

Note -: Ground assumed to be reasonably level							
Ext. Foundations--- 1000 mm deep 600mm wide X 600mm thick							
Int. Foundations--- 1000 mm deep 600mm wide X 600mm thick							
Vegetation strip oversite	M3	11			-----	27.5	105.6
Foundation spoil	M3	7			-----	17.5	26.6
1.3.6 mix concrete	M3	7	67.94	M3	475.58	75.6	0
Optional site mixed quantities							
Ballast	Tonnes	3			-----	0	0
Portland cement	Bags	69			-----	0	0
Oversite materials based on :-							
150mm thick aggregate							
25mm Blinding							
Concrete 100mm thick							
40mm Stone	Tonnes	1	3.33	Tonne	3.33	4.2	19.06
Blinding material	Tonnes	3	0.4	Tonne	1.2	11.58	14.4
Polythene damp membrane	M2	19	0.48	M2	9.12	12.92	0
1.2.4 mix concrete	M3	2	43	M3	86	10	0
External soil backfill	M3	2			-----	20	30
Optional site mixed quantities							
Ballast	Tonnes	10			-----	0	0
Portland cement	Bags	69			-----	0	0
ITEM 2 BRICK SUMMARY OF ITEMS 3 - 8							
		Qty	Price	Per	Cost	Labour	Plant
Engineering bricks		1	400	1000	0.4	0.32	0
Airbricks		1	2.1	Each	2.1	1.43	0
Cavity liner		1	4.4	Each	4.4	1.43	0
Facing bricks		3277	250	1000	819.25	1307.52	0
Non facing bricks		107	140	1000	14.98	42.69	0
Foundation blocks		416	7.08	10	294.53	669.34	0
External skin wall blocks		1	7.08	10	0.71	1.61	0
Internal skin wall blocks		407	7.95	10	323.57	603.17	0
Room partition wall blocks		181	7.95	10	143.9	267.88	0
Party wall blocks		2	7.08	10	1.42	3.22	0
Starter unit		1	25	Each	25	5	0
Fireback		1	16	Each	16	5	0
Front brick		1	15	Each	15	2.32	0
Throat unit		1	17.5	Each	17.5	2.32	0
Straight flue liners 225 X 225		6	15	Each	90	13.92	0
Curved flue liners 225 37.5deg		1	22.5	Each	22.5	2.32	0
Chimney pots 12"		1	25	Each	25	3.5	0
Builders soft sand	Tonnes	5	16	Tonne	80	0	0
Portland cement (25kg)	Bags	1	5	Bag	5	0	0
Masonry cement (25kg)	Bags	44	5	Bag	220	0	0
Tri Gal Wall Ties (250)		100	0.38	Each	38	22	0
Cavity insulation area	M2	50	6.58	M2	329	155	0
Internal studwork plaster a	M2	31	1.22	M2	37.82	81.53	0
Internal blockwork plaster	M2	72	2.04	M2	146.88	349.2	0
Internal skin plaster area	M2	55	2.04	M2	112.2	266.2	0
Internal floor screed area	M2	3	3.78	M2	11.34	10.92	0
Window only area	M2	3	20	M2	60	0	0
Mortar plasticiser	Litres	2	4.5	5	1.8	0	0
100mm DPC (30M roll)	M	51	0.95	M	48.45	36.21	0
225mm DPC (30M roll)	M	1	1.83	M	1.83	1.11	0

150mm DPC (30M Rolls)	M	53	1.5	M	79.5	79.5	0
Thermal cavity closer	M	1	4.77	M	4.77	3.45	0
External door frame No. 1		1	47.85	Each	47.85	15	0
Frame ties		29	14.5	100	4.2	0.22	0
Fireplace lintels		1	31.24	Each	31.24	2.02	0
Ext door lintel No. 1		2	31.24	Each	62.48	4.04	0
Int door lintel LIVING ROOM		1	12.5	Each	12.5	2.02	0
ITEM 4 GROUND FLOOR							
		Qty	Price	Per	Cost	Labour	Plant
Window LIVING ROOM		1	60	Each	60	14	0
P/Door frame DINING ROOM		1	700	Each	700	48	0
Window KITCHEN		1	60	Each	60	14	0
Window KITCHEN		1	60	Each	60	14	0
Window KITCHEN		1	60	Each	60	14	0
Window UTILITY		1	60	Each	60	14	0
Window HALL		1	60	Each	60	14	0
Window lintel LIVING ROOM		1	98.48	Each	98.48	7.58	0
Window lintel DINING ROOM		1	98.48	Each	98.48	7.58	0
Window lintel KITCHEN		1	48.36	Each	48.36	2.52	0
Window lintel KITCHEN		1	48.36	Each	48.36	2.52	0
Window lintel KITCHEN		1	37	Each	37	2.42	0
Window lintel UTILITY		1	48.36	Each	48.36	2.52	0
Window lintel HALL		1	37	Each	37	2.42	0
ITEM 5 1st FLOOR							
		Qty	Price	Per	Cost	Labour	Plant
Window LANDING		1	60	Each	60	14	0
Window BEDROOM 1		1	60	Each	60	14	0
Window BEDROOM 2		1	60	Each	60	14	0
Window BEDROOM 3		1	60	Each	60	14	0
Window BEDROOM 4		1	60	Each	60	14	0
Window lintel LANDING		1	37	Each	37	2.42	0
Window lintel BEDROOM 1		1	98.48	Each	98.48	7.58	0
Window lintel BEDROOM 2		1	98.48	Each	98.48	7.58	0
Window lintel BEDROOM 3		1	48.36	Each	48.36	2.52	0
Window lintel BEDROOM 4		1	48.36	Each	48.36	2.52	0
ITEM 9 ROOF TILING							
		Qty	Price	Per	Cost	Labour	Plant
TILE COLOUR..... TYPE.....							
