

GARRY ASSOCIATES

2 THE CLOSE, LONDON N14 6DN



CONSULTING
ENGINEERS

TEL: 0181 886 0400

FAX: 0181 886 1400

7071/D7C

Mr R Knight
21A Lambolle Place
London
NW3 4PG

8th December 1997

Dear Mr Knight,

21A / 20A LAMBOLLE PLACE LONDON NW3 – Notice dated 22 November

This is to confirm your consent to the works as described in the Notice (i.e. Line 1 of Acknowledgement).

Yours sincerely,

RICHARD GARRY

cc M Bolingbroke

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2 THE CLOSE, LONDON N14 6DN



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TEL: 0181 886 0400
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7071/D7A

Ms A Naughton
21 Lambolle Place
London
NW3 4PG

2nd December 1997

Dear Ms Naughton,

21 / 20A LAMBOLLE PLACE LONDON NW3 – Notice dated 22 November

Many thanks for your consent to the works as described in the Notice (i.e. Line 1 of Acknowledgement). You have kindly agreed to be responsible for any minor damage (which is considered unlikely) that may result on your side of the Party Wall. You have thereby requested that I do not visit and draw up a schedule of condition to record the existing situation which would be compared to that on completion of the works.

If, by any chance, damage arises which you feel is not minor please let me know as soon as possible.

Yours sincerely,

RICHARD GARRY

cc M Bolingbroke

32k the '00'



Littleton Brothers Ltd.
18 Fursby Avenue,
Finchley, London N3 1PL

Tel: 0181-349 3200
Fax: 0181-349 3555

Client: Michael Bolingbroke

Loft conversion and refurbishment to 20A Lambolle Road, Belsize Park, London, NW3

Item	Description	Total (£)
1.00	<u>Preliminaries:</u> a) Scaffolding; b) Skip hire; c) Protection to property; d) Crane hire.	✓ 1,968.00
2.00	<u>Demolition, storage and removal of items (preparation for works)</u> a) Remove carpets from the front door and up two flights of stairs, (including landings, bedroom where alterations will take place and attic room), and dispose of; b) Remove bedroom wall on first floor; c) Remove pictures, furniture and articles of value (by client); d) Remove any loft insulation and dispose of; e) Remove walls as to drawings; f) Remove bathroom suite and tiling.	✓ 484.50
3.00	<u>Structural works:</u> Build dormer, form terrace; partitions for dividing room areas and any other structural works relating to the loft conversion (all as per D. Inglis and R. Garry's drawings).	5,500 5,000 ?
4.00	<u>Joinery & miscellaneous:</u> a) Form continuation of stairs, balustrades and handrail; b) Supply and fit double-glazed frame and doors to terrace. ✓ c) Supply and fit box sash double-glazed windows to new dormer. ✓ d) Supply and fit bathroom door, frame, architraves and stops: 40%. e) Supply and fit skirtings to match existing property.	✓ 5,530.00 5,147.50

5.00	<u>Roofwork:</u> a) Re-slate affected areas from construction of front dormer and roof terrace; b) Make-good and install lead flashing to front dormer and terrace; c) Asphalt terrace deck and dormer roof.	✓	1,800.00
6.00	<u>Electrical installations:</u> Relocate 1 no. centre light in 2nd floor room and new ensuite, re-adjusting ring main to 2nd floor. Relocate lighting and run mains in area affected by work on 1st floor.		300.00
7.00	<u>Plumbing and heating:</u> Disconnect bathroom and heating to 2nd floor and 1st floor affected areas. Reposition radiator.		250.00
8.00	Decorations: (Hall/stairs/landing/attic room and ensuite) Trade emulsion to walls and ceilings, satinwood to all joinery. (Varnish and seal existing attic floorboards).		2,200.00
9.00	<u>Miscellaneous:</u> a) Insulate new dormer roof and cheeks with 100mm rockwool. All new partitions to be insulated with 50mm rockwool or similar; b) Plasterboard all disturbed areas and new work and finish in carlite plasterboard finish. Bond and finish any remaining walls; c) Make good existing cornices on first floor; d) Supply and fit tiles to new bathroom, and silicone around sanitary; e) Install styro liner to party wall (right hand facing house, 2nd floor room only).	✓	3,350.00
10.00	<u>Provisional sums: (not included in final price)</u> a) Fitted wardrobes £1,500.00 b) Ironmongery to roof terrace doors, new windows and ensuite bathroom £300.00 c) Supply and fit tiles to new bathroom £800.00 d) Lighting? - <i>check</i> £ e) Plumbing and heating to proposed 2nd floor bedroom and ensuite £4,000.00 5,500		
	TOTAL:		£21,382.50

