Tatton Projects

PROJECT PROPOSAL

Kitchen Extension & Structural Renovation

22 Meadow View, Hale, Altrincham, WA15



AI visualisation — indicative only

PREPARED FOR

James & Sarah Harrison

25/10/2026 · Quote A231

22 Meadow View, Hale, Altrincham, WA15

25/10/2026

Dear James & Sarah,

Thank you for inviting Tatton Projects to visit your home and for giving us the opportunity to prepare our detailed proposal for your exciting kitchen extension and renovation project at 22 Meadow View, Hale.

Having reviewed the existing property, discussed your aspirations and considered the proposed structural alterations, we are delighted to present our comprehensive quotation for transforming the rear of your home into a more spacious, modern and functional living environment.

Our vision is to create more than simply an extension. We want to transform how you experience and enjoy your home.

The proposed works will involve significant alterations to the existing ground-floor layout, including the removal of the existing rear bay window structure, the installation of substantial structural steelwork and the construction of a new single-storey rear extension.

This will create a brighter, more open and welcoming environment, providing an improved connection between your kitchen, dining areas and rear garden.

The extension will be constructed using traditional brickwork designed to complement the character of your existing property, alongside contemporary anthracite grey glazing, a highly insulated warm roof and roof lanterns to introduce additional natural daylight.

Internally, the project also incorporates alterations to the utility and pantry areas, including new internal door arrangements, plastering, joinery and associated finishing works.

A complete construction service, professionally managed from start to finish.

At Tatton Projects, we understand that undertaking a significant home renovation is both a substantial financial investment and an important personal decision.

Our role is to make that process as straightforward, organised and transparent as possible.

From initial site preparation, foundations and structural alterations through to brickwork, roofing, glazing and internal finishes, our experienced team will coordinate the various trades required to deliver your project.

We place particular importance on workmanship, communication, site organisation and ensuring that each stage is completed in accordance with the relevant drawings, structural specifications and Building Regulations.

Our proposal provides a detailed breakdown of the construction works, materials, labour, payment milestones

and anticipated programme, giving you a clear understanding of what is included and how the project will progress.

We have also identified optional enhancements, including Crittall-style doors and kitchen installation, allowing you to tailor the final specification to your preferences and budget.

The anticipated construction period is approximately 10–12 weeks, subject to the agreed programme, required inspections, material availability and any unforeseen site conditions.

We would be delighted to bring this project to life for you both and create a beautiful, practical addition to your home that you can enjoy for many years to come.

Thank you once again for considering Tatton Projects. We look forward to discussing the proposal with you and hopefully working together on this exciting transformation.

Kitchen Extension & Structural Renovation

Proposed Kitchen Extension & Structural Renovation

22 Meadow View, Hale, Altrincham, WA15

Project Overview

The proposed project comprises the construction of a new single-storey rear kitchen extension, together with significant structural alterations and associated refurbishment works to the existing ground-floor accommodation.

The principal objective is to create a more spacious, open and practical kitchen and dining environment, improving the flow of the property while establishing a stronger visual connection with the rear garden.

The construction will combine traditional facing brickwork with modern architectural features, including anthracite grey glazing, insulated roofing and roof lanterns.

Groundworks & Foundations

The works will commence with site preparation, demolition and the necessary excavation to accommodate the new extension.

This includes the construction of new concrete foundations, structural pad foundations for steel columns, insulated ground-floor construction, damp-proof membranes, hardcore preparation and associated below-ground drainage connections as detailed within the quotation.

Structural Alterations & Steelwork

A significant element of the project involves the structural reconfiguration of the existing rear ground-floor accommodation.

This includes the removal of the existing ground-floor bay window structure and the installation of the specified structural steel beams, columns and supporting padstones.

These alterations will facilitate the creation of the enlarged kitchen and dining space, with structural installations undertaken in accordance with the engineer's approved specifications and applicable Building Regulations.

External Brickwork & Building Envelope

The new extension will incorporate traditional facing brickwork, internal blockwork, insulated cavity construction, damp-proof courses, wall ties and appropriate cavity closures.

The proposed brick finish is intended to complement the character of the existing property, creating a cohesive appearance between the original house and the new extension.

Roofing & Roof Lanterns

A new insulated warm roof will be constructed using structural timber joists, roof decking, insulation and an EPDM waterproofing system.

