Evans & Langford

Bearsted Parish Council

Church Lane Carpark

Bill of Quantities

16179

August 2025

Rev C

FINAL

Engineering *your* Environment

Contents

Appendices

1. Introduction

1.1 The site is located close to Ordnance Survey Grid Reference Eastings: 580029, Northings: 155494.

1.2 Site access is gained via Church Lane, Bearsted. The works areas can be accessed from the public highway.

2. General - Conditions

2.1 This document is not intended to be a full specification of the works. The Contractor is to use his expertise to ensure the tender price allows for all associated access issues, site security, supervision, waste disposal, materials, temporary works, preparation, reinstatement works, plant and labour to produce the intended completed work. Each item contained within the schedule of works is to be priced on a lump sum basis unless otherwise stated. The quantities given (if any) are approximate only and are supplied in good faith. The Contractor shall be responsible for checking the actual quantities and extent of the work. No reduction/additional payment will be made except where works are varied by the Clients representative to that implied in the Contract.

2.2 All works are to be undertaken in accordance with the relevant sections of BS 8000 “Workmanship on Building Sites” and all other relevant British Standards, and carried out by appropriately skilled operatives experienced in the type and quality of work required.

2.3 Materials and products are to be of a standard appropriate to the works and suitable for the functions stated or reasonably inferred from the above schedule. The Contractor is to ensure that the whole quantity of each product required is of consistent kind, size, quality and overall appearance.

2.4 The Contractor is solely responsible for the stability and structural integrity of the works during the contract and is to comply with the procedures and arrangements required by the CDM Regulations as well as HSE directives, and current Codes of Practice.

2.5 Evidence of current insurances is to be provided prior to commencement of work.

2.6 The Contractor can view the site from the public highway and should visit the site to verify the scope of the works and to check the quantities. The returned tender figure must be a Lump Sum figure and be based upon the Contractor’s site assessment and measurement of the work. Cold callers will not be allowed access.

2.7 No additional payment will be approved for underestimate of the specified works without a written variation to the Contract issued by the Clients representative. Increases in the scope will be paid at an agreed rate, provided the increase is the result of unavoidable causes.

2.8 The returned prices must include the proposed programme and must identify any variations to these documents assumed by the Contractor. A section in the Bill of Quantities has been

set aside for this purpose. The successful contractor will be required to agree the programming of the works with the Client and Clients representative prior to starting on site.

2.9 The Contractor is to ensure the following items are allowed within the tender sum:-

(i) Provision for site access, storage and security, including safety warning barriers & signs. Note that no combustible material is to be left unsecured on site overnight.

(ii) Protection of the adjacent property, existing fixtures, paving and landscaping against accidental damage, including dust and debris spread. All damage is to be rectified to the Client's satisfaction at no cost to the contract. Comprehensive protection by use of screens, damping down etc must be implemented to prevent debris reaching the adjacent dwellings and to prevent dust contamination off site. The site is to be left in a safe condition at the end of each working day.

(iii) Location, marking and protection of all services if appropriate. This must include all necessary enquiries and permissions that may be required to execute the works and for any relocation work resulting from those enquiries, plus reinstatement and re-commissioning. There is no information available, thus the contractor must check on site and assume that services may be encountered.

(iv) Disconnection and subsequent reconnection/reinstatement of drainage connections, if required, for the works. All affected drainage to be checked prior to work commencing and re-commissioned at the end of the works. If no fault is reported prior to work commencing then the Contractor is to be responsible for satisfactory operation upon completion. A written report of all testing is to be provided at the beginning of the works.

(v) Provision of welfare facilities etc. during the course of the contract.

(vi) Details of the location of the contractor's temporary site accommodation and storage areas are to be submitted for agreement with the Client. It should be noted that the carpark will remain operational for the duration of the works, and only partial closure will be possible to minimise any reduction in capacity. The contractor is to return with their tender a markup of the proposed hoarded area, to be agreed with the Parish Council prior to commencement of the works.

(vii) Power, water and site telephone. Local connections are unavailable. Telephone services are the responsibility of the contractor.

(viii) Clearing away of all spoil and debris both regularly during the works and at the end of the contract.

(ix) Establishment charges, overheads and profit.

