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# **Schedule of Works**

## **Sutton Barn - Barn Conversion - Dwelling**

**Dated: 20 July 2015**

Ref	Description	Quantity	Units	Rate	Value
	<b><u>PRELIMINARIES</u></b>				
	<b>S1.10.02 Scaffolding (Provisional Sum)</b>				
	Independent tied; erection & dismantle				
A	upto 2 storeys overall height	280	m2	8.26	2,312.80
B	extra over for gable lift; single	3	Nr	117.51	352.53
	<b>S1.10.01 Access</b>				
	Aluminium sectional tower scaffold; erection & dismantle; hire period 1 week				
C	upto 5m high	8	Nr	110.00	880.00
	<b>S1.10.05 Waste Disposal</b>				
	Skips; including for all tipping charges;				
D	builders skip upto 8 cu.yds	6	Nr	185.00	1,110.00

To Collection: 4,655.33

Ref	Description	Quantity	Units	Rate	Value
	<b><u>GENERAL BUILDING WORKS</u></b>				
	<b>S2.10.07 Stone Repairs</b>				
	Works to existing stonework - Re-pointing				
A	Rake out existng stone walling by hand; repoint with lime putty mortar; coursed stonework. Pointing to be flush pointing as agreed by Conservation Officer	240	m2	28.80	6,912.00
	Stone restoration				
B	Cut out decayed or damaged stonework and replace with new matching stone walling; bedding and pointing flush; 150 mm thick in areas not exceeding 5.00 m2	15	m2	85.63	1,284.45
C	Carefully open filled window and prepare the stonework ready to receive new window	4	m2	85.63	342.52
D	External cracking to be repaired with helifix bars and epoxy resin. Joints to be left 10mm and re-pointed with lime putty mortar	15	m2	68.93	1,033.95
	<b><u>S2.10.02 Drainage Detail as per drawing</u></b>				
	Excavate by Machine				
E	Excavate to depth of 1000mm by machine annd back fill	20	m2	28.00	560.00
	<b>S2.10.03 Concrete &amp; Damp Proofing</b>				
	Concrete				
F	plain insitu concrete (1:3:6 - 40mm aggregate) in foundation trench including formwork	2	m3	145.25	290.50
	<b>S2.10.04 New Brickwork</b>				
	Lightweight Blockwork to BS 6073 (crushing strength 7N/mm <sup>2</sup> ) in cement mortar(1:6); flush pointing as work proceeds				
G	walls, 150 mm thick; face down to provide support for drain	10	m2	55.16	551.60
	<b>S2.10.80 Subcontract Daywork Rate - Builders</b>				
	Operative hourly allowance for on-site operations not included as measured items				
H	1 man hour, craftsman	24	Hr	24.00	576.00
I	1 man hour, labourer	24	Hr	19.00	456.00

To Collection:

12,007.02

Ref	Description	Quantity	Units	Rate	Value
	<b>S2.10.98 General Building Works Variation Summary</b>				
	Variation for works not specified within Schedule of Rates - To install drainage pipe to elevation				
A	Supply and install drainage to south elevation, including infill gravel		Item	900.00	900.00
	<b>S5.10.98 Underground Services</b>				
	Variation for works not specified within Schedule of Rates				
B	Install new surface water darinage and foul services to connect to Sutton Cottage, Connet to gas supply.		Item	4,000.00	4,000.00
	<b>COVERINGS TO PITCHED ROOFS</b>				
	<b>S2.70.02 General Repairs</b>				
	Strip off and recover using existing clay tiles; areas generally exceeding 5m2; including replacement of breathable felts, battens and other accessories and/or sundry items				
C	plain clay	160	m2	41.35	6,616.00
D	extra over for the supply of selected reclaimed tiles/slates as required		Item	1,000.00	1,000.00
	<b>S5.10.03 Renewing Rainwater Goods</b>				
	Remove existing installations; supply and fix new; including all fixings, brackets and associated accessories				
E	Cast iron guttering and downpipes - 112 mm; half round - to be painted black	52	m	58.67	3,050.84
F	extra over; off set or swan neck bend	4	Nr	5.60	22.40
	<b>CARPENTRY and JOINERY</b>				
	<b>S2.20.02 Structural Timbers Generally</b>				
	Provisional Sum To Roof Structure - Replacement roof rafters (replacements to match existing roof structure)				
G	Replacement Rafters due to potential decay	40	m2	142.50	5,700.00

To Collection: 21,289.24

Ref	Description	Quantity	Units	Rate	Value
	<b><u>WINDOWS, DOORS, GLASS AND GLAZING</u></b>				
	<b>S2.40.02 Install new Windows</b>				
	Install new windows as per window schedule				
A	Provisional sum allowance; Install new timber windows as per window schedule with double glazed units	7	no	580.00	4,060.00
B	Provisional sum allowance; To install new powder coated aluminum windows, with double glazed units to narrow openings as per window schedule	23	no	180.00	4,140.00
C	Provisional sum allowance; To install new powder coated aluminum windows to narrow openings as per window schedule. Bottom Hung openers to form hooper style windows	2	no	220.00	440.00
D	Provisional sum allowance; To install bronze casement window of existing mullion window	1	no	800.00	800.00
E	Provisional sum allowance; To install Conservation roof lights to be supplied by Clement windows	3	no	480.00	1,440.00
	<b>S2.40.06 Replace as per door schedule</b>				
	Take out and replace				
F	Provisional sum allowance; Main Barn Door - Take out existing and replace with Oak door and frame	1	Nr	980.00	980.00
G	Provisional sum allowance; Softwood fully glazed doors as per schedule	2	Nr	560.00	1,120.00
H	Provisional sum allowance; To take out existing large opening double doors and replace with Frameless glazing system powder coating aluminum unit as per door schedule. Colour to be dark grey or match narrow windows openings	1	Nr	4,449.00	4,449.00

To Collection: 17,429.00

## 001 - Sutton Barn - Barn Conversion - Dwelling

Ref	Description	Quantity	Units	Rate	Value
	Collection for External Works				
	002/1				12,007.02
	002/2				21,289.24
	002/3				17,429.00
	To Summary:				50,725.26

