



OUTLINE DESIGN PROPOSALS

FOR QUEENS PARK TOILET EXTENSION

AT QUEENS PARK, KINGSWOOD AVENUE, LONDON NW6 6SG

FOR THE CITY OF LONDON

MARCH 2017

Contents

| | |
|---|-----------|
| Purpose of Study and Brief Requirements | 3 |
| Site Location | 4 |
| Design Proposal | 5 |
| Order of Cost Estimate | 6 |
| Formal Cost Plan | 12 |
| Schedule of Works | 19 |
| Programme | 27 |
| Further investigation Required | 29 |
| Statutory Approvals | 30 |
| ----- | |
| Appendix A: Design Proposal Options 1-3 | |
| Appendix B: Order of Cost Estimate Options 1-3 | |
| Appendix C: Brief | |
| Appendix D: Photographs | |

| Date | Revision | Prepared by | Reviewed by |
|----------|----------------------|-------------|-------------|
| 24/03/17 | Client Issue | SP | JB |
| 29/03/17 | Client Issue - Rev B | DJ | SP |

Purpose of Study and Brief Requirements:

Playle & Partners LLP were approached by the City of London to investigate the feasibility of an extension, to provide a self contained Unisex Wheelchair Accessible WC with baby changing facilities, to their existing Toilet block facilities in the children's play area at Queen's Park.

A site visit was carried out on 20 February 2017 with Marcus Odunlami, Building Surveyor City of London, Sarah Primarolo Architect and Associate at Playle & Partners LLP, Colin Deans Senior Architectural Technician Playle & Partners LLP and Queen's Park Facilities Management representative.

One of the main purposes for providing the additional toilet provision is to create an easier and safe access to a WC directly from the Children's playground. The existing arrangement is such that a parent and child would need to exit the playground area to use the WC's. This process become s ever more complicated when a parent is supervising more that one child.

The City of London already had a proposal for what they wanted to achieve from the new WC Facility. Playle & Partners took these suggestions as the basis for the designs, and provided three options for consideration.

- **Option 1:** Build a new extension to the existing WC block.
- **Option 2:** Partial demolition of the existing wall and creation of a small extension that re-uses storage space within the existing WC block to house the new WC facility.
- **Option 3:** Create a larger extension to the existing WC block that provides an additional children's height wc as well as the Wheelchair accessible facilities.

Other Items Considered:

- The proposed internal finishes and specification will match the recently refurbished WC facilities located at the Queen's Park cafe.
- Whilst the park itself is located within a conservation area the existing WC block is not a listed building.
- The close proximity of a large tree to the proposed extension works is a risk item that requires further investigation.

Following issue of the feasibility drawings and the original costing this report is based on option 3 as selected by the client City of London.



Address:

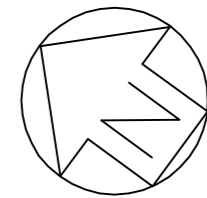
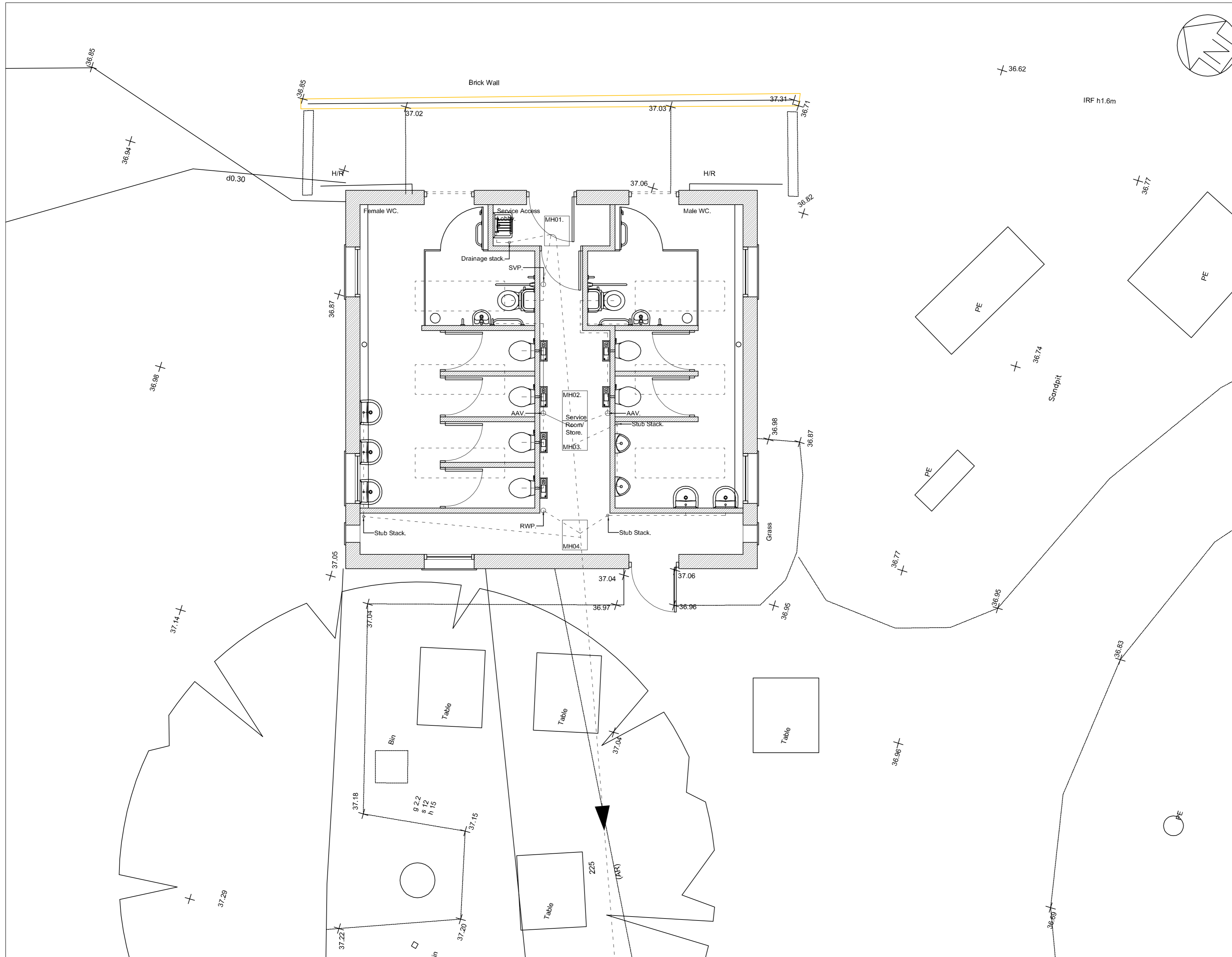
Queen's Park,
Kingswood Avenue,
London,
NW6 6SG

Queen's Park is a 30 acre park situated in northwest London between Kensal Green, Brondesbury Park and Kilburn. It is bounded by Harvist Road to the South, Chevening Road to the north, Milman Road to the west and Kingwood Avenue to the east. The park forms a part of focus for the neighbouring terraced Victorian and Edwardian Houses. The park lies within the London Borough of Brent. The park and the surrounding streets are in the Conservation Area.

SITE LOCATION

- 9000-00-1101-S4.A - Existing Layout
- 9000-ZZ-1201-S4.A - Existing Elevations
- 9000-00-3101-S4.B - Proposed Layout
- 9000-00-3102-S4.B - Proposed Foundation Layout
- 9000-RL-3101-S4.A - Proposed Roof Layout
- 9000-ZZ-3201-S4.A - Proposed Elevations
- 9000-ZZ-3202-S4.B - Proposed Sections

DESIGN PROPOSAL



NOTES:

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PROJECT
 Extension to Toilet Block,
 Queens Park, Kingswood
 Avenue, London, NW6 6SG

TITLE
 Existing Layout

CLIENT
 City of London

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DATE
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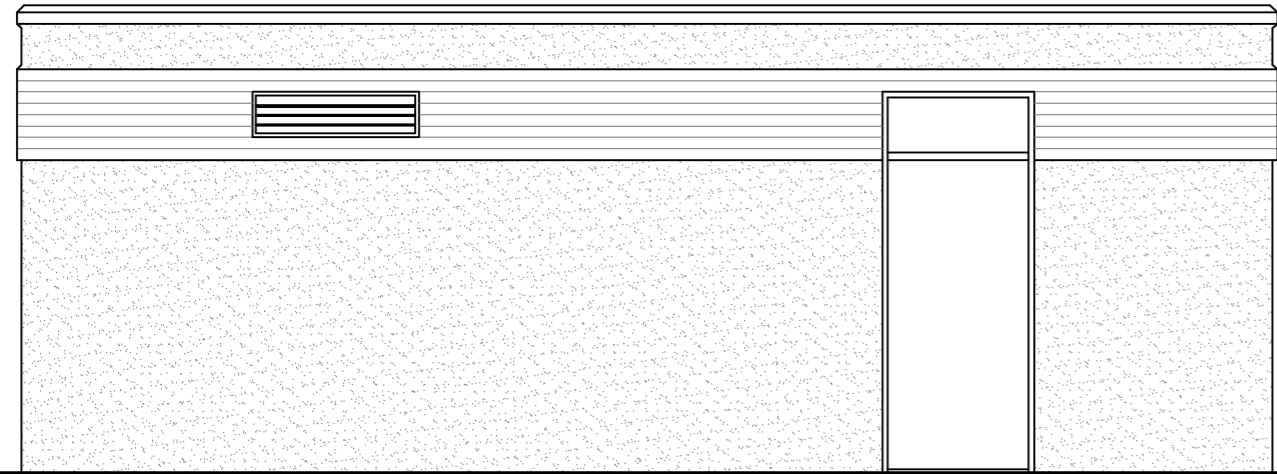
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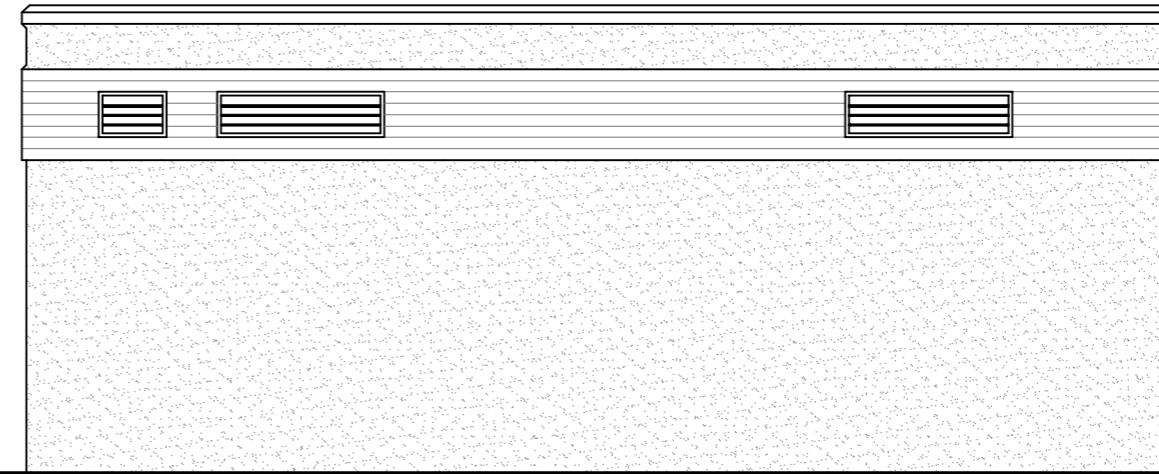
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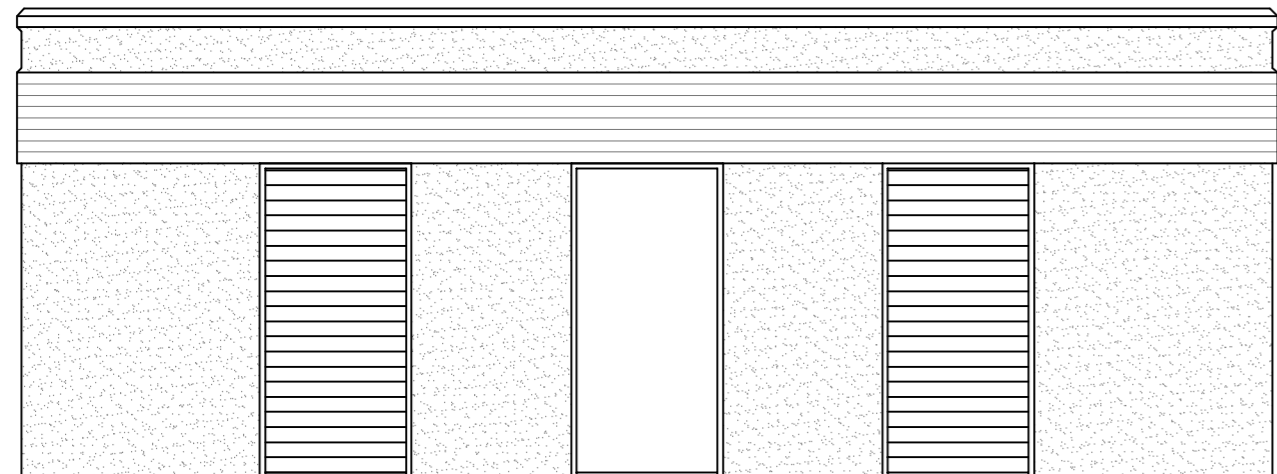
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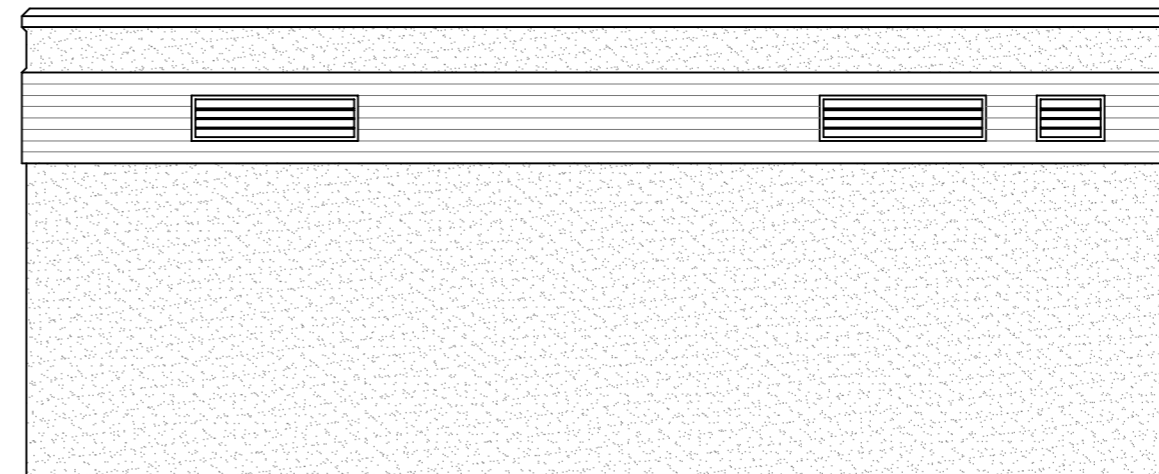
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

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**Extension to Toilet Block,
Queens Park, Kingswood
Avenue, London, NW6 6SG**

TITLE
Existing Elevations

CLIENT
City of London

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NOTES:
Drainage.
 Provide and install to the wash hand basins waste kits and plumbing set to incorporate a bottle trap. Waste to discharge to 50mmØ drainage pipes to be connected to the new drainage.
 All boxed in pipework to have 25mm mineral quilt (10 - 36kg/m³) around them and provide fire stop protection sleeves to pipes between each floor.
 Lay new drainage pipes from new toilets to new manhole MH05. All sub floor drainage pipes shall be 110mm plastic drainage pipes with socket/spigot joints laid to a fall of 1:60. Seal around all pipe apertures through external walls, externally and internally.
 A full drainage survey and design must be carried out prior to works being carried out and contractor is to lay to new levels and to meet existing drainage inverts.
 All drainage must be discussed and agreed with the Building Control Officer prior to installation.

Foundations
 Excavate and form foundation trenches 450mm wide (see foundation layout) and to a 1m depth below ground level which is to be discussed & agreed on site with the Building Control Officer.
 Provide and lay mass concrete trench fill foundations (gen 3) with horizontal top surface prepared to receive new blockwork as required. Internal face to top 800mm of foundation to be lined with 50mm polystyrene compressible clayboard or similar approved.
 Substructure brickwork to be engineering brickwork laid in sulphate resisting cement:lime:sand (1:1/2:4) and provide engineering brickwork up to 150mm above ground level.
 Provide concrete type lintels over all services which pass through the foundations to be discussed & agreed on site with the Building Control Officer

Floor Slab
 Lay 150mm thick well consolidated hardcore and blind with 50mm sand. Lay 1200 gauge DPM over sand blinding, dress up internal face of wall and lap with DPC. Cast 100mm deep reinforced concrete ground bearing slab prepared for new floor covering.

Damp Proof Course
 Horizontal DPC shall be at least 150mm above the highest finished external ground level and continued around new brickwork.

External Walls
 Provide and lay new 215mm thick Thermalite Aircrete-Hi-Strength 7 blockwork walls or similar with rendered finish externally and Whiterock wall cladding internally. Provide and fit new EuroBrick V-Clad System to form banding around match existing brick banding, external render to be chamfered to the brick banding as existing.
 Masonry work shall be laid in cement/lime mortar (1:1:6) cement:lime:sand with flush joints.
 Provide and fix to existing external walls Staffix Universal Starter System for new external walls to but and tie into and provide mastic seal to the joints.

Windows
 UPVC Window to be single glazed and to match the existing as closely as possible incorporating frame trickle ventilation to comply with Approved Document F of the Building Regulations.
 Windows to be supplied and installed by a FENSA registered manufacturer.
 Provide timber white glossed window boards internally.

External Doors
 Solid Timber Door to match the existing as closely as possible and to incorporate frame trickle ventilation to comply with Approved Document F of the Building Regulations.
 Provide and fit solid external quality timber frame painted to match existing.
 Provide and fit new door with 1.5 pairs stainless steel hinges.
 Door lock to comply with DDA regulations with emergency door release externally.
 Door to have mortice lock, to be locked from outside with a key for night security.

Lintels
 Provide and install new Catnic steel lintels. All lintels to have at least 150mm bearing each end.

Roof
 Provide and fix 50 x 175mm thick timber batten along the short lengths of wall of the toilet space bolted into the external walls and fix new joist hangers to the timber battens and provide and fit new 175 x 50mm thick C24 Grade treated timber roof joists @ 600mm centres fully fixed into joists hangers.
 Lay new 50mm thick treated softwood firrings laid to a 1° fall over timber joists with 18mm thick plywood deck over screw fixed into firrings.
 Lay new 2 layer Bauder roof system or similar over the plywood deck fully bonded to manufacturers instructions and dress up over parapet wall. Allow for metal capping to parapet wall.

Fittings
 Fit new DDA Doc M Pack fixtures and fittings with emergency alarm call system in accordance with the Building Regulations & DDA Regulations. Provide and fit new Child Height toilet.
 Provide and fit new folding changing table fixed to the external wall in accordance with manufacturers written instructions.

Electrical Installation
 All electrical installations shall comply with the current IEE regulations. The contractor shall produce an electrical certificate on completion of the works.
 All Mechanical works to comply with M&E consultants design and requirements.
 New electric water heater work to be tested and certificates must be provided at completion of the works.
 All testing certificates must be copied to Building Control for sign off.

M Surface Mounted Moisture Resistant Energy Saving Light Fittings on motion sensor.

New 215mm thick Thermalite Aircrete-Hi-Strength 7 blockwork walls or similar with flush mortar joints & rendered finish externally and white rock wall cladding internal and provide a new brick slip banding to match existing.

New internal RWP with rodding eye connected to foul drain and boxed in.

New 110mmØ plastic drainage pipes boxed in at low level.

Blind Wall

Female WC.

Male WC.

Service Access

Existing Drainage stack.

Existing SVP.

Service Room/Store.

Existing AAV.

