



Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 2

on behalf of

Mace Developments



Costs current at Q2 2023

Issue Date: 13 July 2023
Revision: 4
Project Nr:
Prepared by: Lawrence Evans
Reviewed: Shaun Walshe
Signed: Isaac Bankah

Mace Consult LIMITED
155 Moorgate
London
EC2M 6XB

Tel: 020 3522 3000

Tonbridge Town Centre Redevelopment - Phase 2
Order of Cost Estimate - Option 2



Order of Cost Estimate Summary - Overall

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0 Facilitating Works	£ 187,900				
1 Substructure	£ 5,710,600	£ 10	£ 15	£ 13,928	4.7%
2 Superstructure	£ 31,894,334	£ 59	£ 82	£ 77,791	26.4%
2.1 Frame	£ 3,084,750	£ 6	£ 8	£ 7,524	2.6%
2.2 Upper floors	£ 4,549,500	£ 8	£ 12	£ 11,096	3.8%
2.3 Roof	£ 3,195,060	£ 6	£ 8	£ 7,793	2.6%
2.4 Stairs and Ramps	£ 857,000	£ 2	£ 2	£ 2,090	0.7%
2.5 External Walls	£ 11,646,619	£ 21	£ 30	£ 28,406	9.7%
2.6 Windows and External Doors	£ 3,523,489	£ 6	£ 9	£ 8,594	2.9%
2.7 Internal Walls and Partitions	£ 4,463,758	£ 8	£ 11	£ 10,887	3.7%
2.8 Internal Doors	£ 574,159	£ 1	£ 1	£ 1,400	0.5%
3 Internal Finishes	£ 3,217,987	£ 6	£ 8	£ 7,849	2.7%
3.1 Wall Finishes	£ 551,382	£ 1	£ 1	£ 1,345	0.5%
3.2 Floor Finishes	£ 1,595,247	£ 3	£ 4	£ 3,891	1.3%
3.3 Ceiling Finishes	£ 1,071,359	£ 2	£ 3	£ 2,613	0.9%
4 Fittings, Furnishings and Equipment	£ 494,270	£ 1	£ 1	£ 1,206	0.4%
5 Services	£ 11,992,628	£ 22	£ 31	£ 29,250	9.9%
5.1 Sanitary Installation	£ 79,000	£ 0	£ 0	£ 193	0.1%
5.2-5.13 MEPH	£ 10,858,628	£ 20	£ 28	£ 26,484	9.0%
5.10 Lifts	£ 1,055,000	£ 2	£ 3	£ 2,573	0.9%
5.14 BWIC with services incl					
6 Utilities connection + External Services	£ 1,435,000	£ 3	£ 4	£ 3,500	1.2%
7 Residential/Hotel Fitout	£ 19,594,908	£ 36	£ 50	£ 47,792	16.2%
8 External works (Surface Car Park + Public Realm)	£ 5,274,020	£ 10	£ 14	£ 12,863	4.4%
9 Multi-Storey Car Park	£ 8,817,000	£ 16	£ 23	£ 30,403	7.3%
10 Net Construction	£ 88,618,647	£ 163	£ 227	£ 216,143	73.5%
Main Contractor On-Costs					
11 Preliminaries 16.5%	£ 14,622,077	£ 27	£ 38	£ 35,664	12.1%
12 Design & Build Fees 4.0%	£ 4,129,629	£ 8	£ 11	£ 10,072	3.4%
13 OH&P 7.0%	£ 7,515,925	£ 14	£ 19	£ 18,332	6.2%
14 Construction Contingency 5.0%	£ 5,744,314	£ 11	£ 15	£ 14,011	4.8%
14 On-Costs Sub-Total	£ 32,011,944	£ 59	£ 82	£ 78,078	26.5%
15 Gross Construction to 1Q 2023	£ 120,630,591	£ 221	£ 309	£ 294,221	100.0%
16 Professional Fee Allowance	Excluded				
17 Development Contingency	Excluded				
18 Development Costs	£ -	£ -	£ -	£ -	0.0%
19 Substation Works	Excluded				
20 Public Realm and Community Landscaping	incl				
Inflation					
21 To 1Q 2023	Included				
22 To start-on-site	Excluded				
23 To mid-point	Excluded				
24 Gross Construction Forecast Outturn	£ 120,630,591	£ 221	£ 309	£ 294,221	100.0%

Efficiencies	
1 Site usage	52%
2 GEA : GIA	N/A
3 NIA : GIA	44%
4 NIA : GIA (exc. Non-resi)	77%
5 Average unit NIA	590 ft2
6 External wall : GIA ratio	0.65
7 Typical glazing ratio	40%

Key Data	
1 Site area	290,144 ft2
2 Gross external area	N/A
3 GF footprint	152,074 ft2
4 Overall GIA	544,949 ft2
5 Net internal area	389,958 ft2
6 Residential NIA	241,813 ft2
7 Non-residential	148,145 ft2
8 Basement	56,812 m2
9 Apartments total	410 nr
10 Studio	0 nr
11 1B 2P	101 nr
12 2B 4P	147 nr
13 3B 5P	46 nr
14 4B 6P	11 nr
15 Hotel Rooms	105 nr
16 Highest storeys (incl. GF)	6 nr
17 Car Parking spaces	290 nr
18 External Wall	N/A
19 Balconies	74.4%
20 Bolt-On Balconies	305 nr



Project Summary		Roof		Glazing	
Facilitating					
1 Contamination	Excluded	22 Single ply	✓	45 UPVC Double glazed	Excluded
2 Major demolition	✓	23 Pitched	Excluded	46 Triple glazed	Excluded
3 Specialist groundworks	Excluded	24 Brown	Excluded	47 Composite	✓
Foundations		25 Green	Excluded	48 Aluminium	Excluded
4 Strip and pad	Excluded	26 Blue	Excluded	Bathrooms	
5 Piling; CFA	✓	27 Landscaped	Excluded	49 Master; 3 piece	✓
6 Raft	Excluded	Stairs		50 - sanitaryware budget	
7 Ground slab	✓	28 Feature entrance	Excluded	51 Master; 4 piece	Excluded
8 Basement	✓	29 Stone	Excluded	52 - sanitaryware budget	
Frame		30 Timber	Excluded	53 Ensuites	✓
9 Steel frame	Excluded	31 Precast concrete	✓	54 - sanitaryware budget	
10 Space frame / deck	Excluded	32 Metal	Excluded	MEPH	
11 Concrete frame	✓	External Walls		55 Radiators	✓
12 Timber frame	Excluded	33 Scaffold	✓	56 Underfloor heating	✓
13 Traditional	Excluded	34 Mast climbers	Excluded	57 MVHR	✓
Upper Floors		35 SFS inner	Excluded	58 Cooling (to hotel)	Excluded
14 Concrete floors	✓	36 Brickwork; hand laid	✓	Landscaping	
15 - thickness varies		37 Alum PPC	Excluded	59 Hard landscaping	✓
16 Metal decking form work	Excluded	38 Brick slips	Excluded	60 Soft landscaping	✓
17 CLT	Excluded	39 Banding to façade	Excluded	61 Attenuation	✓
18 Angle supports	✓	40 Corbel to façade	Excluded	62 Play equipment	Excluded
19 - every floor	✓	41 Faceted window	Excluded	Utilities	
20 - every second floor	Excluded	42 Brick slips at curved area	Excluded	63 Diversions	Excluded
21 - every third floor	Excluded	43 Framing to sliding doors	✓	64 Incoming supplies	✓
		44 Header course	Excluded		

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 2



Basis / Assumptions

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|---|--|
| <ol style="list-style-type: none"> 1 All Rates are based on 1Q 2023. 2 Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency at 5% 3 No allowance has been made for inflation. 4 Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi. 5 Tenure: It is assumed building I is 100% BTR, the rest of the units are assumed 21% Private, 49% Affordable, 30% Shared Ownership 6 Medium specification considered in line with the respective tenures 7 1nr wardrobe to main bedroom of all units excluding social rent where there are none. 8 All lifts are 8-person 9 External Wall through wall construction Build up as brick 10 Curtain walling is assumed to 60% of external wall to ground floor retail and Cinema areas. 11 External Wall area calculation for residential is based on W:F ratio of 0.65 12 Residential - Floor to ceiling height of 2.5m 13 MVHR to all units excluding any Nox filter requirements 14 Metal balustrade to balconies and terraces. 15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel. 16 Aluminium Composite windows assumed at £600/m2. 17 Landscaping assumes 70:30 ratio for hard and soft 18 Extra-over allowance of £1k/unit for Balcony access doors 19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. 20 Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information 21 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m> as per BS9991 22 Facilitating works is based on the site area (overleaf) minus existing buildings to be retained 23 The office External Wall has been assumed as 100% traditional brick built façade. 24 External works is based on site area minus building footprints. 25 We have assumed lift overruns for each core 26 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces 27 Assumed works to surface car park includes minimal soft landscaping only. 28 Retail has been allowed to shell and core only 29 No basement has been allowed to all houses and the multi-storey Car Park 30 It is assumed that the cinema screens will be provided by others 31 No additional allowances have been made for flood defences or protection | <ol style="list-style-type: none"> 32 No allowance has been made for phasing requirements 33 No allowance has been made for any 'wet side' facilities to the Leisure Centre 34 No allowance has been made for a café to the Leisure centre 35 This estimate is based on 305 residential units and 105 Hotel Units 36 No allowance has been made for balconies to the hotel 37 It has been assumed there are 500 spaces in the surface car park 38 Allowance has been made for reception desk to hotel 39 Basements have been allowed to at the full footprint of all flats, the Hotel and office block only 40 No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25% uplift would need to be made to allow for Passivhaus Classic. 41 A provisional Allowance of £200k has been made for tidying up the River Medway Banks. |
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**Tonbridge Town Centre Redevelopment - Phase 2
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Exclusions

