



# **Brighton & Hove Beach Chalets**

Order of Cost Estimate

June 2021

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**BRIGHTON & HOVE BEACH CHALETS**

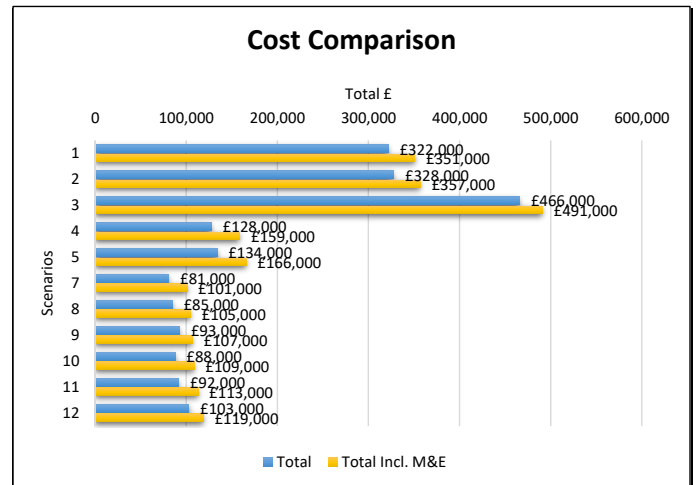
**EXECUTIVE SUMMARY**

BRIGHTON & HOVE BEACH CHALET COSTS		
<i>Average of the 3 options (10 chalets)</i>		
	Total	%
Enabling Works	N/A	-
Substructure	£16,000	21.33%
Superstructure	£44,000	58.67%
Fit Out	N/A	-
M&E Services	£15,000	20.00%
<b>Building Works Total</b>	<b>£75,000</b>	
Preliminaries @ 15%	£11,250	
OH&P @ 5%	£4,313	
<b>Sub Total</b>	<b>£90,563</b>	
Contingency @ 10%	£9,056	
<b>Average Total (Rounded)</b>	<b>£100,000</b>	

KEY METRICS	
<i>Assumed 10 chalets</i>	
Adapted Chalets Total	<b>£61,000.00</b>
Total Incl. M&E	<b>£76,000.00</b>
GIA (NIA: 60m2)	60
Total £/m2	£1,016.67
Total £/m2 Incl. M&E	£1,266.67
Radical Chalets Total	<b>£64,000.00</b>
Total Incl. M&E	<b>£79,000.00</b>
GIA (NIA: 60m2)	60
Total £/m2	£1,066.67
Total £/m2 Incl. M&E	£1,316.67
Reimagined Chalets Total	<b>£93,000.00</b>
Total Incl. M&E	<b>£108,000.00</b>
GIA (NIA: 40m2)	60
Total £/m2	£1,550.00
Total £/m2 Incl. M&E	£1,800.00

SCENARIO BREAKDOWN			
Scenarios	Total	Total Incl. M&E	
1 Madeira Dr. - 18 x Adapted Chalets	£322,000	£351,000	
2 Madeira Dr. - 18 x Radical Chalets	£328,000	£357,000	
3 Madeira Dr. - 15 x Reimagined Chalets	£466,000	£491,000	
4 Rottingdean - 19 x Adapted Chalets	£128,000	£159,000	
5 Rottingdean - 19 x Radical Chalets	£134,000	£166,000	
7 Saltdean (a) - 12 x Adapted Chalets	£81,000	£101,000	
8 Saltdean (a) - 12 x Radical Chalets	£85,000	£105,000	
9 Saltdean (a) - 9 x Reimagined Chalets	£93,000	£107,000	
10 Saltdean (b) - 13 x Adapted Chalets	£88,000	£109,000	
11 Saltdean (b) - 13 x Radical Chalets	£92,000	£113,000	
12 Saltdean (b) - 10 x Reimagined Chalets	£103,000	£119,000	

*Rottingdean site deemed not suitable for reimagined chalets*  
*Totals rounded to nearest 100s*



## ADAPTED CHALETS

	Quantity	Unit	Rate £	Total £	Notes
<b>ADAPTED CHALETS</b>					
<i>10 Chalets</i>					
<b>1 Substructure</b>				<b>21,000</b>	Rounded total
1.1 Plinth (0.5m height) - Prefab sections of GRP structure, lining and cladding	87	m	80	6,937	Approx. 44m2 "wall area"
1.2 Concrete slab	88	m2	150	13,200	Assumed there will be slab
1.3 Piling, shuttering and pouring concrete due to shifting shingle	101	m2	1,000	101,200	Applicable to Madeira Dr. site only Not included in the total
<b>2 Superstructure</b>				<b>29,000</b>	Rounded total
2.1 External walls (sides) - Prefab timber stud wall with high pressure laminate cladding	10	m2	100	960	
2.2 External walls (back) - Prefab timber stud wall with recycled plastic timber composite cladding	55	m2	75	4,125	
2.3 Internal walls - Prefab timber stud wall with magnesium oxide boarding to create fire separating layer between units	38	m2	75	2,884	£30 allowance for magnesium oxide boarding
2.4 Floor - GRP	80	m2	70	5,600	
2.5 External walls (front) - Prefab wall section with High Pressure Laminate cladding	30	m2	100	2,950	
2.6 Inset composite GRP double door	10	nr	500	5,000	
<u>Roof</u>					
2.7 Prefab timber roof panel with recycled plastic tile	88	m2	75	6,600	
<b>BUILDING WORKS TOTAL</b>				<b>50,000.00</b>	
			Preliminaries @ 15%	7,500.00	
			OH&P @ 5%	2,875.00	
<b>ADAPTED CHALETS TOTAL</b>				<b>61,000.00</b>	