2.10 The contractor is to provide an information sheet containing the contact details of their nominated agent, together with an out-of-hours emergency telephone number, for the Clients and engineer's information and use.

2.11 The contractor is to provide a designated full time, adequately qualified and certified site supervisor on site for the duration of the works.

No further payment will be made in respect of anything described in the Contract for which apparently no corresponding item is given in the Bill of Quantities and the cost thereof shall be deemed to be included in and covered by the rates provided.

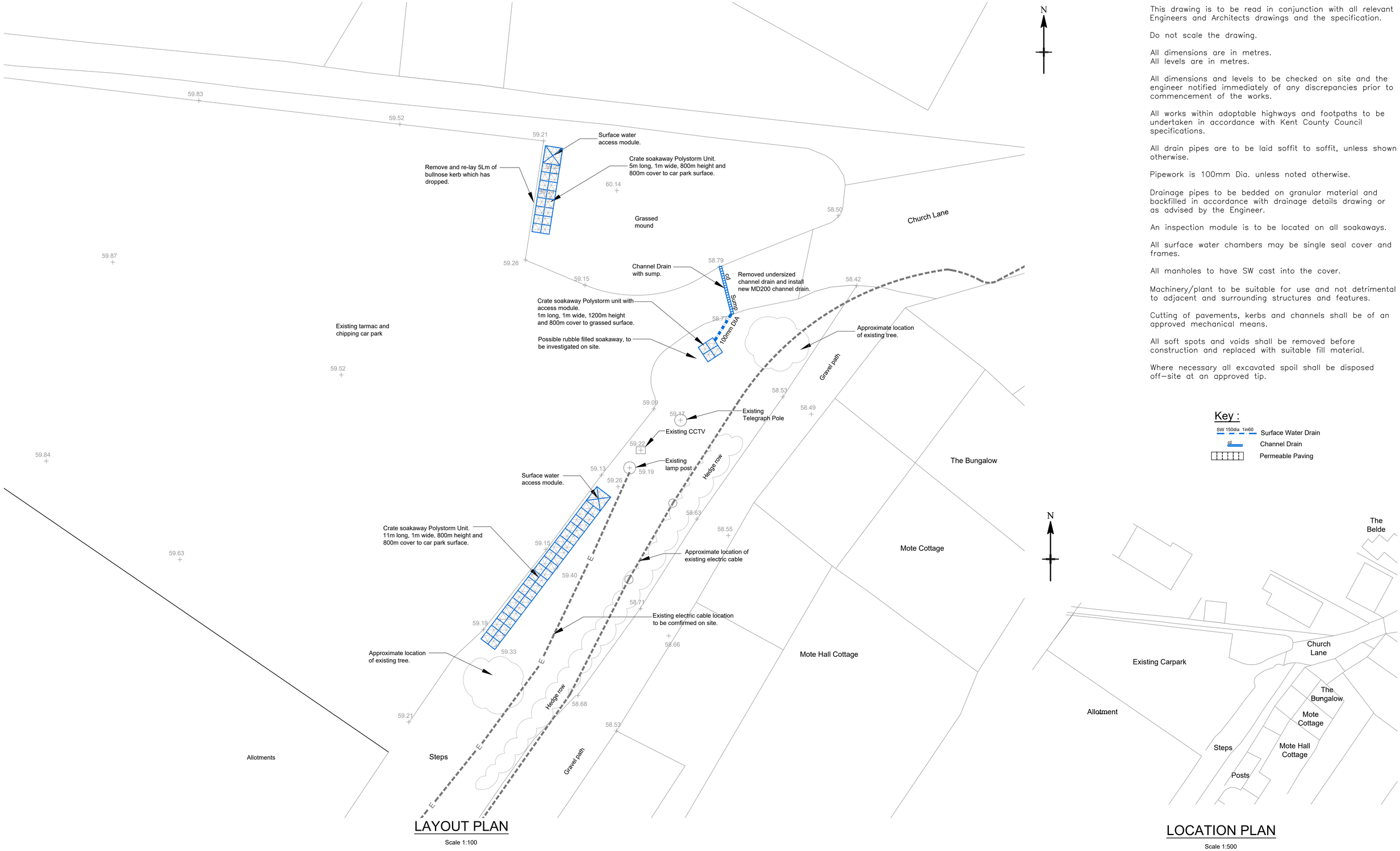
3. CDM Regulations

3.1 In our capacity as Designers we have assessed the likely overall project duration and consider that it is unlikely to last more than 30 days or involve 500 person days of construction work. Therefore the project is not notifiable to the HSE and it is not necessary for the Client to submit a F10 notice for the project (Parts 1, 2 and 4 of the regulations will still apply to the project). If the tenderer determines that the project is likely to approach or exceed either of the above conditions then they are to notify Evans & Langford as soon as possible so that the appropriate actions can be taken.

Number	Item Description	Approx Quantity	Units	Amount £	Amount p
	4. Schedule of Works				
4.1	Site welfare, herras fencing etc.	Item			
4.2	Obtain highway works permit, provide protective fencing and signage etc as agreed with Council.	Item			
4.3	Clear vegetation from works areas and dispose to licenced facility.	Item			
4.4	Locate utilities within the works area and divert if necessary (local electric cable likely).	Item			
4.5	Take up existing kerbs as required, and set aside for re-use.	Item			
4.6	Construct soakaway 1 (5.0 x 1.0 x 0.8m):	Item			
4.6.1	Excavate existing surface to formation level and dispose of surplus to licenced facility,				
4.6.2	Import, lay and compact sand / gravel surround on Terram 1000,				
4.6.3	Lay infiltration crates wrapped in permeable membrane, with access module,				
4.6.4	Backfill with Type 3 aggregate,				
4.6.5	Lay geogrid (Bodpave 40 or similar approved) complete with gravel infill and topsoiled verge,				
