 2,497.43	
41		254 x 254 x 73 UC	2,045	1,023	1,023	kg	£ 4.50	£ 5.63	£ 11,504.23	
42		178 x 102 x 19 UB	2,266	1,133	1,133	kg	£ 4.50	£ 5.63	£ 12,747.62	
43		152 x 89 x 16 UB	44	22	22	kg	£ 4.50	£ 5.63	£ 248.40	
44		203 x 102 x 23 UB	337	168	168	kg	£ 4.50	£ 5.63	£ 1,893.89	
45		Column: 152 x 152 x 30 UC (2.5m H)	300	150	150	kg	£ 4.50	£ 5.63	£ 1,687.50	
46		Column: 254 x 254 x 73 UC (5m H)	2,920	1,460	1,460	kg	£ 4.50	£ 5.63	£ 16,425.00	
47		Base plate: 300 x 200 x 12mm S275	4	2	2	nr	£ 120.00	£ 150.00	£ 600.00	
48		Base plate: 300 x 300 x 15mm S275	8	4	4	nr	£ 160.00	£ 200.00	£ 1,600.00	
49		100 x 100 x 10 EA welded to column	4	2	2	nr	£ 100.00	£ 125.00	£ 500.00	
50		365 x 275 x 20mm end plate welded to beam	8	4	4	nr	£ 180.00	£ 225.00	£ 1,800.00	
51		Lintel: Catnic BSD100	8	4	4	m	£ 55.00	£ 68.75	£ 571.04	
52		Lintel: Catnic CG90/100 lintels	50	25	25	m	£ 55.00	£ 68.75	£ 3,428.21	
53		Lintel: 152 x 89 x 16 UB	382	191	191	kg	£ 4.50	£ 5.63	£ 2,149.60	
54		Lintel: 140 x 100 precast concrete lintel	9	4	4	m	£ 80.00	£ 100.00	£ 882.24	
55		Lintel: Catnic CXL290 fabricated lintel over bay window	7	4	4	m	£ 55.00	£ 68.75	£ 481.37	
56		Lintel: Catnic splayed bay lintel	14	7	7	m	£ 60.00	£ 75.00	£ 1,039.02	
57		Stainless steel wall ties built in @ max 450mm vertical centres (300mm at jambs) and 750mm horizontal centres	632	316	316	m ²	£ 15.00	£ 18.75	£ 11,851.54	
58		Lateral restraint to external walls provided by 30 x 5mm galvanized m.s. straps @ max 2000mm centres	2	1	1	p/s	£ 1,000.00	£ 1,250.00	£ 2,500.00	
B										£ 828,026.9
ARCHITECTURE										
ROOFING										
59		Flat roof: GPT finish flat roof	89	45	45	m ²	£ 80.00	£ 100.00	£ 8,927.10	
60		Pitched roof: Roof tiles	338	169	169	m ²	£ 120.00	£ 150.00	£ 50,743.14	
61		400mm wide Stone coping w/ flashing	47	24	24	m	£ 60.00	£ 75.00	£ 3,538.88	

