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## DesignXY Ltd - Construction Cost Calculator (v2.2)

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13 October 2023 at 20:59

Dear Kris,

Many thanks for your interest in DesignXY Ltd. Our Construction Cost Calculator has produced the following information for you to review, based on the details that you have submitted. If you need to contact us to discuss this at any point, please use the ref. Barry - 13/10/2023 20:45:05.

### Your Details

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Mr Kristoffer Barry

studio@designxy.ltd  
0114 3456780

You have recorded 'Yes - by Email' with regard to your preference for additional direct contact from us. Please note our contact details in the footer of this email, for your future reference.

### Site Details

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Glastonbury Avenue, Eston, Middlesbrough, TS6 9PB  
North

### Brief

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Your Budget :-  
£115000

Build Type :-  
Extension

Build Method :-  
Contractor Build

You have indicated '1 - Basic' as the target Level of Detail for your project. This impacts the allowances per square metre that are applied to the floor areas, to generate the approximate costs per square metre.

### Floor Areas

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The works include the following elements of Refurbishment.  
m<sup>2</sup> at Attic Level  
m<sup>2</sup> at Upper Floor Level  
27m<sup>2</sup> at Ground Floor Level  
m<sup>2</sup> at Basement Level  
12m<sup>2</sup> of External Works

The works include the following elements of New Construction.  
m<sup>2</sup> at Attic Level  
m<sup>2</sup> at Upper Floor Level  
18m<sup>2</sup> at Ground Floor Level  
m<sup>2</sup> at Basement Level  
m<sup>2</sup> of External Works

In addition to the above works, you've reported that m<sup>2</sup> of demolitions will be required.

### Facilities

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You have allowed for formation / refurbishment of the following rooms and associated fit-out costs.

Bathrooms :  
Bedrooms :  
Cloakrooms : 1  
Conservatory :  
Dining Room : 1  
Kitchen : 1  
Living Room : 1  
Utility Room : 1  
Other :

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CALCULATIONS  
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At this stage in your potential project, where there is little design information to form the basis of project costs, it's important to note that small changes in the information included in the Construction Cost Calculator can result in significant variations in the outputs. For this reason, the information offered is for guidance only; regardless of whether the potential costs generated by this tool are a pleasant surprise, broadly what you expected, or seem simply unaffordable, there are ways that a Chartered Architect can help you to shape the project to suit your physical needs as well as your budget. These calculations should only be regarded as another step in the process of information gathering, until the scope of your project is better defined.

The Construction Cost Calculator takes the floor areas that you have provided and multiplies those numbers by factors such as the basic cost per square metre, with adjustments for elements such as regional variations and whether the works relate to an existing or new building. An additional factor that will make a significant difference, is whether you've opted for 'Basic', 'Standard' or 'High' as the anticipated Level of Detail for your project.

Level of Detail relates to all aspects of a project, from the type of construction, material choices, price of fixtures and fittings, but also to the amount of time that the Design Team should expect to allocate to the project. Level of Detail is explained in more detail in the DesignXY Domestic Client Guide; if you would like to be given access to the Guide, please contact us via the methods described in the footer of this email.

Construction Costs  
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£55500

Fit-out Costs  
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£17950

VAT (incl. fit-out)  
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£14690

Third Party Fees  
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Structural Engineer's Fees, based on your 'Yes' response :-  
£832.5\*

Planning Application Fees, based on your 'No' response :-  
£\*

Building Regulations Fees, based on your 'Yes' response :-  
£630\*

\* estimated third party fee

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ANALYSIS  
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The estimated Construction Costs of £55500, plus Fit-out Costs of £17950 comes to a sum of £73450 +VAT. Together with VAT of £14690, this comes to a total sum of £88140.

The (VAT exclusive) costs are a factor of 0.64 times your Budget figure of £115000, meaning you may be within your budget based on the floor areas, facilities required and Level of Detail that you have input into the Calculator.

Please note that VAT is excluded in the Budget Validation figure, as it can vary between projects, from 20% down to 0% for some elements of work in specialist circumstances.

It is also advisable to make provision for a contingency sum of an additional 5 - 10%.

The overall floor areas included in the refurbished elements and new elements of construction (incl. external works) would come to 57m<sup>2</sup>.

The figure of £73450 for Construction Costs plus Fit-out Costs, divided by the overall areas to be refurbished or created, generates an average rate of £1288.6/m<sup>2</sup> +VAT.

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## NEXT STEPS

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You may like to consider one or more of the following options as a next step to progress your project.

1. Use the Construction Cost Calculator again, to further explore a wider range of options. <https://www.designxy.ltd/calculator>
2. Review the DesignXY Ltd Domestic Client Guide. <https://www.designxy.ltd/domestic-client-guide> - using the password : Guide\_2023\_10
3. Arrange a consultation with one of the experienced members of the DesignXY Ltd team.

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The cost data used in the Construction Cost Calculator is subject to updates / changes without notice. We reserve the right to withdraw the Calculator in whole or in part at any time.

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## Kris Barry

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Director // Chartered Architect



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