

ALL 1 HOUSE

All1house, Wellesly Parade, Croydon, London, CR0 2AJ

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Quote

Substructure



Timber Floor

£3,134.32

Timber ground floor, area 20m2:

- ✓ Excavate reduced levels by hand, excavation depth: 100mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ 100mm thick ready mixed lean mix concrete blinding layer to excavations
- ✓ 47 x 125 mm (2" x 5") softwood timber floor joists at 400mm centres
- ✓ 70 mm Celotex or similar insulation fitted between joists on and including 25 x 38 softwood battens
- ✓ Pine Floorboards fixed with screws to joists

Structure



External Walls

£5,750.34

Timber Wall. Timber walls above DPC:

- ✓ Cromar Vent 3 Classic 1 x 50m Breathable Felt fixed to timber stud work
- ✓ Structural Plywood 2440 x 1220 x 18mm lining externally
- ✓ Inner leaf of walls to comprise timber stud work using 47 x 95 mm (2" x 4") treated timber at 400mm centres with head and sole plates and 1 row of noggins
- ✓ 100mm Celotex or similar insulation board between studs
- ✓ Structural Plywood 2440 x 1220 x 18mm lining internally
- ✓ 30 mm Celotex or similar insulation board above studs



Windows

£1,124.92

Windows. Quantity 1:

- ✓ Supply and install 1 x Grey uPVC Window 1000(W) x 1200(H), Clear glass
- ✓ Includes 1 trickle vent
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Timber lintels fixed in position
- ✓ Includes all ironmongery, double glazing fitting and sealing

Windows. Quantity 1:

- ✓ Supply and install 1 x Grey uPVC Window 1000(W) x 2100(H), Clear glass
- ✓ Includes 1 trickle vent
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Timber lintels fixed in position
- ✓ Includes all ironmongery, double glazing fitting and sealing



External Doors

£2,581.44

Sliding Door. Sliding Door x 1

- ✓ Supply, fixing in position and sealing 1 x Aluminium Sliding Door 2.7m White, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation

- ✓ Timber lintels bedded in cement sand mortar (1:3)

Skirting Boards

£303.07

Skirting Boards. MDF Primed Torus Skirting 94mm, length 15m:

- ✓ MDF Primed Torus Skirting 94mm fix in position
- ✓ Apply primer, undercoat and gloss

Roof Structure

£2,190.74

Monopitch Roof or Flat. Roof Pitch 2°, Roof area 25m2:

- ✓ Softwood treated rafters 47 x 145 mm fixed with screws or nails at 400mm centres
- ✓ 47 x 95 mm softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00 m centres
- ✓ Roof sheathing includes Structural Plywood 2440 x 1220 x 18mm fixed with screws or nails

Roof Insulation

£616.85

Roof Insulation. Rafter insulation 25 m2:

- ✓ 100mm Celotex or similar insulation fitted between rafters

Roof Covering

£2,438.30

EPDM. EPDM Roof System, total area 25m2:

- ✓ Install softwood treated firrings to create a fall on flat roof
- ✓ Roof sheathing includes Structural Plywood 2440 x 1220 x 18mm fixed with screws or nails
- ✓ Install EPDM roof system covering - rubber membrane
- ✓ EPDM edge trims and corners are fixed to the perimeter of the roof
- ✓ EPDM wall trim flashing and pointing with coloured mortar or grey sealant

Rainwater Goods

£173.16

- ✓ Supply and install uPVC gutters, brackets and accessories, colour to be agreed
- ✓ Supply and install uPVC downpipes, brackets and accessories, colour to be agreed

Services

Electrics

£921.06

Lights.

- ✓ 9 - Fire Rated Adjustable GU10 Downlight White
- ✓ 1 - Great Value Product 35W BRUSHED STAINLESS STEEL BARRACUDA UP & DOWN WALL LIGHT

Switches.

