
From: Simon Lawrence
Sent: 05 November 2014 19:49
To: Neil Crawford
Cc: Kevin Lamb (KevinLamb@harleycw.co.uk); daniel@harleycw.co.uk; Bruce Sounes
Subject: RE: Grenfell windows

Thanks Neil.

Can you add on dimensions of new windows? Typical sash size etc. I've had a meeting with Claire today and I can guarantee that she will ask for size of window and size of opening once windows are in turn mode. In addition to this she wants to see a cross section when the windows are in tilt mode. I told her that the top of the opening (in tilt mode) will not be anymore than 100mm, see wants that confirmed on a drawing.

Kevin / Dan – Can you provide me with the specification of the handle/lock and include how they are operated? My assumption is that they will be the same or similar to Ferrier Point where they are key locked and you need the key in place in order use in turn mode.

Also to keep you up to speed as things are changing rapidly. You can see from the email trail below that the Client is seriously looking to progress with the smaller window option (fitting within existing opening) so there is no need for any structural changes within the flat to accommodate larger window frames. However before they commit they have some concerns based around overheating, purge ventilation and safety from fall risk (as below). We have been working this through with them over the last week in order to get to a position where they can make a decision. The information that I'm asking for is now urgent as they want to have all the information so a decision can be made this week. They have accepted that their change request has an affect on programme, window orders and even the setting out of all the cladding lines. I'll formally email you regarding the delay separately.

I'll also send out a meeting request for DTM next Tuesday so we can all keep up to speed with the potential changes. Apologises for any confusion so far but I'm doing my best to steer the Client into making a swift decision and not to make further changes.

Regards

Simon Lawrence, ACIOB, MInstLM
Contracts Manager
T [REDACTED]
M [REDACTED]

From: Neil Crawford [mailto:Neil@studioe.co.uk]
Sent: 05 November 2014 17:17
To: Simon Lawrence
Cc: Kevin Lamb (KevinLamb@harleycw.co.uk); daniel@harleycw.co.uk; Bruce Sounes
Subject: FW: Grenfell windows

Simon

Please see attached sketch that may be of use for points 1 and 4 below.
This still shows the existing frame left in place as per Harleys drawings and makes some assumptions on hinge points on the frames etc.
Kevin may want to comment further but this should give the basic idea regarding height of sill, extent of internal overhang and so on.

Regards
Neil

From: Claire Williams [<mailto:clwilliams@kctmo.org.uk>]

Sent: 05 November 2014 10:17

To: 'Simon Lawrence'

Cc: philip.booth@uk.arteliagroup.com; Bruce Sounes; Neil Crawford; M.Smith@maxfordham.com; Simon O'Connor; David Gibson; VALENTE Nick (nick.valente@uk.arteliagroup.com)

Subject: RE: Grenfell windows

Simon

I would want to see:

- 1 Drawing of the preferred big window/small window as planning approval proportions, showing sill heights and opening widths – as the TMO will obviously have concerns over the small window in full opening mode
- 2 have confirmation that Max Fordham had the above drawings to carry out overheating modelling to check status in relation to Building Regs, and that there are no issues on this front
- 3 proposed ironmongery to windows
- 4 do you have drawings showing a section showing the extent that inward opening windows will open over the new wider sill etc?

thanks

Claire Williams
Project Manager



t: [REDACTED]
m: [REDACTED]

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

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From: Simon Lawrence [<mailto:slawrence@rydon.co.uk>]

Sent: 04 November 2014 14:35

To: Claire Williams

Cc: philip.booth@uk.arteliagroup.com; bruce@studioe.co.uk; Neil Crawford (Neil@studioe.co.uk); M.Smith@maxfordham.com; Simon O'Connor; David Gibson; VALENTE Nick (nick.valente@uk.arteliagroup.com)

Subject: RE: Grenfell windows

Afternoon All,

I'll try and summarise below the window design change and conclusions to date.

- Planning risk - LPA confirmed via Amy that the new window design requires a Non-Material Amendment application to formalise the change. This would be a require an application to be submitted (detailing the proposed changes). A non-material amendment application has a 28 determination period by the LPA.
- Window design – Since our meeting Studio E have looked at various configurations that could be used in each position without the need to enlarge the structural openings. The options are:- a) same as currently proposed/tendered but scaled down to fit i.e. 2no. opening windows 1no. large window and 1no. small b) 1no. large window only and c) 2no. windows of equal size (same as existing but tilt 'n turn not sliding). From a performance point of view (thermal and ventilation) all configurations are equal. However we feel that it is probably best to stay with 'Option a' because it will have less planning risk as it will visually look very

similar to the original, 2no. different size windows will also give the resident greater flexibility by adjusting the amount of airflow they want. In addition to this it will only mean the small window will need to be fully opened on turn mode to allow purge ventilation thereby preventing overheating.

- Ventilation – (As per Claire's point 3 below) Matt has looked at the study that Max Fordham carried out at Stage C (as per his recent email 30/10) which had calculations based on keeping the structural opening size the same as existing. In order not to make the overheating situation worse than existing (a requirement in Building Regs for work on existing) then the large window could be on tilt mode with the smaller window on fully turned mode. My understanding is that the overheating issue is only a problem due to weather temperatures rather than anything to do with HIU's or central heating within the flat. So this is likely to only be an issue during hotter spells in the summer months. But will still be an issue none the less. So the answer is that by keeping the existing opening sizes we can achieve the regs and not have overheating *but* it will mean that the smaller window will need to be fully open during hot weather spells. Is this acceptable from a safety point of view as there is no fall protection i.e. louveres as originally proposed in tender docs? The new windows will have restrictors in the handle mechanism so you would need a key to open fully so it is in the residents control. In theory no different from existing. What are KCTMO thoughts on this?
- Daylight – Because of frame thicknesses the daylight levels will be slightly worse than existing however the levels are still more than required in the Regs. No BREEAM credits were assumed for section HEA01 so therefore no affect on BREEAM rating.

In summary the biggest decision that is required in order for us to progress is around fully opening windows and residents safety. Comments welcomed.

Regards

Simon Lawrence, ACIOB, MInstLM

Contracts Manager

T
M

From: Claire Williams [<mailto:clwilliams@kctmo.org.uk>]

Sent: 31 October 2014 11:23

To: Simon Lawrence

Cc: philip.booth@uk.arteliagroup.com; bruce@studioe.co.uk; Neil Crawford (Neil@studioe.co.uk); M.Smith@maxfordham.com; Simon O'Connor; David Gibson; VALENTE Nick (nick.valente@uk.arteliagroup.com)

Subject: Grenfell windows

Simon

I have just spoken to Matt re the window calculations and would like just to see if we can agree the position on these windows. I have left a message for Amy Peck, our planning consultant who is off until Monday 3 Nov, so I am not sure what feedback she has had from the planners re keeping the existing structural opening.

- 1 Can you please confirm the insulation values of the proposed cladding/insulation and windows? There are assumptions in Matt's report which I need to check are still valid.
- 2 I understand that Studio E have provided a new drawing showing a proposal of a large tilt and turn window and a smaller tilt and turn window. I do not know if at least one of these windows is to 'standard size' or if there is any requirement for a technical check from Harley as the dimensions will be critical. Then Matt may need to review his overheating model.
- 3 I have spoken to Matt, and understand that based on the above drawing, that if the larger window was on full tilt (ie hinged at the base opening inward) and the smaller window was used in casement mode and opened fully – this would meet the refurbishment standards.

I will catch up with you next week when you are back at your desk.

Thanks

Claire Williams
Project Manager



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