

Zoe Chan
111 Frognal
Hampstead
London
NW3 6XR



Job no: 18015

Date: 16th March 2020

Dear Zoe,

RE: 111 FROGNAL, GREENHOUSE

Thank you for the interest shown in our Practice and the opportunity to provide traditional Structural Engineering services for the refurbishment works at your home.

The works clearly affect the whole house to varying degrees as shown on the planning drawings you recently sent us and we are aware you wish to exploit the maximum space created by building envelope.

Please note that the fees we show below include for fully coordinated auto cad drawings which will also cover the formal preparation of any reinforced concrete detail drawings and associated bar bending schedules as well as fully detailed and sequenced underpinning drawings and specifications.

We summarise our understanding of the key areas of structural works as follows;-

LOWER GROUND FLOOR

- Removal of existing partition between the study and living room and reinstatement of wall to create dressing and en-suite facilities to bedroom 1.
- Removal of existing staircase and walls in the existing hall/ kitchen and dining room wing and remodeling works in the area.
- Creation of new rear garden basement, cutting into the existing embankment.
- Construction of new foundations for the upper ground floor living room.



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Rose & Associates Ltd. Co. No 09077634
Reg. Office. Studio 10, Dimsdale House, 80a Fore Street,
Hertford, Herts SG14 1BY
Director. Mr D.C Rose, BSc (Hons) C Eng. M.I.C.E. M.I Struct E.
Associate Director: Mr R Andrews, I Eng. A.M.I. Struct E.



Studio 10
Dimsdale House
80a Fore Street, Hertford,
Herts, SG14 1BY
T: 01992 210145
Email: info@roseassoc.co.uk

UPPER GROUND FLOOR

- Removal of existing greenhouse
- New glazed living room with associated demolition of certain walls to open space into what is the existing bedrooms.
- The removal of the existing roof and construction of new roof with ribbon top glazing and new windows to front and rear facing slopes.
- New flat roof behind the new living room.
- Underground drainage
- Regrading works in the garden.

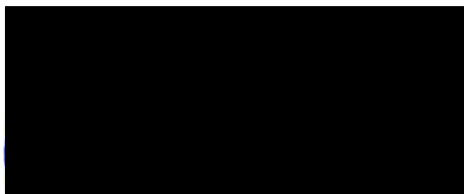
We have also agreed to provide a level of on-site inspections to ensure the smooth running of the project. The timing and frequency of these visits will need to be agreed as works proceed.

Taking all these matters into consideration we tender a fixed fee of £12,850 which includes for out of pocket expenses but all plus VAT at the prevailing rate for traditional structural engineering services associated with the obtaining of Building regulations approval. This will also include any specific detailing that may be required to satisfy any planning conditions that need to be discharged.

Within our fee bid we have also included for four site visits at key stages of the works which will cover the checking of your chosen contractors method statement and temporary works design for the basement and visits thereon as the basement construction proceeds. If it transpires further visits are required these will be charged at a flat rate of £300 plus VAT per visit.

Once we have a better understanding of the scheme we would be happy to provide separate fee bids for any underground drainage and Party wall services that may become apparent.

Yours sincerely



David Rose. BSc. (Hons) C.Eng. MICE. MIStructE.