

Brick Development Association

SUPERSTRUCTURE

Building:- Duplex Apartments

Review of the External Skin - Comparison between External Cladding Options.

Summary of Options.

Total Cost of Outer Skin Only (Average price based on a review of 4 no building price books).

Total Cost expressed as a factor of brick outer skin option.

Notes.

1. Assumes that the type of lintol to be used in external wall will not change depending upon the choice of finish, ie, you are able to use a catnic lintol for every type of finish.
2. Further it assumes that details for items such as dpc and insulation would not be much different.
3. Does not attempt to review method related charges; costs of scaffolding (either type or hire charges) and distribution of material or disposal costs.

	Brick Option	Stonework (Ashlar)	Timber Weatherboard Option	PVC Cladding	Outer Face in Plain Tiles.	Block with Render (Tyrolean)	Block with Render (Pebbledash)
Total Cost of Outer Skin Only (Average price based on a review of 4 no building price books).	£42,165.37	£407,273.69	£57,673.21	£57,829.35	£64,833.70	£43,589.99	£43,866.24
Total Cost expressed as a factor of brick outer skin option.	1.00	9.66	1.37	1.37	1.54	1.03	1.04

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Review of the External Skin - Comparison between External Cladding Options.

Outer skin in brick option.

F10: Brick/ Block Walling.

Facing Bricks (p. c. £350.00 per 1000), 215 x 102.5 x 65mm; in cement-lime mortar (1:2:9); flush smooth pointing as work proceeds.

Projection 490mm thick x 225mm wide.

Closing cavities with facing bricks.

Laxtons - Major Price Books 2007 Edition(Contracts £500,000 to £1,500,000)

Spon's Architects Builders Price Books 2007 (Contracts about £3,000,000)

BCIS Wessex Price Book SMM7 2007 (Contracts £750,000 to £1,500,000)

Griffiths Price Book 2007 (New Work Projects up to £1,000,000)

Average Prices

	Total	Unit	Laxtons - Major Price Books 2007 Edition(Contracts £500,000 to £1,500,000)		Spon's Architects Builders Price Books 2007 (Contracts about £3,000,000)		BCIS Wessex Price Book SMM7 2007 (Contracts £750,000 to £1,500,000)		Griffiths Price Book 2007 (New Work Projects up to £1,000,000)		Average Prices	
			Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext
Facing Bricks (p. c. £350.00 per 1000), 215 x 102.5 x 65mm; in cement-lime mortar (1:2:9); flush smooth pointing as work proceeds.	574	m2	69.36	£39,812.64	53.16	£30,513.84	54.44	£31,248.56	59.08	£33,913.64	59.01	£33,872.17
Projection 490mm thick x 225mm wide.	92	m	70.43	£6,479.56	53.96	£4,964.32	75.00	£6,900.00	57.96	£5,332.32	64.34	£5,919.05
Closing cavities with facing bricks.	237	m	12.27	£2,907.99	6.92	£1,640.04	8.67	£2,054.79	12.21	£2,893.77	10.02	£2,374.15
Totals				£49,200.19		£37,118.20		£40,203.35		£42,139.73		£42,165.37

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Review of the External Skin - Comparison between External Cladding Options.

Outer Skin In 100mm Thick Ashlar Stone

F21: Natural Stone Ashlar Walling.

Natural Dorset Limestone; Portland Whitbed; bedding and jointing in masons mortar (1:3:12); flush pointing as work proceeds; slurring with weak lime mortar and cleaning down on completion, 100mm thick.

Vertical band course of stone 225mm wide x 490mm thick.

Provision of jamb stones (175mm x 75mm).

