

**PRICING DOCUMENT**

**WATES**

**10043 - 10-15 DOMBEY STREET AND BEVAN JOHN HOUSE**

**AT**

**10-15 DOMBEY STREET AND  
BEVAN JOHN HOUSE  
HARPER STREET, LONDON, WC1N 3PA**

**27th May 2024**

**Revision: P2**

---

## Contents

### A - Cost Summary

A.1 - General Works

A.2 - External Works

## A.1 General Works

**NOTE: This Schedule has not been prepared in accordance with SMM7 or NRM2. The Contractor shall allow for all works referred to in the drawings and specifications to comply with the Employer's Requirements.**

**The quantities contained within the item descriptions of this schedule are approximate quantities and for guidance only. It is the contractors responsibility to ascertain the exact quantities and ensure these have been allowed for**

Ref.	Element	Q'ty	Unit	Rate	Total
	<b>General Works</b>				
	<b>All works to include to supply of labour, plant, materials and supervision to undertake the following complete;</b>				
	<b>P1 - GENERALLY</b>				
GW.P1.1	NB: Where the items in this Schedule or the information on drawings etc. conflict with the structural engineer's design and specifications, the structural engineers shall take precedence in terms of technical specification.	note			
GW.P1.2	The contractor is to allow for submitting a building control application and all follow up engagement with Building Control (Camden Council) for the duration of works to ensure satisfactory, timely inspection. Obtain certification on completion of works. Include for all other costs including profit and attendance here.	1.00			
GW.P1.3	Maintain the site in a clean and tidy condition for the duration of the works and ensure that means of escape and also the Health and Safety of the Contractor's staff/operatives and general public is taken into account at all times. It is imperative that the site is locked and secured at the end of each working day.	note			

# 10043 - 10-15 DOMBEY STREET AND BEVAN JOHN PRICING DOCUMENT

Ref.	Element	Q'ty	Unit	Rate	Total
GW.P1.4	The specification is to be read in conjunction with all relevant drawings as listed in the appendices, together with all information contained within all sections and appendices to this specification, the structural specifications and Pre-Construction Health and Safety Information. As a specification and drawings contract, anything included on drawings is to be included in the price for the works. If there is any confusion regarding where to price elements this must be made clear to the client by submission of tender queries to Potter Raper.	note			
GW.P1.5	The Contractor shall produce a detailed programme of works for the Contract Administrator's approval two weeks prior to the commencement of works on site.	note			
GW.P1.6	The Contractor shall be responsible for programming sub-contractor's work.	note			
GW.P1.7	Contractor to compile health and safety file throughout the contract ready for handover at the end of the project prior to Practical Completion. Practical completion will not be issued prior to receipt of a health and safety file in full.	1.00	item		
<b>P2 - TEMPORARY WORKS/EXISTING SERVICES</b>					
GW.P2.1	Liaise with the Distribution Network Operator/electrical service supplier to confirm necessary isolation before the meter and any subsequent reconnections following completion.	1.00	item		
GW.P2.2	Provide temporary electrical supply for construction works. Lighting and 240v supply to be sufficiently earthed to contractor's design.	1.00	item		
GW.P2.3	Contractor to make allowance for temporary water supply.	1.00	item		
<b>To collection</b>					<b>£ -</b>

## A.2 External Works

**NOTE: This Schedule has not been prepared in accordance with SMM7 or NRM2. The Contractor shall allow for all works referred to in the drawings and specifications to comply with the Employer's Requirements.**

**The quantities contained within the item descriptions of this schedule are approximate quantities and for guidance only. It is the contractors responsibility to ascertain the exact quantities and ensure these have been allowed for**

Ref.	Element	Q'ty	Unit	Rate	Total
	<b>External Works</b>				
	<b>All works to include to supply of labour, plant, materials and supervision to undertake the following complete;</b>				
	<b>P1 - SCAFFOLDING</b>				
EW.P1.1	Design and erect fully independent external scaffolding to enable works to the roof and lift shaft as required. This to be a minimum of four boards wide.	1	item		
EW.P1.2	Contractor to include scaffolding erection and dismantling in the programme, allowing for enough time to complete the external parts of the works.	note			
EW.P1.3	Contractor to include for all necessary temporary refuse chutes, hoists etc. to scaffolding as deemed necessary for the scheduled works.	1	item		
EW.P1.4	Contractor to allow for temporary removal of satellite dishes and refixing them to the scaffold. Contractor to re-fix to wall upon completion of the project and prior to scaffold strike. (approximate quantity)	10	nr		
	<b>P2 - MASONRY WORKS</b>				
EW.P2.1	<b>Bevan John House Lift Shaft</b> Remove existing roof structure including concrete flat roof and supporting steelwork and safely remove waste from site.	4	m2		
EW.P2.2	<b>Bevan John House Lift Shaft</b> Allow for new flashing detail to be installed around new flat roof.	6	lm		

