



morgan architectural designs

13 crossfield road, princes risborough, hp27 0hh

01844 347631

morganarchitecturaldesigns@gmail.com

### 39 High Street, Princes Risborough, HP27 0TT

Under The Construction (Design and Management) Regulation 2015 the Health and Safety duties on site will be the contractors responsibility and no longer the clients.

The client will need to make all involved with the project and the contractor aware of any known health and safety issues on your property. For example asbestos, unsafe walls, floors, roofs, glazing etc.

Please see below Morgan Architectural Designs Design Risk Assessment.

#### DESIGN RISK ASSESSMENT

HAZARD OVER AND ABOVE STANDARD CONSTRUCTION RISK	ACTIONS TO MITIGATE RISK
Working in a high street location	Contractor to have procedure for site deliveries and movement of machinery in place. Contractor to manage the risk of safety to the general public.
Working at height on existing building	Contractor to have procedure in place to work at high level on an existing structure with no current infrastructre for safe working practice
Demolition of existing walls throughout the property which may or may not be structural	Contractor to investigate all walls before demolition and to support any existing structure to minimise damage and risk of collapse or falling objects onto work opratives.
Unknown risk of unsafe structure within the roof void	Contractor to have a procedure to carefully investigate the roof void to make sure it is safe prior to works starting
Asbestos	An Asbestos survey will be issued prior to commencement of work on site. This report is to be read by the contractors and all necessary precautions taken by the contractor.

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**39 High Street, Princes Risborough, HP27 0TT**

**Tender Information**

## **Personnel**

### Client:

Princes Risborough Town Council  
The Princes Centre  
Clifford Road  
Princes Risborough  
Bucks  
HP27 0DP

### Architects:

Morgan Architectural Designs  
13 Crossfield Road  
Princes Risborough  
HP27 0HH  
Email: [morganarchitecturaldesigns@gmail.com](mailto:morganarchitecturaldesigns@gmail.com)  
Phone: 01844 347631

### Structural Engineers:

Cox Clifford Partnership  
11 Place Farm House  
Place Farm Way  
Monks Risborough  
HP27 9JQ

## **Tender Information**

The tender is to be based on the following documents:

HSPR 01

HSPR 02A

HSPR 03B

HSPR 04C

HSPR 05B

HSPR 06B

39 High Street Health and Safety Document

ANY DISCREPANCIES BETWEEN DOCUMENTS ARE TO BE REPORTED TO MORGAN ARCHITECTURAL DESIGNS.

ALL TECHNICAL QUERIES TO BE SENT TO MORGAN ARCHITECTURAL DESIGNS.

## **Tender Returns**

The tenders are to be sent to the address below in a sealed envelope clearly marked on the front of the envelope with '39 HIGH STREET TENDER RETURN'.

Princes Risborough Town Council  
The Princes Centre  
Clifford Road  
Princes Risborough  
Bucks  
HP27 0DP

**The tenders must be at the above address no later than 15:00 on Monday 23<sup>rd</sup> March 2020. Any tenders received after this time will not be considered.**

**Tender prices will include everything shown on the drawings along with everything necessary to complete the works shown on the drawings unless otherwise stated. All omissions, qualifications and provisions sums should be noted in the tender returns.**

All tenders to be broken down into the following sections other internal fit out and decoration is not part of these works:

Duration of the works.

1. Structural work to create new stair opening and close existing openings
2. New internal two storey metal stairs
3. New light weight steel structure over the internal stairs
4. New external fire escape stairs from roof terrace to first floor external escape stairs
5. Canopy over escape stairs
6. Glass balustrading
7. Metal posts and fence panels to the rear of the terrace
8. Composite decking to roof terrace
9. Timber pergola with clear Perspex roof panels on top
10. New fire resistant windows to WC and kitchen on the rear of the property
11. Preliminaries

## **Contract**

### **JCT MINOR WORKS – CONTRACT PARTICULARS**

#### ***The Employer***

Princes Risborough Town Council  
The Princes Centre  
Clifford Road  
Princes Risborough  
Bucks  
HP27 0DP

#### ***The Contractor***

To be confirmed

#### ***Works to be Carried out***

Creation of a new roof terrace with new stair way through the building and new escape stairs.  
As noted on the information listed under 'Tender Information' in this tender package.

#### ***Contract Sum***

To be confirmed

#### ***Contract Administrator***

Morgan Architectural Designs Ltd  
13 Crossfield Road  
Princes Risborough  
HP27 0HH

#### ***Base Date*** (when tender drawings were issued)

28<sup>th</sup> February 2020

The employer at the base date was not a contractor

Notification and negotiation of disputes for paragraph 6 does not apply.

Arbitration for article 7 and schedule 1 does apply.

CDM planning period ending on the date for commencement of the works

***Date for Commencement of the works***

To be confirmed

***Date for Completion***

Contractor to advise.

***Liquidated Damages***

At the rate of £500 per week

***Rectification Period***

12 Months

Percentage of the total value of work to be paid during the works – 95%

Percentage of the total amount to be paid to the contractor upon completion – 97.5%

Supply of documentation for computation of amount to be finally certified – 3 months

Contribution, levy and tax changes – Schedule 2 does not apply

***Contractors Insurance***

A copy of the contractors insurance is to be provided to the contract administrator.

