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**From:** Neil Crawford  
**Sent:** 18 November 2014 14:11  
**To:** John.Hoban@rbkc.gov.uk  
**Cc:** slawrence@rydon.co.uk  
**Subject:** RE: Grenfell Tower, Grenfell Road Regeneration Project MOE Obs Submission 1 Revised 2  
**Attachments:** 141118 NMA set.zip; 1279-SK112 Reduced Window Opening Study Rev01.dgn.pdf

John

Thanks John. On another matter we are looking at reducing the window openings slightly as detailed on the attached drawings. This is very similar to what you will have seen before in terms of elevation and operation except that the TMO are looking to reduce the opening width of the windows in line with the current openings on the existing building. It is likely that we will have to pursue this change as a non material amendment and so would like to check that you have no issues with the general operation. The windows are tilt and turn with a restricted 100mm opening in the tilt position but fully openable in the turn position by unlocking the handle. The opening heights are above the minimum recommendations of Part K (attached).

Regards  
Neil

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**From:** John.Hoban@rbkc.gov.uk [mailto:John.Hoban@rbkc.gov.uk]  
**Sent:** 18 November 2014 09:04  
**To:** Neil Crawford  
**Cc:** Paul.Hanson@rbkc.gov.uk  
**Subject:** Grenfell Tower, Grenfell Road Regeneration Project MOE Obs Submission 1 Revised 2

Dear Neil,

The Building Regulations 2010 (as amended)  
Grenfell Tower, Grenfell Road.

Thank you for your submission S1 for the above project.

A decision notice will be forwarded to you shortly on the proposals submitted.

As you have mentioned both Paul Hanson and myself have commented upon the scheme at preliminary stage which we identified as P1 and P2 submissions. Observations from Paul on the means of escape and fire fighting access for this submission are attached with marked up plans identified as S1.

As you have recently taken over the project I felt it would also be useful to highlight the most significant points below. They are also described in more detail in the observations and marked up on the plans.

**Revisions to preliminary scheme:-**

1. The revised residential use at walkway level opens directly into the stairway without a ventilated lobby – the plans have been marked up with a suggestion, to add a lobby.
2. Natural ventilated lobbies to non residential accommodation – the alterations to the scheme do not appear to have included the need for 0.4m<sup>2</sup> ventilated lobbies to the revised central connection from the single residential stairway to the boxing club at Walkway and office use at Ground levels.

## Significant matters outstanding from preliminary scheme

3. The extract rate for the existing residential stairway lobby's to the newly extended residential units still needs to be justified by the design team.
4. The access to riser shafts directly into the single stairway need to be avoided (any shaft connection to the green areas) on the plans marked A).
5. The building regulations deal with the building work proposed in an existing building and are limited to ensuring that no adverse affect takes place to any exiting situation. Your client does however have an overriding responsibility to provide adequate fire safety for the existing building under a separate piece of legislation called the Regulator Reform (fire safety) Order 2005 (RRO), which may involve upgrading the exiting building. At preliminary meetings the design team had highlighted a concern whether any refurbishment of the mechanical stairway lobby ventilation system would be suitable for the purpose of the RRO.

The design team asked whether RBKC could assist by consulting the fire authority regarding their views under the Regulatory Reform Fire safety order in respect of the lobby ventilation system. RBKC can pass on any letter explaining your questions directly to the fire authority. RBKC's observations on submission P2 outlined the recommended information you should prepare which RBKC would submit to the fire authority on your behalf. If you still wish this to take place please submit your letter for the fire authority explaining your concerns and questions including details of the proposed ventilation system for us to pass on to the fire authority.

For the purpose of submission S1 we will consult the fire authority under the building regulations in the normal way but it is important to understand that this consultation only relates to the new building work taking place and will give not reassurance to your client regarding how the existing building will be considered under the ongoing controls of the Regulatory reform (fire safety) order.

A meeting has been arranged for next Monday morning at the site, to discuss the smoke ventilation system to the lobbies of the building. It may be useful to distribute the attached observations and plans to the design team as appropriate.

Best regards,

John Hoban  
**John Hoban**  
**Senior Building Control Surveyor**  
[REDACTED]  
[john.hoban@rbkc.gov.uk](mailto:john.hoban@rbkc.gov.uk)

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**From:** Neil Crawford [<mailto:Neil@studioe.co.uk>]  
**Sent:** 29 September 2014 16:37  
**To:** Hoban, John: PC-Plan  
**Cc:** [slawrence@rydon.co.uk](mailto:slawrence@rydon.co.uk); 1279 Grenfell Tower; Hanson, Paul: PC-Plan  
**Subject:** RE: Grenfell Tower Regeneration Project

John

Please see attached the current Exova Study which was written prior to the Fire Strategy Rev B changes and also attached the correspondence with Exova relating to the Rev B changes which we will modify accordingly.

Regards  
Neil

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**From:** Neil Crawford  
**Sent:** 24 September 2014 16:30  
**To:** [john.hoban@rbkc.gov.uk](mailto:john.hoban@rbkc.gov.uk)  
**Cc:** [slawrence@rydon.co.uk](mailto:slawrence@rydon.co.uk); 1279 Grenfell Tower; [Paul.Hanson@rbkc.gov.uk](mailto:Paul.Hanson@rbkc.gov.uk)  
**Subject:** Grenfell Tower Regeneration Project

John

Following our conversation on site looking whilst looking at the Academy on Tuesday, I am forwarding a pack of drawings for the Grenfell Tower Project as mentioned.

I believe yourself and Paul Hanson sat down earlier in the year and did an initial appraisal of the proposed layout changes to the lower levels with Bruce Sounes from our office. I have included Pauls initial mark-ups of the fire strategy from this time as well as a new set which shows that there has been some simplification to the arrangement on these floors. I know you like to go through the drawings on an agreed process of release rather than just being swamped with everything at once so I am just sending the following drawings to start with;

- Fire strategy drawings from previous meeting with Paul Hanson's mark up  
1279 SEA (08) 100 - Fire Access  
1279 SEA (08) 101 - Fire Strategy
- New fire strategy drawings that show modifications to office area and omission on internal office stair  
1279 SEA (08) 100b - Fire Access-A1-000  
1279 SEA (08) 101b - Fire Strategy-A1-000
- Basic Plans sections and elevations GA set  
1279 SEA (06) 100 - Section A  
1279 SEA (06) 100 - Section A  
1279 SEA (06) 100 - Section A  
1279 SEA (06) 100 - Section A  
1279 SEA (06) 100 - Section A  
1279 SEA (05) 100 - Proposed South Elevation Rev01  
1279 SEA (05) 101 - Proposed North Elevation Rev01  
1279 SEA (05) 102 - Proposed East Elevation Rev01  
1279 SEA (05) 103 - Proposed West Elevation Rev01  
1279 SEA (04) 100 - Proposed Basement Plan  
1279 SEA (04) 101 Rev01 - Proposed Ground Floor Plan  
1279 SEA (04) 102 Rev01- Proposed Mezzanine Plan.pdf  
1279 SEA (04) 103 Rev01 - Proposed Walkway Plan.pdf  
1279 SEA (04) 105 - Proposed Residential Plan (W+2)  
1279 SEA (04) 108 - Proposed Roof Plant Plan  
1279 SEA (04) 109 - Proposed Roof Plan

Regards  
Neil

**Neil Crawford**  
Associate

For and on behalf of  
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