SAMPLE

Example Brickwork Ltd

Brickwork & blockwork contractors

Unit 0, Example Business Park
Sampletown, AB1 2CD
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example.co.uk

Example Homes Ltd
FAO: [Contact name], Commercial Manager
[Address line 1]
[Town, Postcode]

Date: [date]
Our ref: [ref]
Your ref: [tender ref]

The Mews, Manchester – brickwork package (SAMPLE)

Dear [Contact name],

Thank you for the opportunity to price the brickwork package for The Mews, Manchester. Please find attached our brickwork take-off, measured from the drawings issued, which sets out the quantities our price is based on.

SCOPE

Labour-only brickwork and blockwork to the semi-detached pair (2B4P house type), from DPC to wall plate, as shown on the drawings issued at tender.

INCLUSIONS

- Facing brickwork to external leaf, including band courses and soldier courses as drawn
- Blockwork to inner leaf, party wall and internal load-bearing walls
- Fixing lintels, cavity trays, DPC, wall ties, weep vents and cavity closers
- Installing cavity insulation as specified
- Setting cast / precast stone items as drawn

EXCLUSIONS

- Supply of materials (labour-only price), unless agreed otherwise
- Scaffolding, plant, skips and waste removal
- Foundations and substructure below DPC
- Other trades: roofing, cladding, joinery and groundworks
- Design, structural calculations and building control fees

ASSUMPTIONS

- Quantities are as shown on the attached take-off, measured net with openings deducted
- Clear, safe access and a continuous run of work for our gangs
- Materials delivered to the work area in good time by others
- Any revisions to the drawings may change the price

VALIDITY

This quotation is valid for 30 days from the date of this letter.

Total **£[total] + VAT**

We would be pleased to discuss the price or any queries. We look forward to hearing from you.

Yours sincerely,

[Name]
Estimator, Example Brickwork Ltd

SAMPLE letter for illustration only. Example Brickwork Ltd and Example Homes Ltd are fictional; all contact details are placeholders.
Enclosure: brickwork take-off.

Illustrative rates only — not a quotation
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BRICK COUNT

SAMPLE

Brickwork Quantity Take-Off – Rev2

The Mews, Manchester - SAMPLE – 2B4P semi-detached pair (one house measured)

SAMPLE – measured from publicly available planning drawings; project renamed and identifying details removed for this sample.

Project	The Mews, Manchester – semi-detached pair, 2B4P, traditional brickwork
Client / Architect	Withheld (sample)
Package	Brickwork – LABOUR ONLY, net measured quantities, NO waste
Document	Brick-Count-sample-take-off – SAMPLE take-off.
Rules	NRM2 Work Section 14 (voids >0.50 m² deducted)
Date	31/10/2026
Prepared by	Brick Count
Status	Sample document — illustrative, not for pricing

Headline totals (labour only, illustrative rates, excl. VAT & prelims)*	
One house total	**£10,753.91**
Pair total	**£21,507.82**
of which illustrative-rated (One house)	**£426.28**
of which provisional (One house)	**£928.50**

**Please note: example rates only*

Revision history	
Rev0 – 31/10/2026	First issue.
Rev1 – 31/10/2026	Presentation update. No change to quantities or rates.
Rev2 – 31/10/2026	Workings, totals by item, queries and fuller assumptions added. No change to quantities or rates.