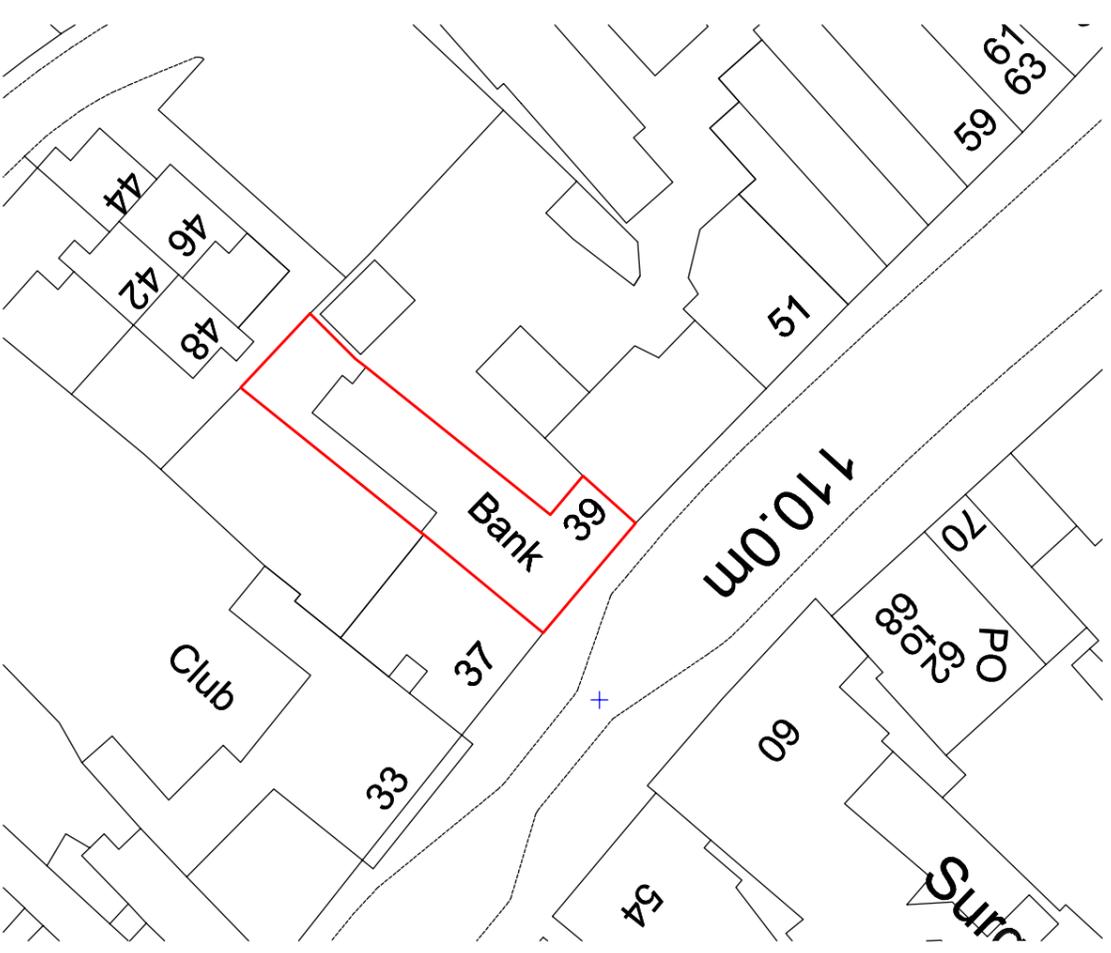
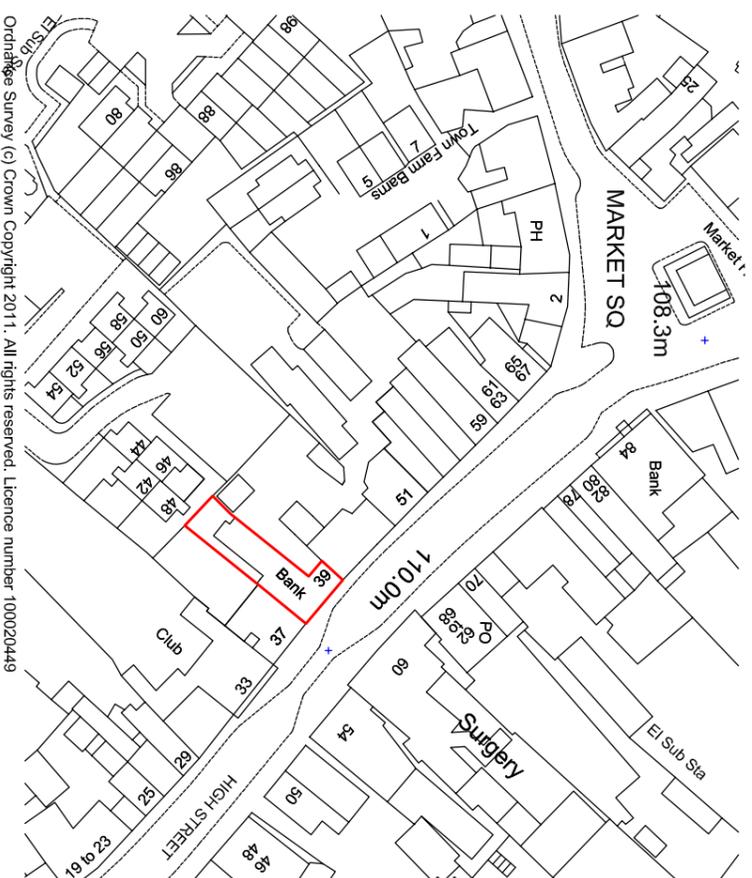
***Insurance of the works***

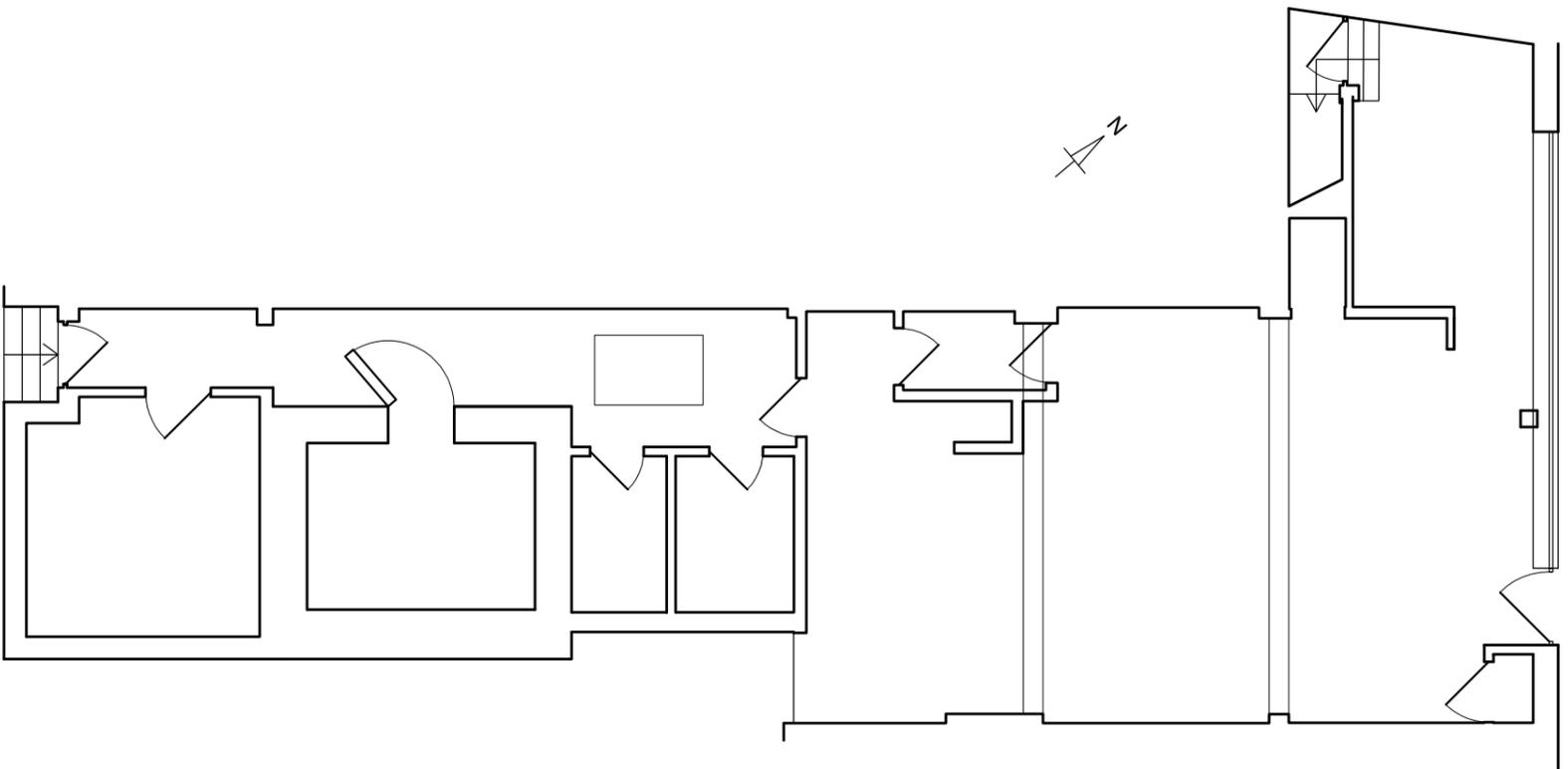
Clause 5.4A and 5.4C applies. Clause 5.4B does not apply.