1 Professional and development management fees.	32 Wireless Internet Routers
2 Inflation.	33 All Brexit related impact.
3 Land acquisition costs.	34 Curtains & Blinds to apartments.
4 Legal costs.	35 Artwork across the scheme.
5 Planning costs.	36 No allowance for Fire strategy accommodating 2 staircases.
6 Financing costs.	37 No allowance for NOx filters.
7 Clients own costs.	38 Development Contingency
8 Marketing.	39 FFE to car park area (such as ticket machines)
9 CIL / S106 / S38 , works and/or contributions. S278 Systra quote included	40 Upcoming safety Bill including fire regulations
10 Commuted sums.	41 Works to rooftop terraces
11 Non recoverable VAT.	42 Green / Eco roofs
12 Wayleaves and Easements.	43 Ground Contamination and disposal
13 Site Survey costs.	44 Abestos found in existing buildings
14 Capital allowances or other incentives / grants.	45 Reinforcement of existing services
15 Unexpected ground conditions.	46 Comfort Cooling
16 Home automation systems.	
17 Marketing Suite Costs.	
18 Under / over sail license or other statutory fees.	
19 Comfort cooling to residential units.	
20 Substation(s)	
21 Cornice to internal of apartments.	
22 BREEM.	
23 Connection to district heating.	
24 Loose Furniture.	
25 Employer Insurances.	
26 Legislation Changes.	
27 Party Wall Awards.	
28 Rights of Light.	
29 Blackout Blinds.	
30 Out of hours working.	
31 Latent Defects Insurance.	

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Plot A - Hotel, Offices and Retail

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Efficiencies	Image	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	1 Site usage 90%	
1	Substructure	£ 704,250	£ 9	£ 13	£ 6,707	3.9%	2 GEA : GIA N/A	
2	Superstructure	£ 5,488,106	£ 71	£ 100	£ 52,268	30.1%	3 NIA : GIA 71%	
2.1	Frame	£ 704,250	£ 9	£ 13	£ 6,707	3.9%	4 NIA : GIA (exc. Non-res) 72%	
2.2	Upper floors	£ 847,200	£ 11	£ 16	£ 8,069	4.6%	5 Average hotel room NIA 233 ft2	
2.3	Roof	£ 685,020	£ 9	£ 13	£ 6,524	3.8%	6 External wall : GIA ratio 0.57	
2.4	Stairs and Ramps	£ 125,000	£ 2	£ 2	£ 1,190	0.7%	7 Typical glazing ratio 45%	
2.5	External Walls	£ 1,887,083	£ 24	£ 35	£ 17,972	10.4%		
2.6	Windows and External Doors	£ 757,094	£ 10	£ 14	£ 7,210	4.2%		
2.7	Internal Walls and Partitions	£ 425,700	£ 6	£ 8	£ 4,054	2.3%		
2.8	Internal Doors	£ 56,760	£ 1	£ 1	£ 541	0.3%		
3	Internal Finishes	£ 110,565	£ 1	£ 2	£ 1,053	0.6%		
3.1	Wall Finishes	£ 8,505	£ 0	£ 0	£ 81	0.0%		
3.2	Floor Finishes	£ 45,360	£ 1	£ 1	£ 432	0.2%		
3.3	Ceiling Finishes	£ 56,700	£ 1	£ 1	£ 540	0.3%		
4	Fittings, Furnishings and Equipment	£ 75,000	£ 1	£ 1	£ 714	0.4%		
5	Services	£ 2,154,833	£ 28	£ 39	£ 20,522	11.8%		
5.1	Sanitary Installation	£ 10,000	£ 0	£ 0	£ 95	0.1%		
5.2-5.13	MEPH	£ 2,009,833	£ 26	£ 37	£ 19,141	11.0%		
5.10	Lifts	£ 135,000	£ 2	£ 2	£ 1,286	0.7%		
5.14	BWIC with services inc							
6	Prefabricated Buildings and Units		n/a					
7	Utilities connection + External Services	£ 367,500	£ 5	£ 7	£ 3,500	2.0%		
8	Hotel Room Fit-Out	£ 3,323,673	£ 43	£ 136	£ 31,654	18.2%		
9	CAT A Office Fit-Out	£ 1,164,750	£ 15	£ 48	N/A	6.4%		
10	Sub-Total 1	£ 13,388,677	£ 173	£ 245	£ 127,511	73.5%		
11	Basement		incl					
12	External works		£ -	£ -	£ -	£ -		
13	Sub-Total 2	£ 13,388,677	£ 173	£ 245.14	£ 127,511	73.5%		
14	Net Construction	£ 13,388,677	£ 173	£ 245	£ 127,511	73.5%		
	Main Contractor On-Costs							
15	Preliminaries	16.5%	£ 2,209,132	£ 29	£ 40	£ 21,039	12.1%	
16	Design and Build Fees	4.0%	£ 623,912	£ 8	£ 11	£ 5,942	3.4%	
17	OH&P	7.0%	£ 1,135,520	£ 15	£ 21	£ 10,814	6.2%	
18	Contingency	5.0%	£ 867,862	£ 11	£ 16	£ 8,265	4.8%	
19	On-Costs Sub-Total	£ 4,836,427	£ 63	£ 89	£ 46,061	26.5%		
20	Gross Construction to 1Q 2023	£ 18,225,104	£ 236	£ 334	£ 173,572	100.0%		
	Inflation							
21	To 1Q 2023	Included						
22	To start-on-site	Excluded						
23	To mid-point	Excluded						
24	Gross Construction Forecast Outturn	£ 18,225,104	£ 236	£ 334	£ 173,572	100.0%		
	Key Data							
1	Site area				16,716 ft2			
2	Gross external area				N/A			
3	GF footprint				15,048 ft2			
4	Overall GIA (incl Basement)				77,361 ft2			
5	Residential GIA				33,939 ft2			
6	Net internal area				54,617 ft2			
7	Residential NIA				24,445 ft2			
8	Non-residential NIA				24,068 ft2			
9	Basement				16,716 ft2			
10	Hotel rooms				105 nr			
11	Highest storeys (incl. GF)				5 nr			
12	Cores				2 nr			
13	External Wall				4,082 m2			
14	Balconies				0.0%			
15	Bolt-On Balconies				0 nr			
16								
17								
18								
19								
20								
21								
	Project Summary							
	Facilitating							
1	Contamination				Excluded			
2	Major demolition				Excluded			
3	Specialist groundworks				Excluded			
	Foundations							
4	Strip and pad				Excluded			
5	Piling; CFA				✓			
6	Raft				Excluded			
7	Ground slab				✓			
8	Basement				Excluded			
	Frame							
9	Steel frame				Excluded			
10	Space frame / deck				Excluded			
11	Concrete frame				✓			
12	Timber frame				Excluded			
13	Traditional				Excluded			
	Upper Floors							
14	Concrete floors				✓			
15	- thickness				varies			
16	Metal decking form work				Excluded			
17	CLT				Excluded			
18	Angle supports				✓			
19	- every floor				✓			
20	- every second floor				Excluded			
21	- every third floor				Excluded			
	Roof							
22	Single ply				✓			
23	Pitched				Excluded			
24	Brown				Excluded			
25	Green				Excluded			
26	Blue				Excluded			
27	Landscaped				Excluded			
	Stairs							
28	Feature entrance				Excluded			
29	Stone				Excluded			
30	Timber				Excluded			
31	Precast concrete				✓			
32	Metal				Excluded			
	External Walls							
33	Scaffold				✓			
34	Mast climbers				Excluded			
35	SFS inner				Excluded			
36	Brickwork; hand laid				✓			
37	Alum PPC				Excluded			
38	Brick slips				Excluded			
39	Banding to façade				Excluded			
40	Corbel to façade				Excluded			
41	Faceted window				Excluded			
42	Brick slips at curved area				Excluded			
43	Framing to sliding doors				✓			
44	Header course				Excluded			
	Glazing							
45	UPVC Double glazed				Excluded			
46	Triple glazed				Excluded			
47	Composite				✓			
48	Aluminium				Excluded			
	Bathrooms							
49	Master; 3 piece				✓			
50	- sanitaryware budget							
51	Master; 4 piece				Excluded			
52	- sanitaryware budget							
53	Ensuites				✓			
54	- sanitaryware budget							
	MEPH							
55	Radiators				✓			
56	Underfloor heating				Excluded			
57	MVHR				✓			
58	Cooling (to hotel)				✓			
	Landscaping							
59	Hard landscaping				✓			
60	Soft landscaping				✓			
61	Attenuation				✓			
62	Play equipment				Excluded			
	Utilities							
63	Diversions				Excluded			
64	Incoming supplies				✓			

