

**Cost Plan**

**Broomfield House Managed Ruin**

**23 May 2017**

Contents


- 1 Executive Summary
- 2 Area Schedule
- 3 Basis, Exclusions and Assumptions
- 4 Broomfield House Managed Ruin Breakdown


Appendices

Appendix A - Scale and Basis of Broomfield House Ground floor and 1st floor measure

Appendix B - Drawings from Conisbee report; SK01, SK02, SK03, SK04, SK05, SK06

Appendix C - Broomfield House Ground Floor from Conisbee Report; RLB Mark-up to show extent of works to create managed ruin

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.....  
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And authorised for issue by   
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## 1.0 Executive Summary

**1.1 Building** Broomfield House Managed Ruin

**1.2 GIA** 209 m<sup>2</sup>

**1.3 Storeys** Broomfield House - Two storeys with basement

**1.4 Description** 1.) Refurbishment / rebuild of part of the Ground floor of the listed Broomfield House building, keeping with its historic style. The basis of this report for the quantity of refurbishment and reconstruction has been obtained from Conisbee's Structural Feasibility Study dated 16 March 2017 and discussions with Sam Abelman from Enfield Council throughout May 2017.

**1.5 Cost Summary** Total estimated cost to refurbish and restore Broomfield House as a managed ruin is  
**£ 1,660,953**

**1.6 Notes**

- Areas used are indicative and based on limited and poor quality scalable information. Little is known about the quality of existing structure other than the Conisbee report and assumptions have been made throughout.
- Total cost includes Preliminaries, OH&P, Contingency but excludes Inflation.
- We have included provisional sums as detailed in the assumptions section and breakdown. No information has been provided to inform the provisional sums and there is a risk that actual costs may exceed the provisional sums.
- Refer to Section 4 for full breakdown of costs.
- Please refer to our Basis Assumptions and Exclusions (Section 4) for full list of Assumptions and Exclusions.
- **This Cost Plan is indicative as it is based on limited / no information in regard to the condition of Broomfield House and poor quality drawings. Assumptions have been made as to the extent of the support and the remedial work required to make the building structurally sound. We advise that on receipt of proper scale drawings, a condition survey and full scope of works, that the costs are reviewed.**

### 3.0 Schedule of Gross Internal Floor Areas

Broomfield House	Basement (m2)	Ground Floor (m2)	First Floor (m2)	TOTAL
Broomfield House	125	409	427	961

Area of Managed Ruin, North Wing G1, G2, G3 G4 & G5 (m2)	209
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**Note:**

- Areas were taken using very limited scalable information. Areas have been based on scaled information provided by Francis Maude on 02 March 2016 and Conisbee Report dated 17 March 2017.
- Please refer to appendix A for the basis of our 1st floor and ground floor area
- The drawings issued by Francis Maude on 25 Feb 2016 appeared to be an extract from an Ordinance Survey and boundary lines do not relate to these drawings. We have used these drawings as the basis of our cost model RevC, scaled in line with email information received from Francis Maude on 02 March 2016, as we have received no further scaled drawings.
- We have used the scales above for drawings contained within the Conisbee Report dated 17 March 2017 to ascertain lengths of wall to be refurbished or re-constructed.
- Please note the lack of accurate scalable drawings has meant a number of assumptions have been made in order to obtain a scale. If any of these assumptions are found to be incorrect, it will affect the accuracy of the measures and therefore the overall cost included within.

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## **4.0 Basis of Valuation**

### **4.1 Documents Used**

Emails received from Sam Abelman, dated 17.5.17  
Conisbee Structural Feasibility Study, dated 16 March 2017  
Conisbee Structural Feasibility Study, dated July 2014  
Emails received from Christine White, dated 28.4.17  
Emails received from Christine White, dated 10.4.17  
RLB Cost Model Rev C, dated 24 June 2016  
Emails received from Francis Maude, dated 2.3.16  
Emails received from Francis Maude, dated 24.2.16  
Emails received from Francis Maude, dated 8.2.16  
Broomfield House CMP dated 17 December 2015  
BROX Options Appraisal Long List dated January 2016  
Broomfield house first floor plan, Donald Insall Associates Limited

### **4.2 Exclusions**

Professional fees  
Inflation  
Value added Tax  
Building Regulation Fees  
Planning Fees  
Infrastructure  
Work to Adjacent Structures  
Abnormal ground conditions  
Chandeliers, artwork, murals, casements, museography etc  
Blinds and curtains  
Landscaping  
Water features  
Works to Basement  
Works to Foundations  
Fixed FF&E  
Loose FF&E  
Hot Kitchen  
Café fit out  
Lifts  
Rooflight  
Bell Tower  
Café terrace