Brick Count · Brickwork take-off · SAMPLE

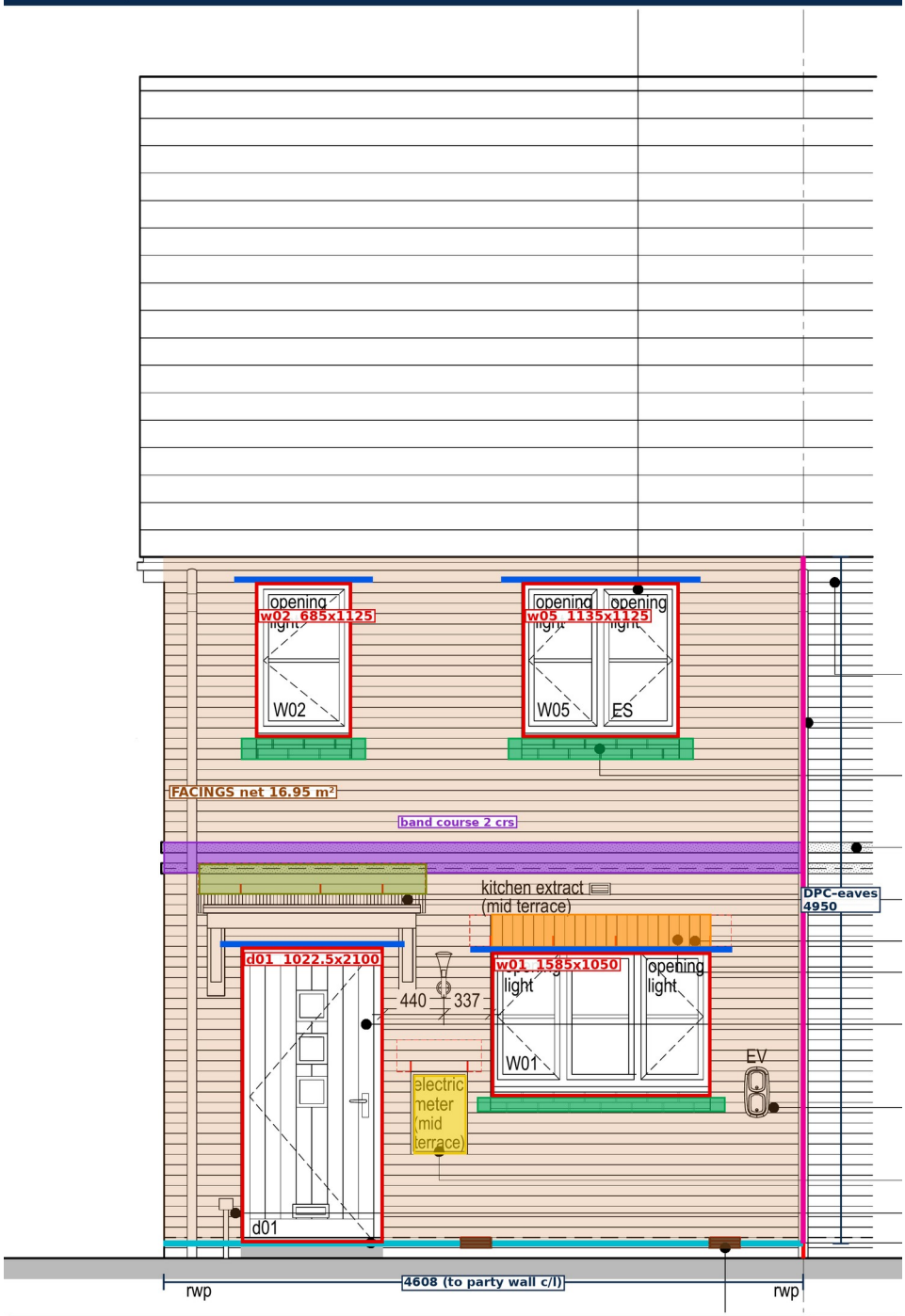
Drawing Register

Drg No	Title	Rev	Scale	Used for
TM-00/01	Front cover / register	08	1:50@A3	register
TM-02	Sub-structure plan	A	1:50	vents, sleeper walls (flag)
TM-03	Setting out GF plan	B	1:50	lengths 4608 × 9215, build-ups
TM-04	Setting out FF plan	A-	1:50	check
TM-08	Roof plan	-	1:50	35° pitch, gable
TM-09	Front elevation (Traditional)	B	1:50	facings, heights, band, soldiers, cills
TM-10	Side elevation (Traditional)	C	1:50	side + gable
TM-11	Rear elevation (Trad & Modern)	B	1:50	rear
TM-12/13	Front/Side elevation (Modern)	B/C	1:50	NOT used
TM-14	Section A	A	1:50	heights, build-up
TM-19	Window schedule	A	1:50	opening sizes
TM-20	Door schedule	B	1:50	door sizes; internal = stud
TM-21	Building Regs specification	A	-	wall build-up, ties, closers, DPC, party wall

Brick Count · Brickwork take-off · SAMPLE

Marked-up front elevation (IDs as take-off)

The Mews, Manchester - SAMPLE



LEGEND - quantities per house (one half of semi pair; pair = 2 x), net, no waste

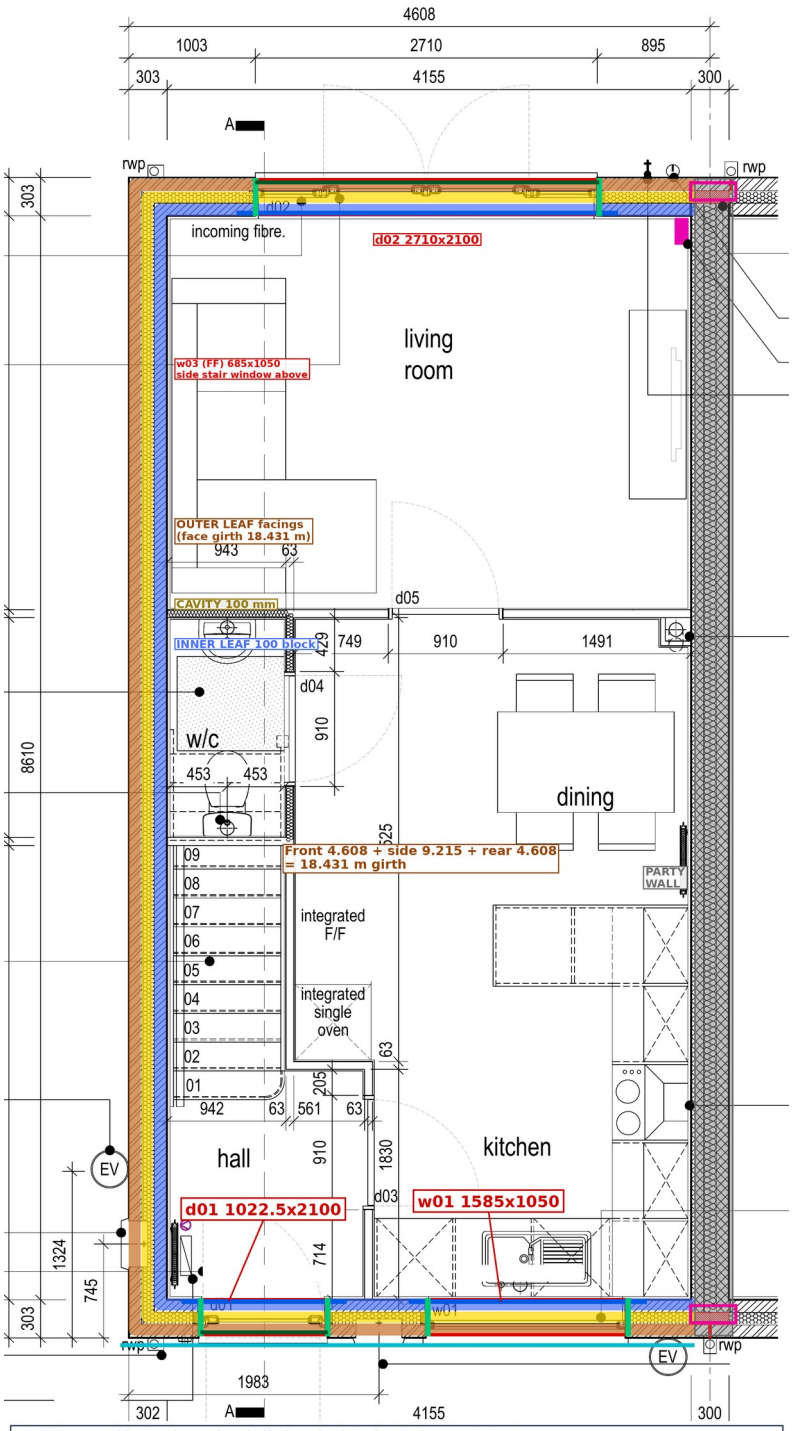
- Facing brickwork, DPC to u/s wallplate: 4.608 x 4.950 = 22.81 m² gross, less openings = 16.95 m² net
- Openings: d01 1022.5x2100, w01 1585x1050, w02 685x1125, w05 1135x1125 (all >0.5 m², deducted 5.86 m²)
- Cavity steel lintels (LIN) front: d01 1.35, w01 1.95, w02 1.05, w05 1.50 = 5.85 m / 4 nr (house 12.00 m / 7 nr)
- + cavity trays 7.05 m, 12 nr weep vents over these (house 14.10 m / 25 nr; in lintel rate)
- Soldier course head drawn over w01: 1.585 m (Rev2 takes soldier heads to all openings; front 4.4275 m, house 9.4075 m)
- Brick cills (double plinth-stretcher) w01, w02, w05 = 1.785 + 0.885 + 1.335 = 4.005 m (house 6.675 m)
- Projecting band course, 2 courses @ 2625 above DPC: 4.608 m front (house 13.823 m)
- Cavity tray at entrance canopy abutment: 1.80 m (width assumed, RFI)
- DPC, outer leaf, base of facings: 4.557 m (c/l; front share of 18.2265 m)
- Vertical movement joint, full height DPC–eaves: 4.95 m front (house 9.90 m)
- Electric meter box, build in: 1 nr
- Underfloor vents: 2 drawn on front (Rev2 measures 1 front, 8 per house total)
- Side gable rise 3.226 m (4.6075 x tan35°), not visible on this view. No corbels, plinth, cast stone or brick verge drawn.