Contractor is to hold an all risks policy for the building works. The employer will hold buildings insurance for the rest of the building not part of the construction site.

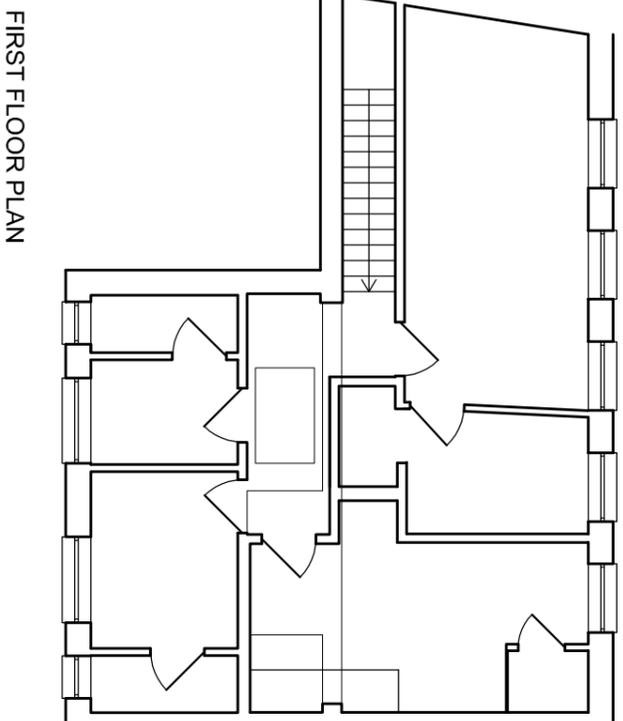
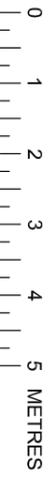
Percentage to cover professional fees is 15%.

The Adjudicator will be the Chartered Institute of Arbitrators.