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DRAWING STATUS: Nov 2022										REVISION: 00a
SR. NO.	BILL NO.	DESCRIPTION	QTY	BLDG 1,2	BLDG 3,4	UNIT	125%	UNIT COST	ITEM COST	BILL COST
62		Ridge: Roof type 01 w/ 38 x 25mm ridge battens w/ 5mm continuous ventilated strip w/ underlay over ridge batten w/ underlay lapped 150mm over ridge	41	21	21	m	£ 50.00	£ 62.50	£ 2,579.28	
63		Rainwater downpipes	20	10	10	nr	£ 130.00	£ 162.50	£ 3,250.00	
EXTERIOR FINISH										
64		External wall tiles	34	17	17	m ²	£ 45.00	£ 56.25	£ 1,897.94	
65		Barge board	22	11	11	m	£ 35.00	£ 43.75	£ 971.79	
66		Eave fascia board	115	57	57	m	£ 35.00	£ 43.75	£ 5,022.34	
67		Stylish barge board	62	31	31	m	£ 40.00	£ 50.00	£ 3,120.54	
68		Upvc guttering	115	57	57	m	£ 25.00	£ 31.25	£ 3,587.39	
INSULATION										
69		25mm perimeter insulation @ ground floor	260	130	130	m	£ 25.00	£ 31.25	£ 8,127.52	
70		100mm kingspan TF70 insulation @ ground floor	316	158	158	m ²	£ 60.00	£ 75.00	£ 23,710.32	
71		110mm kingspan insulation @ floor joists	405	202	202	m ²	£ 65.00	£ 81.25	£ 32,876.06	
72		50mm PIR insulation @ cavity walls	734	367	367	m ²	£ 50.00	£ 62.50	£ 45,869.64	
73		Unfaced mineral wool insulation (min tickness 25mm) @ internal stud walls	324	162	162	m ²	£ 25.00	£ 31.25	£ 10,124.71	
74		40mm insulation @ dormer external stud walls	69	34	34	m ²	£ 40.00	£ 50.00	£ 3,438.42	
75		100mm insulation @ dormer external stud walls	69	34	34	m ²	£ 60.00	£ 75.00	£ 5,157.63	
76		50mm PIR insulation @ flat roof	89	45	45	m ²	£ 50.00	£ 62.50	£ 5,579.44	
77		40mm kingspan kooltherm K118 insulation @ pitched roof	338	169	169	m ²	£ 60.00	£ 75.00	£ 25,371.57	
78		110mm kingspan kooltherm K7 Insulation between rafters @ pitched roof	47	24	24	m ²	£ 70.00	£ 87.50	£ 4,128.69	
WATERPROOFING										
79		Code 4 lead flashing	118	59	59	m	£ 80.00	£ 100.00	£ 11,795.49	
80		Breather membrane @ pitched roof	338	169	169	m ²	£ 15.00	£ 18.75	£ 6,342.89	
81		Vapour control layer @ flat roof	89	45	45	m ²	£ 15.00	£ 18.75	£ 1,673.83	
82		6mm calcium silicate board across cavity walls to support insulation @ ground floor	159	80	80	m	£ 25.00	£ 31.25	£ 4,979.34	
DOORS										
83		External bi-fold door Size: 1300 x 2100 mm	4	2	2	nr	£ 1,250.00	£ 1,562.50	£ 6,250.00	
84		External single door Size: 1020 x 2100mm	4	2	2	nr	£ 1,000.00	£ 1,250.00	£ 5,000.00	
85		External single door w/ sidelite on one side Size: 1369 x 2137 mm	4	2	2	nr	£ 1,350.00	£ 1,687.50	£ 6,750.00	
86		External single door w/ sidelites on both sides Size: 1800 x 2100mm	4	2	2	nr	£ 1,750.00	£ 2,187.50	£ 8,750.00	
