



F U L L S P E C T R U M

Build Cost Intelligence Report

42 Thornfield Rise

Blackheath, London

SE3 8ZZ

1930s Semi-Detached House | 145 m² | 4 Bedrooms

Prepared for: Mr & Mrs A Client

Reference: **FS-20260320-001**

Date: 20 March 2026

C o s t · C l a r i t y · C o n f i d e n c e

THE VERDICT

42 Thornfield Rise, Blackheath, London SE3 8ZZ

TOTAL RENOVATION COST

£196,564

Range: £177,000 – £216,000

COST PER M ²	PROPERTY SIZE	CONFIDENCE
£1,356	145 m ²	HIGH

WHAT THIS MEANS

This is a substantial renovation project on a well-built 1930s property with good structural bones. The 30sqm rear extension will transform the ground floor layout and add significant value. Total costs are within the expected range for a project of this scope in SE London. The key risk is the structural opening between existing house and new extension, requiring careful engineering design.

WHERE THE MONEY GOES

Category	Cost	% of Total
Extension Structure	£35,750	21%
Kitchen	£18,400	11%
Plumbing & Heating	£13,200	8%
Electrical	£12,800	8%
Bathrooms	£11,800	7%
External Envelope	£11,000	7%
Decoration	£9,200	5%
Windows & Doors	£8,600	5%
Preliminaries	£8,010	5%
Plastering	£7,800	5%
Flooring	£7,800	5%
External Works	£6,600	4%
Carpentry & Joinery	£6,420	4%

Demolition & Strip Out	£5,200	3%
Internal Partitions	£2,000	1%
Roofing	£2,000	1%

KEY COST DRIVERS

The rear extension is the dominant cost element, combining structural works (£35,750), demolition (£5,200) and external envelope (£11,000) at a combined £51,950. The kitchen fit-out at £18,400 is the next largest single trade. Regional London labour rates add approximately 18% compared to the national average.

Scope: Full internal renovation including new kitchen, two bathrooms, rewire, replumb, new heating system, redecoration throughout, new flooring, plus 30sqm single-storey rear extension with structural opening. Costs calibrated to current UK residential pricing.

PROPERTY ANALYSIS

Property Overview

1930s Semi-Detached House • 1930s Inter-War • Solid brick cavity walls, timber suspended floors, clay tile pitched roof

A solidly built 1930s semi-detached house in the established Blackheath conservation area fringe. The property retains many original features including picture rails, ceiling roses and parquet flooring in the reception rooms. The house has been maintained to a reasonable standard but has not been significantly updated since the 1990s. All services require renewal and the kitchen and bathrooms are at end of life.

Accommodation

GROUND FLOOR

Entrance Hall, Reception 1, Reception 2, Kitchen/Dining, Utility, WC

FIRST FLOOR

Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Family Bathroom, En-suite

EXTERNAL

Rear garden 18m x 8m, side passage, front garden with driveway

Key Measurements

Room	Area (m ²)	Area (sq ft)
Reception 1	16.2	174
Reception 2	13.8	149
Kitchen/Dining/Family	38.5	414
Utility	4.2	45
Bedroom 1	16.8	181
Bedroom 2	13.2	142
Bedroom 3	10.4	112
Bedroom 4	8.6	93
TOTAL GIA	145	1561

Construction Analysis

STRUCTURE & FABRIC

The main structure appears sound with no visible signs of subsidence or significant movement. The cavity walls are in good condition. The roof structure is original clay tile on timber battens and appears to have been re-felted at some point. The chimney stacks show some weathering and will require repointing within the next 5 years.

SERVICES

The electrical installation is a mix of original rubber-sheathed wiring and 1990s PVC additions. A full rewire is essential before any renovation proceeds. The plumbing is a mix of copper and lead with a vented cylinder system. Full replumb recommended. The gas boiler is approximately 15 years old and should be replaced.

ERA-SPECIFIC CONSIDERATIONS

1930s properties typically feature cavity wall construction which can accommodate insulation retrofit, though care is needed around original steel lintels which may have corroded. Suspended timber ground floors should be checked for ventilation adequacy. Original lead pipework may remain in parts of the plumbing system and should be replaced during any replumb.

