

TSY

residential



Housing Typologies

June 2010

TSY HOUSE TYPOLOGIES COST ANALYSIS
HOUSE TYPE 6 TO ACCOMMODATE 4 BED 6 PERSON

OPTION 1

GIFA 124 m2

HOUSE TYPE 6

ELEMENT		DETACHED						SEMI DET.					
		TRAD	£/m2	BEST BRICK	£/m2	TIMBER	£/m2	TRAD	£/m2	BEST BRICK	£/m2	TIMBER	£/m2
1	Substructure	£ 8,525	69	£ 8,525	69	£ 8,525	69	£ 8,237	66	£ 8,237	66	£ 8,237	66
2A	Frame	£ 1,000	8	£ 1,000	8	£ 13,730	111	£ 500	4	£ 500	4	£ 13,730	111
2B	Upper Floors	£ 3,160	25	£ 3,160	25	£ 3,160	25	£ 3,160	25	£ 3,160	25	£ 3,160	25
2C	Roofing	£ 19,522	157	£ 19,522	157	£ 15,562	126	£ 19,522	157	£ 19,522	157	£ 15,562	126
2D	Staircases	£ 1,600	13	£ 1,600	13	£ 1,600	13	£ 1,600	13	£ 1,600	13	£ 1,600	13
2E	External Walls	£ 33,330	269	£ 36,461	294	£ 23,560	190	£ 29,350	237	£ 31,933	258	£ 19,880	160
2F	External Windows and Doors	£ 11,592	93	£ 11,592	93	£ 11,592	93	£ 11,180	90	£ 11,180	90	£ 11,180	90
2G	Internal Walls and Partitions	£ 5,040	41	£ 5,040	41	£ 2,940	24	£ 5,040	41	£ 5,040	41	£ 2,940	24
2H	Internal Doors	£ 2,800	23	£ 2,800	23	£ 2,800	23	£ 2,800	23	£ 2,800	23	£ 2,800	23
3A	Wall Finishes	£ 11,690	94	£ 11,690	94	£ 11,690	94	£ 11,690	94	£ 11,690	94	£ 11,690	94
3B	Floor Finishes	£ 600	5	£ 600	5	£ 600	5	£ 600	5	£ 600	5	£ 600	5
3C	Ceiling Finishes	£ 3,156	25	£ 3,156	25	£ 3,156	25	£ 3,156	25	£ 3,156	25	£ 3,156	25
4A	Fixtures and Fittings:	£ 1,800	15	£ 1,800	15	£ 1,800	15	£ 1,800	15	£ 1,800	15	£ 1,800	15
5	M&E	£ 45,183	364	£ 45,183	364	£ 45,183	364	£ 45,183	364	£ 45,183	364	£ 45,183	364
6	External Works:	£ 6,700	54	£ 6,700	54	£ 6,700	54	£ 6,700	54	£ 6,700	54	£ 6,700	54
CONSTRUCTION TOTAL EXL. PRELIMINARIES, DESIGN/OTHER CONSULTANTS FEES		£ 155,698	1256	£ 158,829	1281	£ 152,598	1231	£ 150,518	1214	£ 153,100	1235	£ 148,218	1195

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

SUMMARY	Total £ p
<i>Substructure:</i>	8,525.00
Substructure Total	8,525.00
<i>Superstructure:</i>	
Frame	1,000.00
Upper Floors	3,160.00
Roofing	19,522.00
Staircases	1,600.00
External Walls	33,330.40
External Windows and Doors	11,592.00
Internal Walls and Partitions	5,040.00
Internal Doors	2,800.00
Superstructure Total	78,044.40
<i>Internal Finishes:</i>	
Wall Finishes	11,690.00
Floor Finishes	600.00
Ceiling Finishes	3,156.00
Internal Finishes Total	15,446.00
<i>Fixtures and Fittings:</i>	1,800.00
Fixtures and Fittings Total	1,800.00
<i>Services:</i>	
Sanitary Appliances	39,931.00
Electrical	3,100.00
BWIC	2,151.55
Services Total	45,182.55
<i>External Works:</i>	6,700.00
Externals Total	6,700.00
Building Sub Total	155,697.95
£/m2	1,255.63

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

1 SUBSTRUCTURE		Quantity	Unit	Rate	Total £ p
1	Site scrape & CA Building footprint (300mm)	65	m3	15.00	975.00
2	Foundations, strip, substructure masonry:				
a	Traditional footings, perimeter cavity wall	30	m	150.00	4,500.00
b	Traditional footings, party block cavity wall	n/a	m	120.00	-
c	Traditional footings, internal wall	n/a	m	90.00	-
3	Ground slab:				
a	Weedkiller	53	m2	1.00	53.00
b	50mm rigid insulation	53	m2	8.00	424.00
c	Beam & pot	53	m2	26.00	1,378.00
d	Floor screed	53	m2	15.00	795.00
4	Service entry ducts	2	Nr	200.00	400.00
Total					8,525.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2 SUPERSTRUCTURE

2a FRAME		Quantity	Unit	Rate	Total £ p
1	Timber frame (Frame UK)	n/a	Nr		-
2	Factory installed insulation	n/a	Nr		-
3	Supply of bean bags	n/a	Nr		-
4	Allowance for cranked steel to corner windows	2	Nr	500.00	1,000.00
Total					1,000.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2b	UPPER FLOORS	Quantity	Unit	Rate	Total £ p
1	Timber joisted upper floors; including t&g chipboard	71	m2	40.00	2,840.00
	External First Floor Terrace:				
2	Timber frame work for external terrace area; including t&g chipboard	8	m2	40.00	320.00
				Total	3,160.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2c	ROOFING	Quantity	Unit	Rate	Total £ p
1	Pitched purlin timber roof including plain concrete interlocking tile coverings; including timber battens and felt	99	m2	130.00	12,870.00
2	E/o for Marley Marquess; smooth surface and slate grey colour, the Marquess interlocking slate	99	m2	20.00	1,980.00
3	Leadwork: incl in M&E		Item	Included	-
4	Gutters & Rainwater: incl in M&E		Item	500.00	500.00
5	Entrance porch canopy allowance	1	Nr	750.00	750.00
6	Water tank base; 1.0m x 1.0m	1	Nr	30.00	30.00
7	Loft hatch	1	Nr	60.00	60.00
8	Roof space insulation allowance		Item	792.00	792.00
a	Allowance for water proof membrane finish, laid onto external grade timber boarding	8	m2	80.00	640.00
b	Terrace metal balcony balustrade and hand railings 1100mm high	10	m	190.00	1,900.00
Total					19,522.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2d	STAIRCASES	Quantity	Unit	Rate	Total £ p
1	Timber straight staircase; timber spindle balustrade with handrail other side	1	Nr	1,100.00	1,100.00
2	Allowance for loft access ladder	1	Nr	500.00	500.00
				Total	1,600.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2e	EXTERNAL WALLS	Quantity	Unit	Rate	Total £ p
1	Facing brickwork; including bucket handle pointing on one side (measured through)	207	m2	80.00	16,560.00
2	Rendered areas; applied to 100mm thick blockwork; cement, lime and sand render including waterproof additive (measured through)	0	m2	65.00	-
3	Timber panelling; fixed to 100mm thick blockwork	0	m2	77.00	-
4	Internal leaf blockwork; 100mm thick dens aggregate block walls (measured through)	207	m2	35.00	7,245.00
5	Form cavity incl. stainless steel wall ties	207	m2	5.00	1,035.00
6	Cavity insulation; 'Crown Dritherm Cavity Slab 34' glass fibre batt or other equal and approved; as full or partial cavity fill including retaining discs	207	m2	7.20	1,490.40
7	Interface details, close cavities, movement joints	1	Nr	1,000.00	1,000.00
8	Scaffold	1	Nr	2,500.00	2,500.00
9	Allowance for ancillary steel to carport		Item		3,500.00
					33,330.40