Quantities from Rev2 take-off; vent count scaled from drawing.

Brick Count · Brickwork take-off · SAMPLE

Marked-up ground floor plan (IDs as take-off)

The Mews, Manchester - SAMPLE



LEGEND - quantities per house (one half of semi pair; pair = 2 x), net, no waste

- Outer leaf facings girth (external face): 4.608 + 9.215 + 4.608 = 18.431 m; facings total 92.05 m² net
- Cavity 100 mm (90 mm full-fill + ties 2.96/m²): 83.98 m² incl. gable
- Inner leaf 100 mm block, c/l girth 17.121 m: 83.98 m² net incl. gable
- Party wall: own 100 mm leaf 55.60 m²; cavity 50% share 27.80 m² (no facings)
- GF openings: d01 1022.5x2100, w01 1585x1050, d02 French doors 2710x2100
- Cavity steel lintels (LIN) GF: d01 1.35, w01 1.95, d02 3.15 = 6.45 m / 3 nr (house 12.00 m / 7 nr)
- Cavity closer, window perimeter / door jambs+head (CL) GF: 5.2225+5.27+6.91 = 17.40 m (house 34.43 m)
- Non-deformable closer at door thresholds (CLND): d01 1.0225 + d02 2.71 = 3.73 m
- DPC outer leaf (DPC) 18.2265 m; inner 17.121 + party leaf 8.61 = 25.731 m (DPCB)
- Movement joints (MJ) front & rear at party-wall junction: 2 x 4.95 = 9.90 m
- Flexible cavity stop at party wall / ext. wall & roof abutment (CLPW), 50% share: 10.21 m
- FF openings (FF plan): w02 685x1125, w05 1135x1125 front; w03 685x1050 side; w04 1585x1125 rear
- Internal walls: 63 mm timber stud – no internal blockwork or DPC measured

Quantities from Rev2 take-off.

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Brick Count · Brickwork take-off · SAMPLE

Assumptions, Qualifications & Exclusions

No	Assumption / exclusion
A1	Labour only – all materials, mortar, plant, scaffold, hoisting and waste disposal by others. Quantities are NET measured; NO waste added (labour-only policy).
A2	Measured to NRM2 Work Section 14: voids >0.50 m² deducted (all openings here exceed this); returns, reveals, cutting, bonding and fair ends deemed included.
A3	One house = one half of the semi-detached pair (as-hand drawings). Pair total = 2 x one house (handed, assumed identical).
A4	Traditional Brickwork elevations TM-09/10/11 used. Modern style (render on 100 mm block outer leaf, TM-12/13) NOT priced – re-measure if plots are Modern.
A5	Plan dimensions from figured setting-out (TM-03): 4608 front/rear (to party wall c/l) and 9215 side, to wall structure. Facings on external face dims; inner leaf on its centre line.
A6	Heights: DPC (0 = FFL, ≥150 above FGL) to u/s wallplate 4950 (TM-14). Gable to 35° roof pitch (TM-08/-14); gable apex derived, not dimensioned (RFI5).
A7	Openings from window schedule TM-19 (traditional heights) and door schedule TM-20 – structural opening sizes.
A8	External wall: 102.5 facing + 100 cavity (90 mm Unilin Thin-R XT/CF full fill, 10 mm residual) + 100 mm CCP Modulite 7.3N (TM-21).
A9	Insulation assumed to wallplate/ceiling only, not into cold-roof gable (RFI6). Cavity rate £5/m² applied to the full cavity area including the gable (ties).
A10	Wall ties at 750 h x 450 v per spec = 2.96 nr/m² (spec overrides the 2.5/m² default). Extra ties at opening jambs @225 c/c. All ties deemed in the £5/m² cavity rate.
A11	Lintels: clear opening + 150 mm bearing each end, rounded up to 150 mm stock lengths; type by SE (RFI2). Cavity trays, stop ends and opening weeps are deemed in the £15/lm lintel rate.
A12	Weep vents over openings at max 450 mm c/c, min 2 per opening. No base-of-wall weeps shown on drawings – none measured.
A13	Cavity closers: full perimeter of windows (spec); door jambs + heads; non-deformable closer at door thresholds.
A14	Party wall (E-WM-22): this house builds its own 100 mm Monalight leaf to the roof line; the cavity, Type A ties, 100 mm Earthwool slab and flexible cavity stops are split 50/50 with the adjoining house.
A15	Internal walls taken as 63 mm timber stud (door schedule) – no internal blockwork or DPC under internal walls (spec conflict, RFI3).
A16	Below-DPC brick and block are PROVISIONAL at 0.60 m depth pending SE foundation design (RFI1); included in totals and shown separately.
A17	No cast/precast stone on the drawings – nil quantity, nothing deducted from facings.
A18	Soldier heads = opening width; brick cills = opening width + 200 mm; band course = 2 courses along front and side (RFI10).
A19	All rates in this sample are illustrative labour rates only.

No	Assumption / exclusion
A20	Excluded: prelims/supervision, scaffold, sealant to movement joints, fire stopping/eaves barriers, sleeper walls, lead flashings, canopy, roofing, EV/telecom, VAT.

*Please note: example rates only

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Brick Count · Brickwork take-off · SAMPLE

