



Reinstatement Cost Plan

in respect of the

Main House

at

Tyn Yr Heol House

1 Henfaes Road, Tonna, Neath

Project Ref: 15645

Date: May 2025

**Main House, Tyn Yr Heol House
1 Henfaes Road, Tonna, Neath
Reinstatement
Cost Plan**



DOCUMENT CONTROL

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EXECUTIVE SUMMARY

1.0.0 INTRODUCTION

1.1.0 Introduction

1.1.1 The purpose of this report is to assess the cost implications of rebuilding and repairing the remains of the existing house, Tyn yr Heol.

1.1.2 The Total Development cost:

Construction Works	£
Professional Fees	£
Value Added Tax	£
Total	£

1.2.0 Inspection

1.2.1 n/a

1.3.0 Description

1.3.1 The Main House is a Grade II listed building. It was previously a 1800's classical house with 19th Century alterations and extensions. It has since been in unrecognisable state having suffered a fire resulting in the loss of all **masonry** of the external envelope including the roof and all the internal works.

1.3.5 The buildings currently has total gross internal floor areas of:

Main House	581 m2
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2.0.0 INFORMATION USED

2.1.0 Information Used

2.1.1 Heritage Assessment prepared by Planning Heritage

2.1.2 Structural Survey Addendum 2 prepared by Mann Williams

2.1.3 Tyn Yr Heol Neath Elevations and Plans from 1974 by Simon Unwin

2.2.0 Assumptions

2.2.1 There are no floor plans for the cellar or Attic space, as such assumptions on areas were made. The Attic to be a similar layout of the 1690's building First Floor and the Cellar as per the line on the Plan.

2.2.2 We have assumed that the lowest floor slab will need to be demolished and rebuilt to allow for works to below ground drainage and due to structural stability.

2.2.3 All other assumptions have been made in the detailed breakdown provided.

2.3.0 Provisional Items

2.3.1 Due to the lack of detailed designs a number of items are included as Provisional Allowances.

3.0.0 LIST OF EXCLUSIONS

3.2.0 General

3.2.1 The following are excluded;

- Tenant fit out items
- Loose Furniture
- Inflation beyond current date
- Soft Landscaping
- Specialist light fittings and chandeliers
- Outbuildings

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BUILDING WORKS SUMMARY

		GIFA	£/m2	£
Building Works				
Facilitating works Main House				
Increased costs				
Design Contingencies				
TOTAL FOR CONSTRUCTION WORKS				
Professional Fees				
Design team fees generally	21%	Allowa		
Surveys and the like		Included		
Local Authority Planning & Building Control		Included		
Fee Contingency		Included		
Total Fees				
Value Added Tax				
VAT on Professional Fees	20%			
VAT on Construction Works	20%			
Total Value Added Tax				
Client Direct Works				
Client Fixtures & Fittings				
TOTAL DEVELOPMENT COSTS				

Item	Description	Quant.	Unit	£ Rate	£ Cost	Additional Notes
0.0.0 Facilitating Works						
0.0.1	Site clearance incl. removal of trees and shrubs to gain access	1	item			
0.0.2	Site Clearance, sorting and recording of remains	1	item			
0.0.3	Temporary Roof incl. scaffolding	1	item			
0.0.4	Temporary support to existing External Walls	1	PS			
0.0.5	Removal of blocked up windows	1	item			
Total carried to Main Summary						

Main Mansion

**Gross Floor
Area
581**

Item	Description	TOTAL COST	Cost/m2
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1	Substructure	£	
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2 Superstructure

2.1	Frame		
2.2	Upper Floors		
2.3	Roof		
2.4	Stairs		
2.5	External wall		
2.6	Windows and external doors		
2.7	Internal walls and partitions		
2.8	Internal doors		

Group element total	£		
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3	Internal finishes	£	
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4	Fittings and furnishings	£	
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5	Services	£	
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Nett Building Cost

9	Preliminaries	18%	
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10	sub-total		
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Contractor's Overheads / Profit	10%		
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11	Sub-total	£	
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Risk/Contingencies

Allowance for scaling errors	5.00%		
Allowance for unmeasured sundries	10.00%		

Total Estimated Value	£		
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Item	Description	Quant.	Unit	£ Rate	£ Cost	Additional Notes
1.0.0 Substructure						
1.0.1	Allowance for reinforced concrete underpinning to existing foundations; assumed 75% underpinning required	128	m			
1.0.2	Allowance for repairs to retaining walls	1	item			
1.0.3	Allowance for rebuilding existing retaining basement wall; Sav 25% Lowest Floor Construction	35	m2			
1.0.4	Allowance for demolition of exisitng floor slab to allow for new	1	item			
1.0.5	Further excavating to reduced level; compacting earth with flagstones and DPC for new Floor construction	250	m2			
1.0.6	Drainage below ground: Allowance to repair existing	1	item			
1.0.7	Testing and commissioning of drainage	5	%			

