



Harefield Grove - 2021 Application

10006

Budget Estimate Report

05 July 2023

PROPOSED SCHEME

The proposed scheme allows for the conversion of the existing buildings to create 39 residential units.

Areas measured as gross internal as follows:

| | | |
|----------------|--------------|-----------|
| Main House | 1,043 | m2 |
| Stable Block | 2,964 | m2 |
| Cottage House | 135 | m2 |
| Garden House | 145 | m2 |
| Orchard House | 188 | m2 |
| Lakeside House | 190 | m2 |
| TOTAL | 4,665 | m2 |

SUMMARY OF COSTS

£

| | | | |
|------------------------------|------------------------|-------------------|--|
| Main House | £ 2,068,000.00 | £ 1,982.74 | |
| Stable Block | £ 7,536,000.00 | £ 2,542.51 | |
| Cottage House | £ 395,000.00 | £ 2,925.93 | |
| Garden House | £ 352,000.00 | £ 2,427.59 | |
| Orchard House | £ 398,000.00 | £ 2,117.02 | |
| Lakeside House | £ 437,000.00 | £ 2,300.00 | |
| External Works | £ 4,656,000.00 | £ 991.33 | |
| TOTAL BUDGET ESTIMATE | £ 15,842,000.00 | £ 3,395.93 | |

TOOLKIT CALCULATIONS

£

Area

Cost/m2

RESIDENTIAL (based on nett internal area)

| Residential Base Build Cost (Excluding Site Wide Externals Etc) | £ | Area | Cost/m2 |
|--|-----------------|---------|-----------|
| Main House | £ 2,068,000.00 | 831 m2 | £2,488.57 |
| Stable Block | £ 7,536,000.00 | 2319 m2 | £3,249.68 |
| Cottage House | £ 395,000.00 | 134 m2 | £2,947.76 |
| Garden House | £ 352,000.00 | 145 m2 | £2,427.59 |
| Orchard House | £ 398,000.00 | 188 m2 | £2,117.02 |
| Lakeside House | £ 437,000.00 | 190 m2 | £2,300.00 |
| | £ 11,186,000.00 | | |

BASIS OF ESTIMATE

Building Costs reflect completed residential units for sale/let

Accuracy: Initial Budget Estimate

VAT: Estimate excludes VAT. It is assumed that project will be subject to VAT.

Base Date: Jul-23

Exclusions: Contamination, service diversions, buried structures etc.

Fees: Professional, Building Control and Planning Fees are excluded.

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| Main House | £ | £/m2 | Specification Notes |
|-------------------------------|-----------------------|-------------------|--|
| DEMOLITION AND PREPARATION | £ 18,096.36 | £ 17.35 | General demolition and stripping out |
| ROOF | £ 230,613.41 | £ 221.11 | General modification and replacement of existing roofs and glazing including upgrading insulation etc. |
| STAIRS | £ 24,398.94 | £ 23.39 | Repairs to staircases and removal of steel external stair. |
| EXTERNAL WALLS | £ 180,937.10 | £ 173.48 | New wall where office demolished, render repairs, stone band and entrance repairs. |
| WINDOWS AND EXTERNAL DOORS | £ 145,994.97 | £ 139.98 | Double glazed sash windows and external doors including replacement windows |
| INTERNAL WALLS AND PARTITIONS | £ 8,791.96 | £ 8.43 | Internal walls masonry and light-weight construction |
| INTERNAL DOORS | £ 43,350.44 | £ 41.56 | Veneered faced flush doors and trims as required. Fire resistant where required |
| WALL FINISHES | £ 120,740.30 | £ 115.76 | Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms. |
| FLOOR FINISHES | £ 120,666.65 | £ 115.69 | Screeds, carpets, oak boarding and ceramic tiles |
| CEILING FINISHES | £ 82,133.64 | £ 78.75 | Plasterboarded ceilings repairs and redecorations |
| FITTINGS AND FURNISHINGS | £ 102,670.68 | £ 98.44 | Kitchen fittings. |
| SANITARY APPLIANCES | £ 31,600.80 | £ 30.30 | Sanitaryware, wastes and water services |
| DISPOSAL INSTALLATIONS | £ 32,235.44 | £ 30.91 | Rainwater goods and wastes |
| HEATING H&CW INSTALLATIONS | £ 290,725.82 | £ 278.74 | Combined heating and cooling installations hot & cold water |
| VENTILATING INSTALLATION | £ 32,402.44 | £ 31.07 | Mechanical ventilation to kitchens and bathrooms |
| ELECTRICAL INSTALLATION | £ 174,744.22 | £ 167.54 | Lighting, power and alarms |
| LIFT INSTALLATION | £ 53,677.66 | £ 51.46 | 6-8 Person lift |
| PROTECTIVE INSTALLATION | £ 5,697.96 | £ 5.46 | Lightning protection |
| BUILDERS WORK IN CONNECTION | £ 38,173.80 | £ 36.60 | |
| GENERAL PRELIMINARIES | £ 330,153.99 | £ 316.54 | |
| CONTINGENCIES | £ - | £ - | |
| TOTAL | £ 2,067,806.58 | £ 1,982.56 | |