Ref	Description	Quantity	Units	Rate	Value
A	<b><u>CARPENTRY and JOINERY</u></b>				
	<b>S2.20.21 Timber Framing</b>				
	Provide and fix treated softwood framing; plugged and screwed to firm grounds as appropriate; facings/finishes to framing to be measured elsewhere				
B	38x38mm timbers; typically at 400mm centres	160	m2	16.17	2,587.20
	<b><u>INSULATION</u></b>				
	<b>S7.10.03 General Insulation</b>				
C	Allowance for the supply and installation of insulating materials to achieve the necessary thermal requirements of the Building Regulations 2000, including all amendments;				
	Provisional sum of £2500.00		Item	2,500.00	2,500.00
	<b><u>PLASTERING and RENDERING</u></b>				
D	<b>S2.30.01 Plasterwork</b>				
	Plasterboard dry lining; Gypsum wallboard; upto 12.7mm thick with tapered edges, taped and filled joints, 5mm coat finishing plaster; to walls including metal shadow beads; all surface preparations (pva adhesives); ready to receive decorations. Shadow beads to be installed next to rafters to prevent straight lines.				
	in areas over 1 m2	160	m2	30.24	4,838.40
E	<b><u>PAINTING and DECORATING</u></b>				
	<b>S3.10.02 Decoration Generally</b>				
	Prepare surfaces; one coat primer or mist coat plus two coats emulsion				
E	plasterboard, plaster or papered ceilings	160	m2	6.95	1,112.00
	<b>S3.10.03 Decorations Woodwork &amp; Metalwork</b>				
	Finishing Oil;				
E	general surfaces n.e 300 mm girth	240	m	4.03	967.20

To Collection:

12,004.80

Ref	Description	Quantity	Units	Rate	Value
	<b><u>GENERAL BUILDING WORKS - FLOOR</u></b>				
	<b>S2.10.02 Excavation</b>				
	Excavate by hand - Remove all debris and build up of straw and dirt. If any new flag stones / pitching are discovered, these are to be recorded as part of the heritage statement.				
A	to reduced level; remove spoil from site; 250mm maximum depth	40	m2	7.65	306.00
	<b>S2.10.07 Stone Repairs</b>				
	Stone restoration				
B	1. Drawn plan of laid flagstones (1.0 day with 2 x archaeologists): 2. Removal of wooden 'scaffold' planks, cleaning of revealed surfaces, and drawn plans of flagstones and any additional features: (Approx 3.0 days with 2 x archaeologists): 3. Report, illustration and archiving (approx 3.0 days with 1 x archaeologist):	1	Nr	2,065.00	2,065.00
C	Take up existing stone slabs and record there positions. The concrete slab the section where the stones are located, is to be 75mm thick therefore allowing the stones to be re-laid at the same height of the new lime stone flags	12	m2	27.12	325.44
D	Replace existing damaged step with new bullnosed stone step		Item	675.00	675.00
	<b>S2.10.03 Concrete &amp; Damp Proofing - Floor</b>				
	Concrete				
E	plain insitu concrete; in beds; 150mm thick; including formwork and expansion joints; areas not exceeding 5.00m2	20	m2	29.22	584.40
	Damp Proofing				
F	1200 gauge Visqueen damp proof membrane minimum 100mm lapped joints; over 300 wide	20	m2	2.89	57.80
	<b>S7.10.03 General Insulation</b>				
	Allowance for the supply and installation of insulating materials to achieve the necessary thermal requirements of the Building Regulations, including all amendments;				
G	Provisional sum of £500.00		Item	500.00	500.00

To Collection:

4,513.64



Ref	Description	Quantity	Units	Rate	Value
	<b><u>FLOOR TILING</u></b>				
	<b>S2.35.02 Floor Finishes</b>				
	Supply and fix natural limestone flag stones; including SBR surface sealer (or equivalent); bedded in cement mortar, grouting joints				
A	labour and sundries only; areas greater than 1m2	20	m2	33.36	667.20
B	floor tile; PC Sum £40.50	20	m2	20.35	407.00
C	labour only; extra over cost for natural products where sealant and drying coats required; additional coat (return visit)	1	Nr	204.75	204.75
	<b><u>GENERAL BUILDING WORKS - BRICK PARTITION</u></b>				
	<b>S1.10.04 Temporary Support</b>				
	Provide support to structure; clear away & make good. To remove existing steel RSJ and to form new opening to first floor				
D	dead shore and needle	6	Nr	51.43	308.58
E	acro props; per prop; per week	4	Nr	7.82	31.28
	<b>S2.10.01 Demolition</b>				
	Take down brick wall 215 mm thick - Above existing steel RSJ to allow safe removal				
F	areas over 5m²	2	Nr	23.18	46.36
	<b>S2.10.04 New Brickwork in re-claimed brick</b>				
	Common bricks ; in lime mortar; flush pointing as the work proceeds				
G	walls: 1 brick thick; facework one side - Re-build brickwork above new structural oak support frame. Reclaimed brickwork to be used.	12	m2	75.40	904.80
	<b>S2.10.05 Re-point brickwork</b>				
	Rake out existing mortar to a minimum 10mm depth, wash down and repoint brickwork in lime putty mortar				
H	generally	40	m2	25.92	1,036.80

To Collection:

3,606.77

Ref	Description	Quantity	Units	Rate	Value
	<b>S2.10.07 Stone Repairs</b>				
	Works to existing stonework				
A	Rake out exisitng stone walling; repoint with lime putty mortar; coursed stonework	40	m2	40.32	1,612.80
	Stone restoration - Making good stone column. Column to form feature in hallway as per drawing				
B	Cut out decayed or damaged stonework and replace with new matching stone walling; bedding and pointing flush; 450 mm thick in areas not exceeding 5.00 m2	5	m2	184.98	924.90
	<b><u>CARPENTRY and JOINERY</u></b>				
	<b>S2.20.02 Structural Timbers Generally</b>				
	Supply and install; 200mm x 225mm structural oak frame to support opening in brick partition as per structural calculations				
C	not exceeding 225mm deep; generally	12	m2	44.62	535.44
D	not exceeding 225mm deep; generally - Above new door opening to first floor	2	m2	44.62	89.24
	<b>S2.20.13 Door Frames and door linings</b>				
	Provide and fix; Oak frame and linings; 50mm thick; to existing openings; plugged & screwed to firm grounds				
E	jamb and heads; = 65 wide	6	m	18.97	113.82
	<b>S2.20.14 Internal Doors</b>				
	Supply only; ironmongery pack measured elsewhere				
F	Oak framed fully glazed leaf; Double doors	1	Nr	850.00	850.00
	Supply only;				
G	Ironmongery pack; PC Sum £55.00 - Black hand forged ironmongery	1	Nr	55.00	55.00

