
From: BLYTHE Peter
Sent: 31 July 2014 10:25
To: Simon Lawrence
Cc: BOOTH Philip; LIM Chweecheen
Subject: FW: Grenfell feedback

Morning Simon,

As you will see below from David, we have approval from the TMO regarding the cladding colour and fixing method. Please proceed with cassette fixing throughout and the champagne colour – do you now need to inform the planners that we are happy with their suggestions?

Please can you provide details of the robust ground floor columns when they are available? I note that you said that this was not a big change, but I would like to send the details to David for his approval.

Kind regards,

Peter



Peter BLYTHE

Assistant Project Manager

ARTELIA UK

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From: David Gibson [mailto:dgibson@kctmo.org.uk]

Sent: 31 July 2014 10:07

To: BLYTHE Peter

Cc: Claire Williams

Subject: RE: Grenfell feedback

Peter, apologies, I am as usual working backwards!

Just picked this up, but I think my earlier e-mail should bring you up to speed.

- 1, Fixings; we are happy to agree to cassette fixing throughout.
2. Colour; Champagne agreed. We have sign off from Peter and Cllr Feilding –mellon.
3. Ground floor columns; we await details.

I hope you now have all you need to proceed; let me know if anything is outstanding.

I also understand you have all the info from Jenny to allow us to compile the contract docs. Can you give me a date for when they will be available, and please keep me in the loop should there be any delays.

regards

David Gibson
Head of Capital Investment



t: [REDACTED]

m:

a: The Network Hub, 292a Kensal Road, London, W10 5BE

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From: BLYTHE Peter [<mailto:peter.blythe@uk.arteliagroup.com>]

Sent: 30 July 2014 14:49

To: David Gibson

Cc: Claire Williams

Subject: FW: Grenfell feedback

Dear David,

I know that Claire was aware of where we were with the planners, but I am not sure whether you have been brought up to speed so this email explains the situation. The main point that requires action is relating to the fixings and we need a decision by the end of this week.

The email trail outlines the planners' feedback but I have summarised the situation below (I apologise if you have already had this explained to you) into three points.

1. Fixings: The planners have stated that they are only happy with the option to cassette fix all of the panels. The TMO need to decide whether to accept this proposal or fight for another solution that will save more money. Simon needs this decision by the end of this week and I have provided more detail below to inform your decision.
2. Colour: The planners would prefer the colour of the cladding to be "champagne". Simon and Bruce do not see this as a contentious choice as this was one of the first colours Bruce chose. However, I wanted to highlight it to you as a decision will have to be made by the TMO to say whether you are happy with the colour.
3. Robust ground floor columns: Simon informs me that the planners would like the ground floor columns to be more robust. I am informed that this will not cause a problem as this is reverting to Rydon's tender design. Bruce is looking at the robust materials as we speak.

Cost implications of fixing methods

We informed you of the cost implications of the different fixing methods in our report dated 15/07/14, but for your convenience I have outlined again below.

- In the contract sum we have included the saving of £293,368 for cassette fixing the entire building. This offers a saving from the original tender sum and is already in the contract which is nearly ready to be signed!
- In the report we highlighted that there are two other potential solutions that would offer a further cost saving. However, it now appears that the planners would not be happy to sign off wither of these options. The options, and there associated cost savings are below.
 - Fully face fixed cladding: this would offer a total saving of £376,175. For your convenience this is an additional saving (over and above the cassette fixing option) of £82,807.
 - Hybrid option: Rydon have priced the option to cassette fix the columns and face fix the horizontal panels apart from the lower 4 floors which would be cassette fixed. This would offer a total saving of £330,000. For your convenience this is an additional saving (over and above the cassette fixing option) of £36,632.

The decision that we need from the TMO is whether we fight for a scheme with some face fixing or accept their idea to cassette fix the entire tower. I draw your attention to the fact that Marc Watterson spoke to the planners to see how negotiable they were. He stated that *"they are insisting that these are hidden across the whole building. They are concerned about the appearance but also the quality of the fixings in that they could become rust 'attractors' over time."*

Simon has informed me that he needs this decision by the end of the week as he needs to start planning the installation and we also need final sign off from the planners.

I would be more than happy to discuss this with you over the phone but I thought an email with all of the information was the best place to start. Please give me a call if there is anything that you want to talk about.

Kind regards,

Peter



Peter BLYTHE

Assistant Project Manager

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From: Simon Lawrence [<mailto:slawrence@rydon.co.uk>]
Sent: 25 July 2014 13:58
To: 'Marc Watterson'; clwilliams@kctmo.org.uk
Cc: bruce@studioe.co.uk; BLYTHE Peter
Subject: RE: Grenfell feedback

Afternoon All,

As an update to below. Myself and Bruce had a discussion yesterday regarding these points. From an aesthetic point of view the 'champagne' was one of the first colours to be chosen as an option so I believe that from our point of view it is the way forward. I'm sure Bruce will confirm that shortly. The ground level materials is something that we are discussing further because whilst stainless steel was a good robust option next to the 'Brushed Aluminium' cladding it is less appropriate next to 'Champagne'. So we will come back with an alternative. I see this as a relatively minor point as it won't have a bearing on the main cladding decision.