87		Internal double door Size: (2) 838 x 1961mm	4	2	2	nr	£ 2,650.00	£ 3,312.50	£ 13,250.00	
88		Internal single door Size: 838 x 1961mm	24	12	12	nr	£ 700.00	£ 875.00	£ 21,000.00	
89		Internal single door, FD30S fire door Size: 838 x 1961mm	28	14	14	nr	£ 700.00	£ 875.00	£ 24,500.00	
90		Iron mongry	72	36	36	nr	£ 250.00	£ 312.50	£ 22,500.00	
WINDOWS										
91		External window Size: 400 x 1330mm	8	4	4	nr	£ 250.00	£ 312.50	£ 2,500.00	
92		External window Size: 600 x 1248mm	12	6	6	nr	£ 350.00	£ 437.50	£ 5,250.00	
93		External window Size: 800 x 1248mm	12	6	6	nr	£ 450.00	£ 562.50	£ 6,750.00	
94		External window Size: 1200 x 1248mm	4	2	2	nr	£ 700.00	£ 875.00	£ 3,500.00	
95		External window Size: 1800 x 1330mm	4	2	2	nr	£ 1,100.00	£ 1,375.00	£ 5,500.00	
ROOFLIGHTS										
96		Rooflight Size: 1200 x 560mm	4	2	2	nr	£ 450.00	£ 562.50	£ 2,250.00	
PLASTER LININGS										
97		12.5mm dot and dab plasterboard finish @ both sides of internal walls and inner skin of external walls	1,721	860	860	m ²	£ 25.00	£ 31.25	£ 53,767.95	
98		12.5mm moisture resistant aquapanel plaster board @ wet areas	162	81	81	m ²	£ 25.00	£ 31.25	£ 5,077.86	
FLOOR FINISHES										
99		Oak flooring	524	262	262	m ²	£ 80.00	£ 100.00	£ 52,371.68	
100		Tile flooring	59	29	29	m ²	£ 110.00	£ 137.50	£ 8,063.72	
101		Level door threshold	5	3	3	m	£ 50.00	£ 62.50	£ 334.43	
BASE FINISHES										
102		MDF pencil line skirting	472	236	236	m	£ 10.00	£ 12.50	£ 5,902.90	
WALL FINISHES										
103		Wall paint 3 mm skim finish + 2 coats of emulsion	1,721	860	860	m ²	£ 45.00	£ 56.25	£ 96,782.31	
104		Wall tile	162	81	81	m ²	£ 120.00	£ 150.00	£ 24,373.74	
CEILING FINISHES										
105		12.5mm suspended plasterboard ceiling (30 minutes fire rated) + 3 mm skim finish + 2 coats of emulsion	649	324	324	m ²	£ 65.00	£ 81.25	£ 52,702.03	
STAIRS & RAILINGS										
106		Internal timber stairs (200mm high, 950mm wide)	96	48	48	riser	£ 450.00	£ 562.50	£ 54,000.00	
107		Handrail	28	14	14	m	£ 60.00	£ 75.00	£ 2,098.03	
108		1.1m high railing @ exterior	8	4	4	m	£ 80.00	£ 100.00	£ 799.68	
JOINERY										
109		600mm wide bottom cabinets	32	16	16	m	£ 650.00	£ 812.50	£ 25,624.95	
110		300mm wide top cabinets	32	16	16	m	£ 450.00	£ 562.50	£ 17,752.50	
111		600mm wide storage	9	5	5	m	£ 400.00	£ 500.00	£ 4,699.60	
112		Kitchen worktop w/ 4" splashback	10	5	5	m ²	£ 350.00	£ 437.50	£ 4,335.10	
113		Utility worktop w/ 4" splashback	9	4	4	m ²	£ 350.00	£ 437.50	£ 3,776.50	
SPECIALITIES										