#### 4.3 Measurement

- Measurements have been scaled based on email information received from Francis Maude on 02 March 2016 and Conisbee report dated 16 March 2017. All measurements are approximate and should be re-measured upon receipt of better quality information and dwg's. Refer to Appendix A,B and C for more information.
- There is a minor difference in floor areas between the sketches included within RLB cost model Rev C dated 24 June 2016 and the sketches in Conisbee structural report dated 16 March 2017. For consistency, we have used the floor areas from the RLB cost model rev C.
- Internal wall measurements are indicative only and are based on sketches from the Conisbee report. These could change subject to confirmed layouts.
- External wall measurements are indicative only and are based on sketches from the Conisbee report. These could change subject to confirmed layouts. Where there are discrepancies between whether the wall should be reconstructed or refurbished, this cost plan allows for the wall to be reconstructed.
- The first floor measurement is based on the 1st floor plan jpeg received, scaled in line with email information received from Francis Maude on 02 March 2016, please refer to Appendix A.
- We based the ground floor measurement on the 1st floor plan jpeg received and, scaled in line with email information received from Francis Maude on 02 March 2016, please refer to Appendix A.
- The internal wall measurements were based on the sketches within the Conisbee report, attached in appendix B.
- The drawings issued by Francis Maude on 25 Feb 2016 appeared to be an extract from an Ordinance Survey and boundary lines did not relate to the drawings used. Please refer to appendices A to C for the basis of our cost model.

#### 4.4 Assumptions

##### ***Specific to the Refurbishment of Broomfield House to be used as a managed ruin***

- This cost plan is based on Broomfield House being used as a managed ruin. The quantities used are indicative and based on high level information received as per section 4.1. See appendix C for a highlighted plan of works involved with using Broomfield house as a managed ruin.
- Both stories are assumed to be 3.0m.
- For clarity, and as marked up in appendix C, the north wing referred to in this cost plan relates to rooms G1, G2, G3, G4 & G5, the area of Broomfield house to become a managed ruin. The south wing referred to in this cost plan is in relation to rooms G6, G7, G8, G9, G10, G11, G12, G13, G14, G15 and G16.
- Assume existing substructure and foundations to the main house is in reasonable condition and requires no works.

- A new roof mansard will be required with tile finish. This will only be above the north wing in line with the managed ruin area. A parapet wall will span the circumference of the roof.
- We have taken internal wall measurements for the Ground floor plan in appendix B, extracted from the Conisbee report.
- We have taken window measurements from the 1st floor plan in appendix A, We have assumed that the measure is similar on the Ground floor and the window height is 2.0m. There was not enough information within the sketches from the Conisbee report to undertake accurate window measures.
- The Partition wall between G4 & G8 through to G5 & G6 will be demolished and a new external wall will be formed to close off the area and provide a structure to attach the new mansard roof to.
- The area of upper floor above rooms G1 - G5 that can be either reconstructed or refurbished has been taken from drawings SK01 - SK06, included in Appendix B.
- The area of external wall that can be either reconstructed or refurbished have been taken from drawings SK01 - SK06, included in Appendix B.
- The Staircase in room G4 will be restored in its current place although access will not be allowed to the first floor. The other two staircases will be dismantled and stored for possible future restoration.
- Full Mechanical, Electrical and Public Health services replacement within the ground floor, north wing only.
- The basement is understood to be back of house storage space. Costs associated with basement have been excluded from this cost plan.
- One male and one female WC's allowed for.
- Floor finishes only within rooms G1 to G5, in line with the managed ruin.
- Refer to the provisional sums at the bottom of this section for information on allowances made
  
- Where there was a discrepancy between SK01 and SK02 regarding whether the walls should be refurbished or reconstructed, we have based this cost plan on those walls needing to be reconstructed.

***Provisional sums***

*The following items are likely to be required however the quantity and extent of the works are unknown and as such a provisional sum has been included. As we have no information on which to base our allowances, these items are risk items and could be exceeded.*

- Asbestos Removal; Broomfield House £50,000.
- Removal of deleterious material; Broomfield House £30,000.
- Feature entrance including canopy, columns and steps to main entrance £40,000
- Mechanical and electrical installations; full replacement £100,000
- Propping all walls including strengthening and support as necessary £125,000
- Treat and restore existing exposed timber beams £35,000

