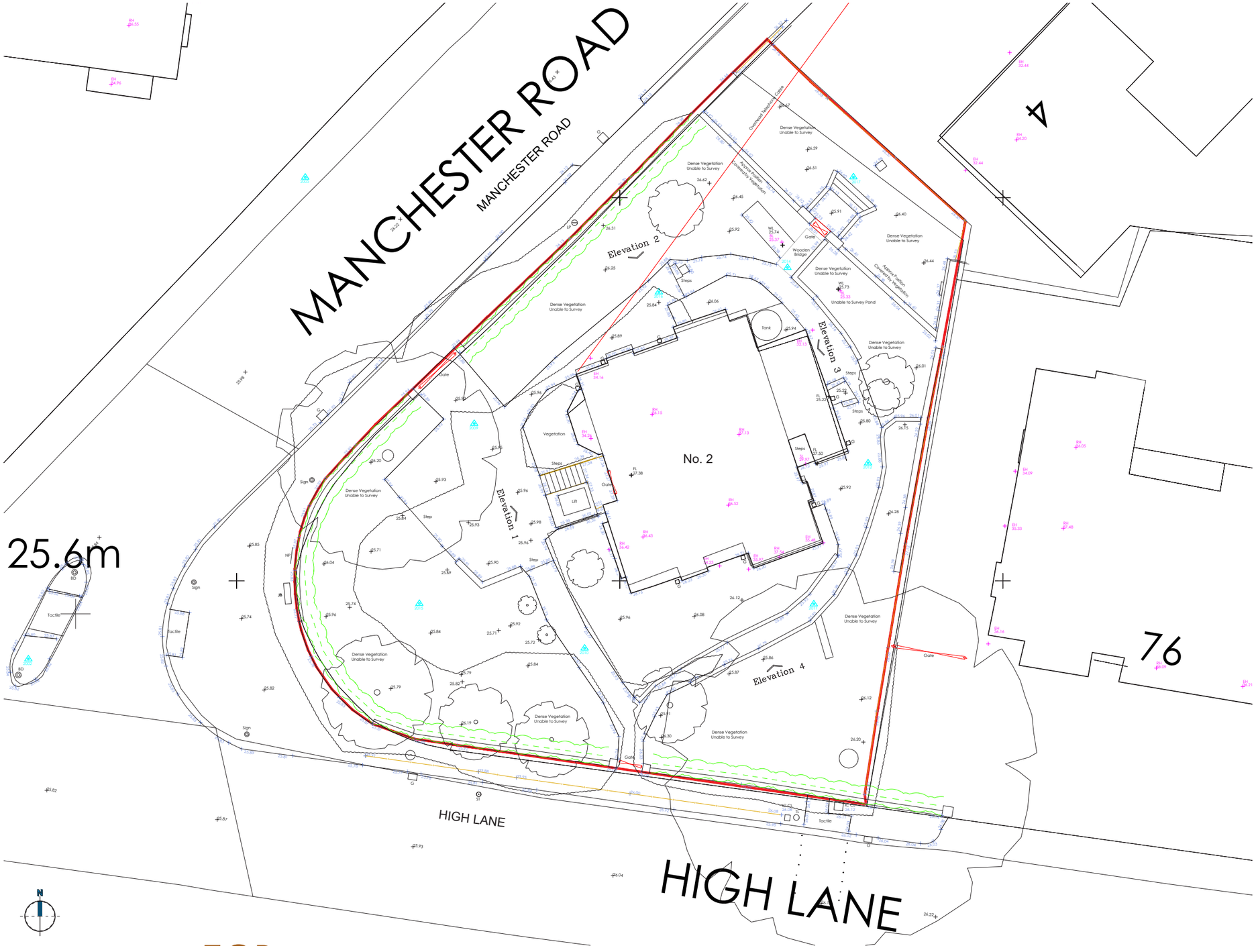