Fair Raking Cutting

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			Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext
Natural Dorset Limestone; Portland Whitbed; bedding and jointing in masons mortar (1:3:12); flush pointing as work proceeds; slurring with weak lime mortar and cleaning down on completion, 100mm thick.	574	m2	406.88	£233,549.12	390.00	£223,860.00	1044.80	£599,715.20	403.12	£231,389.16	561.20	£322,128.37
Vertical band course of stone 225mm wide x 490mm thick.	92	m	650.00	£59,800.00	490.35	£45,112.20	1098.30	£101,043.60	552.68	£50,846.74	697.83	£64,200.64
Provision of jamb stones (175mm x 75mm).	237	m	93.89	£22,251.93	90.00	£21,330.00	54.81	£12,989.97	100.40	£23,794.56	84.77	£20,091.62
Fair Raking Cutting	28	m	39.83	£1,115.24	25.00	£700.00	26.57	£743.96			30.47	£853.07
Totals				£316,716.29		£291,002.20		£714,492.73		£306,030.47		£407,273.69

Qualifications attached to the above prices.

Supply only prices noted in book - added 30% to cover labour as per laxtons.

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Review of the External Skin - Comparison between External Cladding Options.

Outer Skin In Western Red Cedar Weatherboard

F10: Brick/ Block Walling.

Outer block skin.

Thermalite blocks, 440 x 215mm, 7N/mm2, in cement lime mortar (1:1:6), 100mm thick.

Projection 490mm thick x 215mm wide.

Close cavities, 100mm thick blocks.

H21: Timber Weatherboard

Boarding to walls, shiplapped joints, 19mm thick, 150mm wide boards, exceeding 300mm wide.

Ditto not exceeding 300mm wide (rate - circa 50% of the above rate).

Abutment works to jambs and heads of windows.

Finished external angles (say double the rate of abutments)

Fair Raking Cutting

Notes.

Assumes that the boards are self-finished.

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			Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext
Thermalite blocks, 440 x 215mm, 7N/mm2, in cement lime mortar (1:1:6), 100mm thick.	574	m2	31.00	£17,794.00	21.77	£12,495.98	24.08	£13,821.92	34.77	£19,957.98	27.91	£16,017.47
Projection 490mm thick x 215mm wide.	92	m	31.62	£2,909.04	22.21	£2,043.32	33.23	£3,057.16	34.07	£3,134.44	30.28	£2,785.99
Close cavities, 100mm thick blocks.	237	m	6.96	£1,649.52	5.73	£1,358.01	4.19	£993.03	5.25	£1,244.25	5.53	£1,311.20
Boarding to walls, shiplapped joints, 19mm thick, 150mm wide boards, exceeding 300mm wide.	643	m2	42.84	27546.12			57.48	36959.64			50.16	32252.88
Ditto not exceeding 300mm wide (rate - circa 50% of the above rate).	92	m	22.55	2074.46			27.04	2487.98			24.80	2281.22
Abutment works to jambs and heads of windows.	333	m	4.23	1408.59			4.23	1408.59			4.23	1408.59
Finished external angles (say double the rate of abutments)	184	m	8.46	1556.64			8.46	1556.64			8.46	1556.64
Fair Raking Cutting	28	m					4.23	118.44			2.12	59.22
Totals				£54,938.37		£15,897.31		£60,403.40		£24,336.67		£57,673.21

Available prices are for a Sandwich Construction

Used wrought softwood prices plus 200%

No available prices in Griffiths.

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Outer Skin In PVC

F10: Brick/ Block Walling.

Outer block skin.

Thermalite blocks, 440 x 215mm, 7N/mm2, in cement lime mortar (1:1:6), 100mm thick.

Projection 490mm thick x 215mm wide.

Close cavities, 100mm thick blocks.

H32: Plastics Profiled Sheet Cladding/ Covering

Wall cladding; swish products high impact rigid uPVC profiled sections; colour white (Code C002, 150mm laps)

Ditto not exceeding 300mm wide (rate - circa 50% of the above rate).

Abutment works to jambs and heads of windows.

