

DEMOLITIONS & ENABLING WORKS

Ref	Element Description	Length (mm)	Width/Height (mm)	Depth (mm)	Qty	Unit	Calculated Qty	Notes / Drawing Ref
DEMOLITION OF EXISTING LEAN-TO REAR EXTENSION								
D.01	Strip existing lean-to roof covering, structure and dispose off-site	3450	1680		1	m ²	5.796	Dwg-S02; lean-to ~3.706m x 1.800m
D.02	Demolish lean-to external walls (3 sides) – assume 225mm block/brick			210	1	Item	Item	Dwg-S02; walls to be taken out per legend
D.02a	– Rear wall of lean-to	3450	2330	210	1	m ²	8.0385	Est. 2.5m storey height
D.02b	– Side wall 1 (left) of lean-to	1680	2330	210	1	m ²	3.9144	Est. 2.5m storey height
D.02c	– Side wall 2 (right) of lean-to	1680	2330	210	1	m ²	3.9144	Est. 2.5m storey height
D.03	Break up and remove existing concrete floor slab within lean-to	3450	1680	140	1	m ²	5.796	Dwg-D01 legend: concrete slab broken up
D.04	Excavate and remove lean-to foundations	3450	1680		1	Item	Item	Depth TBC by engineer on site
GROUND FLOOR INTERNAL DEMOLITIONS								
D.05	Take out existing suspended timber floor (existing kitchen/rear area)	3450	3410		1	m ²	11.7645	Dwg-D01 legend; approx existing rear room area
D.06	Break up and remove existing concrete floor slab (ground floor upgrade area)	5110	6450		1	m ²	32.9595	Dwg-D01; approx rear half of existing house
D.07	Remove internal walls/partitions at ground floor as marked				1	Item	Item	Dwg-D01; walls shaded for removal
D.07a	– Wall between existing kitchen and dining	3410	2330	210	1	m ²	7.9453	Dwg-D01; internal dividing wall
D.07b	– Wall between existing lounge/shower room	2590	2330	90	1	m ²	6.0347	Dwg-D01; stud/block partition
D.08	Remove existing doors and frames at ground floor				3	Nr	3	Dwg-D01; doors in demolished areas
D.09	Form new structural opening in existing rear wall for extension	4100	2330	210	1	m ²	9.553	Dwg-P01; new opening with steel beam
FIRST FLOOR DEMOLITIONS								
D.10	Take out existing suspended timber floor (area above lean-to for extension)	3450	1680		1	m ²	5.796	Dwg-D01 first floor demo
D.11	Remove existing pitched roof over single-storey side element	3630	2890		1	m ²	10.4907	Dwg-D02; roof to be taken out for FF extension
D.12	Remove internal walls/partitions at first floor as marked				1	Item	Item	Dwg-D01 first floor
D.12a	– Wall reconfiguration for Bedroom 4 / Landing	2530	2330	90	1	m ²	5.8949	Dwg-D01 FF; stud partition
D.13	Block up existing window opening at first floor side	1040	910	210	1	Nr	1	Dwg-P02; 'Block up ope' noted
D.14	Remove existing doors and frames at first floor				2	Nr	2	Dwg-D01; doors in remodelled areas
EXTERNAL DEMOLITIONS								
D.15	Break out existing rear patio / path	5110	1860	90	1	m ²	9.5046	Dwg-D01 legend: patio/path broken out; est. 2m depth
D.16	Remove existing rear boundary wall (partial – for new extension abutment)				1	Item	Item	Dwg-P01 notes re boundary wall junction

D.17	Strip/remove existing external render/finishes where new extension abuts				1	Item	Item	Dwg-E01; interface between existing and new
D.18	Remove existing rainwater goods to areas of demolition				1	Item	Item	Gutters, downpipes affected by works
D.19	Remove existing shed in rear garden				1	Nr	1	Dwg-S02; shed shown in back garden

ENABLING WORKS

E.01	Opening up works – investigate existing structure prior to demolition				1	Item	Item	Dwg-D01 notes; coordinated with structural engineer
E.02	Temporary works – propping, shoring, bracing of existing structure				1	Item	Item	Dwg-D01 notes; designed by chartered engineer
E.03	Disconnect and make safe all electrical services				1	Item	Item	Dwg-D01 notes
E.04	Disconnect and make safe all plumbing services				1	Item	Item	Dwg-D01 notes
E.05	Protection of adjoining properties (No. 17 and No. 19 Botanic Park)				1	Item	Item	Dwg-D01 notes; hoarding/protection
E.06	Site set-up, temporary utilities, welfare facilities				1	Item	Item	Dwg-D01 notes
E.07	Underpinning of existing walls where required (max 1000mm stages)				1	Prov	Item	Dwg-D01 notes; 1:4:7 sequence
E.08	Disposal of all demolition waste off-site				1	Item	Item	Legal/environmentally responsible