### 5.0 Broomfield House Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
<b>Demolition</b>				
Allowance for dismantling of existing external walls and structures to the south wing; walls to be carefully dismantled and stored for possible future restoration	276	m <sup>2</sup>	150	41,400
Demolition of suspended ground floor slab; leaving chimneys in situ to form part of a managed ruin	409	m <sup>2</sup>	55	22,495
Demolition of Upper floor slab; south wing, leaving chimneys in situ to form part of a managed ruin	218	m <sup>2</sup>	45	9,810
Demolition of Roof; south wing leaving chimneys in situ to form part of a managed ruin (extent of remaining roof unknown)	1	item	10,000	10,000
Demolition of internal walls; ground floor excluding rooms G1,- G5;entire 1st floor leaving chimneys in situ to form part of a managed ruin	888	m <sup>2</sup>	45	39,960
Dismantle and store staircases for possible future restoration	2	nr	10,000	20,000
<b>Substructures</b>				
Provisional sum for removal of any asbestos contained within the Broomfield House	1	item	50,000	50,000
Provisional sum for removal of deleterious material contained within the Broomfield House	1	item	30,000	30,000
Allowance for removal of existing substructures	1	item		excluded
Allowance for works to the existing foundations for the build to be retained	273	m <sup>2</sup>	240	excluded
Allowance for new strip foundations for the new build		m <sup>2</sup>	240	excluded



## 5.0 Broomfield House Refurbishment Breakdown

Description	Qty	Unit	Rate	Total
Allowance for new suspended ground bearing concrete slab over basement	125	m <sup>2</sup>	120	15,000
Allowance for new ground bearing concrete slab	284	m <sup>2</sup>	150	42,600
Allowance for tanking to existing basement		m <sup>2</sup>	250	excluded
<b>Superstructure</b>				
<b>Frame</b>				
Allowance to prop GF and 1F where necessary as walls are removed and restored; including other forms of strengthening and support as necessary	1	item	125,000	125,000
<b>Upper Floors</b>				
Allowance for retaining and restoring upper floor; above rooms G1, G2, G3, G4 & G5. as per SK06 in appendix B	109	m <sup>2</sup>	80	8,720
Allowance for new insitu upper floor; above rooms G1, G2, G3, G4 & G5. as per SK06 in appendix B	106	m <sup>2</sup>	120	12,720
<b>Roof</b>				
Allowance for new mansard roof to the north wing; including slate tile finish	209	m <sup>2</sup>	460	96,140
Allowance for parapet wall	65	m	250	16,250
Allowance for new roof light (15m2)		item	15,000	excluded
Allowance to restore chimneys	6	nr	15,000	90,000
Allowance for permanent structural support to chimneys in south wing	1	item	35,000	35,000
Allowance to create new bell tower		item	50,000	excluded

**5.0 Broomfield House Refurbishment Breakdown**

Description	Qty	Unit	Rate	Total
Extra over for additional features and details in keeping with the period of the house	209	m <sup>2</sup>	100	20,900
<b>External Walls</b>				
Allowance to restore existing facing brick walls; repair and repoint; one brick thick	252	m <sup>2</sup>	145	36,540
Allowance to reconstruct existing facing brick walls; including wall removal, restoration of timber frames integrating with new timber frame, keeping their historic interest; one brick thick; First Floor room F4	42	m <sup>2</sup>	400	16,800
Allowance for new facing brick cavity wall; sand faced facings; Along G4 & G5, (previously internal wall)	102	m <sup>2</sup>	400	40,800
Extra over for features in keeping with the period of the house	396	m <sup>2</sup>	125	49,500
Allowance for feature entrance including canopy, columns and steps to main entrance of Broomfield House; Located in north wing	1	item	40,000	40,000
<b>Windows &amp; External Doors</b>				
Allowance to replace windows to ground floor north wing; double glazed with timber frames in keeping with the period of the house	30	m <sup>2</sup>	780	23,400
Allowance to remove windows and block up openings	-	Nr	400	N/A
Allowance for single leaf solid hardwood external door including frame and ironmongery, basement entrance; north elevation (assume 1nr as quantity is unclear)	1	Nr	4,000.00	4,000

## 5.0 Broomfield House Refurbishment Breakdown

	Description	Qty	Unit	Rate	Total
	Allowance for double leaf solid hardwood external door including frame and ironmongery; west elevation (assume 1nr as quantity is unclear)	1	Nr	8,000.00	8,000
	<b>Stairs</b>				
	Allowance to repair, restore and reinstall existing balustrade in the north wing; oak finish in keeping with house features	1	flts	4,000	4,000
	Allowance to repair, restore and reinstall existing staircase in north wing; oak finish	1	flts	8,000	8,000
	<b>Internal walls</b>				
	Allowance repair, repoint and replace where necessary existing internal masonry walls; rooms G1, G2, G3, G4 & G5.	24	m <sup>2</sup>	60	1,440
	Lath and plaster repaired internal walls to north wing only	48	m <sup>2</sup>	75	3,600
	Plasterboard line repaired internal walls		m <sup>2</sup>	40	excluded
	Allowance for plasteboard and paint to internal face of external basement wall		m <sup>2</sup>	40	excluded
	Allowance for new fairface brick masonry walls to the north wing; one brick thick	42	m <sup>2</sup>	100	4,200
	Allowance for treatment to internal face of external walls; insulate and line, GF only, north wing	198	m <sup>2</sup>	60	11,880
	Plasterboard lining with skim finish to above	132	m <sup>2</sup>	50	6,600