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 2



Plot B - Residential: 20 Flats, 16 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 461,375	£ 9	£ 14	£ 12,816	5.0%	
2	Superstructure	£ 3,396,935	£ 69	£ 105	£ 94,359	36.6%	
2.1	Frame	£ 261,875	£ 5	£ 8	£ 7,274	2.8%	
2.2	Upper floors	£ 468,200	£ 10	£ 14	£ 13,006	5.0%	
2.3	Roof	£ 391,930	£ 8	£ 12	£ 10,887	4.2%	
2.4	Stairs and Ramps	£ 139,600	£ 3	£ 4	£ 3,878	1.5%	
2.5	External Walls	£ 1,303,750	£ 27	£ 40	£ 36,215	14.0%	
2.6	Windows and External Doors	£ 319,243	£ 7	£ 10	£ 8,868	3.4%	
2.7	Internal Walls and Partitions	£ 470,438	£ 10	£ 15	£ 13,068	5.1%	
2.8	Internal Doors	£ 41,900	£ 1	£ 1	£ 1,164	0.5%	
3	Internal Finishes	£ 91,700	£ 2	£ 3	£ 2,547	1.0%	
3.1	Wall Finishes	£ 12,950	£ 0	£ 0	£ 360	0.1%	
3.2	Floor Finishes	£ 43,575	£ 1	£ 1	£ 1,210	0.5%	
3.3	Ceiling Finishes	£ 35,175	£ 1	£ 1	£ 977	0.4%	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 1	£ 972	0.4%	
5	Services	£ 867,424	£ 18	£ 27	£ 24,095	9.3%	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 83	0.0%	
5.2-5.13	MEPH	£ 729,424	£ 15	£ 23	£ 20,262	7.9%	
5.10	Lifts	£ 135,000	£ 3	£ 4	£ 3,750	1.5%	
5.14	BWIC with services	inc					
6	Prefabricated Buildings and Units		n/a				
7	Utilities connection + External Services	£ 126,000	£ 3	£ 4	£ 3,500	1.4%	
8	Residential Fit-Out	£ 1,842,523	£ 38	£ 57	£ 51,181	19.8%	
9	Sub-Total 1	£ 6,820,957	£ 139	£ 211	£ 189,471	73.5%	
10	Basement		£ -	£ -	£ -	0.0%	
11	External works		£ -	£ -	£ -	0.0%	
12	Sub-Total 2	£ 6,820,957	£ 139.36	£ 210.88	£ 189,471	73.5%	
13	Net Construction	£ 6,820,957	£ 139	£ 211	£ 189,471	73.5%	
	Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 1,125,458	£ 23	£ 35	£ 31,263	12.1%
15	Design and Build Fees	4.0%	£ 317,857	£ 6	£ 10	£ 8,829	3.4%
16	OH&P	7.0%	£ 578,499	£ 12	£ 18	£ 16,069	6.2%
17	Contingency	5.0%	£ 442,139	£ 9	£ 14	£ 12,282	4.8%
18	On-Costs Sub-Total	£ 2,463,952	£ 50	£ 76	£ 68,443	26.5%	
19	Gross Construction to 1Q 2023	£ 9,284,909	£ 190	£ 287	£ 257,914	100.0%	
	Inflation						
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 9,284,909	£ 190	£ 287	£ 257,914	100.0%	

Efficiencies		
1	Site usage	71%
2	GEA : GIA	N/A
3	NIA : GIA	66%
4	NIA : GIA (exc. Non-resi)	59%
5	Average unit NIA	798 ft2
6	External wall : GIA ratio	0.56
7	Typical glazing ratio	30%

Key Data		
1	Site area	17,222 ft2
2	Gross external area	N/A
3	GF footprint	12,153 ft2
4	Overall GIA	48,944 ft2
5	Net internal area	32,346 ft2
6	Residential NIA	28,740 ft2
7	Non-residential NIA	3,606 m2
8	Basement	4,919 m2
9	Units total	36 nr
10	Houses - 2 Bed	6 nr
11	Houses - 3 Bed	8 nr
12	Houses - 4 Bed	2 nr
13	Flats (1-Bed)	6 nr
14	Flats (2-Bed)	11 nr
15	Flats (3-Bed)	3 nr
16	Highest storeys (incl. GF)	5 nr
17	Cores	1 nr
18	External Wall	2,549 m2
19	Bolt-On Balconies	10 nr



Project Summary		
Facilitating		
1	Contamination	Excluded
2	Major demolition	✓
3	Specialist groundworks	Excluded
Foundations		
4	Strip and pad	Excluded
5	Piling; CFA	✓
6	Raft	Excluded
7	Ground slab	✓
8	Basement	Excluded
Frame		
9	Steel frame	Excluded
10	Space frame / deck	Excluded
11	Concrete frame	✓
12	Timber frame	Excluded
13	Traditional	Excluded
Upper Floors		
14	Concrete floors	✓
15	- thickness	varies
16	Metal decking form work	Excluded
17	CLT	Excluded
18	Angle supports	✓
19	- every floor	✓
20	- every second floor	Excluded
21	- every third floor	Excluded

Roof			
22	Single ply	✓	
23	Pitched	Excluded	
24	Brown	Excluded	
25	Green	Excluded	
26	Blue	Excluded	
27	Landscaped	Excluded	
Stairs			
28	Feature entrance	Excluded	
29	Stone	Excluded	
30	Timber	✓	
31	Precast concrete	✓	
32	Metal	Excluded	
External Walls			
33	Scaffold	✓	
34	Mast climbers	Excluded	
35	SFS inner	Excluded	
36	Brickwork; hand laid	✓	
37	Alum PPC	Excluded	
38	Brick slips	Excluded	
39	Banding to façade	Excluded	
40	Corbel to façade	Excluded	
41	Faceted window	Excluded	
42	Brick slips at curved area	Excluded	
43	Framing to sliding doors	✓	
44	Header course	Excluded	
Glazing			
45	UPVC Double glazed	Excluded	
46	Triple glazed	Excluded	
47	Composite	✓	
48	Aluminium	Excluded	
Bathrooms			
49	Master; 3 piece	✓	
50	- sanitaryware budget		
51	Master; 4 piece	Excluded	
52	- sanitaryware budget		
53	Ensuites	✓	
54	- sanitaryware budget		
MEPH			
55	Radiators	✓	
56	Underfloor heating	Excluded	
57	MVHR	✓	
58	Cooling (to hotel)	Excluded	
Landscaping			
59	Hard landscaping	✓	
60	Soft landscaping	✓	
61	Attenuation	✓	
62	Play equipment	Excluded	
Utilities			
63	Diversions	Excluded	
64	Incoming supplies	✓	

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 2



Plot C - Residential: 20 Flats, 16 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -		0.0%	
1	Substructure	£ 461,375	£ 9	£ 14	£ 12,816	5.0%	
2	Superstructure	£ 3,396,935	£ 69	£ 100	£ 94,359	36.5%	
2.1	Frame	£ 261,875	£ 5	£ 8	£ 7,274	2.8%	
2.2	Upper floors	£ 468,200	£ 10	£ 14	£ 13,006	5.0%	
2.3	Roof	£ 391,930	£ 8	£ 12	£ 10,887	4.2%	
2.4	Stairs and Ramps	£ 139,600	£ 3	£ 4	£ 3,878	1.5%	
2.5	External Walls	£ 1,303,750	£ 27	£ 39	£ 36,215	14.0%	
2.6	Windows and External Doors	£ 319,243	£ 7	£ 9	£ 8,868	3.4%	
2.7	Internal Walls and Partitions	£ 470,438	£ 10	£ 14	£ 13,068	5.1%	
2.8	Internal Doors	£ 41,900	£ 1	£ 1	£ 1,164	0.5%	
3	Internal Finishes	£ 91,700	£ 2	£ 3	£ 2,547	1.0%	
3.1	Wall Finishes	£ 12,950	£ 0	£ 0	£ 360	0.1%	
3.2	Floor Finishes	£ 43,575	£ 1	£ 1	£ 1,210	0.5%	
3.3	Ceiling Finishes	£ 35,175	£ 1	£ 1	£ 977	0.4%	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 1	£ 972	0.4%	
5	Services	£ 875,424	£ 18	£ 26	£ 24,317	9.4%	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 83	0.0%	
5.2-5.13	MEPH	£ 737,424	£ 15	£ 22	£ 20,484	7.9%	
5.10	Lifts	£ 135,000	£ 3	£ 4	£ 3,750	1.5%	
5.14	BWIC with services	inc					
6	Prefabricated Buildings and Units		n/a				
7	Utilities connection + External Services	£126,000	£ 3	£ 4	£ 3,500	1.4%	
8	Residential Fit-Out	£1,842,523	£ 38	£ 54	£ 51,181	19.8%	
9	Sub-Total 1	£ 6,828,957	£ 140	£ 202	£ 189,693	73.5%	
10	Basement		£ -	£ -	£ -	0.0%	
11	External works		£ -	£ -	£ -	£ -	
12	Sub-Total 2	£ 6,828,957	£ 140	£ 201.85		73.5%	
13	Net Construction	£ 6,828,957	£ 140	£ 202	£ 189,693	73.5%	
	Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 1,126,778	£ 23	£ 33	£ 31,299	12.1%
15	Design and Build Fees	4.0%	£ 318,229	£ 7	£ 9		3.4%
16	OH&P	7.0%	£ 579,178	£ 12	£ 17	£ 16,088	6.2%
17	Contingency	5.0%	£ 442,657	£ 9	£ 13		4.8%
18	On-Costs Sub-Total	£ 2,466,842	£ 50	£ 73	£ 68,523	26.5%	
19	Gross Construction to 1Q 2023	£ 9,295,799	£ 190	£ 275	£ 258,217	100.0%	
	Inflation						
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 9,295,799	£ 190	£ 275		100.0%	