Location Context

REGIONAL FACTORS

Location: Blackheath, Royal Borough of Greenwich
Region: Greater London
Regional Multiplier: **1.18**

ACCESS & LOGISTICS

Parking: On-street parking, residents permit zone
Skip placement: Front of property on road
Scaffolding: Full access to rear elevation. Side access restricted by boundary wall.

Property analysis based on information provided. Site inspection not undertaken.

VISUAL CONDITION ASSESSMENT

Based on photographs provided. This is not a building survey. Hidden defects behind finishes, within cavities, or below ground level cannot be identified from visual inspection alone.

SATISFACTORY — No immediate action	MONITOR — Budget provision advised	ACTION — Include in budget
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External Elements

ROOF

SATISFACTORY

Clay tile roof in reasonable condition. Some slipped tiles noted to rear slope. Ridge tiles require repointing. Felt underlay appears to have been replaced. Estimated remaining life 15-20 years before major overhaul required.

Budget provision: £1,500-£3,500

FASCIAS & GUTTERING

MONITOR

Timber fascias and soffits showing paint deterioration. Some soft spots noted to rear elevation. Replacement with uPVC recommended within next 2-3 years but not critical for this project phase.

Budget provision: £2,000-£3,500

EXTERNAL WALLS

SATISFACTORY

Cavity brick construction in good condition. No significant cracking noted. Some minor weathering to pointing on exposed elevations. Window cills show surface erosion consistent with age.

Budget provision: £1,000-£2,500

WINDOWS & EXTERNAL DOORS

MONITOR

Front door is original timber, draughty. Internal doors are a mix of original panelled and hollow-core replacements. Budget included for new composite front door and full internal door set.

Budget provision: £8,000-£12,000

Internal Elements

CEILINGS

MONITOR

Lath and plaster ceilings to ground floor showing some sagging in reception 2. First floor ceilings are plasterboard, in good condition. All ceilings will require skim coat as part of renovation.

INTERNAL WALLS SATISFACTORY

Internal walls generally in fair condition. Some hairline cracking noted around door openings on first floor, consistent with normal settlement. No evidence of structural movement.

FLOORS MONITOR

Suspended timber ground floor. Some springiness noted in hallway suggesting possible joist deflection. First floor solid with no issues noted. Extension will be on solid concrete slab.

KITCHEN ACTION

End of life. Units delaminating, worktops burned and stained, appliances aged. Complete replacement required.

Budget provision: **£12,000-£22,000**

BATHROOMS ACTION

Both bathroom suites are functional but dated with staining, cracked tiles and poor sealant. Full replacement recommended.

Budget provision: **£8,000-£14,000**

Services

ELECTRICAL INSTALLATION ACTION

Mixed installation with original rubber-sheathed wiring still present in some circuits. No current EICR. Full rewire essential before any renovation proceeds. Consumer unit is an old fusebox type requiring replacement.

Budget provision: **£7,000-£9,500**

HEATING & HOT WATER ACTION

15-year-old boiler approaching end of useful life. Some radiators showing signs of internal corrosion (cold spots). System would benefit from a powerflush but full replacement is recommended given the scope of other works.

Budget provision: **£5,000-£8,000**

PLUMBING & DRAINAGE ACTION

Mix of copper and lead pipework. Lead supply pipe noted. Some evidence of previous leak repairs. Full replumb recommended during renovation to eliminate lead and provide modern system.

Budget provision: **£4,000-£6,500**

Visual assessment only. Recommend EICR for electrical, Gas Safe check for heating. Asbestos survey advised if textured coatings present.

COST DRIVERS

Major cost categories explained for this property. Each selection is priced from our database of completed UK residential projects.

KITCHEN

Your selection: Mid-range handleless with composite worktops

£18,400

Includes supply and fit of mid-range kitchen units, composite stone worktops, integrated appliances, tiling, plumbing and electrical connections.

BATHROOMS

Your selection: Mid-range contemporary suite × 2

£11,800

Family bathroom and en-suite including sanitary ware, tiling, and vinyl flooring.

ELECTRICAL

Scope: Full rewire

£12,800

Complete rewire including extension circuits, outdoor lighting, and additional sockets for kitchen island and utility.