**5.0 Broomfield House Refurbishment Breakdown**

	Description	Qty	Unit	Rate	Total
	Allowance to treat and restore existing exposed timber beams including replacement or part replacement to north wing only, columns and features throughout	1	item	35,000	35,000
	<b>Internal Doors</b>				
	Allowance for solid hardwood single leaf doors, including frame and ironmongery; in keeping with the period of the house; quantity assumed based on sketches received.	4	Nr	2,500	10,000
	Allowance for wc doors located in north wing	2	Nr	1,200	2,400
	<b>Internal Finishes</b>				
	<b>Wall finishes</b>				
	Allowance for one mist and two coats of emulsion paint to walls	330	m <sup>2</sup>	8	2,640
	Allowance for feature timber cornices, dado rails throughout	110	lm	75	8,250
	Extra over for features in keeping with the period of the house, including repairing/replacing existing panelling	330	m <sup>2</sup>	35	11,550
	<b>Floor Finishes</b>				
	Allowance for solid oak floors; 1/2 ground floor managed ruin to north wing	105	m <sup>2</sup>	130	13,585
	Allowance for carpet to floors; 100% wool including underlay; 1/2 ground floor managed ruin to north wing	105	m <sup>2</sup>	55	5,748
	Allowance for vinyl floor to basement		m <sup>2</sup>	30	excluded

**5.0 Broomfield House Refurbishment Breakdown**

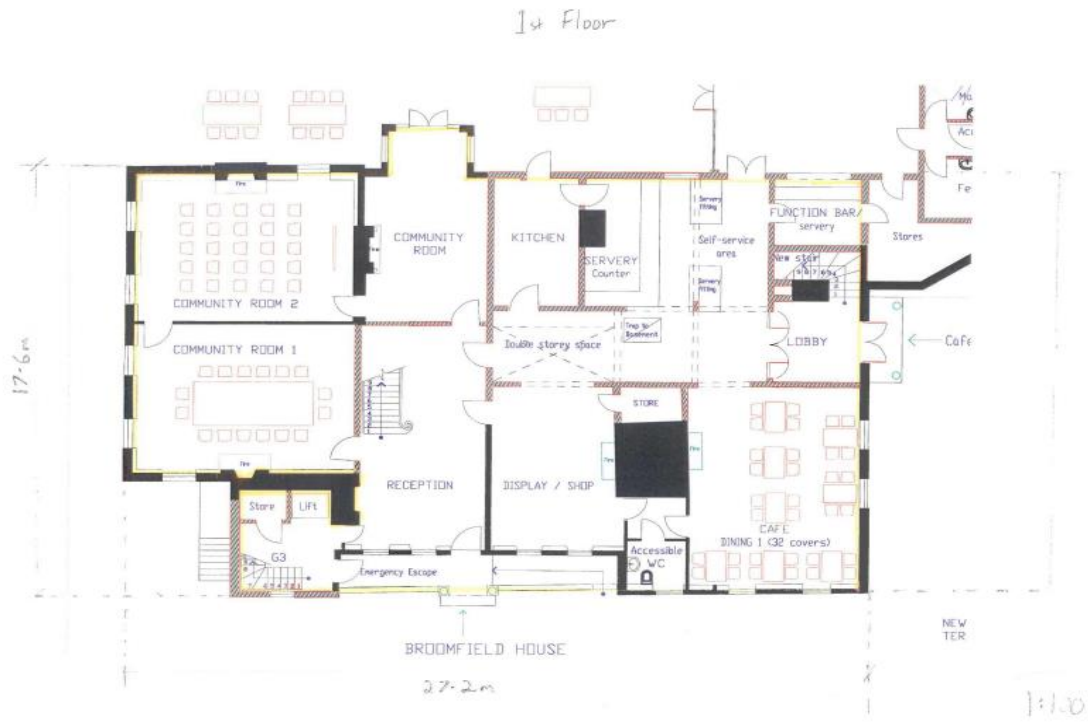
	Description	Qty	Unit	Rate	Total
	Allowance for new timber skirting throughout, keeping with the period of the house, to the north wing	110	lm	50	5,500
	Matwells and mats to entrances	2	nr	5,000	10,000
	<b>Ceiling Finishes</b>				
	Allowance for lath and plaster ceiling to the north wing	209	m <sup>2</sup>	85	17,765
	<b>Furniture, Fittings and Equipment</b>				
	Provisional sum for fixed furniture and fittings in keeping with the period of the house (excludes loose FF&E, catering equipment, loose furniture, blinds, curtains, artwork, murals, chandeliers etc) to north wing	1	item	20,000	excluded
	Provisional sum for loose furniture, fixtures and equipment (excludes catering equipment, blinds, curtains, artwork, murals, chandeliers etc) to north wing	1	item	50,000	excluded
	Provisional sum for shelving and storage in basement	1	item	10,000	excluded
	Provisional sum for hot kitchen, including associated kitchen equipment to north wing	1	item	60,000	excluded
	Provisional sum for provision of a new café including fit out to north wing	1	item	50,000	excluded
	Provisional sum for repairs and reinstatement of fire places		item	30,000	excluded