Rates (£, labour only) – illustrative, with sources*

Code	Description	Unit	Rate £*	Source		Order factor	Order unit	Pack / round
FB	Facing brickwork ½B outer leaf (stretcher bond), labour only	m2	£51.00	Tender 'Rates (2)' r33 #7 Facing Brickwork £51/m² (=£850/1000 @60/m²)		60	bricks	500
FBB	Facing brickwork ½B below DPC – PROVISIONAL	m2	£51.00	Tender 'Rates (2)' r36 Brickwork below grade £51/m²		60	bricks	500
BK	100 mm CCP Modulite 7.3N blockwork inner leaf	m2	£24.00	Tender 'Rates (2)' r31 100mm innerleaf blockwork £24/m²		10	blocks	72
BKP	100 mm Monalight 100s blockwork – party wall leaf (this house's leaf)	m2	£24.00	Tender 100mm blockwork £24/m²		10	blocks	72
BKB	100 mm dense blockwork inner leaf below DPC – PROVISIONAL	m2	£24.00	Tender r37 Blockwork below £24/m²		10	blocks	72
CAV	Form 100 mm cavity incl. SS ties (750×450) – external walls (rate incl. ties & insulation fixing)	m2	£5.00	Tender rate 'External cavity wall with full-filled cavity' £5/m² incl. ties		2.96296	ties	250
CAVP	Form 100 mm party wall cavity incl. Type A ties & 100 mm Earthwool Masonry Party Wall slab (50% share)	m2	£5.00	Tender rate cavity wall £5/m² applied to party wall		2.46914	ties	250
LIN	Insulated cavity steel lintel (type TBC by SE) incl. tray, stop ends & weeps over opening	m	£15.00	Tender r39 Insulated lintel over opening £15/lm (incl. tray+stop ends+weeps)		1	m	1
CT	Cavity tray over openings (lintel length + 150 each end) – priced in lintel rate	m	£0.00	Incl. in tender r39 lintel £15/lm		1	m	1
CTA	Cavity tray at entrance canopy abutment incl. stop ends	m	£5.00	Tender r40/41 cavity tray £5/lm		1	m	1
WV	Weep vents over openings @ 450 c/c (min 2) – priced in lintel rate	nr	£0.00	Incl. in tender r39 lintel rate		1	nr	1
WTX	Extra ties at opening jambs @225 vertical – deemed in cavity rate	nr	£0.00	Incl. in £5/m² cavity rate		1	ties	1
DPC	DPC 112.5 mm base of outer leaf	m	£5.00	Tender r17 DPC @ perimeter £5/lm		1	m	30
DPCB	DPC 100 mm base of inner leaf & party wall leaf	m	£5.00	Tender r18 DPC @ 100mm blockwork £5/lm		1	m	30
CL	Insulated cavity closer full perimeter of window apertures and door jambs/heads	m	£8.00	Tender r53 cavity closer around openings £8/lm		1	m	1
CLND	Non-deformable insulated cavity closer at door thresholds	m	£8.00	Tender r54 non-deformable closer £8/lm		1	m	1
CLPW	Flexible cavity stop at party wall/external wall & roof abutment (E-WM-22), 50% share	m	£8.00	Tender closer rate £8/lm applied		1	m	1
SOL	EO facings for soldier course heads over openings	m	£12.00	Illustrative rate		13.3	bricks	1
SILL	EO facings for brick cills (front double plinth-stretcher; side/rear soldier cills)	m	£15.00	Illustrative rate		13.3	bricks	1
BAND	EO facings for 2 nr 25 mm projecting band courses (traditional)	m	£8.00	Illustrative rate		8.9	bricks	1
MJ	Form vertical movement joint in facings (filler/sealant by others)	m	£4.00	Illustrative rate		1	m	1
MB	Build in meter box (supplied by others)	nr	£15.00	Illustrative rate		1	nr	1
UV	Build in telescopic underfloor vent / air brick (supplied by others)	nr	£6.00	Illustrative rate		1	nr	1
STONE	Cast/precast stone fix only	m	£30.00	Tender r43-51 £30/lm – NIL QTY (no stone on drawings)		1	m	1

Please note: example rates only

Brick Count · Brickwork take-off · SAMPLE

Measured Bill – ONE HOUSE (one half of pair)

Ref	Elevation	Description / dimensions	Code	Qty	Unit	Drawing ref
F1	Front	Facings gross 4.608 × 4.95 (DPC to u/s wallplate)	FB	22.81	m2	TM-09 / -03
F2	Rear	Facings gross 4.608 × 4.95	FB	22.81	m2	TM-11
F3	Side	Facings gross 9.215 × 4.95	FB	45.61	m2	TM-10
F4	Side	Facings gable 0.5 × 9.215 x (4.6075 x tan35°)	FB	14.86	m2	TM-10 / -14 / -08
D-d01	Front	Ddt opening d01 1022.5×2100	FB	-2.15	m2	TM-19/-20
D-w01	Front	Ddt opening w01 1585×1050	FB	-1.66	m2	TM-19/-20
D-w02	Front	Ddt opening w02 685×1125	FB	-0.77	m2	TM-19/-20
D-w05	Front	Ddt opening w05 1135×1125	FB	-1.28	m2	TM-19/-20
D-w03	Side	Ddt opening w03 685×1050	FB	-0.72	m2	TM-19/-20
D-d02	Rear	Ddt opening d02 2710×2100	FB	-5.69	m2	TM-19/-20
D-w04	Rear	Ddt opening w04 1585×1125	FB	-1.78	m2	TM-19/-20
B1	Front/Rear	Inner leaf c/l 2 × 4.2055 × 4.95 (side c/l 0.2525 to party wall face 4.458)	BK	41.63	m2	TM-03 / -21
B2	Side	Inner leaf c/l 8.71 × 4.95	BK	43.11	m2	TM-03
B3	Side	Inner leaf gable 0.5 × 8.71 x (4.355 x tan35°) – ASSUMED full height to rafters	BK	13.28	m2	TM-14
DB-d01	Front	Ddt opening d01	BK	-2.15	m2	TM-19/-20
DB-w01	Front	Ddt opening w01	BK	-1.66	m2	TM-19/-20
DB-w02	Front	Ddt opening w02	BK	-0.77	m2	TM-19/-20
DB-w05	Front	Ddt opening w05	BK	-1.28	m2	TM-19/-20
DB-w03	Side	Ddt opening w03	BK	-0.72	m2	TM-19/-20
DB-d02	Rear	Ddt opening d02	BK	-5.69	m2	TM-19/-20
DB-w04	Rear	Ddt opening w04	BK	-1.78	m2	TM-19/-20
P1	Party	Party wall leaf (this house) 8.61 × 4.95 + gable 0.5 × 8.61 × 4.305 tan35°	BKP	55.60	m2	TM-03 / -21 / -14
P2	Party	Party wall cavity, 50% share of pair	CAVP	27.80	m2	TM-21
C1	All	Cavity (incl. ties) = net inner leaf area incl. gable	CAV	83.98	m2	TM-21
L-d01	Front	Lintel d01: 1022.5+300 → stock 1350 mm (1 nr)	LIN	1.35	m	TM-19/-21
T-d01	Front	Cavity tray d01 = lintel +300	CT	1.65	m	TM-09/-11 note