HEATING

Your selection: New combi boiler, radiators and UFH to extension

£13,200

New A-rated combi boiler, radiators throughout existing house, wet underfloor heating to extension, smart thermostat.

WINDOWS & DOORS

Your selection: Aluminium bi-folds to extension, retain existing elsewhere

£8,600

4m aluminium bi-fold doors to rear extension, new composite front door, retain and overhaul existing windows.

DECORATION

Scope: Full redecoration throughout including extension

£9,200

All rooms including new extension: preparation, mist coat, two coats emulsion, gloss to woodwork.

FLOORING

Your selection: Engineered oak throughout ground floor including extension

£7,800

Engineered oak plank flooring to all ground floor areas. Mid-range carpet to first floor.

STRUCTURAL WORKS

Scope: 30sqm rear extension with structural opening

£51,950

Single storey rear extension: foundations, blockwork, flat roof, lantern rooflight, structural steel for opening, drainage connections.

Explanations generated based on your selections and property characteristics. Costs reflect current market rates for your region.

DETAILED COSTINGS

Full itemised breakdown by trade. All costs include labour and materials at current market rates for your region.

Summary by Trade

Trade	Cost	% of Total
Extension Structure	£35,750	21%
Kitchen	£18,400	11%
Plumbing & Heating	£13,200	8%
Electrical	£12,800	8%
Bathrooms	£11,800	7%
External Envelope	£11,000	7%
Decoration	£9,200	5%
Windows & Doors	£8,600	5%
Preliminaries	£8,010	5%
Plastering	£7,800	5%
Flooring	£7,800	5%
External Works	£6,600	4%
Carpentry & Joinery	£6,420	4%
Demolition & Strip Out	£5,200	3%
Internal Partitions	£2,000	1%
Roofing	£2,000	1%
SUBTOTAL	£166,580	
Contingency (10%)	£16,658	
Professional Fees	£13,326	
TOTAL	£196,564	100%

Detailed Line Items

PRELIMINARIES

Item	Qty	Rate	Total
Site setup and welfare	1	£2,800	£2,800
Skip hire (8 weeks)	8	£320	£2,560
Scaffolding	1	£1,800	£1,800
Building control fees	1	£850	£850
Section Total			£8,010

DEMOLITION & STRIP OUT

Item	Qty	Rate	Total
Strip out existing kitchen	1	£1,200	£1,200
Strip out bathrooms x2	2	£800	£1,600
Remove rear wall for extension opening	1	£2,400	£2,400
Section Total			£5,200

STRUCTURAL WORKS

Item	Qty	Rate	Total
Foundations - strip footings 30sqm	30	£280	£8,400
Blockwork walls to DPC	1	£4,200	£4,200
Blockwork walls above DPC	1	£6,800	£6,800
Structural steel beam and posts	1	£4,800	£4,800
Flat roof structure and covering	30	£185	£5,550
Roof lantern 1.5m x 3m	1	£2,800	£2,800
Drainage and connections	1	£3,200	£3,200
Section Total			£35,750

ROOFING

Item	Qty	Rate	Total
Minor roof repairs - existing	1	£1,200	£1,200
Chimney repointing	1	£800	£800
Section Total			£2,000

EXTERNAL ENVELOPE

Item	Qty	Rate	Total
Brickwork - extension external walls	1	£8,400	£8,400
Insulation - cavity and floor	1	£2,600	£2,600
Section Total			£11,000

WINDOWS & EXTERNAL DOORS

Item	Qty	Rate	Total
Aluminium bi-fold doors 4m	1	£5,800	£5,800
Composite front door	1	£1,600	£1,600
Overhaul and draught-proof existing windows	1	£1,200	£1,200
Section Total			£8,600

INTERNAL PARTITIONS

Item	Qty	Rate	Total
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Remove partition between kitchen and dining	1	£800	£800
New stud partition - en-suite	1	£1,200	£1,200
Section Total			£2,000

ELECTRICAL INSTALLATION

Item	Qty	Rate	Total
Full rewire - existing house	1	£8,200	£8,200
First fix - extension	1	£2,400	£2,400
Second fix - extension	1	£1,200	£1,200
External lighting	1	£1,000	£1,000
Section Total			£12,800

