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Peter Smith
45 Platt's Lane
London NW3 7NL



Dear Mr Smith,

**45 Platt's Lane
Structural Appointment**

Further to receiving proposed drawings from XUL Architects please find below our proposed scope of service, our terms and conditions and our estimated fee.

Drawings

We refer to the drawings prepared by XUL Architects, PA-01, 02, 03, 04, 05, 06, AR-04 and the existing drawings.

A site visit to inspect some trial holes and opening up will be required to confirm assumptions that have been made in terms of the existing structure. A drawing locating the trial holes and opening up required will be issued soon after agreement to this appointment.

Assumptions

We have assumed the ground conditions are typical of the area and the property is structurally sound.

We have assumed no obstructions in the areas of the proposed excavation.

We have assumed the new stairs will be fully designed by a specialist.

Scope

- **Basement and New Light Well**
To carry out the structural design to accommodate the lowering of part of the existing basement and to design the structure for a new light well. We have assumed reinforced concrete underpins will be permitted.
- **Basement Corbel Removal**
We have assumed the existing corbel in the games room due to be removed is the base of the footing and therefore assumed underpinning will need to be designed in this area.

- **Patio Lowering**
We have assumed the existing patio is to be lowered by 400mm, retaining walls will be designed with an allowance for a small section of underpinning to adjacent structures as necessary.
- **First Floor**
To carry out the structural design to accommodate the minor internal structural alteration consisting of an internal wall being removed in the proposed walk in wardrobe.

Drawings and calculations suitable for issue to building control will be produced for all new structural elements.

We propose to issue drawings that a competent contractor, also referring to the Architects drawings, will be able to construct from. We have assumed the Architect will be the principal designer.

In accordance with the guidelines of CDM2015 we confirm we are not the principal designer and this role will be carried out by another. You should be aware of the responsibilities of the client and principal designer in accordance with CDM2015. If you are not please let us know and we can provide you guidelines.

The main contractor, from instructions produced by the structural engineer, will produce the reinforcement bending schedules, if necessary.

Please note all temporary works are to be designed by and to be the full responsibility of the contractor.

A small amount of cracking due to the demolition works and redistribution of loads involved with these works is to be expected in adjacent walls. A contingency sum should be maintained for making good these cracks.

Terms and Conditions

We propose that our conditions of engagement will be to ACE Short Form Agreement 2002 – copy enclosed.

In commissions of this nature, where our involvement is limited, it is our policy to agree a reasonable limit of liability. We will maintain professional indemnity insurance of not less than £3M provided that such insurance remains available at reasonable rates, and the total liability of Richard Tant Associates under or in connection with this commission whether in contract, tort or for breach of statutory duty, shall not exceed £3M.

We will invoice our fees on a monthly basis and expenses, such as travelling and copying, will be additional and will be charged at cost. Payment is to be received within 28 days from the invoice date, payment not received within this time will be subject to an additional interest charge of 15% APR over base rate. If we have to take procedure to recover outstanding fees all costs associated including external legal costs and interest will be borne by the client.

This appointment is valid for one month from the date above.

Fee

We propose to carry out the works on a time basis at the rates listed below. Due to the unforeseen it is difficult to be precise about jobs of this nature however we will keep you informed of any finding that may change any of our assumptions or scope.

We would recommend a budget of £4950.00 plus V.A.T. for our fee excluding the corbel removal and patio lowering. For the corbel removal and patio lowering please allow an additional £975.00 plus V.A.T.

If the main contractor wishes for us to prepare the reinforcement schedules, from our instructions, we would charge an additional £1450.00 plus V.A.T. excluding the patio lowering. For the reinforcement detailing associated with the patio lowering please allow an additional £750.00 plus V.A.T.

We have allowed for a reasonable number of site visits in our fee estimate.

We have assumed no more than one hour will be needed, in addition to the main design time, for party wall matters.

Chartered Engineer: £95/hr + V.A.T.

CAD Technician: £55/hr + V.A.T.

We trust the above is clear and acceptable to you, if you have any questions please contact me to discuss.

Yours sincerely



Richard Tant
BEng(Hons) CEng MStructE
Enc.

I, the Client, agree to the above terms and conditions.

Signed by or on behalf of the Client:

Name / Position:



Company:

Date:

29.4.15