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2f	EXTERNAL WINDOWS & DOORS	Quantity	Unit	Rate	Total £ p
1	uPVC windows; double glazed	31	m2	200.00	6,200.00
3	Internal MDF windowboards; 25mm thick; bull nosed	16	m	12.00	192.00
4	External doors including frames and ironmongery:	2	Nr	800.00	1,600.00
	Double external doors	3	Nr	1,200.00	3,600.00
				Total	11,592.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

INTERNAL WALLS AND PARTITIONS		Quantity	Unit	Rate	Total £ p		
2g	1	Gyproc metal stud partitions; 102mm thick; one layer of 15mm thick Gyproc SoundBloc each side; joints filled with filler and joint taped to receive plaster; upto 2700mm high; studs at 900mm c/c		42	m	120.00	5,040.00
						Total	5,040.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2h		INTERNAL DOORS			
		Quantity	Unit	Rate	Total £ p
1	Single; painted; including lining, packing, stop, architraves, ironmongery	8	Nr	225.00	1,800.00
2	Sliding door	2	Nr	500.00	1,000.00
Total					2,800.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3 INTERNAL FINISHES

3a	WALL FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and 3mm skim to block walls including for necessary timber noggins	417	m2	18.00	7,506.00
2	Prepare walls; apply emulsion paint, matt finish; to plaster or plasterboard dry lined wall surfaces	417	m2	4.00	1,668.00
3	152 x 152mm ceramic tiling to kitchens, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
4	152 x 152mm ceramic tiling to bathrooms, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
5	Additional pattress formation		Item	500.00	500.00
6	Skirtings	156	m	10.00	1,560.00
7	Wall panelling system to hide services	n/a	Nr	1,200.00	-
Total					11,690.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3b	FLOOR FINISHES	Quantity	Unit	Rate	Total £ p
1	Slip resistant vinyl sheet; 2mm thick, 6mm ply beneath (toilet, bathrooms & kitchen zone only)	20	m2	30.00	600.00
	Carpet finishing to remaining rooms, including underlay	0	m2	35.00	-
	— —				
				Total	600.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3c	CEILING FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and skim, fixed to timber ceiling and floor joists	124	m2	13.00	1,612.00
2	Prepare ceilings; apply emulsion paint, matt finish; to plasterboard ceiling surfaces	124	m2	6.00	744.00
3	Fire rated ceiling finish to carport	32	m2	25.00	800.00
Total					3,156.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3d	DECORATION	Quantity	Unit	Rate	Total £ p
	Included elsewhere				
				Total	-

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

4	FIXTURES AND FITTINGS	Quantity	Unit	Rate	Total £ p
1	Kitchen units: Hob, oven, washing machine, dryer, dishwasher	1	Nr	1,400.00	1,400.00 Excl
2	Softwood curtain battens; 25 x 50mm	1	Item	200.00	200.00
3	Shelving to airing cupboard & store cupboard	1	Nr	200.00	200.00
Total					1,800.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5 SERVICES

5a	PLUMBING / MECHANICAL	Quantity	Unit	Rate	Total £ p
1	Installations including sanitaryware	124	m2	15.00	1,860.00
2	White china WC	3	Nr	250.00	750.00
3	White China Sinks, Including taps	3	Nr	150.00	450.00
4	Electric Power shower + Enclosure and screen	3	Nr	500.00	1,500.00
5	Baths, including taps	1	Nr	350.00	350.00
6	Extractor fans	3	Nr	100.00	300.00
2	Allowance for Code 6 - Advanced practice energy efficiency, PV, biomass heating and micro wind	1	Nr	24,721.00	24,721.00
3	Ground source heat pump with vertical borehole collector allowance	1	Item	10,000.00	10,000.00
Total					39,931.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5b	ELECTRICAL	Quantity	Unit	Rate	Total £ p
1	Installations	124	m2	25.00	3,100.00
Total					3,100.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5c	BWIC	Quantity	Unit	Rate	Total £ p
1	In connection with M & E; 5% of M&E Cost	1	Nr	2,151.55	2,151.55
Total					2,151.55

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

6a	External Works	Quantity	Unit	Rate	Total £ p
1	Timber boundary fencing; 1250mm high chesnut pale fencing	40	m	30.00	1,200.00
2	E/o for gates		Item	150.00	150.00
3	Hard and soft landscaping allowance	90	m2	45.00	4,050.00
4	Timber bike shed	1	Nr	500.00	500.00
5	Bin store; built by brick	1	Nr	800.00	800.00
				Total	6,700.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

SUMMARY	Total £ p
<i>Substructure:</i>	8,525.00
Substructure Total	8,525.00
<i>Superstructure:</i>	
Frame	1,000.00
Upper Floors	3,160.00
Roofing	19,522.00
Staircases	1,600.00
External Walls	36,461.20
External Windows and Doors	11,592.00
Internal Walls and Partitions	5,040.00
Internal Doors	2,800.00
Superstructure Total	81,175.20
<i>Internal Finishes:</i>	
Wall Finishes	11,690.00
Floor Finishes	600.00
Ceiling Finishes	3,156.00
Internal Finishes Total	15,446.00
<i>Fixtures and Fittings:</i>	1,800.00
Fixtures and Fittings Total	1,800.00
<i>Services:</i>	
Sanitary Appliances	39,931.00
Electrical	3,100.00
BWIC	2,151.55
Services Total	45,182.55
<i>External Works:</i>	6,700.00
Externals Total	6,700.00
Building Sub Total	158,828.75
£/m2	1,280.88

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

1	SUBSTRUCTURE	Quantity	Unit	Rate	Total £ p
1	Site scrape & CA Building footprint (300mm)	65	m3	15.00	975.00
2	Foundations, strip, substructure masonry:				
a	Traditional footings, perimeter cavity wall	30	m	150.00	4,500.00
b	Traditional footings, party block cavity wall	n/a	m	120.00	-
c	Traditional footings, internal wall	n/a	m	90.00	-
3	Ground slab:				
a	Weedkiller	53	m2	1.00	53.00
b	50mm rigid insulation	53	m2	8.00	424.00
c	Beam & pot	53	m2	26.00	1,378.00
d	Floor screed	53	m2	15.00	795.00
4	Service entry ducts	2	Nr	200.00	400.00
Total					8,525.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2 SUPERSTRUCTURE