PLUMBING & HEATING

Item	Qty	Rate	Total
New combi boiler supply and fit	1	£3,200	£3,200
Radiators with TRVs x10	10	£280	£2,800
Underfloor heating - extension 30sqm	30	£68	£2,040
Smart thermostat and controls	1	£360	£360
Full replumb - copper throughout	1	£4,800	£4,800
Section Total			£13,200

PLASTERING & DRY LINING

Item	Qty	Rate	Total
Skim coat existing rooms	1	£4,600	£4,600
Plasterboard and skim - extension	1	£3,200	£3,200
Section Total			£7,800

CARPENTRY & JOINERY

Item	Qty	Rate	Total
Internal door set x12	12	£185	£2,220
Skirting and architrave throughout	1	£2,400	£2,400
Built-in storage - master bedroom	1	£1,800	£1,800
Section Total			£6,420

KITCHEN

Item	Qty	Rate	Total
Kitchen units supply and delivery	1	£7,200	£7,200
Composite worktops templated and fitted	1	£3,400	£3,400

Integrated appliances package	1	£4,200	£4,200
Kitchen fitting labour	5	£362	£1,810
Tiling splashback	1	£1,200	£1,200
Plumbing connections	1	£590	£590
Section Total			£18,400

BATHROOMS

Item	Qty	Rate	Total
Family bathroom suite supply	1	£2,400	£2,400
Family bathroom installation	5	£362	£1,810
Family bathroom tiling	1	£2,200	£2,200
En-suite shower room suite supply	1	£1,800	£1,800
En-suite installation	3	£362	£1,086
En-suite tiling	1	£1,400	£1,400
Vinyl flooring to both	1	£1,104	£1,104
Section Total			£11,800

DECORATION

Item	Qty	Rate	Total
Preparation - strip, repair, fill	1	£2,800	£2,800
Mist coat and emulsion - all rooms	1	£4,200	£4,200
Gloss to woodwork throughout	1	£2,200	£2,200
Section Total			£9,200

FLOORING

Item	Qty	Rate	Total
Engineered oak - ground floor 65sqm	65	£72	£4,680
Carpet and underlay - first floor 50sqm	50	£38	£1,900
Threshold strips and finishing	1	£1,220	£1,220
Section Total			£7,800

EXTERNAL WORKS

Item	Qty	Rate	Total
Patio and landscaping to rear	1	£4,200	£4,200
Drainage connections	1	£2,400	£2,400
Section Total			£6,600

All rates include labour and materials. Pricing sourced from weekly merchant data and active trade networks, adjusted for regional variation.

FULL SCOPE OF WORKS

Specification for tender. This document describes all works to be undertaken and can be issued to contractors for pricing.

PROJECT	REFERENCE
42 Thornfield Rise, Blackheath, London SE3 8ZZ	Thornfield Rise Renovation

1.0 PRELIMINARIES

P01	Site setup including hoarding, welfare and temporary services
P02	Skip hire for duration of works
P03	Scaffolding to rear elevation

2.0 DEMOLITION & STRIP OUT

D01	Strip out existing kitchen and dispose
D02	Strip out both bathrooms and dispose
D03	Form opening in rear wall for extension

3.0 STRUCTURAL WORKS

S01	Excavate and pour strip foundations for 30sqm extension
S02	Blockwork substructure and DPC
S03	Blockwork superstructure with cavity insulation
S04	Structural steel beam and posts to rear opening
S05	Flat roof structure with insulation and single-ply membrane
S06	Roof lantern 1.5m x 3m

4.0 ROOFING

R01	Minor repairs to existing roof
R02	Chimney repointing

5.0 EXTERNAL ENVELOPE

EE01	External brickwork to extension
EE02	Cavity and floor insulation to extension

6.0 WINDOWS & EXTERNAL DOORS

W01	4m aluminium bi-fold doors to rear extension
W02	New composite front door
W03	Overhaul and draught-proof all existing windows

7.0 INTERNAL PARTITIONS

PT01	Remove partition between kitchen and dining room
PT02	New stud partition for en-suite

