

PLANNING AND BOROUGH DEVELOPMENT

DEPARTMENT OF BUILDING CONTROL, TOWN HALL, HORNTON STREET, LONDON W8 7NX

Executive Director Planning and Borough Development

Graham Stallwood

Building Control Manager John Allen



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Claire Williams
KCTMO, Network Hub
First Floor, Kensal Road
London
W10 5BE

Direct Line: [REDACTED]
Mobile: [REDACTED]
Facsimile: [REDACTED]
Email: building.control@rbkc.gov.uk
Web: www.rbkc.gov.uk

26 September 2017

My ref: FP/14/03563

Please ask for: John Hoban

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Please ask for: John Hoban

Dear Ms Claire Williams

THE BUILDING REGULATIONS 2010 (as amended)

PREMISES: Grenfell Tower, Grenfell Road, LONDON, W11 1TH

Please find below records of the site notes for application FP/14/03563:

Plot: 1	Action: Completion	
Date: 07/07/2016	Result: Satisfactory	Officer: John Hoban
Notes: works controllable under the building regulations now complete. Clear job.		

Plot: 1	Action: Interim visit	
Date: 01/06/2016	Result: Satisfactory	Officer: John Hoban
Notes: site visit today with site manager, outstanding matters listed below, also see councils letter dated 2nd of June 2016 [see actions] With reference to a recent site inspection of Grenfell Tower carried out by John Hoban with yourself yesterday afternoon. It was found that the points listed below require your attention / completing by your sub-contactors. 1] The works to Flat 6 and lift lobby on Level 2 need to be finished off. 2] 3 no. fire doors within the boxing club are required to be fitted with FIRE DOOR KEEP SHUT signs on both sides of the fire doors, in accordance with BS 5499 -5 2002. 3] The bulkhead / underside of the stairway within the main entrance area to the flats and the		

boxing club, is required to be protected and highlighted / marked permanently, where the bulkhead protrudes into the 2 metre clear headroom to the stairs.

4] The floor surface adjacent to the entrance door to the community room, within the main entrance lobby on the ground storey, requires remedial works in order to eliminate the step hazard .

5] Various openable windows within the main entrance lobby to Grenfell Tower area required to be linked to main powered ventilation system for the building, so that such windows open on operation of the system and provide makeup air at the bottom shaft for the system.

6] A permanent notice indicating simple instructions / a guide on how to operate the powered ventilation system in the event of an incident should be fitted adjacent to the control panel for the system on the ground storey, for use by the LFEPA.

6] Please note that an inspection of the new external paving works has yet to be carried out. This will be done when the external works are complete.

Once all the afore-mentioned points have been completed, please contact my assistant John Hoban to arrange an appointment for a further inspection of the outstanding site matters. His direct line contact telephone number is [REDACTED]

I would confirm that once all matters mentioned in this letter have been addressed / completed, also the outstanding applicable paperwork relating to the powered ventilation system has been sent to this office for Councils consideration and the documentation has been reviewed and found to be satisfactory, this department should be in a position to issue the Building Regulations Completion Certificate for this project.

With reference to a recent site inspection of Grenfell Tower carried out by John Hoban with yourself yesterday afternoon.

It was found that the points listed below require your attention / completing by your sub-contactors.

1] The works to Flat 6 and lift lobby on Level 2 need to be finished off.

2] 3 no. fire doors within the boxing club are required to be fitted with FIRE DOOR KEEP SHUT signs on both sides of the fire doors, in accordance with BS 5499 -5 2002.

3] The bulkhead / underside of the stairway within the main entrance area to the flats and the boxing club, is required to be protected and highlighted / marked permanently, where the bulkhead protrudes into the 2 metre clear headroom to the stairs.

4] The floor surface adjacent to the entrance door to the community room, within the main entrance lobby on the ground storey, requires remedial works in order to eliminate the step hazard .

5] Various openable windows within the main entrance lobby to Grenfell Tower area required to be linked to main powered ventilation system for the building, so that such windows open on operation of the system and provide makeup air at the bottom shaft for the system.

6] A permanent notice indicating simple instructions / a guide on how to operate the powered ventilation system in the event of an incident should be fitted adjacent to the control panel for the system on the ground storey, for use by the LFEPA.

6] Please note that an inspection of the new external paving works has yet to be carried out. This will be done when the external works are complete.

Once all the afore-mentioned points have been completed, please contact my assistant John Hoban to arrange an appointment for a further inspection of the outstanding site matters. His direct line contact telephone number is 020 7361 3821.

