

Element	Timber frame (£/m <sup>2</sup> )	
	Low	High
<b>1 Substructure</b>	79.14	135.86
2A Frame	101.98	204.66
2B Upper floors	1.62	13.64
2C Roof	48.15	91.87
2D Stairs	5.31	15.26
2E External walls	60.48	118.56
2F Windows and external doors	63.53	109.95
2G Internal walls and partitions	3.27	23.78
2H Internal doors	22.43	41.97
<b>2 Superstructure</b>	<b>306.76</b>	<b>619.68</b>
3A Wall finishes	24.18	55.18
3B Floor finishes	8.99	27.05
3C Ceiling finishes	13.18	24.49
<b>3 Internal finishes</b>	<b>46.35</b>	<b>106.72</b>
4 Fittings	15.51	36.40
5 Services	100.68	176.08
<b>Building sub-total:</b>	<b>548.45</b>	<b>1,077.74</b>