



Proposed: Oak Framed Extension @ Spring Cottage, Painswick.

Thank you for asking Wye Oak to supply a price for your proposed oak framed project, following your email it gives me pleasure to submit the following for your consideration.

Information taken from

Drawings provided via email
Telephone conversation

Details:

I have allowed for a two-sided oak framed extension to an approx. footprint of 3.7m wide x 3.6m deep. I have added in a feature truss with ridge to support the rafters. I have allowed for the front set of rafters to be in oak with the internal rafters in softwood set at 400mm centers. I have included curved braces to the corners.

The green oak frame will consist of the following:

3 Posts	200mm x 200mm
2 Wall plates	200mm x 200mm
3 Sole plates	200mm x 125mm
2 Door posts	200mm x 150mm
3 Mid posts	150mm x 150mm
4 Curved braces	150mm x 75mm
2 Tie beams	200mm x 200mm
4 Principals	200mm x 150mm
2 King posts	150mm x 150mm
1 Ridge	200mm x 100mm
2 Front rafters	150mm x 50mm

Also to include:

Chamfer frame internally

150mm x 50mm softwood rafters set at 400mm centers

The cost to supply and deliver the above as a kit would be: £[redacted] + vat
Kits come with working drawings and dry oak pegs for self-assembly and are pre-fitted before they leave the workshop.

Coat frames in a clear wood oil: £[redacted] + vat

The cost to fit the above would be: £[redacted] + vat

Doors, glass and glazing system:

The glass would be 24mm type k toughened glass fitted using a plant on system to the end including gable and one side. comprising of softwood grounds, rubber, lead, gasket and 32mm dry oak glazing boards to external faces. I have allowed for a set of prime grade dry oak French doors and frame.

The cost to supply and fit the glass, system and doors would be: £[redacted] + vat.

Please note that I have not allowed for any footings, walls, flooring, insulation, knock through, internal boarding, roofing materials ie slates/tiles, velux roof lights or electrics/plumbing.

Our Normal Input is as follows: for Oak frames only