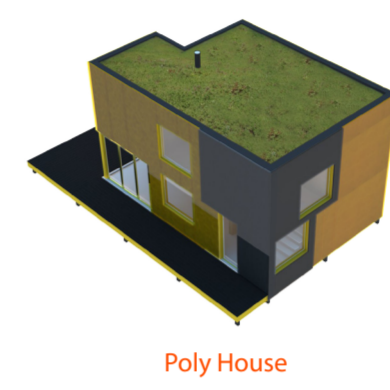
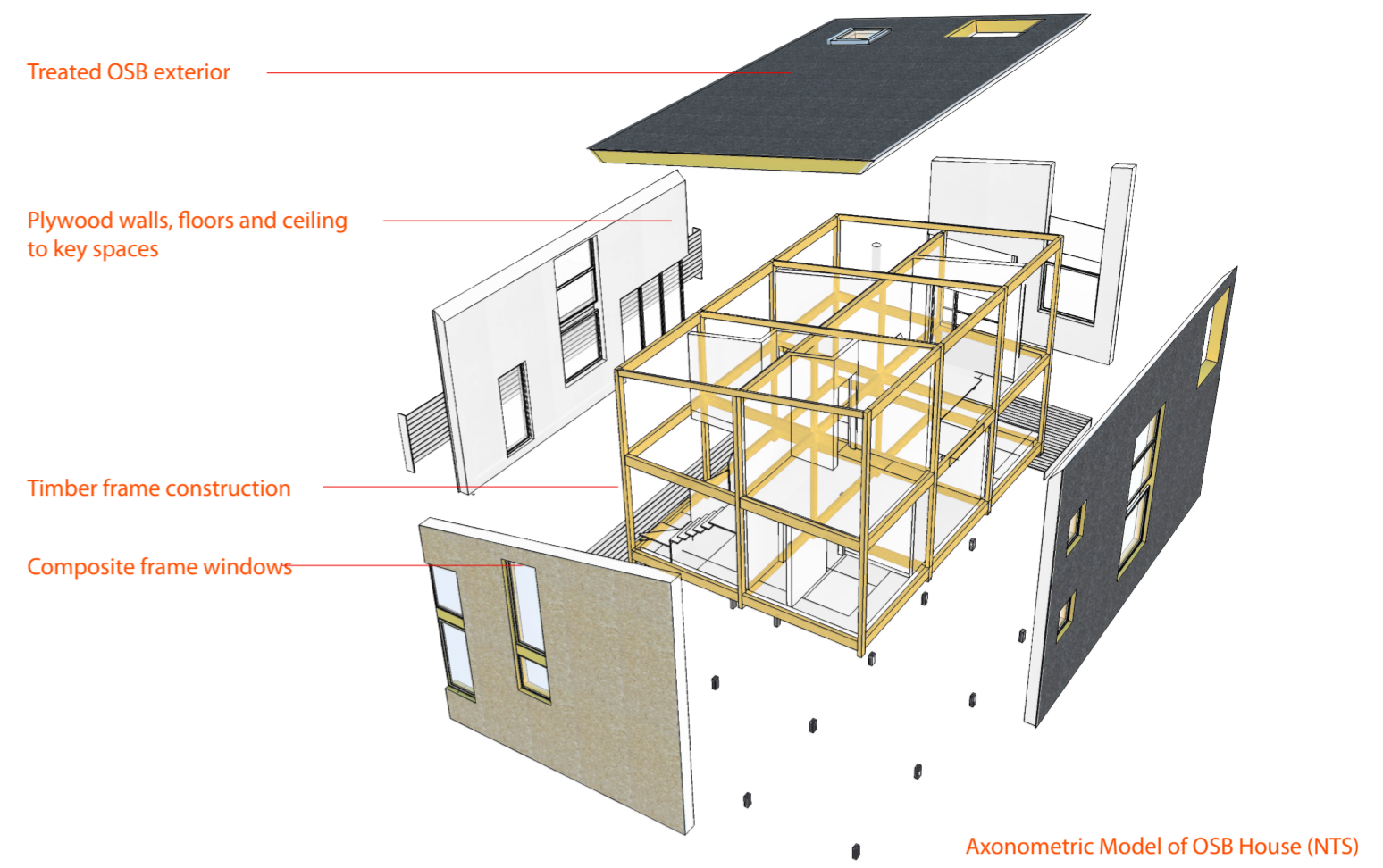
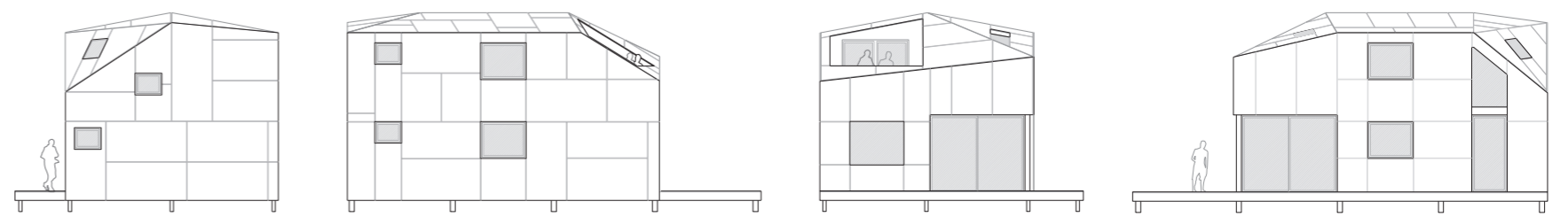
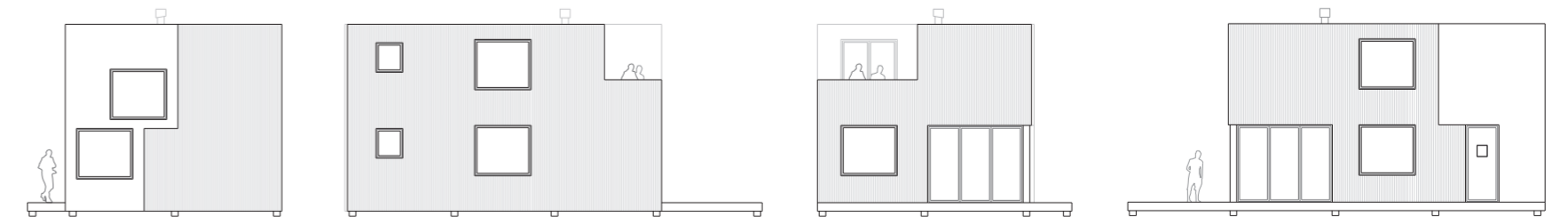
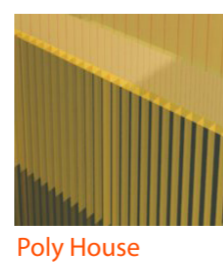
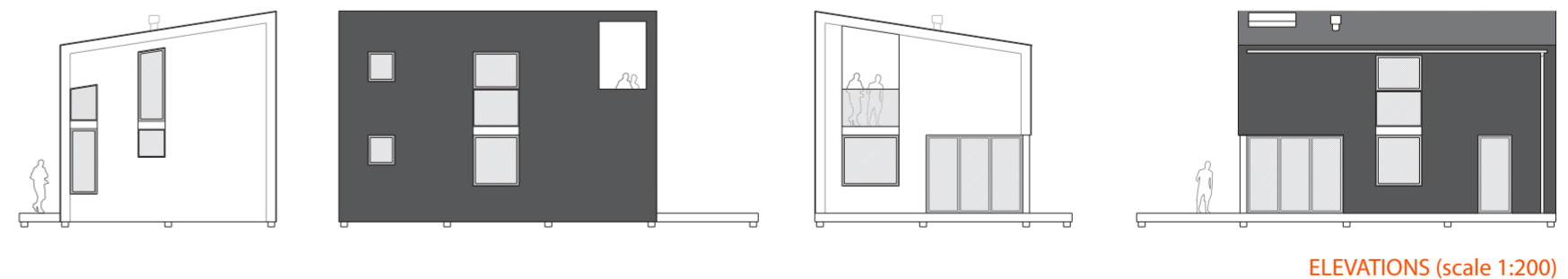
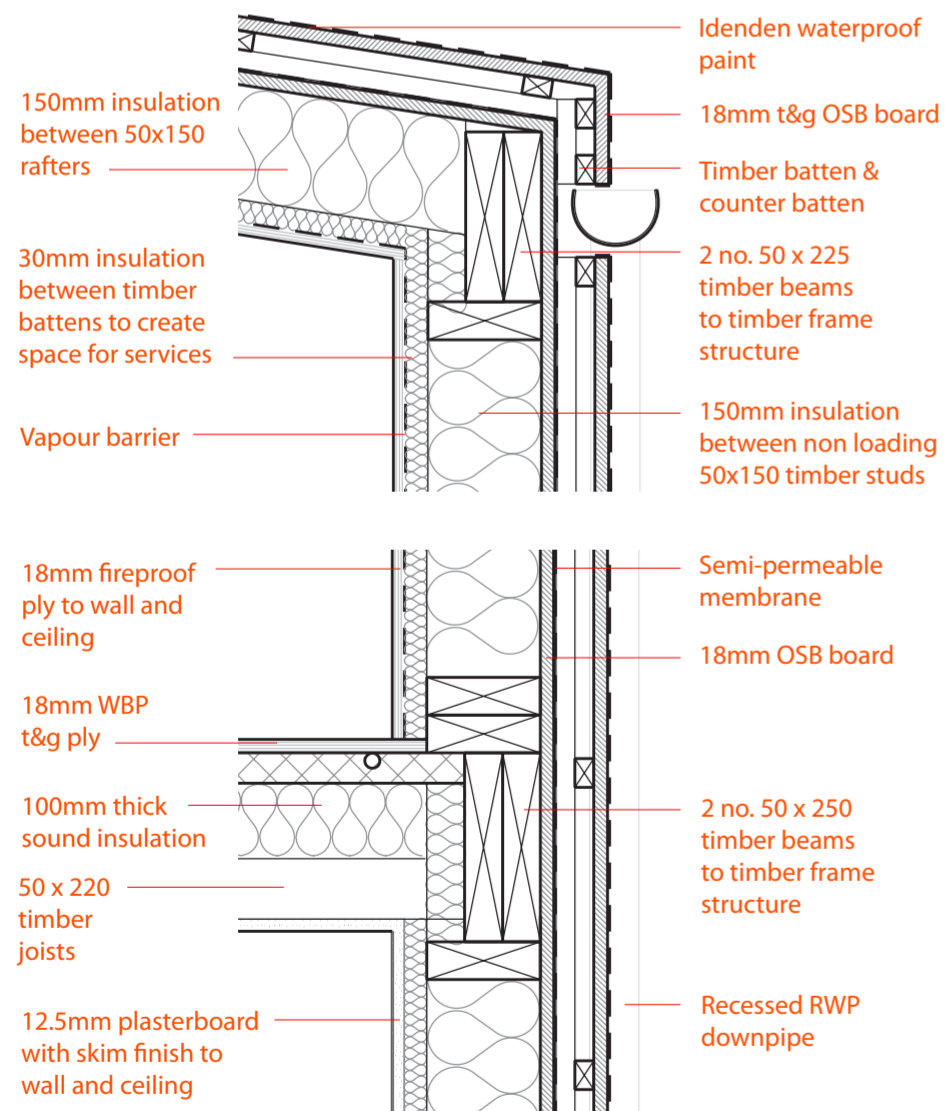
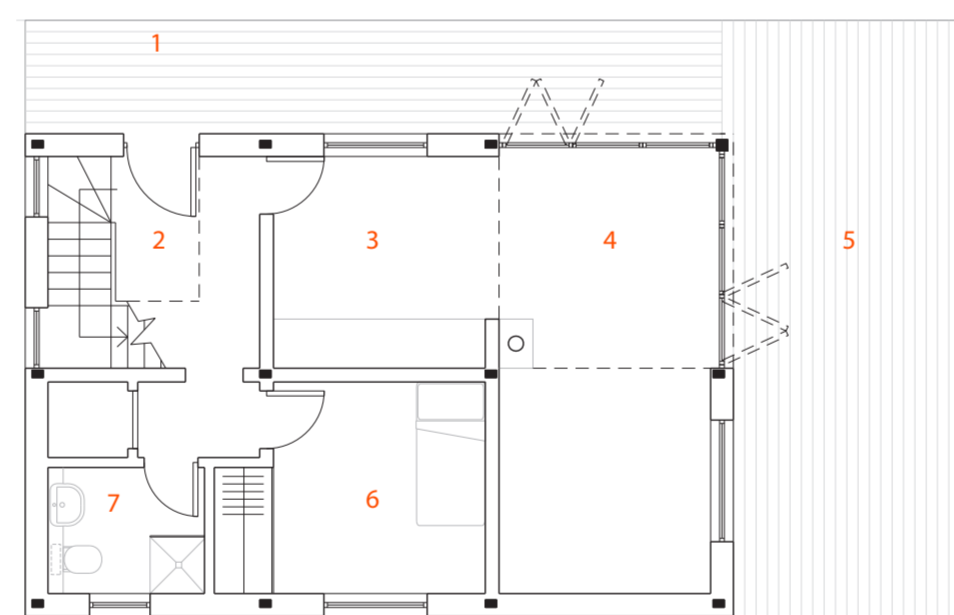
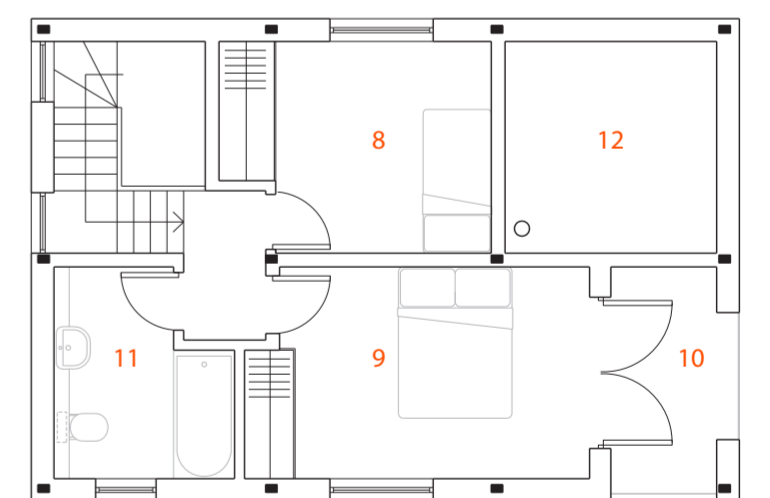
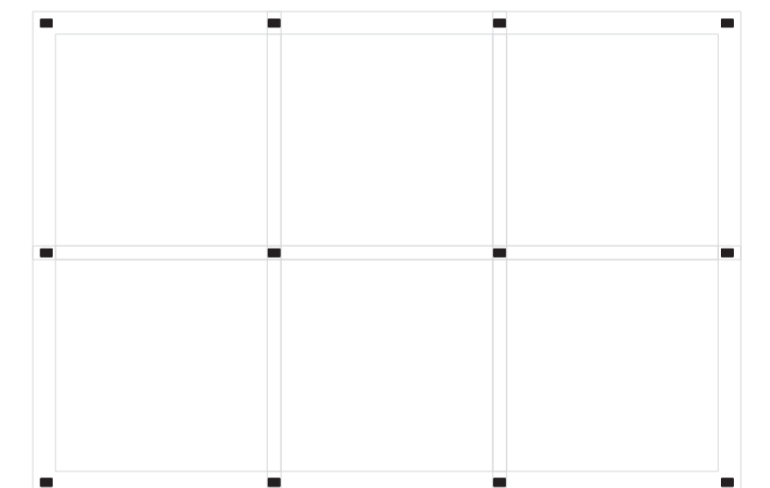


The self build **MALLEABLE HOUSE!!**



Legend:

- 1. Entrance
- 2. Stairwell/lobby
- 3. Kitchen
- 4. Living/Dining Room
- 5. Decking to Garden
- 6. Bedroom/Spare room
- 7. Bathroom
- 8. Bedroom
- 9. Master Bedroom
- 10. Balcony
- 11. Family bathroom
- 12. Void



OSB HOUSE SECTION DETAIL (scale 1:20)



Works Package	Construction Element	Materials	Labour	Total
Works Package 1	Set up, Clearance, Demolitions....	604		604
Works Package 2	Foundations (<i>up to DPC</i>)	1705		1705
Works Package 3	Ground Floor Slab or Suspended Floor	2520		2520
Works Package 4	Drainage & Service Trenchwork	334		334
Works Package 5	Specialist Building System (<i>eg timber frame, SIPs, etc if applicable</i>)	4087		4087
Works Package 6	External & Internal Walls	13980		13980
Works Package 7	Intermediate Floor Zone (if applicable)	1217		1217
Works Package 8	Fireplace & Chimney (if applicable)	900	300	1200
Works Package 9	Roof Structure, Insulation & Covering	4779		4779
Works Package 10	Joinery (<i>Windows, doors, stairs, skirtings...</i>)	9245	800	10045