Efficiencies		
1	Site usage	63%
2	GEA : GIA	N/A
3	NIA : GIA	69%
4	NIA : GIA (exc. Non-resi)	59%
5	Average unit NIA	N/A
6	External wall : GIA ratio	0.00
7	Typical glazing ratio	30%

Key Data		
1	Site area	19,160 ft2
2	Gross external area	N/A
3	GF footprint	12,153 ft2
4	Overall GIA	48,944 ft2
5	Net internal area	33,831 ft2
6	Residential NIA	28,740 ft2
7	Non-residential NIA	3,606 ft2
8	Basement	4,919 ft2
9	Apartments total	36 nr
10	Houses - 2 Bed	6 nr
11	Houses - 3 Bed	8 nr
12	Houses - 4 Bed	2 nr
13	Flats (1-Bed)	6 nr
14	Flats (2-Bed)	11 nr
15	Flats (3-Bed)	3 nr
16	Highest storeys (incl. GF)	5 nr
17	Cores	1 m2
18	External Wall	2,350 m2
19	Bolt-On Balconies	10 nr



Project Summary		
Facilitating		
1	Contamination	Excluded
2	Major demolition	✓
3	Specialist groundworks	Excluded
Foundations		
4	Strip and pad	Excluded
5	Piling; CFA	✓
6	Raft	Excluded
7	Ground slab	✓
8	Basement	Excluded
Frame		
9	Steel frame	Excluded
10	Space frame / deck	Excluded
11	Concrete frame	✓
12	Timber frame	Excluded
13	Traditional	Excluded
Upper Floors		
14	Concrete floors	✓
15	- thickness	varies
16	Metal decking form work	Excluded
17	CLT	Excluded
18	Angle supports	✓
19	- every floor	✓
20	- every second floor	Excluded
21	- every third floor	Excluded

Roof		
22	Single ply	✓
23	Pitched	Excluded
24	Brown	Excluded
25	Green	Excluded
26	Blue	Excluded
27	Landscaped	Excluded
Stairs		
28	Feature entrance	Excluded
29	Stone	Excluded
30	Timber	✓
31	Precast concrete	✓
32	Metal	Excluded
External Walls		
33	Scaffold	✓
34	Mast climbers	Excluded
35	SFS inner	Excluded
36	Brickwork; hand laid	✓
37	Alum PPC	Excluded
38	Brick slips	Excluded
39	Banding to façade	Excluded
40	Corbel to façade	Excluded
41	Faceted window	Excluded
42	Brick slips at curved area	Excluded
43	Framing to sliding doors	✓
44	Header course	Excluded
Glazing		
45	UPVC Double glazed	Excluded
46	Triple glazed	Excluded
47	Composite	✓
48	Aluminium	Excluded
Bathrooms		
49	Master; 3 piece	✓
50	- sanitaryware budget	
51	Master; 4 piece	Excluded
52	- sanitaryware budget	
53	Ensuites	✓
54	- sanitaryware budget	
MEPH		
55	Radiators	✓
56	Underfloor heating	Excluded
57	MVHR	✓
58	Cooling (to hotel)	Excluded
Landscaping		
59	Hard landscaping	✓
60	Soft landscaping	✓
61	Attenuation	✓
62	Play equipment	Excluded
Utilities		
63	Diversions	Excluded
64	Incoming supplies	✓

Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 2



Plot D - Angel Leisure Centre Refurbishment

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Efficiencies	Image	
0	Facilitating Works	£ 187,900	£ 5	£ 5	N/A	3.0%	100% 1 Site usage 2 GEA : GIA 3 NIA : GIA 4 NIA : GIA (exc. Non-resi) 5 Average unit NIA 6 External wall : GIA ratio 7 Typical glazing ratio	
1	Substructure	£ -	£ -	£ -	N/A	0.0%		
2	Superstructure	£ 876,824	£ 22	£ 26	N/A	14.1%		
2.1	Frame	£ -	£ -	£ -	N/A	0.0%		
2.2	Upper floors	£ -	£ -	£ -	N/A	0.0%		
2.3	Roof	£ -	£ -	£ -	N/A	0.0%		
2.4	Stairs and Ramps	£ 20,000	£ 0	£ 1	N/A	0.3%		
2.5	External Walls	£ -	£ -	£ -	N/A	0.0%		
2.6	Windows and External Doors	£ -	£ -	£ -	N/A	0.0%		
2.7	Internal Walls and Partitions	£ 714,020	£ 18	£ 21	N/A	11.5%		
2.8	Internal Doors	£ 142,804	£ 4	£ 4	N/A	2.3%		
3	Internal Finishes	£ 879,372	£ 22	£ 26	N/A	14.2%	#VALUE! 30%	
3.1	Wall Finishes	£ 278,092	£ 7	£ 8	N/A	4.5%		
3.2	Floor Finishes	£ 330,704	£ 8	£ 10	N/A	5.3%		
3.3	Ceiling Finishes	£ 270,576	£ 7	£ 8	N/A	4.4%		
4	Fittings, Furnishings and Equipment	£ 244,270	£ 6	£ 7	N/A	3.9%		
5	Services	£ 2,376,590	£ 59	£ 69	N/A	38.2%		
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	N/A	0.0%		
5.2-5.13	MEPH	£ 2,273,590	£ 56	£ 66	N/A	36.6%		
5.10	Lifts	£ 100,000	£ 2	£ 3	N/A	1.6%		
5.14	BWIC with services	inc						
6	Prefabricated Buildings and Units		n/a					
7	Utilities connection + External Services	£ -	£ -	£ -	N/A	0.0%		
8	Sub-Total 1	£ 4,564,956	£ 113	£ 133	N/A	73.5%		
9	Basement		£ -	£ -	N/A	0.0%		
10	External works		£ -	£ -	N/A	0.0%		
11	Sub-Total 2	£ 4,564,956	£ 113	£ 133.15	N/A	73.5%		
12	Net Construction	£ 4,564,956	£ 113	£ 133	N/A	73.5%		
Main Contractor On-Costs								
13	Preliminaries	16.5%	£ 753,218	£ 19	£ 22	N/A	12.1%	
14	Design and Build Fees	4.0%	£ 212,727	£ 5	£ 6	N/A	3.4%	
15	OH&P	7.0%	£ 387,163	£ 10	£ 11	N/A	6.2%	
16	Contingency	5.0%	£ 295,903	£ 7	£ 9	N/A	4.8%	
17	On-Costs Sub-Total	£ 1,649,011	£ 41	£ 48	N/A	26.5%		
18	Gross Construction to 1Q 2023	£ 6,213,967	£ 154	£ 181	N/A	100.0%		
Inflation								
21	To 1Q 2023	Included						
22	To start-on-site	Excluded						
23	To mid-point	Excluded						
24	Gross Construction Forecast Outturn	£ 6,213,967	£ 154	£ 181	N/A	100.0%		

Key Data		Project Summary	
1	Site area	36,598 ft2	
2	Gross external area	N/A	
3	GF footprint	36,598 ft2	
4	Overall GIA	40,451 ft2	
5	Net internal area	34,283 ft2	
6	Residential NIA	0 ft2	
7	Non-residential NIA	34,283 ft2	
8	Basement	N/A	
9	Apartments total	0 nr	
10	Studio	N/A	
11	1B 2P	N/A	
12	2B 3P	N/A	
13	2B 4P	N/A	
14	3B 5P	N/A	
15	Highest storeys (incl. GF)	2 nr	
16	Cores	3 nr	
17	External Wall	N/A	
18	Balconies	N/A	
19	Bolt-On Balconies	N/A	

Facilitating		Roof		Glazing	
1	Contamination	Excluded	22 Single ply	Excluded	45 UPVC Double glazed
2	Major demolition	✓	23 Pitched	Excluded	46 Triple glazed
3	Specialist groundworks	Excluded	24 Brown	Excluded	47 Composite
Foundations			25 Green	Excluded	48 Aluminium
4	Strip and pad	Excluded	26 Blue	Excluded	
5	Piling; CFA	Excluded	27 Landscaped	Excluded	Bathrooms
6	Raft	Excluded			49 Master; 3 piece
7	Ground slab	Excluded	Stairs		50 - sanitaryware budget
8	Basement	Excluded	28 Feature entrance	Excluded	51 Master; 4 piece
Frame			29 Stone	Excluded	52 - sanitaryware budget
9	Steel frame	Excluded	30 Timber	Excluded	53 Ensuites
10	Space frame / deck	Excluded	31 Precast concrete	Excluded	54 - sanitaryware budget
11	Concrete frame	Excluded	32 Metal	Excluded	
12	Timber frame	Excluded	External Walls		MEPH
13	Traditional	Excluded	33 Scaffold	Excluded	55 Radiators
Upper Floors			34 Mast climbers	Excluded	56 Underfloor heating
14	Concrete floors	Excluded	35 SFS inner	Excluded	57 MVHR
15	- thickness	varies	36 Brickwork; hand laid	Excluded	58 Cooling (to hotel)
16	Metal decking form work	Excluded	37 Alum PPC	Excluded	Landscaping
17	CLT	Excluded	38 Brick slips	Excluded	59 Hard landscaping
18	Angle supports	Excluded	39 Banding to façade	Excluded	60 Soft landscaping
19	- every floor	Excluded	40 Corbel to façade	Excluded	61 Attenuation
20	- every second floor	Excluded	41 Faceted window	Excluded	62 Play equipment
21	- every third floor	Excluded	42 Brick slips at curved area	Excluded	
			43 Framing to sliding doors	Excluded	Utilities
			44 Header course	Excluded	63 Diversions
					64 Incoming supplies