I would confirm that once all matters mentioned in this letter have been addressed / completed, also the outstanding applicable paperwork relating to the powered ventilation system has been sent to this office for Councils consideration and the documentation has been reviewed and found to be satisfactory, this department should be in a position to issue the Building Regulations Completion Certificate for this project.

Plot: 1		Action: Interim visit
Date: 24/03/2016	Result: Satisfactory	Officer: John Allen
Notes: Cladding nearly complete. Ensure thermal insulation completely fills voids. Nursery- no markings on fire resisting glazing Firestopping being carried out to a high standard including in between voids in steel deck Ensure firestop the gap on the line of internal and external wall between playroom entrance and store Accessible wc switch flush to side nearest handrail Ensure floor is level to community room from main lobby Bottom of stair to boxing club highlight where section of landing protrudes into 2m headroom Ensure fire exit signs are the same. And agree format with RBKC Query size of lobby to storeroom level 1 off common lobby New flat entrance doors are letter boxes intumescent Check if mdf ok to risers Level 3 lift lobby try to even out rise on 2 steps Still need to finish area near secondary escape from boxing club. New flats nearly complete. Apart from areas highlighted no immediate concerns.		

Plot: 1		Action: Interim visit
Date: 08/02/2016	Result: Satisfactory	Officer: John Hoban

Notes: Visited site met the site manager and harley representative went up on hoist to look at new cladding on eastern elevations 92% of cladding on main elevations complete columns 50% complete [a few additional panels fitted since last visit, seen horizontal Siderise cavity barriers where panels are to be fix just after hoist is taken down, some minor repairs \ making good to be done prior to final fixing of these particular panels in a few locations. Subcontractor is aware of the matter and is schedule to carry out such make good. western elevation about 96% of cladding on main elevations complete, panels need straightening, workmen currently fixing trims, and a few panels need replacing, also some minor repairs \ making good to be done prior to final fixing of these particular panels in a few locations. Subcontractor is aware of the matter and is schedule to carry out such make good. Works progressing steadily no adverse comments to make. clerk of works john white 07708 219827

Plot: 1	Action: Interim visit	
Date: 18/11/2015	Result: Satisfactory	Officer: John Hoban
Notes: Visited site met the clerk of works, site manager and harley representative went up on hoist to look at new cladding on eastern elevations 92% of cladding on main elevations complete columns 50% complete [a few additional panels fitted since last visit, seen horizontal Siderise cavity barriers where panels are to be fix just after hoist is taken down, some minor repairs \ making good to be done prior to final fixing of these particular panels in a few locations. Subcontractor is aware of the matter and is schedule to carry out such make good. western elevation about 96% of cladding on main elevations complete, panels need straightening, workmen currently fixing trims, and a few panels need replacing, also some minor repairs \ making good to be done prior to final fixing of these particular panels in a few locations. Subcontractor is aware of the matter and is schedule to carry out such make good. Works progressing steadily no adverse comments to make. clerk of works john white 07708 219827		

Plot: 1	Action: Interim visit	
Date: 11/11/2015	Result: Satisfactory	Officer: John Hoban
Notes: Visited site met site manager and harley representative went up on hoist to look at new cladding on eastern and western elevations 90% of cladding on main elevations complete columns 50% complete, seen horizontal Siderise cavity barriers where panels are to be fix just after hoist is taken down, some minor repairs \ making good to be done prior to final fixing of these particular panels in a few locations. Subcontractor is aware of the matter and is schedule to carry out such make good. Works progressing steadily no adverse comments to make.		

Plot: 1	Action: Interim visit	
Date: 02/11/2015	Result: Satisfactory	Officer: John Hoban
Notes: Cladding inspection and meeting with new project manager		

Plot: 1	Action: Interim visit	
Date: 17/08/2015	Result: Satisfactory	Officer: John Hoban

Notes: met the site manager and a site agent, visit to look at new cladding on external envelope of building, insulation on various works progressing steadily, no adverse comments to make on the works carried out to date.

Plot: 1		Action: Interim visit
Date: 15/05/2015	Result: Satisfactory	Officer: John Hoban
Notes: inspection to check framework for cladding		

Plot: 1		Action: Commencement
Date: 27/11/2014	Result: Satisfactory	Officer: John Hoban
Notes: met the site manager and a site agent, erection of metal stud partitioning has commenced on floor soundboc plasterboard also being fitted in position, advice given to where existing services pass through new partitioning with particular regard to the compartment walls between the flats, works progressing steadily, no adverse comments to make on the works carried out to date.		

