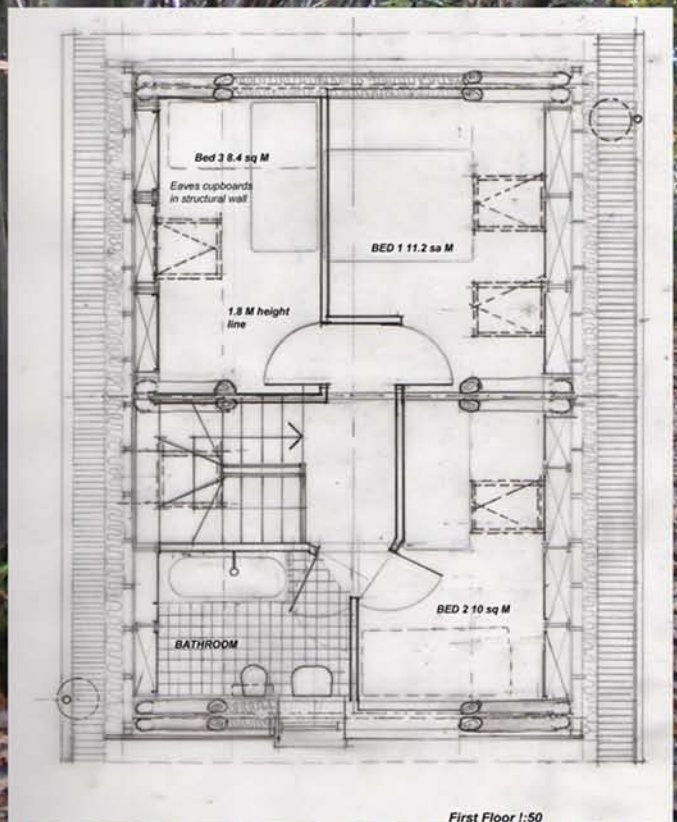
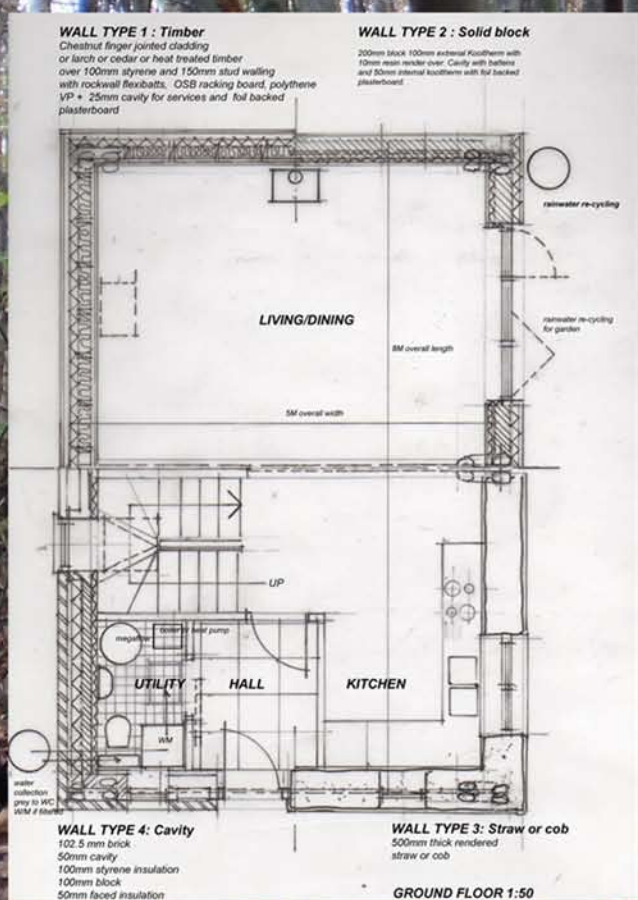


Photo of 1:10 scale model showing jointing at ridge



**POLE CRUCK HOUSE** Three frames from mature coppiced sweet chestnut. This is a great underused resource in the UK which can provide affordable homes with any wrapped wall type. The Background image is from jointly owned woodland in East Sussex where there are at least 4 acres of these mature coppices in 7 acres of mixed woodland.