2a	FRAME	Quantity	Unit	Rate	Total £ p
1	Timber frame (Frame UK)	n/a	Nr		-
2	Factory installed insulation	n/a	Nr		-
3	Supply of bean bags	n/a	Nr		-
4	Allowance for cranked steel to corner windows	2	Nr	500.00	1,000.00
Total					1,000.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2b	UPPER FLOORS	Quantity	Unit	Rate	Total £ p
1	Timber joisted upper floors; including t&g chipboard External First Floor Terrace:	71	m2	40.00	2,840.00
2	Timber frame work for external terrace area; including t&g chipboard	8	m2	40.00	320.00
				Total	3,160.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2c	ROOFING	Quantity	Unit	Rate	Total £ p
1	Pitched purlin timber roof including plain concrete interlocking tile coverings; including timber battens and felt	99	m2	130.00	12,870.00
2	E/o for Marley Marquess; smooth surface and slate grey colour, the Marquess interlocking slate	99	m2	20.00	1,980.00
3	Leadwork: incl in M&E		Item	Included	-
4	Gutters & Rainwater: incl in M&E		Item	500.00	500.00
5	Entrance porch canopy allowance	1	Nr	750.00	750.00
6	Water tank base; 1.0m x 1.0m	1	Nr	30.00	30.00
7	Loft hatch	1	Nr	60.00	60.00
8	Roof space insulation allowance		Item	792.00	792.00
9	Terrace				
a	Allowance for water proof membrane finish, laid onto external grade timber boarding	8	m2	80.00	640.00
b	Terrace metal balcony balustrade and hand railings 1100mm high	10	m	190.00	1,900.00
Total					19,522.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2d	STAIRCASES	Quantity	Unit	Rate	Total £ p
1	Timber straight staircase; one flight dog leg; including handrail one side and timber spindle balustrade with handrail other side	1	Nr	1,100.00	1,100.00
2	Allowance for loft access ladder	1	Nr	500.00	500.00
Total					1,600.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2e	EXTERNAL WALLS	Quantity	Unit	Rate	Total £ p
	Cavity Walls; Gable included				
1	Facing brickwork; including bucket handle pointing on one side (measured through)	207	m2	80.00	16,560.00
2	Rendered areas; applied to 100mm thick blockwork; cement, lime and sand render including waterproof additive (measured through)	0	m2	65.00	-
3	Timber panelling; fixed to 100mm thick blockwork	0	m2	77.00	-
4	Internal leaf blockwork; 100mm thick dens aggregate block walls (measured through)	207	m2	35.00	7,245.00
5	Form cavity incl. stainless steel wall ties	207	m2	5.00	1,035.00
6	Cavity insulation; 'Crown Dritherm Cavity Slab 34' glass fibre batt or other equal and approved; as full or partial cavity fill including retaining discs	207	m2	21.60	4,471.20
7	Interface details, close cavities, movement joints; including 15% uplift for width of cavity	1	Nr	1,150.00	1,150.00
8	Scaffold	1	Nr	2,500.00	2,500.00
9	Allowance for ancillary steel to carport		Item		3,500.00
					36,461.20

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2f	EXTERNAL WINDOWS & DOORS	Quantity	Unit	Rate	Total £ p
1	uPVC windows; double glazed	31	m2	200.00	6,200.00
3	Internal MDF windowboards; 25mm thick; bull nosed	16	m	12.00	192.00
4	External doors including frames and ironmongery:	2	Nr	800.00	1,600.00
5	Double external doors	3	Nr	1,200.00	3,600.00
				Total	11,592.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

INTERNAL WALLS AND PARTITIONS		Quantity	Unit	Rate	Total £ p	
2g	1	Gyproc metal stud partitions; 102mm thick; one layer of 15mm thick Gyproc SoundBloc each side; joints filled with filler and joint taped to receive plaster; upto 2700mm high; studs at 900mm c/c				
		42	m	120.00	5,040.00	
Total					5,040.00	

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2h	INTERNAL DOORS	Quantity	Unit	Rate	Total £ p
1	Single; painted; including lining, packing, stop, architraves, ironmongery	8	Nr	225.00	1,800.00
2	Sliding door	2	Nr	500.00	1,000.00
Total					2,800.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3 INTERNAL FINISHES

3a	WALL FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and 3mm skim to block walls including for necessary timber noggins	417	m2	18.00	7,506.00
2	Prepare walls; apply emulsion paint, matt finish; to plaster or plasterboard dry lined wall surfaces	417	m2	4.00	1,668.00
3	152 x 152mm ceramic tiling to kitchens, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
4	152 x 152mm ceramic tiling to bathrooms, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
5	Additional pattress formation		Item	500.00	500.00
6	Skirtings	156	m	10.00	1,560.00
7	Wall panelling system to hide services	n/a	Nr	1,200.00	-
				Total	11,690.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3b	FLOOR FINISHES	Quantity	Unit	Rate	Total £ p
1	Slip resistant vinyl sheet; 2mm thick, 6mm ply beneath (toilet, bathrooms & kitchen zone only)	20	m2	30.00	600.00
	Carpet finishing to remaining rooms, including underlay	0	m2	35.00	-
	—				
	—				
				Total	600.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3c	CEILING FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and skim, fixed to timber ceiling and floor joists	124	m2	13.00	1,612.00
2	Prepare ceilings; apply emulsion paint, matt finish; to plasterboard ceiling surfaces	124	m2	6.00	744.00
3	Fire rated ceiling finish to carport	32	m2	25.00	800.00
Total					3,156.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3d	DECORATION	Quantity	Unit	Rate	Total £ p
	Included elsewhere				
	Total				-

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

4	FIXTURES AND FITTINGS	Quantity	Unit	Rate	Total £ p
1	Kitchen units: Hob, oven, washing machine, dryer, dishwasher	1	Nr	1,400.00	1,400.00 Excl
2	Softwood curtain battens; 25 x 50mm	1	Item	200.00	200.00
3	Shelving to airing cupboard & store cupboard	1	Nr	200.00	200.00
Total					1,800.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5 SERVICES

5a	PLUMBING / MECHANICAL	Quantity	Unit	Rate	Total £ p
1	Installations including sanitaryware	124	m2	15.00	1,860.00
2	White china WC	3	Nr	250.00	750.00
3	White China Sinks, Including taps	3	Nr	150.00	450.00
4	Electric Power shower + Enclosure and screen	3	Nr	500.00	1,500.00
5	Baths, including taps	1	Nr	350.00	350.00
6	Extractor fans	3	Nr	100.00	300.00
7	Allowance for Code 6 - Advanced practice energy efficiency, PV, biomass heating and micro wind	1	Nr	24,721.00	24,721.00
8	Ground source heat pump with vertical borehole collector allowance	1	Item	10,000.00	10,000.00
Total					39,931.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5b	ELECTRICAL	Quantity	Unit	Rate	Total £ p
1	Installations	124	m2	25.00	3,100.00
Total					3,100.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5c	BWIC	Quantity	Unit	Rate	Total £ p
1	In connection with M & E; 5% of M&E Cost	1	Nr	2,151.55	2,151.55
Total					2,151.55

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

6a	External Works	Quantity	Unit	Rate	Total £ p
1	Timber boundary fencing; 1250mm high chesnut pale fencing	40	m	30.00	1,200.00
2	E/o for gates		Item	150.00	150.00
3	Hard and soft landscaping allowance	90	m2	45.00	4,050.00
4	Timber bike shed	1	Nr	500.00	500.00
5	Bin store; built by brick	1	Nr	800.00	800.00
				Total	6,700.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

SUMMARY	Total £ p
<i>Substructure:</i>	8,525.00
Substructure Total	8,525.00
<i>Superstructure:</i>	
Frame	13,730.00
Upper Floors	3,160.00
Roofing	15,562.00
Staircases	1,600.00
External Walls	23,560.00
External Windows and Doors	11,592.00
Internal Walls and Partitions	2,940.00
Internal Doors	2,800.00
Superstructure Total	74,944.00
<i>Internal Finishes:</i>	
Wall Finishes	11,690.00
Floor Finishes	600.00
Ceiling Finishes	3,156.00
Internal Finishes Total	15,446.00
<i>Fixtures and Fittings:</i>	1,800.00
Fixtures and Fittings Total	1,800.00
<i>Services:</i>	
Sanitary Appliances	39,931.00
Electrical	3,100.00
BWIC	2,151.55
Services Total	45,182.55
<i>External Works:</i>	6,700.00
Externals Total	6,700.00
Building Sub Total	152,597.55
£/m2	1,230.63

