

Gary Black

Inspired Design & Development Ltd  
Design Studio - 35 Barclay Street  
Stanhaven, A639 2AX  
t: 01569 764169 m: 07896 991328

www.idd-idd.co.uk

services

- Architectural Design Services • Project Management
- CDM Co-ordinator Service • Construction Consultancy
- Verification of Exempt Works • Chartered Surveyors

inspired design  
& development ltd



## Cost Analysis

### Basic Cost Analysis

#### Demolition of Outbuilding

The outbuilding should be demolished, in accordance with current demolition practices, which will involve soft stripping the structure of roof and all timber members. The structure will then require to be brought down by a combination of mechanical plant and by hand where it is in close proximity to the main building. Material will either have to re-used or disposed of too recognised tips at the appropriate cost per m<sup>3</sup>, which is dependent on the type and nature of material.

Indicative Cost

£5,000.00 + VAT

#### Underpinning of Main Building

There are many methods of underpinning the exact type would be determined by detailed site investigation. In this case we would expect the building to be mass filled hit and miss underpinning. This involves sections of around 1000mm being excavated along the perimeter of the building, with the same size gaps left between each section; hence the term hit and misses. These are then mass filled with C20 of equal concrete. These require to be excavated down to at firm bearing ground. In this case this could be a significant depth into the ground. This brings about health & safety concerns for operatives as this requires labour to enter the excavations which may require temporary shoring, or further excavations to provide a battered safe face for safe entry egress to and from the excavation.

The majority of this work must be carried out by hand, to ensure the stability of the structure whilst operations take place.

This is very labour intensive and costly with regard to materials, for the purpose of this cost analysis we have assumed underpinning of 1000mm sections each of 1000mm deep and 1000mm wide.

#### Indicative Costs Underpinning

Assumption based on 2 men completing 1 excavation per day by hand,	£17,280.00 + VAT
Materials cost at £100.00 per m <sup>3</sup>	£3,600.00 + VAT
Temporary Shoring metal sheet piles, hired	£1,500.00 + VAT
Making Good, imported material and bringing up levels around site	£1,500.00 + VAT
Additional Insurances	£1,000.00 + VAT

Gary Black

Inspired Design & Development Ltd  
Design Studio - 35 Barclay Street  
Stonehaven AB39 2AX  
T: 01569 744163 M: 07896 991328

www.idd-llid.co.uk

services

- Architectural Design Services • Project Management
- CDM Co-ordinator Service • Construction Consultancy
- Verification of Exempt Works • Chartered Surveyor

inspired design & development llid



**Renovation of Main Building**

To include stripping out complete structure to bare walls, repointing, rebuilding of sections of wall, provision of damp proof course in walls, damp proof membrane in floor, to strap, insulate and plasterboard, provide internal services complete re-roof and clad with natural slate.

Based on minimum £2,000.00 per m<sup>2</sup>, footprint area of 72m<sup>2</sup> £144,000.00 + VAT

It should be noted that the existing footprint due to narrow width would not allow a developable upper floor, therefore an extension to the structure would be required, assumed to be to the rear or side of the subjects, assume an extension of 70m<sup>2</sup> on a single level to provide our client with a reasonable yet modest dwelling house.

Based on minimum £1,700.00 per m <sup>2</sup>	£119,000.00 + VAT
Total Estimated redevelopment cost	£287,000.00 + VAT
Contingencies due to location and high risk works 15%	£43,000.00 + VAT
Provision of Professional Services 10% of cost of works	£28,700.00 + VAT
Sub Total	£364,580.00 + VAT
VAT @ 20%	£72,916.00
<b>Grand Total (Estimate)</b>	<b><u>£437,496.00</u></b>

**Cost**

<b>Demolition of Structures and rebuilding on same footprint or elsewhere on the site</b>	
Demolition indicative total cost including separation of materials for selected re use.	
Indicative Cost	£15,000.00 no VAT
New Dwelling House as per the submitted proposal around 225m <sup>2</sup>	£270,000.00 no VAT
Provision of professional services 10% of cost of works	£27,000.00 + VAT
<b>Grand Total (Estimate)</b>	<b><u>£317,400.00</u></b>