Total carried to Main Summary

Item	Description	Quant.	Unit
2.0.0	Superstructure		
2.1.0	Frame		
2.1.1	Brick arched vaults to Cellar	133	m2
2.1.2	Brick solid column to Cellar		1 item
2.2.0	Upper Floors		
2.2.1	Suspended Timber Floors	278	m2
2.2.3	Extra allowance for access hatches; various sizes		1 item
2.3.0	Roof		
	<u>Pitched/flat roof</u>		
2.3.1	Timber frame structure for pitched roof	219	m2
2.3.2	Slate roof coverings including battens/counter battens and membrane	219	m2
2.3.3	Flat roof structures for lead roof	88	m2
2.3.4	Lead flat roof including boarding and lining paper	88	m2
2.3.6	Parapet lead gutters including timber boarding and supports	57	m
2.3.8	Lead flat roof to Revolving door	2	m2
	<u>Dormers</u>		
	Structure for dormers cheeks and front including lead covering	8	m2
	<u>Copings</u>		
2.3.10	Coping stones	39	m
	<u>Rainwater; cast iron</u>		
2.3.11	Cast iron downpipes incl. allowance for hoppers	42	m
2.3.12	Cast iron gutters	67	m
	<u>Rooflights/hatches</u>		
2.3.13	Rooflight; 770 x 550	1	nr
	<u>Chimney</u>		
2.3.17	Flues	10	nr
2.3.18	Capping's	4	m2
2.3.19	Flashings; lead	12	m
2.3.20	Chimney; Solid brick; assumed 200thk	49	m2
2.4.0	Stairs		
	<u>Stairs incl. finishes handrails etc</u>		
2.4.1	Assumed hardwood timber stairase for main stairs; 2 flights; dogleg		1 item
2.4.2	Double L-shaped stairs; Back Stairs; assumed timber; 1 flight		1 item
2.5.0	External Wall		
	<u>1690's Building</u>		
2.5.1	Allowance for cleaning to existing	183	m2
2.5.2	Hack of exisitng cement render to existing	183	m2
2.5.3	Removal of 1m of the top wall that is remaining	41	m2
2.5.4	Rebuilding of the external wall incl. the walls removed above and in the North Elevation; Assumed composite wall with brickwork and rubble stone; 750thk	107	m2
2.5.5	New render to whole elevation with lime base cast render	290	m2
2.5.6	Allowance for painting to render	290	m2
2.5.7	Allowance for mortar repairs		1 item
	<u>Farmhouse</u>		
2.5.8	Removal of vegetation; allowance for 50% of elevation	77	m2

2.5.9	Removal of existing cement render; allowance for 50%	77 m2	hole elevation
2.5.10	Allowance for cleaning and repairs to existing	154 m2	
2.5.11	Removal of 1m of the top wall that is remaining	20 m2	
2.5.12	Rebuilding of the external wall incl. the walls removed above and in the North Elevation; 700thk solid brickwork construction with Rubble stone	20 m2	
2.5.13	Render whole elevation with lime base cast render	154 m2	
2.5.14	Allowance for mortar repairs	1 item	nt unknown
	<u>18th Century</u>		
2.5.15	Removal of vegetation grown; allowance for 30%	70 m2	
2.5.16	Allowance for brick and mortar repairs	1 item	
2.5.17	Removal of existing steel beams	2 nr	
2.5.18	Allowance for repairs to walls	1 item	nt unknown
2.5.19	Allowance for removal of existing lintels; Assume 50% remaining	7 nr	
2.5.20	1000mm long; oak bedded on mortar into masonry	13 nr	
2.6.0	Windows and external Doors		
	<u>Sash windows; timber</u>		
2.6.1	1000 x 1850	17 nr	
2.6.2	940 x 1500	3 nr	
2.6.3	880 x 740	1 nr	
2.6.4	1100 x 1800	1 nr	
2.6.5	650 x 1600	2 nr	
2.6.6	1000 x 1700	3 nr	
2.6.7	1180 x 1600	2 nr	
2.6.8	1700 x 1700	1 nr	
2.6.9	1400 x 1850	1 nr	
2.6.10	1000 x 3000	1 nr	
2.6.11	940 x 920	4 nr	
	<u>External door</u>		
2.6.12	Timber revolving door; incl. glazing and surround	1 PS	
2.6.13	Plain timber hardwood door	1 nr	
2.6.14	4 panelled door with fanlight on top and glazed panes	2 nr	
2.6.15	Assumed plain timber door to cellar	1 nr	
2.7.0	Internal walls and partitions		
2.7.1	200thk solid brick wall	396 m2	
2.7.2	300thk solid brick wall	8 m2	
2.7.3	650thk solid brick wall	55 m2	
2.7.4	Assumed timber stud to Attic	47 m2	
2.8.0	Internal Doors		
	<u>Doors incl. architraves; all single doors</u>		
2.8.1	6 panelled hardwood doors	24 nr	
2.8.2	Plain hardwood doors to attic	3 nr	wance; extent unknown
2.8.3	Glazed hardwood double door to revolving door with fanlight	1 nr	