Finished external angles (say double the rate of abutments)

Fair Raking Cutting

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Average Prices

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			Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext
Thermalite blocks, 440 x 215mm, 7N/mm2, in cement lime mortar (1:1:6), 100mm thick.	574	m2	31.00	£17,794.00	21.77	£12,495.98	24.08	£13,821.92	34.77	£19,957.98	27.91	£16,017.47
Projection 490mm thick x 215mm wide.	92	m	31.62	£2,909.04	22.21	£2,043.32	33.23	£3,057.16	34.07	£3,134.44	30.28	£2,785.99
Close cavities, 100mm thick blocks.	237	m	6.96	£1,649.52	5.73	£1,358.01	4.19	£993.03	5.25	£1,244.25	5.53	£1,311.20
Wall cladding; swish products high impact rigid uPVC profiled sections; colour white (Code C002, 150mm laps)	643	m2	52.77	£33,931.11	40.67	£26,150.81					46.72	£30,040.96
Ditto not exceeding 300mm wide (rate - circa 50% of the above rate).	92	m	27.78	£2,555.30	20.32	£1,869.08					24.05	£2,212.19
Abutment works to jambs and heads of windows.	333	m	7.54	£2,510.82	7.84	£2,610.72					7.69	£2,560.77
Finished external angles (say double the rate of abutments)	184	m	15.08	£2,774.72	15.68	£2,885.12					15.38	£2,829.92
Fair Raking Cutting	28	m			2.53	£70.84					2.53	£70.84
Totals				£64,124.51		£49,483.88		£17,872.11		£24,336.67		£57,829.35
					Defined section "Swish Celuka".		No available prices		No available prices			

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Outer Skin with Plain Tiles (H60).

F10: Brick/ Block Walling.

Outer block skin.

Thermalite blocks, 440 x 215mm, 7N/mm2, in cement lime mortar (1:1:6), 100mm thick.

Projection 490mm thick x 215mm wide.

Close cavities, 100mm thick blocks.

H 60 Plain Roof Tiling

Wall coverings; clayware machine made plain tiles BS EN 1304, red, 265 x 165mm; fixing every course with two galvanised nails per tile to 38mm lap; 38x 19mm pressure impregnated softwood battens fixed with galvanised nails; underlay BS 747 type 1F reinforced bitumen felt; 150mm laps; fixing with galvanised steel clout nails.

Fair raking cutting

Vertical angles - external and internal.

Abutments.

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Griffiths Price Book 2007 (New Work Projects up to £1,000,000)

Average Prices

	Total	Unit	Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext	Rate	Ext
Thermalite blocks, 440 x 215mm, 7N/mm2, in cement lime mortar (1:1:6), 100mm thick.	574	m2	31.00	£17,794.00	21.77	£12,495.98	24.08	£13,821.92	34.77	£19,957.98	27.91	£16,017.47
Projection 490mm thick x 215mm wide.	92	m	31.62	£2,909.04	22.21	£2,043.32	33.23	£3,057.16	34.07	£3,134.44	30.28	£2,785.99
Close cavities, 100mm thick blocks.	237	m	6.96	£1,649.52	5.73	£1,358.01	4.19	£993.03	5.25	£1,244.25	5.53	£1,311.20
Wall coverings; clayware machine made plain tiles BS EN 1304, red, 265 x 165mm; fixing every course with two galvanised nails per tile to 38mm lap; 38x 19mm pressure impregnated softwood battens fixed with galvanised nails; underlay BS 747 type 1F reinforced bitumen felt; 150mm laps; fixing with galvanised steel clout nails.	691	m2	51.53	£35,607.23	54.05	£37,348.55	49.50	£34,204.50			51.69	£35,720.09
Fair raking cutting	28	m	5.88	£164.64	6.16	£172.48	5.65	£158.20			5.90	£165.11
Vertical angles - external and internal.	184	m	50.32	£9,270.96	50.77	£9,353.86	30.53	£5,624.85			43.87	£8,083.22
Abutments.	145	m	5.05	£732.25	5.47	£793.15	5.01	£726.45			5.18	£750.62
Totals				£68,127.64		£63,565.35		£58,586.11		£24,336.67		£64,833.70

Hilton, Perry and Davenhill "Dreadnought" smooth red machine-made or other equal and approved; PC £295.00/1000; 265 x 165mm; on 19 x 38mm battens and type 1F reinforced underlay.