Existing AAV.

Existing Stub Stack.

Existing below ground drainage.

Existing RWP.

Existing Stub Stack.

Fix new 50 x 50mm timber battens along wall & fix new 12mm thick external plywood and apply cladding over.

Install new manhole for access/inspection of new connection. Connect new foul drainage to existing pipe.

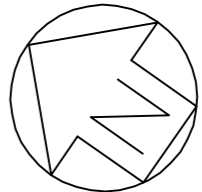
Remove grill and window & block up opening.

DISABLED WC/ BABY CHANGE.

Childrens W.C.

Drop down Baby Change unit.

New single glazed uPVC window at high level with steel louvred grill fixed externally as existing.



NOTES.

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| B | Revisions as per clients comments | 28/03/17 |

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Extension to Toilet Block,
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Avenue, London, NW6 6SG

TITLE
Proposed Layout

CLIENT
City of London

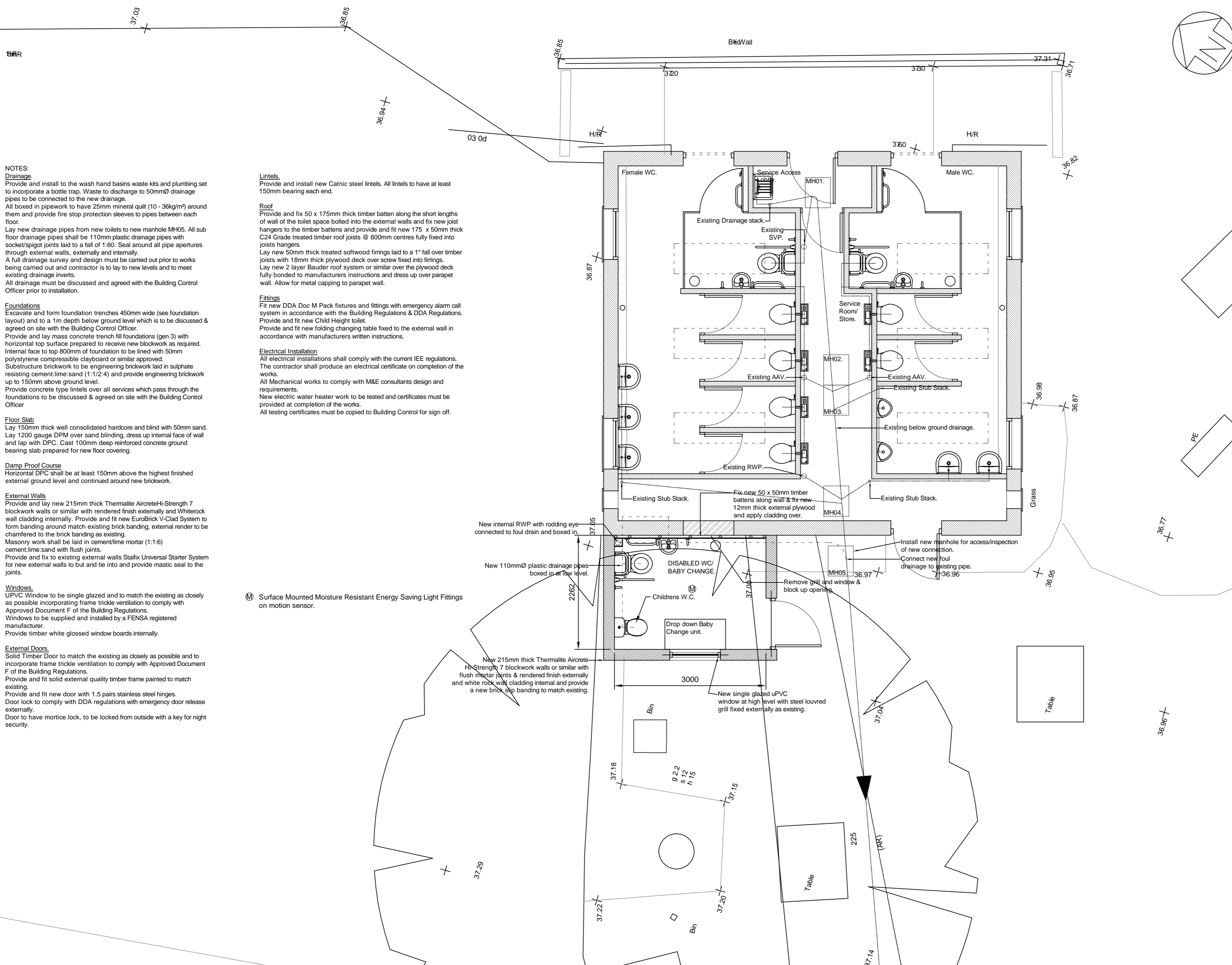
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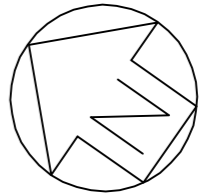
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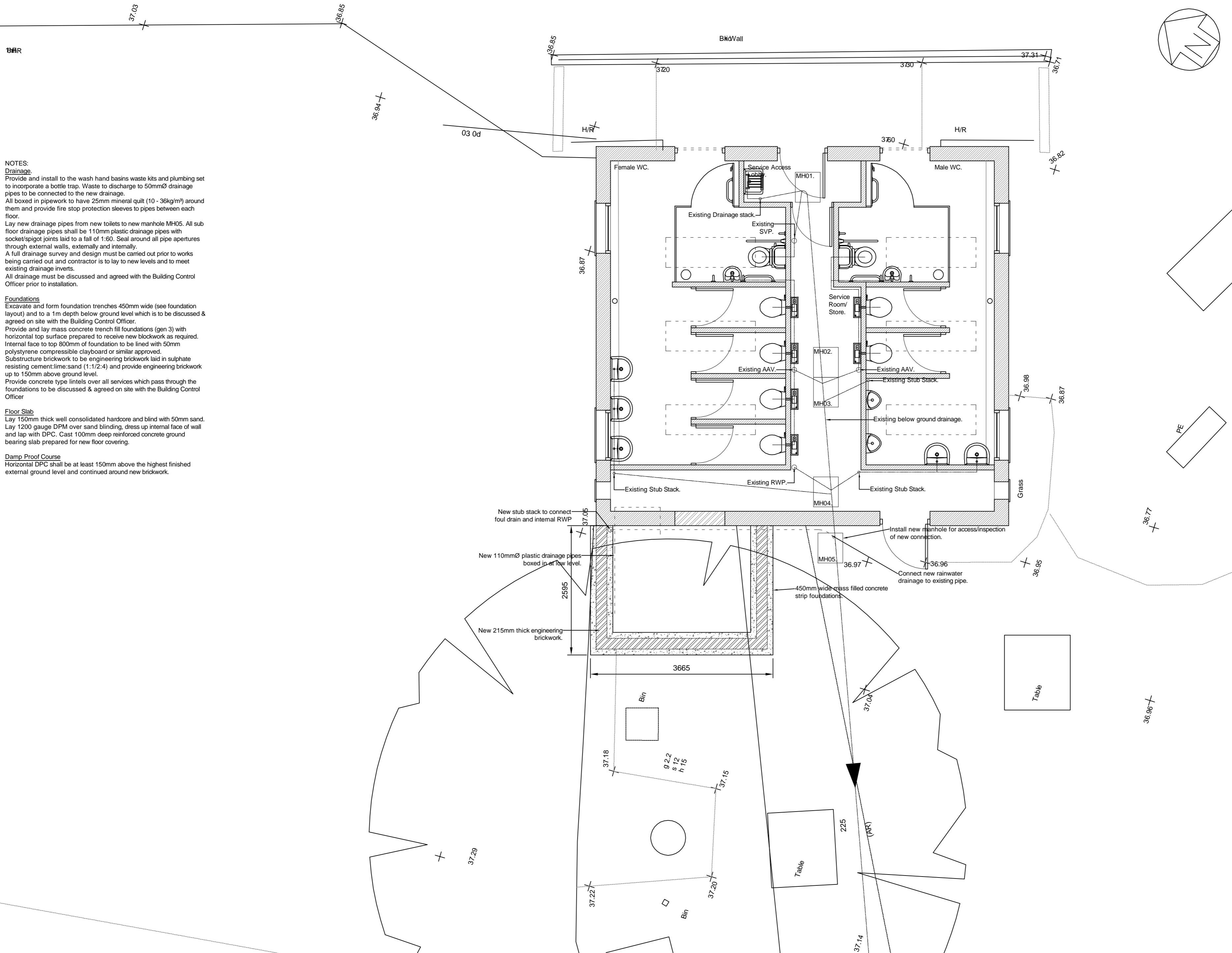
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B Revisions as per clients comments 28/03/17

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TITLE
 Proposed Foundation Layout

CLIENT
 City of London

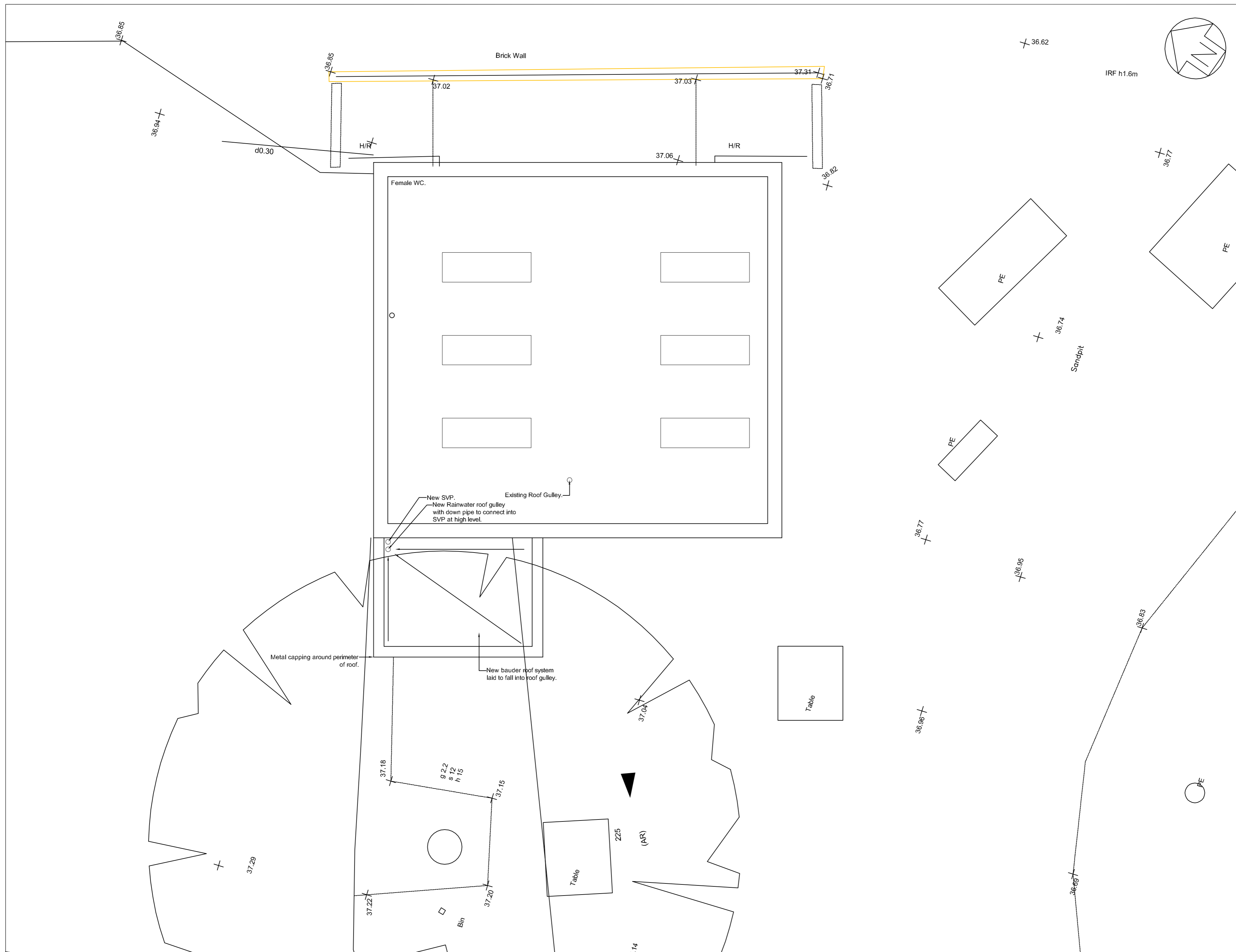
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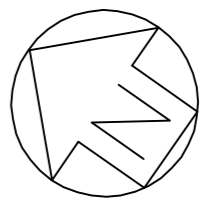
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TITLE
Proposed Roof Layout