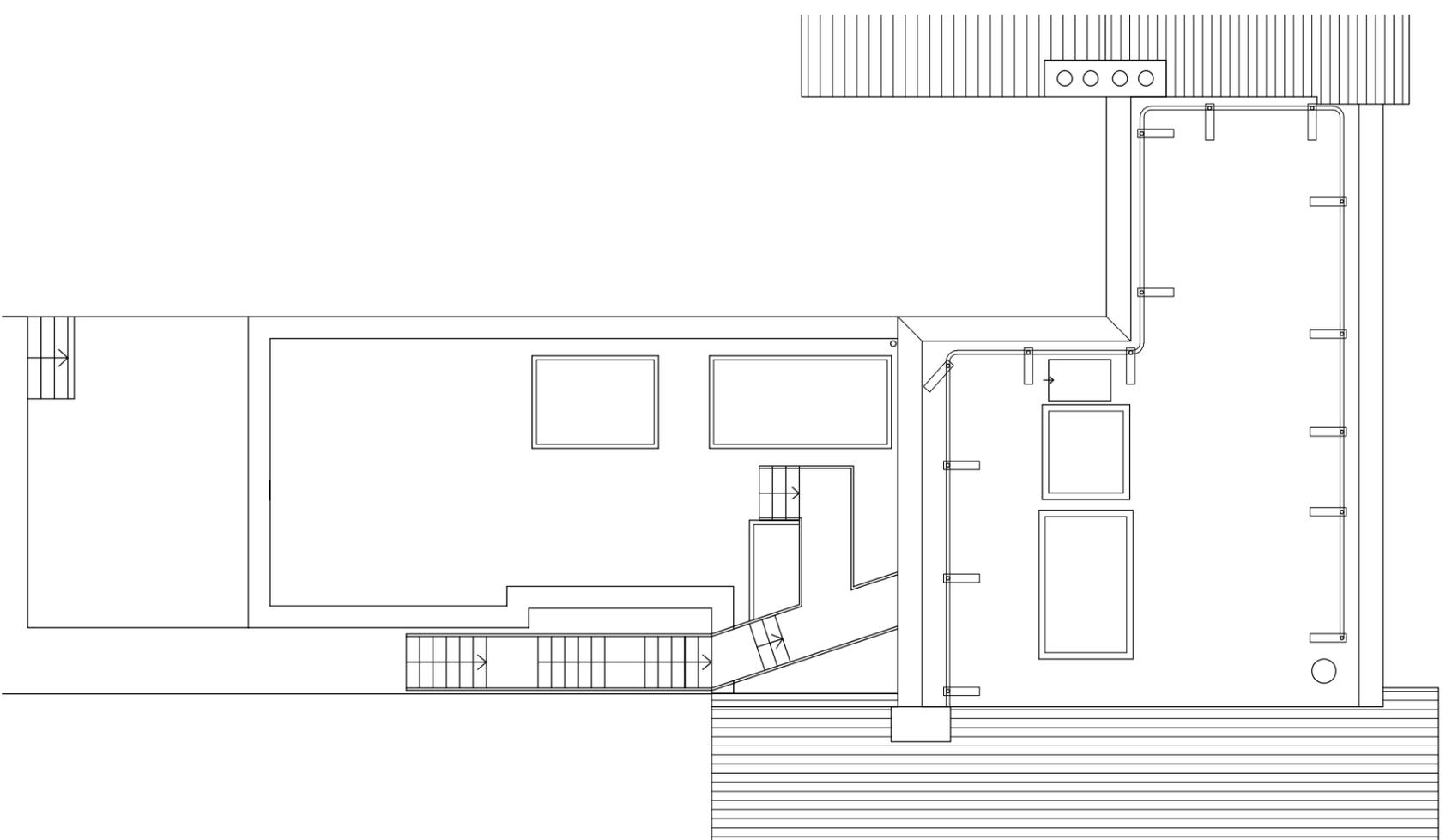




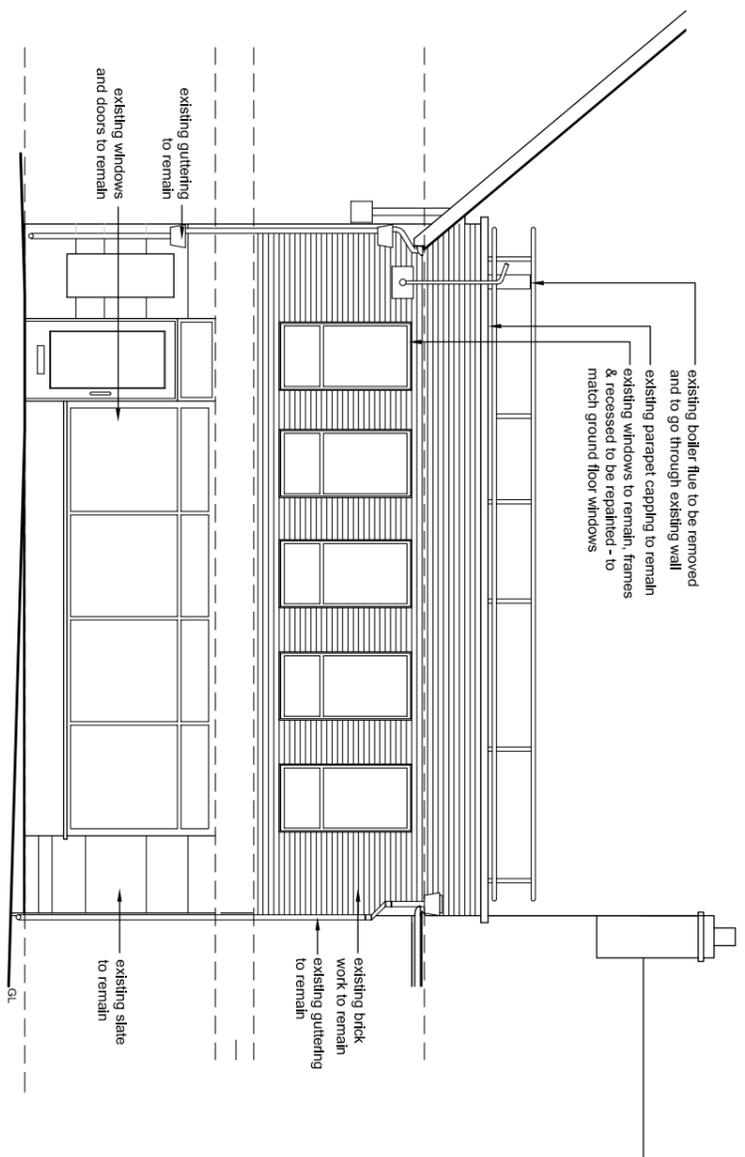
GROUND FLOOR PLAN



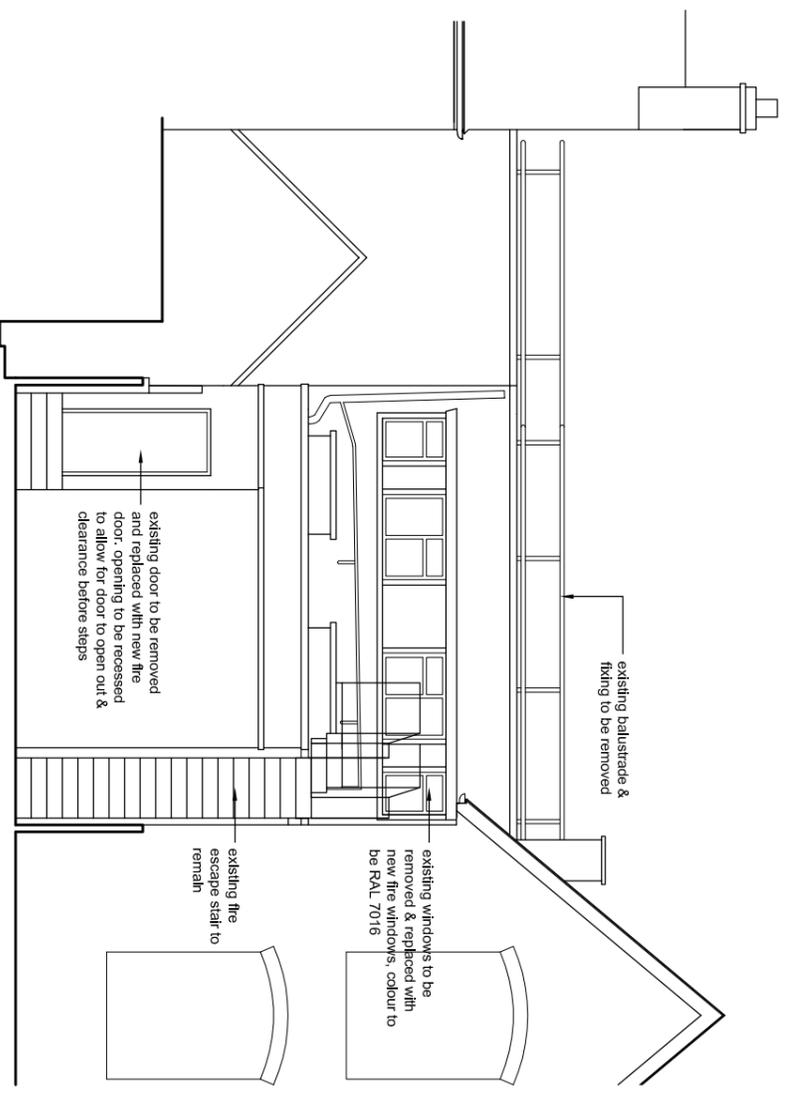
FIRST FLOOR PLAN



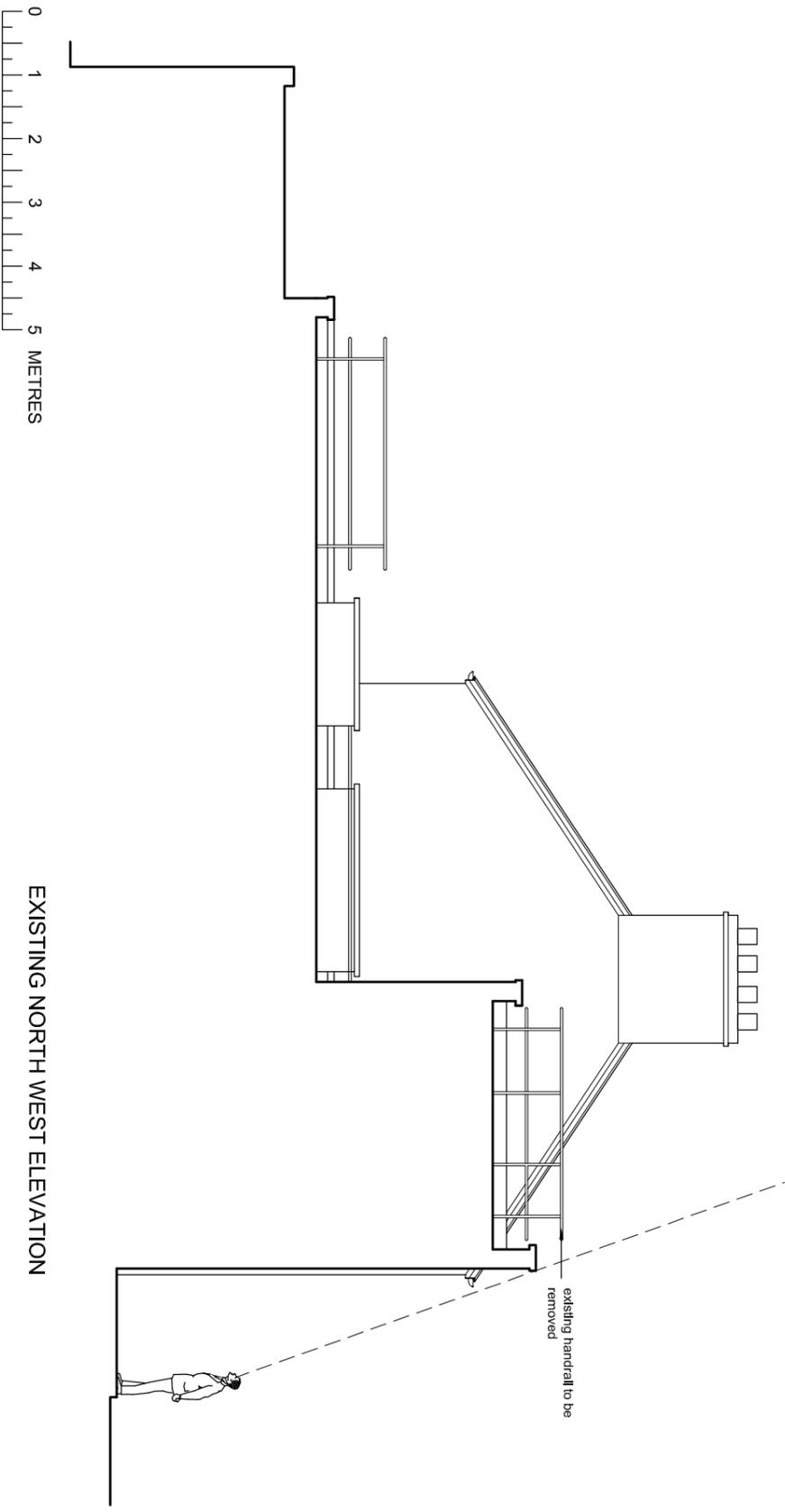
ROOF PLAN