8.0 ELECTRICAL INSTALLATION

E01	Full rewire of existing property including new consumer unit
E02	First and second fix electrical to extension
E03	External lighting to patio and garden

9.0 PLUMBING & HEATING

PH01	New A-rated combi boiler supply and installation
PH02	10 new radiators with TRVs
PH03	Wet underfloor heating to 30sqm extension
PH04	Full replumb in copper throughout

10.0 PLASTERING & DRY LINING

PL01	Skim coat all existing rooms
PL02	Plasterboard and skim to extension

11.0 CARPENTRY & JOINERY

J01	Internal door set x12
J02	Skirting and architrave throughout
J03	Built-in wardrobe to master bedroom

12.0 KITCHEN

K01	Supply and install mid-range kitchen with composite worktops
K02	Integrated appliances package
K03	Splashback tiling

13.0 BATHROOMS

B01	Family bathroom: bath, shower over, W/C, basin, full tiling
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B02	En-suite: walk-in shower, WC, basin, half-height tiling
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14.0 DECORATION

DC01	Strip, prepare and redecorate all rooms throughout
DC02	Gloss to all woodwork including skirting and architraves

15.0 FLOORING

F01	Engineered oak flooring to ground floor including extension
F02	Mid-range carpet to first floor bedrooms and landing

16.0 EXTERNAL WORKS

EW01	Patio and landscaping to rear of extension
EW02	Drainage connections to mains

GENERAL CONDITIONS

ACCESS: Side access via driveway. Rear garden accessible for materials delivery. WORKING HOURS: 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday PARKING: Suspension of bay may be required for skip and deliveries SKIP LOCATION: Road with parking suspension WELFARE: Existing house WC available during works

SPECIFICATION NOTES

Mid-range specification throughout with premium elements in the kitchen and master bathroom. Extension specified with aluminium bi-fold doors, flat roof with lantern rooflight, and underfloor heating.

This scope of works is for pricing purposes. Final specification subject to site survey and client confirmation. All works to comply with current Building Regulations.

FULL PROGRAMME

Indicative construction programme based on scope of works. Actual duration subject to contractor methodology and resource availability.

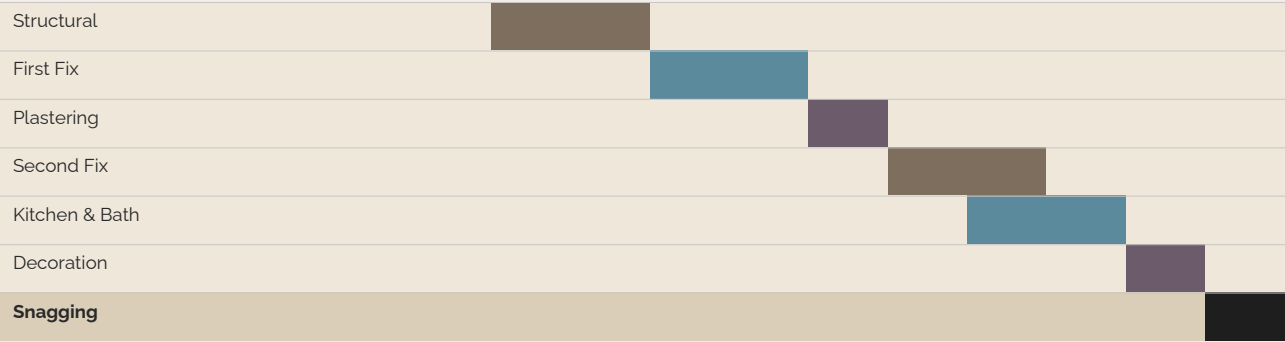
DURATION	EARLIEST START	TARGET COMPLETION
20 weeks	June 2026	November 2026

