



# EAGLE DESIGN + BUILD

Client: **Your name here** Project ref: **Your Project Ref here**  
Address: **Your address here**

Contact: Mark Randall  
Eagle Design + Build Ltd  
Tel: 07795 174459

Date created: **20th January 2022**  
Estimate number: **EST20012201YOU**

email: [mark@eagle-design-and-build.com](mailto:mark@eagle-design-and-build.com)  
[www.eagle-design-and-build.com](http://www.eagle-design-and-build.com)

Valid Until: 20th March 2022

Page 1 of 5

Total estimated project build duration: 14 weeks for loft and associated first floor works excluding front new study , 20 weeks for ground floor and first floor alterations. Including for fitting out as shown. House can be occupied for Phase D, accepting there will be some disruption and loss of bathroom at certain points. If both projects carried sequentially (with overlap) overall timescale reduces to approximately 30 weeks on-site.

All prices shown are EX VAT

Item	Description	Quantity	£	Client Notes
<b>Phase A: Planning Application</b>				
1A	Loft only: Application for Certificate of Lawful Development drawings, completion of application form and submission to local authority. Includes all relevant maps and local authority fee		1,545.00	Handled by Eagle.
1AA	Ground floor and first floor extensions plus outbuilding only: Planning Application drawings, completion of application form and associated documentation and submission to local authority. Includes all relevant maps and local authority fee		1,645.00	Handled by Eagle.
<b>Phase B: Building Control</b>				
1B	Production of Building Control drawings package including all structural engineering calculations, completion of application form and submission to independent Building Control. Includes all relevant fees.		4,480.00	Handled by Eagle.
2B	Building Control: Independent Building Control. Site inspections during the build for sign-off. Includes all relevant fees. Price subject to ind. BC		-	Costing for this by independent Building Control. Paid direct by client.
<b>Section C: Party Wall and Thames Water</b>				
1C	All Party Wall Matters			Handled by client. Eagle can assist
2C	Thames Water Application. Production and submission of Application to Thames Water for build-over agreement for sewers and relocation of manholes. £595+VAT If required		595.00	Handled by Eagle
<b>Section D: Loft conversion with gable end and with ensuite, first floor alterations. Excluding front new study. Includes project management by Jimmy Vulajis and also site management by Eagle Design+Build.</b>				
1D	Pre-start meeting and project management by Jimmy Vulajis (including weekly client site meeting) and also site management by Eagle Design+Build.		4,830.00	£345 per week over 14 weeks.
2D	Temporary works - hoarding, skips, portaloo		2,240.00	
3D	Scaffolding		1,650.00	
4D	Cap off electrics, gas and plumbing.		650.00	
5D	Soft strip interior of loft. Soft strip required first floor areas connected with loft works.		600.00	
6D	Strip off existing roof finishes and structure where required.		1,480.00	Working on basis all of roof finishes will be replaced
7D	Remove external rear chimney stack through loft only		1,269.00	Not shown as demolition lines on proposed scheme
8D	Underground drainage and connection points to serve loft ensuite.		1,980.00	Subject to inspection and Building Regulations
9D	External blockwork/blockwork cavity walls with insulation + 1 lintel		3,280.00	Includes lintel for window
10D	Padstones and structural steelwork		5,900.00	Subject to Building Regulations
11D	Roof and dormer structures. Includes structural openings for one rear-facing window plus three pitched-roof rooflights and flat roof rooflight x 1.		9,350.00	
12D	Pitched Roof finishes (slate). Includes all battens and membranes. Includes vertical faces of dormer, valleys, leadwork, new fascias and soffits to new parts in black PVC-U		11,280.00	
13D	Flat roof finishes dormer (EDPM high-performance rubber) coverings		3,230.00	
14D	Hung tiled finish to dormer vertical cheeks x 3 includes rainwater handling		1,850.00	
15D	Double-glazed Anthracite Aluminium framed sliding doors including furniture.	1 Set.	2,980.00	Could be a large aluminium picture window. Therefore no balustrade required.
16D	Toughened or laminated glazed balustrade	1 Nr.	1,650.00	See Above
17D	Double-glazed Anthracite Aluminium framed casement window. Non-opener.	1 Nr.	1,550.00	One obscured glazing.