Ref	Elevation	Description / dimensions	Code	Qty	Unit	Drawing ref
W-d01	Front	Weeps d01 max(2, ceil(W/0.45))	WV	3.00	nr	TM-09 key
X-d01	Front	Extra ties d01 2 jambs x (H/0.225+1)	WTX	22.00	nr	TM-21
CL-d01	Front	Closer d01 jambs + head	CL	5.22	m	TM-21
CN-d01	Front	Non-deformable closer d01 threshold	CLND	1.02	m	TM-21
L-w01	Front	Lintel w01: 1585+300 → stock 1950 mm (1 nr)	LIN	1.95	m	TM-19/-21
T-w01	Front	Cavity tray w01 = lintel +300	CT	2.25	m	TM-09/-11 note
W-w01	Front	Weeps w01 max(2, ceil(W/0.45))	WV	4.00	nr	TM-09 key
X-w01	Front	Extra ties w01 2 jambs x (H/0.225+1)	WTX	12.00	nr	TM-21
CL-w01	Front	Closer w01 full perimeter 2(W+H)	CL	5.27	m	TM-21
L-w02	Front	Lintel w02: 685+300 → stock 1050 mm (1 nr)	LIN	1.05	m	TM-19/-21
T-w02	Front	Cavity tray w02 = lintel +300	CT	1.35	m	TM-09/-11 note
W-w02	Front	Weeps w02 max(2, ceil(W/0.45))	WV	2.00	nr	TM-09 key
X-w02	Front	Extra ties w02 2 jambs x (H/0.225+1)	WTX	12.00	nr	TM-21
CL-w02	Front	Closer w02 full perimeter 2(W+H)	CL	3.62	m	TM-21
L-w05	Front	Lintel w05: 1135+300 → stock 1500 mm (1 nr)	LIN	1.50	m	TM-19/-21
T-w05	Front	Cavity tray w05 = lintel +300	CT	1.80	m	TM-09/-11 note
W-w05	Front	Weeps w05 max(2, ceil(W/0.45))	WV	3.00	nr	TM-09 key
X-w05	Front	Extra ties w05 2 jambs x (H/0.225+1)	WTX	12.00	nr	TM-21
CL-w05	Front	Closer w05 full perimeter 2(W+H)	CL	4.52	m	TM-21
L-w03	Side	Lintel w03: 685+300 → stock 1050 mm (1 nr)	LIN	1.05	m	TM-19/-21
T-w03	Side	Cavity tray w03 = lintel +300	CT	1.35	m	TM-09/-11 note
W-w03	Side	Weeps w03 max(2, ceil(W/0.45))	WV	2.00	nr	TM-09 key
X-w03	Side	Extra ties w03 2 jambs x (H/0.225+1)	WTX	12.00	nr	TM-21
CL-w03	Side	Closer w03 full perimeter 2(W+H)	CL	3.47	m	TM-21
L-d02	Rear	Lintel d02: 2710+300 → stock 3150 mm (1 nr)	LIN	3.15	m	TM-19/-21
T-d02	Rear	Cavity tray d02 = lintel +300	CT	3.45	m	TM-09/-11 note
W-d02	Rear	Weeps d02 max(2, ceil(W/0.45))	WV	7.00	nr	TM-09 key
X-d02	Rear	Extra ties d02 2 jambs x (H/0.225+1)	WTX	22.00	nr	TM-21
CL-d02	Rear	Closer d02 jambs + head	CL	6.91	m	TM-21

Ref	Elevation	Description / dimensions	Code	Qty	Unit	Drawing ref
CN-d02	Rear	Non-deformable closer d02 threshold	CLND	2.71	m	TM-21
L-w04	Rear	Lintel w04: 1585+300 → stock 1950 mm (1 nr)	LIN	1.95	m	TM-19/-21
T-w04	Rear	Cavity tray w04 = lintel +300	CT	2.25	m	TM-09/-11 note
W-w04	Rear	Weeps w04 max(2, ceil(W/0.45))	WV	4.00	nr	TM-09 key
X-w04	Rear	Extra ties w04 2 jambs x (H/0.225+1)	WTX	12.00	nr	TM-21
CL-w04	Rear	Closer w04 full perimeter 2(W+H)	CL	5.42	m	TM-21
DP1	All	Outer leaf DPC c/l 2 × 4.557 + 9.1125	DPC	18.23	m	TM-03/-21
DP2	All	Inner leaf DPC c/l 2 × 4.2055 + 8.71	DPCB	17.12	m	TM-03
DP3	Party	Party wall leaf DPC 8.61	DPCB	8.61	m	TM-03
DP4	Internal	DPC under internal block walls – NIL (internal walls timber stud per door schedule; see RFI 3)	DPCB	0.00	m	TM-20/-21
CP1	Party	Party wall cavity stop: 2 × 4.95 vertical + 2 x rake 4.305/cos35°, 50% share	CLPW	10.21	m	TM-21
S1	All	Soldier heads over all openings (sum of widths)	SOL	9.41	m	TM-09/-10/-11
S2	Front	Double plinth-stretcher cills w01,w02,w05 (W+200)	SILL	4.01	m	TM-09
S3	Side/Rear	Soldier cills w03,w04 (W+200)	SILL	2.67	m	TM-10/-11
BD1	Front/Side	2 nr projecting band courses @2625: 4.608 + 9.215	BAND	13.82	m	TM-09/-10/-14
CA1	Front	Cavity tray over entrance canopy abutment – width ASSUMED 1.80 m (unreadable)	CTA	1.80	m	TM-09
MJ1	Front/Rear	Movement joints shown (MJ) front & rear – 2 × 4.95	MJ	9.90	m	TM-09/-11/-03
MB1	Front/Side	Electric meter box (front/side 'preferred location') – 1 nr assumed	MB	1.00	nr	TM-09/-10
UV1	All	Underfloor telescopic vents: side 6 + front 1 + rear 1 (as elevations)	UV	8.00	nr	TM-02/-10
ST1	All	Cast/precast stone – none shown on drawings	STONE	0.00	m	all elevations
BD-F	Below DPC	PROVISIONAL facings below DPC: outer c/l 18.23 × 0.60 assumed	FBB	10.94	m2	TM-02 (SE design)
BD-B	Below DPC	PROVISIONAL block below DPC: inner 17.121 + party 8.61 × 0.60	BKB	15.44	m2	TM-02

Brick Count · Brickwork take-off · SAMPLE

Workings – dimension build-ups (live link to Measured)