The proposal includes two non-opening roof lanterns, designed to introduce additional natural daylight into the extended accommodation.

Roof falls, perimeter detailing and rainwater drainage will be incorporated as specified.

Windows & External Doors

The proposal includes anthracite grey double-glazed windows to complement the existing property, together with new rear access doors connecting the kitchen and dining space to the garden.

The base quotation provides for anthracite grey bi-fold doors, with Crittall-style doors available as an optional alternative.

Final glazing arrangements, opening configurations and finishes will be confirmed before ordering.

Internal Alterations & Finishes

The internal works include alterations to the utility and pantry areas, together with the installation of specified internal doors, frames and a double pocket-door system.

New and altered walls and ceilings within the quoted areas will receive plasterboarding, appropriate fire protection around structural steelwork, and plaster skim finishes.

Associated joinery includes skirting boards, architraves and specified door furniture.

The quotation also includes the scheduled heating alterations and radiator installation works.

Tatton Projects will coordinate the construction trades, materials, site operations, temporary supports, access equipment and waste removal throughout the project.

Reasonable measures will be implemented to protect the existing property during construction, with working areas cleared and construction waste removed as the works progress.

The project will conclude with final finishing works, snagging and a structured handover.

Optional Enhancements

The following additional services are available separately from the main contract:

- Crittall-style external doors as an alternative to the specified bi-fold doors.
- Kitchen installation based on the supplied drawings, including the plumbing work specified within that option.
- Removal of existing external render to the remaining side and front elevations, including associated access equipment, labour and waste disposal.

Our Commitment

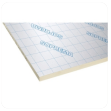
Our aim is to deliver a carefully coordinated structural renovation and extension that combines high-quality workmanship, practical design and long-term value.

By bringing together the structural, external and internal construction elements under one managed programme, Tatton Projects intends to provide a smooth and professionally delivered transformation of your home.

Material breakdown

Groundworks & Substructure

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	**Mass concrete pad foundation**	1.2m x 1.2m x 0.4m pad for new column	2 m²	£330.00	**£660.00**
	Ground Works / Foundations (per 1 cubic metre)	Trench 8.0m length × 0.6m width × 1.0m depth = 4.8m³. Allow for concrete overspill and poor ground, round up to 6m³	6 m²	£330.00	**£1,980.00**
	Concrete pour for ground floor [cubic metre]	Oversite slab: kitchen extension 4.0m × 4.5m = 18.0m² × 0.125m (125mm slab thickness ASSUMED) = 2.25m³, round up for waste = 2.5m³	3	£330.00	**£990.00**

	**120mm Foil backed insulation sheets [sheets]**	Floor area 18.0m² ÷ 2.88m²/sheet = 6.25 sheets + 10% waste = 6.88 = 7.6, round up to 8 sheets	8	£69.98	**£559.84**
	**Visqueen [each]**	DPM under slab, area needed 18m², typical roll covers 25m²; allow 1 roll with overlap	1	£68.15	**£68.15**
	**Hardcore stone [ton]**	Base build up approx 150mm thick: 18m² × 0.15m = 2.7m³ × 2.0 (allowance for compaction) = 5.4 tonnes rounded up to 6 tonnes	6	£70.21	**£421.26**
	**Building Sand [bag, bulk]**	For top layer above MOT to prevent piecing of insulation and visqueen	2 item	£79.99	**£159.98**
	**Trench Block 100mm x 215mm x 440mm**	estimated 8 blocks per mentre x 2 = 16 blocks (allow 20% extra for site cutting/waste = 20 blocks)	22 item	£11.77	**£258.94**
	110mm uPVC below ground drainage pipe	8m (assumed run) + 5% waste = 8.4m for rainwater connections	2	£49.00	**£98.00**
	110mm uPVC drainage pipe	Assorted connections	6	£25.00	**£150.00**

CATEGORY TOTAL £5,346.17

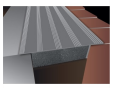
Structural Steelwork

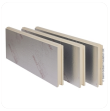
PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	**178x102 UB19 steel beam**	Universal beam, 2 nr	2 each	£686.98	**£1,373.96**
	**254x146 UB31 steel beam**	Universal beam, 1 nr	1 each	£694.98	**£694.98**
	**203 UC71 steel beam**	Universal column as beam, 2 nr	2 each	£697.98	**£1,395.96**
	**254 UC73 steel column**	Universal column, 1 nr	1 each	£704.98	**£704.98**