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

1	SUBSTRUCTURE	Quantity	Unit	Rate	Total £ p
1	Site scrape & CA Building footprint (300mm)	65	m3	15.00	975.00
2	Foundations, strip, substructure masonry:				
a	Traditional footings, perimeter cavity wall	30	m	150.00	4,500.00
b	Traditional footings, party block cavity wall	n/a	m	120.00	-
c	Traditional footings, internal wall	n/a	m	90.00	-
3	Ground slab:				
a	Weedkiller	53	m2	1.00	53.00
b	50mm rigid insulation	53	m2	8.00	424.00
c	Beam & pot	53	m2	26.00	1,378.00
d	Floor screed	53	m2	15.00	795.00
4	Service entry ducts	2	Nr	200.00	400.00
Total					8,525.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2 SUPERSTRUCTURE

2a	FRAME	Quantity	Unit	Rate	Total £ p
1	Timber frame (Frame UK)	1	Nr	10,540.00	10,540.00
2	Factory installed insulation	269	m2	10.00	2,690.00
3	Supply of bean bags	included	Nr		-
4	Allowance for cranked steel to corner windows	1	Nr	500.00	500.00
				Total	13,730.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2b	UPPER FLOORS	Quantity	Unit	Rate	Total £ p
1	Timber joisted upper floors; including t&g chipboard	71	m2	40.00	2,840.00
2	External First Floor Terrace:				
3	Timber frame work for external terrace area; including t&g chipboard	8	m2	40.00	320.00
				Total	3,160.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2c	ROOFING	Quantity	Unit	Rate	Total £ p
1	Pitched purlin timber roof including plain concrete interlocking tile coverings; including timber battens and felt	99	m2	90.00	8,910.00
2	E/o for Marley Marquess; smooth surface and slate grey colour, the Marquess interlocking slate	99	m2	20.00	1,980.00
3	Leadwork: incl in M&E		Item	Included	-
4	Gutters & Rainwater: incl in M&E		Item	500.00	500.00
5	Entrance porch canopy allowance	1	Nr	750.00	750.00
6	Water tank base; 1.0m x 1.0m	1	Nr	30.00	30.00
7	Loft hatch	1	Nr	60.00	60.00
8	Roof space insulation allowance		Item	792.00	792.00
9	Terrace				
a	Allowance for water proof membrane finish, laid onto external grade timber boarding	8	m2	80.00	640.00
b	Terrace metal balcony balustrade and hand railings 1100mm high	10	m	190.00	1,900.00
				Total	15,562.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2d	STAIRCASES	Quantity	Unit	Rate	Total £ p
1	Timber straight staircase; one flight dog leg; including handrail one side and timber spindle balustrade with handrail other side	1	Nr	1,100.00	1,100.00
2	Allowance for loft access ladder	1	Nr	500.00	500.00
Total					1,600.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2e	EXTERNAL WALLS	Quantity	Unit	Rate	Total £ p
1	Facing brickwork; including bucket handle pointing on one side (measured through)	207	m2	80.00	16,560.00
2	Rendered areas; applied to 100mm thick blockwork; cement, lime and sand render including waterproof additive (measured through)	0	m2	65.00	-
3	Timber panelling; fixed to 100mm thick blockwork	0	m2	77.00	-
4	Internal leaf blockwork; 100mm thick dens aggregate block walls (measured through)	n/a	m2	35.00	-
5	Form cavity incl. stainless steel wall ties	n/a	m2	5.00	-
6	Cavity insulation; 'Crown Dritherm Cavity Slab 34' glass fibre batt or other equal and approved; as full or partial cavity fill including retaining discs	included	m2	7.20	-
7	Interface details, close cavities, movement joints	1	Nr	1,000.00	1,000.00
8	Scaffold	1	Nr	2,500.00	2,500.00
9	Allowance for ancillary steel to carport		Item		3,500.00
					23,560.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2f	EXTERNAL WINDOWS & DOORS	Quantity	Unit	Rate	Total £ p
1	uPVC windows; double glazed	31	m2	200.00	6,200.00
2	Internal MDF windowboards; 25mm thick; bull nosed	16	m	12.00	192.00
3	External doors including frames and ironmongery:	2	Nr	800.00	1,600.00
4	Double external doors	3	Nr	1,200.00	3,600.00
				Total	11,592.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

INTERNAL WALLS AND PARTITIONS		Quantity	Unit	Rate	Total £ p	
2g	1	Gyproc metal stud partitions; 102mm thick; one layer of 15mm thick Gyproc SoundBloc each side; joints filled with filler and joint taped to receive plaster; upto 2700mm high; studs at 900mm c/c; frame included within timber frame cost				
		42	m	70.00	2,940.00	
Total					2,940.00	

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

2h	INTERNAL DOORS	Quantity	Unit	Rate	Total £ p
1	Single; painted; including lining, packing, stop, architraves, ironmongery	8	Nr	225.00	1,800.00
2	Sliding door	2	Nr	500.00	1,000.00
Total					2,800.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3 INTERNAL FINISHES

3a	WALL FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard lining and 3mm skim to inner face of frame including for necessary timber noggins	417	m2	18.00	7,506.00
2	Prepare walls; apply emulsion paint, matt finish; to plaster or plasterboard dry lined wall surfaces	417	m2	4.00	1,668.00
3	152 x 152mm ceramic tiling to kitchens, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
4	152 x 152mm ceramic tiling to bathrooms, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
5	Additional pattress formation		Item	500.00	500.00
6	Skirtings	156	m	10.00	1,560.00
7	Wall panelling system to hide services	n/a	Nr	1,200.00	-
				Total	11,690.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3b FLOOR FINISHES	Quantity	Unit	Rate	Total £ p
1 Slip resistant vinyl sheet; 2mm thick, 6mm ply beneath (toilet, bathrooms & kitchen zone only)	20	m2	30.00	600.00
2 Carpet finishing to remaining rooms, including underlay	0	m2	35.00	-
— —			Total	600.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3c	CEILING FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and skim, fixed to timber ceiling and floor joists	124	m2	13.00	1,612.00
2	Prepare ceilings; apply emulsion paint, matt finish; to plasterboard ceiling surfaces	124	m2	6.00	744.00
3	Fire rated ceiling finish to carport	32	m2	25.00	800.00
Total					3,156.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

3d	DECORATION	Quantity	Unit	Rate	Total £ p
	Included elsewhere				
				Total	-

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

4	FIXTURES AND FITTINGS	Quantity	Unit	Rate	Total £ p
1	Kitchen units:	1	Nr	1,400.00	1,400.00
2	Hob, oven, washing machine, dryer, dishwasher		Nr		Excl
3	Softwood curtain battens; 25 x 50mm	1	Item	200.00	200.00
4	Shelving to airing cupboard & store cupboard	1	Nr	200.00	200.00
Total					1,800.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5 SERVICES