Tonbridge Town Centre Redevelopment - Phase 2
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Plot E - Surface Car Park

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / space	%
1	Remedial works to existing car park	£ 329,500	£ 5	N/A	£ 659	73.5%
2	Sub-Total 1	£ 329,500	£ 5	N/A	£ 659	73.5%
3	Net Construction	£ 329,500	£ 5	N/A	£ 659	73.5%
Main Contractor On-Costs						
4	Preliminaries	16.5%	£ 54,368	£ 1	N/A	£ 109 12.1%
5	Design and Build Fees	4.0%	£ 15,355	£ 0		£ 31 3.4%
6	OH&P	7.0%	£ 27,946	£ 0	N/A	£ 56 6.2%
7	Contingency	5.0%	£ 21,358	£ 0		£ 43 4.8%
8	On-Costs Sub-Total	£ 119,026	£ 2	N/A	£ 238	26.5%
9	Gross Construction to 1Q 2023	£ 448,526	£ 6	N/A	£ 897	100.0%
Inflation						
10	To 1Q 2023		Included			
11	To start-on-site		Excluded			
12	To mid-point		Excluded			
13	Gross Construction Forecast Outturn	£ 448,526	£ 6	N/A	£ 897	100.0%

Efficiencies		
1	Site usage	100%
2	GEA : GIA	N/A
3	NIA : GIA	N/A
4	NIA : GIA (exc. Non-resi)	N/A
5	Average unit NIA	N/A
6	External wall : GIA ratio	N/A
7	Typical glazing ratio	N/A

Key Data		
1	Site area	70,935 ft2
2	Gross external area	
3	GF footprint	N/A
4	Overall GIA	70,935 ft2
5	Net internal area	N/A
6	Residential NIA	N/A
7	Non-residential NIA	N/A
8	Basement	N/A
9	Apartments total	N/A
10	Studio	N/A
11	1B 2P	N/A
12	2B 3P	N/A
13	2B 4P	N/A
14	3B 5P	N/A
15	Car Parking Spaces	500 nr
16	Highest storeys (incl. GF)	N/A
17	Cores	N/A
18	External Wall	N/A
19	Balconies	N/A
20	Bolt-On Balconies	N/A



Project Summary		
Facilitating		
1	Contamination	Excluded
2	Major demolition	Excluded
3	Specialist groundworks	Excluded
Foundations		
4	Strip and pad	Excluded
5	Piling; CFA	Excluded
6	Raft	Excluded
7	Ground slab	Excluded
8	Basement	Excluded
Frame		
9	Steel frame	Excluded
10	Space frame / deck	Excluded
11	Concrete frame	Excluded
12	Timber frame	Excluded
13	Traditional	Excluded
Upper Floors		
14	Concrete floors	Excluded
15	- thickness	Excluded
16	Metal decking form work	Excluded
17	CLT	Excluded
18	Angle supports	Excluded
19	- every floor	Excluded
20	- every second floor	Excluded
21	- every third floor	Excluded

Roof		Glazing		
22	Terrace	45	UPVC Double glazed	Excluded
23	Pitched	46	Triple glazed	Excluded
24	Brown	47	Composite	Excluded
25	Green	48	Aluminium	Excluded
26	Blue	Bathrooms		
27	Landscaped	49	Master; 3 piece	Excluded
Stairs		50	- sanitaryware budget	
28	Feature entrance	51	Master; 4 piece	Excluded
29	Stone	52	- sanitaryware budget	
30	Timber	53	Ensuites	Excluded
31	Precast concrete	54	- sanitaryware budget	
32	Metal	MEPH		
External Walls		55	Radiators	Excluded
33	Scaffold	56	Underfloor heating	Excluded
34	Mast climbers	57	MVHR	Excluded
35	SFS inner	58	Cooling (to hotel)	Excluded
36	Brickwork; hand laid	Landscaping		
37	Alum PPC	59	Hard landscaping	Excluded
38	Brick slips	60	Soft landscaping	✓
39	Banding to façade	61	Attenuation	Excluded
40	Corbel to façade	62	Play equipment	Excluded
41	Faceted window	Utilities		
42	Brick slips at curved area	63	Diversions	Excluded
43	Framing to sliding doors	64	Incoming supplies	Excluded
44	Header course			

Tonbridge Town Centre Redevelopment - Phase 2

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Plot F - Multi-Storey Car Park

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / space	%	Efficiencies	Image
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	1 Site usage 100%	
1	Substructure	£ 1,558,000	£ 20	£ 20	£ 5,372	13.0%	2 GEA : GIA #DIV/0!	
2	Superstructure	£ 4,765,000	£ 63	£ 63	£ 16,431	39.7%	3 NIA : GIA 100%	
3	Internal Fitting Out	£ 656,000	£ 9	£ 9	£ 2,262	5.5%	4 NIA : GIA (exc. Non-resi) N/A	
4	Services	£ 1,838,000	£ 24	£ 24	£ 6,338	15.3%	5 Average unit NIA N/A	
5	Sub-Total 1	£ 8,817,000	£ 116	£ 116	£ 30,403	73.5%	6 External wall : GIA ratio #VALUE!	
6	Electric Car Charging - 50% Passive, 50% Active	Incl			£ -		7 Typical glazing ratio 0%	
7	Sub-Total 2	£ 8,817,000	£ 116	£ 116	£ 30,403	73.5%	Key Data	
8	Net Construction	£ 8,817,000	£ 116	£ 116	£ 30,403	73.5%	1 Site area 25,403 ft2	
	Main Contractor On-Costs						2 Gross external area N/A	
9	Preliminaries 16.5%	£ 1,454,805	£ 19	£ 19	£ 5,017	12.1%	3 GF footprint 25,403 ft2	
10	Design and Build Fees 4.0%	£ 410,872	£ 5	£ 5	£ 1,417	3.4%	4 Overall GIA 76,209 ft2	
11	OH&P 7.0%	£ 747,787	£ 10	£ 10	£ 2,579	6.2%	5 Net internal area 76,209 ft2	
12	Contingency 5.0%	£ 571,523	£ 8	£ 8	£ 1,971	4.8%	6 Residential NIA 0 ft2	
13	On-Costs Sub-Total	£ 3,184,988	£ 42	£ 42	£ 10,983	26.5%	7 Non-residential NIA 76,209 ft2	
14	Gross Construction to 1Q 2023	£ 12,001,988	£ 157	£ 157	£ 41,386	100.0%	8 Basement N/A	
	Inflation						9 Apartments total N/A	
15	To 1Q 2023	Included					10 Studio N/A	
16	To start-on-site	Excluded					11 1B 2P N/A	
17	To mid-point	Excluded					12 2B 3P N/A	
18	Gross Construction Forecast Outturn	£ 12,001,988	£ 157	£ 157	£ 41,386	100.0%	13 2B 4P N/A	
							14 3B 5P N/A	
							15 Car Parking Spaces 290 nr	
							16 Highest storeys (incl. GF) 4 nr	
							17 Cores 2 nr	
							18 External Wall N/A	
							19 Balconies N/A	
							20 Bolt-On Balconies N/A	
							Project Summary	
							Facilitating	
							1 Contamination Excluded	
							2 Major demolition ✓	
							3 Specialist groundworks Excluded	
							Foundations	
							4 Strip and pad Excluded	
							5 Piling; CFA ✓	
							6 Raft Excluded	
							7 Ground slab ✓	
							8 Basement Excluded	
							Frame	
							9 Steel frame Excluded	
							10 Space frame / deck Excluded	
							11 Concrete frame ✓	
							12 Timber frame Excluded	
							13 Traditional Excluded	
							Upper Floors	
							14 Concrete floors ✓	
							15 - thickness varies	
							16 Metal decking form work Excluded	
							17 CLT Excluded	
							18 Angle supports ✓	
							19 - every floor ✓	
							20 - every second floor Excluded	
							21 - every third floor Excluded	
							Roof	
							22 Terrace Excluded	
							23 Pitched Excluded	
							24 Brown Excluded	
							25 Green Excluded	
							26 Blue Excluded	
							27 Landscaped Excluded	
							Stairs	
							28 Feature entrance Excluded	
							29 Stone Excluded	
							30 Timber Excluded	
							31 Precast concrete ✓	
							32 Metal Excluded	
							External Walls	
							33 Scaffold Excluded	
							34 Mast climbers Excluded	
							35 SFS inner Excluded	
							36 Brickwork; hand laid Excluded	
							37 Alum PPC Excluded	
							38 Brick slips Excluded	
							39 Banding to façade Excluded	
							40 Corbel to façade Excluded	
							41 Faceted window Excluded	
							42 Brick slips at curved area Excluded	
							43 Framing to sliding doors Excluded	
							44 Header course Excluded	
							Glazing	
							45 UPVC Double glazed Excluded	
							46 Triple glazed Excluded	
							47 Composite Excluded	
							48 Aluminium Excluded	
							Bathrooms	
							49 Master; 3 piece Excluded	
							50 - sanitaryware budget	
							51 Master; 4 piece Excluded	
							52 - sanitaryware budget	
							53 Ensuites Excluded	
							54 - sanitaryware budget	
							MEPH	
							55 Radiators Excluded	
							56 Underfloor heating Excluded	
							57 MVHR Excluded	
							58 Cooling (to hotel) Excluded	
							Landscaping	
							59 Hard landscaping Excluded	
							60 Soft landscaping Excluded	
							61 Attenuation Excluded	
							62 Play equipment Excluded	
							Utilities	
							63 Diversions Excluded	
							64 Incoming supplies Excluded	