| Stable Block | £ | £/m2 | Specification Notes |
|---------------------|--------------|-------------|---|
| SUBSTRUCTURES | £ 308,277.32 | £ 104.01 | Excavation, mass and reinforced concrete foundations and slab etc |
| FRAME | £ 897,677.04 | £ 302.86 | Concrete frame |



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| UPPER FLOORS | £ 283,552.84 | £ 95.67 | Concrete floors and balconies and balustrades | |
| ROOF | £ 278,458.57 | £ 93.95 | Pitched slate roof | |
| STAIRS | £ 139,904.52 | £ 47.20 | Concrete staircases | |
| EXTERNAL WALLS | £ 609,690.94 | £ 205.70 | Mixture of traditional brick with traditional stone detailing | |
| WINDOWS AND EXTERNAL DOORS | £ 388,390.53 | £ 131.04 | Powder coated aluminium double glazed windows and doors with solar reflective | |
| INTERNAL WALLS AND PARTITIONS | £ 281,807.88 | £ 95.08 | Block and timber stud partitions plasterboard both sides | |
| INTERNAL DOORS | £ 269,668.15 | £ 90.98 | Panelled doors frames & ironmongery as required. Fire resistant where required | |
| WALL FINISHES | £ 333,794.67 | £ 112.62 | Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms. | |
| FLOOR FINISHES | £ 389,798.93 | £ 131.51 | Screeed, carpets, timber flooring and ceramic tiles | |
| CEILING FINISHES | £ 136,282.02 | £ 45.98 | Plasterboarded ceilings. Emulsion finish | |
| FITTINGS AND FURNISHINGS | £ 389,437.52 | £ 131.39 | Kitchens fittings | |
| SANITARY APPLIANCES | £ 101,296.68 | £ 34.18 | White quality sanitaryware | |
| DISPOSAL INSTALLATIONS | £ 103,088.66 | £ 34.78 | Rainwater goods and soil waste pipes | |
| HEATING H&CW INSTALLATIONS | £ 648,375.00 | £ 218.75 | Combined heating and cooling installations hot & cold water | |
| VENTILATING INSTALLATION | £ 79,559.40 | £ 26.84 | Mechanical ventilation to bathrooms & kitchens etc. | |
| ELECTRICAL INSTALLATION | £ 389,677.08 | £ 131.47 | Lighting and power | |
| LIFT INSTALLATION | £ 314,397.16 | £ 106.07 | 8 person lifts | |
| PROTECTIVE INSTALLATION | £ 12,784.72 | £ 4.31 | Lightning protection | |
| BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS | £ 85,126.08 | £ 28.72 | Builders work | |
| GENERAL PRELIMINARIES | £ 1,094,977.77 | £ 369.43 | | |
| CONTINGENCIES | £ - | | | |
| TOTAL | £ 7,536,023.48 | £ 2,542.52 | | |
| Cottage House | £ | £/m² | Specification Notes | |
| DEMOLITION AND PREPARATION | £ 102,077.69 | £ 756.13 | General demolition and stripping out | |
| SUBSTRUCTURES | £ 5,630.77 | £ 41.71 | Excavation, strip foundations, and ground floor slab. | |
| ROOF | £ 27,627.88 | £ 204.65 | Trussed roof construction and slate finish to extension and general modification of existing roofs including upgrading insulation etc. | |
| STAIRS | £ 2,846.55 | £ 21.09 | Timber staircases, handrails & balustrades | |
| EXTERNAL WALLS | £ 18,895.71 | £ 139.97 | Facing brick cavity walls, insulated and including dressed stone features repairing existing walls | |



