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**PRELIMINARY BUDGET ESTIMATE**  
**For The Restoration and Redevelopment**  
***THE DOWER HOUSE***  
***HARLINGTON***

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Revision A

Updated:

Dec-24

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**Architect**

**Morse Webb Architects Ltd**

# **THE DOWER HOUSE**

## **PRELIMINARY BUDGET ESTIMATE**

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# THE DOWER HOUSE

## PRELIMINARY BUDGET ESTIMATE

### 1.0 Introduction

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- 1.01 The purpose of this report is to give an 'order of costs' for the proposed Reinstatement of the Dower House and construction of new residential dwellings
- 1.02 The information used in preparation for this budget is listed in Section 2.0
- 1.03 The measurement contained within this document should not be relied upon for any purposes other than the formulation of this exercise
- 1.04 All rates within the document are current day, a notional allowance has been made for inflation based on BCIS Tender Price Index predictions
- 1.05 Works on the site beyond the scope of the design team drawings and information have not been included unless otherwise stated

# THE DOWER HOUSE

## PRELIMINARY BUDGET ESTIMATE

### 2.0 Information used

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#### Architects Information

Morse Webb Architects

Condition Survey Report Draft 2 20th April 2023

Proposed Block Plan	748-003-PL00
Proposed Site Plan	748-005-PL01
Existing Ground Floor Plan (after fire damage)	748-013-PR01
Existing First Floor Plan (after fire damage)	748-015-PR00
Roof Plan (reconstructed)	748-016-PR00
Existing Elevations 1 3 5 6	748-030-PR00
Existing Elevations 2 4	748-031-PR00
Proposed Ground Floor Plan	748-SK14-PR00
Proposed First Floor Plan	748-SK14-PR00
Proposed Roof Plan	748-SK16-PR00

#### Structural Information

SKF Consulting

Ground Floor Plan Showing 1st Floor Structure	21179-SKF-00-GF-DR-S-1001 P2
First Floor Plan - Showing Ceiling/Roof Structure	21179-SKF-00-01-DR-S-1002 P2
Roof Plan	21179-SKF-00-RF-DR-S-1003 P2
External Elevations Sheet 1	21179-SKF-00-ZZ-DR-S-1005 P2
External Elevations Sheet 2	21179-SKF-00-ZZ-DR-S-1006 P2

# THE DOWER HOUSE

## PRELIMINARY BUDGET ESTIMATE

### 3.0 Assumptions / Comments

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#### Assumptions

- The works to the Dower House is undertaken by a specialist Contractor and the development to the rear is undertaken direct by the developer
- The works to the Dower House is procured under a competitive tender process during 2023.
- This estimate has not been prepared in accordance with NRM1 rules.
- Existing Drainage - assumed new connections are required.
- Preliminaries for the Dower House are included based on an estimated 15% of the construction cost, plus scaffolding  
Preliminaries for the rear development are assessed as 15% of the construction cost for the infrastructure & landscaping and, Dower House fit out costs. They are deemed included within the rates for the construction of the dwellings
- Contingency sums are included for (10%) at this stage
- Assumed works to the development and Dower House will be undertaken concurrently.
- An allowance has been included within the Overall Summary for inflation based on BCIS indices to adjust the total to reflect current market conditions.

# THE DOWER HOUSE

## PRELIMINARY BUDGET ESTIMATE

### 4.0 Exclusions

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- All facilitating works, other than where stated
- No allowance for abnormal foundations or construction methods
- New lightning protection system
- Identification and removal of any asbestos containing materials
- Ecology issues, i.e. relocation of rare / protected plants, reptiles, wildlife and like
- Works in connection with protected trees
- Renewable energy sources eg photovoltaics
- Unusual planning requirements
- Finance charges
- Building regulation fees
- VAT
- Legal fees
- Professional fees
- Works in accordance with heritage consultant
- No allowances for S106, S278 or similar section agreements
- No allowance for Finance costs
- Purchase costs
- No allowance for selling fees
- No allowance for fit out of show house
- No allowance for evicting squatters/illegal encampments