**5.0 Broomfield House Refurbishment Breakdown**

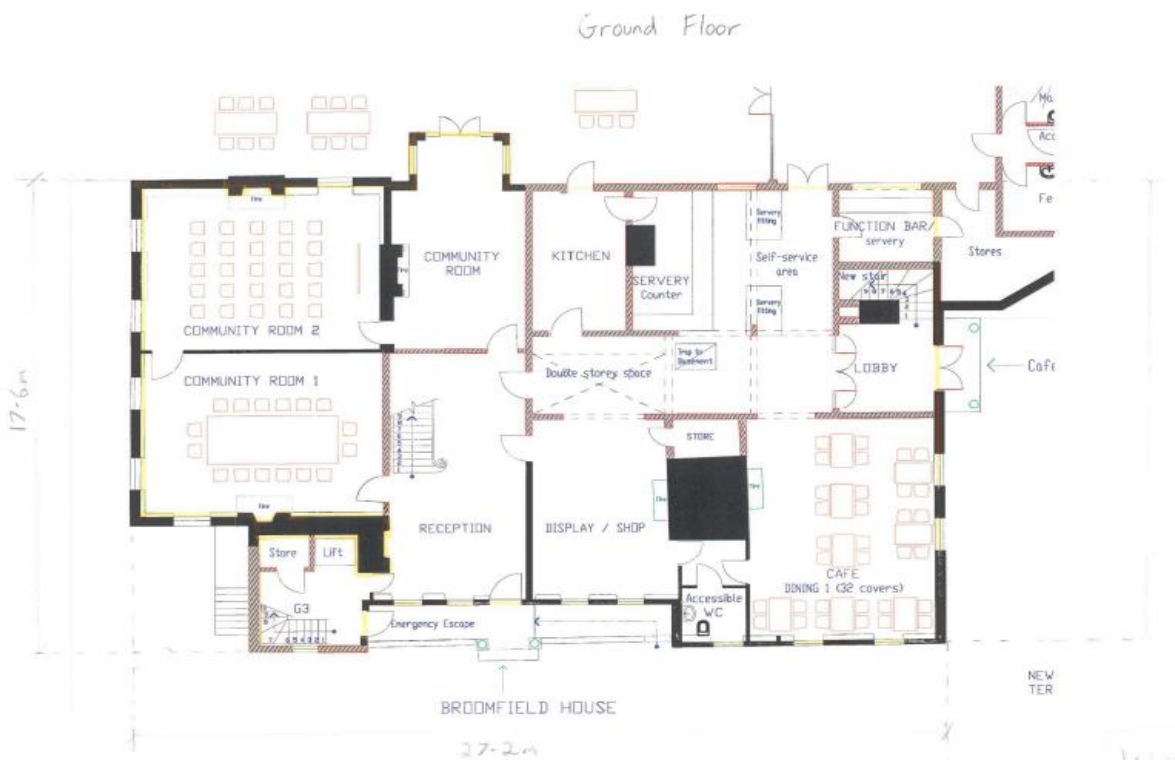
	Description	Qty	Unit	Rate	Total
	<b>Services</b>				
	Provisional Sum for mechanical and electrical installations; full replacement	1	item	100,000	100,000
	<b>Lifts</b>				
	Allowance for passenger lift, 8-person; 1 stop, finishes keeping with the period of the house		Nr	50,000	excluded
	<b>External Works</b>				
	Allowance for external works to the entrance garden and surrounding area including; lighting, features, hard and soft landscaping	1	item	40,000	40,000
	Provisional sum for café terrace including fit out		item	40,000	excluded
	<b>Sub-Total</b>				<b>1,207,193</b>
	<b>Allowance for preliminaries</b>	18	%	1,207,193	217,295
	<b>Sub-Total</b>				<b>1,424,488</b>
	<b>Allowance for OH&amp;P</b>	6	%	1,424,488	85,469
	<b>Sub-Total</b>				<b>1,509,957</b>
	<b>Allowance for Design Development Contingency</b>	10	%	1,509,957	150,996
	<b>Sub-Total</b>				<b>1,660,953</b>