As suspected from the start the biggest item is the 'fixing method'. This now can only be decided and challenged by KCTMO because it involves their budget and available funds. Obviously we will continue to assist where we can.

Regards

Simon Lawrence, ACIOB, MInstLM
Contracts Manager

T [REDACTED]
M [REDACTED]

From: Marc Watterson [<mailto:marc.watterson@ibigroup.com>]
Sent: 24 July 2014 14:18
To: clwilliams@kctmo.org.uk
Cc: Simon Lawrence; bruce@studioe.co.uk
Subject: RE: Grenfell feedback

Dear Claire

I have now spoken with Sarah and have the following updates and clarifications –

- Re fixings, they are insisting that these are hidden across the whole building. They are concerned about the appearance but also the quality of the fixings in that they could become rust 'attractors' over time.
- Re the colour, I think that there would be room for negotiation if you want to push for the grey. If this is the case, they ask for the CGI to be amended to show the grey.
- They acknowledge that the proposal is for single material for both horizontal and vertical except for the ground level (on this matter Bruce and I have discussed alternative durable materials and he is progressing accordingly)

I hope that this clarifies the position. The Director has been out to site 3 times now I understand so this must have been considered in depth...

Please let me know how you would like to progress these matters...

Kind regards

Marc Watterson

Town Planner - IBI TaylorYoung Senior Studio Associate
email marc.watterson@ibigroup.com web www.tayloryoung.co.uk

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From: Marc Watterson
Sent: 23 July 2014 18:18
To: clwilliams@kctmo.org.uk
Cc: Simon Lawrence; 'bruce@studioe.co.uk'
Subject: FW: Grenfell feedback

Dear Claire

Please see below feedback from the LPA. I have a call in to discuss this and to see how 'cut and dry' this is or whether there is some room for negotiation, particularly on the points that we discussed earlier this week.

Key points –

- No exposed fixings
- Champagne colour
- Not convinced by brushed aluminium (a point I will be discussing further)
- Concern over material at ground level

As soon as I know more I will be in touch and this can be discussed further – please give me a call in the meantime as necessary.

Kind regards
Marc

Marc Watterson

Town Planner - IBI TaylorYoung Senior Studio Associate
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From: Sarah.Scannell@rbkc.gov.uk [<mailto:Sarah.Scannell@rbkc.gov.uk>]
Sent: 23 July 2014 13:47
To: Marc Watterson
Cc: bruce@studioe.co.uk
Subject: RE: Grenfell feedback

Marc,

I have now discussed this with colleagues. Officers are reviewing these proposal in the knowledge that Grenfell Tower is highly visible from many points across the borough, and given its height, will be difficult to

maintain and that the process of re-cladding is an expensive one. Officers are seeking a high quality finish to the building not only for the reasons of design and visual amenity, but also to ensure that the material have sufficient longevity.

In line with previous advice, the fixings as currently proposed are not acceptable. The onsite sample demonstrates that when the panels are attached in this way they are visible. Attaching the panels through rivets effects the smooth surface of the panels and are likely to weather badly, like the panels we saw in Chalk Farm, at the lower and upper levels. The only way we can be convinced that the quality of these panels is acceptable is if they are completed with concealed fixings, or cassettes.

Officers are also not convinced that the Natural Aluminium Brushed colour of the panels will represent a high quality finish when placed across the whole building. We are far more comfortable with the Champagne Metallic panel within the sample board. While we understand that it is similar to the existing concrete colour, we believe it will give warmth to the building and high quality finish than the aluminium colour would not. We understand that this has implications for the project, so before pushing you towards this change we request a full image of the building clad in the Champagne Metallic.

When we were on site I again raised the issue we found at Kilburn where the panels, even though cassette panels, were damaged and dented, presumably by refuse carts and other large servicing movements. While you have confirmed that the panels will not go to ground, drawing 1279_PL_312 states that the low level pilasters will be completed in brushed stainless steel. We will need to see details of how these will be attached to ensure that they will be robust enough to cope with the activity at this ground floor.

I am aware that this material submission is part of a formal approval of conditions application rather than a pre-app. This will have to be taken into consideration when deciding how we progress these issues in relation to timetable and consultation.

Please contact me should you wish to discuss any of the above.

Regards,

Sarah Scannell

Senior Planner | Strategic Developments | Development Management
Planning and Borough Development
The Royal Borough of Kensington and Chelsea
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From: Marc Watterson [<mailto:marc.watterson@ibigroup.com>]

Sent: 22 July 2014 16:21

To: Scannell, Sarah: PC-Plan

Cc: bruce@studioe.co.uk

Subject: Grenfell feedback

Dear Sarah

I understand that you are in meetings today but would be grateful if you could get back to us tomorrow with feedback from Grenfell if possible – really keen to get this progressed and fed back to the team.

I am in meetings most of the day but will be checking emails and returning calls when I can ([REDACTED]) but if you would rather talk this through please feel free to call Bruce . T [REDACTED] | M [REDACTED]

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