**Tonbridge Town Centre Redevelopment - Phase 2
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Plot G - Residential: 9 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 111,000	£ 9	£ 14	£ 12,333	6.5%	
2	Superstructure	£ 564,393	£ 47	£ 71	£ 62,710	32.8%	
2.1	Frame	£ -	£ -	£ -	£ -	0.0%	
2.2	Upper floors	£ 74,000	£ 6	£ 9	£ 8,222	4.3%	
2.3	Roof	£ 104,000	£ 9	£ 13	£ 11,556	6.1%	
2.4	Stairs and Ramps	£ 50,400	£ 4	£ 6	£ 5,600	2.9%	
2.5	External Walls	£ 190,511	£ 16	£ 24	£ 21,168	11.1%	
2.6	Windows and External Doors	£ 62,183	£ 5	£ 8	£ 6,909	3.6%	
2.7	Internal Walls and Partitions	£ 83,300	£ 7	£ 10	£ 9,256	4.8%	
2.8	Internal Doors	£ -	£ -	£ -	£ -	0.0%	
3	Internal Finishes - Shell & Core	£ 14,800	£ 1	£ 2	£ 1,644	0.9%	
3.1	Wall Finishes	£ 3,700	£ 0	£ 0	£ 411	0.2%	
3.2	Floor Finishes	£ 5,550	£ 0	£ 1	£ 617	0.3%	
3.3	Ceiling Finishes	£ 5,550	£ 0	£ 1	£ 617	0.3%	
4	Fittings, Furnishings and Equipment	£ -	£ -	£ -	£ -	0.0%	
5	Services	£ 48,600	£ 4	£ 6	£ 5,400	2.8%	
5.1	Sanitary Installation	£ -	£ -	£ -	£ -	0.0%	
5.2-5.13	MEPH	£ 48,600	£ 4	£ 6	£ 5,400	2.8%	
5.10	Lifts	£ -	£ -	£ -	£ -	0.0%	
5.14	BWIC with services	inc					
6	Prefabricated Buildings and Units			n/a			
7	Utilities connection + External Services	£ 31,500	£ 3	£ 4	£ 3,500	1.8%	
8	Residential Fit-Out	£ 492,032	£ 41	£ 62	£ 54,670	28.6%	
9	Sub-Total 1	£ 1,262,325	£ 106	£ 158	£ 140,258	73.5%	
10	Basement		£ -	£ -	£ -	0.0%	
11	External works		£ -	£ -	£ -	0.0%	
12	Sub-Total 2	£ 1,262,325	£ 105.65	£ 158.48	£ 140,258	73.5%	
13	Net Construction	£ 1,262,325	£ 106	£ 158	£ 140,258	73.5%	
Main Contractor On-Costs							
14	Preliminaries	16.5%	£ 208,284	£ 17	£ 26	£ 23,143	12.1%
15	Design and Build Fees	4.0%	£ 58,824	£ 5	£ 7	£ 6,536	3.4%
16	OH&P	7.0%	£ 107,060	£ 9	£ 13	£ 11,896	6.2%
17	Contingency	5.0%	£ 81,825	£ 7	£ 10	£ 9,092	4.8%
18	On-Costs Sub-Total	£ 455,993	£ 38	£ 57	£ 50,666	26.5%	
19	Gross Construction to 1Q 2023	£ 1,718,318	£ 144	£ 216	£ 190,924	100.0%	
Inflation							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 1,718,318	£ 144	£ 216	£ 190,924	100.0%	

Efficiencies		
1	Site usage	30%
2	GEA : GIA	#DIV/0!
3	NIA : GIA	67%
4	NIA : GIA (exc. Non-resi)	100%
5	Average unit NIA	1,328 ft2
6	External wall : GIA ratio	0.00
7	Typical glazing ratio	30%
Key Data		
1	Site area	15,005 ft2
2	Gross external area	0 ft2
3	GF footprint	4,478 ft2
4	Overall GIA	11,948 ft2
5	Net internal area	7,965 ft2
6	Residential NIA	11,948 ft2
7	Non-residential NIA	0 ft2
8	Basement	0 ft2
9	Apartments total	9 nr
10	Studio	0 nr
11	2B 4P	4 nr
12	3B 5P	4 nr
13	4B 6P	1 nr
14		
15	Highest storeys (incl. GF)	3 nr
16	Cores	N/A
17	External Wall	0 m2
18	Balconies	N/A
19	Bolt-On Balconies	N/A
Project Summary		
Facilitating		
1	Contamination	Excluded
2	Major demolition	✓
3	Specialist groundworks	Excluded
Foundations		
4	Strip and pad	Excluded
5	Piling; CFA	✓
6	Raft	Excluded
7	Ground slab	✓
8	Basement	Excluded
Frame		
9	Steel frame	Excluded
10	Space frame / deck	Excluded
11	Concrete frame	✓
12	Timber frame	Excluded
13	Traditional	Excluded
Upper Floors		
14	Concrete floors	✓
15	- thickness	varies
16	Metal decking form work	Excluded
17	CLT	Excluded
18	Angle supports	✓
19	- every floor	✓
20	- every second floor	Excluded
21	- every third floor	Excluded
Roof		
22	Single ply	✓
23	Pitched	Excluded
24	Brown	Excluded
25	Green	Excluded
26	Blue	Excluded
27	Landscaped	Excluded
Stairs		
28	Feature entrance	Excluded
29	Stone	Excluded
30	Timber	Excluded
31	Precast concrete	✓
32	Metal	Excluded
External Walls		
33	Scaffold	✓
34	Mast climbers	Excluded
35	SFS inner	Excluded
36	Brickwork; hand laid	✓
37	Alum PPC	Excluded
38	Brick slips	Excluded
39	Banding to façade	Excluded
40	Corbel to façade	Excluded
41	Faceted window	Excluded
42	Brick slips at curved area	Excluded
43	Framing to sliding doors	✓
44	Header course	Excluded
Glazing		
45	UPVC Double glazed	Excluded
46	Triple glazed	Excluded
47	Composite	✓
48	Aluminium	Excluded
Bathrooms		
49	Master; 3 piece	✓
50	- sanitaryware budget	
51	Master; 4 piece	Excluded
52	- sanitaryware budget	
53	Ensuites	✓
54	- sanitaryware budget	
MEPH		
55	Radiators	✓
56	Underfloor heating	Excluded
57	MVHR	✓
58	Cooling (to hotel)	Excluded
Landscaping		
59	Hard landscaping	✓
60	Soft landscaping	✓
61	Attenuation	✓
62	Play equipment	Excluded
Utilities		
63	Diversions	Excluded
64	Incoming supplies	✓



Tonbridge Town Centre Redevelopment - Phase 2
Order of Cost Estimate - Option 2



Plot H - Residential: 15 Flats, 4 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%
1	Substructure	£ 406,425	£ 16	£ 27	£ 21,391	7.8%
2	Superstructure	£ 1,735,080	£ 67	£ 117	£ 91,320	33.3%
2.1	Frame	£ 157,125	£ 6	£ 11	£ 8,270	3.0%
2.2	Upper floors	£ 232,200	£ 9	£ 16	£ 12,221	4.5%
2.3	Roof	£ 190,190	£ 7	£ 13	£ 10,010	3.7%
2.4	Stairs and Ramps	£ 72,400	£ 3	£ 5	£ 3,811	1.4%
2.5	External Walls	£ 857,702	£ 33	£ 58	£ 45,142	16.5%
2.6	Windows and External Doors	£ 185,782	£ 7	£ 13	£ 9,778	3.6%
2.7	Internal Walls and Partitions	£ 20,825	£ 1	£ 1	£ 1,096	0.4%
2.8	Internal Doors	£ 18,855	£ 1	£ 1	£ 992	0.4%
3	Internal Finishes	£ 61,535	£ 2	£ 4	£ 3,239	1.2%
3.1	Wall Finishes	£ 20,705	£ 1	£ 1	£ 1,090	0.4%
3.2	Floor Finishes	£ 22,935	£ 1	£ 2	£ 1,207	0.4%
3.3	Ceiling Finishes	£ 17,895	£ 1	£ 1	£ 942	0.3%
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 2	£ 1,842	0.7%
5	Services	£ 573,414	£ 22	£ 39	£ 30,180	11.0%
5.1	Sanitary Installation	£ 20,000	£ 1	£ 1	£ 1,053	0.4%
5.2-5.13	MEPH	£ 428,414	£ 17	£ 29	£ 22,548	8.2%
5.10	Lifts	£ 125,000	£ 5	£ 8	£ 6,579	2.4%
5.14	BWIC with services	inc				
6	Prefabricated Buildings and Units		n/a			
7	Utilities connection + External Services	£ 66,500	£ 3	£ 4	£ 3,500	1.3%
8	Residential Fit-Out	£ 945,757	£ 37	£ 64	£ 49,777	18.2%
9	Sub-Total 1	£ 3,823,711	£ 148	£ 258	£ 201,248	73.5%
10	Basement		£ -	£ -	£ -	0.0%
11	External works		£ -	£ -	£ -	0.0%
12	Sub-Total 2	£ 3,823,711	£ 147.71	£ 258.35	£ 201,248	73.5%
13	Net Construction	£ 3,823,711	£ 148	£ 258	£ 201,248	73.5%
Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 630,912	£ 24	£ 43	£ 33,206 12.1%
15	Design and Build Fees	4.0%	£ 178,185	£ 7	£ 12	£ 9,378 3.4%
16	OH&P	7.0%	£ 324,297	£ 13	£ 22	£ 17,068 6.2%
17	Contingency	5.0%	£ 247,855	£ 10	£ 17	£ 13,045 4.8%
18	On-Costs Sub-Total	£ 1,381,249	£ 53	£ 93	£ 72,697	26.5%
19	Gross Construction to 1Q 2023	£ 5,204,961	£ 201	£ 352	£ 273,945	100.0%
Inflation						
21	To 1Q 2023	Included				
22	To start-on-site	Excluded				
23	To mid-point	Excluded				
24	Gross Construction Forecast Outturn	£ 5,204,961	£ 201	£ 352	£ 273,945	100.0%