CLIENT
City of London

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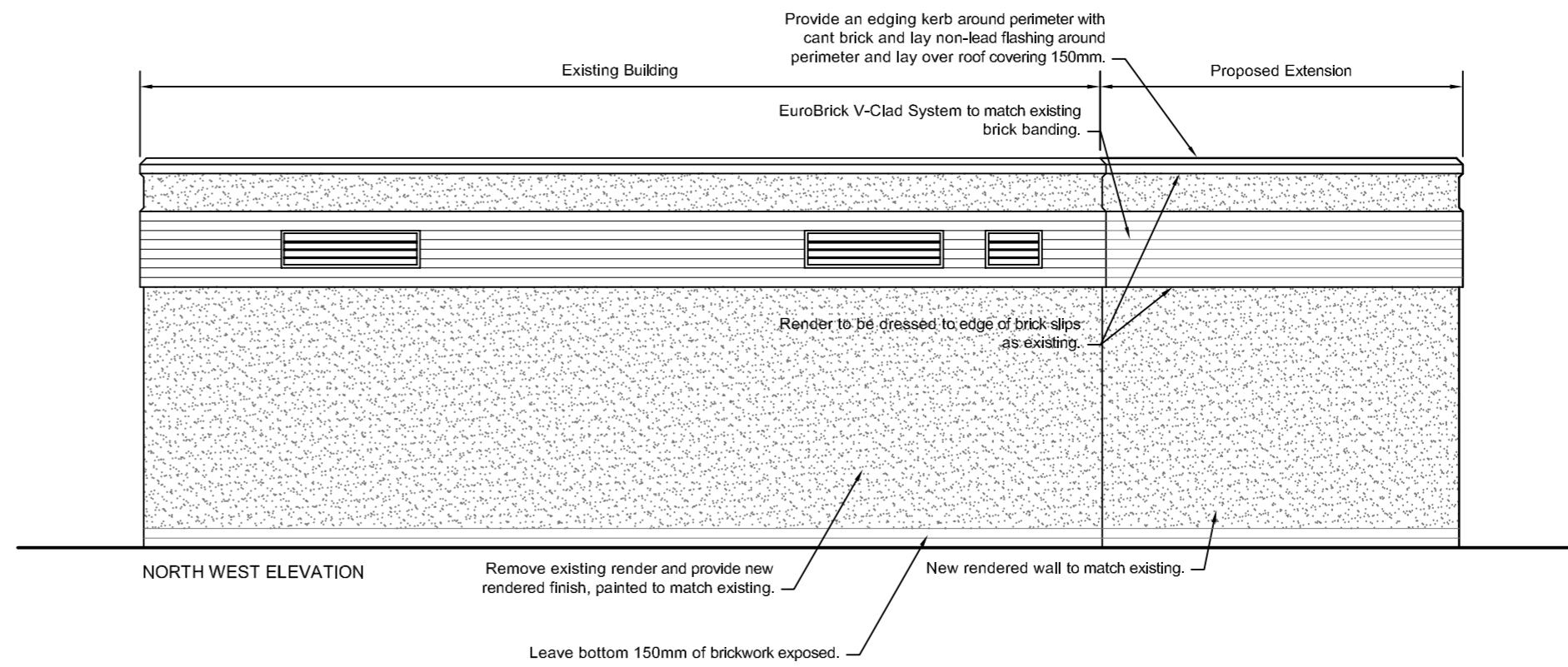
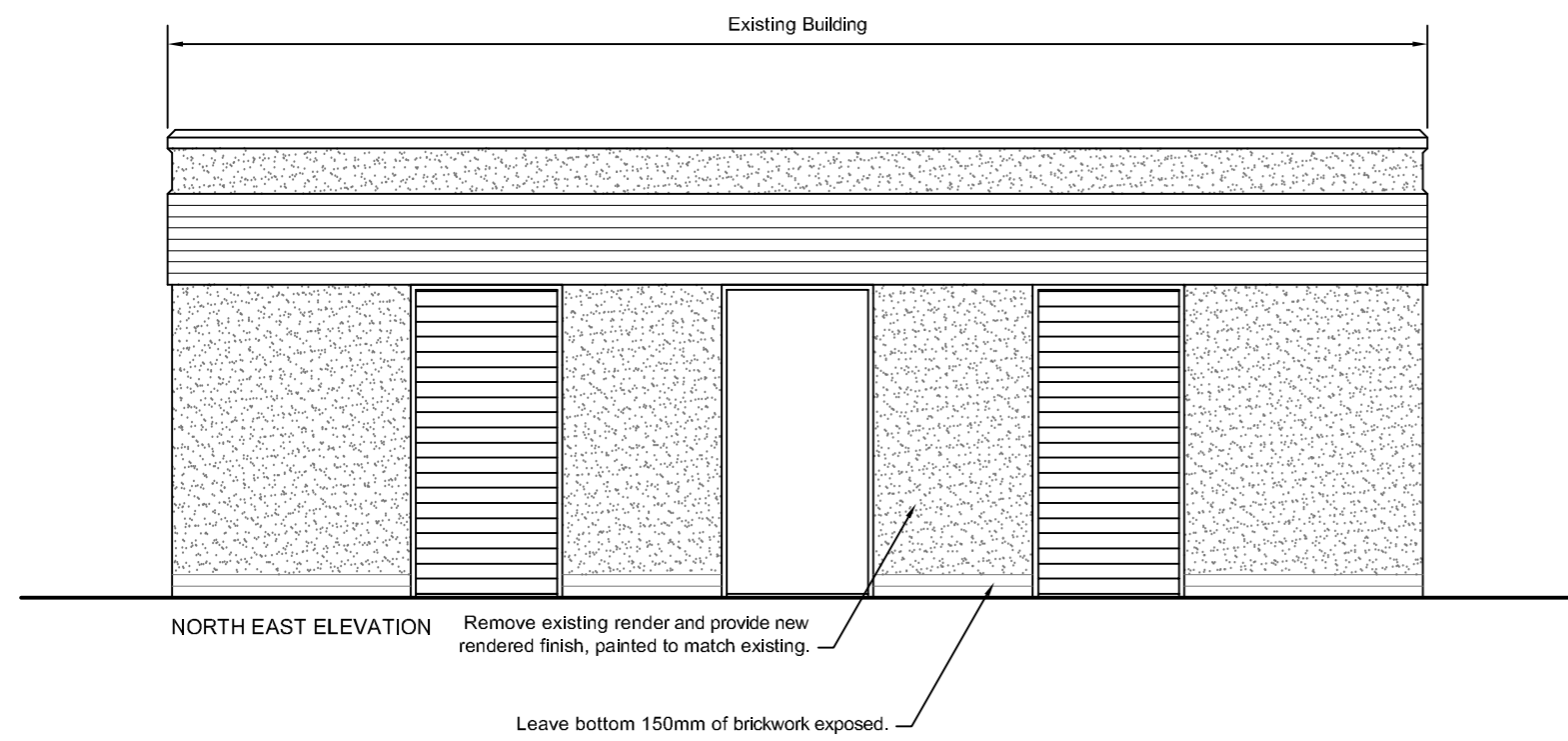
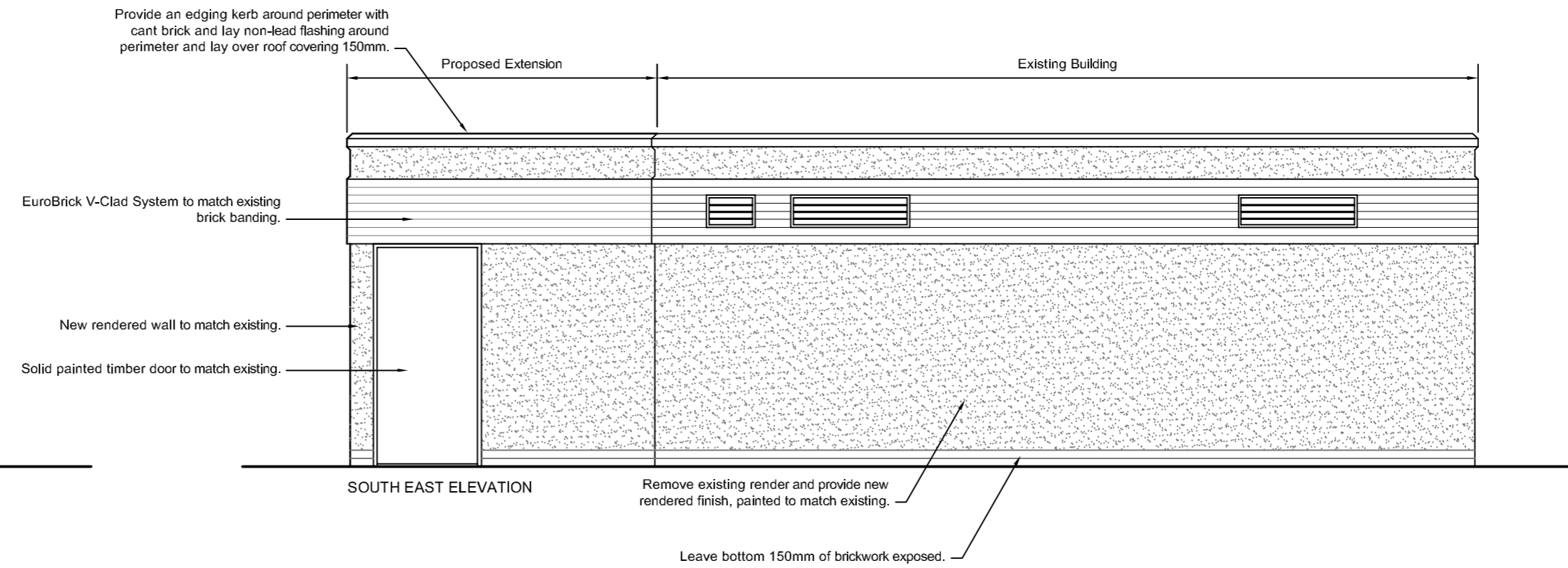
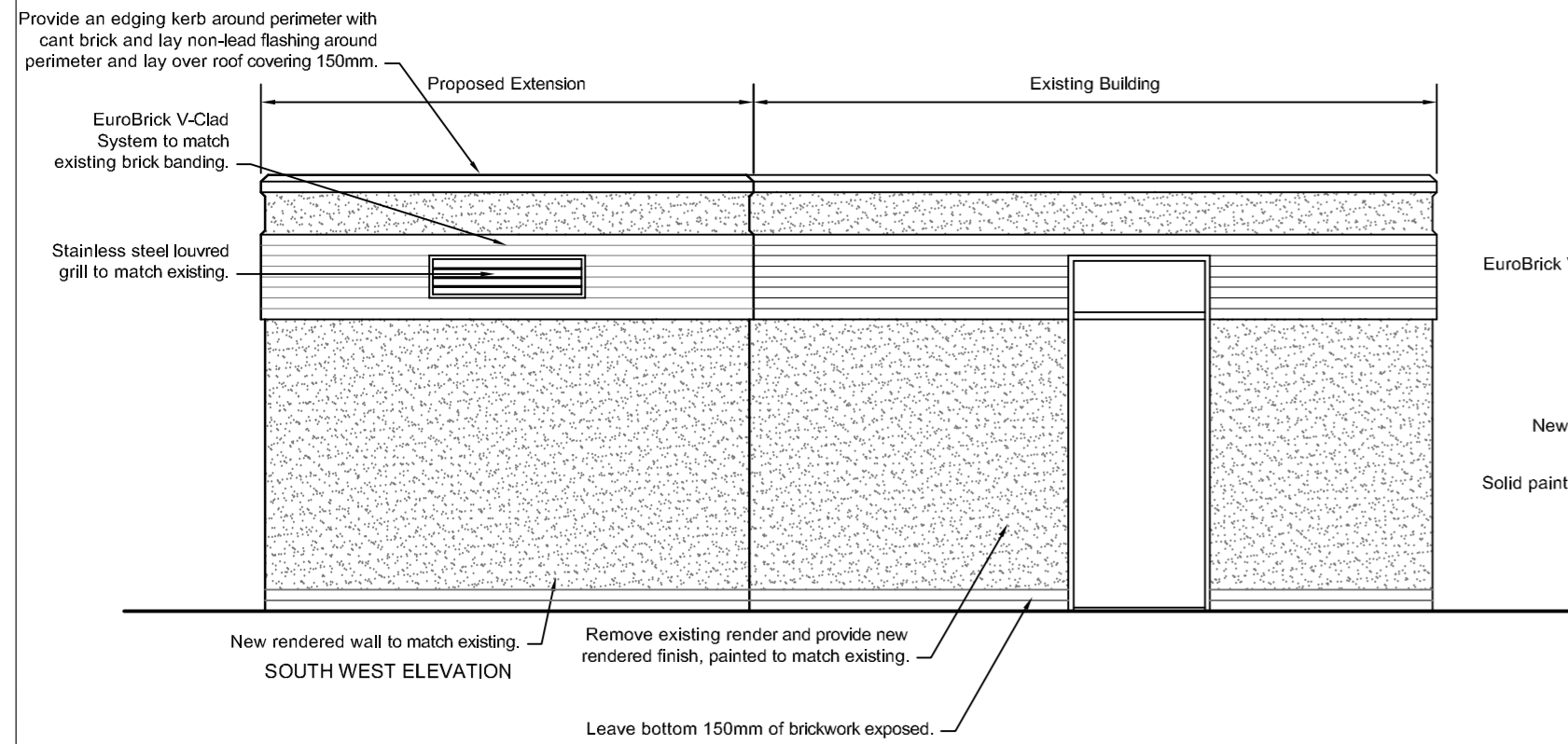
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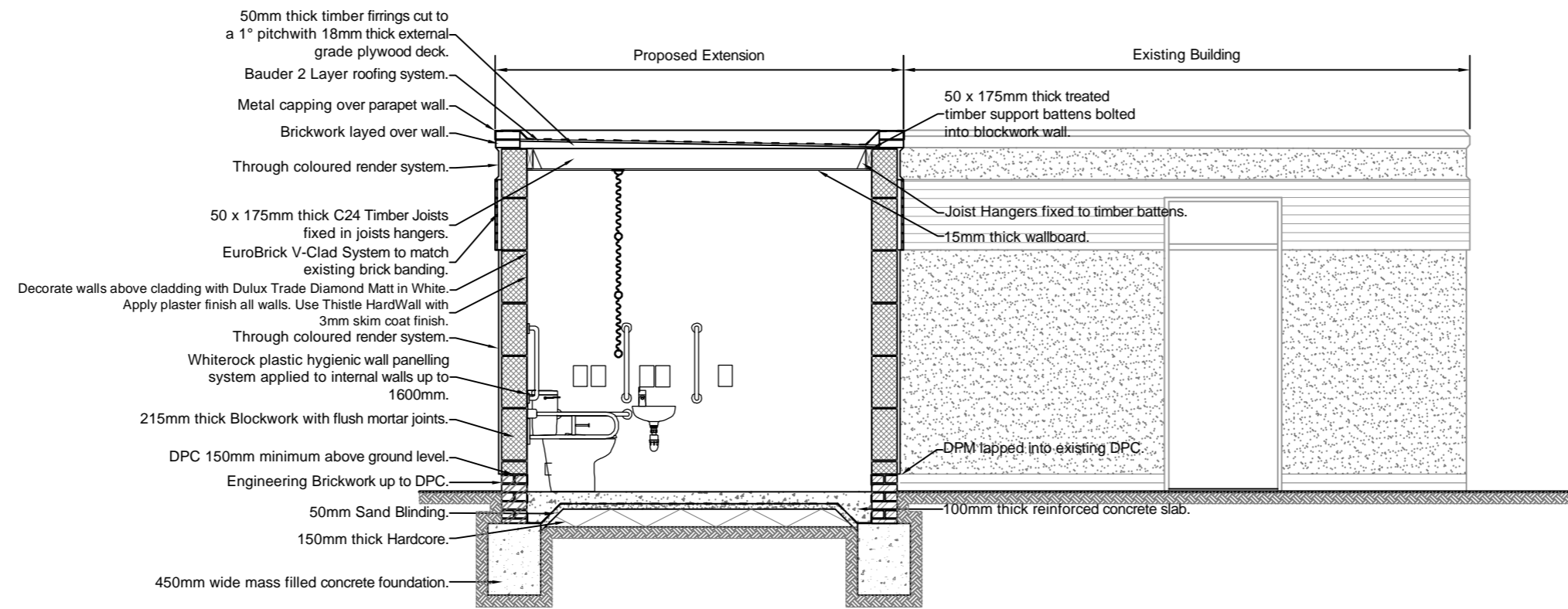
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 Option 03

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 City of London

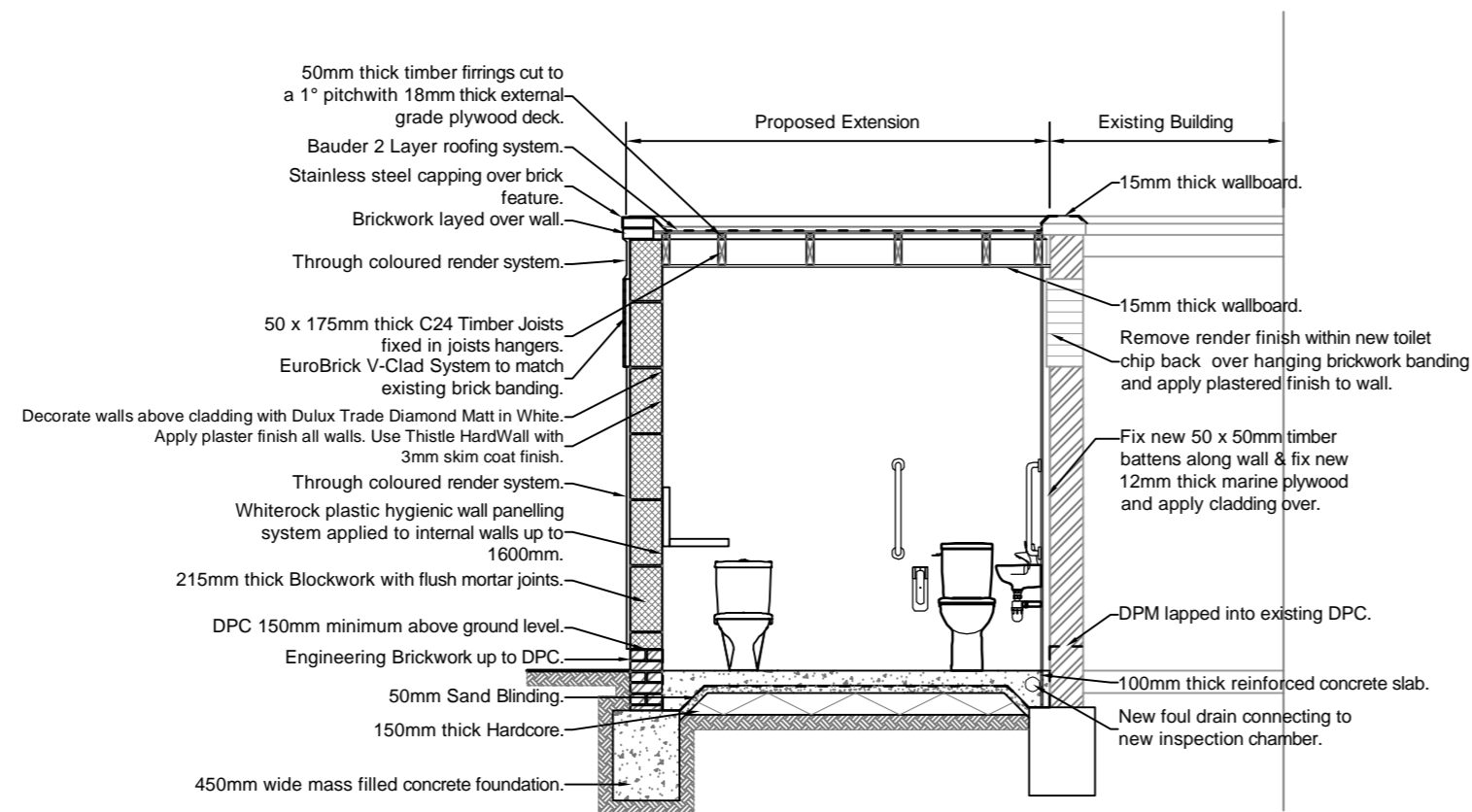
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Section 01 - 01.



SECTION 02 - 02.

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FORMAL COST PLAN

PROJECT NAME:

QUEEN'S PARK WC EXTENSION

COMMISSION NUMBER.:

9000

FORMAL COST PLAN NR 1 (RIBA Stage 3)

24 March 2017

| Level 1 Group element | Level 2 Element | Total cost of element | Cost per m ² | Element unit quantity | Element unit rate |
|--|---|-----------------------------|-------------------------------|-----------------------------|-------------------------|
| Facilitating works | 1 Toxic/hazardous material treatment | 500 | 76 | | |
| | 2 Major demolition works | - | - | | |
| | 3 Temporary support to adjacent structures | - | - | | |
| | 4 Specialist groundworks | - | - | | |
| | 5 Temporary diversion works | - | - | | |
| | 6 Extraordinary site investigation works | - | - | | |
| 1 Substructure | 1 Substructure | 3,317 | 503 | | |
| 2 Superstructure | 1 Frame | - | - | | |
| | 2 Upper floors | - | - | | |
| | 3 Roof | 2,936 | 445 | | |
| | 4 Stairs and ramps | - | - | | |
| | 5 External walls | 4,011 | 608 | | |
| | 6 Windows and external doors | 1,225 | 186 | | |
| | 7 Internal walls and partitions | - | - | | |
| | 8 Internal doors | - | - | | |
| 3 Internal finishes | 1 Wall finishes | 4,697 | 712 | | |
| | 2 Floor finishes | 586 | 89 | | |
| | 3 Ceiling finishes | 363 | 55 | | |
| 4 Fittings, furnishings and equipment | 1 Fittings, furnishings and equipment | - | - | | |
| 5 Services | 1 Sanitary installations | 2,310 | 350 | | |
| | 2 Services equipment | - | - | | |
| | 3 Disposal installations | 300 | 45 | | |
| | 4 Water installations | 550 | 83 | | |
| | 5 Heat source | - | - | | |
| | 6 Space heating and air conditioning | - | - | | |
| | 7 Ventilation | - | - | | |
| | 8 Electrical installations | 1,250 | 189 | | |
| | 9 Fuel installations | - | - | | |
| | 10 Lift and conveyor installations | - | - | | |
| | 11 Fire and lightning protection | - | - | | |
| | 12 Communication, security and control systems | - | - | | |
| | 13 Specialist installations | - | - | | |
| | 14 Builder's work in connection with services | 250 | 38 | | |
| 6 Prefabricated buildings and building units | 1 Prefabricated buildings and building units | - | - | | |
| 7 Work to existing buildings | 1 Minor demolition works and alteration works | 3,750 | 568 | | |
| | 2 Repairs to existing services | - | - | | |
| | 3 Damp-proof courses/fungus and beetle eradication | - | - | | |
| | 4 Façade retention | - | - | | |
| | 5 Cleaning existing surfaces | - | - | | |
| | 6 Renovation works | - | - | | |
| 8 External works | 1 Site preparation works | 1,000 | 152 | | |
| | 2 Roads, paths, pavings and surfacings | - | - | | |
| | 3 Soft landscaping, planting and irrigation systems | - | - | | |
| | 4 Fencing, railings and walls | 100 | 15 | | |
| | 5 External fixtures | - | - | | |
| | 6 External drainage | 1,300 | 197 | | |
| | 7 External services | - | - | | |
| | 8 Minor building works and ancillary buildings | - | - | | |

FORMAL COST PLAN NR 1 (RIBA Stage 3)

GIFA:

6.60 m²

| | | | | |
|---|--|------------------|--|--|
| Sub-total of building works SAY | 28,500 | 4,318 | | |
| 9 Main contractor's preliminaries 1 Employer's requirements 2 Main contractor's cost items @20% say | 6,000 | - 909 | | |
| Sub-total of building works including main contractor's preliminaries | 34,500 | 5,227 | | |
| 10 Main contractor's overheads and profit 1 Main contractor's overheads @ 5% say 2 Main contractor's profit | Included 2,000 | | | |
| Total of building works estimate | 36,500 | 5,530 | | |
| 11 Project/design team fees 1 Consultants' fees 2 Main contractor's pre-construction fees 3 Main contractor's design fees 12 Other development/project costs 1 Other development/project costs | Excluded Excluded Excluded Excluded | | | |
| Total of building works estimate including project/design fees and other development/project costs | 36,500 | 5,530 | | |
| 13 Risks 1 Design development risks 2 Construction risks 3 Employer change risks 4 Employer other risks | Excluded | - - - - | | |
| Cost limit excluding inflation and VAT | 36,500 | 5,530 | | |
| 14 Inflation 1 Tender inflation 2 Construction inflation | Included Included | | | |
| Cost limit including inflation and excluding VAT | 36,500 | 5,530 | | |

Notes

- Prices have been kept at current tender pricing levels and therefore tender and construction inflation has been included to the end of 4Q 2017. The BCIS tender price index is forecasting a marginal decrease in costs towards the end of the year.

Assumptions

- Tender to be sought in competitive single stage tender using traditional procurement with a lump sum contract.
- Works undertaken in one contract with a duration of no longer than twelve weeks on site.
- That the client will hold sufficient contingency allowances below the line separate to the contract.
- The existing drainage has sufficient capacity to accommodate additional connections.

Exclusions

- Price increases beyond 4Q 2017.
- VAT assessment.
- Project/design team fees.
- Other development/project costs.
- Surveys and investigations.
- Works to install or upgrade existing incoming services.
- Works to the existing fabric of the building other than where specified.
- Works over and above the scope of work described
- Works to remove contaminated soil and asbestos.

The following items are over and above the allowances made in the Order of Cost Estimate and have therefore increased the cost by;

| Description | Cost |
|--|------------------|
| Specification of full height Altro White rock | £4,500.00 |
| Addition of removal of existing render, installation of new and decoration to the existing building. | £3,100.00 |
| Subtotal | £7,600.00 |
| Preliminaries on above - say | £1,500.00 |
| Contractor OHP on above - say | £500.00 |
| Total | £9,600.00 |

If the full height White rock was omitted there would need to be something put back in its place. There are a number of options which could be explored and we are confident one could be found to fit within the £30,000 budget allowance.

Should there continue to be the requirement to remove the existing render to the existing building and replace with new, then the client will have to increase their budget allowance above the £30,000 previously advised. At this stage I would make a recommendation of an additional £5,000.

Please note that we have made the following Assumptions and Exclusions when preparing this Formal Cost Plan.

| Notes |
|---|
| 1. Prices have been kept at current tender pricing levels and therefore tender and construction inflation has been included to the end of 4Q 2017. The BCIS tender price index is forecasting a marginal decrease in costs towards the end of the year. |
| Assumptions |
| 1. Tender to be sought in competitive single stage tender using traditional procurement with a lump sum contract. |
| 2. Works undertaken in one contract with a duration of no longer than twelve weeks on site. |
| 3. That the client will hold sufficient contingency allowances below the line separate to the contract. |
| 4. The existing drainage has sufficient capacity to accommodate additional connections. |
| Exclusions |
| 1. Price increases beyond 4Q 2017. |
| 2. VAT assessment. |
| 3. Project/design team fees. |
| 4. Other development/project costs. |
| 5. Surveys and investigations. |
| 6. Works to install or upgrade existing incoming services. |
| 7. Works to the existing fabric of the building other than where specified. |
| 8. Works over and above the scope of work described |
| 9. Works to remove contaminated soil and asbestos. |

The following is our assessment as to budget allowances to be set aside by the City of London Professional Fees, Specialist Services Fees and survey costs for the Queens Park Scheme.