Works Package	Construction Element	Materials	Labour	Total
Works Package 1	Set up, Clearance, Demolitions....	£ -	£ -	£ 1,500.00
Works Package 2	Foundations ( <i>up to DPC</i> )	£ 2,022.00	£ 278.00	£ 2,300.00
Works Package 3	Ground Floor Slab or Suspended Floor	£ 952.00	£ 390.00	£ 1,342.00
Works Package 4	Drainage & Service Trenchwork	£ 300.00	£ 900.00	£ 1,200.00
Works Package 5	Specialist Building System ( <i>eg timber frame, SIPs, etc if applicable</i> )	£ -	£ -	£ -
Works Package 6	External & Internal Walls	£ 2,589.28	£ 3,091.20	£ 5,680.00
	Internal walls	£ 300.00	£ 750.00	£ 1,050.00
Works Package 7	Intermediate Floor Zone ( <i>if applicable</i> )	£ 1,786.30	£ -	£ 1,786.30
Works Package 8	Fireplace & Chimney ( <i>if applicable</i> )	£ 2,000.00	£ 500.00	£ 2,500.00
Works Package 9	Roof Structure, Insulation & Covering	£ 8,946.12	£ -	£ 8,946.12
Works Package 10	Joinery ( <i>Windows, doors, stairs, skirtings...</i> )	£ 6,670.00	£ 1,050.00	£ 7,720.00
Works Package 11	Specialist Products ( <i>eg; Eco products...</i> )	£ 450.00	£ -	£ 450.00
Works Package 12	Electrical Installation	£ 1,200.00	£ 1,500.00	£ 2,700.00
Works Package 13	Plumbing Installation	£ 500.00	£ 1,500.00	£ 2,000.00
Works Package 14	Heating Installation	£ 3,100.00	£ -	£ 3,100.00
Works Package 15	Plastering ( <i>or dry-lining</i> )	£ 513.00	£ 1,079.00	£ 1,592.00
Works Package 16	Kitchen and Utility Units ( <i>+ appliances</i> )	£ 1,500.00	£ -	£ 1,500.00
Works Package 17	Decorations & Wall Ceramics	£ 300.00	£ -	£ 300.00
Works Package 18	Floor Finishes	£ 1,200.00	£ -	£ 1,200.00
	<b>TOTAL</b>	<b>£ 34,328.70</b>	<b>£ 11,038.20</b>	<b>£ 46,866.42</b>



A Cost Report **must** be provided alongside your design proposals. Please use this Excel spreadsheet to summarise your estimated cost and provide this as the **first** sheet of your report.

#### Commentary on each package of work

Please note-measured rates are from SPON'S estimating costs for small works by Bryan Spain. All other prices are from suppliers -'i-wood' for all timber prices, Kingspan and Wickes for insulation and roofing materials.

Services sums from experience.

		Labour	Materials
Works Package 1	<b>Set up, Clearance, Demolitions....</b>		
	<i>Sum allowed is a provisional sum for excavation. Tool allowance-workclothes-plus short course training?</i>		
Works Package 2	<b>Foundations (<i>up to DPC</i>)</b>		
	<i>Mass concrete strip foundation 450 wide x 900 mm deep with enlarged blocks for pole trusses. Labour and materials for on site delivery</i>	£17.28 cu metre	£117 cu metre
	<i>Insulation 100mm celotex 12 sheets</i>	-	£484 total
Works Package 3	<b>Ground Floor Slab or Suspended Floor Min U value 0.22W/m2</b>		
	<i>This is assumed to be a re-inforced slab with standard BRE mesh fabric 2 layers A393 mesh C30 mix with sulphate resisting cement, the re-infoced screed over insulation houses the electric underfloor heating.</i>	£45 cu metre	£92 cu metre
Works Package 4	<b>Drainage &amp; Service Trenchwork</b>		
	<i>Sum allowed is provisional for run to inspection chamber</i>		