To Collection:

4,181.20

Ref	Description	Quantity	Units	Rate	Value
A	<b>S2.20.19 Stairs and Staircases</b>	1	Nr	4,500.00	4,500.00
	Install new oak stairs and construction of oak landing to first floor; oak construction; PC sum for the supply of complete staircase pack of £3500; to include newels, balusters, handrails, strings and the like.  straight flight with winders; standard domestic				

To Collection: 4,500.00

## 001 - Sutton Barn - Barn Conversion - Dwelling

Ref	Description	Quantity	Units	Rate	Value
	Collection for Entrance Hallway				
	004/1				4,513.64
	004/2				3,606.77
	004/3				4,181.20
	004/4				4,500.00
	To Summary:				16,801.61

Ref	Description	Quantity	Units	Rate	Value
	<b><u>GENERAL BUILDING WORKS - FLOOR</u></b>				
	<b>S2.10.02 Excavation</b>				
	Excavate by hand - Remove all debris and build up of straw and dirt. If any new flag stones / pitching are discovered, these are to be recorded as part of the heritage statement.				
A	to reduced level; remove spoil from site; 250mm maximum depth	76	m2	7.65	581.40
	<b>S2.10.03 Concrete &amp; Damp Proofing</b>				
	Concrete				
B	plain insitu concrete; in beds; 150mm thick; including formwork and expansion joints; areas not exceeding 5.00m2	38	m2	29.22	1,110.36
	Damp Proofing				
C	1200 gauge Visqueen damp proof membrane minimum 100mm lapped joints; over 300 wide	38	m2	2.89	109.82
	<b>S7.10.03 General Insulation</b>				
	Allowance for the supply and installation of insulating materials to achieve the necessary thermal requirements of the Building Regulations, including all amendments;				
D	Provisional sum of £500.00		Item	500.00	500.00
	<b><u>FLOOR TILING</u></b>				
	<b>S2.35.02 Floor Finishes</b>				
	Supply and fix natural limestone flag stones; including SBR surface sealer (or equivalent); bedded in cement mortar, grouting joints				
E	labour and sundries only; areas greater than 1m2	38	m2	33.36	1,267.68
F	floor tile; PC Sum £40.50	38	m2	20.35	773.30
G	labour only; extra over cost for natural products where sealant and drying coats required; additional coat (return visit)	1	Nr	204.75	204.75

To Collection:

4,547.31

Ref	Description	Quantity	Units	Rate	Value
	<b><u>GENERAL BUILDING WORKS - STONE WALLS</u></b>				
A	Rake out existing mortar to a minimum 10mm depth, wash down and repoint brickwork in lime putty mortar  generally	90	m2	25.92	2,332.80
	<b>S2.10.07 Stone Repairs</b>				
	Works to existing stonework				
B	rake out exisitng stone walling; repoint with cement lime putty mortar; coursed stonework	90	m2	40.32	3,628.80
	<b><u>KITCHEN and BEDROOM FITTINGS</u></b>				
	<b>S2.50.03 Kitchen Fittings By Specialist</b>				
	Supply & install replacement; rigid carcasses; including doors and drawer fronts; worktops; Provisional Sum				
C	Base units (including base unit for integral appliance) and wall units	5	Nr	360.00	1,800.00
D	double oven	1	Nr	1,000.00	1,000.00
E	extract hood	1	Nr	300.00	300.00
F	fridge, freezer, dish washer, washing machine, and drier	1	Nr	1,600.00	1,600.00
G	sink	1	Nr	200.00	200.00
H	Adjustment for material variance	1	Nr	4,000.00	4,000.00

To Collection: 14,861.60

## 001 - Sutton Barn - Barn Conversion - Dwelling

Ref	Description	Quantity	Units	Rate	Value
	Collection for Kitchen				
	005/1				4,547.31
	005/2				14,861.60
	To Summary:				19,408.91

Ref	Description	Quantity	Units	Rate	Value
	<b><u>GENERAL BUILDING WORKS- FLOOR</u></b>				
	<b>S2.10.02 Excavation</b>				
	Excavate by hand - Remove all debris and build up of straw and dirt. If any new flag stones / pitching are discovered, these are to be recorded as part of the heritage statement.				
A	to reduced level; remove spoil from site; 250mm maximum depth	110	m2	7.65	841.50
B	Excavate to reveal back of stone wall to lower section	10	m2	18.98	189.80
	<b>S2.10.03 Concrete &amp; Damp Proofing</b>				
	Concrete				
C	plain insitu concrete; in beds; 150mm thick; including formwork and expansion joints; areas not exceeding 5.00m2	55	m2	29.22	1,607.10
	Damp Proofing				
D	1200 gauge Visqueen damp proof membrane minimum 100mm lapped joints; over 300 wide	55	m2	2.89	158.95
	<b>S7.10.03 General Insulation</b>				
	Allowance for the supply and installation of insulating materials to achieve the necessary thermal requirements of the Building Regulations, including all amendments;				
E	Provisional sum of £500.00		Item	500.00	500.00
	<b><u>S2.10.80 Carry out wall detail to lower section of barn. This is to prevent damp penetration</u></b>				
	<b>S2.10.03 Concrete &amp; Damp Proofing</b>				
	Concrete				
F	plain insitu concrete (1:3:6 - 40mm aggregate) in foundation trench including formwork	2	m3	145.25	290.50
	<b>S2.10.04 New Brickwork</b>				
	Lightweight Blockwork to BS 6073 (crushing strength 7N/mm <sup>2</sup> ) in cement mortar(1:6); flush pointing as work proceeds				
G	walls, 150 mm thick; face down to provide support and back fill. Apply SBR render to outside face of block work as per design detail	10	m2	55.16	551.60

