



PRIVATE AND CONFIDENTIAL

Guy Crotty
Jebb Avenue Management Committee
Jebb Avenue
London
SW2 5XH

9th July 2021

Fee Proposal: Issue 1.0
Client Contact: Guy Crotty

Proposal: Pre-Planning Feasibility Study

It was great to meet with you last week and as requested please see the fee proposals required.

As discussed, Featherstone recommend that a feasibility and due diligence stage is undertaken on the first instance.

Featherstone would be happy to provide project management services of this initial phase for a fixed fee with an hourly rate for any additional work. Once you have read and digested the report we would propose a second meeting to discuss the best way forward.

Please note that if you were to appoint BlocNet for the Management services you would not need to do undertake a separate building survey as that survey would be included in the Forward Maintenance Plan illustrated in this document.

Should the feasibility stage bear fruit, the next step would be to move on to Stage 3 where the scheme would be developed to RIBA stage 3 level of detail and submitted to the planning authority for approval. The costs associated with said Stage 3 can provided on request.

Regards

Freddie Little

Architectural Feasibility Study

Hives Architects

Stage 0: strategic brief, site visit

£1250 + VAT

- Client Brief largely confirmed as looking for additional units.
- Hives would visit site, photograph, and provide some site analysis diagrams, with a review of potential areas for further flats.

Stage 1, 2: concept design options

£4,900 + VAT

- Hives propose to provide initial sketch options for consideration.
- Hives would obtain OS mapping, with Lidar height data, and investigate nearby applications and planning policy specific for your location.
- Hives would prepare outline drawings and consider upward or other expansion options in coordination with the planning consultant.

Hives would prepare the following drawings:

- site diagrams / analysis
- site plan options (3)
- 3D outline sketch options for the options

Stage 3A: developed design, pre-application planning drawings

£4,400 + VAT

The pre-app documents for submission to the council would include further detail and refinement of the agreed design.

Hives would prepare:

- site location plan
- site analysis diagrams
- further site analysis with photographs etc referred to plan locations
- site block plan
- 1:200 site plan showing outlines for access, amenity, parking, bike and bin storage, outline of proposed buildings, volumes to be added.

Hives have assumed that structural and other detailed design decisions and coordination could follow after the pre-app submission.

Hives fees include for Hives to act as lead designer under CDM (2015) for the appointed stages.

Please allow 1 week to the end of stage 0, 2 weeks for stage 1/2, and 3 weeks for stage 3A, subject to other inputs.

Hives can provide references on request.

The fee proposal assumes that a planning consultant would be engaged to ensure that national and local policy constraints are considered at an early date.

Hives recommend that a pre-app consultation is prepared for the council to consider, at officer level, the proposals. This would be a careful exploration to investigate viability, and requirements for a full planning application. If particularly keen to get works started early, Hives would recommend that an initial ecology survey is undertaken as soon as possible so this is done within the bat season.

Hives assume that the planning consultant would prepare a statement and submit the pre-app on the client's behalf.

Hives' initial thoughts....

There may be restrictions on adding height so close to the prison boundary, so this should also be investigated. Hives have been involved in projects where further floors were added to office and residential buildings, and gained planning permissions on these types of projects, so we have good experience in this area.

Hives believe there may be opportunity to improve the energy efficiency of the buildings dramatically, considering their construction, this would be a good opportunity to investigate this in combination with the proposals to increase the number of dwellings. We would be very happy to provide a further fee proposal, perhaps following pre-app, to consider this. The upgrading of the existing buildings would be seen as a planning gain.

Hives have assumed that no measured survey or detailed drawings are available, and that work would be undertaken on the basis of OS and Lidar (3D) data at this point. No measured survey is allowed for, and drawings would concentrate on massing, and proposed layouts, rather than showing much detail of the existing buildings, as this would be subject to detailed measured survey.

Hives fee proposal:

- All fees are exclusive of VAT
- Other specialists who may be required such as civil engineers, surveyors, etc. to be appointed by the client separately
- Hives fees exclude planning and building regulation fees and payments, and dealing with CIL / S106 / affordable housing and legal issues
- In case of unforeseen work or changes, Hives aim to advise additional fees upfront, based on the hourly rate of £105/hr
- One (virtual where possible) meeting included per stage, unless otherwise noted above, further meetings would be charged at the hourly rate
- Expenses for maps/surveys/travel/printing are chargeable
- Hives invoice monthly, or at the end of a stage, with 14 days for payment, we stop work and charge interest and costs in case of late payment
- Unless otherwise noted above, these standard conditions would apply: <https://www.hivesarchitects.com/terms-and-conditions>

Structural Feasibility Study

SD Structures Ltd

Please find SD Structure's proposal outlined below:

The estate on Jebb Avenue consists of several 3-4 storey residential blocks built in different periods. The intention is to assess the feasibility of constructing an additional storey of residential accommodation initially above the three blocks to the south of the site. They are believed to be of concrete frame construction, built around the 1960s/70s, with flat roofs.

SD Structure's scope would be as follows:

1. Visual inspection of the blocks to determine the form of construction and the loadpath through the building. The blocks vary in width and/or length; we can inspect all three if time allows and make assumptions for all the frames based on our various findings.
2. Desk study - carry out a desk study to gather as much information about the age and history of the buildings as possible. Any record drawings in the client's possession should be made available; these can also be requested from the local authority.
3. Following the above investigation, undertake high-level analysis to assess the increase in load on the foundations and the frame from the proposed additional level/s.
4. If the load increase on the foundations is less than 10%, this is generally accepted as a reasonable load increase with causing significant settlement. The findings will inform the recommendations for further investigation going forwards.
5. Prepare sketches clearly conveying the structural principles of the existing structure and how the new levels may be framed out.
6. Produce a report summarising findings. The report will also touch on other key structural issues such as satisfying the disproportionate collapse requirements of the building regulations, potential change to fire rating of structure, and if stability of the taller building requires structural modifications.

Based on the above, SD Structure's fee for structural design services will be **£3,900** +VAT.

Forward Maintenance Plan

Set Square Surveyors Ltd

A Forward Maintenance Plan (FMP) is a proactive and essential tool for building owners and property managers and provides a comprehensive schedule of your assets, their current condition and likely remaining life, a 5-year plan for each asset and a budget for planned works over the next 10 years. A plan can be adapted to your requirements and provide a strategy for the buildings to ensure it meets the future requirements for the property.

As you know maintenance can increase the serviceable life of an asset which allows owners greater flexibility on the timing for potential major refurbishment or redevelopment works. In addition to keeping your building looking and performing to its best, maintenance work can also improve the position of an asset when the sale of that asset is being considered.

The forward maintenance plan includes surveying the roofs at high level that includes the use of a mobile elevating work platforms, balconies and external walkways, elevations that includes external windows and doors, internal communal areas, the grounds, and consideration to the statutory compliance requirements.

The 6 blocks are located at 1-56 Jebb Avenue, London, SW2 5XH.

Based on the above, Set Square Surveyors Ltd.'s fee would be **£8,320** + VAT.