

Enric Torner
Torner Architects
St John's Square
86-88 Clerkenwell Road
London EC1M 5RJ



By email: enric.torner@icloud.com

27 January 2017
Ref: 0040-0779-01-ET

Structural Engineering Fee Proposal: 77 Lawn Road, London NW3 2XB

Dear Enric

Further to our recent emails, a review of your architectural layouts and our recent conversations, I write to set out our proposed service and fee for the project.

Project Brief and description:

I gather the scheme involves extending an existing two storey house both on plan and vertically into the roofspace, and the introduction of a basement beneath the building. Planning permission has been granted and the structural design of the building has been carried out by another engineer, Momentum Consulting Engineers Ltd. I understand that a third party engineer is required to satisfy party wall requirements, along with satisfying a planning condition.

The construction work will be made up of:

- A new basement which is understood to extend beneath and outside of the existing building footprint, utilizing sheet piled retaining walls and mass and reinforced concrete underpins.
- The basement box will be formed in reinforced concrete, with a reinforced concrete ground floor slab.
- The construction of the upper floors is currently unknown, but is assumed to be a combination of existing load bearing masonry and new steelwork.
- New buried drainage is assumed to be required beneath the basement.

Service

Our structural engineering service allows for:

- A review of the permanent structural design work for the basement, including Basement Impact Assessment.
- A review of temporary works proposals and sequencing, once produced (by others).
- Periodic inspection of works on site during the construction of the basement, and production of site visit reports following inspection.
- Submission of a letter to the local planning authority

It is assumed that a review and inspection of superstructure works is not required.

Overall Fee

As we do not currently know the quality of design and workmanship, I suggest the work is carried out on a time charge basis at our standard rates below. For budgeting purposes, we would recommend allowing £4,000. Should it become apparent that further involvement or work is required above and beyond what we have allowed for, or if we expect to exceed this budget, we will notify you and await client approval.

- Director - £190/hr
- Associate - £105/hr
- Senior Engineer - £95/hr

All figures are exclusive of VAT and travel expenses.

The fee estimate noted above assumes four site visits are required. If additional meetings or site visits are needed, these will be charged at £400 plus VAT and travel expenses.

Appointment

We suggest our appointment is based on an exchange of letters, and assume we will be employed by the client directly.

I hope this covers everything.

Yours sincerely



James Mumford
Associate

I, Laura Bolohan, accept this offer &
appoint HTS as monitoring engineer.

Laura Bolohan.