# 10043 - 10-15 DOMBEY STREET AND BEVAN JOHN PRICING DOCUMENT

Ref.	Element	Q'ty	Unit	Rate	Total
EW.P2.3	<b>Bevan John House Lift Shaft</b> Ensure sufficient cross ventilation is maintained to the new flat roof strucutre. Lay air bricks if required.	1	Item		
	<b>P3 - ROOF WORKS</b>				
EW.P3.1	<b>Pitched Roof Sections to properties 11, 12, 13, 14, 15 Dombey Street</b> Strip off existing slate roof covering including all ridges, hips, flashings and gutters etc	440.00	m2		
EW.P3.2	<b>Pitched Roof Sections to properties 11, 12, 13, 14, 15 Dombey Street</b> Natural Slate roof tiles; on and including softwood impregnated tiling battens and felt, nailed in accordance with the manufacturers instructions including all cutting, eaves, verges, abutments, undercloaks, new flashings, hips, ridges, insulation, vents, raking cutting and all other labours and materials required to provide a complete roofing system to current standards and regulations. Works to include main pitch and mansard sections. Contractor to upgrade insulation to meet current regulations.	440.00	m2		
EW.P3.3	<b>Pitched Roof Sections to properties 11, 12, 13, 14, 15 Dombey Street</b> Supply and fit new lead valley gutter with Code 5 lead sheet in line with lead sheet Association Guidelines, including all fixtures and fittings, complete	15.00	m2		
EW.P3.4	<b>Flat Roof Sections to properties 11, 12, 13, 14, 15 Dombey Street</b> Break out existing asphalt and renew all areas of flat roof including terraces, including take up existing asphalt and underlay, lay 25mm two coat work to deck and gutter on new isolating membrane, 13mm work to upstands, all labours.	214.00	m2		
EW.P3.5	<b>Flat Roof Structure to Lift Shaft Bevan John House</b> Allow to construct new roof structure in accordance with Strucutral Report and calculations using 100mm deep, 50mm wide C16 strength timber joists, spaces at 600mm centres. Fix to the lift shaft masonry using proprietary joist hangers.	4	m2		

# 10043 - 10-15 DOMBEY STREET AND BEVAN JOHN PRICING DOCUMENT

Ref.	Element	Q'ty	Unit	Rate	Total
EW.P3.6	<b>Flat Roof Structure to Lift Shaft Bevan John House</b> Lay 18mm minimum thickness WBP deck to flat roof structure. Create fall for rainwater and fixe new rainwater goods to exposed side. Use uPVC rainwater goods such as gutters, downpipes, and fascias, directing rainwater to existing discharge lcoation. Use Cast iron on any visible elevations.	4	m2		
EW.P3.7	<b>Flat Roof Structure to Lift Shaft Bevan John House</b> Apply waterproofing specification matching Dombey Street Properties, excluding any insulation. Include Flashing detail etc..	4	m2		
	<b>P4 - RAINWATER GOODS</b>				
EW.P4.1	Remove existing upvc downpipes and install new 100mm diameter cast iron downpipe, remove, refix or renew pipe brackets fixed to brickwork, cut and make joints, make good to structure, finishes, decorate in black.	253	m		
EW.P4.2	Remove existing upvc gutters and install new 125mm cast iron gutter with support brackets, angles, outlets, hoppers and stop ends, cutting, making gutters line and level, connections to existing guttering, decorate in black.	102	m		

10043 - 10-15 DOMBEY STREET AND BEVAN JOHN  
PRICING DOCUMENT



Ref.	Element	Q'ty	Unit	Rate	Total
	<b>P5 - WINDOWS AND DOORS</b>				
EW.P5.1	<b>Flat Roof Access to properties 11, 12, 13, 14, 15 Dombey Street</b> Demolish existing roof access structure and remove from site	6	nr		
EW.P5.2	<b>Flat Roof Access to properties 11, 12, 13, 14, 15 Dombey Street</b> Construct new hardwood structure with 24mm toughenes glass in accordance with suppliers drawing (title: Roof Canopy Panelling renewal works).	6	nr		
	<b>P6 - SUNDRY ITEMS</b>				
EW.P6.1	Contractor to refix all cabling to walls and roof. Remove all redundant cabling from the building and dispose away from site.	1	Item		
				<b>To collection</b>	<b>£ -</b>