

**PETER BUSHNELL ASSOCIATES Ltd**

Chartered Quantity Surveyors

Construction Cost Consultants

Church Farm, Weston Underwood, OLNEY, Buckinghamshire, MK46 5JS

Tel: 01234 714447

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
<u>RESIDENTIAL (based on nett internal area)</u>			
Residential Base Build Cost (Excluding Site Wide Externals Etc)			
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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<u>Main House</u>	<u>£</u>	<u>£/m2</u>	<u>Specification Notes</u>
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	Screed, 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	

<u>Stable Block</u>	<u>£</u>	<u>£/m2</u>	<u>Specification Notes</u>
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	Screed, 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	
<u>Cottage House</u>	<u>£</u>		<u>£/m2</u>		<u>Specification Notes</u>
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	Screed, 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	

<u>Garden House</u>	<u>£</u>	<u>£/m2</u>	<u>Specification Notes</u>		
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	Screed, 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	Screed, 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	

<u>Lakeside House</u>	<u>£</u>	<u>£/m2</u>	<u>Specification Notes</u>
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	Screed, 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	£	367.12
CONTINGENCIES	£	-	£	-
TOTAL	£	436,876.98	£	2,299.35

<u>External Works</u>	<u>£</u>	<u>£/m2</u>	<u>Specification Notes</u>
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	