Programme by Phase

Phase	Weeks	Start	Key Activities
1. Preliminaries & Setup	2	Wk 1	Planning finalisation, building control submission, site setup, welfare facilities
2. Demolition & Strip Out	1	Week 3	Strip out existing kitchen and bathrooms, remove rear wall for extension opening, clear site
3. Structural Works	4	Week 4	Foundations, drainage, blockwork, structural steel, flat roof, roof lantern, external brickwork
4. First Fix	2	Week 8	Electrical first fix and rewire, plumbing first fix, heating pipework, underfloor heating, stud partitions
5. Plastering & Dry Lining	2	Week 10	Plasterboard to extension, skim coat all existing rooms, screeding to extension floor
6. Second Fix	2	Week 12	Electrical second fix, plumbing second fix, boiler commission, doors, skirting, architrave, built-in storage
7. Kitchen & Bathrooms	2	Week 14	Kitchen units, worktops, appliances, splashback tiling, bathroom suites, bathroom tiling
8. Decoration	1	Week 16	Preparation, mist coat, emulsion throughout, gloss to all woodwork
9. Flooring & Finishing	2	Week 17	Engineered oak to ground floor, carpet to first floor, threshold strips, bi-fold doors, front door
10. Snagging & Handover	2	Week 19	Patio, landscaping, drainage connections, snagging list, professional clean, handover

Visual Timeline

[illegible]



Key Milestones

Week 7	Extension structure complete and watertight
Week 11	Plastering complete — ready for second fix
Week 15	Kitchen and bathrooms installed
Week 20	Practical completion and handover

Programme indicative only. Actual durations depend on contractor resources, weather, material lead times, and discovery of unforeseen conditions.

DECISION SCHEDULE

Critical decisions and their deadlines. Missing these dates impacts programme, cost, or both.

PRE-CONTRACT Before work starts	PROCUREMENT Ordering & lead times	DESIGN Finishes & specification	SITE On-site coordination
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Pre-Contract Decisions

Deadline	Decision Required	Impact if Delayed
4 weeks before start	Appoint contractor	Delays entire programme
2 weeks before start	Building control submission	Cannot commence without approval
8 weeks before start	Party wall notices served	2-month statutory notice period

Procurement Decisions

Deadline	Decision Required	Lead Time
Week 1	Order kitchen	8-10 weeks
Week 1	Order bi-fold doors	6-8 weeks
Week 2	Order structural steel	4-6 weeks

Design & Specification Decisions

Deadline	Decision Required	Dependencies
4 weeks before start	Kitchen layout and specification	Final floor plan approval
4 weeks before start	Bathroom suite selections	None
Week 12	Flooring specification and colour	Screed completion

On-Site Coordination Decisions

Deadline	Decision Required	Coordination Notes
Week 4	Foundation depth confirmation	Subject to trial hole results
Week 4	Drainage route confirmation	Subject to CCTV survey of existing drains

Critical Path Summary

LONGEST LEAD TIME ITEM
Aluminium bi-fold doors — 6-8 weeks

Order at point of contract to avoid programme delay

FIRST CRITICAL DECISION

Kitchen order — due **Week 1 of contract**

8-10 week lead time means late ordering delays the entire second-fix programme

Deadlines shown as weeks from contract start unless otherwise stated. Early engagement on long-lead items strongly recommended.

RISK REGISTER

Identified risks for this project with likelihood, impact, and recommended mitigation strategies.

TOTAL RISKS	HIGH	MEDIUM	LOW
10	0	4	6

Discovery Risks

Hidden conditions that may be uncovered during works

Risk	Likelihood	Impact	Mitigation
Asbestos in textured coatings or floor tiles	Medium	£2,000-5,000	Pre-start R&D survey recommended. Budget for licensed removal if found.
Additional structural work to ground floor joists	Low	£1,500-3,000	Inspect when floorboards lifted. Allow contingency.
Lead pipe replacement to boundary	Medium	£1,200-2,000	Thames Water may contribute. Apply before works commence.

Programme Risks

Factors that could delay completion

Risk	Likelihood	Impact	Mitigation
Bad weather during groundworks	Medium	1-2 week delay	Programme allows for seasonal weather. Avoid starting groundworks in winter.
Kitchen lead time exceeds estimate	Medium	2-4 week delay	Order kitchen at point of contract. 8-10 week lead time typical.
Building control delays	Low	1-2 week delay	Submit Full Plans application early. Allow 5 weeks for approval.