Works Package 11	Specialist Products (<i>eg; Eco products...</i>)	N/A	N/A	N/A
Works Package 12	Electrical Installation	895	900	1795
Works Package 13	Plumbing Installation	614		614
Works Package 14	Heating Installation	2060	500	2560
Works Package 15	Plastering (<i>or dry-lining</i>)	120		120
Works Package 16	Kitchen and Utility Units (+ <i>appliances</i>)	1416		1416
Works Package 17	Decorations & Wall Ceramics	345		345
Works Package 18	Floor Finishes	1260		1260
	TOTAL	46081	2500	48581

WORKS PACKAGES	CONSTRUCTION ELEMENTS		MATERIALS	LABOUR	TOTAL
WORKS PACKAGE 1	SET UP, CLEARANCE, DEMOLITION.....	Assume empty and level site; no land contamination; no protected species or animal habitats; no trees to be fell. Cost plan does not include external timber decking. Assume 12 weeks on site programme: 12 weeks hire of 20ft' site storage container @ £7 per week 2 days mini digger hire covering removal of top soil, excavation for pad foundations and below ground drainage. All top soil excavated to be reused for landscaping. Sub-soil to be reused for backfill. 4 medium size skip hire in total @ £95 each.	84 140 380		604
WORKS PACKAGE 2	FOUNDATION (up to DPC)	12 concrete pad foundations, each 800mm (W) x 800mm (L) x 550mm (D). Each pad 400mm into ground and 150mm protruding above ground. 12 pads requires 4.22 cubic metre of concrete. Allow 5 cubic metre of ready-mix and lorry delivered concrete 8 sheets of 12mm general purpose ply for shuttering 96 no. 1m long timber stakes Nails and screws 24 metal brackets; 48 metal nuts and bolts	910 170 60 15 550		1705