18D	Velux' double glazed rooflights. Both manual opening. Approx 780 x 980. MK04 Includes flashing kits	1 Nr.	825.00	Blinds not included, available price TBC
19D	Velux' double glazed rooflights. Both manual opening. One approx 780 x 980 MK04 Includes flashing kits	1 Nr.	825.00	Blinds not included, available price TBC
20D	Double glazed flat roof rooflight. One approx 600 x 900 Includes upstand	1 Nr.	725.00	Blinds not included, available price TBC
21D	External self-coloured K-Render to new loft gable end only.		1,550.00	Please see Option 1
22D	All rainwater handling goods - guttering, downpipes etc in black plastic		950.00	
23D	Suspended timber floor joists and boarding. Including in front storage area.		4,910.00	
24D	Internal walls and partitions (includes storage area door opening and their door x 1). Includes Ashlar wall in loft and access doorway.		2,880.00	
25D	Insulation and plasterboard linings.		4,420.00	
26D	Plasterwork to loft space where required. Includes part of hallway ceiling.		3,620.00	
27D	Staircase (softwood/ply), including spindles, handrails and newel posts, trimming opening and associated works.		3,870.00	
28D	Internal doors, linings and ironmongery (loft only 1 Nr hinged ). FD30	1 Nr.	380.00	One Fire-rated.
29D	Internal doors, linings and ironmongery (loft only 1 standard hinged )	1 Nr.	300.00	For ensuite. Can also be a single pocket door please add £280+VAT.
30D	Remove and replace remaining habitable space doors with fire-doors. Including ironmongery	6 Nr.	2,280.00	
31D	Second fix carpentry including architraves, skirtings and window boards. Includes first floor bathroom/hallway.		1,550.00	
32D	Plumbing and heating installations. (Client to supply radiators/valves x 2 heated towel rail/valves (x 2) and all ensuite fixtures and fittings).		4,920.00	Includes running temporary feed from existing combi boiler feed to run loft bathroom
33D	Electrical installations (includes white plastic faceplates)			
	Twin 13 amp outlets	5 Nr.	500.00	
	Twin 13 amp outlets with USB outlets	1 Nr.	110.00	
	Pendant light fittings (basic white plastic cable and bayonet	2 Nr.	200.00	
	Recessed white light fittings with dimmable LED lamp	11 Nr.	1,100.00	
	Bulkhead lights for storage areas	1 Nr.	120.00	
	Lighting circuits one-way	2 Nr.	200.00	
	Lighting circuits two-way	3 Nr.	450.00	
	Light switches/dimmers - one way	2 Nr.	200.00	
	Light switches/dimmers - two way	6 Nr.	600.00	
	Shaver point	1 Nr.	120.00	
	Fused spurs	0 Nr.	-	
	Low noise bathroom extractor fan	2 Nr.	440.00	
	TV and data points (see Option1)	0 Nr.	-	
	Mains interlinked heat or smoke detectors	4 Nr.	400.00	
	Carbon monoxide detectors	0 Nr.	-	
	Sundry electrical, earthbonding and consumables		150.00	
	Ancillary Consumer unit	0 Nr.	650.00	Subject to survey
34D	Decorate internal walls, ceilings and woodwork (Dulux white or pale tone). Includes all preparation, fillers, sealants, mastics, silicone sealants, undercoats, primers and topcoats. Loft and stairwell. Plus landing ceiling.		4,220.00	
			<b>D £ ex VAT</b>	<b>99,234.00</b>