Tiled roof area =	M2	50			-----	0	0
ROOF TILE 420mm X 330mm options:-							
Tiles		308	9.47	10	291.68	218.68	0
Roof vent tiles		1	15	10	1.5	0.71	0
Tile & Half		1	21.53	60	0.36	0.36	0
Eaves tile		1	27.5	60	0.46	0.42	0
L/Hand verge tiles		1	9.47	10	0.95	0.71	0
Ridge tiles 450mm long		6	3.11	Each	18.66	27.54	0
Hip tiles 450mm long		65	4.02	Each	261.3	389.35	0
Lead to valley	M	2	8.88	M	17.76	43.74	0
Eaves crossflow vents		55	1.7	Each	93.5	110	0
Hip irons		1	3.3	Each	3.3	2.5	0
Undercloak	M	1	0.9	M	0.9	0.5	0
Roofing felt	M	1			-----	0	0
Tile batten 25 X 38	M	156			-----	0	0
ITEM 15 JOISTS							

		Qty	Price	Per	Cost	Labour	Plant
UPPER FLOOR JOISTS							
CALCULATIONS BASED ON 400mm CENTRES							
Sawn	M	95	2.29	M	217.55	228	0
Sawn	M	35	2.29	M	80.15	84	0
Sawn	M	3	2.29	M	6.87	7.2	0
Joist straps 1200 bent 150m (max 2 metre centres)		5	2.7	Each	13.5	2.5	0
No allowance has been made for extra joists under walls Stair trimmers have not been calculated							
ITEM 16 ROOF TIMBERS							
		Qty	Price	Per	Cost	Labour	Plant
TRUSSES MUST BE CALCULATED BY MANUFACTURER							
Summary of requirements:- based on 600mm centres							
Roof angle							
Roof span to outside of pla	M	3			-----	0	0
2nd span to outside of pla	M	3			-----	0	0
Roof plates 50 X 100	M	35	120	100	42	17.5	0
Hip board No. 1 25 X 150	M	7	99	100	6.93	3.15	0
Hip board No. 2 25 X 150	M	4	99	100	3.96	1.8	0
Hip board fly 25 X 150	M	1	99	100	0.99	0.45	0
Hip board No. 3 25 X 150	M	1	99	100	0.99	0.45	0
Valley board 25 X 150	M	5	99	100	4.95	2.25	0
Lay board 25 X 150	M	1	99	100	0.99	0.45	0
Fascia board 19 X 175	M	8	149	100	11.92	3.6	0
Soffit strip 300 X 6	M	19	3	M	57	760	0
Soffit vent 2440	M	5	5	2.4	10.42	1.25	0
Wall straps 600		10	2.7	Each	27	5	0
ITEM 17 CARPENTER 1st FIX							
		Qty	Price	Per	Cost	Labour	Plant
External door 838 X 1981		2	80	Each	160	40	0
External door lock pack		1	15	Each	15	5	0
Window Board LIVING ROOM	mm	2165	5.29	1000	11.45	8.66	0
Window Board DINING ROOM	mm	1755	5.29	1000	9.28	7.02	0
Window Board HALL	mm	383	5.29	1000	2.03	1.53	0
Window Board LANDING	mm	578	5.29	1000	3.06	2.31	0
Window Board BEDROOM 1	mm	2415	5.29	1000	12.78	9.66	0
Window Board BEDROOM 2	mm	1608	5.29	1000	8.51	6.43	0
Window Board BEDROOM 3	mm	848	5.29	1000	4.49	3.39	0
Window Board BEDROOM 4	mm	529	5.29	1000	2.8	2.12	0
Patio door DINING ROOM		1			-----	60	0
Door liner		8	15	Each	120	80	0
Door liner AIR/CUPBOARD		1	15	Each	15	10	0