SUBSTRUCTURE

Ref	Element Description	Length (mm)	Width/Height (mm)	Depth (mm)	Qty	Unit	Calculated Qty	Notes / Drawing Ref
FOUNDATIONS (NEW EXTENSION – TO STRUCTURAL ENGINEER'S DESIGN)								
S.01	Excavate foundation trenches for new rear/side extension				1	Item	Item	TGD Part A; depth TBC on site
S.01a	– Rear extension perimeter (approx.)	17220	560	840	1	m ³	8.100288	Perimeter est.: $2 \times (6.0 + 3.25) = \sim 18.5\text{m}$
S.01b	– Side extension perimeter (approx.)	11170	560	840	1	m ³	5.254368	Perimeter est.: $2 \times (3.9 + 2.1) = \sim 12.0\text{m}$
S.02	Concrete to strip foundations (RC to engineer's spec)				1	m ³	13.354656	Min C25/30; reinforcement per engineer
S.03	Rising blockwork from foundation to DPC level		420	200	1	Item	Item	4-6 courses depending on depth

GROUND FLOOR SLAB – NEW EXTENSION

S.04	Reduced level dig / excavation for new slab formation	9810	5590	420	1	m ³	23.031918	Dwg-P01 dims: extension $\sim 10.541 \times 6.0\text{m}$; 450mm
S.05	Hardcore fill – 150mm compacted sub-base	9810	5590	140	1	m ³	7.677306	Well-compacted, blinded with sand
S.06	Sand blinding to sub-base	9810	5590	20	1	m ³	1.096758	Smooth surface for membrane
S.07	radon-grade DPM	9810	5590		1	m ²	54.8379	Fully sealed, lapped, taped; incl. radon sump
S.08	Reinforced concrete slab – 150mm thick (C25/30 min)	9810	5590	140	1	m ³	7.677306	To structural engineer's spec; mesh reinforcement
S.09	Rigid floor insulation – 120mm (2 layers)	9810	5590	110	1	m ²	54.8379	Staggered joints, tightly butted/sealed
S.10	Perimeter upstand insulation – 50mm			50	1	m	30.8	Around all edges for cold bridge prevention
S.11	Polyethylene slip membrane	9810	5590		1	m ²	54.8379	Above insulation layer
S.12	UFH screed – 65mm incorporating underfloor heating	9810	5590	60	1	m ²	54.8379	Suitable for UFH; manufacturer's recommendations
S.13	Underfloor heating pipework and manifold (new extension)	9810	5590		1	m ²	54.8379	Fixed to insulation layer; even heat distribution

GROUND FLOOR SLAB – EXISTING HOUSE UPGRADE

S.14	Reduced level dig / excavation for upgraded slab	5110	6450	420	1	m ³	13.84299	Dwg-P01; existing rear area being upgraded
S.15	Hardcore fill – 150mm compacted (existing area)	5110	6450	140	1	m ³	4.61433	Where existing slab removed

S.16	Radon Membrane / DPM (existing area)	5110	6450		1	m ²	32.9595	Fully sealed to new membrane
S.17	RC slab – 150mm thick (existing area upgrade)	5110	6450	140	1	m ³	4.61433	To structural engineer's spec
S.18	Floor insulation – 120mm Unilin (existing area)	5110	6450	110	1	m ²	32.9595	2 layers staggered
S.19	UFH screed – 65mm (existing area)	5110	6450	60	1	m ²	32.9595	Underfloor heating system
S.20	Underfloor heating pipework (existing area upgrade)	5110	6450		1	m ²	32.9595	Connected to main manifold

DRAINAGE

S.21	Connect to existing combined drain				1	Item	Item	Dwg-S02; existing drain route shown
S.22	New foul drainage from WC / kitchen to existing drain				1	Item	Item	New connections per Part H
S.23	New surface water drainage from flat roof / extension				1	Item	Item	Rainwater outlets to drainage
S.24	Radon sump and passive vent pipe installation				1	Nr	1	Part C requirement; radon protection