To Collection:

4,139.45



Ref	Description	Quantity	Units	Rate	Value
	<b>S2.10.80 Subcontract Daywork Rate - Builders</b>				
	Operative hourly allowance for on-site operations not included as measured items - To carry out works to retaining wall				
A	1 man hour, craftsman	40	Hr	24.00	960.00
B	1 man hour, labourer	40	Hr	19.00	760.00
	<b><u>GENERAL BUILDING WORKS - WALLS</u></b>				
	Rake out existing mortar to a minimum 10mm depth, repoint brickwork in lime putty mortar				
C	generally - Brick pillars	18	m2	25.92	466.56
	<b><u>PLASTERING and RENDERING - WALLS</u></b>				
	<b>S2.30.02 Render &amp; Specialist Plasters</b>				
	Full three coat lime plaster. Two backing coats using a lime based backing plaster with a finishing coat of lime putty plaster finished with either a trowel, float or sponge				
D	to brickwork or concrete base	62.5	m2	43.24	2,702.50
E	extra over for dubbing out; per 10mm nominal thickness	20	m2	12.59	251.80
	<b>S2.30.01 Plasterwork - To new stud wall</b>				
	Gypsum plasterboard; 12.7mm thick; joints filled and taped; 5mm coat finishing plaster; including metal shadow beads; ready to receive decorations; to walls or ceilings				
F	in areas over 1 m2.	9	m2	22.25	200.25
	<b><u>CARPENTRY and JOINERY</u></b>				
	<b>S2.20.02 Structural Timbers Generally</b>				
	To Floor Structure				
G	Supply and install free standing structural oak structure as per cross section and detail. Floor structure to be independant but tied into the existing stone walls to provide lateral support to the barn walls		Item	12,000.00	12,000.00

To Collection:

17,341.11

Ref	Description	Quantity	Units	Rate	Value
	<b>S2.20.10 Flooring</b>				
	LAY ONLY IRustic oak timber flooring; including preparation to subfloor				
A	generally	55	m2	11.25	618.75
	Material cost of Rustic oak flooring or similar;				
B	material cost		item	1,650.00	1,650.00
	<b>S2.20.11 Skirtings</b>				
	Provide and fix new Oak; >20 = 25mm thick; irrespective of mould; plugged and screwed to firm grounds				
C	depth exceeding 100 = 150 mm	40	m	22.89	915.60
	<b>S2.20.18.5 Cill to lower level onto off stone wall</b>				
	Provide and fix; Oak ; 32mm thick; bullnosed edges; plugged and screwed to firm grounds				
D	tongued on; depth exceeding 150 = 200 mm	20	m	39.76	795.20
	<b>S2.20.98 Carpentry and Joinery Variation Summary</b>				
	Install new oak frame and glazed balastrade system to the edge of the living room (where the lower level is as per detail)				
E	PC SUM for installing oak framed, fully glazed balastrade system		Item	800.00	800.00
	<b>S2.20.06 Internal Walling - In between lower level and upper level (to form utility room)</b>				
	Construct timber stud partition; studs at 400mm centres				
F	100 mm thick	9	m2	47.45	427.05
G	extra over for 75mm quilt insulation	9	m2	9.42	84.78

Ref	Description	Quantity	Units	Rate	Value
A	<b><u>PAINTING and DECORATING</u></b>				
	<b>S3.10.02 Decoration Generally</b>				
	Prepare surfaces; one coat primer or mist coat plus two coats emulsion				
	plasterboard, plaster or papered walls (irrespective of paper type)	56	m2	6.72	376.32
	<b>S3.10.03 Decorations Woodwork &amp; Metalwork</b>				
B	Oil Finish to oak timber;				
	door leaf; single leaf; single side (glazed)	2	Nr	28.68	57.36
	general surfaces n.e 300 mm girth	20	m	4.03	80.60
	skirting boards	40	m	4.03	161.20
	general surfaces exceeding 300 mm girth	80	m2	12.25	980.00

To Collection: 1,655.48



Ref	Description	Quantity	Units	Rate	Value
	<b><u>GENERAL BUILDING WORKS - FLOOR</u></b>				
	<b>S2.10.02 Excavation</b>				
	Excavate by hand - Remove all debris and build up of straw and dirt. If any new flag stones / pitching are discovered, these are to be recorded as part of the heritage statement.				
A	to reduced level; remove spoil from site; 250mm maximum depth	20	m2	7.65	153.00
	<b>S2.10.07 Stone Repairs - Flooring</b>				
	Stone restoration				
B	Re-lay existing flagstones and pitching upon completion of concrete slabs. Flagstones and pitching to be re-pointed in lime putty mortar and finished in stone protector	26	m2	100.00	2,600.00
	<b>S2.10.03 Concrete &amp; Damp Proofing</b>				
	Concrete				
C	plain insitu concrete; in beds; 150mm thick; including formwork and expansion joints; areas not exceeding 5.00m2	26	m2	29.22	759.72
	Damp Proofing				
D	1200 gauge Visqueen damp proof membrane minimum 100mm lapped joints; over 300 wide	26	m2	2.89	75.14
	<b>S7.10.03 General Insulation</b>				
	Allowance for the supply and installation of insulating materials to achieve the necessary thermal requirements of the Building Regulations, including all amendments;				
E	Provisional sum of £500.00		Item	500.00	500.00
	<b><u>GENERAL BUILDING WORKS - WALLS</u></b>				
	<b>S1.10.04 Temporary Support</b>				
	Provide support to structure; clear away & make good. To carry out stone repair to above left hand door opening as per structural report				
F	dead shore and needle	6	Nr	51.43	308.58
G	acro props; per prop; per week	2	Nr	7.82	15.64
	<b>S2.10.07 Stone Repairs - Above left hand door</b>				