5a	PLUMBING / MECHANICAL	Quantity	Unit	Rate	Total £ p
1	Installation	124	m2	15.00	1,860.00
2	White china WC	3	Nr	250.00	750.00
3	White China Sinks, Including taps	3	Nr	150.00	450.00
4		3	Nr	500.00	1,500.00
5	Baths, including taps	1	Nr	350.00	350.00
6	Extractor fans	3	Nr	100.00	300.00
7	Allowance for Code 6 - Advanced practice energy efficiency, PV, biomass heating and micro wind	1	Nr	24,721.00	24,721.00
8	Ground source heat pump with vertical borehole collector allowance	1	Item	10,000.00	10,000.00
Total					39,931.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5b	ELECTRICAL	Quantity	Unit	Rate	Total £ p
1	Installations	124	m2	25.00	3,100.00
Total					3,100.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

5c	BWIC	Quantity	Unit	Rate	Total £ p
1	In connection with M & E; 5% of M&E Cost	1	Nr	2,151.55	2,151.55
Total					2,151.55

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON DETACHED UNIT

GIA: 124.00 m2

6a	External Works	Quantity	Unit	Rate	Total £ p
1	Timber boundary fencing; 1250mm high chesnut pale fencing	40	m	30.00	1,200.00
2	E/o for gates		Item	150.00	150.00
3	Hard and soft landscaping allowance	90	m2	45.00	4,050.00
4	Timber bike shed	1	Nr	500.00	500.00
5	Bin store; built by brick	1	Nr	800.00	800.00
				Total	6,700.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

SUMMARY	Total £ p
<i>Substructure:</i>	8,237.00
Substructure Total	8,237.00
<i>Superstructure:</i>	
Frame	500.00
Upper Floors	3,160.00
Roofing	19,522.00
Staircases	1,600.00
External Walls	29,350.25
External Windows and Doors	11,180.00
Internal Walls and Partitions	5,040.00
Internal Doors	2,800.00
Superstructure Total	73,152.25
<i>Internal Finishes:</i>	
Wall Finishes	11,690.00
Floor Finishes	600.00
Ceiling Finishes	3,156.00
Internal Finishes Total	15,446.00
<i>Fixtures and Fittings:</i>	1,800.00
Fixtures and Fittings Total	1,800.00
<i>Services:</i>	
Sanitary Appliances	39,931.00
Electrical	3,100.00
BWIC	2,151.55
Services Total	45,182.55
<i>External Works:</i>	6,700.00
Externals Total	6,700.00
Building Sub Total	150,517.80
£/m2	1,213.85

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

1 SUBSTRUCTURE		Quantity	Unit	Rate	Total £ p
1	Site scrape & CA Building footprint (300mm)	65	m3	15.00	975.00
2	Foundations, strip, substructure masonry:				
a	Traditional footings, perimeter cavity wall	20	m	150.00	3,000.00
b	Traditional footings, party block cavity wall	10	m	120.00	1,200.00
c	Traditional footings, internal wall	n/a	m	90.00	-
3	Ground slab:				
a	Weedkiller	65	m2	1.00	65.00
b	50mm rigid insulation	53	m2	8.00	424.00
c	Beam & pot	53	m2	26.00	1,378.00
d	Floor screed	53	m2	15.00	795.00
4	Service entry ducts	2	Nr	200.00	400.00
Total					8,237.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2 SUPERSTRUCTURE

2a	FRAME	Quantity	Unit	Rate	Total £ p
1	Timber frame (Frame UK)	n/a	Nr		-
2	Factory installed insulation	n/a	Nr		-
3	Supply of bean bags	n/a	Nr		-
4	Allowance for cranked steel to corner windows	1	Nr	500.00	500.00
Total					500.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2b	UPPER FLOORS	Quantity	Unit	Rate	Total £ p
1	Timber joisted upper floors; including t&g chipboard	71	m2	40.00	2,840.00
	External First Floor Terrace:				
2	Timber frame work for external terrace area; including t&g chipboard	8	m2	40.00	320.00
Total					3,160.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2c	ROOFING	Quantity	Unit	Rate	Total £ p
1	Pitched purlin timber roof including plain concrete interlocking tile coverings; including timber battens and felt	99	m2	130.00	12,870.00
2	E/o for Marley Marquess; smooth surface and slate grey colour, the Marquess interlocking slate	99	m2	20.00	1,980.00
3	Leadwork: incl in M&E		Item	Included	-
4	Gutters & Rainwater: incl in M&E		Item	500.00	500.00
5	Entrance porch canopy allowance	1	Nr	750.00	750.00
6	Water tank base; 1.0m x 1.0m	1	Nr	30.00	30.00
7	Loft hatch	1	Nr	60.00	60.00
8	Roof space insulation allowance		Item	792.00	792.00
9	Terrace Area Finishes				
a	Allowance for water proof membrane finish, laid onto external grade timber boarding	8	m2	80.00	640.00
b	Terrace metal balcony balustrade and hand railings 1100mm high	10	m	190.00	1,900.00
Total					19,522.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2d	STAIRCASES	Quantity	Unit	Rate	Total £ p
1	Timber straight staircase; one flight dog leg; including handrail one side and timber spindle balustrade with handrail other side	1	Nr	1,100.00	1,100.00
2	Allowance for loft access ladder	1	Nr	500.00	500.00
				Total	1,600.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2e	EXTERNAL WALLS	Quantity	Unit	Rate	Total £ p
	Cavity Walls; Gable included				
1	Facing brickwork; including bucket handle pointing on one side (measured through)	161	m2	80.00	12,880.00
2	Rendered areas; applied to 100mm thick blockwork; cement, lime and sand render including waterproof additive (measured through)	0	m2	65.00	-
3	Timber panelling; fixed to 100mm thick blockwork	0	m2	77.00	-
4	Internal leaf blockwork; 100mm thick dens aggregate block walls (measured through)	207	m2	35.00	7,245.00
5	Form cavity incl. stainless steel wall ties	207	m2	5.00	1,035.00
6	Cavity insulation; 'Crown Dritherm Cavity Slab 34' glass fibre batt or other equal and approved; as full or partial cavity fill including retaining discs	207	m2	5.75	1,190.25
7	Interface details, close cavities, movement joints	1	Nr	1,000.00	1,000.00
8	Scaffold	1	Nr	2,500.00	2,500.00
9	Allowance for ancillary steel to carport		Item		3,500.00
					29,350.25

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2f	EXTERNAL WINDOWS & DOORS	Quantity	Unit	Rate	Total £ p
1	uPVC windows; double glazed	29	m2	200.00	5,800.00
3	Internal MDF windowboards; 25mm thick; bull nosed	15	m	12.00	180.00
4	External doors including frames and ironmongery:	2	Nr	800.00	1,600.00
5	Double external doors	3	Nr	1,200.00	3,600.00
				Total	11,180.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2g		Quantity	Unit	Rate	Total £ p
INTERNAL WALLS AND PARTITIONS					
1	Gyproc metal stud partitions; 102mm thick; one layer of 15mm thick Gyproc SoundBloc each side; joints filled with filler and joint taped to receive plaster; upto 2700mm high; studs at 900mm c/c	42	m	120.00	5,040.00
				Total	5,040.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2h INTERNAL DOORS		Quantity	Unit	Rate	Total £ p
1	Single; painted; including lining, packing, stop, architraves, ironmongery	8	Nr	225.00	1,800.00
2	Sliding door	2	Nr	500.00	1,000.00
Total					2,800.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3 INTERNAL FINISHES