4.6.6	Relay 5Lm of bullnose kerb.				
4.7	Construct soakaway 2 (1.0 x 1.0 x 1.2m):	Item			
4.7.1	Excavate existing surface to formation level and dispose of surplus to licenced facility,				
4.7.2	Import, lay and compact sand / gravel surround on Terram 1000,				
4.7.3	Lay infiltration crates wrapped in permeable membrane, with access module,				
4.7.4	Backfill with Type 3 aggregate,				
4.7.5	Lay permeable membrane and topsoil around access cover,				
4.7.6	Install MD200 channel drain and 100mm outfall pipe.				
4.8	Construct soakaway 3 (11.0 x 1.0 x 0.8m):	Item			
4.8.1	Excavate existing surface to formation level and dispose of surplus to licenced facility,				
4.8.2	Import, lay and compact sand / gravel surround on Terram 1000,				
4.8.3	Lay infiltration crates wrapped in permeable membrane, with access module,				
4.8.4	Backfill with Type 3 aggregate,				
4.8.5	Lay geogrid (Bodpave 40 or similar approved) complete with gravel infill and topsoiled verge,				
4.8.6	Relay 11Lm of hit & miss half batter / bullnose kerb.				

Number	Item Description	Approx Quantity	Units	Amount £	Amount p
4.9	Make good carpark pavement (including chipping) around works areas to match existing.	Item			
4.10	Site clearance, make good carpark pavement (including chipping) to match existing, inspections etc.	Item			
4.11	Any work not listed for which the Contractor wishes to expand the costing information – Please List and price below:				
	TOTAL				
	PROVISIONAL RATES:				
4.12	Excavate 300mm subsoil and dispose of surplus to licenced facility. Import, lay and compact 300mm thick 6F1/6F2 capping layer.	1	m^2		
4.13	Lay tarmac surface reinstatement (assume same construction as existing 70mm tarmac over 300mm type 1, including chipping) beyond extended section.	1	m^2		
4.14	Import and lay 150mm thick topsoil with grass seed.	1	m^2		
4.15	Supply new HB2 kerbs, and lay including haunching.	1	Lm		
4.16	Supply new BN kerbs (25mm upstand), and lay including haunching.	1	Lm		
	Contractor's Name/Stamp:				
	Signature:				
	Date:				

Appendix A
Drawings



LAYOUT PLAN

Scale 1:100

LOCATION PLAN

Scale 1:500

For Tender

Notes

This drawing is to be read in conjunction with all relevant Engineers and Architects drawings and the specification.