To Collection:

4,412.08

Ref	Description	Quantity	Units	Rate	Value
A	Stone repair. Carefully take down stone work to cracked area. Clean stone and re-build the wall using the existing stone. To built in lime mortar  cut out decayed or damaged stonework and replace with new matching stone walling; bedding and pointing flush; 450 mm thick in areas not exceeding 5.00 m2	9	m2	184.98	1,664.82
B	Works to existing stonework  rake out existitng stone walling; repoint with cement lime putty mortar; coursed stonework	24	m2	40.32	967.68
C	<b>S2.10.05 Re-point brickwork to above roof support beams</b>  Rake out existing mortar to a minimum 10mm depth, wash down and repoint brickwork in lime putty mortar  generally	12	m2	25.92	311.04
D	<b><u>CARPENTRY and JOINERY</u></b>  <b>S2.20.02 Structural Timbers Generally - To form floor to store room off bathroom</b>  Install new timbers joists;  not exceeding 225mm deep; generally	9	m2	44.62	401.58
E	<b>S2.20.06 Internal Walling</b>  Construct timber stud partition; studs at 400mm centres to form store room and utility room  100 mm thick	18	m2	47.45	854.10
F	extra over for 75mm quilt insulation	18	m2	9.42	169.56
G	<b>S2.20.13 Door Frames and door linings</b>  Provide and fix; Oak frame and linings; 50mm thick; to existing openings; plugged & screwed to firm grounds  jambs and heads; = 65 wide	6	m	18.97	113.82
H	<b>S2.20.14 Internal Doors</b>  Supply only; ironmongery pack measured elsewhere  Oak ledge and brace doors	2	Nr	240.00	480.00

To Collection: 4,962.60

Ref	Description	Quantity	Units	Rate	Value
A	Supply only;  Ironmongery pack; PC Sum £55.00 - Black hand forged ironmongery  <b>S2.20.11 Skirtings / architraves /picture rails and the like</b>  Provide and fix new; Oak ; = 20 mm thick; irrespective of mould; plugged and screwed to firm grounds	2	Nr	55.00	110.00
B	depth exceeding 50 = 75 mm  <b>S2.20.19 Stairs and Staircases</b>  Install new oak stairs to lower level; PC sum for the supply of complete staircase pack of £1000; to include newels, balusters, handrails, strings and the like.	20	m	10.85	217.00
C	straight flight with winders; standard domestic  <b>S2.20.07 Sheet Linings fixed to Timber - New Partition wall</b>  Install new oak boarding to study side stud walling as per drawings; Oak T&G boards; 225mm wide and 22 mm thick	1	Nr	1,000.00	1,000.00
D	to walls  <b>PLASTERING</b>  <b>S2.30.01 Plasterwork - To new stud walls</b>  Gypsum plasterboard; 12.7mm thick; joints filled and taped; 5mm coat finishing plaster; including metal shadow beads; ready to receive decorations; to walls or ceilings	8	m2	38.00	304.00
E	in areas over 1 m2. - Walls	18	m2	22.25	400.50
F	in areas over 1 m2. - Ceiling	5	m2	22.25	111.25

To Collection:

2,142.75

Ref	Description	Quantity	Units	Rate	Value
	<b><u>WALL TILING - UTILITY ROOM</u></b>				
	<b>S2.35.01 Glazed Wall Tiling - Splash back to sink area and shower</b>				
	Supply and fix natural stone wall tiles; including SBR surface sealer (or equivalent); adhesives, trims and grout				
A	labour only and sundries only; areas greater than 1m2	6	m2	45.37	272.22
B	labour only; extra over cost for natural products where sealant and drying coats required; one coat	6	Nr	85.00	510.00
	<b><u>KITCHEN and BEDROOM FITTINGS</u></b>				
	<b>S2.50.02 Kitchen Fittings By Carpenter</b>				
	Install new base unit				
C	Base units or wall units (include sink unit here)	3	Nr	59.38	178.14
D	Sinks	1	Nr	30.00	30.00
E	Integrated appliances/Sundries	3	Nr	35.00	105.00
	<b><u>PAINTING and DECORATING</u></b>				
	<b>S3.10.02 Decoration Generally</b>				
	Prepare surfaces; one coat primer or mist coat plus two coats emulsion				
F	plasterboard, plaster walls	18	m2	6.72	120.96
G	plasterboard, plaster or papered ceilings	5	m2	6.95	34.75
	<b>S3.10.03 Decorations Woodwork &amp; Metalwork</b>				
	Oil Finish				
H	door leaf; single leaf; single side (non glazed)	4	Nr	18.38	73.52
I	general surfaces n.e 300 mm girth	32	m	4.03	128.96
J	architraves and door frame combined; one side	20	m	6.04	120.80
	<b><u>PLUMBING and HEATING INSTALLATIONS</u></b>				
	<b>S5.10.06 Installing Sanitary Fittings</b>				
	Install new sanitary fittings				
K	WC unit	1	Nr	180.00	180.00

To Collection: 1,754.35



## 001 - Sutton Barn - Barn Conversion - Dwelling

### 007 - Study/ Store Room / Utility

Ref	Description	Quantity	Units	Rate	Value
A	Resin stone shower tray	1	Nr	160.00	160.00
B	mains water shower unit	1	Nr	175.00	175.00
C	shower enclosure	1	Nr	400.00	400.00

**To Collection:** 735.00

## 001 - Sutton Barn - Barn Conversion - Dwelling

Ref	Description	Quantity	Units	Rate	Value
	Collection for Study/ Store Room / Utility				
	007/1				4,412.08
	007/2				4,962.60
	007/3				2,142.75
	007/4				1,754.35
	007/5				735.00
	To Summary:				14,006.78