Plain tile cladding; 265 x 165mm tiles laid with maximum 114mm gauge and 38mm lap; each tile secured with 2 aluminium nails; 38 x 19mm treated sawn softwood battens nailed to softwood.

No prices available for plain roof tiling used as wall coverings.

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Outer Skin with Rendered Blockwork.

F10: Brick/ Block Walling.

Outer block skin.

Thermalite blocks, 440 x 215mm, 7N/mm2, in cement lime mortar (1:1:6), 100mm thick.

Projection 490mm thick x 215mm wide.

Close cavities, 100mm thick blocks.

M20: External Render.

15mm Thick render and tyrolean finish cement and sand (1:3) in 3 coats wood floated to blockwork base exceeding 300mm wide.

Ditto not exceeding 300mm wide.

External angle beads.

Stop beads

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Average Prices

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Close cavities, 100mm thick blocks.	237	m	6.96	£1,649.52	5.73	£1,358.01	4.19	£993.03	5.25	£1,244.25	5.53	£1,311.20
15mm Thick render and tyrolean finish cement and sand (1:3) in 3 coats wood floated to blockwork base exceeding 300mm wide.	664	m2	20.50	£13,612.00	32.33	£21,467.12	16.43	£10,909.52	19.68	£13,067.52	22.24	£14,764.04
Ditto not exceeding 300mm wide.	424	m	10.79	£4,574.96	16.15	£6,847.60	7.73	£3,277.52	26.02	£11,032.48	15.17	£6,433.14
External angle beads.	517	m	4.82	£2,491.94	3.89	£2,011.13	5.27	£2,724.59	2.54	£1,313.18	4.13	£2,135.21
Stop beads	40	m	2.50	£100.00	3.44	£137.60	4.78	£191.20 ??			3.57	£142.93
Totals				£43,131.46		£46,360.76		£34,974.94		£49,749.85		£43,589.99

13mm thick in 4 coats

Pro-rata between 12mm and 18mm thick

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Outer Skin with Rendered Blockwork.

F10: Brick/ Block Walling.

Outer block skin.

Thermalite blocks, 440 x 215mm, 7N/mm2, in cement lime mortar (1:1:6), 100mm thick.

Projection 490mm thick x 215mm wide.

Close cavities, 100mm thick blocks.

M20: External Render.

Render and wet dash, first and finishing coats cement and sand (1:3), total 15mm thick, wood floated; wet dash of crushed stone or shingle and cement slurry.

Ditto not exceeding 300mm wide.

External angle beads.

Stop beads

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Close cavities, 100mm thick blocks.	237	m	6.96	£1,649.52	5.73	£1,358.01	4.19	£993.03	5.25	£1,244.25	5.53	£1,311.20
Render and wet dash, first and finishing coats cement and sand (1:3), total 15mm thick, wood floated; wet dash of crushed stone or shingle and cement slurry.	664	m2	27.08	£17,981.12	28.02	£18,605.28	17.78	£11,805.92	16.91	£11,228.24	22.45	£14,905.14
Ditto not exceeding 300mm wide.	424	m	13.65	£5,787.60	14.02	£5,944.48	9.93	£4,208.20	24.37	£10,332.88	15.49	£6,568.29
External angle beads.	517	m	4.82	£2,491.94	3.89	£2,011.13	5.27	£2,724.59	2.54	£1,313.18	4.13	£2,135.21
Stop beads	40	m	2.50	£100.00	3.44	£137.60	4.78	£191.20??			3.57	£142.93
Totals				£48,713.22		£42,595.80		£36,802.02		£47,210.97		£43,866.24

18mm thick in coats

Pro-rata between 12mm and 18mm thick

Pro-rata 20mm thick rates in book.