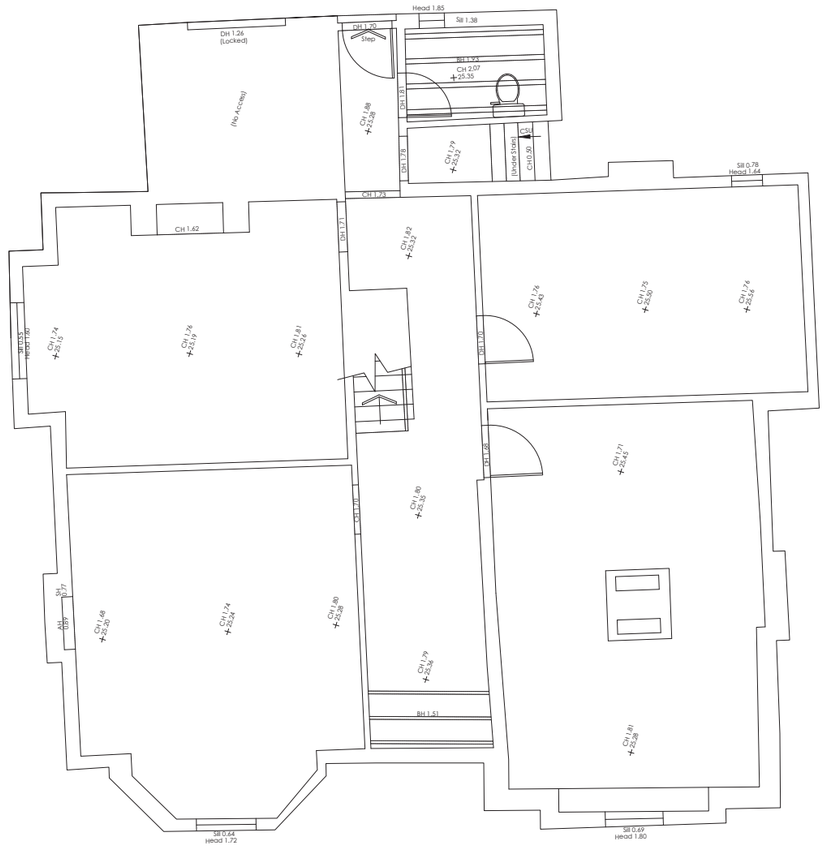
# **section 5:** appendices