We have based this on a Traditionally procured, Lump Sum contract with a construction value of circa £35,000.

| | |
|---|-------------------|
| Consultant Fees | £ |
| Initial Architectural and Cost Consultancy Services (As Fee proposal 10 February 2017) | £1,980.00 |
| | |
| Fees past RIBA Stage 2 | |
| Architect & Contract Administrator | £2,600.00 |
| Quantity Surveyor | £1,250.00 |
| M&E | £1,400.00 |
| Structural | £700.00 |
| Principal Designer | £500.00 |
| | |
| Consultant Fees Total | £8,430.00 |
| | |
| Additional Specialist Services and Surveys | |
| Arboriculturalist | £500.00 |
| Topographical | £800.00 |
| Planning specialist | £500.00 |
| Planning Application | £250.00 |
| Building Regs App & Inspection | £800.00 |
| Other survey allowance | £2,500.00 |
| Associated on costs with specialist services | £500.00 |
| | |
| Additional Fees Total | £5,850 |
| | |
| Total | £14,280.00 |
| | |
| Say | £14,500.00 |

SCHEDULE OF WORKS

SECTION 3

| | | £ | p |
|-----|---|---|---|
| 1.0 | GENERALLY | | |
| 1.1 | This schedule is to be read in conjunction with the contract drawings and specifications. | | |
| 1.2 | The Contractor is to supply all materials necessary to complete the works in this schedule and must follow the manufacturers' instructions re their installation, mixing, application etc. | | |
| 1.3 | The Contractor is to allow for removal from site and safe disposal at a licenced site of all arisings from demolition and construction activities. | | |
| 1.4 | The Contractor is to carry out survey to familiarise themselves with the site and prepare method statement in accordance with the specification. | | |
| 1.5 | Before commencing work the Contractor is to inspect the areas where the Works are to be executed and the associated elevations, external works, adjoining areas, public footpaths, roads, etc., and prepare a photographic condition record. The record is to be submitted to Contract Administrator prior to start on site. | | |
| 1.6 | A Refurbishment & Demolition Asbestos Survey to be carried out by the contractor. Should any asbestos be discovered during the works and specialist asbestos removal works be found to be necessary, the Contractor shall report to the Contract Administrator and all works shall be carried out in strict compliance with the Control of Asbestos Regulations 2006 and Approved Code of Practice. Refer also to Pre-construction Information. | | |

To collection £

SECTION 3

| | | £ | p |
|-----|--|---|---|
| 2.0 | DEMOLITION AND ENABLING WORKS | | |
| 2.1 | Remove metal grille from the external wall opening and set aside for reinstatement. | | |
| 2.2 | Remove a section of metal fence and set aside for alteration and reinstatement. | | |
| 2.3 | Saw cut the existing hard standing, break up and remove concrete slab to allow for excavations for new strip foundations, ground slab and underground drainage. | | |
| 2.4 | Completely strip the render from the external walls to the existing main building and prepare for new render finish. | | |
| 3.0 | FOUNDATIONS | | |
| 3.1 | Excavate 450mm wide trench for the foundations to a depth of minimum 1000mm. Excavate the footprint of new extension to formation level. | | |
| 3.2 | Cast C20 grade concrete trench-fill strip foundations minimum 1000mm deep x 450mm wide (to be approved by a Building Control inspector). Back-fill the trenches in layers of soil of maximum 300mm and compact each layer well. | | |
| 3.3 | Construct 215mm thick solid wall in engineering bricks to 150mm above the ground level. | | |
| 4.0 | FOUL DRAINAGE | | |
| 4.1 | Excavate a trench to formation level for new foul drainage system and new inspection chamber. New inspection chamber is to connect to the existing underground drainage run. Compact the bottom of the excavations well. | | |
| 4.2 | Lay 100mm thick bedding of granular material in accordance with BS EN 1610 and compact well. Use the same material for side/surround fill. | | |
| 4.3 | Install new 110mm diameter uPVC drainage pipes and new 450mm diameter inspection chamber in accordance with Approved Document H. Include for all fittings, connectors, cast iron manhole cover and frame. Use Marley Plumbing and Drainage or equivalent products. | | |

To collection £

SECTION 3

| | | £ | p |
|-----|--|---|---|
| 5.0 | GROUND SLAB | | |
| 5.1 | Infill the footprint of new extension with hard-core to appropriate level and compact well. Allow for 25mm sand blinding. | | |
| 5.2 | Lay 150mm thick layer of DTp1 or of 50mm crusher run and compact well. Blind with 50mm sand. | | |
| 5.3 | Lay 1200 gauge polythene DPM. DPM to be taken up the walls and lapped with DPC. | | |
| 5.4 | Cast 150mm thick C25 grade concrete slab with A193 steel reinforcement mesh. Finish concrete by hand floating followed by steel trowel finish. Finished concrete surface to be ready to receive floor finishes. | | |
| 6.0 | MASONRY WORKS | | |
| 6.1 | Construct 215mm thick solid wall using solid dense concrete blockwork. Allow to form a corbel for the brick band and fit aluminium parapet wall capping. <ul style="list-style-type: none"> Allow for a proprietary DPC minimum 150mm above the finished external ground level. Allow for stainless steel wall starters. Allow for 2 No. Catnic CG90/50 lintels to be installed above the grille opening and entrance door opening. Allow for mastic sealant to external vertical joints between existing and new brickwork/brickwork. | | |
| 6.2 | Brick up the redundant wall opening. | | |
| 6.3 | Brick Banding Provide and fix new EuroBrick V-Clad brick slip System to match the existing brick banding around the perimeter of the building. Provide 30mm thick Polystyrene insulation backing with horizontal ribs to face of insulation and fit new brick slips within the ribs in accordance with the manufacturer's written instructions and finish with Europoint Mortar between brick slips. | | |
| 6.4 | Screw fix 50 x 50mm thick timber battens to existing brick wall within toilet and screw fix 12mm thick external grade plywood to the battens prepare for wall cladding. | | |

To collection £

SECTION 3

| | | £ | p |
|-----|--|---|---|
| 7.0 | ROOF | | |
| 7.1 | Install 50x175mm C24 softwood runners bolted to the face of the wall with M12 sleeve anchors or chemical fixings. Allow for DPM between the timber runners and masonry. | | |
| 7.2 | Install 50x175mm C24 softwood joists at 600mm centres. Allow for galvanised joists hangers to attach the joists to the runners. | | |
| 7.3 | Install 50mm thick treated softwood firrings cut to form 1 deg pitch with 18mm thick marine plywood deck over. Fall of new roof is to direct rainwater onto the new flat roof outlet. | | |
| 7.4 | Install Bauder Total Roof System comprising BauderTEC KSA DUO Underlayer and Bauder K5K Cap Sheet. Allow for new flat roof outlet and to form upstands. Allow for metal coping to new parapet wall. | | |
| 7.5 | Connect new roof outlet to new soil stack (combined system). | | |
| 8.0 | DOORS AND WINDOWS | | |
| 8.1 | Install the retained metal grille to new wall opening. | | |
| 8.2 | Install new solid timber painted door including door frame to match existing. Allow for 1.5 pair of stainless steel robust hinges, disabled toilet door lock with lever handle and pull handle and kick plates. | | |
| 9.0 | DRYLINING, PLASTERING AND RENDERING | | |
| 9.1 | Install 15mm straight edge Gyproc DuraLine MR plasterboard to new ceiling using plasterboard screws. Apply plasterboard jointing tape to all edges. Apply 3mm plaster skim coat. | | |
| 9.2 | Apply plaster finish existing wall. Use Thistle HardWall with 3mm skim coat finish to all walls. | | |
| 9.3 | Apply sand/cement exterior render to new blockwork and existing brickwork walls where render has been stripped back. Allow for galvanised render stop along DPC and corner trims. | | |

To collection £

SECTION 3

| | | £ | p |
|------|--|---|---|
| 10.0 | FLOORING | | |
| 10.1 | Lay new 2mm slip resistant safety flooring from Altro Ltd (Altro Walkway, colour: Biscuit, Product Code WR146/ VM20907). Use an approved adhesive, all in accordance with the manufacturer's recommendations. Allow for cove former. Allow for metal strip at the door threshold. | | |
| 11.0 | WALL CLADDING | | |
| 11.1 | Install Altro Whiterock Satin wall cladding, colour: Urban (Product Code W136/W137 210) up to Ceiling height from floor level. Allow for trims and transition strips. | | |
| 11.2 | Allow for forming boxing to all drainage above floor level clad with Altro Whiterock Satin wall cladding as above. | | |
| 12.0 | PLUMBING AND SANITARY WARE | | |
| 12.1 | Extend the existing hot and cold water system to supply new WCs and wash hand basin. Pipework to be in copper. Allow for isolation valves, fittings, brackets etc. | | |
| 12.2 | Install new 110mm diameter uPVC above ground foul drainage to serve WCs in accordance with Approved Document H. Include all fittings. Use Marley Plumbing and Drainage or equivalent products. | | |
| 12.3 | Install solvent weld waste pipework to serve new wash hand basin and connect to above ground foul drainage in accordance with Approved Document H. Use Marley Plumbing and Drainage or equivalent products. | | |
| 12.4 | Install Doc M Suite comprising of WC with seat, wash hand basin and blue grab rails from Twyford Bathrooms Ltd (product code PK8184BE) or equivalent products. Note: substitute mixer lever tap with Sola 1/2 Non Concussive Taps (Pair) (product code SF2152CP). | | |
| 12.5 | Install Sola School Rimless 300 Close Coupled Toilet Pan, Ho from Twyford Bathrooms Ltd (product code SA1512WH) or equivalent product. | | |
| 12.6 | Install modular 1 litre refillable liquid soap dispenser with blue teardrop. | | |
| 12.7 | Install white plastic modular standard centrefeed roll dispenser. | | |

To collection £

SECTION 3

| | | £ | p |
|------|---|---|---|
| 12.8 | Install 400x900mm acrylic mirror on the wall opposite WC. | | |
| 12.9 | Install Babyminder Horizontal Baby Changer in white. | | |
| 13.0 | DECORATIONS | | |
| 13.1 | Prepare and decorate the ceiling. Use Dulux Trade Diamond Matt, colour: White, with undercoat, as recommended by the manufacturer. | | |
| 13.2 | Prepare and decorate new external render. Use white Crown Trade Stronghold Smooth Masonry Paint or equivalent product as recommended by manufacturer. | | |
| 14.0 | EXTERNAL WORKS | | |
| 14.1 | Allow to make good to hard standing around the perimeter of new extension and new inspection chamber. Ensure there is a suitable level access to new accessible toilet compliant with Part M of the Building Regulations. | | |
| 14.2 | Cut and alter the retained metal fencing and install it to close the gap between new extension and the existing fence. Allow for fixing to new wall and touch up to painting to metalwork. | | |
| 15.0 | MECHANICAL AND ELECTRICAL WORKS | | |
| 15.1 | Install ceiling mounted bulkhead light fitting to match the existing in the block. Allow for wiring to the existing circuits and a motion sensor switch. | | |
| 15.2 | Install AIRDRI White Automatic Classic Hand dryer. Allow for wiring to the existing circuits. | | |
| 16.0 | CLEANING AND HAND OVER | | |
| 16.1 | After completion of the works an inspection of all installations must be made and certificates to be provided to the Client. | | |
| 16.2 | Clean all surfaces including surrounding areas and leave the site tidy. | | |

To collection £

SECTION 3

| | <u>Collection</u> | Page | |
|--------------|--------------------------------------|----------|--|
| | | 3/1 | |
| | | 3/2 | |
| | | 3/3 | |
| | | 3/4 | |
| | | 3/5 | |
| | | 3/6 | |
| TOTAL | Carried to General of Summary | £ | |

To collection £

PROGRAMME

| ID | Task Name | Duration | Start | Finish | Apr '17 | May '17 | Jun '17 | Jul '17 | Aug '17 | Sep '17 |
|----|--|-----------------|---------------------|---------------------|---|-------------|-------------|----------------|----------------|---------|
| | | | | | 27 03 10 17 24 | 01 08 15 22 | 29 05 12 19 | 26 03 10 17 24 | 31 07 14 21 28 | 04 |
| 1 | Queens Park WC Extension | 355 days | Mon 03/04/17 | Fri 10/08/18 | [Gantt bar spanning from start to finish] | | | | | |
| 2 | RIBA Stage 3-4 Developed and Technical Design | 55 days | Mon 03/04/17 | Fri 16/06/17 | [Gantt bar spanning from start to finish] | | | | | |
| 3 | Note: Obtain Landlord Approvals | 3 wks | Mon 03/04/17 | Fri 21/04/17 | [Blue task bar] | | | | | |
| 4 | Submission of Planning Application, validation and decision period | 10 wks | Mon 03/04/17 | Fri 09/06/17 | [Blue task bar] | | | | | |
| 5 | Building Control submission, consultation period and approval | 8 wks | Mon 03/04/17 | Fri 26/05/17 | [Blue task bar] | | | | | |
| 6 | Preparation of Tender Documentation (preliminaries, FoT, PCI, etc) | 3 wks | Mon 03/04/17 | Fri 21/04/17 | [Blue task bar] | | | | | |
| 7 | Identification of Tendering Contractors | 1 wk | Mon 24/04/17 | Fri 28/04/17 | [Blue task bar] | | | | | |
| 8 | Client review, approval and issue of tender package | 1 wk | Mon 24/04/17 | Fri 28/04/17 | [Blue task bar] | | | | | |
| 9 | Pre Tender Estimate | 1 wk | Mon 24/04/17 | Fri 28/04/17 | [Blue task bar] | | | | | |
| 10 | Tender Period | 3 wks | Mon 01/05/17 | Fri 19/05/17 | [Blue task bar] | | | | | |
| 11 | Evaluation of tender submissions and tender recommendations | 2 wks | Mon 22/05/17 | Fri 02/06/17 | [Blue task bar] | | | | | |
| 12 | Client Review | 1 wk | Mon 05/06/17 | Fri 09/06/17 | [Blue task bar] | | | | | |
| 13 | Contract award and issue of contract documents | 1 wk | Mon 12/06/17 | Fri 16/06/17 | [Blue task bar] | | | | | |
| 14 | | | | | | | | | | |
| 15 | RIBA Stage 5 Construction | 40 days | Mon 19/06/17 | Fri 11/08/17 | [Gantt bar spanning from start to finish] | | | | | |
| 16 | Pre Start Meeting | 1 day | Mon 19/06/17 | Mon 19/06/17 | [Blue task bar] | | | | | |
| 17 | Contractor mobilisation | 2 wks | Mon 19/06/17 | Fri 30/06/17 | [Blue task bar] | | | | | |
| 18 | Construction period | 6 wks | Mon 03/07/17 | Fri 11/08/17 | [Blue task bar] | | | | | |
| 19 | | | | | | | | | | |
| 20 | RIBA Stage 6 Handover and Close Out | 5 days | Mon 07/08/17 | Fri 11/08/17 | [Gantt bar spanning from start to finish] | | | | | |
| 21 | Handover period | 1 wk | Mon 07/08/17 | Fri 11/08/17 | [Blue task bar] | | | | | |
| 22 | Handover | 0 days | Fri 11/08/17 | Fri 11/08/17 | [Blue task bar] | | | | | |
| 23 | | | | | | | | | | |
| 24 | RIBA Stage 7 In Use | 260 days | Mon 14/08/17 | Fri 10/08/18 | [Gantt bar spanning from start to finish] | | | | | |
| 25 | Defect Period | 52 wks | Mon 14/08/17 | Fri 10/08/18 | [Blue task bar] | | | | | |

| | | | | | | | | | | | | | |
|--|-----------|--|--------------------|--|-----------------------|--|----------------|--|--------------------|--|-----------------|--|----------|
| Project: 8397 Throwley Way Pro Date: Thu 16/03/17 | Task | | Project Summary | | Manual Task | | Start-only | | External Tasks | | Manual Progress | | Deadline |
| | Split | | Inactive Task | | Duration-only | | Finish-only | | External Milestone | | Manual Progress | | Progress |
| | Milestone | | Inactive Milestone | | Manual Summary Rollup | | External Tasks | | External Milestone | | Manual Progress | | Progress |
| | Summary | | Inactive Summary | | Manual Summary | | External Tasks | | External Milestone | | Manual Progress | | Progress |

Further Investigation Required

(Excavation, Foundation Design etc.)

Conservation Area

As outlined in the City of London's Conservation Area - "A General Introduction to their Character" it is important that any changes or alterations are managed in a way to preserve and strengthen the rich, complex, intricate and subtle character and individuality of the City's Conservation Area. The Conservation Areas are locations that are identified and considered as historic and architectural importance. Therefore, any works need to consider the locations importance. As this building is located within the Conservation Area care will need to be considered when designing and constructing the extension.

Surrounding Contexts

It is important that the existing trees are preserved effectively. The buildings is located in a park therefore the surrounding trees need to be considered. In particular, the building is situated in close proximity to the tree in the image below. A specialist Arboricultural Consultant will be required to carry out the relevant Tree Survey, Arboricultural Impact Assessment, Ecological Surveys and a identify the potential Root Protection Area. The consultant will be able to suggest potentially mitigation strategies to elevate any issues raised.



Structure

Consultation will need to be a made with a Structural Engineer to consider the Foundation Design, Floor Specification, Roof Joist Structure and lintels over doors and windows

Contractor Welfare Provision

The Welfare Provision will be included in the Principal Contractors Construction Phase Plan as part of the Contractors design. It will need to be considered with consultation with the stakeholders of the Park to accommodate and agree the welfare type, location and requirements.