	<b>Section E: Ground floor and first floor rear extensions. Alterations to remainder of house on first floor and renovation. Includes project management by Jimmy Vulajis and also site management by Eagle</b>			
1E	Pre-start meeting and project management by Jimmy Vulajis (including weekly client site meeting) and also site management by Eagle Design+Build.		6,900.00	£345 per week over 20 weeks.
2E	Temporary works - hoarding, skips, portaloos		2,700.00	
3E	Scaffolding		2,540.00	
4E	Cap off gas, water and electrical supplies. Decommission and remove existing combination boiler.		750.00	
5E	Demolition of existing outbuilding		1,940.00	
6E	Remove carport, Break-up part of rear and side patio slab		630.00	
7E	Demolition of rear extensions and part of front porch		2,230.00	
8E	Soft strip internal including non-structural demolition, alterations. Soft strip required first floor areas including removing first floor bathroom.		1,070.00	
9E	Remove remaining chimney breast in Bedroom 3. Including replaster one wall, ceiling repair work and decoration of one wall plus ceiling.		1,590.00	
10E	Remove remaining chimney breast in TV Room/ Hallway. Including replaster one wall, ceiling repair work.		1,380.00	
11E	Trench Foundations (standard, 1.2m deep) up to DPC		10,800.00	Subject to Structural Engineering / Building Regulations.
12E	New soakaway in rear garden serving extension AND existing outbuilding and patio drainage. To be minimum 5 metres from outbuilding.		1,870.00	
13E	Below ground drainage with new access points/ inspection chamber relocated including new gullies.		5,680.00	
14E	Structural Demolition, padstones and structural steelwork/ Fitch beams		5,740.00	Subject to Structural Engineering / Building Regulations.
15E	New floor slab in new extension. (kitchen, dining and utility)		7,650.00	
16E	Insulation and flooring screed to new extension area (kitchen, dining and utility)		3,720.00	
17E	External blockwork/blockwork walls including parapets and lintels x 5		19,520.00	
18E	External brickwork/blockwork walls (neighbouring wall)		3,970.00	
19E	Parapet coping stones		1,160.00	
20E	Suspended timber floors and boarding		2,380.00	
21E	Pitched roof structure high level.		5,860.00	Not vaulted internally
22E	Pitched roof coverings (slate) high level. Including leadwork, valleys, fascias and soffets		7,750.00	
23E	Flat roof structure low level including openings for rooflights x 1		2,760.00	
24E	Flat roof coverings low level (EDPM high-performance rubber)- insulation and membranes.		2,840.00	
25E	Double -glazed Flat roof rooflight by Roofmaker x 1. Anthracite aluminium frames. 1.2m x 3m. Fixed	1 Nr.	4,470.00	
26E	Double-glazed Anthracite aluminium framed casement window including furniture. Bedroom 3	1 Nr.	1,340.00	
27E	Double-glazed Anthracite aluminium framed casement window including furniture. Ensuite	1 Nr.	650.00	One obscured glazing.
28E	Double-glazed Anthracite aluminium framed casement windows including furniture. Bathroom	1 Nr.	850.00	One obscured glazing.
29E	Double-glazed Anthracite Aluminium framed casement window. Non-opener.	1 Nr.	1,450.00	One obscured glazing.
30E	Double-glazed Anthracite Aluminium framed sliding doors including furniture. Bedroom 2	1 Set.	2,780.00	
31E	Toughened or laminated glazed balustrade. Bedroom 2	1 Nr.	1,650.00	
32E	Double-glazed aluminium framed rear sliding doorset. Approx 4.9m Wide x 2.35mHigh. Origin OS44 frame profile. Anthracite finish.	1 Set	6,930.00	OS20 profile also available. Price TBC.
33E	Double-glazed Anthracite Aluminium framed large window, opening, Including furniture and locks	1 Nr.	1,450.00	
34E	Double-glazed Anthracite Aluminium framed side door. Including furniture and locks	1 Nr.	1,850.00	
35E	External self-coloured silk render to new rear and side blockwork walls plus first floor area outside bedroom 3.	39sqM	4,488.00	
36E	External black timber 6" cladding to first floor area. Including decoration.	40sqM	5,780.00	Subject to final choice of material and specification
37E	Timber framed/steel bracket structure for open front porch (reusing existing roof structure and roof)		950.00	TBC. Subject to condition of existing leadwork
38E	All rainwater handling goods - guttering, downpipes etc.		1,170.00	