Cost Risks

Factors that could increase project cost

Risk	Likelihood	Impact	Mitigation
Ground conditions requiring deeper foundations	Low	£3,000-8,000	Trial hole at tender stage. Adjust foundation design if needed.
Existing drainage inadequate for extension	Low	£2,000-4,000	CCTV drain survey before works commence.

External Risks

Factors outside project control

Risk	Likelihood	Impact	Mitigation
Party wall dispute with	Low	£1,500-3,000 plus	Serve Party Wall Notice early.

neighbour		delay	Budget for surveyor fees.
Thames Water build-over agreement required	Low	£500-1,000 plus 4 week delay	Check sewer maps early. Apply before construction starts.

Contingency Recommendation

Based on the risk profile for this project, we recommend a contingency of **10%** of construction costs.

Contingency amount: **£16,658**

Standard 10% contingency is appropriate for a project of this type and scope. The property is in reasonable structural condition with no major unknowns identified. Higher contingency would be recommended if asbestos survey reveals significant material or if ground conditions prove problematic.

Risk assessment based on property type, age, scope of works, and regional factors. Actual risks may vary. Professional surveys recommended for high-value decisions.

THE PATH FORWARD

Your roadmap from report to reality. Prioritised actions to move your project forward with confidence.

Immediate Priorities

This week

1. Obtain three competitive tenders from contractors with experience in rear extensions
 2. Commission asbestos R&D survey of existing property
 3. Confirm Permitted Development compliance or submit planning application

Short-Term Actions

This month

- Obtain three contractor quotations
- Commission asbestos survey
- Confirm Permitted Development or submit planning application
- Serve Party Wall Notices if applicable
- Instruct structural engineer for detailed calculations

Professional Engagement

Before works start

Professional	Recommendation
Structural Engineer	Required for steel beam calculations and Building Control submission
Architect/Designer	Recommended for detailed drawings and planning/BC submission
Building Control	Full Plans application recommended over Building Notice for extension work
Party Wall Surveyor	Required if works within 3m of boundary or 6m on deeper foundations

Pre-Construction Checklist

PLANNING To be confirmed - scheme designed within Permitted Development limits	BUILDING CONTROL Full Plans application recommended
PARTY WALL To be assessed - neighbour notification may be required	INSURANCE Buildings insurance to be updated to reflect extension value on completion
CONTRACT Pre-tender	FINANCE To be confirmed by client

BuildLens Resources

Ongoing support

INTELLIGENCE LIBRARY

Access our guides on contractor selection, contract negotiation, and project management at buildlens.ai/library

REPORT QUERIES

Questions about this report? Email hello@buildlens.ai quoting reference **FS-20260320-001**

PROJECT SUPPORT

BuildLens offers Tender Intelligence reports to help you evaluate contractor quotations against our benchmark data. This ensures the prices you receive are competitive and complete.

Your next step

The project is well defined and ready to proceed to tender. The recommended next step is to obtain three competitive tenders from contractors experienced in residential extensions in SE London. BuildLens recommends allowing 4 weeks for the tender process and contractor selection.

This report is valid for 90 days from date of issue. Market conditions and material costs may change. BuildLens AI Ltd.

THE EVIDENCE

42 Thornfield Rise, Blackheath, London SE3 8ZZ

DATA CONFIDENCE: **HIGH**

PROPERTY OVERVIEW

Semi-Detached House

1930-1949 | 115 m² | Royal Borough of Greenwich

Energy Performance Certificate

Current EPC Rating	D (58/100)
Potential Rating	C (72/100)
CO ₂ Emissions	4.2 tonnes/year
Certificate Date	14 March 2022

Construction & Services

Walls	Cavity wall, as built, no insulation
Wall Efficiency	Poor
Roof	Pitched, 100mm loft insulation
Roof Efficiency	Average
Heating	Boiler and radiators, mains gas
Heating Efficiency	Good
Main Fuel	Mains gas
Hot Water	From main system
Windows	Partial double glazing
Window Efficiency	Average
Floor Construction	Suspended timber

Source: Energy Performance Certificate Register (MHCLG). Certificate date: 14 March 2022.