SUPERSTRUCTURE – WALLS

Ref	Element Description	Length (mm)	Width/Height (mm)	Depth (mm)	Qty	Unit	Calculated Qty	Notes / Drawing Ref
NEW EXTERNAL WALLS – GROUND FLOOR (215mm dense blockwork + insulation)								
W.01	New rear extension – Rear wall (south)	5590	2330	200	1	m ²	13.0247	Dwg-P01; kitchen/dining rear wall; 6.0m long
W.02	New rear extension – Side wall (east) to boundary	5140	2330	200	1	m ²	11.9762	Dwg-P01; 5.518m long; against boundary
W.03	New rear extension – Side wall (west)	5140	2330	200	1	m ²	11.9762	Dwg-P01; mirrored side wall
W.04	New side extension wall – Front (north)	3630	2330	200	1	m ²	8.4579	Dwg-P01; side extension front face
W.05	New side extension wall – Side (west)	4680	2330	200	1	m ²	10.9044	Dwg-P01; 5.026m long
W.06	Deduct for window/door openings at GF (approx.)				1	m ²	-12	Estimate: ~12m ² total openings GF

NEW EXTERNAL WALLS – FIRST FLOOR (215mm blockwork + insulation)

W.07	First floor extension – Front wall (Bedroom 4)	3630	2330	200	1	m ²	8.4579	Dwg-P02; new FF side extension
W.08	First floor extension – Side wall (west)	5090	2330	200	1	m ²	11.8597	Dwg-P02; 5.469m long
W.09	First floor parapet walls to flat roof			200	1	Item	Item	Dwg-R02/Dwg-E01; height varies 450-500mm
W.09a	– Parapet rear	5590	470	200	1	m ²	2.6273	Dwg-R02; 500mm above flat roof level
W.09b	– Parapet side (east)	5140	470	200	1	m ²	2.4158	Dwg-R02
W.09c	– Parapet side (west)	5140	470	200	1	m ²	2.4158	Dwg-R02
W.10	Deduct for window openings at FF (approx.)				1	m ²	-6	Estimate: ~6m ² total openings FF

WALL BUILD-UP COMPONENTS (applied to total new external wall area)

W.11	Insulation 100mm fixed to inner face			90	1	m ²	66.1159	All new ext. walls; adhesive + mech fixings
W.12	Vapour Control Layer				1	m ²	66.1159	Sealed with airtight tape
W.13	Timber battens 35x25mm for services void			30	1	m ²	66.1159	Over VCL; services zone
W.14	15mm plasterboard + skim coat (internal finish)			10	1	m ²	66.1159	Fixed to battens

EXTERNAL FINISH – GROUND FLOOR

W.15	external cladding system to new GF external walls				1	m ²	44.3394	external cladding tiles; flexible adhesive; 10mm
W.16	Render backing (scratch coat + float coat) to GF walls				1	m ²	44.3394	Prepared substrate for external cladding tiles

EXTERNAL FINISH – FIRST FLOOR								
W.17	textured render to new FF external walls				1	m ²	14.3176	Match existing house finish
W.18	Two-coat render system (scratch + float) to FF walls				1	m ²	14.3176	Including beads, stops, movement joints

EXISTING EXTERNAL WALLS – UPGRADE (internal dry-lining)								
W.19	Internal dry-lining – 62.5mm insulated plasterboard			60	1	Item	Item	Unilin or similar; adhesive dabs
W.19a	– Ground floor existing external walls (living room, hall)	14220	2330	60	1	m ²	33.1326	Dwg-P01; perimeter of retained GF ext walls est.
W.19b	– First floor existing external walls (bedrooms 1-3, landing)	14220	2330	60	1	m ²	33.1326	Dwg-P02; perimeter of retained FF ext walls est.
W.20	Deduct for retained windows/doors in existing walls				1	m ²	-8	Existing windows retained per Dwg-P01/Dwg-P02

INTERNAL STUD WALLS (timber stud + plasterboard both sides)								
W.21	Internal stud partition – GF WC enclosure	2630	2330	90	1	m ²	12.2558	Dwg-P01; both sides plasterboarded; x2 for both
W.22	Internal stud partition – GF Den/Office divider	3160	2330	90	1	m ²	14.7256	Dwg-P01; both sides
W.23	Internal stud partition – GF Kitchen/Dining partition (if any)	2260	2330	90	1	m ²	10.5316	Dwg-P01; partial partition
W.24	Internal stud partition – FF Bedroom 4 walls	5280	2330	90	1	m ²	24.6048	Dwg-P02; new bedroom enclosure walls
W.25	Internal stud partition – FF Bathroom reconfiguration	3750	2330	90	1	m ²	17.475	Dwg-P02; bathroom walls
W.26	Mineral wool acoustic insulation to all stud walls				1	m ²	39.7964	Within cavity; half total area (single thickness)