3a	WALL FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and 3mm skim to block walls including for necessary timber noggins	417	m2	18.00	7,506.00
2	Prepare walls; apply emulsion paint, matt finish; to plaster or plasterboard dry lined wall surfaces	417	m2	4.00	1,668.00
3	152 x 152mm ceramic tiling to kitchens, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
4	152 x 152mm ceramic tiling to bathrooms, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
5	Additional pattress formation		Item	500.00	500.00
6	Skirtings	156	m	10.00	1,560.00
7	Wall panelling system to hide services	n/a	Nr	1,200.00	-
Total					11,690.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3b	FLOOR FINISHES	Quantity	Unit	Rate	Total £ p
1	Slip resistant vinyl sheet; 2mm thick, 6mm ply beneath (toilet, bathrooms & kitchen zone only)	20	m2	30.00	600.00
	Carpet finishing to remaining rooms, including underlay	0	m2	35.00	-
	— —				
				Total	600.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3c	CEILING FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and skim, fixed to timber ceiling and floor joists	124	m2	13.00	1,612.00
2	Prepare ceilings; apply emulsion paint, matt finish; to plasterboard ceiling surfaces	124	m2	6.00	744.00
3	Fire rated ceiling finish to carport	32	m2	25.00	800.00
Total					3,156.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3d

DECORATION	Quantity	Unit	Rate	Total £ p
Included elsewhere				
Total				-

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

4	FIXTURES AND FITTINGS	Quantity	Unit	Rate	Total £ p
1	Kitchen units: Hob, oven, washing machine, dryer, dishwasher	1	Nr	1,400.00	1,400.00 Excl
2	Softwood curtain battens; 25 x 50mm	1	Item	200.00	200.00
3	Shelving to airing cupboard & store cupboard	1	Nr	200.00	200.00
Total					1,800.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5 SERVICES

5a	PLUMBING / MECHANICAL	Quantity	Unit	Rate	Total £ p
1	Installations including sanitaryware	124	m2	15.00	1,860.00
2	White china WC	3	Nr	250.00	750.00
3	White China Sinks, Including taps	3	Nr	150.00	450.00
4	Electric Power shower + Enclosure and screen	3	Nr	500.00	1,500.00
5	Baths, including taps	1	Nr	350.00	350.00
6	Extractor fans	3	Nr	100.00	300.00
2	Allowance for Code 6 - Advanced practice energy efficiency, PV, biomass heating and micro wind	1	Nr	24,721.00	24,721.00
3	Ground source heat pump with vertical borehole collector allowance	1	Item	10,000.00	10,000.00
Total					39,931.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5b	ELECTRICAL	Quantity	Unit	Rate	Total £ p
1	Installations	124	m2	25.00	3,100.00
Total					3,100.00

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5c	BWIC	Quantity	Unit	Rate	Total £ p
1	In connection with M & E; 5% of M&E Cost	1	Nr	2,151.55	2,151.55
Total					2,151.55

TSY HOUSE TYPOLOGIES PROJECT
TRADITIONAL CONSTRUCTION
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

6a	External Works	Quantity	Unit	Rate	Total £ p
1	Timber boundary fencing; 1250mm high chesnut pale fencing	40	m	30.00	1,200.00
2	E/o for gates		Item	150.00	150.00
3	Hard and soft landscaping allowance	90	m2	45.00	4,050.00
4	Timber bike shed	1	Nr	500.00	500.00
5	Bin store; built by brick	1	Nr	800.00	800.00
				Total	6,700.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

SUMMARY	Total £ p
<i>Substructure:</i>	8,237.00
Substructure Total	8,237.00
<i>Superstructure:</i>	
Frame	500.00
Upper Floors	3,160.00
Roofing	19,522.00
Staircases	1,600.00
External Walls	31,932.50
External Windows and Doors	11,180.00
Internal Walls and Partitions	5,040.00
Internal Doors	2,800.00
Superstructure Total	75,734.50
<i>Internal Finishes:</i>	
Wall Finishes	11,690.00
Floor Finishes	600.00
Ceiling Finishes	3,156.00
Internal Finishes Total	15,446.00
<i>Fixtures and Fittings:</i>	1,800.00
Fixtures and Fittings Total	1,800.00
<i>Services:</i>	
Sanitary Appliances	39,931.00
Electrical	3,100.00
BWIC	2,151.55
Services Total	45,182.55
<i>External Works:</i>	6,700.00
Externals Total	6,700.00
Building Sub Total	153,100.05
£/m2	1,234.68

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

1 SUBSTRUCTURE		Quantity	Unit	Rate	Total £ p
1	Site scrape & CA Building footprint (300mm)	65	m3	15.00	975.00
2	Foundations, strip, substructure masonry:				
a	Traditional footings, perimeter cavity wall	20	m	150.00	3,000.00
b	Traditional footings, party block cavity wall	10	m	120.00	1,200.00
c	Traditional footings, internal wall	n/a	m	90.00	-
3	Ground slab:				
a	Weedkiller	65	m2	1.00	65.00
b	50mm rigid insulation	53	m2	8.00	424.00
c	Beam & pot	53	m2	26.00	1,378.00
d	Floor screed	53	m2	15.00	795.00
4	Service entry ducts	2	Nr	200.00	400.00
Total					8,237.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2 SUPERSTRUCTURE

2a	FRAME	Quantity	Unit	Rate	Total £ p
1	Timber frame (Frame UK)	n/a	Nr		-
2	Factory installed insulation	n/a	Nr		-
3	Supply of bean bags	n/a	Nr		-
4	Allowance for cranked steel to corner windows	1	Nr	500.00	500.00
Total					500.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2b	UPPER FLOORS	Quantity	Unit	Rate	Total £ p
1	Timber joisted upper floors; including t&g chipboard External First Floor Terrace:	71	m2	40.00	2,840.00
2	Timber frame work for external terrace area; including t&g chipboard	8	m2	40.00	320.00
Total					3,160.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2c	ROOFING	Quantity	Unit	Rate	Total £ p
1	Pitched purlin timber roof including plain concrete interlocking tile coverings; including timber battens and felt	99	m2	130.00	12,870.00
2	E/o for Marley Marquess; smooth surface and slate grey colour, the Marquess interlocking slate	99	m2	20.00	1,980.00
3	Leadwork: incl in M&E		Item	Included	-
4	Gutters & Rainwater: incl in M&E		Item	500.00	500.00
5	Entrance porch canopy allowance	1	Nr	750.00	750.00
6	Water tank base; 1.0m x 1.0m	1	Nr	30.00	30.00
7	Loft hatch	1	Nr	60.00	60.00
8	Roof space insulation allowance		Item	792.00	792.00
9	Terrace Area Finishes				
a	Allowance for water proof membrane finish, laid onto external grade timber boarding	8	m2	80.00	640.00
b	Terrace metal balcony balustrade and hand railings 1100mm high	10	m	190.00	1,900.00
Total					19,522.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2d	STAIRCASES	Quantity	Unit	Rate	Total £ p
1	Timber straight staircase; one flight dog leg; including handrail one side and timber spindle balustrade with handrail other side	1	Nr	1,100.00	1,100.00
2	Allowance for loft access ladder	1	Nr	500.00	500.00
Total					1,600.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2e	EXTERNAL WALLS	Quantity	Unit	Rate	Total £ p
	Cavity Walls; Gable included				
1	Facing brickwork; including bucket handle pointing on one side (measured through)	161	m2	80.00	12,880.00
2	Rendered areas; applied to 100mm thick blockwork; cement, lime and sand render including waterproof additive (measured through)	0	m2	65.00	-
3	Timber panelling; fixed to 100mm thick blockwork	0	m2	77.00	-
4	Internal leaf blockwork; 100mm thick dens aggregate block walls (measured through)	207	m2	35.00	7,245.00
5	Form cavity incl. stainless steel wall ties	207	m2	5.00	1,035.00
6	Cavity insulation; 'Crown Dritherm Cavity Slab 34' glass fibre batt or other equal and approved; as full or partial cavity fill including retaining discs	207	m2	17.50	3,622.50
7	Interface details, close cavities, movement joints; including 15% uplift for width of cavity	1	Nr	1,150.00	1,150.00
8	Scaffold	1	Nr	2,500.00	2,500.00
9	Allowance for ancillary steel to carport		Item		3,500.00
					31,932.50