Ref	Code	Build-up (as entered)	Result	Unit
F1	FB	4.608*4.95 ← Facings gross 4.608 × 4.95 (DPC to u/s wallplate)	22.810	m2
F2	FB	4.608*4.95 ← Facings gross 4.608 × 4.95	22.810	m2
F3	FB	9.215*4.95 ← Facings gross 9.215 × 4.95	45.614	m2
F4	FB	0.5*9.215*(9.215/2*TAN(RADIANS(35))) ← Facings gable 0.5 × 9.215 x (4.6075 x tan35°)	14.865	m2
D-d01	FB	-1.0225*2.1 ← Ddt opening d01 1022.5×2100	-2.147	m2
D-w01	FB	-1.585*1.05 ← Ddt opening w01 1585×1050	-1.664	m2
D-w02	FB	-0.685*1.125 ← Ddt opening w02 685×1125	-0.771	m2
D-w05	FB	-1.135*1.125 ← Ddt opening w05 1135×1125	-1.277	m2
D-w03	FB	-0.685*1.05 ← Ddt opening w03 685×1050	-0.719	m2
D-d02	FB	-2.71*2.1 ← Ddt opening d02 2710×2100	-5.691	m2
D-w04	FB	-1.585*1.125 ← Ddt opening w04 1585×1125	-1.783	m2
B1	BK	2*4.2055*4.95 ← Inner leaf c/l 2 × 4.2055 × 4.95 (side c/l 0.2525 to party wall face 4.458)	41.634	m2
B2	BK	8.71*4.95 ← Inner leaf c/l 8.71 × 4.95	43.115	m2
B3	BK	0.5*8.71*(8.71/2*TAN(RADIANS(35))) ← Inner leaf gable 0.5 × 8.71 x (4.355 x tan35°) – ASSUMED full height to rafters	13.280	m2
DB-d01	BK	-1.0225*2.1 ← Ddt opening d01	-2.147	m2
DB-w01	BK	-1.585*1.05 ← Ddt opening w01	-1.664	m2
DB-w02	BK	-0.685*1.125 ← Ddt opening w02	-0.771	m2
DB-w05	BK	-1.135*1.125 ← Ddt opening w05	-1.277	m2
DB-w03	BK	-0.685*1.05 ← Ddt opening w03	-0.719	m2
DB-d02	BK	-2.71*2.1 ← Ddt opening d02	-5.691	m2
DB-w04	BK	-1.585*1.125 ← Ddt opening w04	-1.783	m2
P1	BKP	8.61*4.95+0.5*8.61*(8.61/2*TAN(RADIANS(35))) ← Party wall leaf (this house) 8.61 × 4.95 + gable 0.5 x 8.61 × 4.305 tan35°	55.596	m2
P2	CAVP	(8.61*4.95+0.5*8.61*(8.61/2*TAN(RADIANS(35))))/2 ← Party wall cavity, 50% share of pair	27.798	m2
C1	CAV	SUMIF(D:D,"BK",E:E) ← Cavity (incl. ties) = net inner leaf area incl. gable	83.977	m2

Ref	Code	Build-up (as entered)	Result	Unit
L-d01	LIN	1.35 ← Lintel d01: 1022.5+300 → stock 1350 mm (1 nr)	1.350	m
T-d01	CT	1.65 ← Cavity tray d01 = lintel +300	1.650	m
W-d01	WV	3 ← Weeps d01 max(2, ceil(W/0.45))	3.000	nr
X-d01	WTX	22 ← Extra ties d01 2 jambs x (H/0.225+1)	22.000	nr
CL-d01	CL	1.0225+2*2.1 ← Closer d01 jambs + head	5.223	m
CN-d01	CLND	1.0225 ← Non-deformable closer d01 threshold	1.023	m
L-w01	LIN	1.95 ← Lintel w01: 1585+300 → stock 1950 mm (1 nr)	1.950	m
T-w01	CT	2.25 ← Cavity tray w01 = lintel +300	2.250	m
W-w01	WV	4 ← Weeps w01 max(2, ceil(W/0.45))	4.000	nr
X-w01	WTX	12 ← Extra ties w01 2 jambs x (H/0.225+1)	12.000	nr
CL-w01	CL	2*(1.585+1.05) ← Closer w01 full perimeter 2(W+H)	5.270	m
L-w02	LIN	1.05 ← Lintel w02: 685+300 → stock 1050 mm (1 nr)	1.050	m
T-w02	CT	1.35 ← Cavity tray w02 = lintel +300	1.350	m
W-w02	WV	2 ← Weeps w02 max(2, ceil(W/0.45))	2.000	nr
X-w02	WTX	12 ← Extra ties w02 2 jambs x (H/0.225+1)	12.000	nr
CL-w02	CL	2*(0.685+1.125) ← Closer w02 full perimeter 2(W+H)	3.620	m
L-w05	LIN	1.5 ← Lintel w05: 1135+300 → stock 1500 mm (1 nr)	1.500	m
T-w05	CT	1.8 ← Cavity tray w05 = lintel +300	1.800	m
W-w05	WV	3 ← Weeps w05 max(2, ceil(W/0.45))	3.000	nr
X-w05	WTX	12 ← Extra ties w05 2 jambs x (H/0.225+1)	12.000	nr
CL-w05	CL	2*(1.135+1.125) ← Closer w05 full perimeter 2(W+H)	4.520	m
L-w03	LIN	1.05 ← Lintel w03: 685+300 → stock 1050 mm (1 nr)	1.050	m
T-w03	CT	1.35 ← Cavity tray w03 = lintel +300	1.350	m
W-w03	WV	2 ← Weeps w03 max(2, ceil(W/0.45))	2.000	nr
X-w03	WTX	12 ← Extra ties w03 2 jambs x (H/0.225+1)	12.000	nr
CL-w03	CL	2*(0.685+1.05) ← Closer w03 full perimeter 2(W+H)	3.470	m
L-d02	LIN	3.15 ← Lintel d02: 2710+300 → stock 3150 mm (1 nr)	3.150	m
T-d02	CT	3.45 ← Cavity tray d02 = lintel +300	3.450	m