# THE DOWER HOUSE

## PRELIMINARY BUDGET ESTIMATE

### 5.0 OVERALL SUMMARY

	Dower House Reinstatement	£/m2	£/ft2	New Dwelling Costs	£/m2	£/ft2	Total	£/m2	£/ft2
Construction Cost	£ 1,097,610	£ 3,398	£ 316	£ 6,424,815	£ 3,081	£ 286	£ 7,522,425	£ 3,124	£ 290
Preliminaries	£ 264,642	£ 819	£ 76	£ 275,831	£ 132	£ 12	£ 540,472	£ 224	£ 21
Overheads & Profit	£ 170,281	£ 527	£ 49	incl			£ 170,281	£ 71	£ 7
Contingencies	£ 136,225	£ 422	£ 39	£ 670,065	£ 321	£ 30	£ 806,290	£ 335	£ 31
<b>Sub Total</b>	<b>£ 1,668,758</b>	<b>£ 5,166</b>	<b>£ 480</b>	<b>£ 7,370,710</b>	<b>£ 3,535</b>	<b>£ 329</b>	<b>£ 9,039,468</b>	<b>£ 3,754</b>	<b>£ 349</b>
Inflation 4Q/23 - 4Q/24	£ 38,715	£ 120	£ 11	£ 171,000	£ 82	£ 8	£ 209,716	£ 87	£ 8
<b>Total</b>	<b>£ 1,707,473</b>	<b>£ 5,286</b>	<b>£ 491</b>	<b>£ 7,541,711</b>	<b>£ 3,617</b>	<b>£ 336</b>	<b>£ 9,249,184</b>	<b>£ 3,841</b>	<b>£ 357</b>
<b>Say;</b>	<b>£ 1,707,000</b>	<b>£ 5,285</b>	<b>£ 491</b>	<b>£ 7,542,000</b>	<b>£ 3,617</b>	<b>£ 336</b>	<b>£ 9,249,000</b>	<b>£ 3,841</b>	<b>£ 357</b>

Gross Internal Area

Dower House	323	m2	3,475	ft2
New development	2,085	m2	22,435	ft2
	2,408	m2	25,910	ft2

# THE DOWER HOUSE

## PRELIMINARY BUDGET ESTIMATE

### 6.0 DOWER HOUSE REINSTATEMENT SUMMARY

	DOWER HOUSE	
	£	£
<b>1 DOWER HOUSE REPAIRS</b>		
A Structural Works	258,900	-
B Works to External Envelope	337,040	-
C Ground Floor	269,375	-
D First Floor	232,295	-
		1,097,610
<b>SUB-TOTAL</b>	£	<u>1,097,610</u>
<b>2 PRELIMINARIES</b>	15 %	164,642
Scaffold and temporary propping		100,000
<b>SUB-TOTAL</b>	£	<u>1,362,252</u>
<b>3 OVERHEADS &amp; PROFIT</b>	12.5 %	170,281
<b>4 CONTINGENCY</b>	10.0%	136,225
<b><u>TOTAL CONSTRUCTION COSTS</u></b>	£	<u><u>1,668,758</u></u>
	<b>Say</b>	<b>£ 1,670,000</b>