**Appendix A(i)- Topographic survey (NTS)**

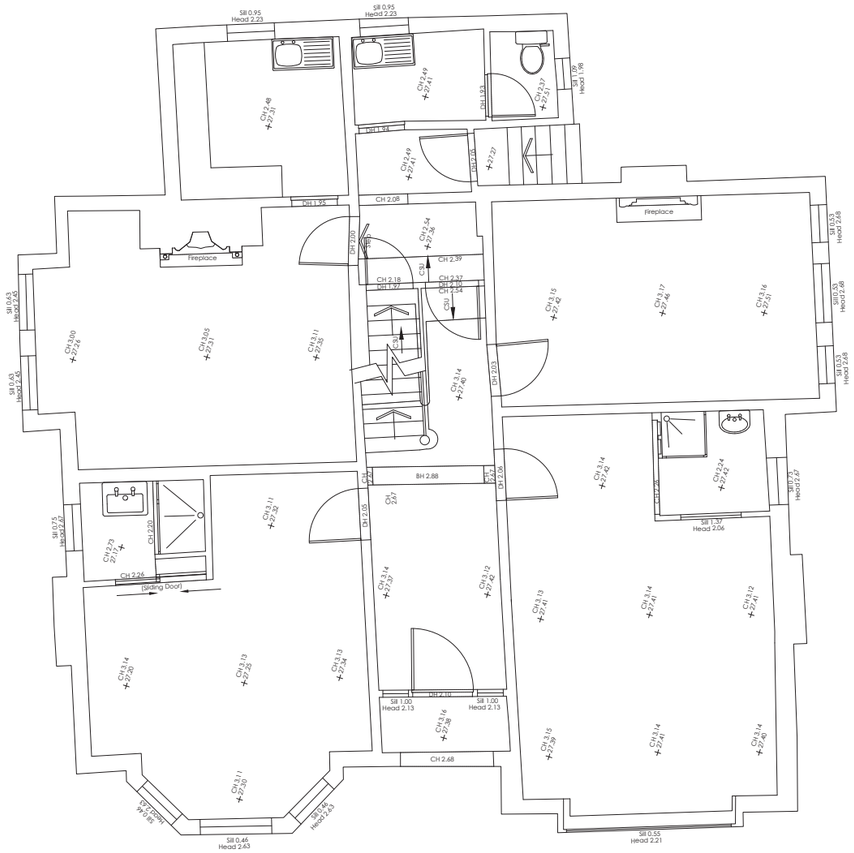


## Appendix A(ii)- Existing Floor Plans (NTS)




Basement Floor Plan 1:50




Ground Floor Plan 1:50

**Appendix B(i)**
**Images from Blackett Ord Report highlighting areas of movement**



Photo 2: Front Elevation Eaves – Showing extent of movement



Photo 3: East Wall Cracking



Photo 4: South Wall Cracking



Photo 5: Crack in Cellar Wall



Photo 9: Slope on Floor



Photo 10: Slope on Floor

## Appendix C(i)-
## Cost Consultant breakdown-
## Steel Beams

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Demolitions | | | 62,881.71 | 42,306.39 | 12,283.32 | - | 8,292.00 | - |
| | Temp propping | | 25,000.00 | | | | | 25,000.00 |
| | Tent | | 45,000.00 | | | | | 45,000.00 |
| Substructure | | | 28,121.65 | 517.91 | 1,233.29 | 1,980.45 | 24,390.00 | - |
| Frame | | | 59,202.50 | 1,175.00 | - | 2,115.00 | 55,312.50 | - |
| Upper Floors | | | 14,941.00 | 3,457.00 | 200.00 | 5,584.00 | 1,700.00 | 4,000.00 |
| Roof Finishes | | | 38,250.15 | 3,509.75 | - | 9,407.00 | 25,333.40 | - |
| External Walls | | | 51,159.96 | 26,756.24 | - | 17,403.73 | 7,000.00 | - |
| Internal Walls | | | 13,029.73 | 5,126.63 | - | 3,943.11 | 3,960.00 | - |
| Windows and External Doors | | | 8,248.00 | 2,808.00 | - | 1,690.00 | 3,750.00 | - |
| Internal Doors | | | 9,309.88 | 3,122.88 | - | 6,187.00 | - | - |
| Wall Finishes | | | 28,840.80 | - | - | - | 28,840.80 | - |
| Floor Finishes | by others | | - | - | - | - | - | - |
| Ceiling Finishes | | | 7,845.00 | - | - | - | 7,845.00 | - |
| Decorations | by others | | | | | | | |
| Fittings | Excluding kitchen | | 7,519.88 | 1,970.21 | - | 5,549.67 | - | - |
| Plumbing & Heating - | Prov Sum | | 30,000.00 | | | - | - | 30,000.00 |
| Electrical Installations | by others | | 30,000.00 | | | - | | 30,000.00 |
| Builder's Work in Connection with Services | | | 500.00 | 500.00 | | | | |
| Drainage & externals - excluded | | | 0 | 0 | 0 | 0 | 0 | - |
| **Sub Total** | | £ | 459,850.26 | 91,250.00 | 13,716.61 | 53,859.95 | 167,023.70 | 134,000.00 |
| Preliminaries: | | | 138,581.00 | | | | | |
| Underpinning | | | 80,011.80 | | | | | |
| Contingency | | | 100,000.00 | | | | | |
| Recovery | 10% | | 59,843.13 | | | | | |
| **TOTAL CARRIED FORWARD TO STANDARD FORM OF TENDER** | | | **838,286.19** | | | | | |