Total carried to Main Summary

Item	Description	Quant.	Unit	£ Rate	£ Cost	Additional Notes
3.0.0	Finishes					
3.1.0	Wall Finishes					
3.1.1	Timber studs to internal face of existing external walls		800 m2			
3.1.2	Lime plaster and paint		1559 m2			
3.1.3	Painted brick walls to Cellar		140 m2			
3.1.4	Dado Rails		407 m			
	<u>Skirtings:</u>					
3.1.5	300mm high timber skirting to GF and FF		407 m			
3.1.6	150mm high timber skirting to Attic		77 m			
3.2.0	Floor Finishes					
3.2.1	Concrete to Cellar		95 m2			
3.2.2	Hardwood floors; assumed oak		434 m2			
3.3.0	Ceiling Finishes					
3.3.1	Lime plaster on oak laths		463 m2			
3.3.2	Painted brick vaults					
3.3.3	Allowance for plaster cornice to main areas incl. Drawing Room, Dining Room, Main stairs		196 m			
3.3.4	Decorative ceillign rose		2 Nr			

Total carried to Main Summary

Item	Description	Quant.	Unit	£ Rate	£ Cost	Additional Notes
4.0.0	Fittings and Furnishings					
4.0.1	Shutters	20	m2			
4.0.2	Kitchen Allowance	1	item			
4.0.3	Bathroom fit out allowance	1	item			
4.0.4	Miscellaneous	1	item			
	<u>Fireplaces</u>					
4.0.5	Dining Room Fireplace; assumed decorative marble surround with marble hearth and cast iron insert	1	nr			
4.0.6	Drawing Room Fireplace; assumed decorative marble surround with marble hearth and cast iron insert	1	nr			
4.0.7	Kitchen Fireplace; assumed stone surround and hearth	1	nr			
4.0.8	Hall Fireplace; assumed decorative marble surround with marble hearth and cast iron insert	1	nr			
4.0.9	Bedroom fireplaces; assumed timber surround and marble hearth with cast iron insert	4	nr			
4.0.10	Attic fireplaces; assumed simple surround with cast iron inset	2	nr			
Total carried to Main Summary						

Item	Description	Quant.	£ Unit Rate	£ Cost	Additional Notes
5.0.0	Services				
5.1.0	Sanitary Installations				
5.1.1	WCs				
5.1.2	Sink;				
5.1.3	Sink; Housemaids				
5.1.4	Bath; Cast iron				
5.1.5	Shower				
5.2.0	Services Equipment				
5.2.1	n/a				
5.3.0	Disposal Installations				
5.3.1	Soil and waste				
5.4.0	Water Installations				
5.4.1	Hot and cold water installations				
5.5.0	Heat Source				
5.5.1	Assumed gas fired boiler including controls, buffer tank etc				
5.6.0	Space heating and air conditioning Systems				
5.6.1	Radiators and pipework				
5.7.0	Ventilation Systems				
	<u>Extract fans</u>				
5.7.1	Kitchen				
5.7.2	Bathroom				
5.8.0	Electrical Installations				
5.8.1	Power and lighting				
5.8.2	Allowance for Distribution board				
5.9.0	Fuel Installations				
5.9.1	N/a				
5.10.0	Lift and conveyor installations				
5.10.1	n/a				
5.11.0	Fire and lighting protection				
5.11.1	Smoke and heat detector				
5.11.1	Earthing and bonding				
5.12.0	Communication, security and control systems				
5.13.0	Specialist installations				
5.13.0	n/a				
5.14.0	Builder's Work in connection with Services				
5.14.1	Allowance				
5.14.2	Design, testing and commissioning, O&M's etc				
Total carried to Main Summary					

Item	Description	Quant.	Unit
8.0.0	Landscaping		
	External stairs		
	Repairs to existing foundation	1	item
	Brick structure; 200thk	7	m2
	Concrete stairs	1	item
	Stone treads and risers to stairs	1	item
	Metal balustrading	4	m
	<u>Drainage</u>		
	Allowance for works to existing Drainage system	1	item
	<u>Incoming Services</u>		
	New incoming services		
	Gas	1	item
	Electrical	1	item
	Water	1	item
	Communication	1	item
	<i>excl. soft landscaping</i>		

Total carried to Main Summary