Ref	Description	Quantity	Units	Rate	Value
	<b><u>CARPENTRY and JOINERY</u></b>				
	<b>S2.20.10 Flooring</b>				
	LAY ONLY Rustic oak timber flooring				
A	generally	7	m2	11.25	78.75
	Material cost of oak flooring or similar;				
B	material cost	7	m2	9.25	64.75
	<b>S2.20.06 Internal Walling - Forming Bedrooms. Studwalls to be constructed under the king post trusses</b>				
	Construct timber stud partition; studs at 400mm centres				
C	100 mm thick	16	m2	47.45	759.20
D	extra over for 75mm quilt insulation	16	m2	9.42	150.72
	<b>S2.20.13 Door Frames and door linings</b>				
	Provide and fix; Oak frames and linings; 50mm thick; to existing openings; plugged & screwed to firm grounds				
E	jambes and heads; = 65 wide	20	m	18.97	379.40
	<b>S2.20.14 Internal Doors</b>				
	Fit only new doors				
F	Oak ledge and brace doors	4	Nr	240.00	960.00
	Supply only;				
G	Ironmongery pack; PC Sum £55.00	4	Nr	55.00	220.00
	<b>S2.20.11 Skirtings / architraves /picture rails and the like</b>				
	Provide and fix new;Oak = 20 mm thick; irrespective of mould; plugged and screwed to firm grounds				
H	depth exceeding 38 = 50 mm - Architraves	20	m	7.94	158.80
I	depth exceeding 100 = 150 mm - Skirting	8	m	18.36	146.88

To Collection:

2,918.50

Ref	Description	Quantity	Units	Rate	Value
A	<b>S2.20.98 Carpentry and Joinery Variation Summary - Oak balastrade to left hand side of landing. This will over look the lower section and help to provide light to the landing</b>				
	PC SUM for installing oak framed, fully glazed balastrade system		Item	800.00	800.00
	<b><u>PLASTERING and RENDERING</u></b>				
	<b>S2.30.01 Plasterwork</b>				
	Plasterboard dry lining; Gypsum wallboard; upto 12.7mm thick with tapered edges, taped and filled joints, 5mm coat finishing plaster; to walls including metal shadow beads; all surface preparations (pva adhesives); ready to receive decorations				
B	in areas over 1 m2	16	m2	30.24	483.84
	<b><u>PAINTING and DECORATING</u></b>				
	<b>S3.10.02 Decoration Generally</b>				
	Prepare surfaces; one coat primer or mist coat plus two coats emulsion				
C	plasterboard, plaster walls	16	m2	6.72	107.52
	<b>S3.10.03 Decorations Woodwork &amp; Metalwork</b>				
	Oil Finish				
D	door leaf; single leaf; single side (non glazed)	4	Nr	18.38	73.52
E	skirting boards	20	m	4.03	80.60
F	architraves and door frame combined; one side	20	m	6.04	120.80
G	general surfaces n.e 300 mm girth	6	m	4.03	24.18

To Collection:

1,690.46

## 001 - Sutton Barn - Barn Conversion - Dwelling

Ref	Description	Quantity	Units	Rate	Value
	Collection for Landing				
	008/1				2,918.50
	008/2				1,690.46
	To Summary:				4,608.96

Ref	Description	Quantity	Units	Rate	Value
<b><u>CARPENTRY and JOINERY</u></b>					
<b>S2.20.10 Flooring</b>					
A	LAY ONLY Rustic oak timber flooring				
	generally	18	m2	11.25	202.50
B	Material cost of oak flooring or similar;				
	material cost	18	m2	9.25	166.50
<b>S2.20.06 Internal Walling - Forming Bedrooms. Studwalls to be constructed under the king post trusses</b>					
C	Construct timber stud partition; studs at 400mm centres				
	100 mm thick	12	m2	47.45	569.40
D	extra over for 75mm quilt insulation	12	m2	9.42	113.04
<b>S2.20.11 Skirtings / architraves /picture rails and the like</b>					
Provide and fix new;Oak = 20 mm thick; irrespective of mould; plugged and screwed to firm grounds					
E	depth exceeding 38 = 50 mm - Architraves	5	m	7.94	39.70
F	depth exceeding 100 = 150 mm - Skirting	18	m	18.36	330.48
<b><u>PLASTERING and RENDERING</u></b>					
<b>S2.30.01 Plasterwork</b>					
Plasterboard dry lining; Gypsum wallboard; upto 12.7mm thick with tapered edges, taped and filled joints, 5mm coat finishing plaster; to walls including metal shadow beads; all surface preparations (pva adhesives); ready to receive decorations					
G	in areas over 1 m2 - To timber stub walls ONLY	12	m2	30.24	362.88
STONE WALLS - Full three coat lime plaster. Two backing coats using a lime based backing plaster with a finishing coat of lime putty finished with either a trowel, float or sponge					
H	to brickwork or concrete base	24	m2	43.24	1,037.76
I	extra over for dubbing out; per 10mm nominal thickness	24	m2	12.59	302.16

To Collection: 3,124.42

**To Collection:** 371.10

## 001 - Sutton Barn - Barn Conversion - Dwelling

Ref	Description	Quantity	Units	Rate	Value
	Collection for Bedroom 1				
	009/1				3,124.42
	009/2				371.10
	To Summary:				3,495.52



Ref	Description	Quantity	Units	Rate	Value
	<b><u>CARPENTRY and JOINERY</u></b>				
	<b>S2.20.10 Flooring</b>				
	LAY ONLY Rustic oak timber flooring				
A	generally	18	m2	11.25	202.50
	Material cost of oak flooring or similar;				
B	material cost	18	m2	9.25	166.50
	<b>S2.20.06 Internal Walling - Forming Bedrooms. Studwalls to be constructed under the king post trusses</b>				
	Construct timber stud partition; studs at 400mm centres				
C	100 mm thick	12	m2	47.45	569.40
D	extra over for 75mm quilt insulation	12	m2	9.42	113.04
	<b>S2.20.11 Skirtings / architraves /picture rails and the like</b>				
	Provide and fix new;Oak = 20 mm thick; irrespective of mould; plugged and screwed to firm grounds				
E	depth exceeding 38 = 50 mm - Architraves	5	m	7.94	39.70
F	depth exceeding 100 = 150 mm - Skirting	18	m	18.36	330.48
	<b><u>PLASTERING and RENDERING</u></b>				
	<b>S2.30.01 Plasterwork</b>				
	Plasterboard dry lining; Gypsum wallboard; upto 12.7mm thick with tapered edges, taped and filled joints, 5mm coat finishing plaster; to walls including metal shadow beads; all surface preparations (pva adhesives); ready to receive decorations				
G	in areas over 1 m2 - To timber stub walls ONLY	12	m2	30.24	362.88
	STONE WALLS - Full three coat lime plaster. Two backing coats using a lime based backing plaster with a finishing coat of lime putty finished with either a trowel, float or sponge				
H	to brickwork or concrete base	6	m2	43.24	259.44
I	extra over for dubbing out; per 10mm nominal thickness	6	m2	12.59	75.54

