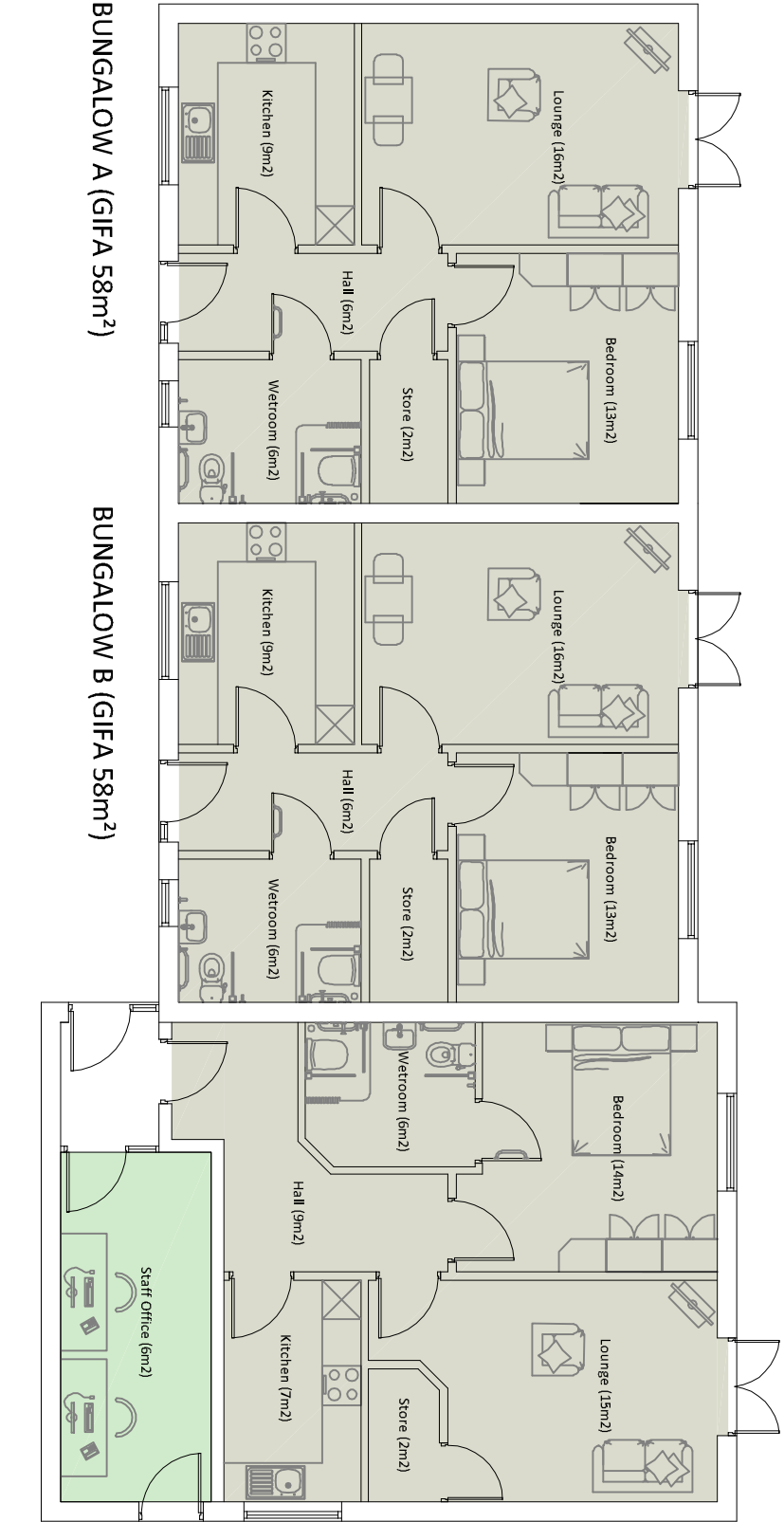


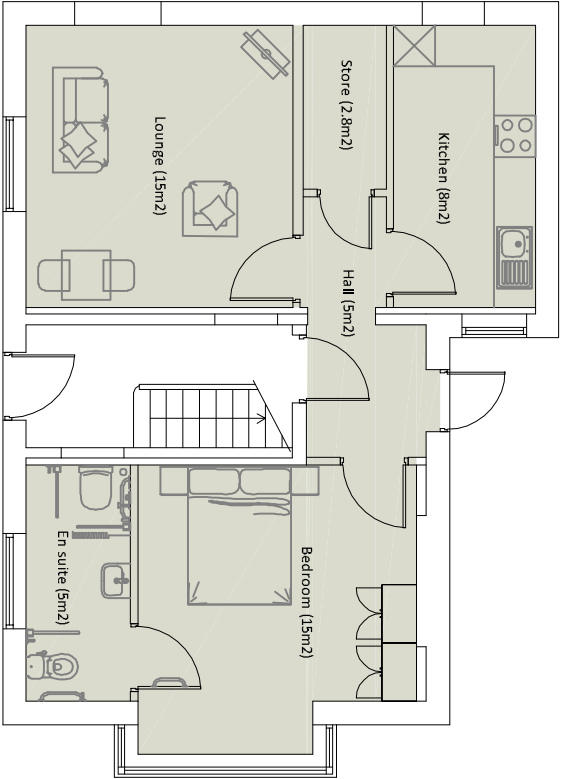


BUNGALOW C (GIFA 57m²)

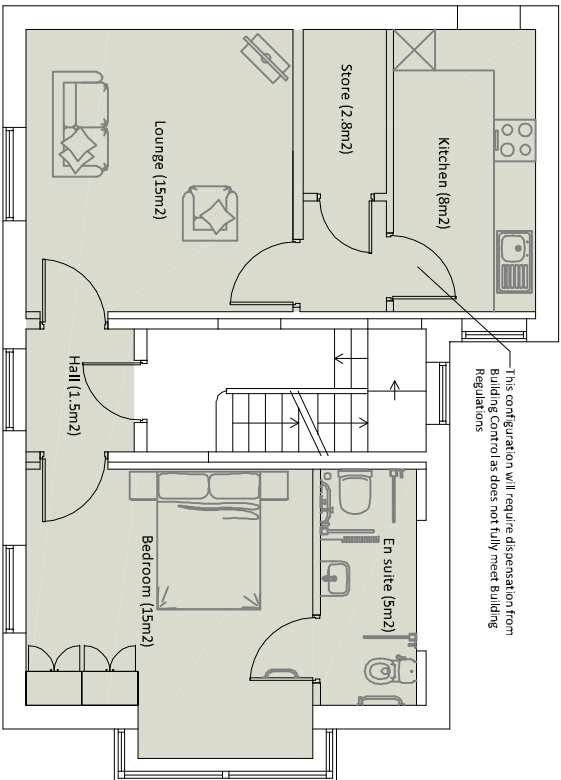