STRUCTURAL STEEL, FLOORS & STAIRS

Ref	Element Description	Length (mm)	Width/Height (mm)	Depth (mm)	Qty	Unit	Calculated Qty	Notes / Drawing Ref
STRUCTURAL STEEL BEAMS								
ST.01	New steel beam – rear extension opening (GF to FF)	4100			1	Nr	1	Dwg-R02; high level; size by engineer
ST.02	New steel beam – side extension (GF to FF)	3630			1	Nr	1	Dwg-R02; size by engineer
ST.03	Padstones for steel beams (precast concrete)				4	Nr	4	Dwg-R02; min 2 per beam; size by engineer
ST.04	Intumescent paint – 1 hour fire rating to all exposed steel				1	Item	Item	Dwg-R02 note; beams to be painted and boxed out
ST.05	Boxing out of steel beams with plasterboard				1	Item	Item	Dwg-R02 note

FIRST FLOOR STRUCTURE								
ST.06	Timber floor joists – new first floor over extension	5090			1	Item	Item	Dwg-P02; sizes/spacing by engineer; span ~5.5m
ST.06a	– Bedroom 4 area (new FF extension)	3630	5090		1	m ²	18.4767	Dwg-P02; plan area of new FF
ST.07	Structural deck – 18mm OSB or similar to joists	3630	5090	20	1	m ²	18.4767	Structural floor deck
ST.08	Plasterboard to underside of first floor joists + skim	3630	5090	10	1	m ²	18.4767	Ceiling finish to GF rooms below

EXISTING FIRST FLOOR – REPAIRS/UPGRADE								
ST.09	New plasterboard slab + skim to existing ceiling joists	6450	8950		1	m ²	57.7275	Dwg-R02 note; provide new slab to existing ceiling
ST.10	Repair/strengthen existing floor joists where required				1	Prov	Item	Subject to structural engineer's inspection

STAIRS								
ST.11	Existing staircase – retain, repair, make good as necessary				1	Item	Item	Dwg-P01/Dwg-P02; existing stairs retained

ROOFING

Ref	Element Description	Length (mm)	Width/Height (mm)	Depth (mm)	Qty	Unit	Calculated Qty	Notes / Drawing Ref
FLAT ROOF – WARM DECK (over rear extension)								
R.01	Timber joists to flat roof	5590			1	Item	Item	Dwg-R01/Dwg-R02; span ~6.0m
R.02	Timber furring pieces (laid to falls min 1:40)	5590	5140		1	m ²	28.7326	Dwg-R02; roof area ~6.0x5.5m
R.03	18mm OSB3 structural deck (lower)	5590	5140	20	1	m ²	28.7326	On joists
R.04	Airtight vapour control layer	5590	5140		1	m ²	28.7326	Continuous with wall airtight layer
R.05	Rigid roof insulation – Unilin FR-ALU 150mm	5590	5140	140	1	m ²	28.7326	U-value target ≤ 0.15 W/m ² K
R.06	18mm OSB3 upper deck	5590	5140	20	1	m ²	28.7326	Fixed through insulation
R.07	GRP fibreglass waterproofing system	5590	5140		1	m ²	28.7326	Including all upstands and outlets
R.08	25mm service cavity (timber battens beneath joists)	5590	5140	20	1	m ²	28.7326	Below joists
R.09	15mm plasterboard ceiling + skim coat	5590	5140	10	1	m ²	28.7326	Internal ceiling finish to extension
R.10	Flat roof rainwater outlets and connections				2	Nr	2	Assumed 2 No. outlets

PITCHED ROOF – NEW EXTENSION (side/first floor)								
R.11	Timber rafters and ceiling joists (per engineer's spec)	3630			1	Item	Item	Dwg-R01/Dwg-R02; span ~3.9m
R.12	Breathable roofing membrane (Solitex Plus or similar)	3630	5090		1	m ²	21.248205	×1.15 for slope factor; dressed into eaves
R.13	Counter battens (where required)	3630	5090		1	m ²	21.248205	For drainage/ventilation beneath tiles
R.14	Tile battens (treated timber)	3630	5090		1	m ²	21.248205	Size/spacing per tile manufacturer
R.15	Concrete interlocking roof tiles (double Roman profile)	3630	5090		1	m ²	21.248205	Match existing house; fixed per manufacturer
R.16	Lead flashings and soakers at all abutments				1	Item	Item	New lead per Dwg-R02 notes
R.17	Ridge tiles	3630			1	m	3.63	Along ridge line