39E	Internal block walls, partions and doorways		1,150.00	
40E	Internal walls, partions and doorways		2,920.00	
41E	Insulation and plasterboard linings.		5,840.00	
42E	Hardwall and plasterwork to new surfaces.		6,380.00	
43E	Internal doors, linings and ironmongery. FD30 Pocket Door	1 Nr.	780.00	
44E	Internal doors, linings and ironmongery. Standard Pocket Door	1 Nr.	700.00	
45E	Internal doors, linings and ironmongery. Extra Height hinged FD30 door	1 Nr.	970.00	
46E	Second fix carpentry including architraves, window boards and skirting boards to new areas		2,240.00	
47E	Supply, install and commission new system boiler and unvented hot water cylinder (250 litres) and all associated ancillaries and roomstats / programmers and switch existing bathroom to mains pressure.		7,980.00	
48E	Plumbing and heating installations including feeds and wastes for kitchen, Utility, Guest WC and first floor ensuite, and bathroom Installing Guest WC, bathroom and first floor ensuite. Client to supply all radiators and valves x 3 and towel rails/valves x 3. Outside tap x 1.		9,150.00	
49E	Supply, install and commission hot water underfloor heating to new Kitchen, Dining and Utility Room. Includes all manifolds, roomstats and programmers.		5,550.00	
50E	Electrical installations (includes white plastic faceplates)			
	Twin 13 amp outlets	18 Nr.	1,800.00	
	Twin 13 amp outlets with USBs	3 Nr.	330.00	
	Twin 13 amp outlets (external)	1 Nr.	170.00	
	High capacity feed for future EV charging point (charger not included)	0 Nr.	-	See Option 8 below
	Pendant light fittings (basic white plastic cable and bayonet holder/lamp)	7 Nr.	700.00	
	Recessed white light fittings with dimmable LED lamp	23 Nr.	2,300.00	
	Lighting circuits one way	4 Nr.	400.00	
	Lighting circuits two-way	8 Nr.	1,200.00	
	Light switches/dimmers - one way	8 Nr.	800.00	
	Light switches/dimmers two way	16 Nr.	1,600.00	
	External lighting circuit feeds/outlets and associated switches x 2 (client to supply all luminaires and lamps x 5 )	3 / 9 Nr.	1,200.00	
	Fused spurs / fused switches	9 Nr.	900.00	
	High capacity oven or hob feed	1 Nr.	120.00	
	TV/data/audio visual and phone points	0 Nr.	-	See Option 7 Below
	Carbon monoxide detectors	0 Nr.	-	
	Feed and corehole for kitchen extractor including fused spur	1 Nr.	180.00	
	Low noise bathroom extractor fan	4 Nr.	880.00	
	Mains interlinked heat or smoke detectors	1 Nr.	100.00	
	Supply and fit new consumer unit	0 Nr.	850.00	
	Run dedicated feed for future use in outbuilding conversion	1 Nr.	420.00	Located in whisker box.
51E	Decorate internal walls, ceilings and woodwork (Dulux white or pale tone). Ground floor and first floor EXCLUDING front Reception Room and Bedrooms 3 and 4. Includes all preparation, fillers, sealants, mastics, silicone sealants, undercoats, primers and topcoats.		9,580.00	
52E	Supply and install new double front timber gates including furniture and locks.		1,280.00	Subject to final design, materials and spec.
53E	Supply and fit Optional water softener.	1 Nr.	650.00	Subject to final spec.
54E	Design, supply, install and commission simple 12 port home data network and 3 x wireless boosters / access points. Phone outlets x 3.		1,950.00	No inclusion for aerials or antennas. Final specification to be confirmed. Add £450+VAT for data feed and additional booster for outbuilding.
			<b>E £ ex VAT</b>	<b>210,308.00</b>

			<b>E £ ex VAT</b>	<b>210,308.00</b>
			<b>D £ ex VAT</b>	<b>99,234.00</b>
			<b>Build subtotal 'F' D to E ex VAT</b>	<b>309,542.00</b>
			<b>Preliminaries subtotal A to C ex VAT</b>	<b>8,265.00</b>
			<b>Project subtotal 'G' A to E ex VAT</b>	<b>317,807.00</b>
			<b>H' VAT@20%</b>	<b>63,561.40</b>
			<b>I' Total G+ H inc VAT</b>	<b>381,368.40</b>