Loft hatch liner		1	12	Each	12	12	0
Staircase		1	300	Each	300	60	0
Herringbone 38 X 50	M	15	1.28	M	19.2	93.6	0
Edge noggins 50 X 50	M	57	120	100	68.4	19.95	0
Floor area down	M2	21			-----	0	0
Floor area up	M2	23			-----	0	0
Chipboard t&g 2400 X 600 X 18		40	5.01	Each	200.4	209.6	0
Polythene sheet	M2	47	1	M2	47	9.4	0
P/Board noggins 50 X 50	M	34	67	100	22.78	17	0
P/Board 2400 X 1200 X 12.5		1	6.79	Each	6.79	11.66	0
Fibreglass 250mm	M2	55	5.27	M2	289.85	137.5	0
Studwork at 400 mm centres							
P/Board 2400 X 1200 X 9.5		8	6.79	Each	54.32	93.28	0

Fibreglass 250mm	M2	26	8.63	M2	224.38	119.08	0
Stud & noggins 50 X 100	M	18	1.1	M	19.8	31.86	0
Studwork plate 50 X 100	M	10	1.11	M	11.1	17.7	0
Accoustic floor insulation	M2	10	5.27	M2	52.7	25	0
ITEM 18 CARPENTER 2nd FIX							
		Qty	Price	Per	Cost	Labour	Plant
Internal doors 762 X 1981		10	36	Each	360	200	0
A/Cupboard door 762 X 1981		1	27	Each	27	12	0
Passage door furniture sets		8	12	Each	96	40	0
Cupboard door furniture set		1	12	Each	12	5	0
Bathroom door furniture set		2	19	Each	38	10	0
Loft hatch		1	13	Each	13	5	0
Architrave 19 X 50	M	13	1.65	M	21.45	24.31	0
Skirting 19 X 100	M	117	1.53	M	179.01	176.67	0
Bath frame 38 X 50	M	6	53.79	100	3.23	2.7	0
Pipe casing 38 X 50	M	15	54	100	8.1	6.75	0
A/Cupboard shel 19 X 50	M	5	50	100	2.5	2.25	0
ITEM 20 GUTTER							
		Qty	Price	Per	Cost	Labour	Plant
NOTE:- The size and style of gutter is subject to flow rates required							
BASED ON 3 RAINWATER OUTLETS							
Colour..... Type.....							
Gutter	M	34	4.75	M	161.5	96.56	0
Gutter support brackets		35	0.45	Each	15.75	0	0
Gutter joiner brackets		5	1	Each	5	0	0
End stops		1	1.76	Each	1.76	1.42	0
Running outlets		3	2.52	Each	7.56	4.26	0
External corners		2	2.99	Each	5.98	5.68	0
Internal corners		1	2.99	Each	2.99	2.84	0
Downpipe 5.50M		3	23.65	Each	70.95	45.21	0
Pipe clips		7	0.8	Each	5.6	0	0
Pipe joiners		1	0.85	Each	0.85	0	0
Pipe ofsets		4	6.85	Each	27.4	10.96	0
Pipe shoe		1	2.55	Each	2.55	2.74	0
ITEM 27 SANITARY WARE							
		Qty	Price	Per	Cost	Labour	Plant
CLOAKROOM SANITARY WARE Colour.....							
W.C Pan washdown		1	243	Each	243	26	0
W.C Cistern		1		----		0	0
W.C Seat and cover		1		----		0	0
Basin 365 X 225		1	79	Each	79	25	0
Hanging brackets	Pair	1		----		0	0
Basin taps 1/2in	Pair	1		----		0	0
Basin waste plug & chain 1		1		----		0	0
ENSUITE BATHROOM SANITARY WARE Colour.....							