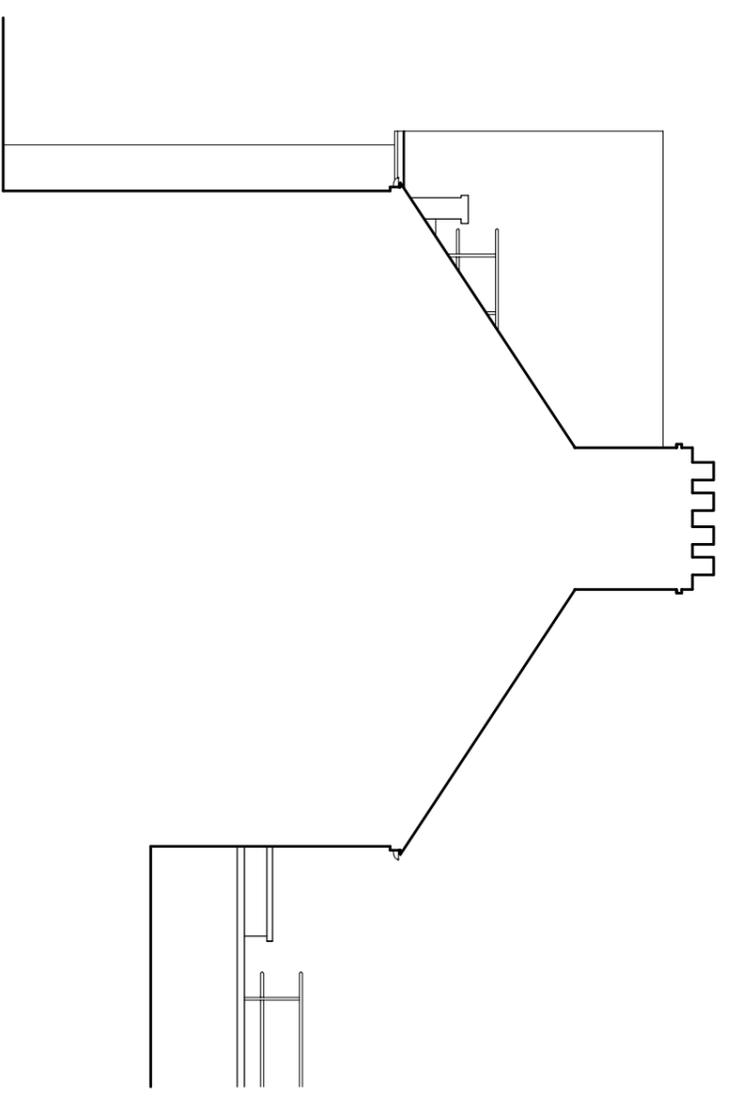
EXISTING NORTH EAST ELEVATION



EXISTING SOUTH WEST ELEVATION



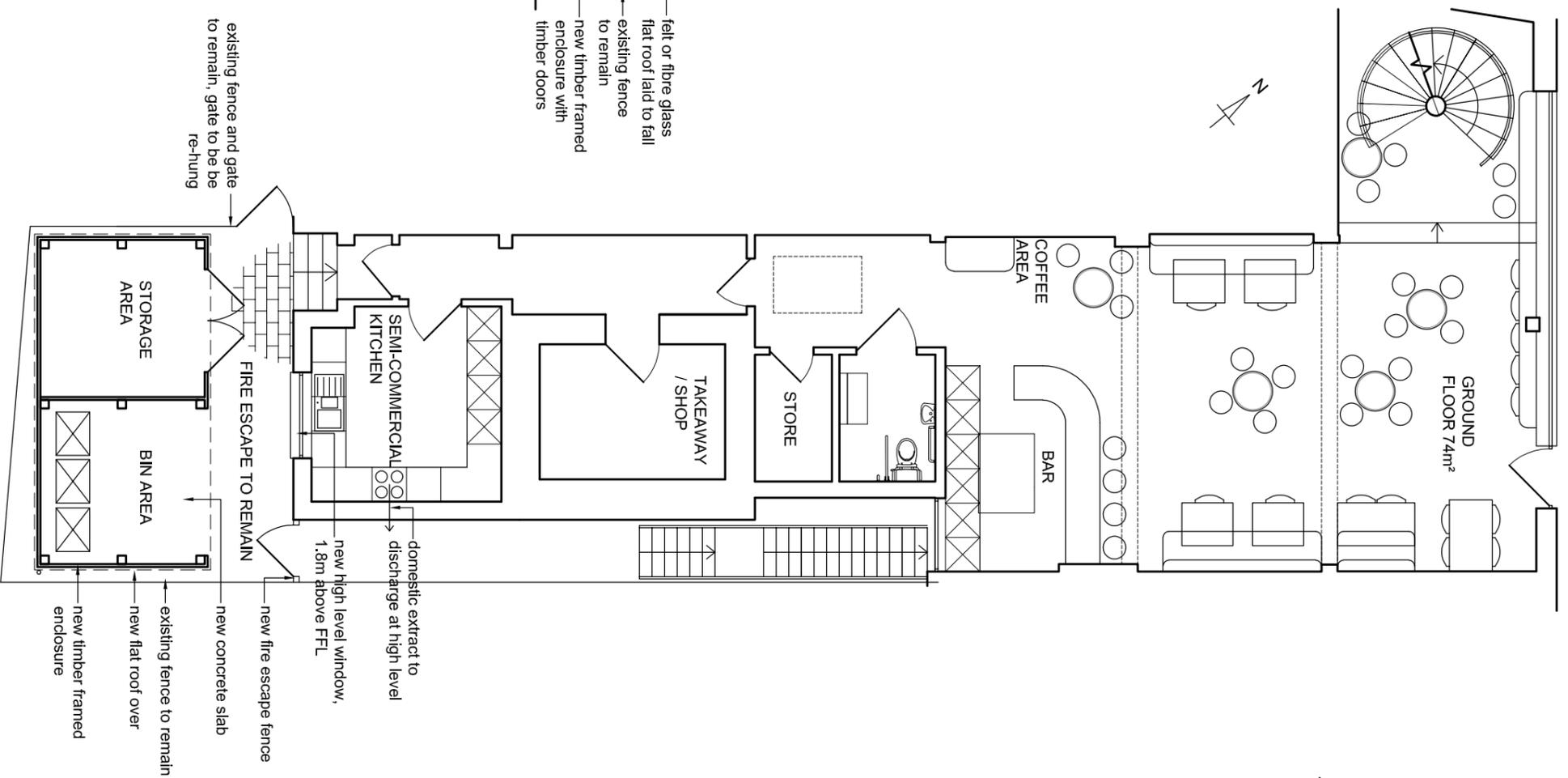
EXISTING NORTH WEST ELEVATION



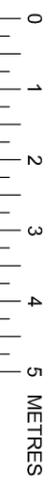