All amounts quoted are excluding VAT

Shelves
Terrace - railing, finishing off.
Electrics - work exd. 300 above - extra £709.95
- face plates etc.

Client: Mr. Mr. Bollingbroke

Second phase 'fitting-out' to master room at 20A Lambolle Place, NW3

Item	Description	Price (£)
1.00	Plumbing & heating: a) Supply and fit mega flow system in place of cold water tank; b) Supply the following to shower room: - 6 no. body jets (Trevi) - 1 no. Trevi therm exposed MK11; 2 no. Trevi blend built-in mixer valves - Thermostatic valve; - 1600 x 800 white stone resin shower tray and waste; 1800 x 900 fibre glass shower tray and waste (purpose built) - Screen and door for shower (Majestie); 2 no. fixed screens and 1 opening door for shower - Concealed cistern with lever; - Trevi X-Cite fixed overhead shower kit; - Plaza Ideal Standard W.C. with white seat. Metropolis "Freestanding" pan white } Metropolis "Freestanding" pan shield stainless steel } Metropolis seat white, chrome hinges } - Plaza Ideal Standard basin with pedestal 58cm with 2 tap holes; } Metropolis Neve basin 105 x 52cm white } Universal basin fixing bolts } Metropolis Neve towel rail chrome } Metropolis/compact syphon cover/shield chrome } - Plaza Midnight Chrome basin pillar taps with waste; Original mono basin mixer chrome taps - Towel radiator; * Stelrad Therna tubular towel rail radiator TTR2 c) To supply labour to fit all items listed in 1.00 (b) * item not included in the price opposite	1,495.00 ✓ 116.48 194.52 678.00 995.99 55.00 130.00 310.00 518.00 123.00 182.59 2,497.25 ✓ 490.00 ✓

① 5 228 58

209.05

2.00	<u>Electrics:</u> To supply and fit all as discussed on 12th January, 1998 (those present: Dennis, Mark, Michael): £1,009.95 less £300.00 given in original estimate. (Note: This price does not include face plates i.e. light switch covers, power point covers, TV point covers etc. A rough estimate for these coverings would be between £400 - £500) Omit: 5 amp lights: 50.00 1 less socket: 35.00	791.35 ✓ 706.00 ✓
3.00	<u>Ironmongery:</u> a) Terrace doors: - lever set with mortise lock; 28.00 - flush bolts top and bottom; 22.00 - hinges. 18.00 b) Shower room door: - lever set with courtesy lock; 12.00 - hinges. 4.00 c) Door handles?	73.00 (without handles) 84.00 -
4.00	<u>Tiling:</u> a) Form base for floor ceramic tiling; b) supply and fit floor tiling; c) supply and fit wall tiling; d) supply and fit eaved skirting rounded top ceramic tiles; e) supply and fit floor tiles to terrace roof. f) labour for items (b) and (c) £234.00 plus adhesive and grouting £85.00	56.65 - 938.28 - 260.00 - 319.00 -
5.00	<u>Wardrobes:</u> ??????	
6.00	<u>Fitted shelving to study</u> ??????	?
	TOTAL:	

All amounts quoted are excluding VAT

13th January, 1998
 12th February, 1998
 4th March, 1998

£ 7,652.51