Appendix A - Scale and Basis of Broomfield House Ground floor and 1st floor measure

**1st Floor**



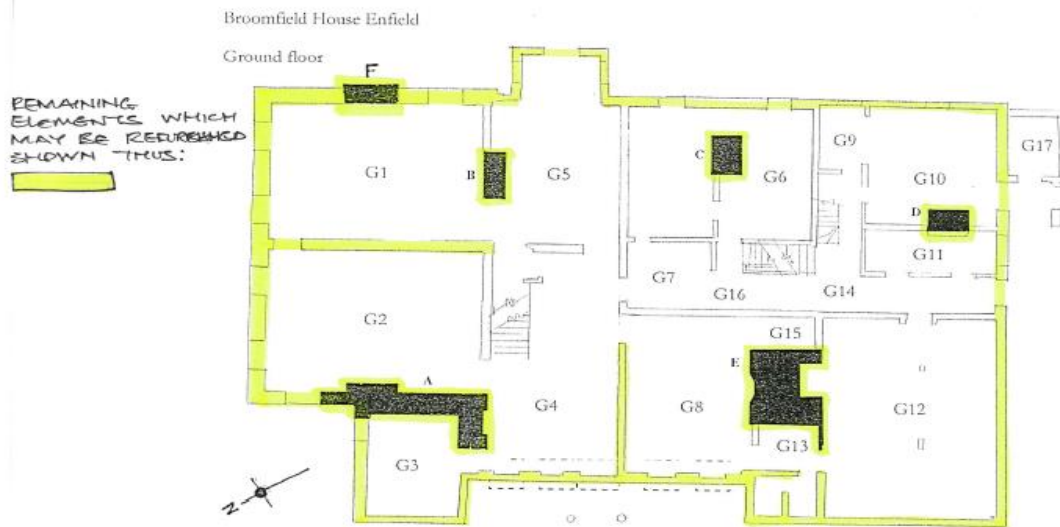
**Ground Floor**



Appendix B - Drawings from Conisbee report; SK01, SK02, SK03, SK04, SK05, SK06

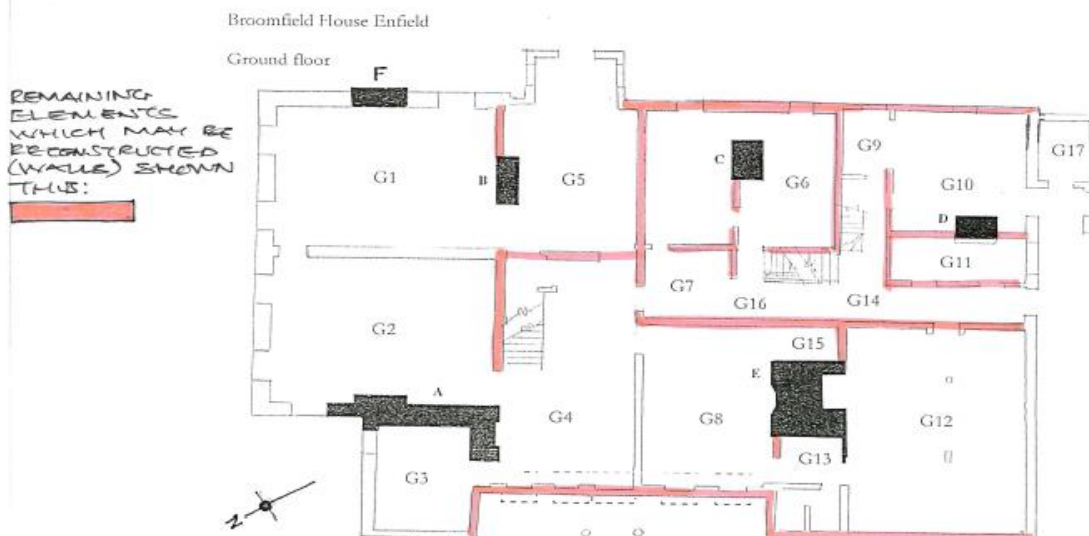
**SK01**

CONISBEE	BROOMFIELD HOUSE REPORT
170154/SK01	REMAINING ELEMENTS WHICH MAY BE REFURBISHED
DATE: MAR 2017	GROUND FLOOR



**SK02**

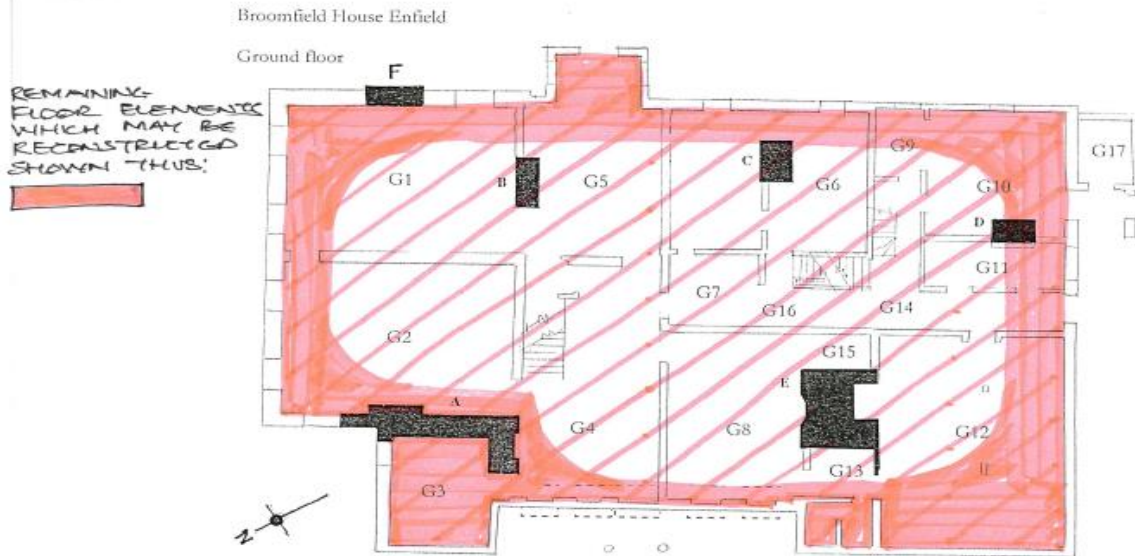