Ref	Code	Build-up (as entered)	Result	Unit
W-d02	WV	7 ← Weeps d02 max(2, ceil(W/0.45))	7.000	nr
X-d02	WTX	22 ← Extra ties d02 2 jambs x (H/0.225+1)	22.000	nr
CL-d02	CL	2.71+2*2.1 ← Closer d02 jambs + head	6.910	m
CN-d02	CLND	2.71 ← Non-deformable closer d02 threshold	2.710	m
L-w04	LIN	1.95 ← Lintel w04: 1585+300 → stock 1950 mm (1 nr)	1.950	m
T-w04	CT	2.25 ← Cavity tray w04 = lintel +300	2.250	m
W-w04	WV	4 ← Weeps w04 max(2, ceil(W/0.45))	4.000	nr
X-w04	WTX	12 ← Extra ties w04 2 jambs x (H/0.225+1)	12.000	nr
CL-w04	CL	2*(1.585+1.125) ← Closer w04 full perimeter 2(W+H)	5.420	m
DP1	DPC	2*4.557+9.1125 ← Outer leaf DPC c/l 2 × 4.557 + 9.1125	18.227	m
DP2	DPCB	2*4.2055+8.71 ← Inner leaf DPC c/l 2 × 4.2055 + 8.71	17.121	m
DP3	DPCB	8.61 ← Party wall leaf DPC 8.61	8.610	m
DP4	DPCB	0 ← DPC under internal block walls – NIL (internal walls timber stud per door schedule; see RFI 3)	0.000	m
CP1	CLPW	(2*4.95+2*(8.61/2)/COS(RADIANS(35)))/2 ← Party wall cavity stop: 2 × 4.95 vertical + 2 x rake 4.305/cos35°, 50% share	10.205	m
S1	SOL	1.0225+1.585+0.685+1.135+0.685+2.71+1.585 ← Soldier heads over all openings (sum of widths)	9.408	m
S2	SILL	1.785+0.885+1.335 ← Double plinth-stretcher cills w01,w02,w05 (W+200)	4.005	m
S3	SILL	0.885+1.785 ← Soldier cills w03,w04 (W+200)	2.670	m
BD1	BAND	4.608+9.215 ← 2 nr projecting band courses @2625: 4.608 + 9.215	13.823	m
CA1	CTA	1.8 ← Cavity tray over entrance canopy abutment – width ASSUMED 1.80 m (unreadable)	1.800	m
MJ1	MJ	2*4.95 ← Movement joints shown (MJ) front & rear – 2 × 4.95	9.900	m
MB1	MB	1 ← Electric meter box (front/side 'preferred location') – 1 nr assumed	1.000	nr
UV1	UV	8 ← Underfloor telescopic vents: side 6 + front 1 + rear 1 (as elevations)	8.000	nr
ST1	STONE	0 ← Cast/precast stone – none shown on drawings	0.000	m
BD-F	FBB	18.2265*0.6 ← PROVISIONAL facings below DPC: outer c/l 18.23 × 0.60 assumed	10.936	m2
BD-B	BKB	(17.121+8.61)*0.6 ← PROVISIONAL block below DPC: inner 17.121 + party 8.61 × 0.60	15.439	m2

Illustrative rates only — not a quotation
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Brick Count · Brickwork take-off · SAMPLE

Priced Summary – ONE HOUSE (one half of pair) and pair (x2)

Code	Item	Unit	One house Qty	Rate £*		One house £*	Pair Qty	Pair £*
FB	Facing brickwork ½B outer leaf (stretcher bond), labour only	m2	92.05	£51.00		£4,694.55	184.09	£9,389.10
FBB	Facing brickwork ½B below DPC – PROVISIONAL	m2	10.94	£51.00		£557.94	21.87	£1,115.88
BK	100 mm CCP Modulite 7.3N blockwork inner leaf	m2	83.98	£24.00		£2,015.52	167.95	£4,031.04
BKP	100 mm Monalight 100s blockwork – party wall leaf (this house's leaf)	m2	55.60	£24.00		£1,334.40	111.19	£2,668.80
BKB	100 mm dense blockwork inner leaf below DPC – PROVISIONAL	m2	15.44	£24.00		£370.56	30.88	£741.12
CAV	Form 100 mm cavity incl. SS ties (750×450) – external walls (rate incl. ties & insulation fixing)	m2	83.98	£5.00		£419.90	167.95	£839.80
CAVP	Form 100 mm party wall cavity incl. Type A ties & 100 mm Earthwool Masonry Party Wall slab (50% share)	m2	27.80	£5.00		£139.00	55.60	£278.00
LIN	Insulated cavity steel lintel (type TBC by SE) incl. tray, stop ends & weeps over opening	m	12.00	£15.00		£180.00	24.00	£360.00
CT	Cavity tray over openings (lintel length + 150 each end) – priced in lintel rate	m	14.10	£0.00		£0.00	28.20	£0.00
CTA	Cavity tray at entrance canopy abutment incl. stop ends	m	1.80	£5.00		£9.00	3.60	£18.00
WV	Weep vents over openings @ 450 c/c (min 2) – priced in lintel rate	nr	25.00	£0.00		£0.00	50.00	£0.00
WTX	Extra ties at opening jambs @225 vertical – deemed in cavity rate	nr	104.00	£0.00		£0.00	208.00	£0.00
DPC	DPC 112.5 mm base of outer leaf	m	18.23	£5.00		£91.15	36.45	£182.30
DPCB	DPC 100 mm base of inner leaf & party wall leaf	m	25.73	£5.00		£128.65	51.46	£257.30
CL	Insulated cavity closer full perimeter of window apertures and door jambs/heads	m	34.43	£8.00		£275.44	68.87	£550.88
CLND	Non-deformable insulated cavity closer at door thresholds	m	3.73	£8.00		£29.84	7.47	£59.68
CLPW	Flexible cavity stop at party wall/external wall & roof abutment (E-WM-22), 50% share	m	10.21	£8.00		£81.68	20.41	£163.36
SOL	EO facings for soldier course heads over openings	m	9.41	£12.00		£112.92	18.82	£225.84
SILL	EO facings for brick cills (front double plinth-stretcher; side/rear soldier cills)	m	6.68	£15.00		£100.20	13.35	£200.40
BAND	EO facings for 2 nr 25 mm projecting band courses (traditional)	m	13.82	£8.00		£110.56	27.65	£221.12
MJ	Form vertical movement joint in facings (filler/sealant by others)	m	9.90	£4.00		£39.60	19.80	£79.20

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Code	Item	Unit	One house Qty	Rate £*		One house £*	Pair Qty	Pair £*
MB	Build in meter box (supplied by others)	nr	1.00	£15.00		£15.00	2.00	£30.00
UV	Build in telescopic underfloor vent / air brick (supplied by others)	nr	8.00	£6.00		£48.00	16.00	£96.00
STONE	Cast/precast stone fix only	m	0.00	£30.00		£0.00	0.00	£0.00
	TOTAL (labour only, excl. VAT & prelims)					**£10,753.91**		**£21,507.82**
	of which illustrative-rated items					£426.28		£852.56
	of which PROVISIONAL (FBB, BKB)					£928.50		£1,857.00

	Key material conversions		One house				Pair	
	Facing bricks nr above DPC (60/m²)		5522.75				11045.50	
	Blocks nr (inner + party, 10/m²)		1395.73				2791.46	
	Wall ties nr general (2.96/m²) incl. gable		248.82				497.64	
	Insulation 90 mm full fill m² (to wallplate, excl. gable)		70.70				141.39	
	Lintels nr		7.00				14.00	

**Please note: example rates only*

Brick Count · Brickwork take-off · SAMPLE

Totals by Item – order quantities (NET, labour-only: waste 0%)