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| WINDOWS AND EXTERNAL DOORS | £ 46,556.03 | £ 344.86 | Double glazed sash windows and external doors including replacement windows | |
| INTERNAL WALLS AND PARTITIONS | £ 3,690.70 | £ 27.34 | Internal walls masonry and light-weight construction | |
| INTERNAL DOORS | £ 8,075.97 | £ 59.82 | Veneered faced flush doors and trims as required. Fire resistant where required | |
| WALL FINISHES | £ 12,310.23 | £ 91.19 | Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms. | |
| FLOOR FINISHES | £ 18,297.41 | £ 135.54 | Screeds, carpets, timber flooring and ceramic tiles | |
| CEILING FINISHES | £ 5,273.10 | £ 39.06 | Plasterboarded ceilings repairs and redecorations | |
| FITTINGS AND FURNISHINGS | £ 13,428.88 | £ 99.47 | Kitchen fittings. | |
| SANITARY APPLIANCES | £ 7,370.69 | £ 54.60 | Sanitaryware, wastes and water services | |
| DISPOSAL INSTALLATIONS | £ 4,580.95 | £ 33.93 | Rainwater goods and wastes | |
| HEATING H&CW INSTALLATIONS | £ 29,531.25 | £ 218.75 | Combined heating and cooling installations hot and cold water | |
| VENTILATING INSTALLATION | £ 4,101.00 | £ 30.38 | Mechanical ventilation to kitchens and bathrooms | |
| ELECTRICAL INSTALLATION | £ 17,748.45 | £ 131.47 | Lighting, power and alarms | |
| BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS | £ 3,877.20 | £ 28.72 | | |
| GENERAL PRELIMINARIES | £ 63,064.89 | £ 467.15 | | |
| CONTINGENCIES | £ - | £ - | | |
| TOTAL | £ 394,985.35 | £ 2,925.82 | | |

| Garden House | £ | £/m2 | Specification Notes |
|-------------------------------|-------------|-------------|--|
| DEMOLITION AND PREPARATION | £ 12,447.60 | £ 85.85 | General demolition and stripping out |
| SUBSTRUCTURES | £ 23,745.40 | £ 163.76 | Excavation, strip foundations, and ground floor slab. |
| ROOF | £ 52,590.27 | £ 362.69 | Trussed roof construction and slate finish to extension and general modification of existing roofs including upgrading insulation etc. |
| EXTERNAL WALLS | £ 23,379.30 | £ 161.24 | Facing brick cavity walls, insulated and including dressed stone features |
| WINDOWS AND EXTERNAL DOORS | £ 32,503.20 | £ 224.16 | Double glazed sash windows and external doors including replacement windows |
| INTERNAL WALLS AND PARTITIONS | £ 7,546.62 | £ 52.05 | Internal walls masonry and light-weight construction |
| INTERNAL DOORS | £ 8,075.97 | £ 55.70 | Veneered faced flush doors and trims as required. Fire resistant where required |
| WALL FINISHES | £ 12,469.18 | £ 85.99 | Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms. |
| FLOOR FINISHES | £ 21,492.95 | £ 148.23 | Screeds, carpets, timber flooring and ceramic tiles |