DISCLAIMER NOTE

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Soft planting scheme to site frontage and site boundaries

Bound surface to entrance

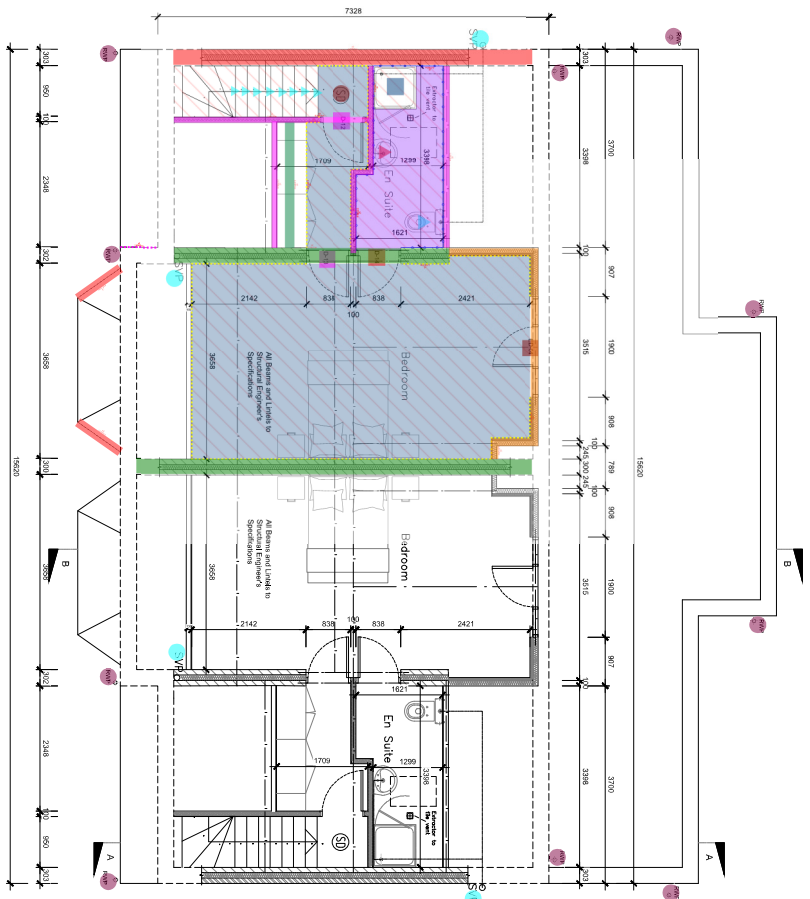
Permeable Surface to driveway and parking area

Native mixed hedgerow planting to surround parking area

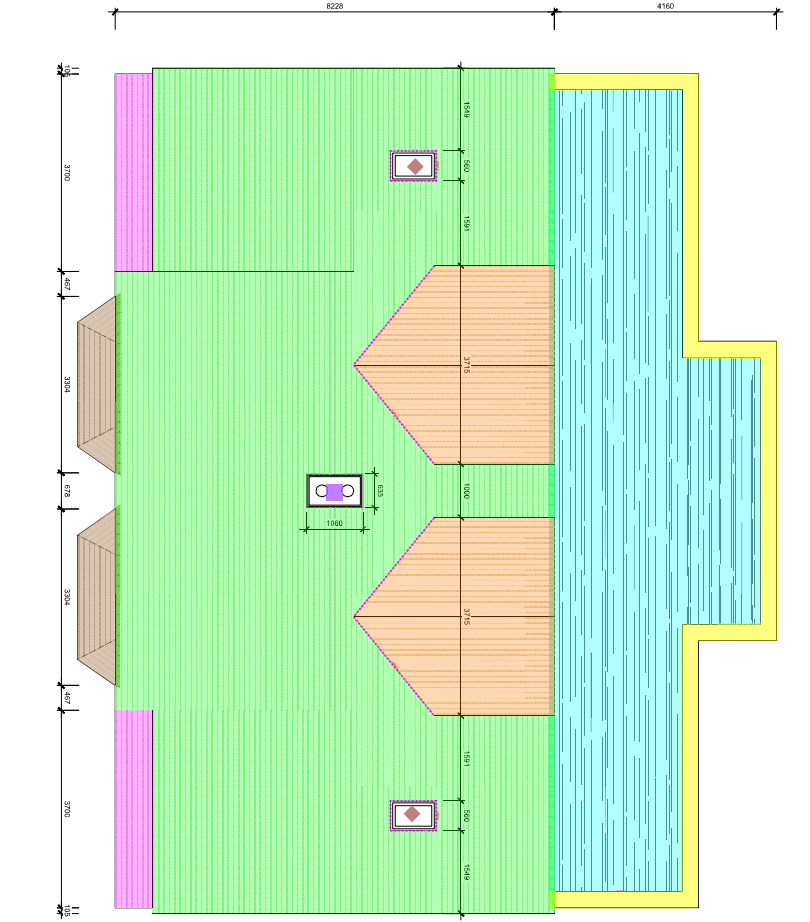


Scale	1:1250	1:500 @ A3	Date	10 August 2021	Drawn	GB
Drawing No.	2018-0556-Location		Drawn by		Rev	
<p>PLANNING DRAWINGS</p> <p>SJM PLANNING</p> <p>The Old Gateway, Guild Farm, East Heath Road, East Peckham, Tonbridge, Kent TN11 2EE T: 01892 86288 E: enquiries@sjmplanning.com www.sjmplanning.com</p>						
Client	L&G Holdings					
Site Address	The White Hart Collyer Street Claygate Marden Kent, TN12 9PL					
Drawing Title	Location and Block Plans					