CONISBEE	BROOMFIELD HOUSE REPORT
170154/SK02	REMAINING WALL ELEMENTS WHICH MAY BE RECONSTRUCTED
DATE: MAR 2017	GROUND FLOOR





# SK03

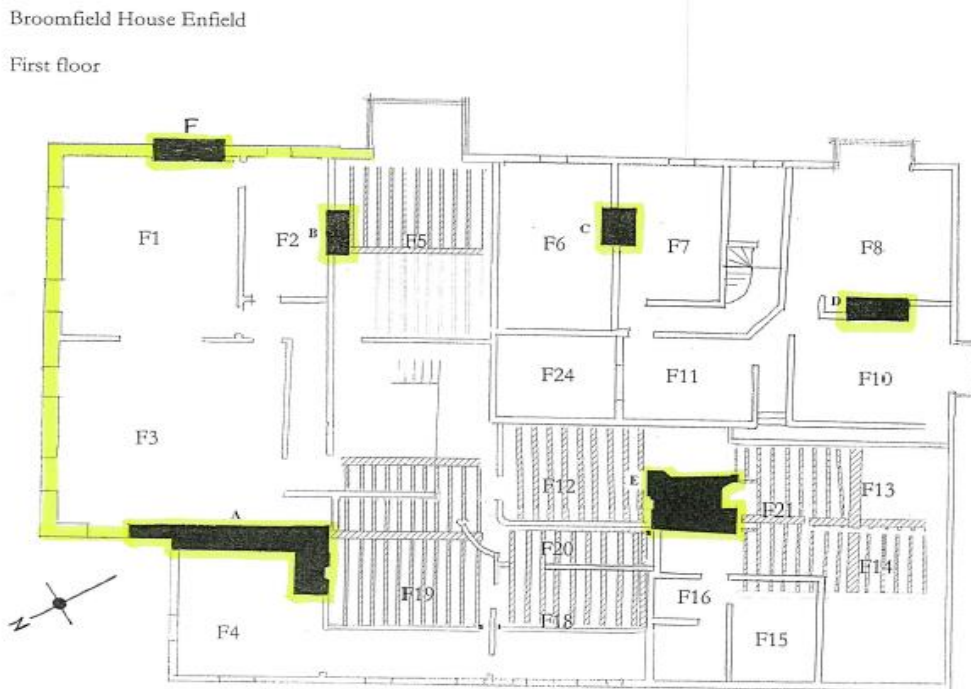
CONISBEE	BROOMFIELD HOUSE REPORT
170154/SK03	REMAINING FLOOR ELEMENTS WHICH MAY BE RECONSTRUCTED.
DATE: MAR 2017	GROUND FLOOR



# SK04

CONISBEE	BROOMFIELD HOUSE REPORT
170154/SK04	REMAINING ELEMENTS WHICH MAY BE REFURBISHED
DATE: MAR 2017	FIRST FLOOR

REMAINING ELEMENTS WHICH MAY BE REFURBISHED SHOWN THUS:



# SK05

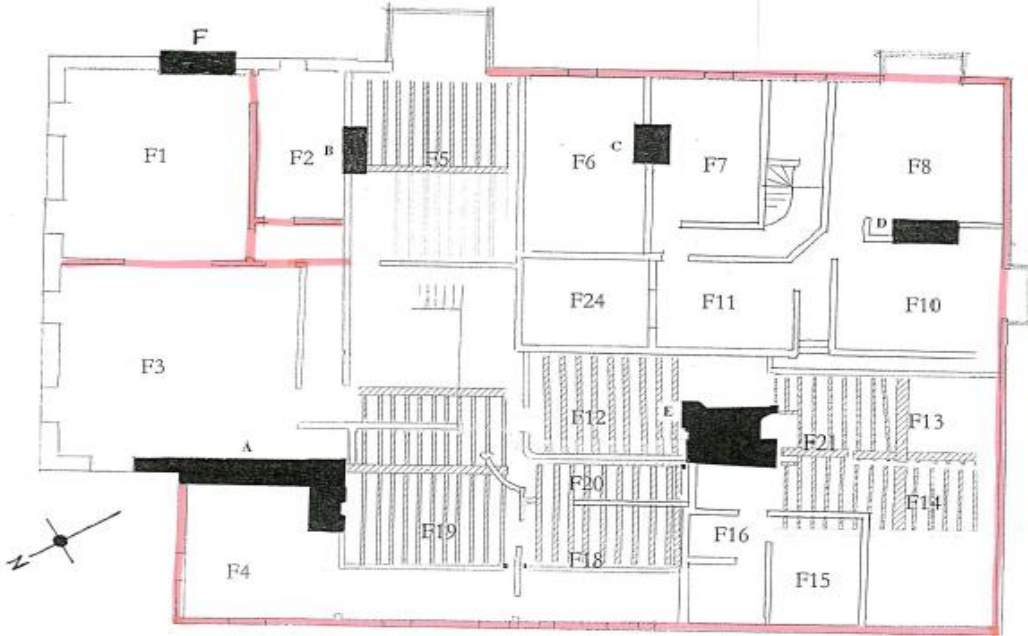
CONISBEE	BROOMFIELD HOUSE REPORT
170154/SK05	REMAINING WALL ELEMENTS WHICH MAY BE RECONSTRUCTED
DATE: MAR 2017	FIRST FLOOR

REMAINING WALL ELEMENTS WHICH MAY BE RECONSTRUCTED SHOWN THUS:



Broomfield House Enfield

First floor



# SK06

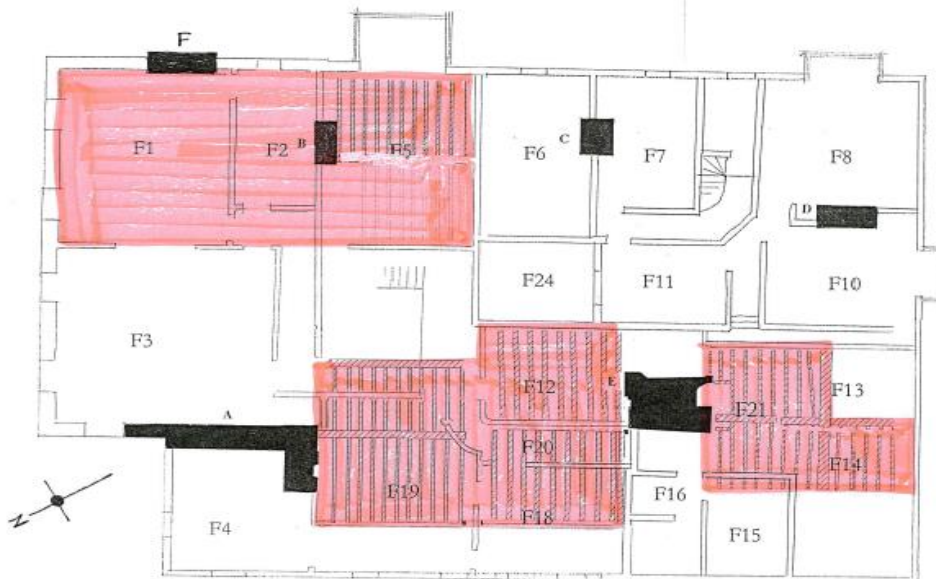
CONISBEE	BROOMFIELD HOUSE REPORT
170154/SK06	REMAINING FLOOR ELEMENTS WHICH MAY BE RECONSTRUCTED
DATE: MAR 2017	FIRST FLOOR

REMAINING FLOOR ELEMENTS THAT MAY BE RECONSTRUCTED SHOWN THUS:



Broomfield House Enfield

First floor



Appendix C - Broomfield House Ground Floor from Conisbee Report; RLB Mark-up to show extent of works to create managed ruin