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| CEILING FINISHES | £ 7,022.35 | £ 48.43 | Plasterboarded ceilings repairs and redecorations | |
| FITTINGS AND FURNISHINGS | £ 13,428.88 | £ 92.61 | Kitchen fittings. | |
| SANITARY APPLIANCES | £ 13,317.44 | £ 91.84 | Sanitaryware, wastes and water services | |
| DISPOSAL INSTALLATIONS | £ 8,469.40 | £ 58.41 | Rainwater goods and wastes | |
| HEATING H&CW INSTALLATIONS | £ 31,718.75 | £ 218.75 | Combined heating and cooling installations hot and cold water | |
| VENTILATING INSTALLATION | £ 4,716.15 | £ 32.53 | Mechanical ventilation to kitchens and bathrooms | |
| ELECTRICAL INSTALLATION | £ 19,063.15 | £ 131.47 | Lighting, power and alarms | |
| BUILDERS WORK IN CONNECTION | £ 4,164.40 | £ 28.72 | | |
| GENERAL PRELIMINARIES | £ 56,268.69 | £ 388.06 | | |
| CONTINGENCIES | £ - | £ - | | |
| TOTAL | £ 352,419.70 | £ 2,430.48 | | |

| Orchard House | £ | £/m2 | Specification Notes |
|-------------------------------|-------------|-------------|--|
| SUBSTRUCTURES | £ 19,455.83 | £ 103.49 | Excavation, strip foundations, and ground floor slab. |
| UPPER FLOORS | £ 6,964.50 | £ 37.05 | Timber Floors |
| ROOF | £ 50,037.51 | £ 266.16 | Trussed roof construction and slate finish to extension and general modification of existing roofs including upgrading insulation etc. |
| STAIRS | £ 7,786.53 | £ 41.42 | Timber staircases, handrails & balustrades |
| EXTERNAL WALLS | £ 44,191.28 | £ 235.06 | Facing brick cavity walls, insulated and including dressed stone features |
| WINDOWS AND EXTERNAL DOORS | £ 39,257.01 | £ 208.81 | Double glazed sash windows and external doors |
| INTERNAL WALLS AND PARTITIONS | £ 8,176.32 | £ 43.49 | Internal walls masonry and light-weight construction |
| INTERNAL DOORS | £ 12,117.96 | £ 64.46 | Veneered faced flush doors and trims as required. Fire resistant where required |
| WALL FINISHES | £ 14,564.30 | £ 77.47 | Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms. |
| FLOOR FINISHES | £ 21,454.09 | £ 114.12 | Screeds, carpets, timber flooring and ceramic tiles |
| CEILING FINISHES | £ 7,797.23 | £ 41.47 | Plasterboarded ceilings repairs and redecorations |
| FITTINGS AND FURNISHINGS | £ 18,878.88 | £ 100.42 | Kitchen fittings. |
| SANITARY APPLIANCES | £ 8,616.37 | £ 45.83 | Sanitaryware, wastes and water services |
| DISPOSAL INSTALLATIONS | £ 9,453.96 | £ 50.29 | Rainwater goods and wastes |
| HEATING H&CW INSTALLATIONS | £ 36,093.75 | £ 191.99 | Combined heating and cooling installations hot and cold water |