## Appendix C(ii)-
## Cost Consultant breakdown-
## Rebuild

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Site Clearance | | | | - | - | - | | - | - |
| Demolitions | | | 86,779.53 | 64,335.97 | 14,151.56 | - | 8,292.00 | - | - |
| Substructure | | | 36,958.90 | 3,863.08 | 2,472.76 | 6,233.07 | 24,390.00 | - | - |
| Frame | | | 3,290.00 | 1,175.00 | - | 2,115.00 | - | - | - |
| Upper Floors | | | 14,941.00 | 3,457.00 | 200.00 | 5,584.00 | 1,700.00 | 4,000.00 | - |
| Roof Finishes | | | 25,654.15 | 3,509.75 | - | 9,407.00 | 12,737.40 | - | - |
| External Walls | | | 51,159.96 | 26,756.24 | - | 17,403.73 | 7,000.00 | - | - |
| Internal Walls | | | 13,029.73 | 5,126.63 | - | 3,943.11 | 3,960.00 | - | - |
| Windows and External Doors | | | 8,248.00 | 2,808.00 | - | 1,690.00 | 3,750.00 | - | - |
| Internal Doors | | | 9,309.88 | 3,122.88 | - | 6,187.00 | - | - | - |
| Wall Finishes | | | 28,840.80 | - | - | - | 28,840.80 | - | - |
| Floor Finishes | by others | | - | - | - | - | - | - | - |
| Ceiling Finishes | | | 7,845.00 | - | - | - | 7,845.00 | - | - |
| Decorations | by others | | | | | | | | - |
| Fittings | Excluding kitchen | | 7,519.88 | 1,970.21 | - | 5,549.67 | - | - | - |
| Kitchen (Prov Sum) | | | 50,000.00 | | | | | 50,000.00 | - |
| Plumbing & Heating - | Prov Sum | | 30,000.00 | | | - | - | 30,000.00 | - |
| Electrical Installations | by others | | 30,000.00 | | | - | | 30,000.00 | - |
| Builder's Work in Connection with Services | | | 1,500.00 | 1,500.00 | | | | | - |
| Drainage & externals - excluded | | | 0 | 0 | 0 | 0 | 0 | - | - |
| **Sub Total** | | £ | 354,076.84 | 116,624.76 | 16,824.31 | 58,112.57 | 98,515.20 | 64,000.00 | - |
| Preliminaries: | | | 122,621.00 | | | | | | |
| Ground stabilisation | | | 80,000.00 | | | | | | |
| Contingency | | | 100,000.00 | | | | | | |
| Recovery | 10% | | 47,669.78 | | | | | | |
| TAL CARRIED FORWARD TO STANDARD | | | 704,367.62 | | | | | | |

## Appendix C(iii)-
## Cost Consultant breakdown-
## Inside block skin

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Site Clearance | incl in demolition | | - | - | - | | - | - |
| Demolitions | | 62,881.71 | 42,306.39 | 12,283.32 | - | 8,292.00 | - | - |
| | Temp propping | 25,000.00 | | | | | 25,000.00 | - |
| | Tent | 45,000.00 | | | | | 45,000.00 | - |
| Substructure | | 28,121.65 | 517.91 | 1,233.29 | 1,980.45 | 24,390.00 | - | - |
| Frame | | 3,290.00 | 1,175.00 | - | 2,115.00 | - | - | - |
| Upper Floors | | 14,941.00 | 3,457.00 | 200.00 | 5,584.00 | 1,700.00 | 4,000.00 | - |
| Roof Finishes | | 38,250.15 | 3,509.75 | - | 9,407.00 | 25,333.40 | - | - |
| External Walls | | 43,132.21 | 20,885.12 | - | 15,247.09 | 7,000.00 | - | - |
| Internal Walls | | 13,029.73 | 5,126.63 | - | 3,943.11 | 3,960.00 | - | - |
| Windows and External Doors | | 8,248.00 | 2,808.00 | - | 1,690.00 | 3,750.00 | - | - |
| Internal Doors | | 9,309.88 | 3,122.88 | - | 6,187.00 | - | - | - |
| Wall Finishes | | 24,724.00 | - | - | - | 24,724.00 | - | - |
| Floor Finishes | by others | - | - | - | - | - | - | - |
| Ceiling Finishes | | 7,845.00 | - | - | - | 7,845.00 | - | - |
| Decorations | by others | | | | | | | - |
| Fittings | Excluding kitchen | 6,933.81 | 1,812.97 | - | 5,120.83 | - | - | - |
| Plumbing & Heating - | Prov Sum | 30,000.00 | | | - | - | 30,000.00 | - |
| Electrical Installations | by others | 30,000.00 | | | - | | 30,000.00 | - |
| Builder's Work in Connection with Services | | 500.00 | 500.00 | | | | | - |
| Drainage & externals - excluded | | 0 | 0 | 0 | 0 | 0 | - | - |
| **Sub Total** | £ | 391,207.14 | 85,221.65 | 13,716.61 | 51,274.48 | 106,994.40 | 134,000.00 | - |
| Preliminaries: | | 133,435.00 | | | | | | |
| Underpinning | Additional 30% due to extra skin of blockwo | 104,015.34 | | | | | | |
| Contingency | | 100,000.00 | | | | | | |
| Recovery | 10% | 52,464.21 | | | | | | |
| **TOTAL CARRIED FORWARD TO STANDARD** | | **781,121.69** | | | | | | |