	**203 UC46 steel column**	Universal column, 1 nr	1 each	£704.98	**£704.98**
	**152x89 UB16 steel beam**	Universal beam, 2 nr	2 each	£688.98	**£1,377.96**
	**152x152 UC23 steel column**	Universal column, 1 nr	1 each	£699.98	**£699.98**
	**330x100×215 PCC padstone**	Precast concrete padstone, 1 nr	6 each	£69.99	**£419.94**

CATEGORY TOTAL £7,372.74

Masonry & Walls

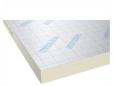
PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	**Facing Brick [each]**	Elevation 2×4.5m returns + 4.0m rear × 2.4m height x (1 brick/0.065m², 102.5mm thick), doors/windows allow 30% opening, gross wall area ~29m². 29m² × 58 bricks/m² × 0.7 = 1,181 bricks + 15% waste = 1,358.5, round up to 1,400.	1400 item	£2.79	**£3,906.00**
	**100mm blockwork inner leaf (GF)**	Block inner leaf 29m² × 10 blocks/m² = 290 blocks + 15% waste = 333.5, round up to 340 blocks	340 item	£4.23	**£1,438.20**
	**Below DPC Bricks**	Engineering bricks none pourus	120 m²	£1.24	**£148.80**
	**Wall ties**	Stainless steel, 2.5 ties/m², 108 m² total = 270 ties	1 pack	£55.09	**£55.09**
	**Damp proof course**	DPC for new walls, 30 lm	1 each	£34.54	**£34.54**
	**Cavity closer**	For new openings, 10 nr	10 each	£16.81	**£168.10**

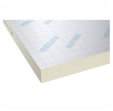
	**Cavity insulation**	Partial fill PIR or mineral wool, 108 m²	5 pack	£440.52	**£2,202.60**
	**Insulation clips**	Plastic clips for insulation, 1 bag per 2 insulation bags	1 pack	£39.99	**£39.99**
	**Wall start kit**	For new partitions to existing walls, 4 nr	5 kit	£19.99	**£99.95**
	**Building Sand Bulk Bag (for brick/block mortar)**	0.135m³ sand needed; each bag ≈0.5–0.8m³ loose; 1 bag covers all required and repairs	3 item	£68.00	**£204.00**
	**Cement**	In waterproof bag to mix with building sand 25kg bags	27 item	£14.98	**£404.46**
	**Feb**	Plasticiser	2	£24.99	**£49.98**
	**Coping Stones**	Stone Copings to top of roof level	26 item	£33.97	**£883.22**
	**Csvity trays**	for under copings as per drawing	16 item	£11.29	**£180.64**
	**Weep Vent [each]**	For above lintels	12 nr	£1.19	**£14.28**

CATEGORY TOTAL £9,829.85

Roofing

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	**100x50 C24 wall plate**	8.5 lm	2 each	£20.33	**£40.66**

	**Noggings (min 38mm width)**	8 nr (assumed from typical detail)	8 each	£8.11	**£64.88**
	**Simpson Strong-Tie JHA joist hangers**	Galvanised, 12 nr	12 each	£2.49	**£29.88**
	**Lateral restraint straps**	1200mm long, for wall plates/floors, 8 nr	8 each	£7.11	**£56.88**
	**150x47 C16 timber joists**	22 joists (8.5m span @ 400mm c/c, 3.6m each)	22 each	£23.68	**£520.96**
	**R oof insulation above joists [sheets]**	Warm deck: 150mm 4.0m × 4.5m = 18.0m² / 2.88m²/sheet = 6.25 + 10% waste = 6.9, order 7.6 sheets, round up to 8 sheets	8 item	£102.89	**£823.12**
	**roof insulation between joists**	As per warm roof drawing	4 item	£47.11	**£188.44**
	**OSB 3**	18mm x 2440mm x 1220mm	10	£27.99	**£279.90**
	**OSB 3**	12mm x 2440mm x 1220mm	10	£17.99	**£179.90**
	**Visqueen [each]**	DPM vapour control for warm roof, area needed 18m², typical roll covers 25m²; allow 1 roll with overlap	1 item	£68.15	**£68.15**
	**EDPM Roof Kit**	For warm roof 6.5m x 4m - black - complete kit for roof size	1 item	£1,398.98	**£1,398.98**
	**Roof Lantern non opening**	1500 x 1000 closest can get to drawing	1 item	£498.97	**£498.97**
	**Roof Lantern non opening**	1500 x 600	1 item	£399.99	**£399.99**