Plot: 1		Action: Pre-start Visit
Date: 24/11/2014	Result: Satisfactory	Officer: John Hoban
<p>Notes: meeting on site with myself, Paul Hanson and various persons from the design team to go through their proposals with particular regard to the fire strategy for the scheme. [see below].</p> <p>Hi Paul,</p> <p>Further to our telephone conversation regarding the proposed AOV system at Grenfell Tower. I'd like to meet with yourselves to present the proposed design, in order for us to incorporate any comments you have into the final design. This will then be submitted for approval.</p> <p>The proposal is split into two phases, first phase: natural system, new dampers, new smoke detectors and controls. Second phase: fully mechanical ventilation system including pressure sensors and re-programming of installed controls installed in phase one. The reason we have split the system is to allow us to get some form of working system installed as soon as possible with the intention of getting the second phase done in line with the original construction programme.</p> <p>I understand from our conversation there have been some comments from yourselves issued to the Architect on the revised layouts, we'll try and incorporate these comments into the design before our meeting.</p> <p>Any questions please let me know.</p> <p>Kind regards,</p> <p>Dave Bradbury Senior Design Engineer</p> <p>Tel: [REDACTED] I Fax: [REDACTED] I Mob: [REDACTED] I Email:</p>		

davidbradbury@jswright.co.uk I Web: www.jswright.co.uk

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Plot: 1		Action: Pre-start Visit
Date: 29/09/2014	Result: Satisfactory	Officer: John Hoban
Notes: visited site met project manager had brief discussion about the project. workmen still presently carrying out demolition works nothing to check at time of visit. demolition works to go on for at least another month. also informed the project manager that I had just received up to date details of the works.		

Plot: 1		Action: Interim visit
Date: 05/09/2014	Result: Unsatisfactory	Officer: John Hoban
Notes: From: Hoban, John: PC-BlgCtrl Sent: 05 September 2014 15:18 To: 'slawrence@rydon.co.uk'; 'SOConner@rydon.co.uk' Cc: 'Neil Crawford'; Hanson, Paul: PC-BlgCtrl Subject: RE: RBKC Fire Regulations Officer Paul Hanson Dear Simon, The Building Regulations 2010 (as amended) Grenfell Tower, Grenfell Road, Refurbishment. Further to Neil Crawford's e-mail concerning the Grenfell Tower Refurbishment (copy below). I would confirm that I am the building control surveyor charged with dealing with all building regulations matters for the project. Paul Hanson is the building control surveyor		

(fire regulations) for the scheme and he will provide me with technical advice and observations on the proposals submitted under Parts B1 and B5 in Schedule 1 of such regulations, as that is his reference for this project.

Should you have any proposals and /or issues that you desire technical advice on from this office, under Parts B1 and B5 of The Building Regulations, I would be grateful if you would contact myself in the first instance, so that I am aware of these matters, as they may impact on other parts of the building regulations.

Best regards,

John Hoban

John Hoban
Senior Building Control Surveyor

[REDACTED]
john.hoban@rbkc.gov.uk

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From: Neil Crawford [mailto:Neil@studioe.co.uk]
Sent: 02 September 2014 16:32
To: slawrencec@rydon.co.uk; Hanson, Paul: PC-BlgCtrl; SOConnecr@rydon.co.uk
Cc: 1279 Grenfell Tower
Subject: RBKC Fire Regulations Officer Paul Hanson

Simon

Paul is a fire engineer and best placed to answer questions regarding the Dry riser and AOV's.

John Hoban won't be able to provide any answers on his own and tends to refer to Paul all the time which can be frustrating when you want answers.

The contact details for Paul Hanson are;

Paul.Hanson@rbkc.gov.uk
Tel;(Direct Line) [REDACTED]

Regards
Neil

Neil Crawford
Associate

For and on behalf of
STUDIO E LTD
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Queen's Award for Enterprise: Sustainable Development 2010
BCSE Award School Architect of the Year 2008 & 2010
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Plot: 1		Action: Pre-start Visit
Date: 29/08/2014	Result: Satisfactory	Officer: John Hoban
Notes: visited site met project manager had brief discussion about the project, asked to be contacted when construction works commence on site, gave advice as to what stages of the works we need to be contacted to inspect. workmen still presently carrying out demolition works nothing to check at time of visit. demolition works to go on for some time. also informed the project manager that I had yet to receive up to date details of the works.		

Yours sincerely

A handwritten signature in black ink that reads "John Allen". The signature is written in a cursive style, with the first name "John" and the last name "Allen" clearly legible.

John Allen
Building Control Manager