

GRENFELL TOWER – SITE MEETING REPORT 4

Date: 18/02/15

Attendees: Matt Smith (MF), Simon Lawrence (RY), Dave Bradbury (JSW), David Peacock (JSW), Dan Moodie (RJE)

1	Design Team Meeting: MF, RY, JSW, RJE,
1.1	All discussed the AOV system development.
1.1.1	JSW stated that a response is expected from RBKC Building Control in the first week of March. JSW have been in touch with them in the interim, including Hugh Mahoney from PSB (the AOV specialist), and Building Control apparently seem satisfied with the proposal.
1.1.2	There have been a number of structural investigations undertaken to ensure that the extension of the shafts is possible – these have now been complete and a satisfactory design solution has been found.
1.1.3	It was noted by Simon Lawrence (RY) that the initial stage of the AOV system (new grilles and controls to enable reinstatement of natural system) will be going in at risk as this will be started before the approval from Building Control is received.
1.1.4	JSW mentioned that they have begun to investigate the possibility of relocating the new smoke extract/general ventilation fans onto the roof of the roof top plant room. It was discussed that this may have planning implications due to the increased height and possible noise issues which would require input from an acoustician.
1.2	JSW proposed a number of changes to the drainage strategy.
1.2.1	JSW stated that they were trying to limit the number of ‘live works’ to the drainage system and have therefore looked at re-using the old nursery, office and boxing club 4” connections within the basement area rather than tapping into the live 8” residential connections. MF requested updated drawings and schematic with pipe sizes to confirm suitability of this strategy.
1.2.2	The method for providing future provision for level access showers was discussed with JSW. MF requested that they should provide details for how this is to be carried out with the running of drainage at high level in flats below avoided unless absolutely necessary. MF also stated that where drainage did have to run at high level in flats/occupied areas below, then an increased specification of pipe and larger diameter pipe should be used to mitigate the risk of blocking. MF are to provide this information to JSW.
1.2.3	The locations of some drainage stacks have been updated to reflect changes in layouts. These are to be provided to MF by JSW on the updated drainage drawings.
1.3	Cooling for the Hub room was discussed between JSW, RY and MF.
1.3.1	Simon Lawrence (RY) stated that as the TMO wanted to future proof the Hub room to allow additional equipment to be installed at a later date, they had taken the decision to allow for cooling in the space.
1.3.2	JSW preliminarily proposed that a 7kW split unit would be a sensible size for an unknown load within the space of the Hub room.
1.3.3	JSW questioned where the condenser unit would be sited – this was suggested to be discussed with the Client and Studio E.
1.4	RY raised the potential for using radiant panels in the nursery and community room instead of LST radiators. They are investigating this option with suppliers and will provide further

	information to MF at a later date.
1.5	MF enquired whether RY had received instruction for the additional radiators in the small WCs of the Walkway +1 flats. They had not received this instruction. MF to follow up with Client.
1.6	The phasing of the heating works was discussed with RY and JSW. RY stated that this is to be undertaken during the 'summer' heating season when the existing radiators are not operational; the flats are going to be switched from the existing distribution to the new one in vertical groups of 20 flats to allow each of the 6 existing vertical risers to be drained down at the same time. All 20 flats are to be switched over on the same day with the result that tenants will be without HW for one day only. The radiators will be installed at a slower pace over the course of several days. This is not seen to be an issue as it would be during the 'summer' heating season when tenants would not typically expect to receive heating.
1.7	JSW raised the issue of the differing heights of the existing water storage tanks in the roof top plant room. The different heights make connecting the two tanks problematic.
1.7.1	JSW have proposed that it would be possible to not connect the two tanks and use the smaller tank for the boosted supply to the upper 7 floors, with the larger tank for the remaining floors. MF requested that the water storage volumes and associated durations of supply in the case of a services outage be calculated and included within a formal technical submittal for review.
1.8	The progress of the electrical design was discussed with Dan Moodie (RJE).
1.8.1	It was commented previously by MF that the emergency exit signage provision in the boxing club would need to be reviewed. RJE asked whether we had a preference for wall mounted or chain suspended signage. MF suggested that this should be discussed with the architect and Client.
1.8.2	RJE asked whether a fire alarm was required as it was not shown on the tender drawings. MF confirmed that there is no requirement for a fire alarm in the boxing club.
1.8.3	RJE asked whether an emergency assistance alarm was required for the accessible changing room in the boxing club, and if so, where the beacon/sounder should be located. MF are to provide information to RJE.
1.8.4	RJE stated that they have put together proposals for alternative light fittings for the communal lift lobbies including pricing information. This will be sent shortly. RY stated that the Client was investigating relocating the existing fittings to the wall – RJE are to provide a cost estimate for comparison of the this option.
1.8.5	MF requested that the electrical layouts be updated to reflect comments made on previous drawings.

2	Site Inspection: MF, RY, JSW
2.1	JSW and MF inspected Walkway +1 level.
2.1.1	The high level distribution and set across from podium main riser position to typical main riser position was found to be correct with separation between HTG mains and BCWS pipework being maintained.
2.1.2	JSW informed MF that Building Control had commented that the fire separation between the lower levels and existing residential floors appeared to be compromised by the open smoke extract supply shaft between Walkway +1 and lowest residential floor. Building Control suggested that this should be capped but JSW were of the opinion that this would block the supply air path to the shaft. MF suggested that a suitable fire rated temporary duct connection could be made between the shaft and existing louvre – JSW are to investigate.

2.1.3	MF noted that drainage stacks in Walkway +1 level had been cut for removal but not capped. MF requested that JSW ensure that these are capped asap to prevent foreign objects causing blockages to the drainage system.
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3	Any Other Business: MF, SD
3.1	MF tabled the M+E CoW's report no.3 for discussion.
3.1.1	From the discussion it was apparent that Dave Bradbury (JSW) and Dan Moodie (RJE) have not been receiving the reports. Simon Lawrence (RY) was aware of them.
3.1.2	MF raised the CoW's concern about open ended pipes still being left. JSW stated that this had been picked up by their CoW and that it was being addressed.
3.1.3	JSW and RY stated that the CoW's visits could be better coordinated to allow them to walk around site with him. Simon Lawrence (RY) to follow this up with the CoW and Client.