	**PIR insulation (100mm)**	25mm PIR Parapet insulation upstand	3 item	£34.99	**£104.97**
	**Timber firrings**	To make a lean to roof fall so no trapped water build up	22 item	£14.93	**£328.46**
	Rainwater goods (uPVC)	Replacement of uPVC outlets, hoppers, and downpipes, 80lm (assumed 20lm per elevation, 4 elevations)	2	£60.00	**£120.00**

CATEGORY TOTAL £5,104.14

Openings & Lintels

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	**Catnic Lintel CG150/100 (1300mm)**	Lintel for window/door, 1 nr	1 each	£294.94	**£294.94**
	**Catnic Lintel CG150/100 (2600mm)**	Lintel for window/door, 1 nr	1 each	£294.94	**£294.94**
	**65h x 100wd PCC lintel - Naylor ER1**	Sub-floor lintel, 1 nr	1 each	£229.98	**£229.98**

CATEGORY TOTAL £819.86

Plastering & Drylining

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	**Plasterboard 12.5mm**	36 sheets for new/altered walls, 80 m², 2 faces, +12.5% waste	36 sheet	£17.98	**£647.28**
	**Scrim tape**	Joints for 80 m², 80 x 1.2 = 96 lm	3 each	£12.99	**£38.97**
	**Plaster skim**	80 m², 2-coat, +10% waste	14 each	£11.96	**£167.44**

	**Beads**	External corners, 20 lm	12 each	£5.99	**£71.88**
	**Fireboard 12.5mm**	For around steels	12	£24.98	**£299.76**
	**Drywall Adhesive**	To stick new boards to newly built walls	10	£14.49	**£144.90**
	**Collated Plasterboard Screws (box)**	Patchboard and critical fix, 1 box/5 boards, total = 1 box for patching works	2	£26.62	**£53.24**

CATEGORY TOTAL £1,423.47

Joinery & Second Fix

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	**Taurus 144mm skirting**	Perimeter of new/altered rooms, 40 lm	10 each	£34.99	**£349.90**
	**Internal softwood skirting & architrave**	Primed OG/Taurus, all new openings	8 nr	£16.99	**£135.92**
	**No Nails**	No Nails Adhesive	4 item	£4.99	**£19.96**

CATEGORY TOTAL £505.78

Openings: Windows & Doors

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	uPVC window (800×2100mm, rear)	1no. 0.8m x 2.1m -chrome furniture anthracite grey to match existing none opener	1	£467.28	**£467.28**
	uPVC window (1300×1800mm, rear)	1no. 1.3m x 1.8m -chrome furniture anthracite grey to match existing none opener	1	£511.99	**£511.99**

	BiFolds	Bi-fold doors: 2.6m x 2.1m opening chrome furniture , anti snap lock (see optionals for alternative) anthracite grey to match existing externally opening left	1	£3,119.97	**£3,119.97**

CATEGORY TOTAL £4,099.24

Internal walls, doors and frames

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	Door furniture pack [each]	Lever handles, latch, hinges, 1 set	2	£34.99	**£69.98**
	**Door Frames single**	Frame for new door leading to utility room	1	£44.99	**£44.99**
	**Double pocket door system**	610mm x 1981mm	1	£398.69	**£398.69**
	Doors		3	£49.98	**£149.94**

CATEGORY TOTAL £663.60

Preliminaries / Site Operations / Waste Removal / Misc

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	Skip 8yd [each]	Demolition, muck-away and general site waste. Anticipate 1.5 skips, round up to 2 for all arisings	3	£330.00	**£990.00**
	**Misc Fixings**	3no boxes	2	£39.99	**£79.98**
	Grab wagon	For removal of soil, clay for foundation works	2	£300.00	**£600.00**
	Grab wagon	For removal brick work and block work whilst steels are installed	2	£300.00	**£600.00**
	Scaffolding	Rear of property 3 tier sections to remove render 1 week	1	£950.00	**£950.00**