WORKS PACKAGE 3	GROUND FLOOR SLAB OR SUSPENDED FLOOR	36 no. 3m length 50 x 200 softwood timber joists 72 no metal joist hangers 60 no. 3m length 38 x 38 softwood timber battens 18 sheets 150mm thick 2400 x 1200 Kingspan Thermafloor Insulation 18 sheets 18mm thick 2440 x 1220 t&g WBP ply Nails and screws	340 80 360 910 720 110		2520
WORKS PACKAGE 4	DRAINAGE & SERVICES TRENCHWORK	2 no inspection chambers 1 no rainwater gulley trap and 1 no surface water gulley trap uPVC underground drain pipes, connections, and expanded polystyrene for below foundations etc	125 19 190		334
WORKS PACKAGE 5	SPECIALIST BUILDING SYSTEM (eg timber frame, SIPs, etc if applicable)	Load bearing timber beam and post system. Beams are doubled up 50 x 250 joists. All external and internal walls are non load bearing for flexible space planning and future expansion. Once frame is up, timber floor joists and external wall timber studs are in place for OSB board to outer face of studs. Semi-permeable Tyvek waterproof membrane is then in place to receive timber battens and counter battens and OSB rainscreen. OSB rainscreen is then treated with Idenden ET150 paint to ensure house envelop is water tight. Allow 7 weeks scaffolding for above and installation of windows and doors and rainwater goods. Timber posts: 12 no. 2400mm length of 100 x 