Statutory Approvals Required

Planning

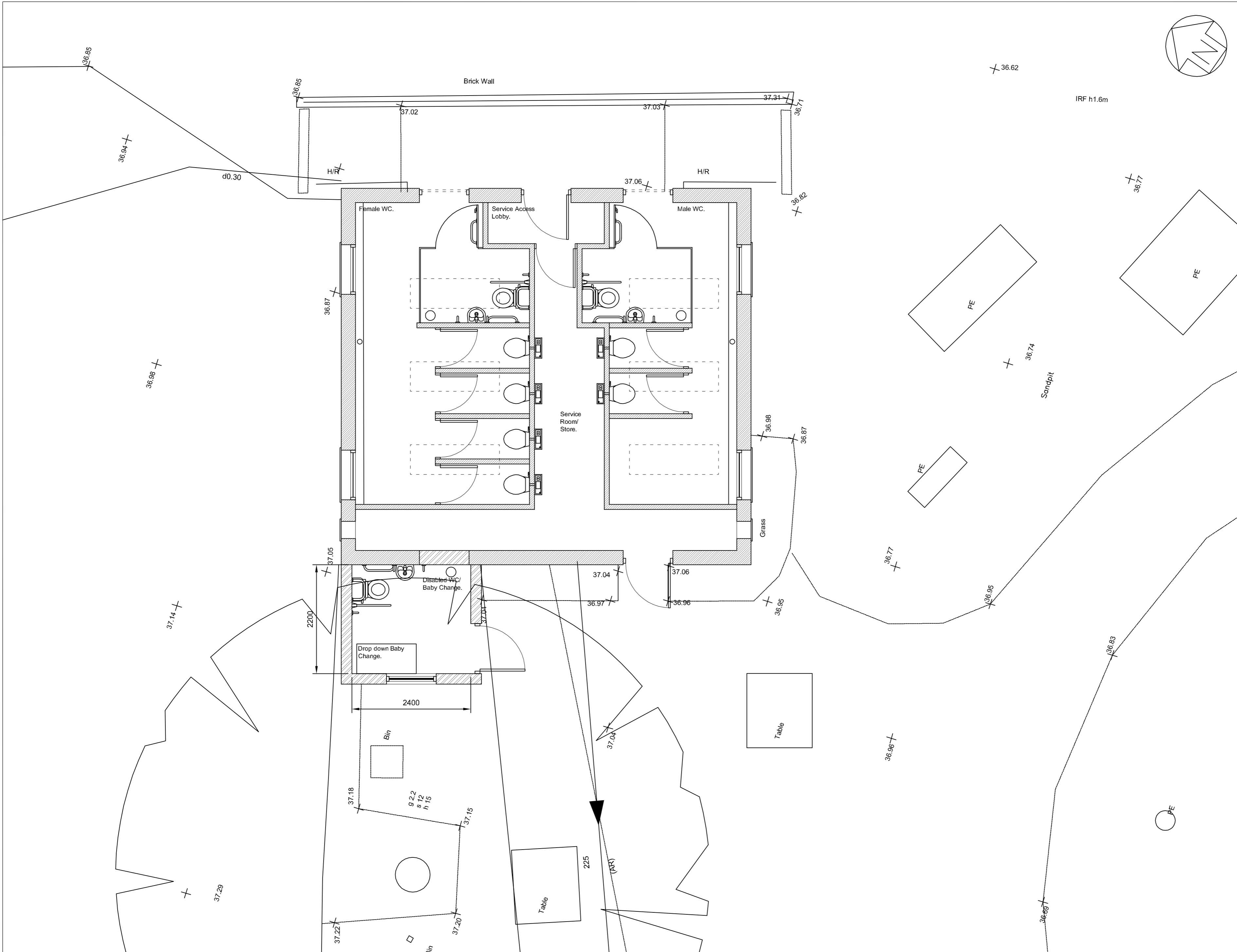
Full Planning Permission will be required as the work involves altering the appearance to the existing building and it is located within a Conservation Area. Some minor extensions do not need planning permission and fall under the category of Permitted Development Rights. However, as the works is located within a Conservation Area that may this may determine the need for a Planning Application. The Department of the Built Environment (DBE) will need to be contacted to confirm whether the work is either a Permitted Development or will need Planning Permission. Conditions can still be applied if the work is considered a Permitted Development. The cost will be determined once the DBE have confirmed the category that the building falls within.

Building Regulations

Applications for Building Regulations approval are needed for most alterations and refurbishments of existing buildings. The cost is determined by the cost and extent of the all the building work involved. The application requires a five week turnaround in a response from Building Control once the information is submitted.

- 9000-00-3101-S2.A - Proposed Layout Option 01
- 9000-ZZ-3201-S2.A - Proposed Elevations Option 01
- 9000-00-3102-S2.A - Proposed Layout Option 02
- 9000-ZZ-3202-S2.A - Proposed Elevations Option 02
- 9000-00-3103-S2.A - Proposed Layout Option 03
- 9000-ZZ-3203-S2.A - Proposed Elevations Option 03

APPENDIX A: DESIGN OPTIONS



NOTES:

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| REV | COMMENT | DATE |
|-----|---------|------|
| | | |

PLAYLE & PARTNERS LLP
 CONSTRUCTION & PROPERTY CONSULTANTS
 Crest House • 138 Main Road • Sidcup • Kent DA14 6NY
 Telephone 020 8300 6811 • Fax 020 8300 2260
 Email sidcup@playleandpartners.co.uk

PROJECT
 Extension to Toilet Block,
 Queens Park, Kingswood
 Avenue, London, NW6 6SG

TITLE
 Proposed Layout - Option 01

CLIENT
 City of London

DRAWN
 CD

CHECKED

DATE
 27/02/2017

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 9000-00-3101-S2

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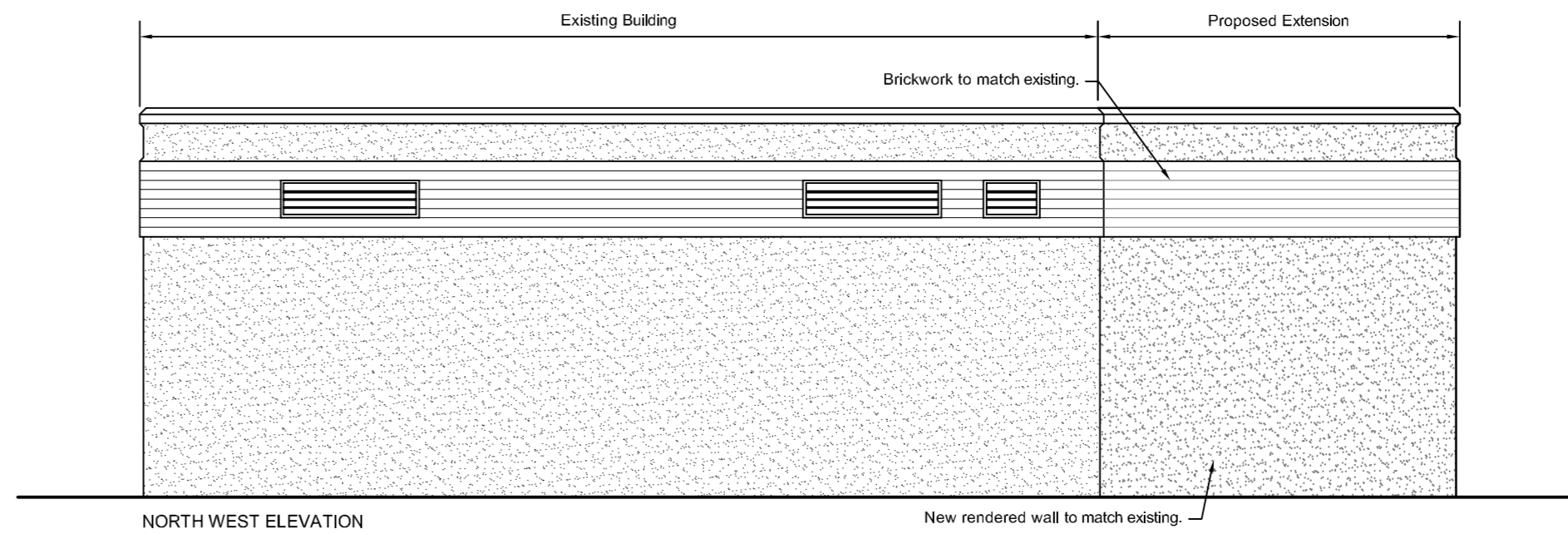
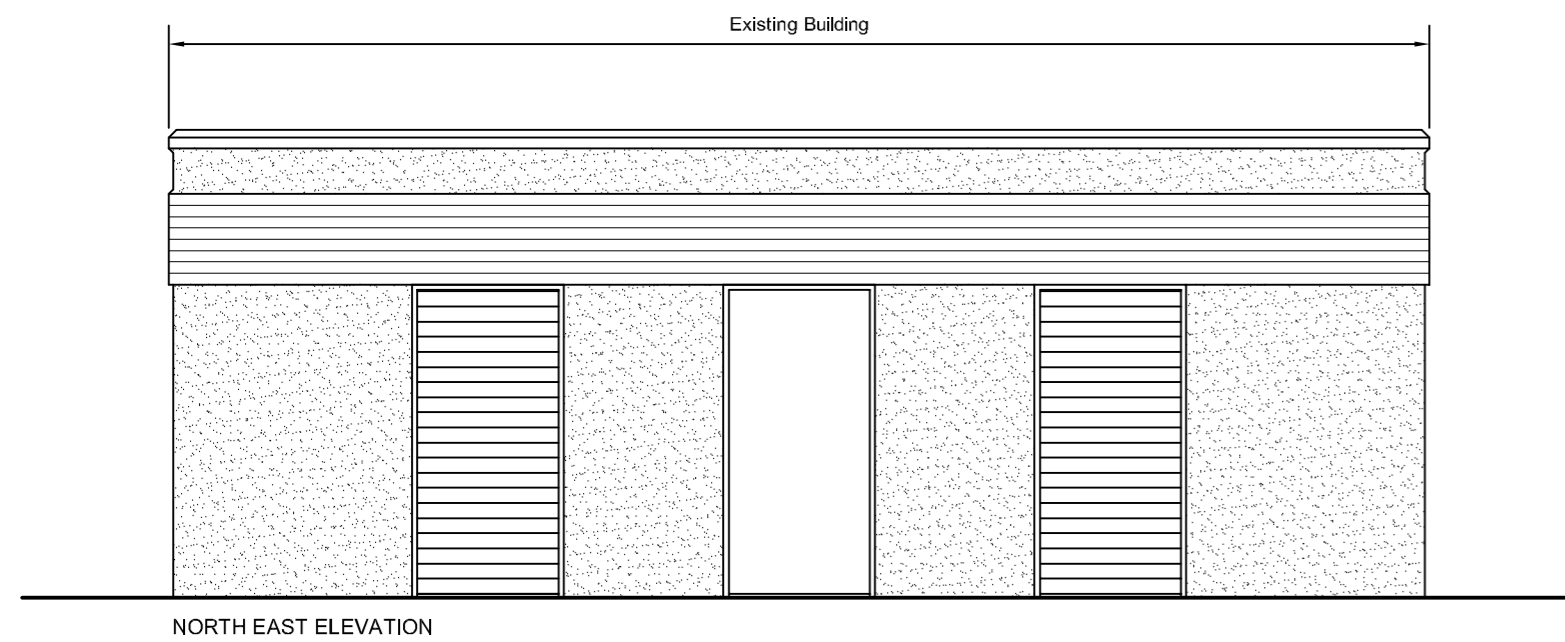
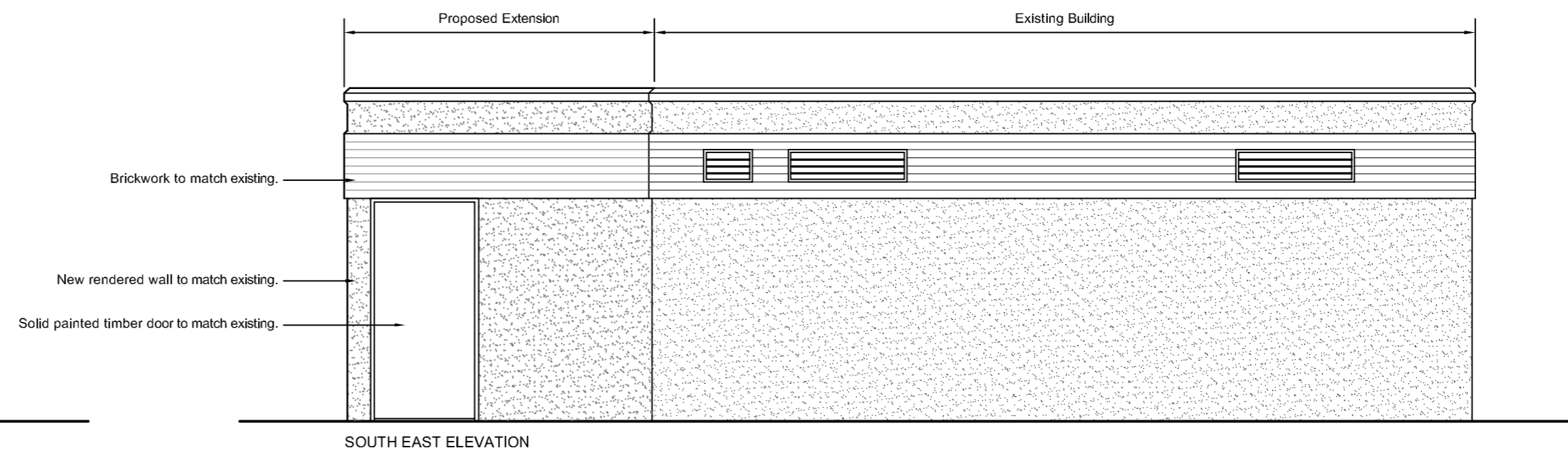
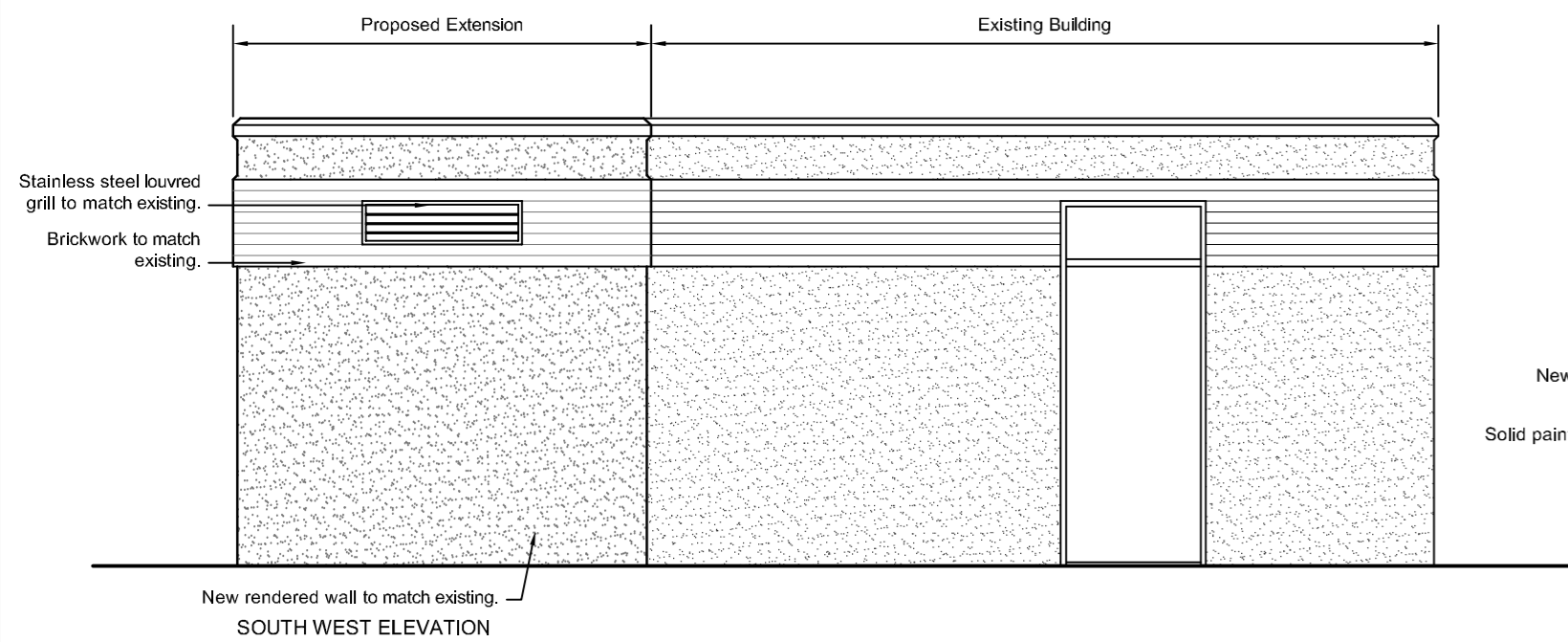
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| REV | COMMENT | DATE |
|-----|---------|------|
| | | |

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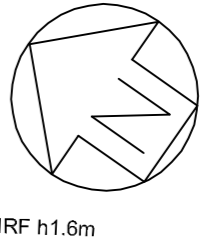
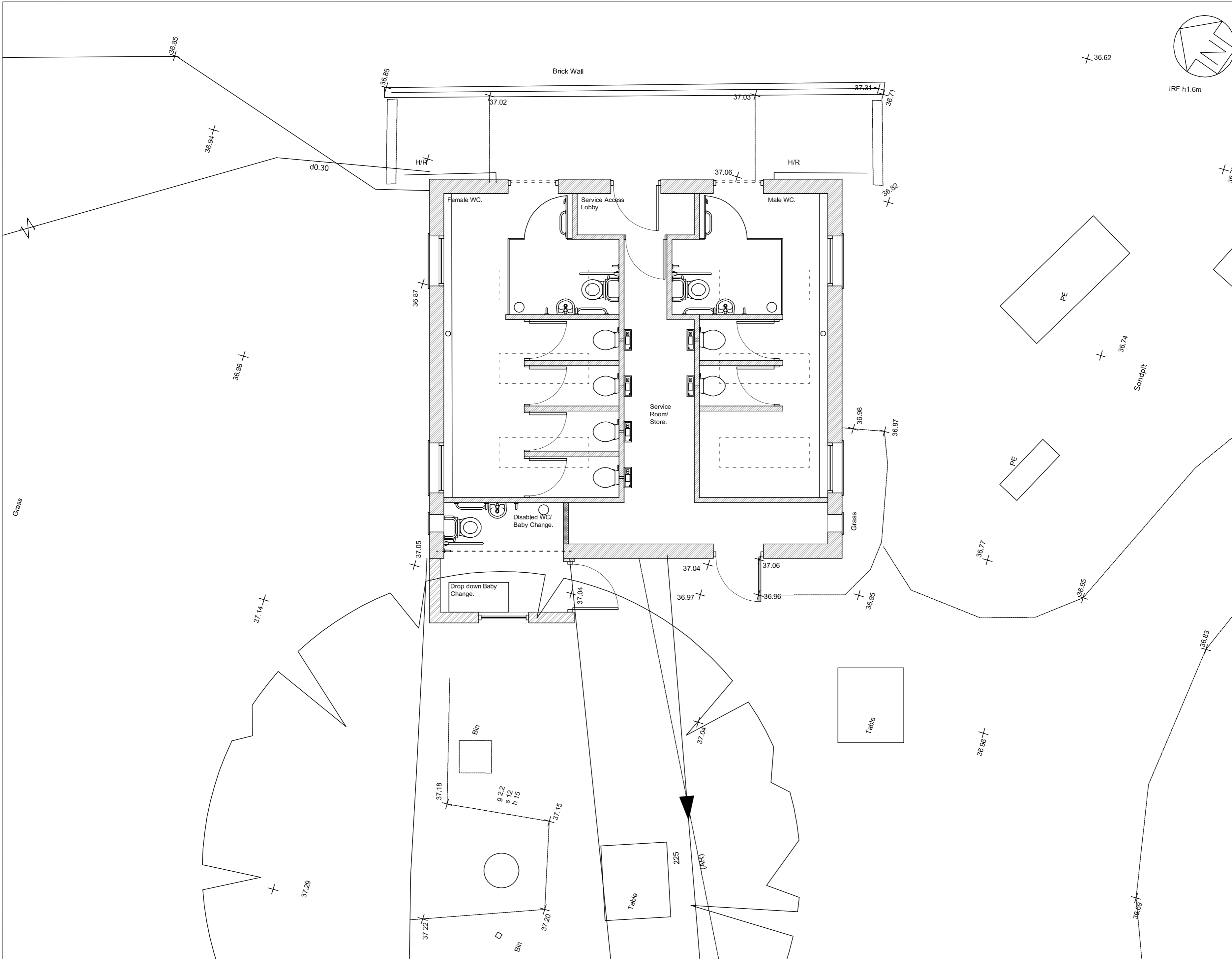
PROJECT
**Extension to Toilet Block,
 Queens Park, Kingswood
 Avenue, London, NW6 6SG**

TITLE
**Proposed Elevations -
 Option 01**

CLIENT
City of London

| | |
|---------------------------|---------------------------|
| DRAWN CD | CHECKED |
| DATE 27/02/2017 | SCALE 1:50 @ A2 |

| | |
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| DWG No. 9000-ZZ-3201-S2 | REV. A |
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| REV | COMMENT | DATE |
|-----|---------|------|
| | | |

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 Telephone 020 8300 6811 • Fax 020 8300 2260
 Email sidcup@playleandpartners.co.uk

PROJECT
 Extension to Toilet Block,
 Queens Park, Kingswood
 Avenue, London, NW6 6SG