Efficiencies		
1	Site usage	36%
2	GEA : GIA	N/A
3	NIA : GIA	57%
4	NIA : GIA (exc. Non-resi)	57%
5	Average unit NIA	779 ft2
6	External wall : GIA ratio	0.00
7	Typical glazing ratio	30%

Key Data		
1	Site area	15,694 ft2
2	Gross external area	N/A
3	GF footprint	5,619 ft2
4	Overall GIA	25,887 ft2
5	Net internal area	14,801 ft2
6	Residential NIA	14,801 ft2
7	Non-residential NIA	0 ft2
8	Basement	3,358 ft2
9	Apartments total	19 nr
10	Studio	0 nr
11	1B 2P	5 nr
12	2B 3P	10 nr
13	2B 4P	2 nr
14	3B 5P	2 nr
15	Highest storeys (incl. GF)	5 nr
16	Cores	2 nr
17	External Wall	0 m2
18	Balconies	42.1%
19	Bolt-On Balconies	8 nr



Project Summary		
Facilitating		
1	Contamination	Excluded
2	Major demolition	✓
3	Specialist groundworks	Excluded
Foundations		
4	Strip and pad	Excluded
5	Piling; CFA	✓
6	Raft	Excluded
7	Ground slab	✓
8	Basement	Excluded
Frame		
9	Steel frame	Excluded
10	Space frame / deck	Excluded
11	Concrete frame	✓
12	Timber frame	Excluded
13	Traditional	Excluded
Upper Floors		
14	Concrete floors	✓
15	- thickness	varies
16	Metal decking form work	Excluded
17	CLT	Excluded
18	Angle supports	✓
19	- every floor	✓
20	- every second floor	Excluded
21	- every third floor	Excluded

Roof		
22	Single ply	✓
23	Pitched	Excluded
24	Brown	Excluded
25	Green	Excluded
26	Blue	Excluded
27	Landscaped	Excluded
Stairs		
28	Feature entrance	Excluded
29	Stone	Excluded
30	Timber	Excluded
31	Precast concrete	✓
32	Metal	Excluded
External Walls		
33	Scaffold	✓
34	Mast climbers	Excluded
35	SFS inner	Excluded
36	Brickwork; hand laid	✓
37	Alum PPC	Excluded
38	Brick slips	Excluded
39	Banding to façade	Excluded
40	Corbel to façade	Excluded
41	Faceted window	Excluded
42	Brick slips at curved area	Excluded
43	Framing to sliding doors	✓
44	Header course	Excluded
Glazing		
45	UPVC Double glazed	Excluded
46	Triple glazed	Excluded
47	Composite	✓
48	Aluminium	Excluded
Bathrooms		
49	Master; 3 piece	✓
50	- sanitaryware budget	
51	Master; 4 piece	Excluded
52	- sanitaryware budget	
53	Ensuites	✓
54	- sanitaryware budget	
MEPH		
55	Radiators	✓
56	Underfloor heating	Excluded
57	MVHR	✓
58	Cooling (to hotel)	Excluded
Landscaping		
59	Hard landscaping	✓
60	Soft landscaping	✓
61	Attenuation	✓
62	Play equipment	Excluded
Utilities		
63	Diversions	Excluded
64	Incoming supplies	✓



**Tonbridge Town Centre Redevelopment - Phase 2
Order of Cost Estimate - Option 2**

Plot I - Residential: 150 Build To Rent Flats

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0 Facilitating Works	£ -	£ -	£ -	£ -	0.0%
1 Substructure	£ 2,507,550	£ 17	£ 27	£ 16,717	6.7%
2 Superstructure	£ 11,874,585	£ 80	£ 128	£ 79,164	31.7%
2.1 Frame	£ 1,347,750	£ 9	£ 15	£ 8,985	3.6%
2.2 Upper floors	£ 1,798,800	£ 12	£ 19	£ 11,992	4.8%
2.3 Roof	£ 876,120	£ 6	£ 9	£ 5,841	2.3%
2.4 Stairs and Ramps	£ 120,000	£ 1	£ 1	£ 800	0.3%
2.5 External Walls	£ 4,540,044	£ 31	£ 49	£ 30,267	12.1%
2.6 Windows and External Doors	£ 1,358,932	£ 9	£ 15	£ 9,060	3.6%
2.7 Internal Walls and Partitions	£ 1,617,300	£ 11	£ 17	£ 10,782	4.3%
2.8 Internal Doors	£ 215,640	£ 1	£ 2	£ 1,438	0.6%
3 Internal Finishes	£ 1,541,790	£ 10	£ 17	£ 10,279	4.1%
3.1 Wall Finishes	£ 161,730	£ 1	£ 2	£ 1,078	0.4%
3.2 Floor Finishes	£ 862,560	£ 6	£ 9	£ 5,750	2.3%
3.3 Ceiling Finishes	£ 517,500	£ 4	£ 6	£ 3,450	1.4%
4 Fittings, Furnishings and Equipment	£ 35,000	£ 0	£ 0	£ 233	0.1%
5 Services	£ 3,924,694	£ 27	£ 42	£ 26,165	10.5%
5.1 Sanitary Installation	£ 20,000	£ 0	£ 0	£ 133	0.1%
5.2-5.13 MEPH	£ 3,604,694	£ 24	£ 39	£ 24,031	9.6%
5.10 Lifts	£ 300,000	£ 2	£ 3	£ 2,000	0.8%
5.14 BWIC with services	inc				
6 Prefabricated Buildings and Units		n/a			
7 Utilities connection + External Services	£ 525,000	£ 4	£ 6	£ 3,500	1.4%
8 Residential Fit-Out	£ 7,137,405	£ 48	£ 77	£ 47,583	19.0%
9 Sub-Total 1	£ 27,546,025	£ 187	£ 297	£ 183,640	73.5%
10 Basement	incl				
11 External works		£ -	£ -	£ -	0.0%
12 Sub-Total 2	£ 27,546,025	£ 186.67	£ 296.71	£ 183,640	73.5%
13 Net Construction	£ 27,546,025	£ 187	£ 297	£ 183,640	73.5%
Main Contractor On-Costs					
14 Preliminaries	16.5% £ 4,545,094	£ 31	£ 49	£ 30,301	12.1%
15 Design and Build Fees	4.0% £ 1,283,645	£ 9	£ 14	£ 8,558	3.4%
16 OH&P	7.0% £ 2,336,233	£ 16	£ 25	£ 15,575	6.2%
17 Contingency	5.0% £ 1,785,550	£ 12	£ 19	£ 11,904	4.8%
18 On-Costs Sub-Total	£ 9,950,522	£ 67	£ 107	£ 66,337	26.5%
19 Gross Construction to 2Q 2023	£ 37,496,547	£ 254	£ 404	£ 249,977	100.0%
Inflation					
21 To 1Q 2023	Included				
22 To start-on-site	Excluded				
23 To mid-point	Excluded				
24 Gross Construction Forecast Outturn	£ 37,496,547	£ 254	£ 404	£ 249,977	100.0%

Efficiencies	
1 Site usage	77%
2 GE A : GIA	N/A
3 NIA : GIA	63%
4 NIA : GIA (exc. Non-resi)	63%
5 Average unit NIA	619 ft2
6 External wall : GIA ratio	0.51
7 Typical glazing ratio	30%

Key Data	
1 Site area	28,525 ft2
2 Gross external area	N/A
3 GF footprint	21,948 ft2
4 Overall GIA	147,564 ft2
5 Net internal area	92,840 ft2
6 Residential NIA	92,840 ft2
7 Non-residential NIA	0 ft2
8 Basement	21,948 ft2
9 Apartments total	150 nr
10 Studio	0 nr
11 1B 2P	75 nr
12 2B 3P	75 nr
13 2B 4P	0 nr
14 3B 5P	0 nr
15 Highest storeys (incl. GF)	6 nr
16 Cores	2 nr
17 External Wall	7,008 m2
18 Balconies	0.0%
19 Bolt-On Balconies	75 nr