Do not scale the drawing.

All dimensions are in metres.
All levels are in metres.

All dimensions and levels to be checked on site and the engineer notified immediately of any discrepancies prior to commencement of the works.

All works within adoptable highways and footpaths to be undertaken in accordance with Kent County Council specifications.

All drain pipes are to be laid soffit to soffit, unless shown otherwise.

Pipework is 100mm Dia. unless noted otherwise.

Drainage pipes to be bedded on granular material and backfilled in accordance with drainage details drawing or as advised by the Engineer.

An inspection module is to be located on all soakaways.

All surface water chambers may be single seal cover and frames.

All manholes to have SW cast into the cover.

Machinery/plant to be suitable for use and not detrimental to adjacent and surrounding structures and features.

Cutting of pavements, kerbs and channels shall be of an approved mechanical means.

All soft spots and voids shall be removed before construction and replaced with suitable fill material.

Where necessary all excavated spoil shall be disposed off-site at an approved tip.

Key :

- SW 150dia 1in60 — Surface Water Drain
- Channel Drain
- Permeable Paving

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Evans & Langford is part of the RB Group

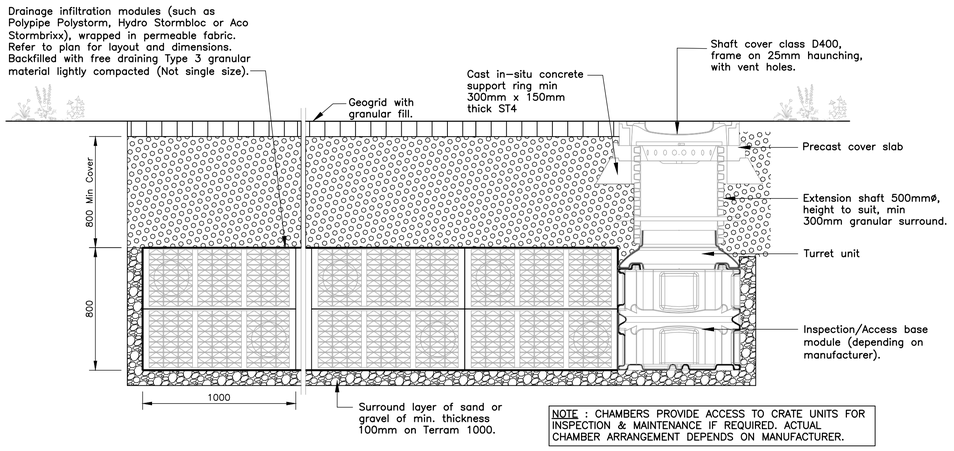
Revisions		Checked	Date
A.	Scheme revised with permeable paving.	DPM	15/10/2024
B.	Revised parking area.	DPM	24/10/2024
C.	Soakaway details updated, permeable paving removed.	DPM	10/08/2025

Revisions	Checked	Date

Bearsted, Church Landway

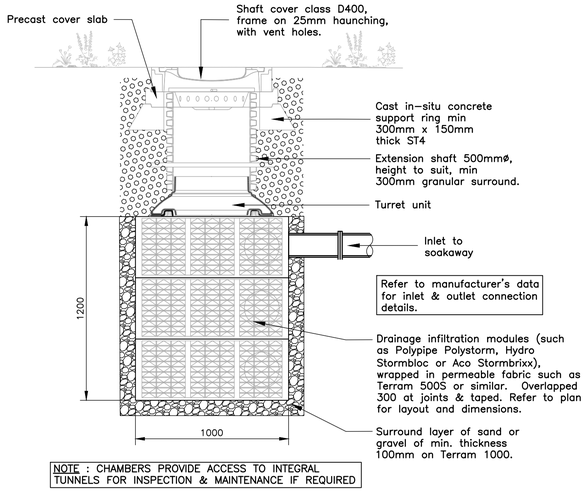
Drainage Layout

Scale	1:100 @ A1
Drawn	KM
Date	June 24
Checked	DPM
Date	June 24
Approved	
Date	
Drg No.	16179-01
Rev.	C



CRATE SOAKAWAY TYPICAL SECTION (800mm HEIGHT)