TITLE
 Proposed Layout - Option 02

CLIENT
 City of London

DRAWN
 CD

CHECKED

DATE
 27/02/2017

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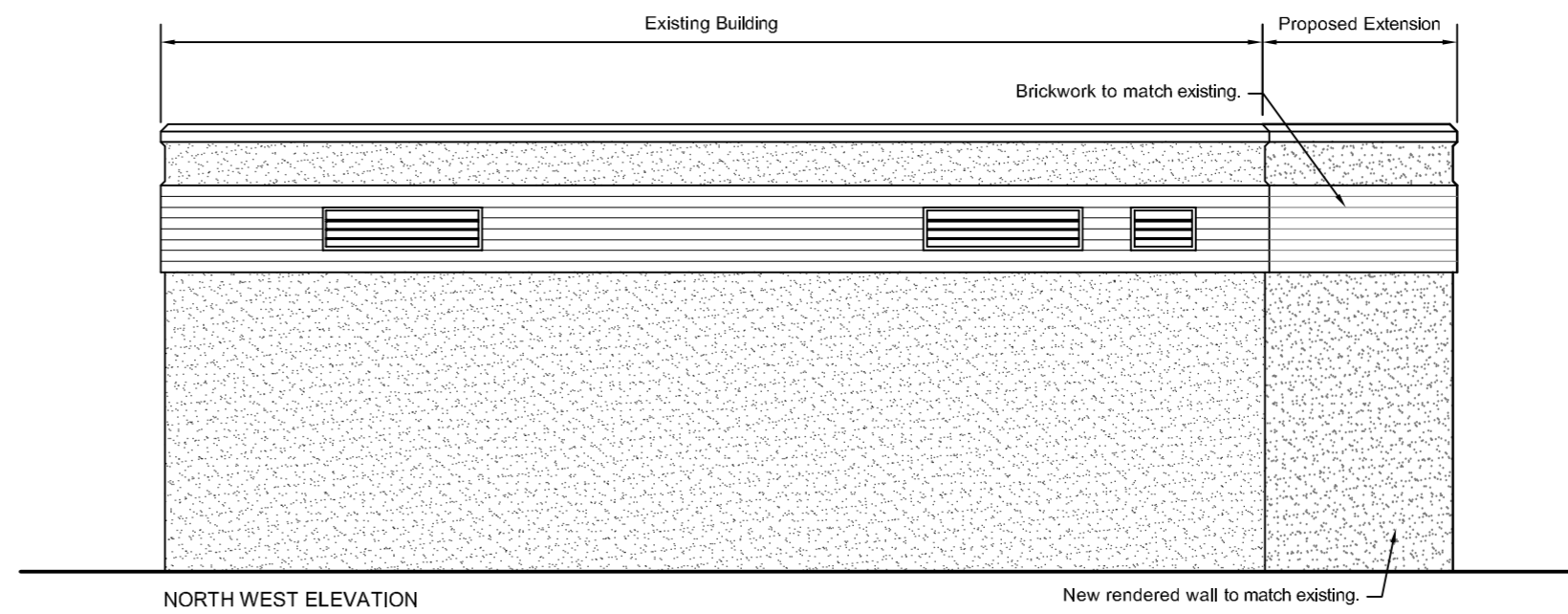
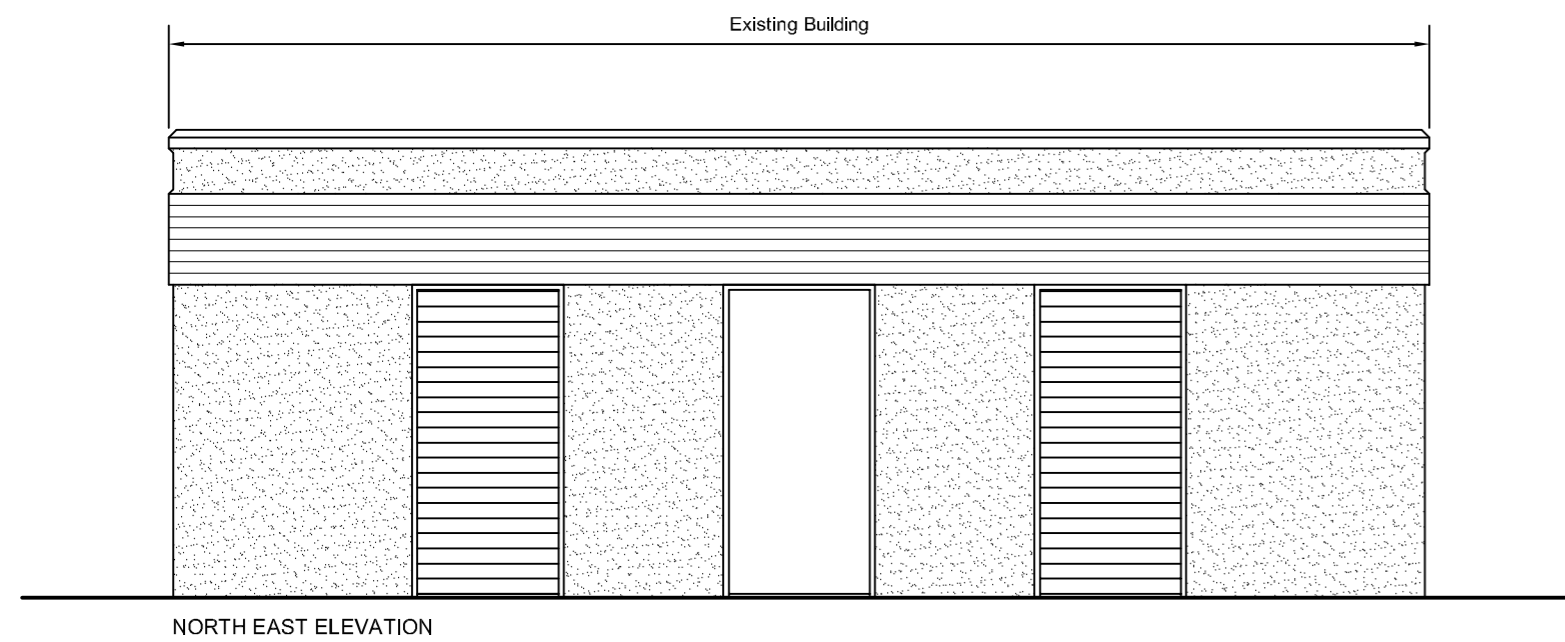
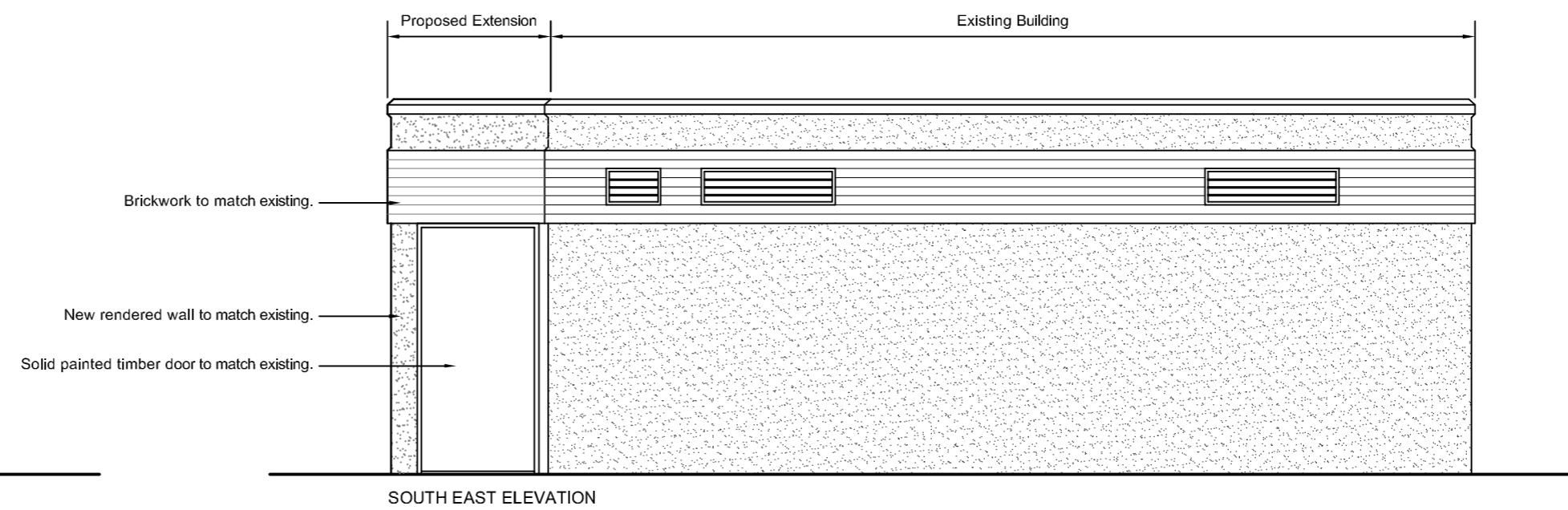
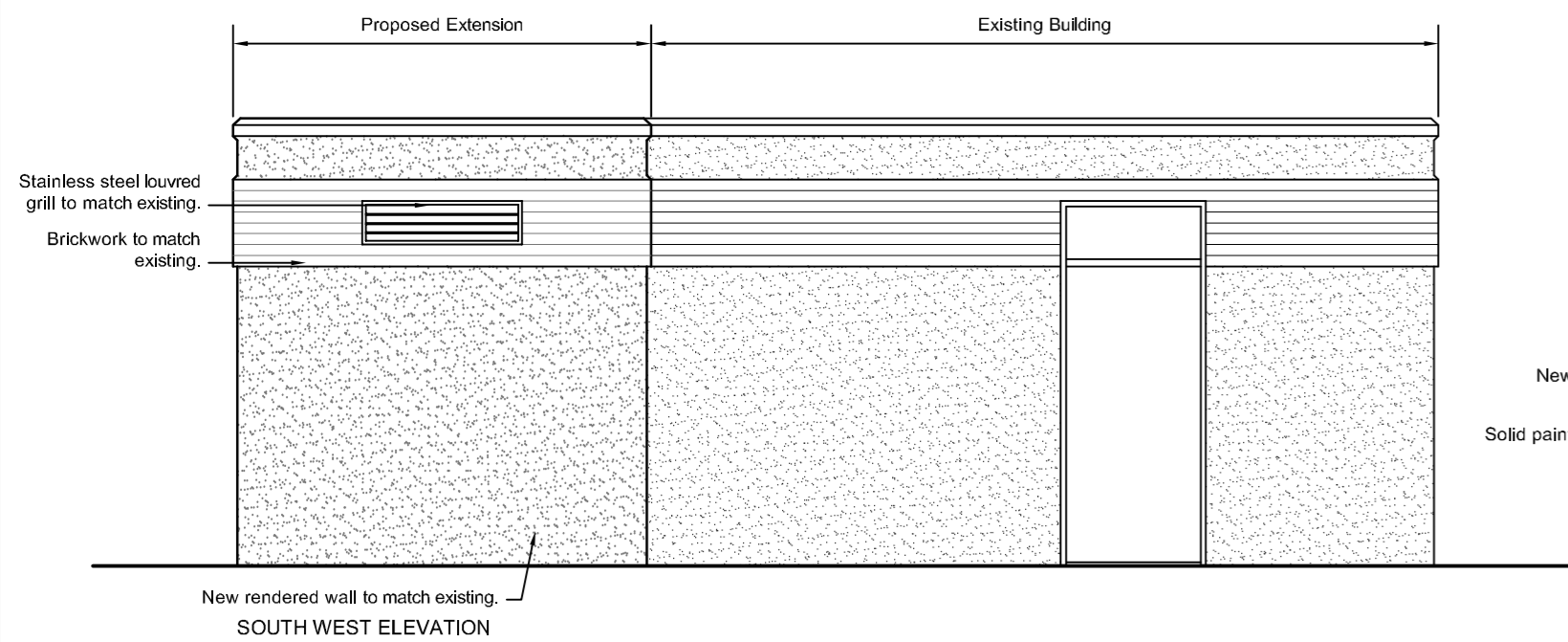
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| REV | COMMENT | DATE |
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| | | |

PLAYLE & PARTNERS LLP
 CONSTRUCTION & PROPERTY CONSULTANTS
 Crest House • 138 Main Road • Sidcup • Kent DA14 6NY
 Telephone 020 8300 6811 • Fax 020 8300 2260
 Email sidcup@playleandpartners.co.uk

PROJECT
**Extension to Toilet Block,
 Queens Park, Kingswood
 Avenue, London, NW6 6SG**

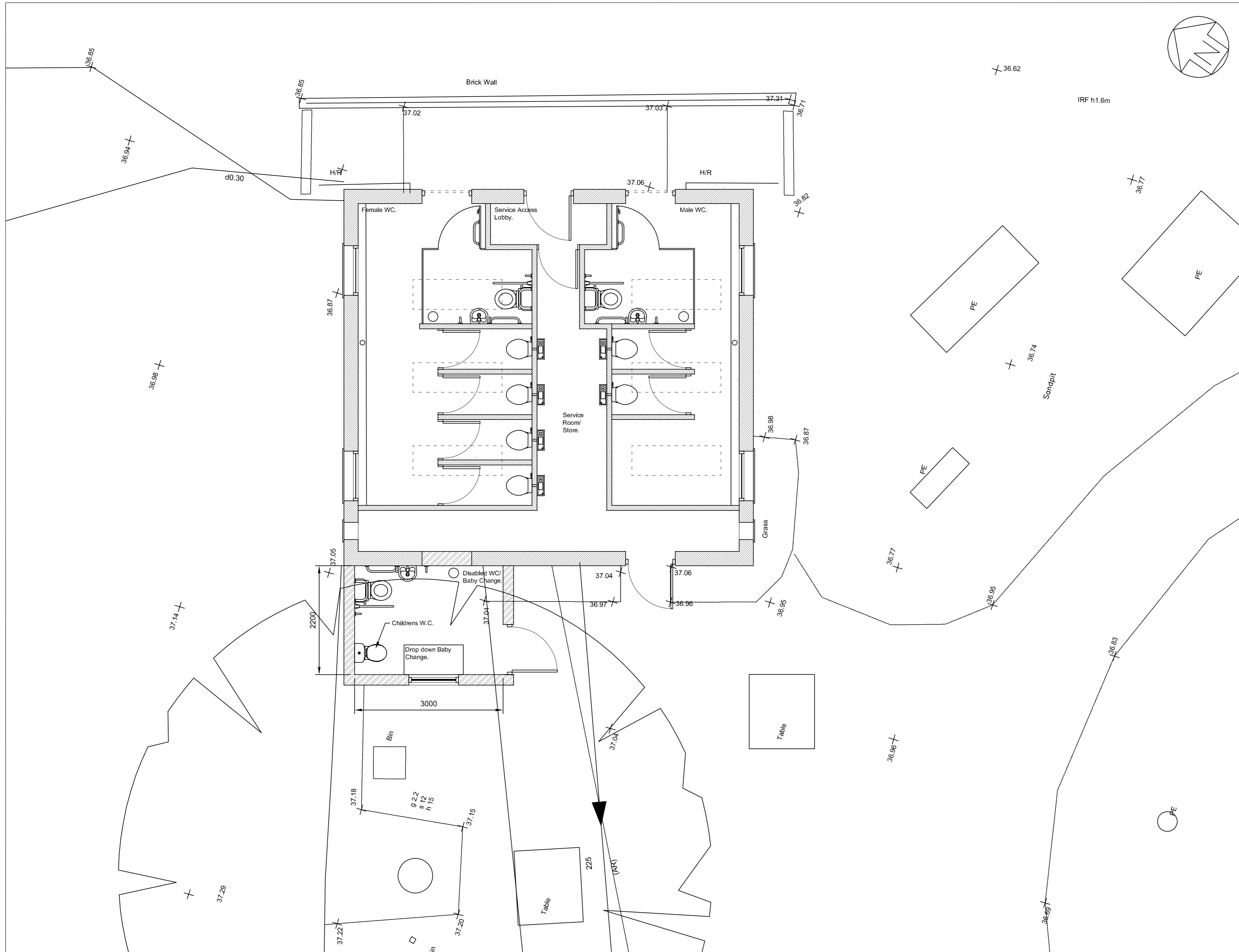
TITLE
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 Option 02**

CLIENT
City of London

DRAWN
CD

DATE 27/02/2017 **SCALE** 1:50 @ A2

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| REV | COMMENT | DATE |
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 Email sidcup@playleandpartners.co.uk

PROJECT
 Extension to Toilet Block,
 Queens Park, Kingswood
 Avenue, London, NW6 6SG

TITLE
 Proposed Layout - Option 03

CLIENT
 City of London

DRAWN
 CD

CHECKED
 [Signature]

