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**From:** Terry Ashton  
**Sent:** 20 November 2014 14:54  
**To:** Neil Crawford  
**Cc:** Simon O'Connor (SOConnor@rydon.co.uk); Bruce Sounes  
**Subject:** RE: Grenfell Tower, Grenfell Road Regeneration Project MOE Obs Submission 1 Revised 2

Neil

See my comments in red below. With regard to the notes on the drawings:

- I assume that the comment regarding the Community Meeting Room is acceptable;
- In my view, the boxing club is unlikely to be occupied by more than 60 persons;
- The door to the gallery from the lift lobby at walkway level is not likely to be simultaneously used by more than 60 persons so it doesn't need to be hung to open in the direction of escape;
- The lift lobby at ground floor level does not need to be ventilated in my view; and
- Whilst it is technically correct to state that the lobby between the community room and the main entrance should be ventilated this assumes that the whole building would be evacuated in the event of an outbreak of fire at this level but there is no mechanism to make this happen.

Kind regards

Terry

**Terry Ashton: Associate, Fire Engineering (Europe)**

**Exova Warringtonfire**

T: [REDACTED] M: [REDACTED]

Exova



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**From:** Neil Crawford [mailto:Neil@studioe.co.uk]  
**Sent:** 20 November 2014 11:05  
**To:** Terry Ashton  
**Cc:** Simon O'Connor (SOConnor@rydon.co.uk); Bruce Sounes  
**Subject:** FW: Grenfell Tower, Grenfell Road Regeneration Project MOE Obs Submission 1 Revised 2

Terry

I have received these mark ups from Building Control regarding the fire strategy on Grenfell Tower. I am due to meet with them on Monday on site and wondered if you had any views on their comments. On the Academy project we had the situation where Tony Pearson managed to argue some of their comments away. If you had any observations particularly where you think their comments may be excessive I would be grateful to know as I can take these with me to the meeting on Monday.

Regards  
Neil

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**From:** [John.Hoban@rbkc.gov.uk](mailto: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](mailto: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.  
**This is technically correct but assumes that the whole building will be evacuated in the event of an outbreak of fire at walkway level. There is no mechanism (such as a fire alarm system) for this to happen. This also assumes that the smoke extract system serving the lift lobby will not remove most of the smoke generated from a fire at this level**
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.  
**I must confess that I thought that the lobby between the boxing club and the lift lobby would be ventilated although the vent system serving the lift lobby should be capable of extracting the small amount of smoke generated by a fire in the boxing club where the fire load would be considerably less than that contained in an apartment.**

#### 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.  
**I thought Max Fordham had sent something to RBKC to cover this.**
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).  
**I'm not sure that the plans show any access from the stair to service risers.**
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.  
**I thought that the exercise carried out by Max Fordham was intended to address the RRO and that RBKC would consult the LFEPA on this issue.**



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.

See above

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 no reassurance to your client regarding how the existing building will be considered under the ongoing controls of the Regulatory reform (fire safety) order.

See above

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

**STUDIO E LTD**

Unit 310 Linton House, 164/180 Union Street, London, SE1 0LH

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