ATTIC INSULATION (over new pitched roof area)								
R.18	Mineral wool insulation – 150mm between ceiling joists	3630	5090	140	1	m ²	18.4767	Knauf Loft Roll 44; no gaps
R.19	Mineral wool insulation – 200mm	3630	5090	190	1	m ²	18.4767	Continuous thermal barrier
R.20	Eaves ventilation trays				1	Item	Item	Prevent blockage of airflow

ROOF ACCESSORIES								
R.21	Velux rooflight MK04 (78cm x 98cm) to rear pitched roof	730	910		1	Nr	1	Dwg-R02; including insulated ceiling funnel
R.22	Stepped Code 5 lead flashing where roof abuts ext. wall				1	Item	Item	Dwg-R02; max 1.5m lengths, 100mm laps, butyl
R.23	Fibreglass flashing bridge at boundary wall junction				1	Item	Item	Dwg-P01; Code 5 lead counter flashing; 25mm
R.24	Fascia and soffit boards				1	Item	Item	New eaves detailing
R.25	Rainwater goods – gutters, downpipes, fittings				1	Item	Item	PVCu or aluminium; to match existing

WINDOWS & DOORS SCHEDULE

Ref	Window/Door Description	Width (mm)	Height (mm)	Qty	Unit	Area	Total Area (m ²)	Notes / Drawing Ref
NEW WINDOWS – GROUND FLOOR								
G_N1	New window – Kitchen rear (large glazed unit)	2260	1910	0	Nr	4.3166	0	Dwg-P01; rear elevation
G_N2	New window – Dining area rear	1560	1910	0	Nr	2.9796	0	Dwg-P01; rear elevation
G_N3	New window – Den/Office rear	1150	1440	0	Nr	1.656	0	Dwg-P01; rear elevation

G_N4	New sliding/folding door – Dining to garden	3410	1910	0	Nr	6.5131	0	Dwg-P01; large opening to rear garden
G_N5	New window – Side extension GF	930	1440	0	Nr	1.3392	0	Dwg-P01; side elevation

NEW WINDOWS – FIRST FLOOR

F_N1	New window – Bedroom 4 front	1130	1120	0	Nr	1.2656	0	Dwg-P02; front elevation
F_N2	New window – Bedroom 4 side	1080	1120	0	Nr	1.2096	0	Dwg-P02; side elevation

RETAINED/RE-FITTED WINDOWS

G_E1	Retained window – Living Room front	1490	1440	0	Nr	2.1456	0	Dwg-P01; 'Window retained'
G_E2	Retained porch door – Front	910	1910	0	Nr	1.7381	0	Dwg-P01; 'Porch door retained'
G_E3	Retained window – Side ground floor	800	1120	0	Nr	0.896	0	Dwg-P01; 'Window retained'
F_E1	Retained window – Bedroom 1 front	1130	1120	0	Nr	1.2656	0	Dwg-P02; 'Window retained'
F_E2	Retained window – Bedroom 2 front	1130	1120	0	Nr	1.2656	0	Dwg-P02; 'Window retained'
F_E3	Re-fitted window – Bedroom 3 side	1040	1120	0	Nr	1.1648	0	Dwg-P02; 'Window re-fitted'

INTERNAL DOORS

D.01	Internal door – WC	650	1910	0	Nr	1.2415	0	Dwg-P01; standard internal door
D.02	Internal door – Den/Office	800	1910	0	Nr	1.528	0	Dwg-P01
D.03	Internal door – Living Room	800	1910	0	Nr	1.528	0	Dwg-P01
D.04	Internal door – Bedroom 1	800	1910	0	Nr	1.528	0	Dwg-P02
D.05	Internal door – Bedroom 2	800	1910	0	Nr	1.528	0	Dwg-P02
D.06	Internal door – Bedroom 3	800	1910	0	Nr	1.528	0	Dwg-P02
D.07	Internal door – Bedroom 4	800	1910	0	Nr	1.528	0	Dwg-P02
D.08	Internal door – Bathroom	650	1910	0	Nr	1.2415	0	Dwg-P02
D.09	Internal door – Hot press / Storage	560	1910	0	Nr	1.0696	0	Dwg-P01; under stairs / utility