To Collection: 2,119.48

**To Collection:** 371.10

## 001 - Sutton Barn - Barn Conversion - Dwelling

Ref	Description	Quantity	Units	Rate	Value
	Collection for Bedroom 2				
	010/1				2,119.48
	010/2				371.10
	To Summary:				2,490.58

Ref	Description	Quantity	Units	Rate	Value
	<b><u>CARPENTRY and JOINERY</u></b>				
	<b>S2.20.10 Flooring</b>				
	LAY ONLY Rustic oak timber flooring				
A	generally	11	m2	11.25	123.75
	Material cost of oak flooring or similar;				
B	material cost	11	m2	9.25	101.75
	<b>S2.20.06 Internal Walling - Forming Bedrooms. Studwalls to be constructed under the king post trusses</b>				
	Construct timber stud partition; studs at 400mm centres				
C	100 mm thick	6	m2	47.45	284.70
D	extra over for 75mm quilt insulation	6	m2	9.42	56.52
	<b>S2.20.11 Skirtings / architraves /picture rails and the like</b>				
	Provide and fix new;Oak = 20 mm thick; irrespective of mould; plugged and screwed to firm grounds				
E	depth exceeding 38 = 50 mm - Architraves	5	m	7.94	39.70
F	depth exceeding 100 = 150 mm - Skirting	12	m	18.36	220.32
	<b><u>PLASTERING and RENDERING</u></b>				
	<b>S2.30.01 Plasterwork</b>				
	Plasterboard dry lining; Gypsum wallboard; upto 12.7mm thick with tapered edges, taped and filled joints, 5mm coat finishing plaster; to walls including metal shadow beads; all surface preparations (pva adhesives); ready to receive decorations				
G	in areas over 1 m2 - To timber stub walls ONLY	6	m2	30.24	181.44
	STONE WALLS - Full three coat lime plaster. Two backing coats using a lime based backing plaster with a finishing coat of lime putty finished with either a trowel, float or sponge				
H	to brickwork or concrete base	6	m2	43.24	259.44
I	extra over for dubbing out; per 10mm nominal thickness	6	m2	12.59	75.54

To Collection:

1,343.16

**To Collection:** 293.16

### **001 - Sutton Barn - Barn Conversion - Dwelling**

Ref	Description	Quantity	Units	Rate	Value
	Collection for Bedroom 3				
	011/1				1,343.16
	011/2				293.16
	To Summary:				1,636.32

Ref	Description	Quantity	Units	Rate	Value
	<b><u>CARPENTRY and JOINERY</u></b>				
	<b>S2.20.10 Flooring</b>				
	LAY ONLY Rustic oak timber flooring				
A	generally	5	m2	11.25	56.25
	Material cost of oak flooring or similar;				
B	material cost	5	m2	9.25	46.25
	<b>S2.20.06 Internal Walling - Forming Bedrooms. Studwalls to be constructed under the king post trusses</b>				
	Construct timber stud partition; studs at 400mm centres				
C	100 mm thick	10	m2	47.45	474.50
D	extra over for 75mm quilt insulation	10	m2	9.42	94.20
	<b>S2.20.11 Skirtings / architraves /picture rails and the like</b>				
	Provide and fix new;Oak = 20 mm thick; irrespective of mould; plugged and screwed to firm grounds				
E	depth exceeding 38 = 50 mm - Architraves	10	m	7.94	79.40
	<b><u>PLASTERING and RENDERING</u></b>				
	<b>S2.30.01 Plasterwork</b>				
	Plasterboard dry lining; Gypsum wallboard; upto 12.7mm thick with tapered edges, taped and filled joints, 5mm coat finishing plaster; to walls including metal shadow beads; all surface preparations (pva adhesives); ready to receive decorations				
F	in areas over 1 m2 - To timber stub walls ONLY	10	m2	30.24	302.40
	STONE WALLS - Full three coat lime plaster. Two backing coats using a lime based backing plaster with a finishing coat of lime putty finished with either a trowel, float or sponge				
G	to brickwork or concrete base	4	m2	43.24	172.96
H	extra over for dubbing out; per 10mm nominal thickness	4	m2	12.59	50.36

To Collection:

1,276.32

Ref	Description	Quantity	Units	Rate	Value
	<b><u>WALL and FLOOR TILING</u></b>				
	<b>S2.35.01 Glazed Wall Tiling</b>				
	Supply and fix natural stone wall tiles; including SBR surface sealer (or equivalent); adhesives, trims and grout				
A	labour only and sundries only; areas greater than 1m2	6	m2	45.37	272.22
B	labour only; extra over cost for natural products where sealant and drying coats required; one coat	1	Nr	85.00	85.00
	<b><u>PAINTING and DECORATING</u></b>				
	<b>S3.10.02 Decoration Generally</b>				
	Prepare surfaces; one coat primer or mist coat plus two coats emulsion				
C	plasterboard, plaster walls	10	m2	6.72	67.20
	<b>S3.10.03 Decorations Woodwork &amp; Metalwork</b>				
	Oil Finish				
D	door leaf; single leaf; single side (non glazed)	3	Nr	18.38	55.14
E	architraves and door frame combined; one side	10	m	6.04	60.40
F	general surfaces n.e 300 mm girth	1	m	4.03	4.03
	<b><u>PLUMBING and HEATING INSTALLATIONS</u></b>				
	<b>S5.10.06 Install New Sanitary Fittings</b>				
	Install new sanitary fittings including associated pipework				
G	WC unit	1	Nr	140.00	140.00
H	whb	1	Nr	140.00	140.00
I	bath	1	Nr	550.00	550.00
J	mains water shower unit	1	Nr	240.00	240.00