Works Package 5	<i>Specialist Building System (eg timber frame, SIPs, etc if applicable)</i>		
Works Package 6	<b>External &amp; Internal Walls Min value 0.22W/m2</b>		
	<i>4 different construction wall types are shown but the block and insulation one is costed as being the most straightforward. Straw and cob would be cheaper but more labour intensive for cob. If the geology is right 600mm of excavation over the plan area, under topsoil will yield 27cu metres for walls needing 28.6 cu metres. This will work as the density will decrease.</i>	£46 sq metre for 67.2 sq m	£23.65 sq metre for 67.2 sq metre
	<i>Kingspan insulation with plasterboard @£40 per 92 mm sheet TF 70 U value of 0.22W/m2. Allow 25 sheets</i>		1000
	<i>Internal walls are fibreboard on stud upstairs and plasterboard on stud downstairs. Labour cost £12 sq M and cladding £2.50 sq metre</i>		
Works Package 7	<b>Intermediate Floor Zone (if applicable)</b>		
	<i>200 x 50 C16 Joists are hung between the main floor beams and finished with pine boarding 200mm x 25 mm as a floor finish</i>		
Works Package 8	<b>Fireplace &amp; Chimney (if applicable)</b>		
	<i>Small woodburners vary in price fom £350 to £800 and there is e-bay.. Allowance is made for a stainless steel flue and fitting by HETAS engineer</i>		
Works Package 9	<b>Roof Structure, Insulation &amp; Covering Min value 0.15 W/m2</b>		
	<i>This is the major element with the 12 chestnut pole trusses costed at one third of oak (£3,750) and they could be less.Strand board/ply for racking at £920 rafter elements. £231.68. Onduline roofing will cost £1925 with all fixings and 2 separate layers of insulation at £1126.44 for rockwool and £993.2 for celotex make up the total. It is assumed this element is fully self built unless the owner would prefer to build the walls then £3000 of labour can move giving 20 days of trade help</i>		
Works Package 10	<b>Joinery</b>		
	<i>All prices are from Wickes for windows and doors and include VAT</i>		
	<i>Stairs 200 help with fitting plus £1500 cost</i>	200	1500
Works Package 11	<b>Specialist Products (eg; Eco products...)</b>		
	<i>The only eco product is the 'Retriever' for re-cycling warm grey water held in a tank as pre-heat for supply pipes passing through.</i>		
Works Package 12	<b>Electrical Installation</b>		
	<i>This is for second fix only in labour and certification to part P Bldg Regs</i>		
Works Package 13	<b>Plumbing Installation</b>		
	<i>Allows for materials and expert fitting.</i>		
Works Package 14	<b>Heating Installation</b>		
	<i>This includes electric element underfloor heating in the screed, boiler- electric for hot water.</i>		
Works Package 15	<b>Plastering (or dry-lining)</b>		
	<i>Plasterboard is laid horizontally as a 1200mm depth on top of a100mmm skirting, fixed and then the 900mm deep strip can be added-total 2.2 plus 100mm border at top-timber.</i>		

Works Package 16	<b>Kitchen and Utility Units (+ appliances)</b>
	Magnet offers trade kitchen units for £550 per set the £1000 is added for appliances . (As a home experiment, 3 freestanding stainless steel units from e-bay cost £565)
Works Package 17	<b>Decorations &amp; Wall Ceramics</b>
	<i>Paint only allowed here.</i>
Works Package 18	<b>Floor Finishes</b>
	<i>Ground floor chiefly over screed (which could be polished. Tiles in bathroom and utility)</i>