W.C Pan		1	243	Each	243	26	0
W.C Cistern		1		----		0	0
W.C Seat and cover		1		----		0	0
Basin 560 X 405		1	79	Each	79	25	0
Basin pedestal		1	32	Each	32	5	0
Basin taps 1/2in	Pair	1		----		0	0
Basin waste plug & chain 1		1		----		0	0
Bath 1700 X 700		1	164	Each	164	32.82	0

Bath side panel		1	17	Each	17	5	0	
Bath end panel		1	11	Each	11	5	0	
Bath waste plug & chain 1 1		1			-----	0	0	
Bath mixer tap	Pair	1			-----	0	0	
Shower tray 760 X 760		1	666	Each	666	21.69	0	
Shower unit		1			-----	0	0	
Bidet		1	231	Each	231	27.35	0	
Bidet mixer		1			-----	0	0	
SHOWER ROOM SANITARY WARE Colour.....								
W.C Pan		1	243	Each	243	26	0	
W.C Cistern		1			-----	0	0	
W.C Seat and cover		1			-----	0	0	
Basin 560 X 405		1	79	Each	79	25	0	
Basin pedestal		1	32	Each	32	5	0	
Basin taps 1/2in	Pair	1			-----	0	0	
Basin waste plug & chain 1		1			-----	0	0	
Shower tray 760 X 760		1	666	Each	666	21.88	0	
Shower unit		1			-----	0	0	
KITCHEN								
Kitchen equipment not included as these items are subject to design criteria								
UTILITY ROOM								
Utility room equipment not included as these items are subject to design criteria								
ITEM 28 CENTRAL HEATING								
			Qty	Price	Per	Cost	Labour	Plant
Calculations based on outside air temperature of -1 Celsius								
1½ Air changes per hour								
20% Heat loss in pipework in extreme weather								
Bedrooms cloakroom hall & landing at 16 Celsius								
Other rooms at 21 Celsius								
Storage tank 70/50		1	38	Each	38	8	0	
Tank lid 70/50		1	13.5	Each	13.5	0	0	
Tank Insulation 70/50		1	7.3	Each	7.3	0	0	
Storage tank 10/4		1	4.5	Each	4.5	8	0	
Tank lid 10/4		1	2.5	Each	2.5	0	0	
Tank lid 10/4		1	4.5	Each	4.5	0	0	
Type 2 ball valve		2	4.5	Each	9	0	0	
Ball float		2	0.45	Each	0.9	0	0	
Cylinder indire 900 x 450		1	85	Each	85	13.68	0	
Room thermostat		1	11	Each	11	7	0	
Cylinder thermostat		1	5.8	Each	5.8	5	0	
Immersion heater		1	17	Each	17	3	0	
Motorized valve H/Water		1	25	Each	25	5	0	
Motorised valve C/Heating		1	25	Each	25	5	0	
Programmer		1	45	Each	45	25	0	
Pump		1	37	Each	37	5	0	
Pump isolator valves		1	1.1	Each	1.1	5	0	
Automatic air bleed		1	2.7	Each	2.7	3	0	
HEATING FOR SHELTERED CONDITIONS								
ROOM	HEAT REQ (KW)	RADIATOR						
LIVING ROOM	2.54		1	60	Each	60	13.68	0
DINING ROOM	1.46		1	60	Each	60	13.68	0

KITCHEN	1.65		1	60	Each	60	13.68	0
UTILITY	1.34		1	60	Each	60	13.68	0
CLOAKROOM	.26		1	60	Each	60	13.68	0
HALL	.55		1	60	Each	60	13.68	0
LANDING	.44		1	60	Each	60	13.68	0
BEDROOM 1	1.79		1	60	Each	60	13.68	0
BEDROOM 2	1.17		1	60	Each	60	13.68	0
BEDROOM 3	.91		1	60	Each	60	13.68	0
BEDROOM 4	.94		1	60	Each	60	13.68	0
ENSUITE B/ROOM	.28		1	60	Each	60	13.68	0
SHOWER ROOM	.5		1	60	Each	60	13.68	0
H/W CYLINDER	3.0 Kw							
Boiler size			1	600	Each	600	52	0
Radiator valves		Pairs	7	3.3	Pair	23.1	14	0
ITEM 35 OPTIONS NOT CALCULATED								
			Qty	Price	Per	Cost	Labour	Plant
SUNDRY ITEMS NOT CALCULATED								
Structural steels								
Joist Hangers								
Nails								
Screws								
Glass & Putty								
Decorative materials								
Wall tiles								
Electrical components								
External drives and paths								
Underground pipes								
Soil pipes								
Waste pipes								
Copper tube								
Copper fittings								
Lead flashings								
Patio slabs								
Fencing								