150; 4 no. 2100mm length of 100 x 150; 4 no. 2700mm length of 100 x 150; 4 no. 3300mm length of 100 x 150; Timber beams: 26 no. 6300mm length of 50 x 250; 36 no. 3000mm length of 50 x 250; 36 metal post to beam connectors 39 metal beam to beam connectors Screws, nails, nuts and bolts etc	1000 1103 240 231 415		4087

WORKS PACKAGE 6	EXTERNAL & INTERNAL WALLS	External wall: From internal face to outside face - 18mm fireproof ply (key spaces) or 12.5mm plasterboard (other rooms); Vapour barrier; 38x38 battens with insulation in between; 50 x 150 studs with 150mm insulation; 18mm OSB; Semi-permeable waterproof membrane; 38 x 38 battens and counter battens; 18mm t&g OSB; Idenden paint; Screws and nails; Total 130 sq.m @ £81 per sq.m	10530		
		Internal Wall: 18mm fireproof ply (for key rooms) or 12.5mm plasterboard (for other rooms); 50 x 150 studs with 150mm sound insulation; Screws and nails; Total 75 sq.m @ £46 per sq.m Ply finish to internal walls could be detached for future upgrade to insulation if /when required.	3450		13980
WORKS PACKAGE 7	INTERMEDIATE FLOOR ZONE (if applicable)	24 no. 3m length 50 x 200 softwood timber joists 48 no metal joist hangers 50 no. 3m length 38 x 38 softwood timber battens 44 sheets 100mm thick 1200 x 600 Rockwool RWA45 sound Insulation 12 sheets 18mm thick 2440 x 1220 t&g WBP ply Nails and screws	226 53 285 100 480 73		1217