	Options		£ ex VAT	
Option 1	Rendering for remainder of flank of existing house. Includes all preparation. Must be done as part of main contract for loft.		4,050.00	
Option 2	Labour and adhesive for floor tiling to loft ensuite including ply base boards (Client supply tiles, trims and grout)	TBC sqm	TBC	
Option 3	Labour and adhesive for wall tiling to loft ensuite including waterproof backer (Client supply tiles, trims and grout)	TBC sqm	TBC	
Option 4	Labour and adhesive for floor tiling to new first floor bathroom and ensuite including ply base boards (Client supply tiles, trims and grout)	TBC sqm	TBC	
Option 5	Labour and adhesive for wall tiling to new first floor bathroom and ensuite including waterproof backer (Client supply tiles, trims and grout)	TBC sqm	TBC	
Option 6	Custom/ bespoke joinery for loft dressing area.	TBC sqm	TBC	Subject to final design, materials and spec.
Option 8	High capacity feed for future EV (Electric vehicle) charging point to rear front of building (charger not included)	1 Nr.	320.00	We recommend one at £320+VAT each
Option 9	Addition of solar array to new rear roof area(s) plus associated inverter equipment and plumbing / electrical where required		TBC	Subject to design and specification
Option 10	Interior Design services. Example, lighting design, electrical design, kitchen and bathroom design. Surface finishes. External design such as patios, outbuildings, garden offices and external entertaining spaces.		TBC	Subject to brief.
Option 11	Preparation including water-proof boarding then wall tiling and preparation of subfloors for flooring or floor tiling. TBCsqm (Client supply flooring, tiles, all trims and grout)		TBC	Laminate floors laid from £40+VAT sqM. Engineered floor laid from £45+VAT. Luxury Vinyl tile laid from £48sqM +VAT. Floor tiling from £80sqM+VAT. Wall tiling from £88 sqM+VAT. Includes tiling adhesives.
Option 12	Preparation, drainage and laying of client supply pavers/trims for rear patio and side pathway up to front gates. (excludes area bounded by proposed outbuilding)	56sqM	9,760.00	Subject to final design, materials and spec.
Option 13	Supply and install new single rear gate including furniture and locks, plus small section of fence (not drawn)		980.00	Subject to final design, materials and spec.
Option 14	Fitting of guest WC additional items. Roll holders, towel rails, curtain rails etc. from £20+VAT each.		T B C	Subject to design and specification
	<b>Notes</b>			
Note 1	The information used to prepare the Priced Submission is as follows: Eagle Design+Build drawings ref: 210706 Eagle 22 Hamilton Rd-02-1 Proposed Plans (B), 210706 Eagle 22 Hamilton Rd-02-2 Proposed Plans (B) and 210706 Eagle 22 Hamilton Rd-02-3 Proposed Elevations (B)			
Note 2	An allowance of £180.00 has been included for each internal FD30 door and ironmongery			

#### Exclusions

	The following items are <b>excluded</b> from the Priced Submission:		
Exc 1	The services of a Party Wall Surveyor, if required		
Exc 2	The removal or supply of furniture, pictures, household items and the like		
Exc 3	Replacement of remaining windows		
Exc 4	Any kitchen fixtures, fittings or tiles. Excludes tiles, trims or grouts.		
Exc 5	Any bathroom fixtures, fittings or tiles. Excludes tiles, trims or grouts.		
Exc 6	Built-in fixtures and fittings		
Exc 7	Installing feature, pattern or mosaic tiles		
Exc 8	Installing wall-mounted basins and taps or free standing baths		
Exc 9	Supplying and installing electrical switch and socket plates other than white plastic finish		
Exc 10	Burglar alarm		
Exc 11	Upgrading incoming gas, water or electrical mains supplies		
Exc 12	Utilities or works in connection (paid direct by Customer)		
Exc 13	Works to front driveway		

Please note that this is a working document based upon a series of estimates from various individuals and third-parties.

It must not be interpreted as a fixed quotation. Final prices may increase or decrease based on market prices, price changes by suppliers or changes in specification of products or services to be used.

This document supersedes all previous versions.

The information contained in this document and any accompanying documents are intended for the named recipients only.

It may also be privileged and confidential. If you are not an intended recipient, you must take no action as a result of receiving it, including, but not limited to if this document has been transmitted to you in error, please contact us immediately and do not show the communication to any other party.

The author shall have no liability whatsoever in respect of the content of this document, and makes no warranty as to accuracy. Any views or opinions presented are solely those of the author. Errors and omissions excepted. All trademarks respected.

Tel: 01727 743829 / 07938 018534

www.eagledesignandbuild.com email: mark@eagledesignandbuild.com

Eagle Design + Build Ltd, Unit 8U, The St. Albans Enterprise Centre, Long Spring, Porters Wood, St. Albans, Hertfordshire, AL3 6EN  
Company Registration number: 8557015 VAT Registration number: 235458889