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4 March 2024

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Dear Umesh

PRP Civil and Structural Engineering Services for Landrock Road, Islington, London

Thank you for your enquiry concerning civil and structural engineering services for the above project. I have reviewed the information provided and below is a summary list of services which is detailed in each section.

Services

1. Ground investigation.
2. Below ground drainage design.
3. Structural design philosophy report.
4. Structural design.
5. Design team meetings and site visits.

1. **Ground Investigation**

To determine the shrink and swell potential of the cohesive soils beneath the site a geotechnical ground investigation is required. This investigation will comprise the following:

- a. Sink windowless sampler boreholes.
- b. Site supervision.
- c. Logging and preparation of samples by a qualified engineer.
- d. Geotechnical testing, including swell and strain tests, moisture content, Atterberg limits (volume change potential) and BRE SD1 (concrete classification) charged as a disbursement.
- e. Groundwater monitoring on four occasions
- f. Production of a factual and interpretive geotechnical report.

Our fees to undertake this scope of works will be £5500 plus disbursements plus VAT.

PRP is a trading name
of PRP.UK Ltd.

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Allow a provisional budget of £1200 plus VAT to undertake geotechnical laboratory testing.

If a piled foundation solution is required, (which from the planning documentation would appear likely), it is recommended that a borehole is sunk to a depth of 10 - 15m. Our fees to undertake this scope of works will be £5500 plus disbursements plus VAT.

2. Below Ground Drainage Design

A detailed design for below ground drainage will be required. The foul drainage from the basement will need to be pumped and will require a private packaged pumping station. Similarly, the surface water which falls into the lightwell will also need to be pumped up to street level.

In this regard we would allow to:

- a. Attend site as part of our site familiarisation.
- b. Obtain TW sewer plans.
- c. If required, obtain a below ground drainage CCTV survey (charged as a disbursement).
- d. Prepare a below ground drainage layout describing the proposed means of discharging below ground storm and foul drainage.
- e. Undertake drainage calculations to assess the pipe sizes, falls, invert levels and attenuation volumes required.
- f. Liaise with statutory providers such as Thames Water to agree proposed discharge rates and locations if required.
- g. Prepare and make drainage connection applications. Statutory fees to be charged as a disbursement.
- h. Prepare drawings for the proposed below ground drainage details including sectional details for the pumping tanks.

Our fees to undertake this scope of work will be £2500 plus disbursements plus VAT.

A CCTV survey of the existing below ground drainage infrastructure will be needed to undertake the design works and we would advise allowing a budget figure of £800-£1200 plus VAT to have this undertaken.

Please note the detailed design of the pumps and rising mains will be undertaken by the specialist supplier.

3. Structural Design Philosophy Report

Once familiar with the site we would develop a structural philosophy which caters for the necessary sequencing of working adjacent existing structures with regards to the basement construction. Please note that the detailed temporary works designs would be undertaken by the contractor; however this report will show the premise on which the structural design has been undertaken and highlight the requirements we have established the temporary works need to cater for. This is a high level analysis to inform the ongoing structural and architectural design.

Therefore, we have allowed to:

- a. Attend site.

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- b. Undertake outline feasibility calculations.
- c. Prepare a blue pen mark up and sketches to detail our proposed design philosophy for the proposed structural design.
- d. Provide a sequencing sketches.
- e. Highlight areas of further investigation.
- f. Encapsulate the above in a structural philosophy report.

Our fees to undertake this scope of work will be £2200 plus VAT.

4. Structural Design

Further to item 2, we would undertake structural design calculations for the basement and superstructure proposed. At this stage we have reviewed the basement impact assessment and although this is based on a two storey basement, we would still anticipate that a contiguous bored pile solution may be used to the perimeter basement retaining wall. We anticipate undertaking the following scope of works:

- a. Undertake structural design of the reinforced concrete basement structure.
- b. Design the basement and ground floor slabs as reinforced concrete structures.
- c. Design new roof structures.
- d. Design trimming members to new penetrations through floor and roof structures.
- e. Design new wall structures above ground floor.
- f. Review proprietary design items such as:
 - Stairs
 - Balustrades
 - Projecting glass box windows
- g. Design new beams and posts as required.
- h. Design new lintels to new window openings within the external walls.
- i. Prepare suitable layout and detail drawings.

We would provide layout, detail and sectional drawings for the structural aspects designed.

Our fees to undertake this scope of work will be £11800 plus VAT.

5. Design Team Meetings up to Tender Stage

We have allowed for 1 site visit and 4 design team meetings by video conference within this stage of works.

Fees for this portion of pre tender stage work would be £1750 plus disbursements plus VAT.

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Overall Fee Position

Item	Description	Estimated Fees
Up To Tender Stage Services – RIBA Stage 4		
1	Ground investigation	£See Item
2	Below ground drainage design	£2500 plus disbursements plus VAT
3	Structural inspection and design philosophy report	£2200 plus VAT
4	Structural design	£11800 plus VAT
5	Design team meetings	£1750 plus disbursements plus VAT

With regards to the foregoing:

- A. VAT will be chargeable.
- B. We have assumed all our work will only be provided electronically.
- C. We have included for design team meetings and site visits as outlined in the foregoing, additional site visits would be chargeable at £450 plus disbursements plus VAT. Visits to site do not constitute supervision of the work. They are, however, necessary to assist the contractor in understanding and following the structural intent shown on the drawings.
- D. Hourly rates for staff who will work on this project will be:
- Director £110 plus VAT
 - Associate £95 plus VAT
 - Principal engineer £85 plus VAT
 - Project engineer £65 plus VAT
 - Senior technician £65 plus VAT
- E. We have assumed our appointment will be under the Association of Consulting Engineers Agreement b(1) 2004 (revised 2007) for the use for civil/structural engineers as non lead consultants. We have allowed for signing a suitable warranty acceptable to our insurers and ourselves.
- F. We will expect to liaise fully with all members of the professional team and be a very proactive member of that team as well.
- G. Any fees payable to say the water company or other local authorities will be recoverable as a disbursement.
- H. We have not allowed for any SAP and S-BEM calculations, which may be required. We expect these to be done by the mechanical and electrical sub contractor.
- I. Professional indemnity insurance is available on this project.
- J. We would expect to issue invoices on a monthly basis for work carried out in the previous month. Our terms are strictly nett fourteen days from the date of invoice. We reserve the right to cease works if payment terms are not met.
- K. We have not allowed for any planning application work or discharge or any planning conditions other than those that are covered by the work set out in in these proposals.
- L. We have assumed that topographical survey drawings will be made available in AutoCAD format.
- M. The steel frame manufacturer will be responsible for detailed connection design and fabrication drawings.

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- N. The SFS manufacturer/supplier will be responsible for preparing detailed design calculations for their structural works.
- O. Precast concrete floors, stairs or beam and block floor design to be by the supplier.
- P. We have not allowed for any temporary works design and have assumed that the contractor will be responsible for obtaining suitable temporary works designs for the works.
- Q. It should be noted that cladding systems are part of the architectural design and are outside our scope of services.
- R. We have not allowed for any matters associated with fire safety whatsoever. For avoidance of doubt, this includes fire protection and fire resistance of all parts of the building or the building as a whole including the determination of travel distances and the safety of fire routes/corridors and the fire safety of escape stairs.

I trust all of the above gives you a comprehensive understanding of the way we have approached this project. However, if there is anything that needs further explanation or discussion, please do not hesitate to make contact

With kind regards

Yours sincerely



Dan Edwards

Director

PRP

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