
From: Simon Lawrence
Sent: 06 May 2014 12:53
To: Steve Blake
Subject: Grenfell Tower Planning Meeting - Thursday 8th May 11.30-1pm
Attachments: finalrydongroup.jpg; Maintenance_Sig_May13.jpg; linkedin-logo25.png; facebook_icon_25.bmp; twitter_icon_25.bmp; youtube_icon_25.bmp; Planning.doc

Steve,

I've get Alison to print out all the attachments (above and others) relevant to the meeting and put a pack together for you ready for Thursday. The pack will include:- Location map with attendee contact no.s on (attached above), Technical info/warranties for Reynobond and photo's of Camden and Ferrier for reference if required.

The basis of the meeting is to propose the material change from 'Zinc' to 'ACM - Aluminium' cladding and the removal of the external 'window louvres' so KCTMO can achieve their maximum VE target. It would be nice to come away from the meeting with a definite acceptance of the changes but I somehow think that the client won't get that until the formal amendment notices have been through the planning process (8-10week from now). Hopefully we should however get some positive feedback so the financial risk for KCTMO is reduced allowing us to continue. Peter Maddison's view at Friday's meeting was that he didn't perceive the change of materials to be a big risk to the project and wants us to continue with site setup, etc as if the contract had been signed. This suits us as well.

I've been working Bruce Soules from Studio E (our novated architect) on details, colours etc for the meeting so I would expect him to lead on our behalf. He already knows the planners from tender stage and the Bouyges project next door that he is working on. He will have all of the actual cladding samples along with 3D rendered drawings to present. His aim will not only be the material change but also to get the cladding colours to be agreed so we can start the planning condition discharge process asap. We've already had quite a lot of debate about the shadow gaps, fixing and fabrication details of the cladding panels so he is more than aware of that there are cost implications of adding in architectural details that in my opinion you can't see at height. It was agreed that we wouldn't highlight too much detail unless we really have to and to keep it fairly generic to allow us some scope when we actually get subcontractors on board. My understanding is that there wasn't any indication to the way the cladding was fixed on the planning submission therefore 'face fix' should be acceptable (that's the reason for taking some Camden / Ferrier photo's as reference).

I've listed a couple of items below relating the the changes which may be useful for the meeting:-

Cladding

- Reynobond ACM panels have BBA certification - Class O and service life in excess of 30 yrs. Good appearance should be retained for 20yrs.
- KALC (Kensington Academy and Leisure Centre - Bouyges project) next door are using powder coated aluminium cladding. So not and inferior product. Precedent already set!
- Cost effective compared to Zinc. Similar appearance can be achieved.
- ACM less susceptible to damage as a harder product. Zinc is fairly soft. Zinc would need to be handled carefully during install. Also if building ever needs to be abseiled (which it will at some point) the high potential for damage to Zinc.

External Window Louvres

- The removal of the external window louvres should be the easy one. Basically every room has at least one external louvre covering a window. The original thought process was that it would stop residents throwing stuff out of the windows. In reality the adjacent window could be opened that doesn't have any louvres.
- Removing louvres increases light into the flats and removes a potential maintenance issue with additional window frame elements.
- Only concern at the moment is that by removing louvres it will make the white plastic kitchen extract fans more visible which is likely to be an issue. I'm currently looking into other colour options and whether the kitchen extract can be added to internal bathroom ventilation. Thereby removing need to extract through external facade.

I'm bound to think of more info today/tomorrow so I'll forward it over. I'll also clarify the meeting expectations with the client team and copy you in.

Regards

Simon Lawrence, ACIOB, MInstLM

Project Manager

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