INTERNAL FINISHES

Ref	Element Description	Length (mm)	Width/Height (mm)	Depth (mm)	Qty	Unit	Calculated Qty	Notes / Drawing Ref
FLOOR FINISHES								
FN.01	Selected floor finish – Kitchen	5110	3410		1	m ²	17.4251	Dwg-P01; kitchen supplied/fitted by nominated sub
FN.02	Selected floor finish – Dining area	3410	3160		1	m ²	10.7756	Dwg-P01
FN.03	Selected floor finish – Den/Office	2630	3160		1	m ²	8.3108	Dwg-P01
FN.04	Selected floor finish – WC	1010	1490		1	m ²	1.5049	Dwg-P01
FN.05	Selected floor finish – Living Room	3330	3410		1	m ²	11.3553	Dwg-P01; 3.572x3.667m
FN.06	Selected floor finish – Hall	2190	2530		1	m ²	5.5407	Dwg-P01
FN.07	Selected floor finish – Bedroom 1	3690	3410		1	m ²	12.5829	Dwg-P02
FN.08	Selected floor finish – Bedroom 2	3410	2530		1	m ²	8.6273	Dwg-P02
FN.09	Selected floor finish – Bedroom 3	1570	2530		1	m ²	3.9721	Dwg-P02
FN.10	Selected floor finish – Bedroom 4	3630	5090		1	m ²	18.4767	Dwg-P02; new FF extension
FN.11	Selected floor finish – Bathroom (tiled)	2220	2210		1	m ²	4.9062	Dwg-P02
FN.12	Selected floor finish – Landing	3760	2500		1	m ²	9.4	Dwg-P02

WALL FINISHES – PLASTERING & PAINTING								
FN.13	Plaster skim and paint to all new internal walls				1	Item	Item	All new rooms; measured under Walls sheet
FN.14	Make good plaster and repaint to existing retained walls				1	Item	Item	Where affected by demolition/alteration works
FN.15	Wall tiling – Kitchen splashback	2790	560		1	m ²	1.5624	Estimated area
FN.16	Wall tiling – Bathroom (full height to wet areas)	5590	2330		1	m ²	13.0247	Dwg-P02; approx perimeter × height
FN.17	Wall tiling – WC (half height)	3170	1120		1	m ²	3.5504	Dwg-P01; approx perimeter × 1.2m

CEILING FINISHES								
FN.18	Plasterboard ceiling + skim – Kitchen/Dining/Den	9810	5590		1	m ²	54.8379	Flat roof ceiling below
FN.19	Plasterboard ceiling + skim – Living Room	3330	3410		1	m ²	11.3553	New slab to existing ceiling joists
FN.20	Plasterboard ceiling + skim – Hall	2190	2530		1	m ²	5.5407	Dwg-P01
FN.21	Plasterboard ceiling + skim – WC	1010	1490		1	m ²	1.5049	Dwg-P01
FN.22	Plasterboard ceiling + skim – Bedrooms 1-4 (combined)				1	m ²	43.659	Sum of bedroom floor areas
FN.23	Plasterboard ceiling + skim – Bathroom	2220	2210		1	m ²	4.9062	Dwg-P02
FN.24	Plasterboard ceiling + skim – Landing	3760	2500		1	m ²	9.4	Dwg-P02
FN.25	Painting to all ceilings (2 coats emulsion)				1	Item	Item	All rooms

SANITARYWARE & FITTINGS								
FN.26	WC suite (ground floor) – WC pan, cistern, wash hand basin				1	Nr	1	Dwg-P01; GF WC
FN.27	Bathroom suite (first floor) – bath, shower, WC, WHB				1	Nr	1	Dwg-P02; FF bathroom
FN.28	Kitchen – supplied and fitted by nominated sub-contractor				1	Item	Item	Dwg-P01 note; excluded from main contract

JOINERY & MISCELLANEOUS								
FN.29	Skirting boards – all rooms (new and existing)				1	m	120	Estimated total linear metres
FN.30	Architraves – all door openings				18	Nr	18	Estimated 9 doors × 2 sides
FN.31	Window boards/sills – internal (all new windows)				7	Nr	7	New windows requiring internal sills

M&E SERVICES & EXTERNAL WORKS

Ref	Element Description	Length (mm)	Width/Height (mm)	Depth (mm)	Qty	Unit	Calculated Qty	Notes / Drawing Ref
MECHANICAL SERVICES								
ME.01	UFH complete – pipework, manifolds, controls				1	Item	Item	New extension + upgraded existing areas
ME.02	Boiler replacement/upgrade (existing BLR location)				1	Nr	1	Dwg-P01; boiler room shown at ground level
ME.03	Hot and cold water distribution – new and modified				1	Item	Item	Kitchen, WC, Bathroom, utility
ME.04	Heating distribution pipework – first-fix and second-fix				1	Item	Item	All areas including radiators to FF
ME.05	Mechanical ventilation – kitchen extract, bathroom extract				1	Item	Item	Per Building Regulations Part F