Project Summary		Roof		Glazing	
1 Contamination	Excluded	22 Single ply	✓	45 UPVC Double glazed	Excluded
2 Major demolition	✓	23 Pitched	Excluded	46 Triple glazed	Excluded
3 Specialist groundworks	Excluded	24 Brown	Excluded	47 Composite	✓
Foundations		25 Green	Excluded	48 Aluminium	Excluded
4 Strip and pad	Excluded	26 Blue	Excluded	Bathrooms	
5 Piling; CFA	✓	27 Landscaped	Excluded	49 Master; 3 piece	✓
6 Raft	Excluded	Stairs		50 - sanitaryware budget	
7 Ground slab	✓	28 Feature entrance	Excluded	51 Master; 4 piece	Excluded
8 Basement	✓	29 Stone	Excluded	52 - sanitaryware budget	
Frame		30 Timber	Excluded	53 Ensuites	✓
9 Steel frame	Excluded	31 Precast concrete	✓	54 - sanitaryware budget	
10 Space frame / deck	Excluded	32 Metal	Excluded	MEPH	
11 Concrete frame	✓	External Walls		55 Radiators	✓
12 Timber frame	Excluded	33 Scaffold	✓	56 Underfloor heating	Excluded
13 Traditional	Excluded	34 Mast climbers	Excluded	57 MVHR	✓
Upper Floors		35 SFS inner	Excluded	58 Cooling (to hotel)	Excluded
14 Concrete floors	✓	36 Brickwork; hand laid	✓	Landscaping	
15 - thickness	varies	37 Alum PPC	Excluded	59 Hard landscaping	✓
16 Metal decking form work	Excluded	38 Brick slips	Excluded	60 Soft landscaping	✓
17 CLT	Excluded	39 Banding to façade	Excluded	61 Attenuation	✓
18 Angle supports	✓	40 Corbel to façade	Excluded	62 Play equipment	Excluded
19 - every floor	✓	41 Faceted window	Excluded	Utilities	
20 - every second floor	Excluded	42 Brick slips at curved area	Excluded	63 Diversions	Excluded
21 - every third floor	Excluded	43 Framing to sliding doors	✓	64 Incoming supplies	✓
		44 Header course	Excluded		

Tonbridge Town Centre Redevelopment - Phase 2
Order of Cost Estimate - Option 2



Plot J - Residential: 30 Flats, 25 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 1,058,625	£ 15	£ 24	£ 19,248	7.6%	
2	Superstructure	£ 4,561,475	£ 65	£ 103	£ 82,936	32.6%	
2.1	Frame	£ 351,875	£ 5	£ 8	£ 6,398	2.5%	
2.2	Upper floors	£ 660,900	£ 9	£ 15	£ 12,016	4.7%	
2.3	Roof	£ 555,870	£ 8	£ 13	£ 10,107	4.0%	
2.4	Stairs and Ramps	£ 190,000	£ 3	£ 4	£ 3,455	1.4%	
2.5	External Walls	£ 1,563,780	£ 22	£ 35	£ 28,432	11.2%	
2.6	Windows and External Doors	£ 521,013	£ 7	£ 12	£ 9,473	3.7%	
2.7	Internal Walls and Partitions	£ 661,738	£ 9	£ 15	£ 12,032	4.7%	
2.8	Internal Doors	£ 56,300	£ 1	£ 1	£ 1,024	0.4%	
3	Internal Finishes	£ 426,525	£ 6	£ 10	£ 7,755	3.0%	
3.1	Wall Finishes	£ 52,750	£ 1	£ 1	£ 959	0.4%	
3.2	Floor Finishes	£ 240,988	£ 3	£ 5	£ 4,382	1.7%	
3.3	Ceiling Finishes	£ 132,788	£ 2	£ 3	£ 2,414	0.9%	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 1	£ 636	0.2%	
5	Services	£ 1,171,648	£ 17	£ 26	£ 21,303	8.4%	
5.1	Sanitary Installation	£ 20,000	£ 0	£ 0	£ 364	0.1%	
5.2-5.13	MEPH	£ 1,026,648	£ 15	£ 23	£ 18,666	7.3%	
5.10	Lifts	£ 125,000	£ 2	£ 3	£ 2,273	0.9%	
5.14	BWIC with services	inc					
6	Prefabricated Buildings and Units		n/a				
7	Utilities connection + External Services	£ 192,500	£ 3	£ 4	£ 3,500	1.4%	
8	Residential Fit-Out	£ 2,846,245	£ 40	£ 64	£ 51,750	20.3%	
9	Sub-Total 1	£ 10,292,018	£ 146	£ 232	£ 187,128	73.5%	
10	Basement		£ -	£ -	£ -	0.0%	
11	External works		£ -	£ -	£ -	0.0%	
12	Sub-Total 2	£ 10,292,018	£ 146.36	£ 232.36	£ 187,128	73.5%	
13	Net Construction	£ 10,292,018	£ 146	£ 232	£ 187,128	73.5%	
Main Contractor On-Costs							
14	Preliminaries	16.5%	£ 1,698,183	£ 24	£ 38	£ 30,876	12.1%
15	Design and Build Fees	4.0%	£ 479,608	£ 7	£ 11	£ 8,720	3.4%
16	OH&P	7.0%	£ 872,887	£ 12	£ 20	£ 15,871	6.2%
17	Contingency	5.0%	£ 667,135	£ 9	£ 15	£ 12,130	4.8%
18	On-Costs Sub-Total	£ 3,717,813	£ 53	£ 84	£ 67,597	26.5%	
19	Gross Construction to 1Q 2023	£ 14,009,831	£ 199	£ 316	£ 254,724	100.0%	
Inflation							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 14,009,831	£ 199	£ 316	£ 254,724	100.0%	

Efficiencies		
1	Site usage	38%
2	GEA : GIA	N/A
3	NIA : GIA	63%
4	NIA : GIA (exc. Non-resi)	63%
5	Average unit NIA	805 ft2
6	External wall : GIA ratio	0.28
7	Typical glazing ratio	30%

Key Data		
1	Site area	44,886 ft2
2	Gross external area	N/A
3	GF footprint	17,007 ft2
4	Overall GIA	70,321 ft2
5	Net internal area	44,294 ft2
6	Residential NIA	44,294 ft2
7	Non-residential NIA	0 ft2
8	Basement	0 ft2
9	Apartments total	55 nr
10	Studio	0 nr
11	1B 2P	9 nr
12	2B 4P	24 nr
13	3B 6P	18 nr
14	4B 6P	4 nr
15	Highest storeys (incl. GF)	5 nr
16	Cores	2 nr
17	External Wall	1,830 m2
18	Balconies	27.3%
19	Bolt-On Balconies	15 nr



Project Summary						
Facilitating						
1	Contamination	Excluded				
2	Major demolition	✓				
3	Specialist groundworks	Excluded				
Foundations						
4	Strip and pad	Excluded				
5	Piling; CFA	✓				
6	Raft	Excluded				
7	Ground slab	✓				
8	Basement	Excluded				
Frame						
9	Steel frame	Excluded				
10	Space frame / deck	Excluded				
11	Concrete frame	✓				
12	Timber frame	Excluded				
13	Traditional	Excluded				
Upper Floors						
14	Concrete floors	✓				
15	- thickness	varies				
16	Metal decking form work	Excluded				
17	CLT	Excluded				
18	Angle supports	✓				
19	- every floor	✓				
20	- every second floor	Excluded				
21	- every third floor	Excluded				
Roof						
22	Single ply		✓			
23	Pitched	Excluded				
24	Brown	Excluded				
25	Green	Excluded				
26	Blue	Excluded				
27	Landscaped	Excluded				
Stairs						
28	Feature entrance	Excluded				
29	Stone	Excluded				
30	Timber	Excluded				
31	Precast concrete	✓				
32	Metal	Excluded				
External Walls						
33	Scaffold	✓				
34	Mast climbers	Excluded				
35	SFS inner	✓				
36	Brickwork; hand laid	Excluded				
37	Alum PPC	Excluded				
38	Brick slips	✓				
39	Banding to façade	✓				
40	Corbel to façade	Excluded				
41	Faceted window	Excluded				
42	Brick slips at curved area	Excluded				
43	Framing to sliding doors	✓				
44	Header course	Excluded				
Glazing						
45	UPVC Double glazed				Excluded	
46	Triple glazed				Excluded	
47	Composite				✓	
48	Aluminium				Excluded	
Bathrooms						
49	Master; 3 piece				✓	
50	- sanitaryware budget					
51	Master; 4 piece				Excluded	
52	- sanitaryware budget					
53	Ensuites				✓	
54	- sanitaryware budget					
MEPH						
55	Radiators				✓	
56	Underfloor heating				Excluded	
57	MVHR				✓	
58	Cooling (to hotel)				Excluded	
Landscaping						
59	Hard landscaping				✓	
60	Soft landscaping				✓	
61	Attenuation				✓	
62	Play equipment				Excluded	
Utilities						
63	Diversions				Excluded	
64	Incoming supplies				✓	