To Collection:

1,613.99



## **001 - Sutton Barn - Barn Conversion - Dwelling**

Ref	Description	Quantity	Units	Rate	Value
	Collection for Bathroom				
	012/1				1,276.32
	012/2				1,613.99
	To Summary:				2,890.31

Ref	Description	Quantity	Units	Rate	Value
	<b><u>ELECTRICAL INSTALLATIONS</u></b>				
	<b>S4.10.17 Mains installations &amp; Consumer units</b>				
	Supply and install CCU with MCB's and meter tails; tails not exceeding 1.5m length from meter position				
A	upto 14 way modular board	1	Nr	475.00	475.00
B	extra over for RCBO's	4	Nr	38.00	152.00
	<b>S4.10.19 Intruder Alarm</b>				
	Supply and install mains operated intruder alarm; test on completion;				
C	Complete alarm installation to include control panels, PIR's bell boxes/sounders, key pads, panic button and the like; upto and including 6 No. PIR's total	1	Nr	950.00	950.00
	<b>S4.10.20 Earth Bonding</b>				
	Include for cables terminating at all relevant points, including bonding clamps & identification labels/tags; continuity test on completion; works carried out in conjunction with other works and assumes free access to all areas requiring installation				
D	mains bond to gas	1	Nr	102.38	102.38
E	mains bond to water	1	Nr	102.38	102.38
	<b>S4.10.21 Electrical Testing</b>				
	Complete testing to electrical installation on completion of works; provision of appropriate test certificate				
F	Generally	1	Nr	115.00	115.00
	<b>S4.10.11 Power Installations ( Recessed floor boxes to the ground floor )</b>				
	Install new floor recessed sockets to the ground floor and wall sockets to the first floor including conduits as required; new pattress boxes, fascias and connection to CCU; test on completion				
G	13A socket outlet	32	Nr	54.32	1,738.24
H	30A cooker supply	1	Nr	107.59	107.59
I	fused spur	6	Nr	50.02	300.12

To Collection:

4,042.71

Ref	Description	Quantity	Units	Rate	Value
	<b>S4.10.12 Lighting Installations</b>				
	Install new lights - conduits as required; new pattress boxes, fascias and connection to CCU; test on completion				
A	LV recessed light fittings; PC sum for supply only of £30 per fitting	40	Nr	70.13	2,805.20
B	switch; single gang	8	Nr	39.66	317.28
C	switch; two gang	4	Nr	45.07	180.28
	<b>S4.10.13 Connect Heating and Ventilation Installations</b>				
	Rewire including conduits as required; new pattress boxes, fascias and connection to CCU; test on completion				
D	Complete central heating installation	1	Nr	251.10	251.10
	<b><u>PLUMBING and HEATING INSTALLATIONS</u></b>				
	<b>S5.10.98 Ground Source Heat</b>				
	Ground Source Heat Pump				
E	Design and install Worcester-Bosch Greenstore ground source heat pump system to the rear of the open barn		Item	7,895.00	7,895.00
	<b>S5.10.10 Boiler Installation</b>				
	Supply and install Bio-mass boiler to the open barn as per layout. The pipework will be ducted into Sutton Barn. It is proposed to use the storage room of the bathroom to house the				
F	70,000 - 100,000 BTU output; material allowance £3800	1	Nr	4,865.00	4,865.00
	<b>S5.10.98 Heating Variation</b>				
	Underfloor Heating				
G	Install underfloor heating throughout the ground floor		Item	4,897.00	4,897.00
	<b>S5.10.07 Service Pipes &amp; Fittings</b>				
	Supply and fix new pipe work; including all fittings and accessories				
H	PVCu - 32 mm diameter; push fit or solvent welded joints	16	m	14.96	239.36

To Collection: 21,450.22

Ref	Description	Quantity	Units	Rate	Value
	Supply and fix new pipe work; including all cutting, bending, straight coupling, fixing, cutting and make good				
A	copper; capillary fittings to Table X; 15 mm diameter	80	m	13.64	1,091.20
B	copper; capillary fittings to Table X; 22 mm diameter	80	m	15.94	1,275.20
	Supply and fix new pipe work; including all fittings and accessories				
C	extra over for lagging to new or existing pipe work; 15 mm	160	m	6.12	979.20
	<b>S5.10.08 Soil and Vent Pipes and Fittings</b>				
	Supply and fix new pipe work; PVC-u fittings; 100mm nominal diameter				
D	works not exceeding 6.0m overall height	2	Nr	261.30	522.60
	<b>S5.10.09 Radiators</b>				
	Supply and install radiators; double panel; typically 600mm high; including lockshield and thermostatic radiator valves				
E	800 - 1600 mm long	5	Nr	261.69	1,308.45
	<b>S5.10.16 Water Storage</b>				
	Install new Thermal Store Buffer Accumulator Tank for biomass boilers wood heating				
F	450 x 1200	1	Nr	1,200.00	1,200.00

To Collection: 6,376.65

## 001 - Sutton Barn - Barn Conversion - Dwelling

Ref	Description	Quantity	Units	Rate	Value
	Collection for Services				
	013/1				4,042.71
	013/2				21,450.22
	013/3				6,376.65
	To Summary:				31,869.58

001 - Sutton Barn - Barn Conversion - Dwelling

Summary

Ref	Description	Quantity	Units	Rate	Value
001	Preliminaries				4,655.33
002	External Works				50,725.26
003	Internal Roof				12,004.80
004	Entrance Hallway				16,801.61
005	Kitchen				19,408.91
006	Living Room				28,427.42
007	Study/ Store Room / Utility				14,006.78
008	Landing				4,608.96
009	Bedroom 1				3,495.52
010	Bedroom 2				2,490.58
011	Bedroom 3				1,636.32
012	Bathroom				2,890.31
013	Services				31,869.58
Sub-Total:					193,021.38
V.A.T. @ 20.00%					38,604.28
Total:					231,625.66