<b>RADICAL CHALETS</b>
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	Quantity	Unit	Rate £	Total £	Notes
<b>RADICAL CHALETS</b>					
<i>10 Chalets</i>					
<b>1 Substructure</b>				<b>21,000</b>	Rounded total
1.1 Plinth (0.5m height) - Prefab sections of GRP structure, lining and cladding	87	m	80	6,937	Approx. 92m2
1.2 Concrete slab	88	m2	150	13,200	Assumed there will be slab
1.3 Piling, shuttering and pouring concrete due to shifting shingle	101	m2	1,000	101,200	Applicable to Madeira Dr. site only Not included in the total
<b>2 Superstructure</b>				<b>32,000</b>	Rounded total
2.1 External walls (sides) - Prefab timber stud wall with high pressure laminate cladding	10	m2	100	960	
2.2 External walls (back) - Prefab timber stud wall with recycled plastic timber composite cladding	57	m2	75	4,238	
2.3 Internal walls - Prefab timber stud wall with Class 0 sheathing to create fire separating layer between units	38	m2	30	1,154	
2.4 Floor	80	m2	50	4,000	Assumed timber
2.5 External walls (front) - Prefab wall section with High Pressure Laminate cladding	25	m2	100	2,450	
2.6 Inset composite GRP double door	10	nr	500	5,000	
2.7 Roof eaves - Prefab sections of timber with triple walled polycarbonate front and back attached with galvanised stainless steel fasteners	9	m2	50	430	10 nr
<u>Roof</u>					
2.8 Prefab timber roof panel with sedum finish layer	88	m2	150	13,200	
<b>BUILDING WORKS TOTAL</b>				<b>53,000.00</b>	
		Preliminaries @	15%	7,950.00	
		OH&P @	5%	3,047.50	
<b>RADICAL CHALETS TOTAL</b>				<b>64,000.00</b>	

## REIMAGINED CHALETS

	Quantity	Unit	Rate £	Total £	Notes
<b>REIMAGINED CHALETS</b>					
<i>10 Chalets</i>					
<b>1 Substructure</b>				<b>6,000</b>	Rounded total
1.1 Support stilts - GRP structural supporting stilt sections	107	nr	50	5,350	8 per chalet, 350mm tall 27 under the walkway
1.2 Piling, shuttering and pouring concrete due to shifting shingle	189	m2	1,000	189,200	Applicable to Madeira Dr. site only Not included in the total
<b>2 Superstructure</b>				<b>71,000</b>	Rounded total
2.1 Ramp & walkway (recycled plastic lumber)	40	m2	80	3,200	Approx. 350mm rise Approx. 40 m long
2.2 Cladding (front) - High Pressure Laminate	30	m2	70	2,100	Assumed 1.5m2 per chalet
2.3 External wall (sides) - Timber stud wall (line both sides with plywood with WBP marine ply on outer face) with High Pressure Laminate grey cladding panels with vertical coloured sections	192	m2	150	28,800	
2.4 External wall (back) - Timber stud wall (line both sides with plywood with WBP marine ply on outer face) with High Pressure Laminate cladding	62	m2	140	8,680	
2.5 Floor - Assumed same material as wall excl. cladding	80	m2	70	5,600	
2.6 Door - Treated timber door	10	nr	750	7,500	
2.7 Timber sections with triple walled polycarbonate front and back attached with galvanised stainless steel fasteners (above the doors)	10	m2	100	1,000	
2.8 Inner door - Clear polycarbonate lining front and back to open outwards with timber frame	10	nr	600	6,000	
<u>Roof</u>					
2.9 Prefab timber roof panel with recycled plastic tile	104	m2	75	7,800	
<b>BUILDING WORKS TOTAL</b>				<b>77,000.00</b>	
	<b>Preliminaries @</b>	<b>15%</b>		11,550.00	
	<b>OH&amp;P @</b>	<b>5%</b>		4,427.50	
<b>REIMAGINED CHALETS TOTAL</b>				<b>93,000.00</b>	

**SERVICES**

	Quantity	Unit	Rate £	Total £	Notes
<b>SERVICES</b>					
<i>Add-on, based on 10 chalets</i>					
<i>Connections only - excludes any fit-out items and required surveys</i>					
<b>1 Electricity &amp; water connections</b>				<b>11,000.00</b>	
1.1 Electricity connection	10	unit	500.00	5,000.00	Allowance
1.2 Water connection	10	point	300.00	3,000.00	Allowance
1.3 Drainage connection	10	unit	300.00	3,000.00	Allowance
<b>TOTAL</b>				<b>11,000.00</b>	
	<b>Preliminaries @</b>	<b>15%</b>		1,650.00	
	<b>OH&amp;P @</b>	<b>5%</b>		632.50	
	<b>Contingency @</b>	<b>10%</b>		1,328.25	
<b>SERVICES TOTAL</b>				<b>15,000.00</b>	