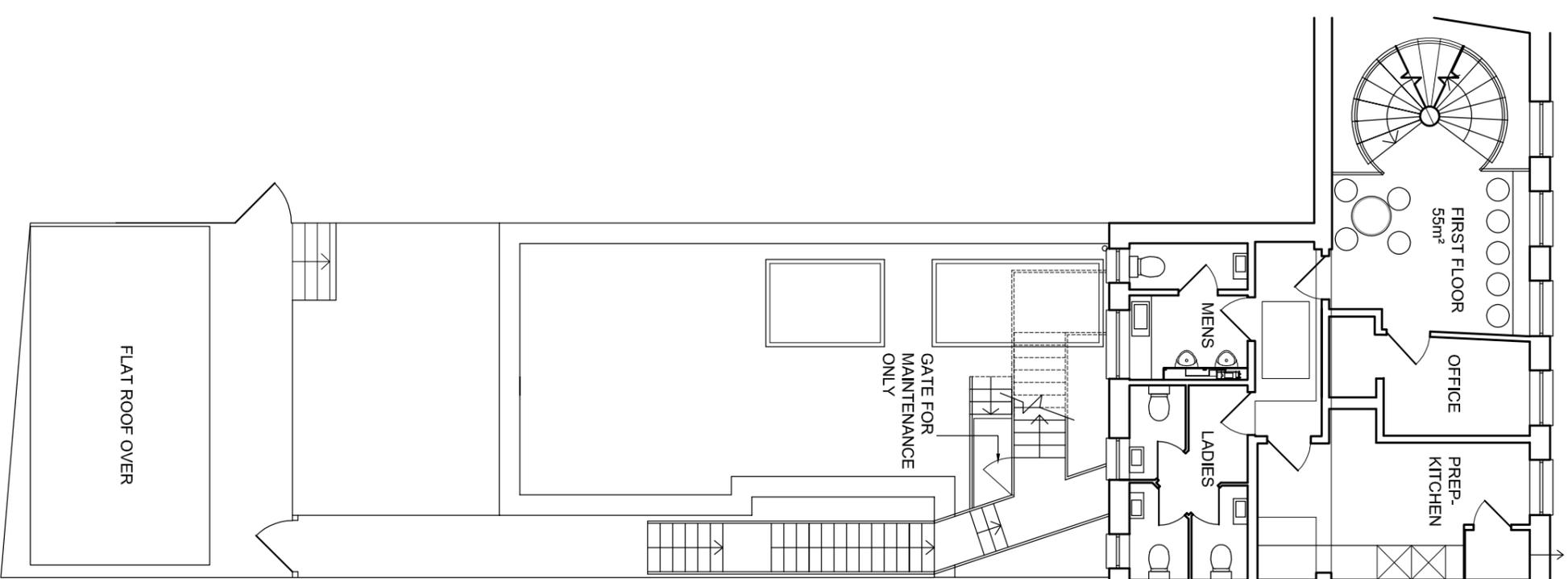
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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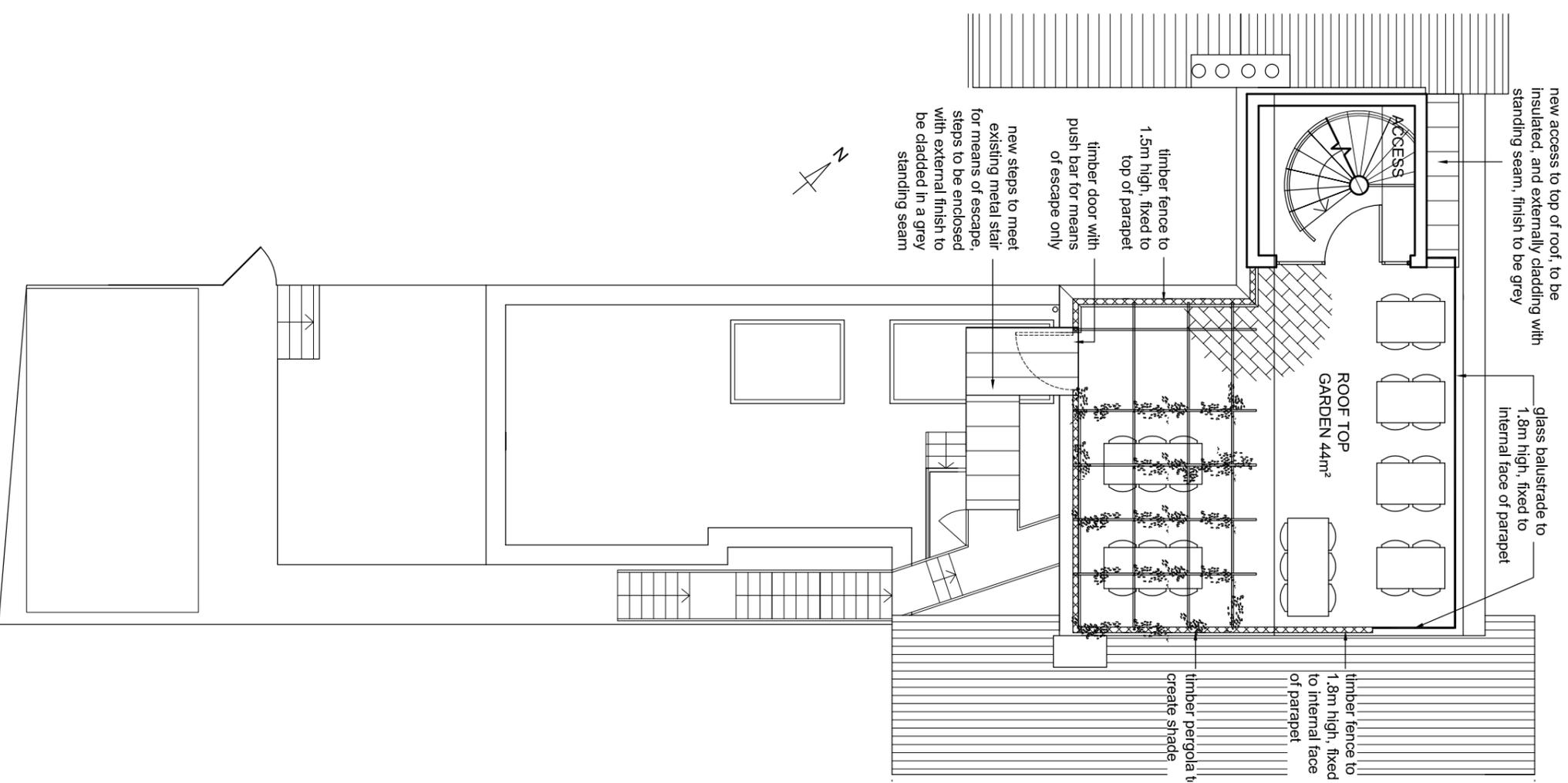
Project: 39 High Street, Princes Risborough

