

PART 1 GENERAL

1. General Information

1.1 The Works

1.1.1 Description of the Building Works & Facilities

Please refer to the information located in Part 2 Section 2.1

1.2 The Contract

1.2.1 Project Team Contact Details

Client

Claire Williams
Kensington and Chelsea
Tenant Management Organisation (TMO)
The Network Hub, 292a Kensal Road,
London W10 5BE
T: [REDACTED]
E: clwilliams@kctmo.org.uk

CDM Co Ordinator

Artelia UK
High Holborn House, London Road
London WC1V 6RL
T: [REDACTED]

Employers Agent

Artelia UK
High Holborn House, London Road
London WC1V 6RL
T: [REDACTED]

Clerk of Works

John Rowan & Partners
Craven House
40 Uxbridge Road
London
W5 2BS
T: [REDACTED]

Architect

Studio E LLP
310 Linton House, 164 / 180 Union Street,
London, EC1 0LH
T: [REDACTED]

Structural Engineer

Curtins Consulting
Unit 5/6, 40 Compton Street,
London, EC1V 0AP
T: [REDACTED]

Services Designer

Max Fordham LLP
The Rotunda, 42-43 Gloucester Crescent,
Camden, London, NW1 PE2
T: [REDACTED]

1.2.2 Sub Contractor Contact Details

Mechanical & Electrical Services

JSW
1 Northumberland Avenue
Trafalgar Square
London
WC2N 5BW
T: [REDACTED]

Windows, External Doors & Cladding

Harley Facades Ltd
Harley House
Brooklands Park
Crowborough
East Sussex
TN6 2JD
T: [REDACTED]

Roller Shutters

Fortress
6 Trench Road
Hydepark Industrial Estate
Newtonabbey
BT36 4TY
T: [REDACTED]

1.2.3 Consents & Approvals Contact List

Planning

Royal Borough of Kensington and Chelsea
Planning & Borough Development
Town Hall
Hornton Street
London
W8 7NX
T: [REDACTED]

Building Control

Royal Borough of Kensington and Chelsea
Department of Building Control
Town Hall
Hornton Street
London
W8 7NX
T: [REDACTED]

1.2.4 Third Party Certification

1.2.4.1 Building Control

1.2.4.2 Planning Approval

1.3 Operational Requirements

1.3.1 Maintenance Contracts or Agreements

1.3.2 Fire Safety Strategy & Access

1.3.3 Emergency Procedures (Client)

1.3.4 Asbestos

PART 2 FABRIC

1. Design Criteria & Environmental Performance

1.1 Design Information

1.1.1 PCI Document

1.1.2 Architects Design & Access Statement

1.1.3 Architects Engagement Statement

2. Construction

2.1 Construction Description

The Works consist of the Design, Construction, Completion and Defects Rectification of the proposed re-cladding of Grenfell Tower and remodelling of its lower floors to provide improved accommodation for a nursery, boxing club, and 9 new residential flats and mechanical and electrical Installation to the entire tower with soft and hard landscaping works surrounding the tower.

The building is an existing tower block with 23 storeys and a ground floor

The general scope of the project is:

Adaption of 2 lifts to include 2 x new doors

Recladding of the façade

Reconfiguration of the podium levels to provide additional residential accommodation (9no new flats)

Relocation and refurbishment of the nursery

Relocation and refurbishment of the boxing club

Provision of new community room

Decorations to the existing lobbies

Construction of a new entrance lobby (previously an undercroft)

Modifications to the MEP systems as follows:

New heating system to all areas

New boosted cold water distribution system to all areas

Refurbishment and extension of the smoke/environmental ventilation systems

Alterations to the dry riser system

Alterations to the door entry system

External hard & soft landscaping

2.1.1 As Built / Final Construction Issue Drawings

2.1.2.1 Drawings List

2.1.2.2 Architectural Design

2.1.2.3 Structural Design

2.1.2.4 Mechanical Systems

2.1.2.5 Electrical Systems

2.1.2.6 Structural Steelwork

2.1.2.7 Windows, External Doors & Cladding

2.1.2.8 Washroom Cubicles

2.1.2.9 Roller Shutters

2.1.2 Structural Engineer Repair, Renovation, Demolition Advice & Guidance

2.1.3.1 Demolition Drawings

2. **Building Maintenance Guide Chart**

3. **Inspection Reports**

4. **Manufacturers Information**

4.1 **Operating and Maintenance Information**

4.1.1 Window System, External Doors, Balustrades, Curtain Wall System & Cladding

4.1.2 Concrete Restoration

4.1.3 Facing Bricks

4.1.4 Mastic

4.1.5 Dry Lining & Plastering

4.1.6 Ceiling Tiles

4.1.7 Painting & Decoration

4.1.8 Flooring & Tiling

- 4.1.9 Roller Shutters
- 4.1.10 Sports Floor (Boxing Club)
- 4.1.11 Washroom Cubicles (Boxing Club & Nursery)
- 4.1.12 Fire Protection Works
- 4.1.13 Groundworks & Play Equipment
- 4.1.14 Kitchens (Flats)
- 5. **Fixtures, Fittings & Components**
 - 5.1 **Schedules of Information**
 - 5.1.1 Finishes Schedule
 - 5.1.2 Ironmongery Schedule
 - 5.1.3 Sanitaryware Schedule
- 6. **Guarantees & Warranties**
- 7. **Test Certificates & Reports**
 - 7.1 **Mechanical Services**
 - 7.1.1 **Testing & Commissioning**
 - 7.1.1.1 Gas Safe Test
 - 7.1.1.2 Gas Pressure Test
 - 7.1.1.3 Gas Purge Test
 - 7.1.1.4 Boiler Commissioning
 - 7.1.1.5 Boiler Shunt Pumps Commissioning
 - 7.1.1.6 CTVF Commissioning
 - 7.1.1.7 Flamco Pressurisation Units Commissioning
 - 7.1.1.8 Chlorination & Microbiology
 - 7.1.1.9 Dry Riser

7.2 Electrical Services

7.2.1 Testing & Commissioning

- 7.2.1.1 NICEIC (New Flats)
- 7.2.1.2 NICEIC Minor Works (Existing Flats)
- 7.2.1.3 Fire Detection
- 7.2.1.4 Fire Alarm
- 7.2.1.5 Lightning Protection
- 7.2.1.6 Emergency Lighting
- 7.2.1.7 Door Entry System

7.3 Other

7.3.1 Testing & Commissioning

- 7.3.1.1 Sound Tests
- 7.3.1.2 Fire Protection

Building Manual

Site Address: Grenfell Tower, Grenfell Road, London, W11 1TG

PART 3 SERVICES

1. **Mechanical O&M Manual**
2. **Electrical O&M Manual**
3. **Lift Certification**
4. **Tunstall Information**

Building Manual

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PART 4 THE HEALTH & SAFETY FILE (Principal Designer)

PART 5 RESIDENT & OCCUPIER INFORMATION (Also available as separate information)

1. Resident

1.1 Flat User Guides

1.1.1 Home User Guide

1.1.2 Services User Guide

2. Nursery Area

2.1 Nursery User Guide

3. Boxing Club Area

3.1 Boxing Club User Guide