BUNGALOW A (GIFA 58m²)

BUNGALOW B (GIFA 58m²)

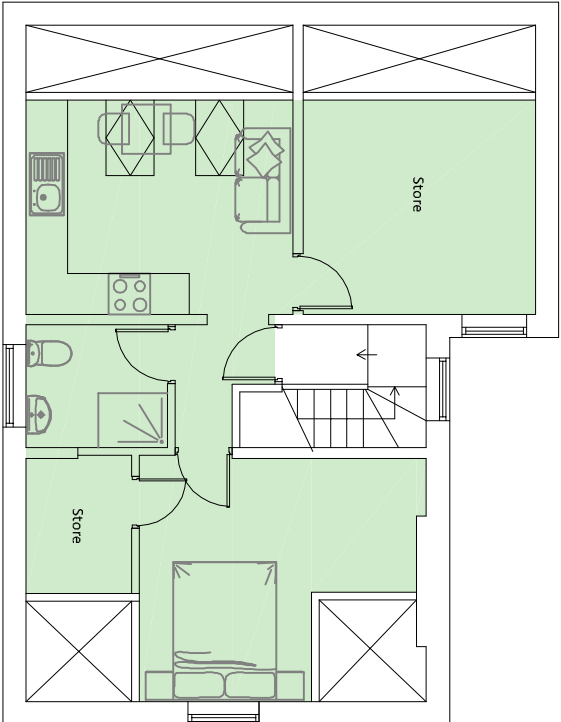
New Build



APARTMENT A (GIFA 55m²)