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2f	EXTERNAL WINDOWS & DOORS	Quantity	Unit	Rate	Total £ p
1	uPVC windows; double glazed	29	m2	200.00	5,800.00
3	Internal MDF windowboards; 25mm thick; bull nosed	15	m	12.00	180.00
4	External doors including frames and ironmongery:	2	Nr	800.00	1,600.00
5	Double external doors	3	Nr	1,200.00	3,600.00
				Total	11,180.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2g

INTERNAL WALLS AND PARTITIONS		Quantity	Unit	Rate	Total £ p
1	Gyproc metal stud partitions; 102mm thick; one layer of 15mm thick Gyproc SoundBloc each side; joints filled with filler and joint taped to receive plaster; upto 2700mm high; studs at 900mm c/c	42	m	120.00	5,040.00
Total					5,040.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2h

INTERNAL DOORS		Quantity	Unit	Rate	Total £ p
1	Single; painted; including lining, packing, stop, architraves, ironmongery	8	Nr	225.00	1,800.00
2	Sliding doors	2	Nr	500.00	1,000.00
Total					2,800.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3 INTERNAL FINISHES

3a	WALL FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and 3mm skim to block walls including for necessary timber noggins	417	m2	18.00	7,506.00
2	Prepare walls; apply emulsion paint, matt finish; to plaster or plasterboard dry lined wall surfaces	417	m2	4.00	1,668.00
3	152 x 152mm ceramic tiling to kitchens, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
4	152 x 152mm ceramic tiling to bathrooms, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
5	Additional pattress formation		Item	500.00	500.00
6	Skirtings	156	m	10.00	1,560.00
7	Wall panelling system to hide services	n/a	Nr	1,200.00	-
Total					11,690.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3b	FLOOR FINISHES	Quantity	Unit	Rate	Total £ p
1	Slip resistant vinyl sheet; 2mm thick, 6mm ply beneath (toilet, bathrooms & kitchen zone only)	20	m2	30.00	600.00
	Carpet finishing to remaining rooms, including underlay	0	m2	35.00	-
	—				
	—				
				Total	600.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3c	CEILING FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and skim, fixed to timber ceiling and floor joists	124	m2	13.00	1,612.00
2	Prepare ceilings; apply emulsion paint, matt finish; to plasterboard ceiling surfaces	124	m2	6.00	744.00
3	Fire rated ceiling finish to carport	32	m2	25.00	800.00
Total					3,156.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3d	DECORATION	Quantity	Unit	Rate	Total £ p
	Included elsewhere				
				Total	-

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

4	FIXTURES AND FITTINGS	Quantity	Unit	Rate	Total £ p
1	Kitchen units: Hob, oven, washing machine, dryer, dishwasher	1	Nr	1,400.00	1,400.00 Excl
2	Softwood curtain battens; 25 x 50mm	1	Item	200.00	200.00
3	Shelving to airing cupboard & store cupboard	1	Nr	200.00	200.00
Total					1,800.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5 SERVICES

5a PLUMBING / MECHANICAL	Quantity	Unit	Rate	Total £ p
1 Installations including sanitaryware	124	m2	15.00	1,860.00
2 White china WC	3	Nr	250.00	750.00
3 White China Sinks, Including taps	3	Nr	150.00	450.00
4 Electric Power shower + Enclosure and screen	3	Nr	500.00	1,500.00
5 Baths, including taps	1	Nr	350.00	350.00
6 Extractor fans	3	Nr	100.00	300.00
7 Allowance for Code 6 - Advanced practice energy efficiency, PV, biomass heating and micro wind	1	Nr	24,721.00	24,721.00
8 Ground source heat pump with vertical borehole collector allowance	1	Item	10,000.00	10,000.00
Total				39,931.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5b ELECTRICAL		Quantity	Unit	Rate	Total £ p
1	Installations	124	m2	25.00	3,100.00
				Total	3,100.00

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5c	BWIC	Quantity	Unit	Rate	Total £ p
1	In connection with M & E; 5% of M&E Cost	1	Nr	2,151.55	2,151.55
Total					2,151.55

TSY HOUSE TYPOLOGIES PROJECT
BEST BRICK
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

6a	External Works	Quantity	Unit	Rate	Total £ p
1	Timber boundary fencing; 1250mm high chesnut pale fencing	40	m	30.00	1,200.00
2	E/o for gates		Item	150.00	150.00
3	Hard and soft landscaping allowance	90	m2	45.00	4,050.00
4	Timber bike shed	1	Nr	500.00	500.00
5	Bin store; built by brick	1	Nr	800.00	800.00
Total					6,700.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

SUMMARY	Total £ p
<i>Substructure:</i>	8,237.00
Substructure Total	8,237.00
<i>Superstructure:</i>	
Frame	13,730.00
Upper Floors	3,160.00
Roofing	15,562.00
Staircases	1,600.00
External Walls	19,880.00
External Windows and Doors	11,180.00
Internal Walls and Partitions	2,940.00
Internal Doors	2,800.00
Superstructure Total	70,852.00
<i>Internal Finishes:</i>	
Wall Finishes	11,690.00
Floor Finishes	600.00
Ceiling Finishes	3,156.00
Internal Finishes Total	15,446.00
<i>Fixtures and Fittings:</i>	1,800.00
Fixtures and Fittings Total	1,800.00
<i>Services:</i>	
Sanitary Appliances	39,931.00
Electrical	3,100.00
BWIC	2,151.55
Services Total	45,182.55
<i>External Works:</i>	6,700.00
Externals Total	6,700.00
Building Sub Total	148,217.55
£/m2	1,195.30

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

1	SUBSTRUCTURE	Quantity	Unit	Rate	Total £ p
1	Site scrape & CA Building footprint (300mm)	65	m3	15.00	975.00
2	Foundations, strip, substructure masonry:				
a	Traditional footings, perimeter cavity wall	20	m	150.00	3,000.00
b	Traditional footings, party block cavity wall	10	m	120.00	1,200.00
c	Traditional footings, internal wall	n/a	m	90.00	-
3	Ground slab:				
a	Weedkiller	65	m2	1.00	65.00
b	50mm rigid insulation	53	m2	8.00	424.00
c	Beam & pot	53	m2	26.00	1,378.00
d	Floor screed	53	m2	15.00	795.00
4	Service entry ducts	2	Nr	200.00	400.00
Total					8,237.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2 SUPERSTRUCTURE