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 06/03/2017

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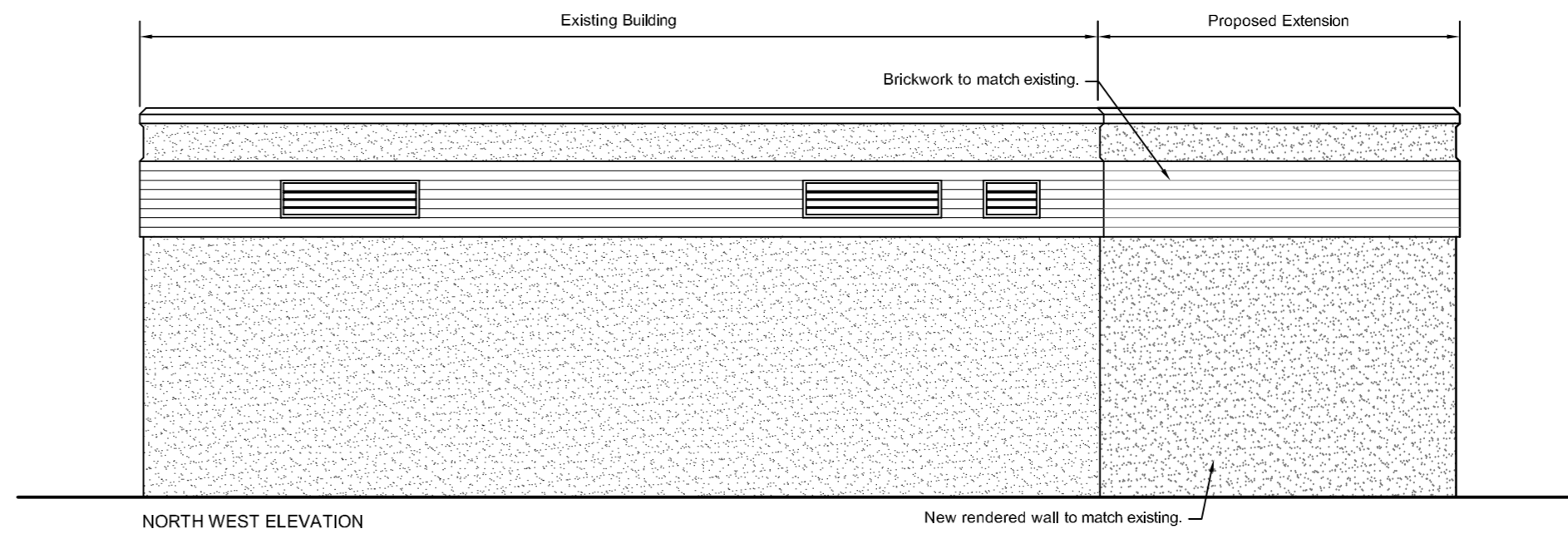
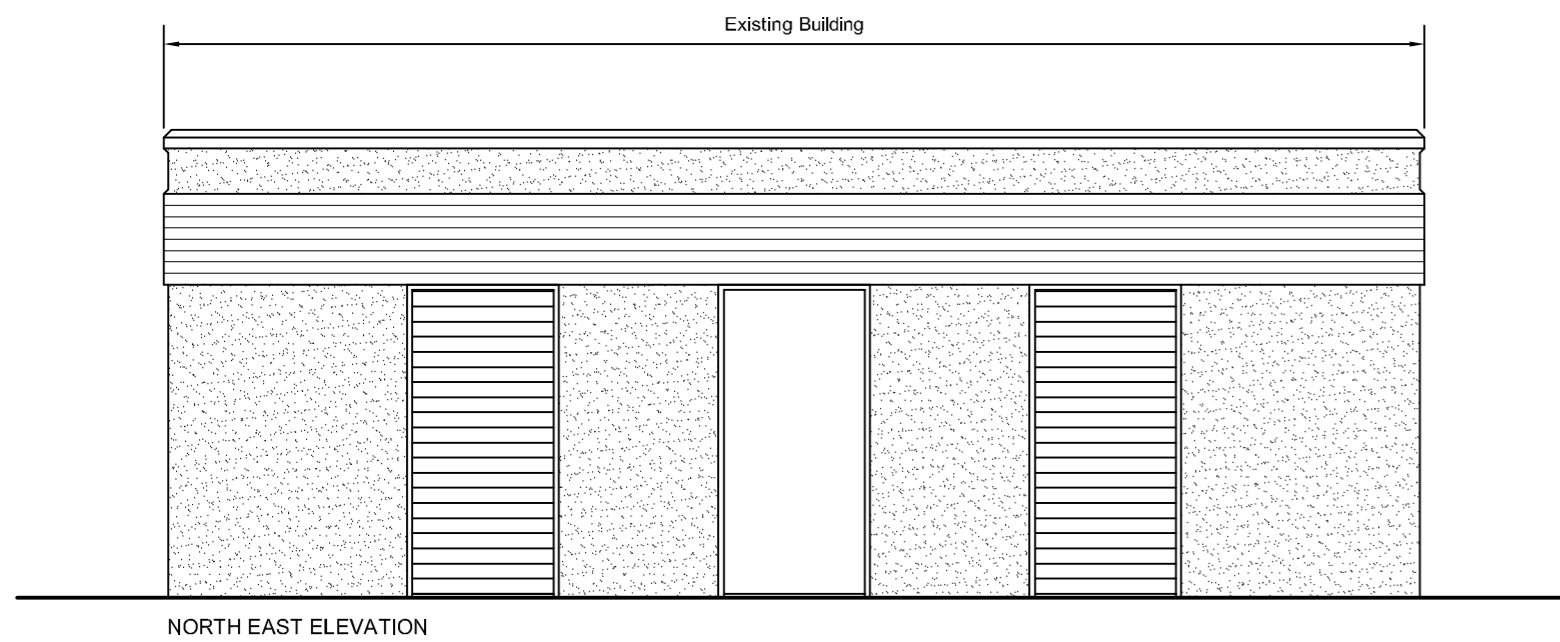
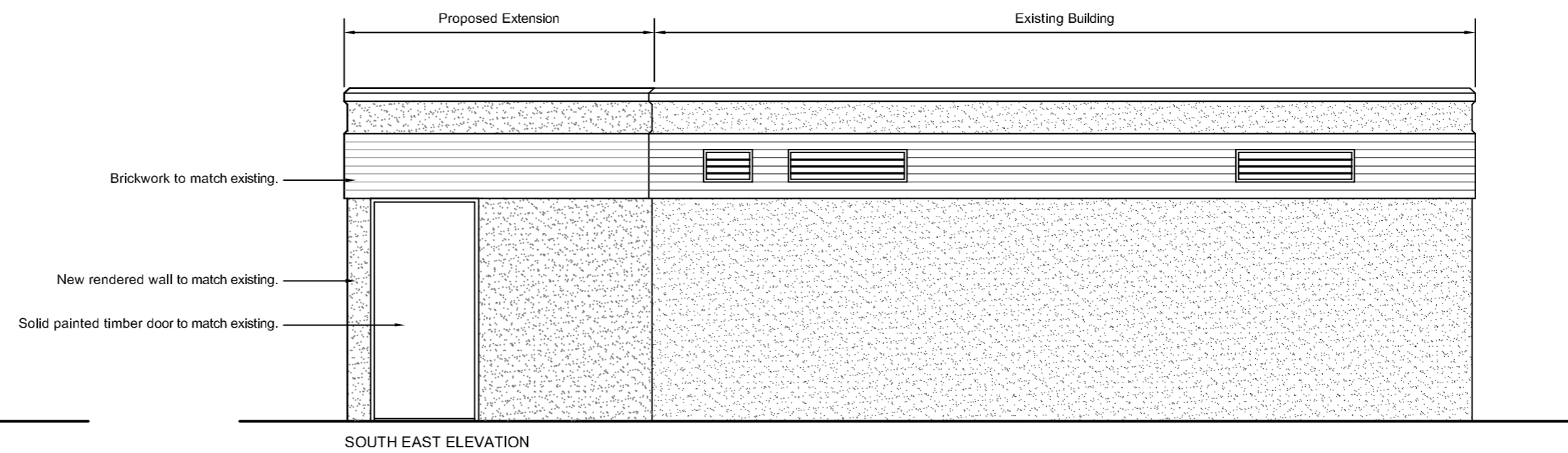
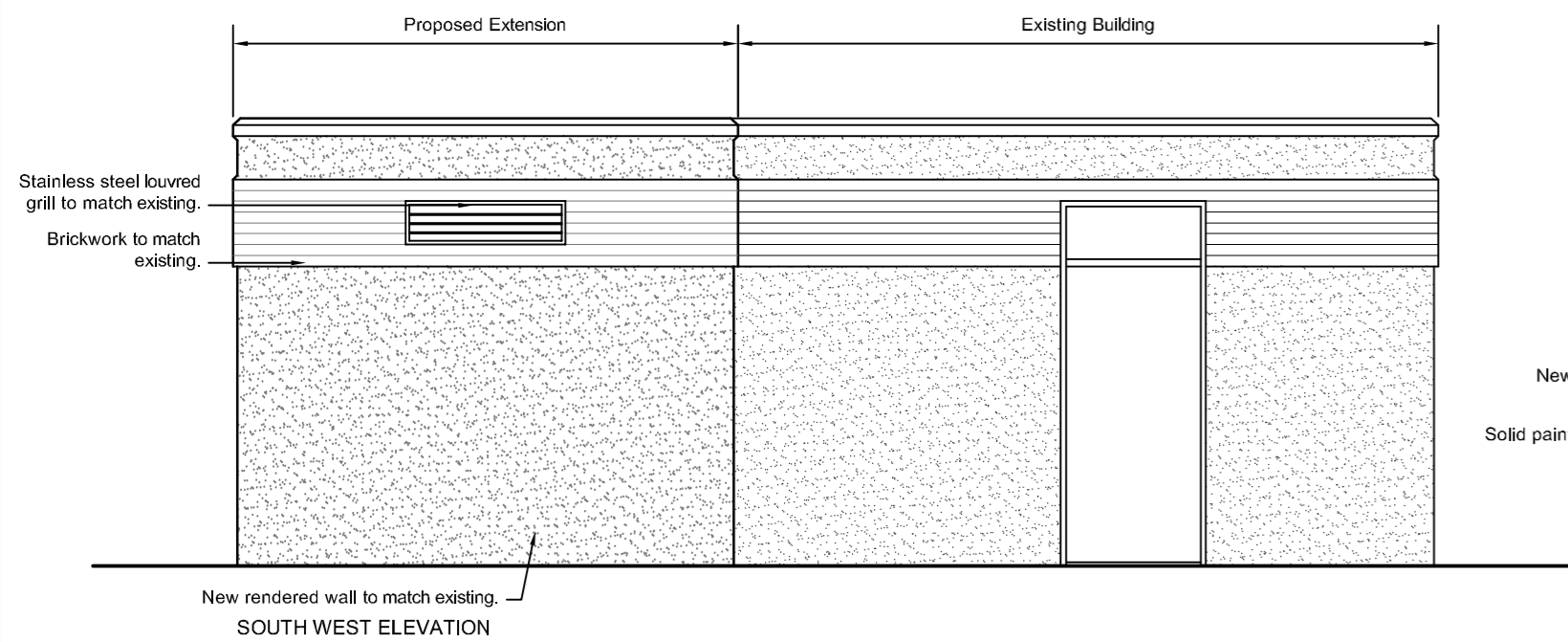
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PROJECT
 Extension to Toilet Block,
 Queens Park, Kingswood
 Avenue, London, NW6 6SG

TITLE
 Proposed Elevations -
 Option 03

CLIENT
 City of London

DRAWN
 CD

DATE
 06/03/2017

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 9000-ZZ-3203-S2

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APPENDIX B: COSTED OPTIONS

9000 - EXTENSION TO TOILET BLOCK, QUEENS PARK, KINGSWOOD AVENUE, LONDON, NW6 6SG

ORDER OF COST ESTIMATE - NRM 1 - STAGE 1 - GENERAL SUMMARY

Prepared for the City of London

Information

1. Drawings received on the 9 March 2017 via email.
2. BCIS rates and adjustment factors accessed on the 13 March 2017.

| Order of cost estimate | Option 1 | Option 2 | Option 3 |
|---|-----------------------|-------------------|-------------------|
| Building works | £17,400.00 | £13,950.00 | £20,300.00 |
| Structural works | | £7,500.00 | |
| External works | £2,500.00 | £2,500.00 | £2,500.00 |
| Sub-total of facilitating and building works | £19,900.00 | £23,950.00 | £22,800.00 |
| Main contractor's preliminaries at 20% | £3,980.00 | £4,790.00 | £4,560.00 |
| Sub-total of facilitating and building works (including main contractor's preliminaries) | £23,880.00 | £28,740.00 | £27,360.00 |
| Main contractor's overheads and profit at 8% | £1,910.40 | £2,299.20 | £2,188.80 |
| Total of building works cost | £25,790.40 | £31,039.20 | £29,548.80 |
| Project/design team fees | Excluded | Excluded | Excluded |
| Other development/project costs | Excluded | Excluded | Excluded |
| Base cost estimate | £25,790.40 | £31,039.20 | £29,548.80 |
| Risks | Excluded | Excluded | Excluded |
| Cost limit (excluding inflation) | £25,790.40 | £31,039.20 | £29,548.80 |
| Tender inflation | Included | Included | Included |
| Construction inflation | Included | Included | Included |
| Cost limit (excluding VAT assessment) | say £26,000.00 | £32,000.00 | £30,000.00 |
| VAT assessment | Excluded | Excluded | Excluded |

Notes

1. Prices have been kept at current tender pricing levels and therefore tender and construction inflation has been included to the end of 4Q 2017. The BCIS tender price index is forecasting a marginal decrease in costs towards the end of the year.

Assumptions

1. Tender to be sought in competitive single stage tender using traditional procurement with a lump sum contract.
2. Works undertaken in one contract with a duration of no longer than twelve weeks on site.
3. That the client will hold sufficient contingency allowances below the line separate to the contract.
4. The existing drainage has sufficient capacity to accommodate additional connections.

Exclusions

1. Price increases beyond 4Q 2017.
2. VAT assessment.
3. Project/design team fees.
4. Other development/project costs.
5. Surveys and investigations.
6. Works to install or upgrade existing incoming services.
7. Works to the existing fabric of the building other than where specified.
8. Works over and above the scope of work described for the rate per metre squared applied.
9. Works over and above the scope of work described for the rate per metre squared applied.
10. Works to remove contaminated soil and asbestos.

9000 - EXTENSION TO TOILET BLOCK, QUEENS PARK, KINGSWOOD AVENUE, LONDON, NW6 6SG

ORDER OF COST ESTIMATE - NRM 1 - STAGE 1 - OPTION 1

Prepared for the City of London

Information

1. Drawings received on the 9 March 2017 via email.
2. BCIS rates and adjustment factors accessed on the 13 March 2017.

| Order of cost estimate | Cost per metre squared | Gross internal floor area | Total |
|---|------------------------------|---------------------------------|-------------------|
| Building works | | | |
| Horizontal extension for public conveniences | 2,900.00 /m ² | 6 m ² | £17,400.00 |
| External works | | | £2,500.00 |
| Sub-total of facilitating and building works | | | £19,900.00 |
| Main contractor's preliminaries at 20% | | | £3,980.00 |
| Sub-total of facilitating and building works (including main contractor's preliminaries) | | | £23,880.00 |
| Main contractor's overheads and profit at 8% | | | £1,910.40 |
| Total of building works cost | | | £25,790.40 |
| Project/design team fees | | | Excluded |
| Other development/project costs | | | Excluded |
| Base cost estimate | | | £25,790.40 |
| Risks | | | Excluded |
| Cost limit (excluding inflation) | | | £25,790.40 |
| Tender inflation up to 4Q 2017 | | | Included |
| Construction inflation | | | Included |
| Cost limit (excluding VAT assessment) | say | | £26,000.00 |
| VAT assessment | | | Excluded |

Notes

1. Prices have been kept at current tender pricing levels and therefore tender and construction inflation has been included to the end of 4Q 2017. The BCIS tender price index is forecasting a marginal decrease in costs towards the end of the year.

Assumptions

1. Tender to be sought in competitive single stage tender using traditional procurement with a lump sum contract.
2. Works undertaken in one contract with a duration of no longer than twelve weeks on site.
3. That the client will hold sufficient contingency allowances below the line separate to the contract.
4. The existing drainage has sufficient capacity to accommodate additional connections.

Exclusions

1. Price increases beyond 4Q 2017.
2. VAT assessment.
3. Project/design team fees.
4. Other development/project costs.
5. Surveys and investigations.
6. Works to install or upgrade existing incoming services.
7. Works to the existing fabric of the building other than where specified.
8. Works over and above the scope of work described for the rate per metre squared applied.
9. Works over and above the scope of work described for the rate per metre squared applied.
10. Works to remove contaminated soil and asbestos.

9000 - EXTENSION TO TOILET BLOCK, QUEENS PARK, KINGSWOOD AVENUE, LONDON, NW6 6SG

ORDER OF COST ESTIMATE - NRM 1 - STAGE 1 - OPTION 2

Prepared for the City of London

Information

1. Drawings received on the 9 March 2017 via email.
2. BCIS rates and adjustment factors accessed on the 13 March 2017.

| Order of cost estimate | Cost per metre squared | Gross internal floor area | Total |
|---|------------------------------|---------------------------------|-------------------|
| Building works | | | |
| Horizontal extension for public conveniences | 2,900.00 /m ² | 3 m ² | £8,700.00 |
| Internal modelling works for public conveniences | 1,750.00 /m ² | 3 m ² | £5,250.00 |
| Structural works (over and above works included within rates above) | | | £7,500.00 |
| External works | | | £2,500.00 |
| Sub-total of facilitating and building works | | | £23,950.00 |
| Main contractor's preliminaries at 20% | | | £4,790.00 |
| Sub-total of facilitating and building works (including main contractor's preliminaries) | | | £28,740.00 |
| Main contractor's overheads and profit at 8% | | | £2,299.20 |
| Total of building works cost | | | £31,039.20 |
| Project/design team fees | | | Excluded |
| Other development/project costs | | | Excluded |
| Base cost estimate | | | £31,039.20 |
| Risks | | | Excluded |
| Cost limit (excluding inflation) | | | £31,039.20 |
| Tender inflation up to 4Q 2017 | | | Included |
| Construction inflation | | | Included |
| Cost limit (excluding VAT assessment) | say | | £32,000.00 |
| VAT assessment | | | Excluded |

Notes

1. Prices have been kept at current tender pricing levels and therefore tender and construction inflation has been included to the end of 4Q 2017. The BCIS tender price index is forecasting a marginal decrease in costs towards the end of the year.

Assumptions

1. Tender to be sought in competitive single stage tender using traditional procurement with a lump sum contract.
2. Works undertaken in one contract with a duration of no longer than twelve weeks on site.
3. That the client will hold sufficient contingency allowances below the line separate to the contract.
4. The existing drainage has sufficient capacity to accommodate additional connections.

Exclusions

1. Price increases beyond 4Q 2017.
2. VAT assessment.
3. Project/design team fees.
4. Other development/project costs.
5. Surveys and investigations.
6. Works to install or upgrade existing incoming services.
7. Works to the existing fabric of the building other than where specified.
8. Works over and above the scope of work described for the rate per metre squared applied.
9. Works over and above the scope of work described for the rate per metre squared applied.
10. Works to remove contaminated soil and asbestos.

9000 - EXTENSION TO TOILET BLOCK, QUEENS PARK, KINGSWOOD AVENUE, LONDON, NW6 6SG

ORDER OF COST ESTIMATE - NRM 1 - STAGE 1 - OPTION 3

Prepared for the City of London

Information

1. Drawings received on the 9 March 2017 via email.
2. BCIS rates and adjustment factors accessed on the 13 March 2017.

| Order of cost estimate | Cost per metre squared | Gross internal floor area | Total |
|---|------------------------------|---------------------------------|-------------------|
| Building works | | | |
| Horizontal extension for public conveniences | 2,900.00 /m ² | 7 m ² | £20,300.00 |
| External works | | | £2,500.00 |
| Sub-total of facilitating and building works | | | £22,800.00 |
| Main contractor's preliminaries at 20% | | | £4,560.00 |
| Sub-total of facilitating and building works (including main contractor's preliminaries) | | | £27,360.00 |
| Main contractor's overheads and profit at 8% | | | £2,188.80 |
| Total of building works cost | | | £29,548.80 |
| Project/design team fees | | | Excluded |
| Other development/project costs | | | Excluded |
| Base cost estimate | | | £29,548.80 |
| Risks | | | Excluded |
| Cost limit (excluding inflation) | | | £29,548.80 |
| Tender inflation up to 4Q 2017 | | | Included |
| Construction inflation | | | Included |
| Cost limit (excluding VAT assessment) | say | | £30,000.00 |
| VAT assessment | | | Excluded |

Notes

1. Prices have been kept at current tender pricing levels and therefore tender and construction inflation has been included to the end of 4Q 2017. The BCIS tender price index is forecasting a marginal decrease in costs towards the end of the year.

Assumptions

1. Tender to be sought in competitive single stage tender using traditional procurement with a lump sum contract.
2. Works undertaken in one contract with a duration of no longer than twelve weeks on site.
3. That the client will hold sufficient contingency allowances below the line separate to the contract.
4. The existing drainage has sufficient capacity to accommodate additional connections.

Exclusions

1. Price increases beyond 4Q 2017.
2. VAT assessment.
3. Project/design team fees.
4. Other development/project costs.
5. Surveys and investigations.
6. Works to install or upgrade existing incoming services.
7. Works to the existing fabric of the building other than where specified.
8. Works over and above the scope of work described for the rate per metre squared applied.
9. Works over and above the scope of work described for the rate per metre squared applied.
10. Works to remove contaminated soil and asbestos.

9000 - EXTENSION TO TOILET BLOCK, QUEENS PARK, KINGSWOOD AVENUE, LONDON, NW6 6SG

ORDER OF COST ESTIMATE - NRM 1 - STAGE 1 - RATE ADJUSTMENT

Prepared for the City of London

Information

1. Drawings received on the 9 March 2017 via email.
2. BCIS rates and adjustment factors accessed on the 13 March 2017.

Rate per metre squared for horizontal extension for public conveniences

| | | |
|--|-------------|--------------------------------|
| Initial rates for horizontal extension for public conveniences | | 2,146.00 /m ² |
| Location factor adjustment | 0.25 | 536.50 /m² |
| Location factor as at the UK mean location | 100 | |
| Location factor as at the City of Westminster | 125 | |
| Contract sum adjustment | 0.10 | 214.60 /m² |
| Contract sum factor as at mean contract Value of £2,200,000.00 | 100 | |
| Contract sum factor as at contract value of below £160,000.00 | 110 | |
| Rate per metre squared for horizontal extension for public conveniences | say | 2,900.00 /m² |

Rate per metre squared for conversion of existing structure for public conveniences

| | | |
|--|-------------|--------------------------------|
| Initial rates for remodelling works for public conveniences | | 1,287.60 /m ² |
| Location factor adjustment | 0.25 | 321.90 /m² |
| Location factor as at the UK mean location | 100 | |
| Location factor as at the City of Westminster | 125 | |
| Contract sum adjustment | 0.10 | 128.76 /m² |
| Contract sum factor as at mean contract Value of £2,200,000.00 | 100 | |
| Contract sum factor as at contract value of below £160,000.00 | 110 | |
| Rate per metre squared for conversion of existing structure for public conveniences | say | 1,750.00 /m² |

APPENDIX C: BRIEF

Queen's Park: Outline Design for Toilet Extension, Consultant Brief

Address: Queens Park, Kingswood Avenue, London, NW6 6SG

Building Surveyor: Marcus Odunlami - 020 8332 1744 or 07834 386 501

Aim

To investigate the feasibility of the construction of an extension, self-contained Unisex Wheelchair Accessible WC (Document M compliant) with baby-changing facilities, onto the existing toilet block building in the children's play area at Queens Park.