## Appendix C(iv)-
## Cost Consultant breakdown-
## Underpinning

Underpinning

Underpinning on this project w2on;t work in conjunction with other methods.

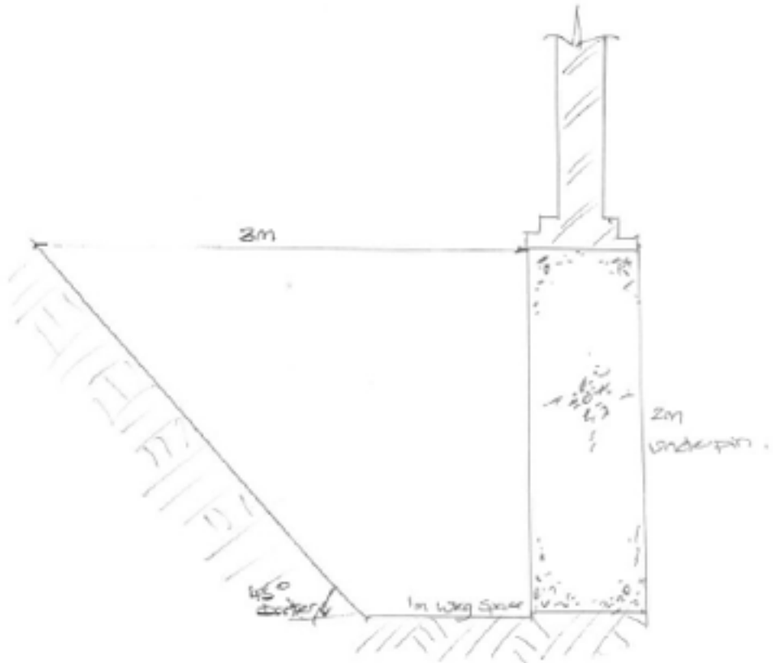
To underpin 2m and above you will meed 1m working space minimum at the bottom of the trench to enable access to form the shutter and to finish the slate posting at the top.

In addition you will need a 45 degree batter on the non working side meaning you will need 3m from the face of the existing wall to cary this out. There are trees, steps, services and drains in this area .

Also the other options involve adding weight onto a sinking building which will need a fortune in temporary propping and sheeting.

On the other options the floors, doors, internal walls ceilings etc will still need to be replaced and overall will cost more.

In the middle two supporting walls the distance in tight and you would end up digging a swimming pool with nothing above holding the building up




Underpinning will cost :

| | | | | |
|---|---|---|---|---|
| Excav | 1.2m3/m @ £12 | £ 14.40 | | |
| Disposal | 1.2m3/m @ £75 | £ 90.00 | | |
| Working space | 1.2m3/m @£25 | £ 30.00 | | |
| batter | 2m3/m @£25 | £ 50.00 | | |
| Formwork | 2m2/m @ £80 | £ 160.00 | £ 987.80 | |
| Scaffold | 100/m | £ 100.00 | x 81m | £ 80,011.80 |
| Concrete | 1.2m3/m @£400 | £ 480.00 | | |
| Posting | £25/m | £ 25.00 | | |
| Backfilling | 3.2m3/m @£12 | £ 38.40 | | |

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