Item No.	Description	Quantity	Unit	Value
1	FOUNDATION			
2	CONCRETE			
3	BRICKWORK			
4	ROOFING			
5	GLAZING			
6	MECHANICAL			
7	ELECTRICAL			
8	PLUMBING			
9	PAINTING			
10	LANDSCAPE			
11	DEMOLITION			
12	CONCRETE			
13	BRICKWORK			
14	ROOFING			
15	GLAZING			
16	MECHANICAL			
17	ELECTRICAL			
18	PLUMBING			
19	PAINTING			
20	LANDSCAPE			
21	DEMOLITION			
22	CONCRETE			
23	BRICKWORK			
24	ROOFING			
25	GLAZING			
26	MECHANICAL			
27	ELECTRICAL			
28	PLUMBING			
29	PAINTING			
30	LANDSCAPE			
31	DEMOLITION			
32	CONCRETE			
33	BRICKWORK			
34	ROOFING			
35	GLAZING			
36	MECHANICAL			
37	ELECTRICAL			
38	PLUMBING			
39	PAINTING			
40	LANDSCAPE			
41	DEMOLITION			
42	CONCRETE			
43	BRICKWORK			
44	ROOFING			
45	GLAZING			
46	MECHANICAL			
47	ELECTRICAL			
48	PLUMBING			
49	PAINTING			
50	LANDSCAPE			



PROPOSED TYPICAL SECOND FLOOR LOFT LAYOUT



PROPOSED TYPICAL ROOF LAYOUT

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INSPECTION OF GROUND CONDITIONS IS ESSENTIAL PRIOR TO WORK COMMENCING. REASSESSMENT IS ESSENTIAL WHEN THE GROUND CONDITIONS ARE APPARENT AND RECORDS MAY BE NECESSARY IN THE LIGHT OF SOIL COMPOSITION DATA.

THE RESPONSIBILITY FOR ESTABLISHING THE SOIL AND SUBSOIL COMPOSITION REMAINS WITH THE CONTRACTOR.

GENERAL

- WALLS TO BE REMOVED
- SHADING = EXISTING STRUCTURE
- HATCHED NON SHADING = PROPOSED STRUCTURE
- SHADING OR HATCHED DETECTOR MARKS OR ORIENTATIONS = INTERCONNECTED AND LATERAL DRIFTING
- POSS = PROPOSED
- ES = THE STRUCTURE PLAN
- E+ = MECHANICAL STRUCTURE PLAN

IDENTIFICATION OF RISERS AND WALLS TO BE REMOVED

THE CONTRACTOR IS TO BE RESPONSIBLE FOR IDENTIFYING THE EXISTING STRUCTURE AND DETECTOR MARKS OR ORIENTATIONS. THE CONTRACTOR IS TO BE RESPONSIBLE FOR IDENTIFYING THE EXISTING STRUCTURE AND DETECTOR MARKS OR ORIENTATIONS. THE CONTRACTOR IS TO BE RESPONSIBLE FOR IDENTIFYING THE EXISTING STRUCTURE AND DETECTOR MARKS OR ORIENTATIONS.

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Scale: P1 24/08/22 STRUCTURAL DETAILS

BUILDING CONTROL

Client: L&G HOLDINGS

Project Title: THE WHITE HART COULERS STREET CLAYGATE MANDEN TN12 9PL

Proposed Plans

Scale: 1:50 @ A1 Date: JUNE 2022 Drawn: MW

Drawing No: 2021-110-BR-301 Rev: P1

SJM PROJECTS

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