Consultant Scope

To provide an Outline Design for the construction described above, complete with measured floor plans, layout drawings and projections of all fees and costs associated with the construction.

The Outline Design shall include, but not be limited to:

- Measured Floor Plans including locations of all sanitary ware and Doc M furniture
- Plan of Connections to Existing Services (waste, roof drainage, ventilation, etc.)
- New Elevation Plans of extension and toilet block
- Outline Specification of Works for the construction including all materials, plant, contractor welfare provisions, etc.
- Outline of stages of preparation and construction, and allocated timescales for completion



- Estimate of all associated costs of construction and administration (including professional fees, planning permission, etc.)
- Descriptions of further investigation required and estimate of the associated costs (excavation, foundation design, etc.)
- Identification of statutory approvals required

Methodology

All investigation will be non-destructive. The Consultant shall complete the Outline Design in consultation with Building Surveyor Marcus Odunlami, to ensure the design incorporates considerations & preferences of the Site's operational Staff and Users.

The Client's preference is for internal decoration finish materials to match Queens Park Café Toilet (Disable Access). This includes Altro Wall Cladding (from skirting to 2.2m above ground level approx.), upper wall and ceiling painted and Altro Walkway flooring. (See photo appended for reference)

The Site

Queen's Park is a 12 hectare park managed by the City of London and has been open to the public since 1887. Queen's Park lies within the London Borough of Brent and the park and the surrounding streets are in a Conservation Area

Location

Queens Park, Kingswood Avenue, London, NW6 6SG, Children's Play Area toilet as marked out on the map appended

Preferred location of the extension is onto the West facing side (facing Milman Road) of the existing toilet block, on the corner within the play area railing (See photo above and prospective plan appended)

Timescale

Submission of Quote: 14/02/17

Project Start: 20/02/17

Submission of Provisional floor plan, elevations and connections for Client comments:
10/03/17

Submission of Final Design Scope and Report: 24/03/17

Visiting Site

Site Opening Hours: 7am – 4:45pm

Although the Site is open to the public, the Consultant is required to confirm all visits with Site Contacts to arrange access for inspections:

Richard Gentry on 07768 808 426/ 0208 340 5260 or

Mick Geurin on 07879 668 525/ 020 8969 5661

All queries regarding this project are to be directed to Building Surveyor **Marcus Odunlami** (07834 386 501)

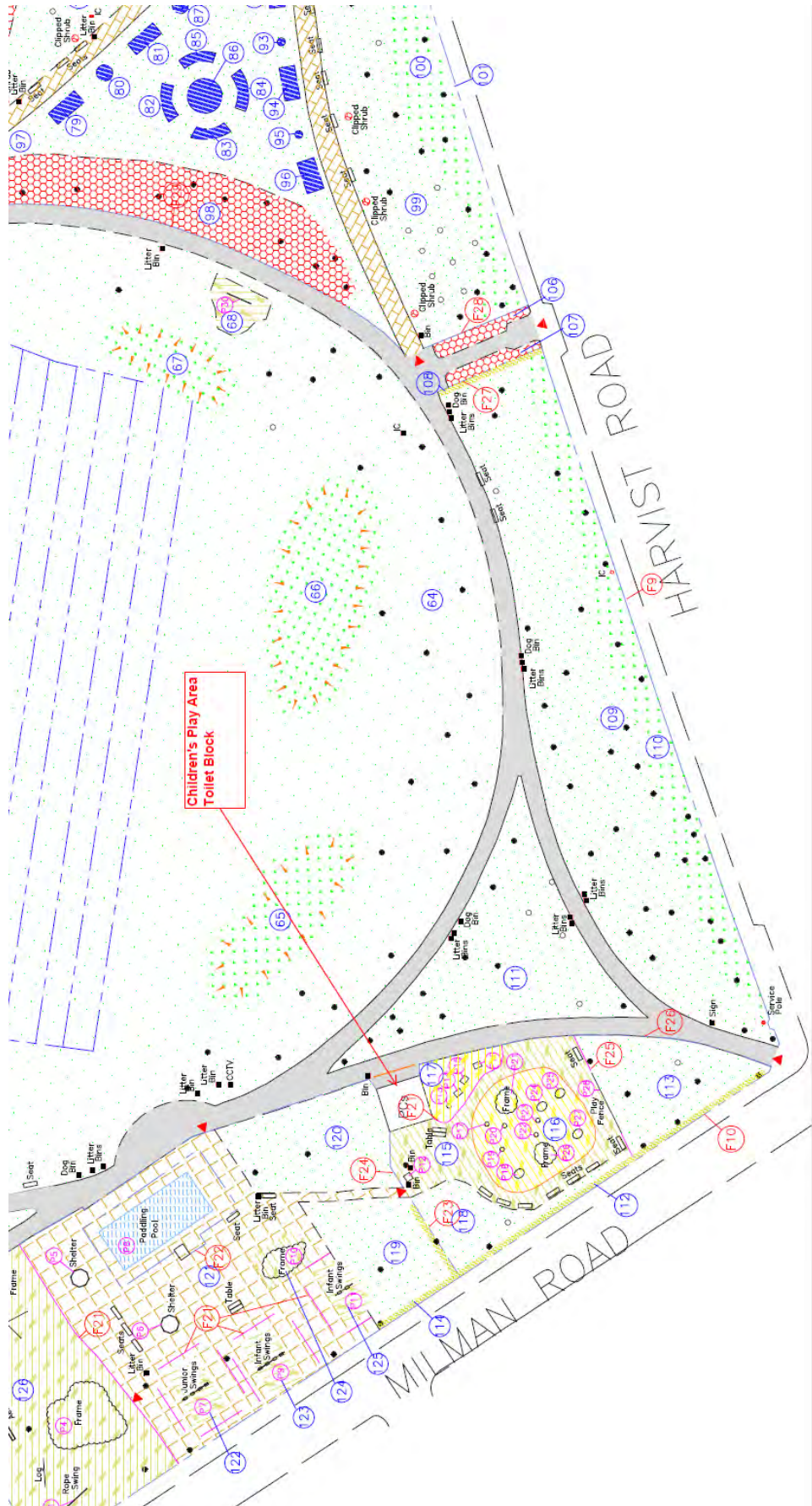
Café Toilet (Disabled Access) Internal Finish Materials



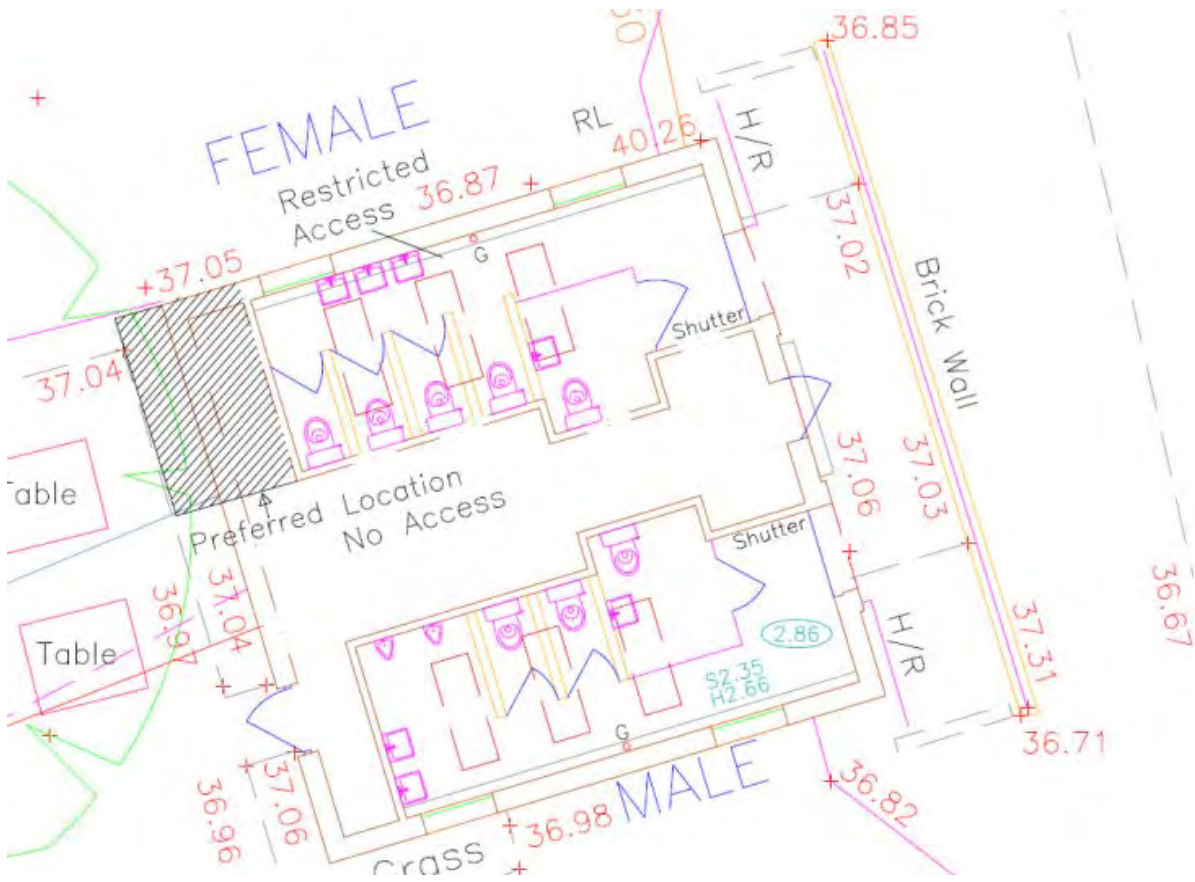
Queens Park Location Plan

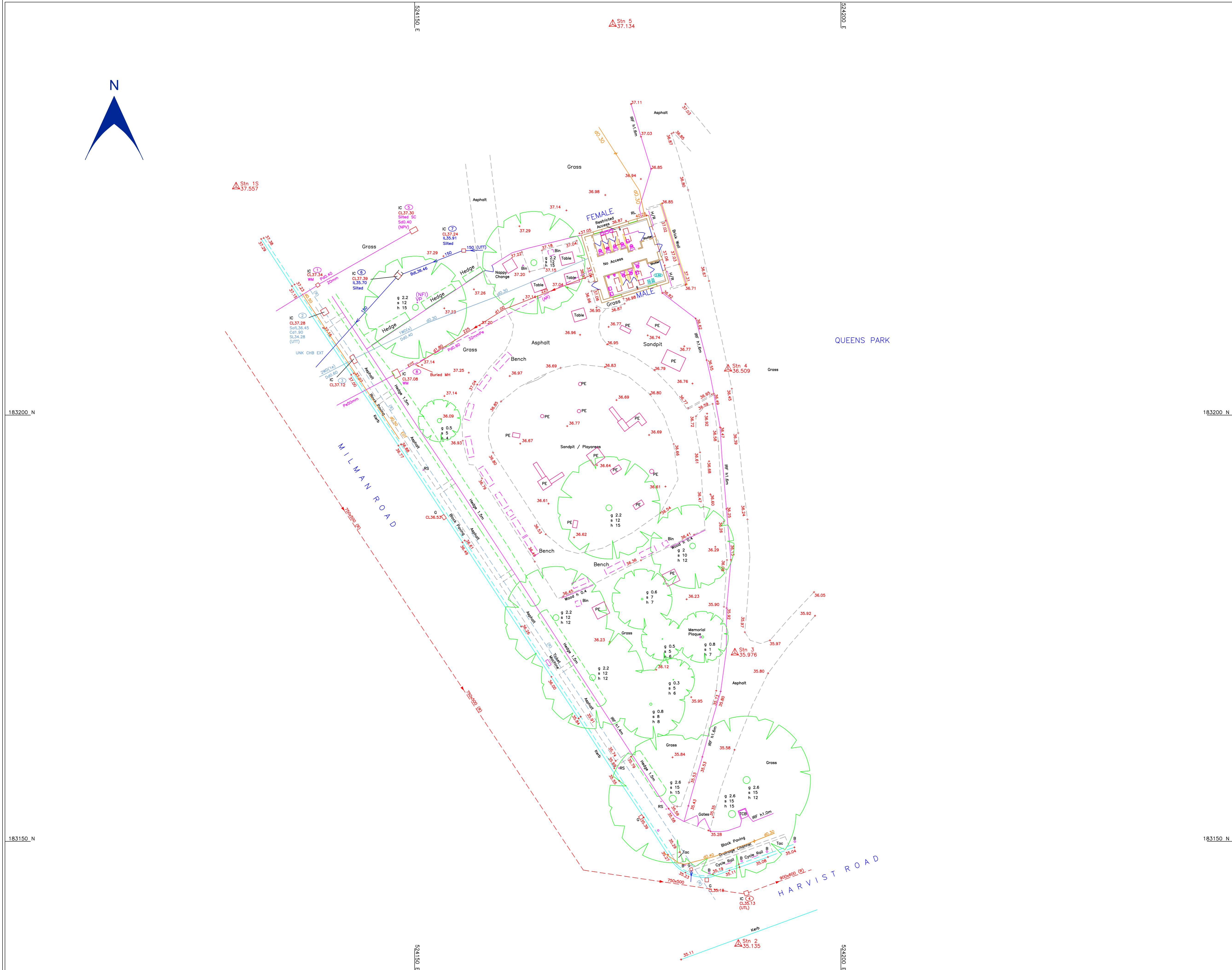
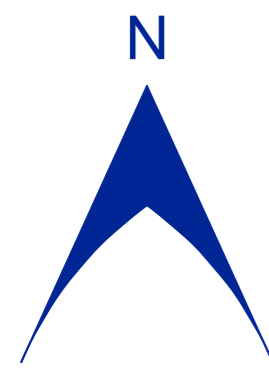


Queens Park Location Plan (Children's Play Area Toilet Block)



Queens park Preferred Location of Extension (WC)

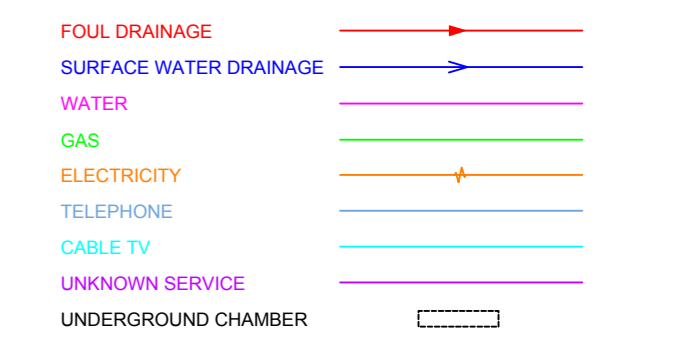




STANDARD ABBREVIATIONS

| | | | |
|------|-----------------------------|------|--------------------------------|
| A/C | Air Conditioner | LP | Letter Post |
| ATM | Automated Telling Machine | LP | Lamp Post |
| B | Ballard | Max | Maximum |
| BB | Bottle Beacon | MB | Mailbox |
| BH | Borehole | MH | Manhole |
| Br | Brick | Mn | Minimum |
| B/S | Brick Sills | Mk | Marker |
| BRW | Brick Retaining Wall | NB | Notice Board |
| BS | Box Stop | NE | Name Plate |
| BT | Brick Telecom | OF | Open Boarded Fence |
| BW | Brick Wall | OH | Overhead |
| BWF | Buried Wire Fence | OSBM | Ordinance Survey Bench Mark |
| CBF | Cable Boarded Fence | P | Post |
| CCTV | Closed Circuit Television | PB | Plaster Board |
| CCF | Corrugated Iron Fence | PE | Programmed Equipment |
| CL | Cover Level | PL | Plaster Light |
| CLF | Chain Link Fence | PM | Painting Meter |
| Col | Column | PPF | Post and Rail Fence |
| Conc | Concrete | PS | Painting Stone |
| COV | Cable on Wall | PWF | Post and Wire Fence |
| CPS | Concrete Paving Stone | RE | Roadway Eye |
| CTV | Cable Television IC | RD | Road Gully |
| o | depth | RS | Road Sign |
| DC | Dust Cover | RSJ | Roofed Steel Joist |
| DH | Duct Height | RWF | Rain Water Pipe |
| DP | Down Pipe | s | sprawl |
| D/C | Drainage Channel | SB | Sign Board |
| EIC | Electrical Inspection Cover | SBM | Site Bench Mark |
| EB | Electrical Junction Box | SC | Stop Cock |
| EP | Electricity Pole | SF | Security Fence |
| ER | Earthing Rod | SHB | Shrub Bed |
| ESG | Electrical Switchgear | SL | Strip Level |
| FB | Flower Bed | SO | Stone Outlet |
| FH | Fire Hydrant | SP | Sign Post |
| FL | Floor Level | SV | Stop Valve |
| FR | Floodlight | T | Telephone |
| g | girth | Tac | Tastle Paving |
| G | Gully | TBM | Temporary Bench Mark |
| GC | Gas Cook | TCB | Telephone Call Box |
| GM | Gas Meter | TCP | Traffic Control Post |
| GP | Gas Post | TIC | Telephone Inspection Cover |
| GV | Gas Valve | TJB | Telephone Junction Box |
| h | height | TL | Traffic Light |
| HR | Harbour | TLCB | Traffic Light Control Box |
| IB | Illuminated Board | TLC | Traffic Light Inspection Cover |
| IC | Inspection Cover | TP | Telephone Pole |
| I | Invert Level | Typ | Typical |
| I | Invert | V | Vent |
| IRS | Illuminated Road Sign | VP | Vert Pipe |
| JB | Junction Box | W | Window |
| KD | Keft Outlet | WM | Water Meter |
| L | Light | WV | Water Valve |
| RL | Roof Level | | |

SERVICE LEGEND



Electro-detection techniques have been used in the location of underground services. The results are not infallible and trial excavations must be carried out to confirm service identification, position and particularly depths. Although all reasonable effort has been made in searching available record drawings the completeness of the underground services information cannot be guaranteed.

Unless otherwise stated, drainage pipes are 100mm diameter.

Due to the inherent instability of paper materials, drawings plotted on paper may be stretched and distorted - dimensions scaled from paper plots should therefore be treated with caution.

This drawing has been produced for the purpose of the original commissioning agent. Plowman Craven Limited will accept no responsibility for details that are subsequently found to be the consequence of undisclosed facts or that were obscured from view at the time of survey or that have been altered since the survey.

See www.plowmancraven.co.uk for full terms and conditions of contract.

ISSUES & REVISIONS

| Issue | Details | By | Date |
|-------|----------------|----|------------|
| A | Original Issue | PW | 07/10/2016 |
| | | | |
| | | | |

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table. All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations. The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations. Toilet plans have been drawn from measurements taken on site with areas that were unable to be accessed infilled with detail from drawing no C10/GE/QP/E1. Benches and bins which are not fixed to the ground have been shown in a dashed linestyle. All quoted dimensions are in metres. Drawing units are metres.

CLIENT
City Of London
Guildhall
PO Box 270
London
EC2P 2EJ

PROJECT TITLE
Queens Park
NW6, London
Site Survey - Playground
PRESENTATION SCALE **1:200 @ A1**
DATE OF ORIGINAL SURVEY **30 Sept 2016**
PC PROJECT No. **36694** CHECKED **DGR**
DRAWING No. **ISSUE**
36694T-01 **A**

Plowman Craven
Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpending
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
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Existing WC building from the Playground



Existing WC building



Internal View: Existing WC building



Internal View: Existing WC building



Queen's Park Cafe WC's



Queen's Park Cafe WC's

APPENDIX D: PHOTOGRAPHS