SCALE 1:20



CRATE SOAKAWAY TYPICAL SECTION (1200m HEIGHT)

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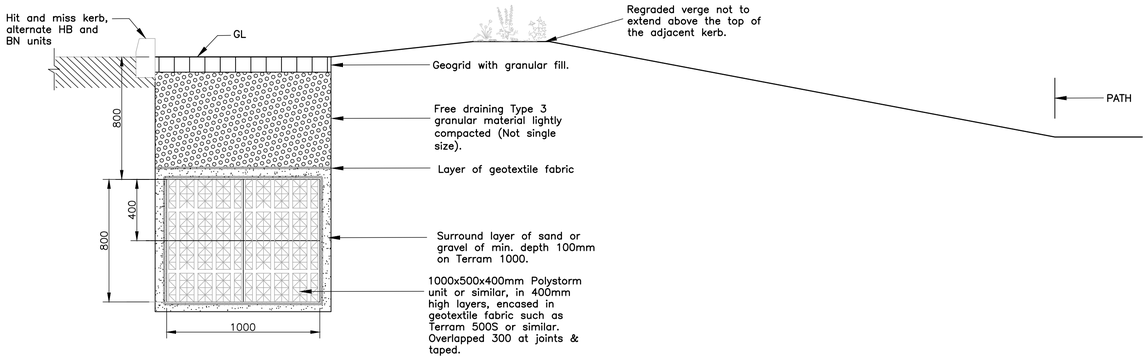
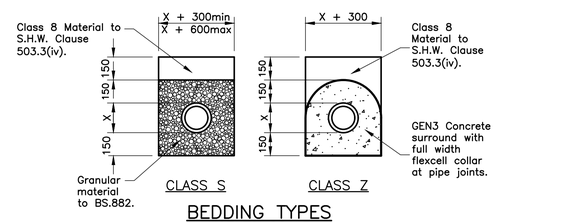


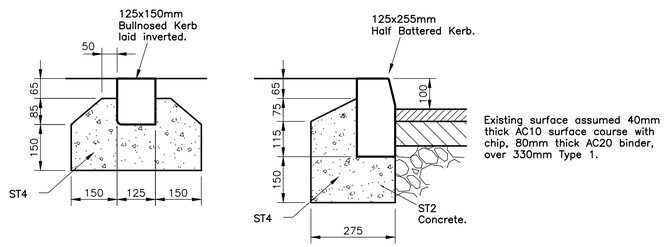
CRATE SOAKAWAY DETAIL

SCALE 1:20



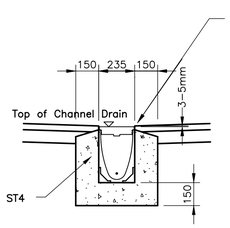
BEDDING TYPES

NOT TO SCALE



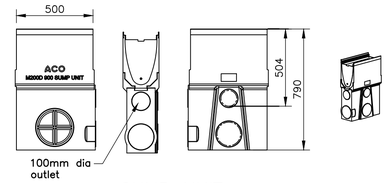
KERB BEDDING & BACKING DETAILS

SCALE 1:10



CHANNEL DRAIN DETAIL

SCALE 1:20



SUMP UNIT

Notes

This drawing is to be read in conjunction with all relevant Engineers and Architects drawings and the specification.

Do not scale the drawing.

All dimensions are in millimetres.
All levels are in metres.

No deviation from the details shown on this drawing is permitted without prior permission from the engineer.

Machinery/plant to be suitable for use and not detrimental to adjacent and surrounding structures and features.

All soft spots and voids shall be removed before construction and replaced with suitable fill material.

Where necessary all excavated spoil shall be disposed off-site at an approved tip.

An inspection module is to be located at the inlet pipe.

For Tender

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Revisions		Checked	Date
A.	Geogrid pavement details added.	DPM	15/10/2024
B.	Permeable pavement options added.	DPM	24/10/2024
C.	Soakaway details updated, permeable paving removed.	DPM	10/08/2025

Revisions		Checked	Date

Bearsted, Church Landway

Drainage Details

Scale	As shown @ A1
Drawn	KM
Date	June 24
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Drg No.	16179-02
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