2a	FRAME	Quantity	Unit	Rate	Total £ p
1	Timber frame (Frame UK)	1	Nr	10,540.00	10,540.00
2	Factory installed insulation	269	m2	10.00	2,690.00
3	Supply of bean bags	included	Nr		-
4	Allowance for cranked steel to corner windows	1	Nr	500.00	500.00
Total					13,730.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2b	UPPER FLOORS	Quantity	Unit	Rate	Total £ p
1	Timber joisted upper floors; including t&g chipboard	71	m2	40.00	2,840.00
	External First Floor Terrace:				
2	Timber frame work for external terrace area; including t&g chipboard	8	m2	40.00	320.00
Total					3,160.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2c	ROOFING	Quantity	Unit	Rate	Total £ p
1	Pitched purlin timber roof including plain concrete interlocking tile coverings; including timber battens and felt	99	m2	90.00	8,910.00
2	E/o for Marley Marquess; smooth surface and slate grey colour, the Marquess interlocking slate	99	m2	20.00	1,980.00
3	Leadwork: incl in M&E		Item	Included	-
4	Gutters & Rainwater: incl in M&E		Item	500.00	500.00
5	Entrance porch canopy allowance	1	Nr	750.00	750.00
6	Water tank base; 1.0m x 1.0m	1	Nr	30.00	30.00
7	Loft hatch	1	Nr	60.00	60.00
8	Roof space insulation allowance		Item	792.00	792.00
9	Terrace Area Finishes				
a	Allowance for water proof membrane finish, laid onto external grade timber boarding	8	m2	80.00	640.00
b	Terrace metal balcony balustrade and hand railings 1100mm high	10	m	190.00	1,900.00
Total					15,562.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2d	STAIRCASES	Quantity	Unit	Rate	Total £ p
1	Timber straight staircase; one flight dog leg; including handrail one side and timber spindle balustrade with handrail other side	1	Nr	1,100.00	1,100.00
2	Allowance for loft access ladder	1	Nr	500.00	500.00
				Total	1,600.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2e	EXTERNAL WALLS	Quantity	Unit	Rate	Total £ p
1	Facing brickwork; including bucket handle pointing on one side (measured through)	161	m2	80.00	12,880.00
2	Rendered areas; applied to 100mm thick blockwork; cement, lime and sand render including waterproof additive (measured through)	0	m2	65.00	-
3	Timber panelling; fixed to 100mm thick blockwork	0	m2	77.00	-
4	Internal leaf blockwork; 100mm thick dens aggregate block walls (measured through)	0	m2	0.00	-
5	Form cavity incl. stainless steel wall ties	0	m2	5.00	-
6	Cavity insulation; 'Crown Dritherm Cavity Slab 34' glass fibre batt or other equal and approved; as full or partial cavity fill including retaining discs	n/a	m2	5.75	-
7	Interface details, close cavities, movement joints	1	Nr	1,000.00	1,000.00
8	Scaffold	1	Nr	2,500.00	2,500.00
9	Allowance for ancillary steel to carport		Item		3,500.00
					19,880.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2f	EXTERNAL WINDOWS & DOORS	Quantity	Unit	Rate	Total £ p
1	uPVC windows; double glazed	29	m2	200.00	5,800.00
3	Internal MDF windowboards; 25mm thick; bull nosed	15	m	12.00	180.00
4	External doors including frames and ironmongery:	2	Nr	800.00	1,600.00
5	Double external doors	3	Nr	1,200.00	3,600.00
				Total	11,180.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2g		Quantity	Unit	Rate	Total £ p
INTERNAL WALLS AND PARTITIONS					
1	Gyproc metal stud partitions; 102mm thick; one layer of 15mm thick Gyproc SoundBloc each side; joints filled with filler and joint taped to receive plaster; upto 2700mm high; studs at 900mm c/c; frame included within timber frame cost	42	m	70.00	2,940.00
Total					2,940.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

2h	INTERNAL DOORS	Quantity	Unit	Rate	Total £ p
1	Single; painted; including lining, packing, stop, architraves, ironmongery	8	Nr	225.00	1,800.00
2	Sliding door	2	Nr	500.00	1,000.00
Total					2,800.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3 INTERNAL FINISHES

3a	WALL FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard lining and 3mm skim to inner face of frame including for necessary timber noggins	417	m2	18.00	7,506.00
2	Prepare walls; apply emulsion paint, matt finish; to plaster or plasterboard dry lined wall surfaces	417	m2	4.00	1,668.00
3	152 x 152mm ceramic tiling to kitchens, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
4	152 x 152mm ceramic tiling to bathrooms, including proprietary plastic edging strip to match tiles; fixed and grouted using waterproof products	6	m2	38.00	228.00
5	Additional pattress formation		Item	500.00	500.00
6	Skirtings	156	m	10.00	1,560.00
7	Wall panelling system to hide services	n/a	Nr	1,200.00	-
Total					11,690.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3b	FLOOR FINISHES	Quantity	Unit	Rate	Total £ p
1	Slip resistant vinyl sheet; 2mm thick, 6mm ply beneath (toilet, bathrooms & kitchen zone only)	20	m2	30.00	600.00
	Carpet finishing to remaining rooms, including underlay	0	m2	35.00	-
	— —				
				Total	600.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3c	CEILING FINISHES	Quantity	Unit	Rate	Total £ p
1	12.5mm plasterboard and skim, fixed to timber ceiling and floor joists	124	m2	13.00	1,612.00
2	Prepare ceilings; apply emulsion paint, matt finish; to plasterboard ceiling surfaces	124	m2	6.00	744.00
3	Fire rated ceiling finish	32	m2	25.00	800.00
Total					3,156.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

3d

DECORATION	Quantity	Unit	Rate	Total £ p
Included elsewhere				
Total				-

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

4	FIXTURES AND FITTINGS	Quantity	Unit	Rate	Total £ p
1	Kitchen units: Hob, oven, washing machine, dryer, dishwasher	1	Nr	1,400.00	1,400.00 Excl
2	Softwood curtain battens; 25 x 50mm	1	Item	200.00	200.00
3	Shelving to airing cupboard & store cupboard	1	Nr	200.00	200.00
Total					1,800.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5 SERVICES

5a	PLUMBING / MECHANICAL	Quantity	Unit	Rate	Total £ p
1	Installations including sanitaryware	124	m2	15.00	1,860.00
	White china WC	3	Nr	250.00	750.00
	White China Sinks, Including taps	3	Nr	150.00	450.00
	Electric Power shower + Enclosure and screen	3	Nr	500.00	1,500.00
	Baths, including taps	1	Nr	350.00	350.00
	Extractor fans	3	Nr	100.00	300.00
2	Allowance for Code 6 - Advanced practice energy efficiency, PV, biomass heating and micro wind	1	Nr	24,721.00	24,721.00
3	Ground source heat pump with vertical borehole collector allowance	1	Item	10,000.00	10,000.00
Total					39,931.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5b	ELECTRICAL	Quantity	Unit	Rate	Total £ p
1	Installations	124	m2	25.00	3,100.00
Total					3,100.00

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

5c	BWIC	Quantity	Unit	Rate	Total £ p
1	In connection with M & E; 5% of M&E Cost	1	Nr	2,151.55	2,151.55
Total					2,151.55

TSY HOUSE TYPOLOGIES PROJECT
TIMBER FRAME
4 BED 6 PERSON SEMI DETACHED UNIT

GIA: 124.00 m2

6a	External Works	Quantity	Unit	Rate	Total £ p
1	Timber boundary fencing; 1250mm high chesnut pale fencing	40	m	30.00	1,200.00
2	E/o for gates		Item	150.00	150.00
3	Hard and soft landscaping allowance	90	m2	45.00	4,050.00
4	Timber bike shed	1	Nr	500.00	500.00
5	Bin store; built by brick	1	Nr	800.00	800.00
				Total	6,700.00