THE DOWER HOUSE  
Dower House Reinstatement

Item	Description	TOTAL	QTY	UNIT	RATE
<b><u>STRUCTURAL WORKS</u></b>					
<b>Structural works proposed by SKF Consulting not included within Morse Webb Architects repair schedule</b>					
<u>Drawing 21179-SKF-00-GF-DR-S-1001 (P2)</u>					
	Install steel flitch plate & Steel angles to beam to 1st floor above G01	3,000	5 m	£	600.00
	Install steel beams above room G01a; Propping & masonry works included elsewhere	7,500	1 item	£	7,500.00
	Install steel beams above room G06 & G07	5,000	1 item	£	5,000.00
	Additional floor joists for levelling	8,050	161 m2	£	50.00
	Install lintel over window G06.W01	1,000	1 nr	£	1,000.00
	Install new lintel over window G08.W01	1,000	1 nr	£	1,000.00
<u>Drawing 21179-SKF-00-GF-DR-S-1002 (P2)</u>					
	New truss (Queen post option 3)	10,500	3 nr	£	3,500.00
	New purlins; generally	900	10 m	£	90.00
	Replace top of Queen Post Truss above F03	3,000	2 nr	£	1,500.00
	Allowance for additional fixings, blockings and brackets	15,000	1 Item	£	15,000.00
<u>Drawing 21179-SKF-00-GF-DR-S-1003 (P2)</u>					
	New timber rafters, hips, ridges and valleys	4,950	33 m2	£	150.00
	New timber rafters to cat slide roof	1,350	9 m2	£	150.00
	Allowance for new timber rafters to be installed adjacent to existing roof structure	13,500	90 m2	£	150.00
	New structure to bay roofs	4,000	2 Nr	£	2,000.00
	Allowance for new timber rafters to be installed adjacent to existing roof structure. Not inspected - assumed required	7,500	50 m2	£	150.00
<u>Drawing 21179-SKF-00-GF-DR-S-1005 (P2)</u>					
	Installation of new ties to elevation 1	6,000	50 m2	£	120.00
	Allowance for additional stitching of masonry	5,000	1 item	£	5,000.00
<b>Carried Forward</b>		<b>£ 97,250</b>			

THE DOWER HOUSE  
Dower House Reinstatement

Item	Description	TOTAL	QTY	UNIT	RATE
	<u>Drawing 21179-SKF-00-GF-DR-S-1006 (P2)</u>				
	Remove timber grounds and concrete pier	5,000	1	Item	£ 5,000.00
	Take down and rebuild wall external brick wall	11,900	34	m2	£ 350.00
	<u>Generally</u>				
	Additional works to charred timber	10,000	1	Item	£ 10,000.00
	Allowance for dry rot/beatle treatment	15,000	1	Item	£ 15,000.00
	Repairs to substructures	10,000	1	Item	£ 10,000.00
	Allowance for breaking out existing and constructing new foundations where brickwork walls and rebuilt	7,500	1	Item	£ 7,500.00
	Repointing inner face of external walls	50,000	1	Item	£ 50,000.00
	Allowance for repairs to external façade features	10,000	1	Item	£ 10,000.00
	Additional works to chimneys	10,000	1	Item	£ 10,000.00
	New loft hatches to roof voids	2,250	3	Nr	£ 750.00
	Allowance for works to areas not accessed	20,000	1	Item	£ 20,000.00
	Works to existing primary timbers	10,000	1	Item	£ 10,000.00
	<i>To Summary</i>	£ 258,900			



THE DOWER HOUSE  
Dower House Reinstatement

Item	Description	TOTAL	QTY	UNIT	RATE
	<b>WORKS TO GROUND FLOOR</b>				
	Repair works to ground floor generally. As indicated on MWA schedule of works	269,375	1	Item	£ 269,375.00
	<i>To Summary</i>	£ 269,375			

THE DOWER HOUSE  
Dower House Reinstatement

Item	Description	TOTAL	QTY	UNIT	RATE
	<b>WORKS TO FIRST FLOOR</b>				
	Repair works to ground floor generally. As indicated on MWA schedule of works	232,295	1	Item	£ 232,295.00
	<i>To Summary</i>	£ 232,295			

# THE DOWER HOUSE

## PRELIMINARY BUDGET ESTIMATE

### 7.0 New Residential Dwellings

	DOWER HOUSE	
	£	£
<b>1 RESIDENTIAL DEVELOPMENT</b>		
Dower House Fit Out	569,820	-
Site landscaping & infrastructure	1,269,050	
New Dwellings	4,585,945	6,424,815
<b>SUB-TOTAL</b>	£	6,424,815
<b>2 PRELIMINARIES</b>	15 %	275,831
To fit out and infrastructure costs only. Prelims included in the rates for new dwellings		
<b>SUB-TOTAL</b>	£	6,700,646
<b>3 OVERHEADS &amp; PROFIT</b>	-	%
Assumed profit raised from sales		-
<b>4 CONTINGENCY</b>	10.0%	670,065
<b><u>TOTAL CONSTRUCTION COSTS</u></b>	£	<b>7,370,710</b>
	<b>SAY</b>	<b>£ 7,370,000</b>