WORKS PACKAGE 8	Fireplace & Chimney (if applicable)	Log burning stove, 38mm thick stone slab for plinth, 5m run of twin skin insulated flue, connectors, flue cowl, flue collar to roof waterproofing Specialist Labour	900	300	1200
WORKS PACKAGE 9	Roof Structure, Insulation & Covering	From internal face to outside face - 18mm fireproof ply (key spaces) or 12.5mm plasterboard (other rooms); Vapour barrier; 38x38 battens with insulation in between; 50 x 150 timber rafters with 150mm insulation; 18mm OSB; Semi-permeable waterproof membrane; 38 x 38 battens and counter battens; 18mm t&g OSB; Idenden paint; Screws and nails; Total 59 sq.m @ £81 per sq.m	4779		4779
WORKS PACKAGE 10	Joinery (Windows, doors, stairs, skirtinas...)	5no. internal paint grade FD30 Flush fire door + ironmongery 3no. internal paint grade Flush door + ironmongery 21m of skirting for non key spaces 40m of architraves 6 sheets of 18mm structural ply for staircase Joiner's labour cost for staircase	250 108 184 63 140	800	
		Quality composite frame (powder coated external metal frame and timber inner frame) external doors and windows supply only	8500		10045
WORKS PACKAGE 11	Specialist Products (eg; Eco products...)	N/A			
WORKS PACKAGE 12	Electrical Installation	1 no. 16 ways flexible dual RCD consumer unit; 14 no. double socket backbox & plate; 12 no. single light switch backbox & plates; 9 no. spurs unit & backbox; 20 no. light fitting; 2 no. shaver socket backbox & plate; 2 no. pull switches; 2 no. smoke detectors; 1 no. heat detector; 