
From: Bruce Sounes
Sent: 05 November 2012 20:36
To: Alun Dawson
Subject: RE: Design Comments for Grenfell Tower
Attachments: Grenfell - Planners Meeting

Categories: 1279 Grenfell

Hi Alun,

We met the Planners today. Brief note attached.

The cost plan includes for pivot and we misinterpreted Mark's response to the possible VE. So no change there.

Regards

Bruce Sounes

For and on behalf of
STUDIO E LLP

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From: Alun Dawson [mailto:alun.dawson@appleyards.co.uk]
Sent: 05 November 2012 18:08
To: Bruce Sounes
Cc: David Hale
Subject: RE: Design Comments for Grenfell Tower

Bruce – what was concluded following Mark's email...?



Alun Dawson BSc (Hons) MCIOB MAPM
Associate Director

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From: Mark Anderson [<mailto:manderson@kctmo.org.uk>]
Sent: 25 October 2012 20:47
To: 'bruce@studioe.co.uk'
Cc: Paul Dunkerton; Alun Dawson; 'Grenfell@studioe.co.uk'
Subject: Re: Design Comments for Grenfell Tower

Good evening

Tomorrow morning from 10 to 12 otherwise Tuesday

You may also explain the unauthorised design change from centre pivot windows to tilt and turn and how you intend to address this particularly given the fact that we advised residents, the EMB, RBKC, my Executive Team, Operations Committee and Board that these are centre pivot as a result of 6 months of resident consultation

Regards

Mark

From: Bruce Sounes [<mailto:bruce@studioe.co.uk>]
Sent: Thursday, October 25, 2012 07:24 PM
To: Mark Anderson
Cc: Paul Dunkerton; Alun Dawson <alun.dawson@appleyards.co.uk>; Grenfell <Grenfell@studioe.co.uk>
Subject: FW: Design Comments for Grenfell Tower

Mark,

Some interesting comments below from the Planners. I would ideally like to discuss these with you in person before meeting with Ed, and also run through the Stage C document which is complete so that we can give the rest of the design team the necessary clearance to complete their sections of the Stage D report.

Tomorrow afternoon is possible. I am out on Monday afternoon and all Wednesday 31/10.

Regards

Bruce Sounes

For and on behalf of
STUDIO E LLP

Palace Wharf, Rainville Road, London W6 9HN
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From: Marc Watterson [<mailto:marc.watterson@tayloryoung.co.uk>]
Sent: 25 October 2012 17:57
To: Bruce Sounes
Cc: Amy Peck
Subject: FW: Design Comments for Grenfell Tower

Bruce

I have spoken to Edward today who confirms that the revised submission is valid and will be progressed accordingly.

You will see below comments from Richard Craig, the urban designer now linked to this application. I have worked with him on Middle Row. Many of the comments we have already been through with Edward and defended our position through design development.

Can I suggest that you consider his comments and come to a view regarding a response and any changes that you feel would be reasonable.

We can then meet with him and Edward to discuss this further and any comments that come in in the meantime.

If you wish to approach Edward direct to arrange this please feel free (I am now on leave) – w/c 5th November, I am available the Tuesday and Thursday however I do not feel it paramount that I attend this session unless other matters arise. Otherwise I will arrange on my return (5th). Please copy my colleague Amy into any correspondence and she can sort necessary arrangements on my behalf.

Many thanks

Kind Regards

Marc Watterson
Principal Town Planner

IBI TaylorYoung

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legal notice

From: Edward.George@rbkc.gov.uk [<mailto:Edward.George@rbkc.gov.uk>]

Sent: 25 October 2012 14:34

To: Marc Watterson

Subject: Design Comments for Grenfell Tower

Dear Marc

Please find below the design comments for the Grenfell Tower previous application for your consideration.

Regards

Proposal

The proposals are for the refurbishment of tower including re-cladding and new windows, and internal reorganisation of nursery, boxing club and estate offices, and infill extensions to provide 7 additional residential units.

Background

The tower is part of the Lancaster West Housing estate, comprising three linear residential blocks of 3 and 4 storeys, and the 20 residential storey tower block, constructed in the 1970s as social housing. The estate is operated by operated by the Council's Tenants Management Organisation (TMO). The tower is adjacent to Lancaster Green, which is being retained and remodelled as part of the wider Kensington Academy and Leisure Centre project (KALC).

The estate and tower are not listed and do not fall within a conservation area.

Design Policies

The relevant design policies for considering the proposals are:

- CR2 (3-d street form)
- CL1 (context and character)
- CL2 (architectural design)

Other potentially relevant policies are CR7 (servicing) and CL5 (amenity).

Design Considerations

From an initial review of the proposals, they raise a number of issues regarding layout, architecture and urban design. In brief:

The nursery and mezzanine residential units may suffer from poor amenity of their adjacency to the refuse area and transformer rooms, the new apron/canopy structure and limited internal floor heights. The mezzanine residential has no access to the communal internal lifts and appears to rely on a single external lift for access. The main entrance to the nursery is unclear, as is the entrance to the relocated boxing club. The proposed accommodation schedule and configuration should be revisited, including the decanting of offices, which may be more appropriate for the intervening levels.

Material samples and CGIs are needed to assess the visual impact of the re-clad tower and infill extensions. As an initial reaction, the visual impact of infilling the ground and lower floors is questioned, removing the lofty and transparent appearance of the base of the tower, which is raised on stilts, and replacing it with a heavy infill. If the infill is to be progressed, thought should be given to retaining the light and airy appearance, with tall glazing elements (e.g. reglit) and activities more suited to high floor-ceiling heights and transparent elevational designs (e.g., public uses, offices, leisure). There may be an opportunity to inject more light and colour rather than the sombre appearance. The use of brick-slips or similar tiling would not be welcome. The replacement apron/canopy adds clutter to the elevations, but could work as part of an elevational design that clearly expresses the building's base. In such an instance, however, thought needs to go into whether and how the uppermost storeys/form form is revised to equally express a strong top.

The over-cladding of the structural columns is questioned, as it removes their design interest and may add to their visual bulk. The new pivot windows and vented side panels work well, though the overall visual impact with the zinc panels remains unclear from the information provided.

Lastly, further information is sought on the scheme's relationship to the surrounding landscaping, particularly in relation to the nursery, and to the use/disposition of the converted garage accommodation.

Conclusion

It is understood that the application is withdrawn for revisions. This provides the opportunity for influencing how the designs progress. A site meeting with the scheme architects to run through the proposals in detail is therefore requested. An early review by the AAP is also advised.

Edward George
Senior Planning Officer
Strategic Developments
The Royal Borough of Kensington & Chelsea

The Royal Borough of Kensington and Chelsea.

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