Dwg Name | Scale | Size

Proposed Floor Plans | 1:100 | A3

Dwg No: **HSPR/04C**

# ROOF PLAN



new access to top of roof, to be insulated, and externally cladding with standing seam, finish to be grey

glass balustrade to 1.8m high, fixed to internal face of parapet

ROOF TOP GARDEN 44m²

timber fence to 1.8m high, fixed to internal face of parapet

timber pergola to create shade

timber fence to 1.5m high, fixed to top of parapet

timber door with push bar for means of escape only

new steps to meet existing metal stair for means of escape, steps to be enclosed with external finish to be cladded in a grey standing seam

0 1 2 3 4 5 METRES

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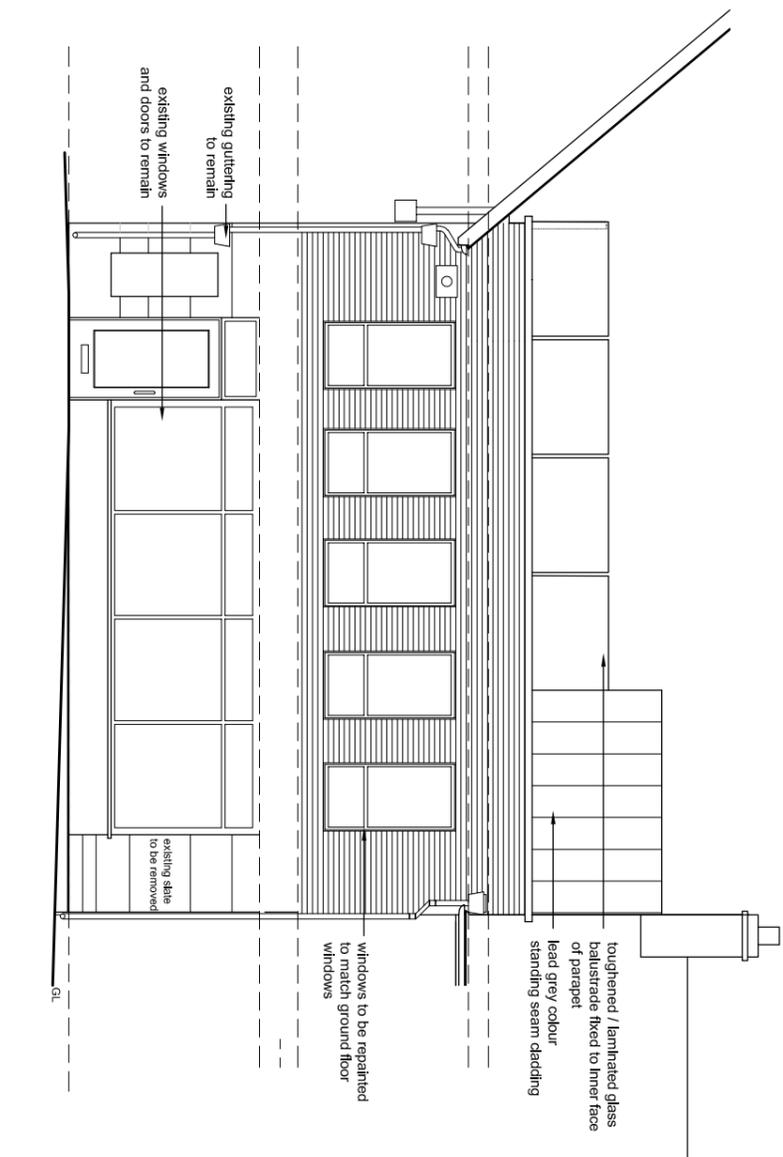
morganarchitecturaldesigns@gmail.com