Code	Description	Measured qty One house	Unit	Factor	Order unit	Order qty One house	Order qty Pair	Rounded (plot, to pack)
FB	Facing brickwork ½B outer leaf (stretcher bond), labour only	92.05	m2	60	bricks	5,522.7	11,045.5	11,500
FBB	Facing brickwork ½B below DPC – PROVISIONAL	10.94	m2	60	bricks	656.2	1,312.3	1,500
BK	100 mm CCP Modulite 7.3N blockwork inner leaf	83.98	m2	10	blocks	839.8	1,679.5	1,728
BKP	100 mm Monalight 100s blockwork – party wall leaf (this house's leaf)	55.60	m2	10	blocks	556.0	1,111.9	1,152
BKB	100 mm dense blockwork inner leaf below DPC – PROVISIONAL	15.44	m2	10	blocks	154.4	308.8	360
CAV	Form 100 mm cavity incl. SS ties (750×450) – external walls (rate incl. ties & insulation fixing)	83.98	m2	2.96296	ties	248.8	497.6	500
CAVP	Form 100 mm party wall cavity incl. Type A ties & 100 mm Earthwool Masonry Party Wall slab (50% share)	27.80	m2	2.46914	ties	68.6	137.3	250
LIN	Insulated cavity steel lintel (type TBC by SE) incl. tray, stop ends & weeps over opening	12.00	m	1	m	12.0	24.0	24
CT	Cavity tray over openings (lintel length + 150 each end) – priced in lintel rate	14.10	m	1	m	14.1	28.2	29
CTA	Cavity tray at entrance canopy abutment incl. stop ends	1.80	m	1	m	1.8	3.6	4
WV	Weep vents over openings @ 450 c/c (min 2) – priced in lintel rate	25.00	nr	1	nr	25.0	50.0	50
WTX	Extra ties at opening jambs @225 vertical – deemed in cavity rate	104.00	nr	1	ties	104.0	208.0	208
DPC	DPC 112.5 mm base of outer leaf	18.23	m	1	m	18.2	36.5	60
DPCB	DPC 100 mm base of inner leaf & party wall leaf	25.73	m	1	m	25.7	51.5	60
CL	Insulated cavity closer full perimeter of window apertures and door jambs/heads	34.43	m	1	m	34.4	68.9	69
CLND	Non-deformable insulated cavity closer at door thresholds	3.73	m	1	m	3.7	7.5	8
CLPW	Flexible cavity stop at party wall/external wall & roof abutment (E-WM-22), 50% share	10.21	m	1	m	10.2	20.4	21
SOL	EO facings for soldier course heads over openings	9.41	m	13.3	bricks	125.1	250.2	251
SILL	EO facings for brick cills (front double plinth-stretcher; side/rear soldier cills)	6.68	m	13.3	bricks	88.8	177.6	178
BAND	EO facings for 2 nr 25 mm projecting band courses (traditional)	13.82	m	8.9	bricks	123.0	246.0	247

Code	Description	Measured qty One house	Unit	Factor	Order unit	Order qty One house	Order qty Pair	Rounded (plot, to pack)
MJ	Form vertical movement joint in facings (filler/sealant by others)	9.90	m	1	m	9.9	19.8	20
MB	Build in meter box (supplied by others)	1.00	nr	1	nr	1.0	2.0	2
UV	Build in telescopic underfloor vent / air brick (supplied by others)	8.00	nr	1	nr	8.0	16.0	16
STONE	Cast/precast stone fix only	0.00	m	1	m	0.0	0.0	0

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Brick Count · Brickwork take-off · SAMPLE

Illustrative rates (no previous tender rate)

Code	Item	Unit	Rate £*	Basis
SOL	EO facings for soldier course heads over openings	m	£12.00	Illustrative rate
SILL	EO facings for brick cills (front double plinth-stretcher; side/rear soldier cills)	m	£15.00	Illustrative rate
BAND	EO facings for 2 nr 25 mm projecting band courses (traditional)	m	£8.00	Illustrative rate
MJ	Form vertical movement joint in facings (filler/sealant by others)	m	£4.00	Illustrative rate
MB	Build in meter box (supplied by others)	nr	£15.00	Illustrative rate
UV	Build in telescopic underfloor vent / air brick (supplied by others)	nr	£6.00	Illustrative rate

**Please note: example rates only*

Brick Count · Brickwork take-off · SAMPLE

Scope flags – brickwork-related items for owner decision (never omitted silently)

Item	Status / treatment
Soldier course heads & brick cills (EO)	Measured – illustrative rates
2 nr 25 mm projecting band courses	Measured – illustrative rate
Movement joints (forming only)	Measured – illustrative rate; sealant excluded
Meter box & underfloor vents build-in	Measured – illustrative rate
Below-DPC brick/block	PROVISIONAL – measured
Sleeper walls under beam & block floor (TM-02)	NOT measured – substructure, SE
Bed joint reinforcement / wind posts / steels	NOT measured – 'refer to SE'
Party wall fire stopping at roof / eaves barrier	Excluded – by others?
Code 4 lead flashing to canopy	Excluded (roofer)
Padstones / specials / arches / chimneys	None shown
Modern-style render option (block outer leaf)	Not priced

Brick Count · Brickwork take-off · SAMPLE

Queries / RFIs / unreadable items

RFI	Query	Interim assumption	Status	Owner	Date raised	Response / date
RFI1	Foundation depth / below-DPC build (no SE drawings in pack)	0.60 m facings + block below DPC, provisional	Open	SE	31/10/2026	
RFI2	Lintel types/sizes ('to be confirmed by engineer')	Insulated steel cavity lintels at stock lengths	Open	SE	31/10/2026	
RFI3	Spec TM-21 says internal walls 100 mm block; door schedule says 63 mm stud	Timber stud – no internal block/DPC	Open	Architect	31/10/2026	
RFI4	Entrance canopy width / abutment tray detail unreadable on TM-09	1.80 m tray	Open	Architect	31/10/2026	
RFI5	Gable apex height not dimensioned	Rise = half span x tan 35°	Open	Architect	31/10/2026	
RFI6	Insulation in gable above ceiling (cold roof)?	Not insulated above wallplate	Open	Architect	31/10/2026	
RFI7	Meter box nr/locations and nr of underfloor vents (note min 4, 8 drawn)	1 meter box, 8 vents per house	Open	Architect	31/10/2026	
RFI8	Movement joint positions (MJ) and bed joint reinforcement 'refer to SE'	2 vertical MJs full height; no BJR	Open	SE	31/10/2026	
RFI9	Rear elevation titled 'Traditional & Modern' – confirm brick to rear	All brick	Open	Architect	31/10/2026	
RFI10	Soldier head / cill lengths not dimensioned	Opening width (heads), width + 200 (cills)	Open	Architect	31/10/2026	