	Welfare & site setup	Welfare, signage, fencing, acros, strongboys, trestles and scaffold boards	1	£350.00	**£350.00**
	**Sealants [each]**	Perimeter seals to skirting, frames, windows other aperture's	5	£12.99	**£64.95**
	Genie lift hire	1 week hire minimum for steel install	1	£350.00	**£350.00**

CATEGORY TOTAL £3,984.93

Plumbing / Heating

PICTURE	ITEM	DESCRIPTION	QTY	PRICE/ITEM	TOTAL
	Copper pipe 15mm	For adding and altering existing pipework for 2no. new radiators	3	£35.00	**£105.00**
	Copper Fittings [pack]	Allow 1 pack per run plus waste assortment for above	3	£12.99	**£38.97**
	**Anthracite Grey Oval Panel**	Anthracite Grey Oval Panel Vertical Designer Radiator 1600 x 472 with trv valves to match	2	£174.99	**£349.98**

CATEGORY TOTAL £493.95

Labour quotation

Groundworks — £600.00

- Groundworker 2 days
- Micro Digger and Driver - Mirco digger and driver for foundation removal 1 day

Brickwork & Blockwork — £8,500.00

- Bricklayer gang 2+1 — 7 days
- Steel works install and internal structural alteration works - 4 days

Carpentry & Joinery — £2,200.00

- Carpenter / joiner for new roof structure — 2 days
- New internal walls and doors - 2 days
- Skirtings architraves - 1 day

Roofing — £2,600.00

- Roofer for final roof works on top to create warm roof — 3 days

Windows and bifolds — £600.00

- Window/door specialist for aluminium bifolds and fixed windows

Plastering & Internal Finishes — £2,800.00

- Plasterer: boarding/skim all new walls and ceilings within extension, utility and pantry rooms only, inc make good: 12 days

General Operative — £4,800.00

- To assist all operatives throughout project x 9 weeks
- including stripping of render to rear of property

Heating Engineer — £600.00

- to install 2no. radatiors

Your investment

Materials	£39,643.73
Labour	£22,700.00
Subtotal	£64,214.04
VAT (20%)	£12,842.81
GRAND TOTAL	**£77,056.85**

Optional extras

Not included in the price above. Tell us which you'd like and we'll add them to the job — just let Tatton Projects know.



Crittal Doors alternative to bifolds — +£3,798.97

Crittal Doors alternative to bifolds

1 each at £3,798.97 each · Lead time 6 weeks

Kitchen Install based on drawings +£4,750.00

Kitchen Install based on drawings including plumbing

1 each at £4,750.00 each

Removal of render round the rest of the house side and front +£5,200.00

Removal of render round the rest of the house side and front. Including scaffold, labour to remove old render and waste removal

1 at £5,200.00 each

Payment milestones

STAGE	DESCRIPTION	%	AMOUNT	DUE
Initial Deposit	Secures project start.	25%	**£19,264.21**	Upon signing of contract
Ground works	Upon completion and building control signoff	12.5%	**£9,632.11**	Upon milestone completion
Brick work completion	Upon brick work completion	15%	**£11,558.53**	Upon milestone completion
Roof Completion and water tight	Roof Completion and water tight	15%	**£11,558.53**	Upon milestone completion
Drylinging works complete	Pre Plaster works completed	15%	**£11,558.53**	Upon milestone completion
Upon Handover	Completion of works and handover to client	16%	**£12,329.10**	Upon milestone completion
Retention Payment	after 3 month handover	1.5%	**£1,155.85**	Upon milestone completion

Programme of works

Duration: 8–10 weeks

Preliminaries, welfare, protection 18/01/2027 to 16/04/2027

Demolition and strip out (structural and render) 18/01/2027 to 29/01/2027

Groundworks & drainage inspection (including curing) 25/01/2027 to 05/02/2027

Shell construction (brick/block, openings, windows) 05/02/2027 to 12/02/2027

Roof structure & insulation (includes drying/lift holds)	12/02/2027 to 26/02/2027
Steel Installs	26/02/2027 to 05/03/2027
First fix plumbing	05/03/2027 to 09/03/2027
Internal insulation, drylining, boarding	08/03/2027 to 26/03/2027
Internal plaster, joinery, skirting	24/03/2027 to 09/04/2027
Second fix, snag/handover	09/04/2027 to 16/04/2027