ELECTRICAL SERVICES								
ME.06	Full electrical rewire – new and existing areas				1	Item	Item	Consumer unit, circuits, RCDs
ME.07	Lighting – first and second fix (all rooms)				1	Item	Item	LED downlights, pendant points, switches
ME.08	Power – socket outlets, spurs, dedicated circuits				1	Item	Item	Kitchen appliance circuits, general sockets

ME.09	External lighting				1	Item	Item	Front and rear; security/amenity
ME.10	Smoke/heat detectors and alarm system				1	Item	Item	Per Building Regulations Part B
ME.11	TV/data/broadband cabling				1	Item	Item	To all habitable rooms
ME.12	Above ground drainage – soil and waste pipes				1	Item	Item	Kitchen, WC, Bathroom connections
PLUMBING & DRAINAGE								
ME.13	Below ground drainage				1	Item	Item	Dwg-S02; drain connects to existing drain
ME.14	Rainwater drainage from flat roof and pitched roof				1	Item	Item	Outlets, hoppers, downpipes to drain

EXTERNAL WORKS								
EX.01	Driveway – reinstate/make good after construction	9130	3820		1	m ²	34.8766	Dwg-S01; site dimensions
EX.02	Front garden – reinstate				1	Item	Item	Dwg-P01; front garden area
EX.03	Rear garden – reinstate/landscape after works				1	Item	Item	Dwg-S02; back garden
EX.04	New rear patio/terrace (outside kitchen/dining)	5590	2790		1	m ²	15.5961	Estimated; replaces demolished patio
EX.05	Boundary wall – repair/reinstate after junction works				1	Item	Item	Dwg-P01; boundary wall junction detailing
EX.06	External painting and decoration				1	Item	Item	Fascias, soffits, rainwater goods, doors
EX.07	Fencing/boundary treatment – make good				1	Item	Item	Where disturbed by works

ROOM AREA SCHEDULE

Ref	Room / Area	Length (mm)	Width (mm)	Area (m ²)	Storey	Volume	Status	Notes
GROUND FLOOR – PROPOSED								
GF.01	Living Room	3330	3410	11.3553	2500	28.38825	Existing – Retained	Dwg-P01; front room
GF.02	Hall	2190	2530	5.5407	2500	13.85175	Existing – Retained	Dwg-P01; entrance hall
GF.03	Kitchen	5110	3410	17.4251	2500	43.56275	New Extension	Dwg-P01; open plan kitchen area
GF.04	Dining	3410	3160	10.7756	2500	26.939	New Extension	Dwg-P01; dining area
GF.05	Den / Office	2630	3160	8.3108	2500	20.777	New Extension	Dwg-P01; study/office
GF.06	WC	1010	1490	1.5049	2500	3.76225	New Extension	Dwg-P01; ground floor WC
GF.07	Boiler Room / Storage	930	650	0.6045	2500	1.51125	Existing – Modified	Dwg-P01; BLR + ST
	GROUND FLOOR TOTAL			55.5169		138.7923		

FIRST FLOOR – PROPOSED								
FF.01	Bedroom 1 (Master)	3690	3410	12.5829	2500	31.45725	Existing – Retained	Dwg-P02; front bedroom
FF.02	Bedroom 2	3410	2530	8.6273	2500	21.56825	Existing – Retained	Dwg-P02
FF.03	Bedroom 3	1570	2530	3.9721	2500	9.93025	Existing –	Dwg-P02; reduced from existing layout
FF.04	Bedroom 4	3630	5090	18.4767	2500	46.19175	New FF Extension	Dwg-P02; new bedroom over side extension
FF.05	Bathroom	2220	2210	4.9062	2500	12.2655	Existing –	Dwg-P02
FF.06	Landing	3760	2500	9.4	2500	23.5	Existing – Modified	Dwg-P02; includes stair head
	FIRST FLOOR TOTAL			57.9652		144.913		

SUMMARY								
	Total Ground Floor Area			55.5169		138.7923		
	Total First Floor Area			57.9652		144.913		

	TOTAL GROSS INTERNAL AREA			113.4821		283.7053		
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SITE DIMENSIONS & KEY MEASUREMENTS

Ref	Description	Dimension (mm)	Dimension (m)	Direction	Qty	Unit	Notes	Drawing Ref
SITE BOUNDARIES (from Dwg-S01)								
SD.01	Site frontage	9350	9.35	East-West	1	m	Dwg-S01	Front boundary
SD.02	Site depth (left/east boundary)	13750	13.75	North-South	1	m	Dwg-S01	Including rear garden
SD.03	Site depth (right/west boundary)	12170	12.17	North-South	1	m	Dwg-S01	
SD.04	Rear boundary	9290	9.29	East-West	1	m	Dwg-S01	Rear garden boundary
SD.05	Building frontage width	10460	10.46	East-West	1	m	Dwg-S01	Width at building line
SD.06	Driveway depth	7110	7.11	North-South	1	m	Dwg-S01	Front to house