1 no. cooker socket backbox & plate; 4 no. tv & data module & backbox; 1 no. timer contro; 2 no. extractor fan; 2 no. external light fitting; 100m lighting cable; 200m ring mains cable; Specialist Labour Cost	895	900	1795

WORKS PACKAGE 13	Plumbing Installation	1 no. bathroom suite for 1st floor bathroom basin, taps, wc, shower cubicle, shower taps for ground floor shower room pipes, connections, wastes, accessories etc.	199 255 160		614
WORKS PACKAGE 14	Heating Installation	7 Stelrad Planar radiators 2 towel rails 1 Central heating condensing boiler 1 Hot water cylinder Pipes, connections, accessories etc Labour cost to include connecting gas hob and oven	600 130 650 430 250	500	2560
WORKS PACKAGE 15	Plastering (or dry- lining)	Total area 120 sq.m for non key rooms. Material £1/ sq.m	120		120
WORKS PACKAGE 16	Kitchen and Utility Units (+ appliances)	3000mm worktop 1 1/2 bowl stainless steel sink Taps & waste etc Cooker Hood Gas Hob Gas Oven Microwave Washing machine Fridge Freezer Base and wall units Accessories	60 55 50 79 96 149 40 259 129 149 250 100		1416
WORKS PACKAGE 17	Decorations & Wall Ceramics	13 sq.m of wall tiles + special adhesive + grout Emulsion paint, gloss paints, undercoat, primers, brushes, accessories etc	210 135		345
WORKS PACKAGE 18	Floor Finishes	8 sq.m of vinyl flooring + adhesive 60 sq.m of 18mm thick t&g high quality WBP ply + adhesive + water repellent sealant/varnish	280 980		1260
TOTAL					48581