- ✓ 1 - IP66 20AX Switch 1 Gang 2 Way with Neon
- ✓ 2 - IP66 20AX Switch 2 Gang 2 Way with Neon

1st Fix - Lights includes:

- ✓ 1.5mm² Twin and Earth Cable 100m Reel - 0.65 reel
- ✓ PVC Conduit Box 3 Way 20mm White - 3 each
- ✓ PVC Conduit Box Angle 20mm White - 3 each
- ✓ PVC Round Conduit 20mm x 2m White - 9 each
- ✓ PVC Coupler 20mm White - 7 each
- ✓ PVC Inspection Bend 20mm White - 7 each
- ✓ Insulating Tape Brown 19mm x 33m - 1 each
- ✓ 20mm IP68 Gland Kit White 6 - 12mm Pack of 10 - 1 pack
- ✓ PVC Cable Sleeving 3mm Red 100m Reel - 1 reel
- ✓ Cable Tie Black 100 x 2.5mm Pack of 100 - 1 pack
- ✓ Metal Box 1 Gang 25mm - 1 each
- ✓ Metal Box 2 Gang 25mm - 1 each

Electrics (1)

£376.42

Outlets.

- ✓ 1 - DP Switched Socket 13A 2 Gang Chrome
- ✓ 3 - Switched Socket 13A 1 Gang Chrome

1st Fix - Sockets & Spurs includes:

- ✓ 2.5mm² Twin and Earth Cable 50m Reel - 0.6 reel
- ✓ PVC Conduit Box 3 Way 20mm White - 1 each
- ✓ PVC Conduit Box Angle 20mm White - 2 each
- ✓ PVC Round Conduit 20mm x 2m White - 3 each
- ✓ PVC Coupler 20mm White - 3 each
- ✓ Metal Box 2 Gang 35mm - 1 each
- ✓ Metal Box 1 Gang 35mm - 3 each



Electrics (2)

£398.95

Consumer Unit.

- ✓ 1 - MK Metal 17th Edition Garage Consumer Unit 3 Way + 2MCBs
- ✓ 1 - Earth Rod 1.2m Extendable
- ✓ 1 - MK RCD 80A 30mA
- ✓ 1 - MK Busbar
- ✓ 2 - MK MCB 16A Type B
- ✓ 1 - MK Split Load Kit 3 Cables

Note: Ensure compliance with IEE 18th Edition, carrying out works as necessary to house electrics and provide certificates to satisfaction of building control on completion.

1st Fix - Consumer Unit includes:

- ✓ 2.5mm² Twin and Earth Cable 25m Reel - 1 reel
- ✓ PVC Round Conduit 20mm x 2m White - 1 each
- ✓ MK IP66 Masterseal Junction Box - 1 each

Finishes



Floor Finishes

£1,515.84

Laminate. Laminate Flooring to a total area of 20m²:

- A Underlay Allowance £5 per m² + VAT
- A Laminate Flooring Allowance £12 per m² + VAT
- ✓ Accessories

Final price will be adjusted to reflect variation of the laminate cost and quantity.

Hardwood. Hardwood Flooring to a total area of 5m²:

- ✓ Construct subflooring using Structural Plywood 2440 x 1220 x 18mm fixed with screws
- A Flooring Allowance £50 per m² + VAT
- ✓ Apply two coats of varnish
- ✓ Accessories

Final price will be adjusted to reflect variation of the hardwood flooring cost and quantity.



Cladding

£9,817.21

Timber Cladding EXT. Timber cladding to a total area of 43m²:

- ✓ Cladding walls using Composite Cladding Board in Walnut Brown(pioneer)
- ✓ Apply primer, undercoat and gloss as recommended and specified by manufacturer
- ✓ Supply and fix in position trims

Timber Cladding INT. Timber cladding to a total area of 43m²:

- ✓ Cladding walls using Softwood Timber Traditional Cladding 8 x 94 x 3000mm
- ✓ Apply primer, undercoat and gloss as recommended and specified by manufacturer
- ✓ Supply and fix in position trims

Timber Cladding CEIL. Timber cladding to a total area of 25m²:

- ✓ Fit Cromar Vent 3 High Performance 1 x 50m Breathable Felt
- ✓ Cladding walls using Softwood Timber Traditional Cladding 8 x 94 x 3000mm
- ✓ Apply primer, undercoat and gloss as recommended and specified by manufacturer
- ✓ Supply and fix in position trims



Decking on Posts. Wooden Decking to a total area - 4m2:

- ✓ Construct decking support using precast concrete posts
 - ✓ Softwood treated support beams 47 x 145 mm bolted to posts.
 - ✓ 47 x 75 mm (2" x 3") softwood treated timber joists at 400mm centres
 - ✓ Supply and fix Dual Groove Treated Decking 32 x 150mm x 4.8m with decking screws
 - ✓ Apply two coats of varnish
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Grand Total:

£32,744.55

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