THE DOWER HOUSE  
Dower House Fit Out

Item	Description	TOTAL	QTY	UNIT	RATE
<u>Demolitions &amp; Alterations</u>					
	Demolish bay window structures	Item £ 1,500	2 Nr	£	750.00
	Demolish 2 nr extensions	Item £ 7,000	2 Nr	£	3,500.00
	Removal of existing timber floorboards, joists, concrete oversite and solid floors	Item £ 8,050	161 m2	£	50.00
	Site clearance generally; including removal of existing partitions and walls, cupboards and wardrobes	Item £ 10,000	1 item	£	10,000.00
<u>Substructure</u>					
	Foundations to new ext. walls for stairwells	Item £ 4,000	2 Nr	£	2,000.00
	New ground floor structure; limecrete floors, insulation, geocell aggregate, insulation Including excavation where required	Item £ 40,250	161 m2	£	250.00
<u>Frame</u>					
	Assumed all works covered under repairs; as structural engineers details	Item £ -	0 m2	£	-
<u>Upper floors</u>					
	Structural works covered under repairs	Item £ -	0 m2	£	-
	Remove remains of existing floorboards & install new T & G softwood floorboards	Item £ 12,075	161 m2	£	75.00
	Additional works for fire stopping	Item £ 5,000	1 Item	£	5,000.00
<u>Roof</u>					
	Extra over works not included under repairs	Item			
	Removal of existing roof structure	Item £ 4,800	160 m2	£	30.00
	Insulation fitted between and laid over ceiling joists	Item £ 9,600	160 m2	£	60.00
<u>Stairs</u>					
	E/O works covered under repairs	Item £ 7,500	3 Nr	£	2,500.00
<b>Carried Forward</b>		<b>£ 109,775</b>			

THE DOWER HOUSE  
Dower House Fit Out

Item	Description	TOTAL	QTY	UNIT	RATE
	<u>External walls</u>				
	Form new insulated stud inner skin to walls	Item £ 33,500	335	m2	£ 100.00
	Part block up opening caused by demolition of bay window	Item £ 750	1	Item	£ 750.00
	External walls to stair wells	Item £ 18,900	54	m2	£ 350.00
	<u>Windows &amp; External doors</u>				
	Additional windows; including forming opening	Item £ 6,000	2	Nr0	£ 3,000.00
	Additional external door	Item £ 3,000	1	Nr	£ 3,000.00
	<u>Internal walls</u>				
	New internal walls; generally	Item £ 20,700	138	m2	£ 150.00
	Forming new doorways	Item £ 5,000	5	Item	£ 1,000.00
	Works to configuring chimney breasts	Item £ 4,000	2	Nr	£ 2,000.00
	Forming new opening	Item £ 5,000	1	Nr	£ 5,000.00
	Allowance for fire stopping works; including around all penetrations in compartment walls	Item £ 15,000	1	Item	£ 15,000.00
	<u>Internal doors</u>				
	Allowance for painted timber doorsets; incl decs & ironmongery	Item £ 15,600	13	Nr	£ 1,200.00
	<u>Wall finishes</u>				
	Allowance included under repairs for replastering existing walls with lathes and 3 coat lime plaster & decorations				
	Plaster & Decorations to new walls	Item £ 12,420	276	m2	£ 45.00
	Extra over; for wall tiling; allowance	Item £ 675	15	m2	£ 45.00
	<u>Floor</u>				
	Floor finishes; generally	Item £ 24,375	325	m2	£ 75.00
<b>Carried Forward</b>		<b>£ 274,695</b>			