THE EVIDENCE

42 Thornfield Rise, Blackheath, London SE3 8ZZ

PRICE PER SQUARE METRE

£5,108

Based on 8 EPC-matched sales within 0.5 miles

Street Price Summary

Street Average	£587,400
Street Median	£565,000
Lowest Sale	£425,000
Highest Sale	£785,000
Sales Found	12
Area Average	£612,300
Area Sales Count	87

Recent Comparable Sales

Address	Date	Price	Type
38 Thornfield Rise	Sep 2025	£565,000	Semi-Detached
17 Thornfield Rise	Jun 2025	£548,000	Semi-Detached
55 Thornfield Rise	Mar 2025	£592,000	Semi-Detached
29 Thornfield Rise	Jan 2025	£785,000	Detached
8 Thornfield Rise	Nov 2024	£425,000	Terraced

Area Prices by Property Type

Property Type	Average Price	Sales
Detached	£812,500	14
Semi-Detached	£574,200	38
Terraced	£438,600	27
Flat	£312,400	8

Source: HM Land Registry Price Paid Data. Sales within the last 5 years. Crown copyright.

THE EVIDENCE

42 Thornfield Rise, Blackheath, London SE3 8ZZ

Flood Risk Assessment

Risk Type	Risk Level	Status
River & Sea Flooding	Very Low	GREEN
Surface Water Flooding	Low	GREEN

What This Means

Flood risk affects insurance premiums, mortgage availability, and property value. Lenders require flood risk assessments for properties in medium or high-risk zones.

Very Low / Low	Standard insurance available. No additional flood surveys typically required by lenders.
Medium	Insurance may carry flood excess. Some lenders require a Flood Risk Assessment.
High	Specialist flood insurance likely required. Most lenders require a full Flood Risk Assessment.

Environment Agency, March 2026

DATA SOURCES

Land Registry, EPC Register, Environment Agency, Ordnance Survey

Data sourced March 2026. Crown copyright and database rights.

APPENDICES

Reference materials, methodology, and definitions.

Appendix A: Methodology

DATA SOURCES

BuildLens pricing operates in two layers. Each project is itemised into trades, hours, and sequence — a methodology grounded in direct contracting experience. Rates are then applied from live merchant pricing data and current trade-network returns, adjusted for regional variation. Historical project data informs trendlines, not individual rates.

REGIONAL ADJUSTMENT

Base rates adjusted using established regional cost variation factors. Your property location ([Greater London](#)) carries a regional multiplier of **1.18** against the UK average.

MEASUREMENT BASIS

Areas measured from architectural drawings provided. Gross Internal Area (GIA) calculated using standard measurement conventions. All measurements should be verified on site prior to contract.

Appendix B: Assumptions

This report assumes:

- Property is not listed and not within a conservation area

This report assumes:

- No asbestos present (pre-start survey recommended)

This report assumes:

- Existing foundations adequate — no underpinning required

This report assumes:

- Mains drainage connection available within 10m of extension

This report assumes:

- Party wall agreements may be required — costs excluded pending assessment

This report assumes:

→ Planning permission granted under Permitted Development rights

Appendix C: Glossary

Term	Definition
DPC	Damp Proof Course — a barrier built into a wall to prevent moisture rising from the ground
TRV	Thermostatic Radiator Valve — allows individual room temperature control
GIA	Gross Internal Area — the total enclosed floor area measured to the internal face of external walls
Combi Boiler	Combination boiler providing both central heating and instant hot water without a separate cylinder
Consumer Unit	The main electrical distribution board containing circuit breakers and RCDs
EICR	Electrical Installation Condition Report — a formal inspection and test of the electrical installation

Appendix D: Document Register

Documents used in preparation of this report

Document	Source	Date
EPC Certificate	EPC Register	March 2022
Land Registry Title	HM Land Registry	Current
Flood Risk Assessment	Environment Agency	March 2026

Limitations & Disclaimers

This report provides market intelligence based on analysis of architectural drawings and photographs provided. It is not a building survey, structural assessment, or professional valuation.

Costs are indicative and based on market conditions at date of issue. Actual tender returns may vary. Hidden conditions discovered during works may affect final costs.

BuildLens AI Ltd accepts no liability for decisions made based on this report. Professional advice should be sought for significant financial commitments.

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buildlens.ai · hello@buildlens.ai · 0203 375 3922

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