

Materails cost breakdown (tools listed below)

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Base (roughly 1m3)	Total cost inc VAT	Purchased from	Quantity	
Ballast	£134.36	Huws Gray	2.5 jumbo bags	
cement	£89.88	Huws Gray	10 plastic bags	
Hardcore	£44.40	Huws Gray	1 jumbo bag	
mixer hire	£42.00	SHC	1	Total Incuding VAT
timber	£27.55	Huws Gray	2x3m & 2x4.2m	£338.20

Phase 1 - floor/walls/roof	Total cost inc VAT	Purchased from	Quantity	
5x2 (120x45) timber	£158.69	Merritt & Fryers	57.6m (roof and lintel)	
4x2 (100x47) 2.4m timber	£185.63	Huws Gray	31	
4x2 (100x47) 3m	£24.96	Huws Gray	4	
3x2 (75x47) 3m	£59.27	Huws Gray	11	
4x2 (100x47) 4.2m timber	£17.98	Huws Gray	2	
OSB3	£343.20	Huws Gray	13	
Protect t&g	£191.90	Huws Gray	8	
50mm PIR insulation	£110.35	Huws Gray	4	
DPM 1200ga 15 x	£44.99	Screwfix	1	
Screws & brackets	£22.67	Screwfix	3	Total Incuding VAT
All purpose silicone	£4.79	Screwfix	1	£1,164.42

Phase 2 - floor/walls/roof	Total cost inc VAT	Purchased from	Quantity	
Breathable Membrane - 1x50m	£57.59	Huws Grey	1	
38x19mm battens	£66.07	Huws Grey	31	
4x2 top up	£9.58	Huws Grey	2	
OSB	£32.38	Huws Grey	2	
Ruber Roof Kit	£506.87	Rubber4Roofs	1	
Facia & Soffits +	£246.85	Plastics Hub	1	Total Incuding VAT
British cedar cladding + trims	£1,495.45	lwood	1	£2,414.78

Phase 3 Doors and windows	Total cost inc VAT	Purchased from	Quantity	
French Doors	£1,104.00	Affordable doors	1	Total Incuding VAT
Window	£152.99	Screwfix	1	£1,256.99

Electric	Total cost inc VAT	Purchased from	Quantity	
Electrician - labour + materials	£953.77	Adlin Smart Electrical	1	
downlights	£41.88	Screwfix	6	Total Incuding VAT
External up/down lights + bulbs	£38.16	Toolstation	2	£1,033.81

Internal walls, ceiling and floor	Total cost inc VAT	Purchased from	Quantity	
Tapered edge plasterboard	£217.31	Naylor Myers	13	
100mm PIR	£137.38	Naylor Myers	3	
50mm PIR insulation	£254.88	Naylor Myers	10	
joint filler	£38.04	Toolstation	1.5	
drywal screws	£13.99	Screwfix	1000	
Paint 10l White	£17.74	Screwfix	1	
joint tape	£3.98	Screwfix	1	
reinforced joint tape	£15.98	Screwfix	1	
Expanding foam	12.504	Screwfix	2	
vapour barrier	£28.00	Wickes	1	
Rubber flooring	263.604	Sprung	10	
Skirting	43.692	Huws Grey	3	
guttering + water butt	68.28	Huws Grey	N/A	
Osmo oil + brush	39	B&Q	1	Total Incuding VAT
	94.5	Amazon	1	£1,248.88

Tools I used	Links to tools I used
<p>Power tools</p> <p>Cordless drill & impact driver</p> <p>first fix nail gun</p> <p>second fix nail gun</p> <p>circular saw</p> <p>Orbital sander</p> <p>Jigsaw (didn't but would have helped)</p> <p>Handtools</p> <p>stanley knife</p> <p>Hammer</p> <p>Spirit levels</p> <p>Tape measure</p> <p>Hand saw</p>	<p>https://amzn.to/3Hy886h</p> <p>https://amzn.to/3RPXVGV</p> <p>Same as above</p> <p>https://amzn.to/48llLeq</p> <p>https://amzn.to/3ScSAuJ</p> <p>https://amzn.to/3SavpBd</p> <p>https://amzn.to/48L7oGn</p> <p>https://amzn.to/3SbV506</p> <p>https://amzn.to/48tycLB</p> <p>https://amzn.to/48tZVvv</p> <p>https://amzn.to/3HgY3dH</p>

Exact or close match

Wheel barrow	https://amzn.to/4aUpzvd
Concrete float/trowel	https://amzn.to/3vslC0y
Combination square	https://amzn.to/41PMFPr
Sliding bevel	https://amzn.to/3tMBZEv
Plastering trowel	https://amzn.to/3RNvzNs
nail punch	https://amzn.to/3Sa2KvY