THE DOWER HOUSE  
Dower House Fit Out

Item	Description	TOTAL	QTY	UNIT	RATE
	<u>Ceiling finishes</u>				
	Allowance to remove remaining lath and plaster ceilings	Item £ 3,750	75	m2	£ 50.00
	New lath and lime plaster & decorations included within repairs	Item £ -	0	m2	£ -
	<u>Fittings</u>				
	Kitchens	Item £ 37,500	3	Nr	£ 12,500.00
	Loose fittings eg blinds, curtains not incl	Item £ -	0	Nr	£ -
	<u>Sanitaryware</u>				
	Bathrooms				
	WC, basin, bath & over bath shower, screen & taps	Item £ 18,000	3	Nr	£ 6,000.00
	<u>Mechanical Installation</u>				
	Heating, H & C water supplies, above ground drainage No allowance for A/C, UFH, MVHR	Item £ 81,250	325	m2	£ 250.00
	<u>Electrical Installation</u>				
	Lighting, small power, fire & intruder alarm	Item £ 65,000	325	m2	£ 200.00
	<u>BWIC with services</u>				
	Generally	Item £ 14,625	325	m2	£ 45.00
	<u>Below ground drainage</u>				
	Surface water pipework & soakaways	Item £ 45,000	3	Nr	£ 15,000.00
	Foul water pipework and connection to new site wide infrastructure	Item £ 15,000	3	Nr	£ 5,000.00
	<u>External Services</u>				
	Allowance for new utility services per dwelling	Item £ 15,000	3	Nr	£ 5,000.00
	<b>To Summary</b>	<b>£ 569,820</b>			

THE DOWER HOUSE  
Landscaping & Infrastructure

Item	Description	TOTAL	QTY	UNIT	RATE
	<u>Landscaping</u>				
	Disposal of Contaminated ground	Item £ 50,000	1	Nr	£ 50,000.00
	Tarmac road and parking areas	Item £ 265,250	1061	m2	£ 250.00
	Forming new main entrance	Item £ 50,000	1	Nr	£ 50,000.00
	Pavement/footpaths	Item £ 98,000	490	m2	£ 200.00
	Stone Setts	Item £ 6,200	31	m2	£ 200.00
	Patio areas	Item £ 45,920	328	m2	£ 140.00
	Soft Landscaping	Item £ 54,960	2748	m2	£ 20.00
	Extra Over; Trees/hedging/planting	Item £ 35,000	1	Item	£ 35,000.00
	Bin Stores	Item £ 52,500	21	Nr	£ 2,500.00
	Cycle Stores	Item £ 52,500	21	Nr	£ 2,500.00
	Fencing (between plots)	Item £ 20,520	228	m	£ 90.00
	<u>Mains Drainage</u>				
	Foul Drainage	Item £ 37,600	188	m	£ 200.00
	Mains Drainage connections	Item £ 135,000	18	Nr	£ 7,500.00
	Surface water drainage (from hard landscaping)	Item £ 37,600	188	m	£ 200.00
	Allowance for gullies & branches	Item £ 90,000	18	Nr	£ 5,000.00
	<u>Utilities</u>				
	Electric	Item £ 63,000	18	Nr	£ 3,500.00
	Gas	Item £ 63,000	18	Nr	£ 3,500.00
	Water	Item £ 45,000	18	Nr	£ 2,500.00
	BT/Fibre	Item £ 27,000	18	Nr	£ 1,500.00
	Connections to existing infrastructure	Item £ 40,000	4	Nr	£ 10,000.00
	<b>To Summary</b>	<b>£ 1,269,050</b>			

# THE DOWER HOUSE

## *New Residential Units*

Item	Description	TOTAL	QTY	UNIT	RATE
	<u>New Dwellings</u>				
	Detached dwelling (4 Nr)	Item £ 1,180,655	427	m2	£ 2,765.00
	Semi Detached dwelling (4 Nr)	Item £ 1,145,540	508	m2	£ 2,255.00
	Mid terrace dwelling (10 Nr)	Item £ 2,259,750	1150	m2	£ 1,965.00
<b><i>To Summary</i></b>		<b>£ 4,585,945</b>			