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| VENTILATING INSTALLATION | £ 5,946.45 | £ 31.63 | Mechanical ventilation to kitchens and bathrooms | |
| ELECTRICAL INSTALLATION | £ 24,340.25 | £ 129.47 | Lighting, power and alarms | |
| BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS | £ 5,399.36 | £ 28.72 | | |
| GENERAL PRELIMINARIES | £ 57,890.37 | £ 307.93 | | |
| CONTINGENCIES | £ - | £ - | | |
| TOTAL | £ 398,421.95 | £ 2,119.27 | | |

| Lakeside House | £ | £/m2 | Specification Notes |
|---|-------------|-------------|---|
| DEMOLITION AND PREPARATION | £ 57,224.45 | £ 301.18 | Repairing conservatory glazing repairing existing roof and upgrading etc |
| SUBSTRUCTURES | £ 15,956.00 | £ 83.98 | Excavation, strip foundations, and ground floor slab. |
| UPPER FLOORS | £ 7,639.64 | £ 40.21 | Timber Floors |
| ROOF | £ 22,616.01 | £ 119.03 | Trussed roof construction and slate finish to extension |
| STAIRS | £ 15,106.22 | £ 79.51 | Timber staircases, handrails & balustrades |
| EXTERNAL WALLS | £ 56,477.45 | £ 297.25 | Facing brick cavity walls, insulated and including dressed stone features |
| WINDOWS AND EXTERNAL DOORS | £ 27,038.15 | £ 142.31 | Double glazed sash windows and external doors including replacement windows |
| INTERNAL WALLS AND PARTITIONS | £ 9,971.78 | £ 52.48 | Internal walls masonry and light-weight construction |
| INTERNAL DOORS | £ 8,528.90 | £ 44.89 | Veneered faced flush doors and trims as required. Fire resistant where required |
| WALL FINISHES | £ 7,829.79 | £ 41.21 | Plastered and emulsion painted walls, ceramic tiles to kitchens and bathrooms. |
| FLOOR FINISHES | £ 21,908.51 | £ 115.31 | Screeed, carpets, timber flooring and ceramic tiles |
| CEILING FINISHES | £ 8,766.84 | £ 46.14 | Plasterboarded ceilings repairs and redecorations |
| FITTINGS AND FURNISHINGS | £ 18,878.88 | £ 99.36 | Kitchen fittings. |
| SANITARY APPLIANCES | £ 8,616.37 | £ 45.35 | Sanitaryware, wastes and water services |
| DISPOSAL INSTALLATIONS | £ 6,220.55 | £ 32.74 | Rainwater goods and wastes |
| HEATING H&CW INSTALLATIONS | £ 37,187.50 | £ 195.72 | Combined heating and cooling installations hot and cold water |
| VENTILATING INSTALLATION | £ 6,151.50 | £ 32.38 | Mechanical ventilation to kitchens and bathrooms |
| ELECTRICAL INSTALLATION | £ 24,338.50 | £ 128.10 | Lighting, power and alarms |
| PROTECTIVE INSTALLATION | £ 1,784.07 | £ 9.39 | Lightning protection |
| BUILDERS WORK IN CONNECTION WITH SERVICES INSTALLATIONS | £ 4,882.40 | £ 25.70 | |



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| GENERAL PRELIMINARIES | £ 69,753.47 |
| CONTINGENCIES | £ - |
| TOTAL | £ 436,876.98 |
| | £ 367.12 |
| | £ - |
| | £ 2,299.35 |

| External Works | £ | £/m2 | Specification Notes |
|----------------------------|-----------------------|-----------------|--|
| DEMOLITION AND PREPARATION | £ 279,008.40 | £ 59.40 | Demolish existing buildings |
| EXTERNAL WORKS | £ 2,686,354.26 | £ 571.93 | Driveway works, car parking, landscaping and general refurbishment including bulk excavation and retaining walls to Stable Block, restoring sports pitches, restoring ornamental pond, modifying refuse stores, fencing and gates and works to trees |
| DRAINAGE | £ 475,231.14 | £ 101.18 | Foul and Surface Water Drainage and new Treatment Plant |
| EXTERNAL SERVICES | £ 539,131.80 | £ 114.78 | Incoming services, security lighting and EV charging facilities. |
| GENERAL PRELIMINARIES | £ 676,553.35 | £ 144.04 | |
| CONTINGENCIES | £ - | £ - | |
| TOTAL | £ 4,656,278.95 | £ 991.33 | |