Project: 39 High Street, Princes Risborough

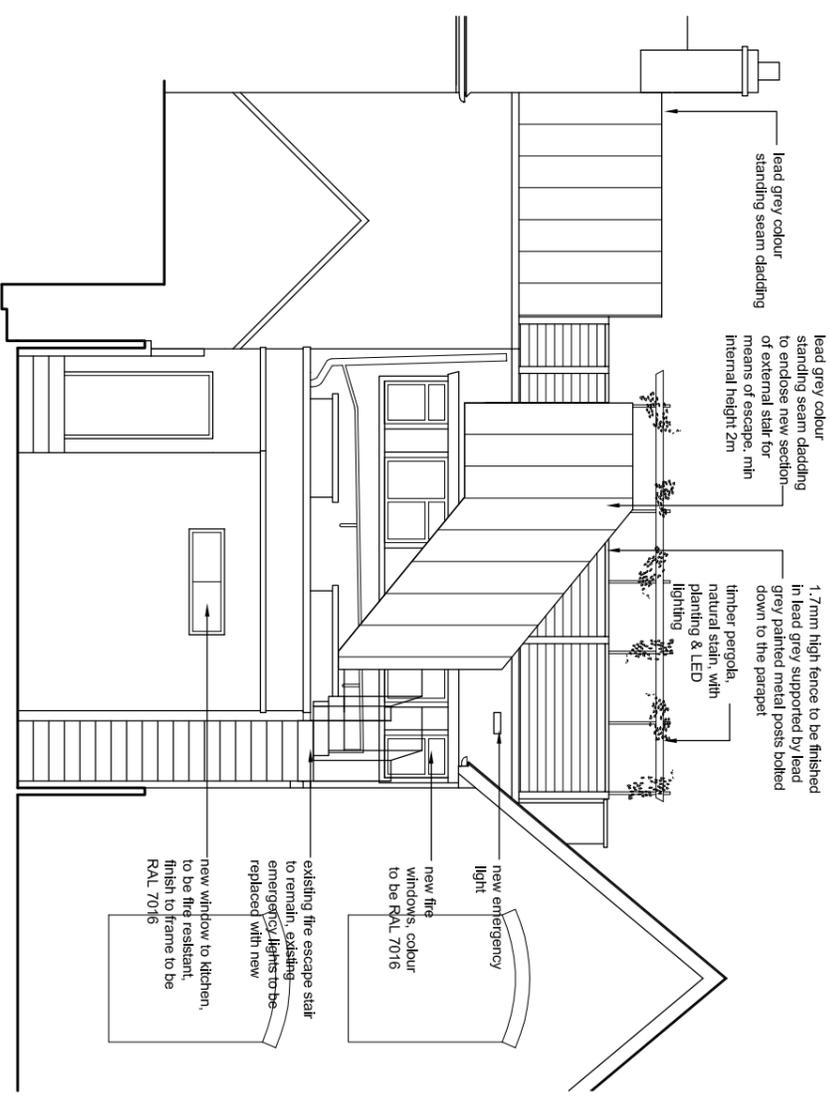
Dwg Name | Scale | Size

Proposed Roof Plan | 1:100 | A3

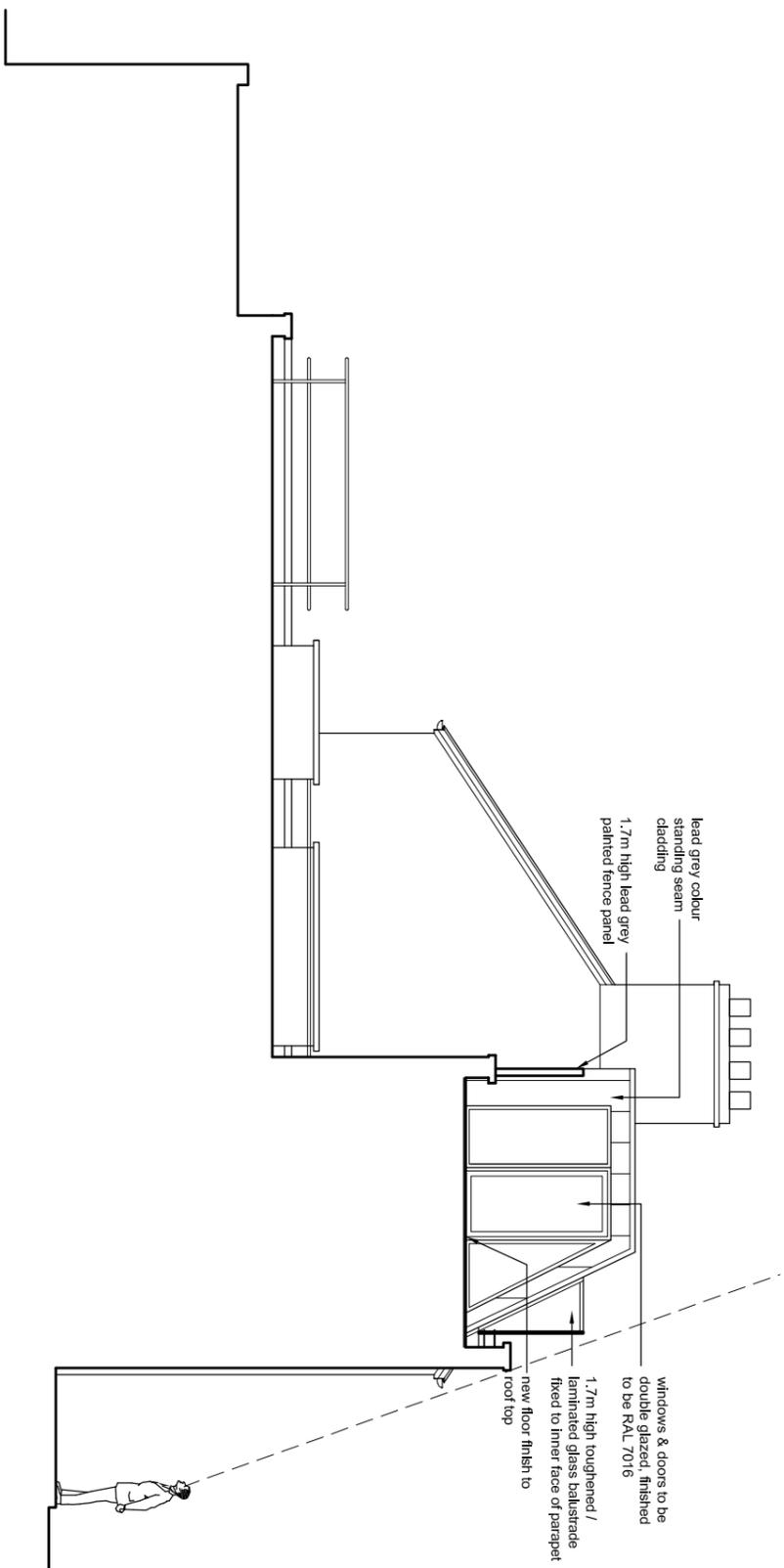
Dwg No: **HSPR/05B**



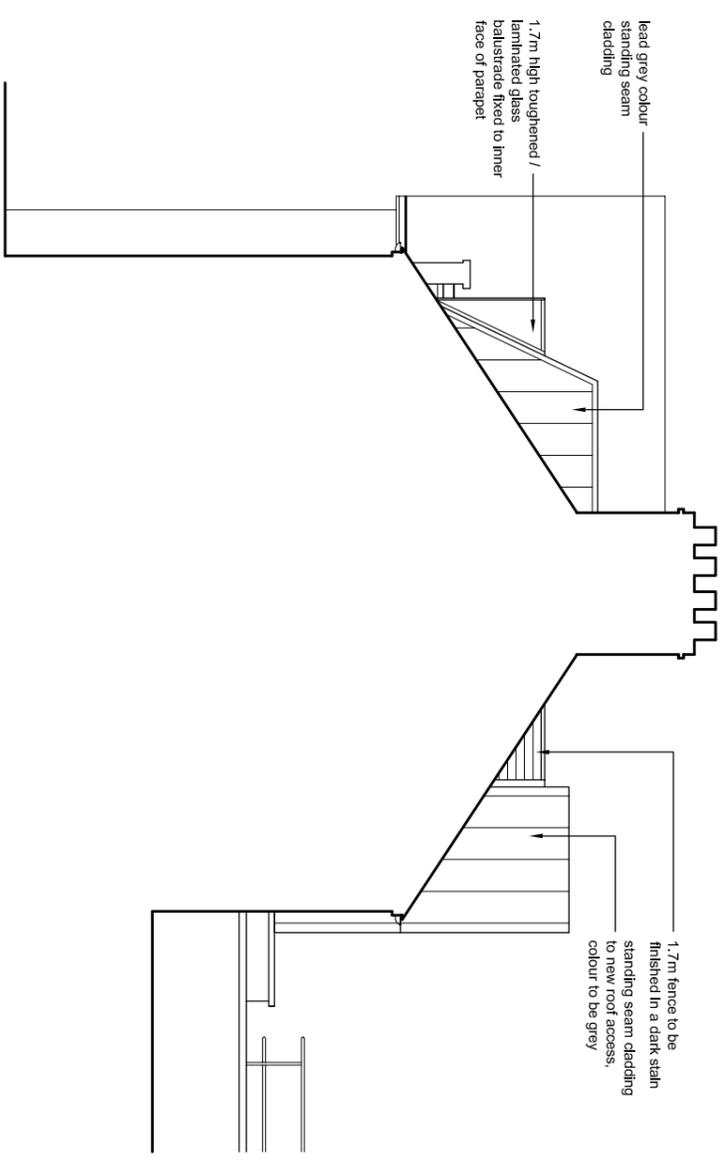
PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH WEST ELEVATION



EXISTING NORTH WEST ELEVATION



EXISTING SOUTH EAST ELEVATION



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Project: 39 High Street, Princes Risborough

Dwg Name | Scale | Size

Proposed Elevations | 1:100 | A3

Dwg No.: **HSPR/06B**