EXISTING HOUSE DIMENSIONS (from Dwg-S02)								
SD.07	Existing house – total depth (main)	8950	8.95	North-South	1	m	Dwg-S02	Front to rear wall
SD.08	Existing house – width	6450	6.45	East-West	1	m	Dwg-S02	Including side element
SD.09	Existing main two-storey width	3410	3.41	East-West	1	m	Dwg-S02	Main body of house
SD.10	Existing side single-storey width	2530	2.53	East-West	1	m	Dwg-S02	Side element (single storey to be extended up)
SD.11	Lean-to extension depth	1680	1.68	North-South	1	m	Dwg-S02	To be demolished
SD.12	Lean-to extension width	3450	3.45	East-West	1	m	Dwg-S02	To be demolished
SD.13	Existing back garden depth	11870	11.87	North-South	1	m	Dwg-S02	Rear of house to rear boundary
SD.14	Ground to ridge height (main)	6540	6.54	Vertical	1	m	Dwg-S02	+19.50 - +12.47 = 7.03m
SD.15	Ground to eaves height	4670	4.67	Vertical	1	m	Dwg-S02	+17.49 - +12.47 = 5.02m
SD.16	Ground to first floor level	2450	2.45	Vertical	1	m	Dwg-S02	+15.10 - +12.47 = 2.63m

PROPOSED EXTENSION DIMENSIONS (from Dwg-P01, Dwg-P02)								
SD.17	New rear extension depth (from existing rear wall)	5110	5.11	North-South	1	m	Dwg-P01	Approx. 5.5m extension
SD.18	New rear extension width	5590	5.59	East-West	1	m	Dwg-P01	Full width of new rear
SD.19	New total building depth (proposed)	14220	14.22	North-South	1	m	Dwg-P01	Front to new rear wall
SD.20	New side extension width (FF)	3630	3.63	East-West	1	m	Dwg-P02	First floor side extension
SD.21	New total building width (proposed with side)	7570	7.57	East-West	1	m	Dwg-P01	Including side extension
SD.22	Flat roof area – rear extension (plan)	5590	5.59	L x W	1	m	Dwg-R01	Approx. 5.6m x 5.1m
SD.23	New pitched roof span – side extension	3630	3.63	East-West	1	m	Dwg-R01/Dwg-R02	Ridge to eaves

DIMENSIONAL ANALYSIS

Sample

Project Details

Client Sample Client
Project No. 2600
Address

Architect Sample Architecture Practice
Drawing Scale 1:50 (Plans/Sections/Elevations), 1:100 (Existing), 1:200/1:1000 (Site)
Status For Pricing / Progress Review

Drawing Register

Dwg-D01	Demolitions / Enabling Works – Ground Floor & First Floor
Dwg-D02	Demolitions / Enabling Works – Elevations & Sections
Dwg-P01	Ground Floor Plan – General Arrangement (Proposed)
Dwg-P02	First Floor Plan – General Arrangement (Proposed)
Dwg-R01	Roof Plan – General Arrangement (Proposed)
Dwg-R02	Sections AA & BB – General Arrangement
Dwg-E01	Elevations – Side & Front – General Arrangement
Dwg-S01	Site Layout Plan & Site Location Map
Dwg-S02	Existing House – All Plans & Elevations (1:100)
Dwg-S03	Existing Building – Side Elevation, Sections AA & BB

Scope of Works Summary

1. Demolition of rear lean-to extension
2. New ground floor rear/side extension (Kitchen, Dining, Den/Office, WC)
3. New first floor side extension over existing single-storey (Bedroom 4)
4. Replacement of existing pitched roof with flat roof + parapet (over extension)
5. Internal remodelling of existing ground & first floors
6. Upgrade of existing external walls (internal dry-lining insulation)
7. New windows and doors (triple glazed aluminium)
8. New ground floor slab with UFH, insulation, radon membrane
9. Pitched roof to new extension with attic insulation
10. External finishes: external cladding system (GF), textured render (FF)

Key Levels

+12.47m
+15.10m
+17.49m
+19.50m
+18.55m
+19.10m
+15.42m
+15.52m
2.50m (GFL to FFL = 2.63m incl. slab)
2.50m