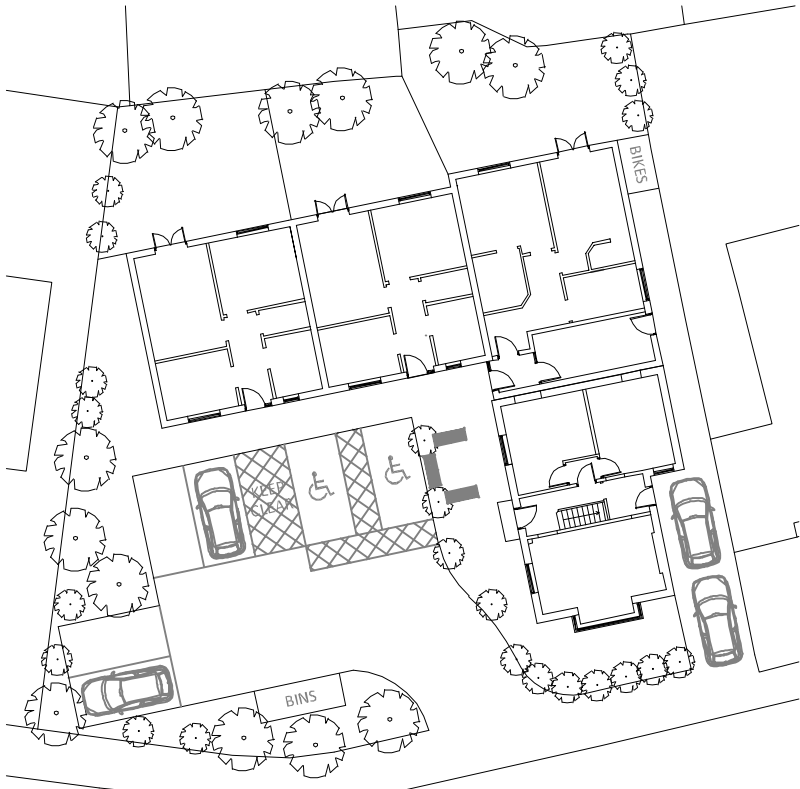


APARTMENT B (GIFA 55m²)



STAFF AREA (GIFA 42m²)

Conversion of Existing



Site Plan

BUDGET COSTINGS - DEMOLITION AND DETACHED NEW BUILD

Proposed demolition of existing and new build to create 5 No. self-contained dwellings plus staff areas. Using BCIS rates for Q4 2020, South West regional factor of 101, JCT Design & Build Contract.

Description	Area	Rate	Total
Demolition of annexe	40m2	£300	£12,000
Site Clearance	850m2	£25,500	£25,500
External Works	650m2	£75	£48,750
Car Parking and Access	200m2	£250	£50,000
s278 Junction works	-	£10,000	£10,000
New Build	200m2	£1870	£374,000
Conversion/Refur	160m2	£1300	£208,000
Robust Specification Uplift	-	£20,000	£20,000
Contractors Design Fees	-	£20,000	£20,000
Contractors OH&P	-	£50,000	£50,000
Contingency	-	-	£20,000
Total Cost (Building Works)			£838,250
Planning Application Submission			£5,000
Specialist Surveys - as requested in pre-app			£15,000
AG Proposed Fee (RIBA Stage 3 plus EA)			£36,000
Total statutory and professional fees			£56,000
Estimated Total Project Cost (Excluding VAT)			£894,250

PRELIMINARY
ISSUE

ANDERTON
PROJECT+BUILDING
GABLES
CONSULTANCY



PRESTON | 01772 562800
Thomas Carter House, 1-2 Cross Street,
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7th Floor, The Balance, 2 Pinfold Street,
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S1 2GU
W anderson@gables.co.uk
E info@andertongables.co.uk

Rev Description	By	Date
Project Location:		
49 The Avenue		
Yeovil		
Somerset		

Drawing Title:

Proposed Conversion &
Detached New Build

Drawing Status: PRELIMINARY

Scale:	Size:	Date:	Drawn By:	Chkd By:
NTS	A3	10/2020	MB	MB

Job No:	Dwg No:	Revision:
AG19/0288	04	A

