

Message

**From:** Neelam [np@syntegra-epc.co.uk]  
**Sent:** 29/10/2013 15:35:33  
**To:** Tomas Rek [tomas@studioe.co.uk]  
**CC:** Bruce Sounes [bruce@studioe.co.uk]; Paddy Glennon [paddy@studioe.co.uk]; M.Smith@maxfordham.com; Rallou Nikolaou [rn@syntegra-epc.co.uk]  
**Subject:** RE: Grenfell Tower - BREEAM pre-assessment to be revised  
**Flag:** Follow up

Tomas

Please find below my comments in Red.

I hope that clarifies your query.

Could you also please forward me the tender documents being created, as and when available, just to have a quick skim through to make sure all BREEAM requirements are included. As can be seen from the pre-assessment we are very much at the brink of the GOOD rating and so we need to make sure we do not lose any credits.

Please could you also forward me a copy of the final planning decision notice. I believe a GOOD rating has been accepted by the council. But I would like to confirm the same.

Please also issue the latest set of drawings for our records.

Thanks and Regards  
Neelam

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**From:** Tomas Rek [mailto:tomas@studioe.co.uk]  
**Sent:** 25 October 2013 16:26  
**To:** 'np@syntegra-epc.co.uk'  
**Cc:** Bruce Sounes; Paddy Glennon; 'M.Smith@maxfordham.com'  
**Subject:** RE: Grenfell Tower - BREEAM pre-assessment to be revised

Dear Neelam,

**Grenfell Tower** – Regeneration scheme

I believe you were previously in contact with my colleague Bruce with regards to this project. I went through your pre-assessment document Rev C and would like to make few comments.

The design has developed slightly since, and further information is available which will help to confirm few uncertainties stated in your current assessment. I will liaise with Max Fordham to obtain further information for the relevant sections.

We need to issue your assessment with all the tender documentation mid November. Can I please ask you then to target 11<sup>th</sup> November for a submission to us?

**Mat 01 Environmental Impact of Materials**

*Syntegra's note: It has been assumed that 19No credits (4.44 % contribution) will be achieved since all materials will have a green guide rating of at least A+(3) as it is stated in the Sustainability and Energy statement prepared by the M&E Consultant.*

- Is there any record supporting the statement above?
- Can you please advise about A + (3) ratings and above. I am not familiar with anything above A+.

We currently do not have all the material specifications (wall makeup/ roof makeups etc.) Once these are supplied we will be able to run the MAT01 calculator and confirm the number of credits. We will also need the areas of all these elements.(eg: existing walls : xxxm2, new walls (build-up): yyym2 etc.)

### **Mat 03 Insulation**

*Syntegra's note: It has been assumed that all the new insulation installed will have an insulation index of greater than 2. It is also assumed that 80% of the insulation will be responsibly sourced. (Rockwool or similar) 8 credits assumed (1.42 % contribution)*

- Index greater than 2 ...? Does this mean twice as much new insulation than existing?

Insulation is calculated by using an area weighted ratio of all new insulation which is A+ rated as compared to A rated insulation. So if we can make sure that all new insulation in the build (insulation in walls, roofs etc. as well as the building services insulation is A+ rated we will achieve the required credits)

### **Was 02 Refurbishment Site Waste Management**

*Syntegra's note: (total project cost is assumed to be lower than £300K)*

- Is the statement above correct? The whole scheme budget is obviously much higher.

In that case we will need to update the report. I will issue updated copy. This will change the requirements to achieve the 3 credits.

### **Pol 02 Surface Water Runoff**

*Syntegra's note: The refurbishment is expected to have a neutral impact on the surface water run-off. It is expected that detailed calculations will be undertaken at design stage by the Flood Risk consultant and these will be detailed with the FRA. Hence 1 No. credit has been assumed.*

- Probably no credits can be gained through new external paving being pervious as opposed to existing tarmac over brick over mortar bed – can you please advise?

Any new permeable paving would fare better than non-permeable paving. However as mentioned within the pre-assessment, this credit needs to be confirmed by the appropriate hydrology consultant.

Thank you

If you have any queries please feel free to contact me.

Kind regards

Tomas

**Tomas Rek**

Architect

For and on behalf of

**STUDIO E LLP**

Palace Wharf, Rainville Road, London W6 9HN

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BCSE Award Inspiring Design Primary School 2008 & Academy 2010

BSF Award Excellence in Student Engagement 2009

Sustainable City Award 2009





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**From:** Bruce Sounes  
**Sent:** 23 October 2013 16:12  
**To:** Tomas Rek  
**Subject:** FW: Grenfell Tower - Scope

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**From:** Neelam [<mailto:np@syntegra-epc.co.uk>]  
**Sent:** 01 July 2013 12:24  
**To:** 'BOOTH Philip'; [marc.watterson@ibigroup.com](mailto:marc.watterson@ibigroup.com); Bruce Sounes  
**Cc:** [pdunkerton@kctmo.org.uk](mailto:pdunkerton@kctmo.org.uk); [dgibson@kctmo.org.uk](mailto:dgibson@kctmo.org.uk); [pmaddison@kctmo.org.uk](mailto:pmaddison@kctmo.org.uk); [alan@syntegra-epc.co.uk](mailto:alan@syntegra-epc.co.uk)  
**Subject:** RE: Grenfell Tower - Scope

All

Further to the changes to the heating systems, please find an updated BREEAM pre-assessment report for planning. It has been updated in accordance with the Sustainability and Energy Statement.

Please let me know if you have any queries with regards to the same.

Thanks and Regards  
Neelam

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**From:** BOOTH Philip [<mailto:philip.booth@appleyards.co.uk>]  
**Sent:** 28 June 2013 10:43  
**To:** Marc Watterson ([marc.watterson@ibigroup.com](mailto:marc.watterson@ibigroup.com)) ([marc.watterson@ibigroup.com](mailto:marc.watterson@ibigroup.com)); Bruce Sounes  
**Cc:** [np@syntegra-epc.co.uk](mailto:np@syntegra-epc.co.uk); [pdunkerton@kctmo.org.uk](mailto:pdunkerton@kctmo.org.uk); [dgibson@kctmo.org.uk](mailto:dgibson@kctmo.org.uk); Peter Maddison ([pmaddison@kctmo.org.uk](mailto:pmaddison@kctmo.org.uk)) ([pmaddison@kctmo.org.uk](mailto:pmaddison@kctmo.org.uk))  
**Subject:** FW: Grenfell Tower - Scope

Marc and Bruce,

Please find attached updated sustainability and energy statement for planning resubmission next week. This is adjusted to reflect the value engineered heating system agreed within the brief (gas boilers).

Kind regards

Philip

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**From:** [M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com) [<mailto:M.Smith@maxfordham.com>]  
**Sent:** 27 June 2013 12:55  
**To:** BOOTH Philip

Cc: [d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com); [m.palmer@maxfordham.com](mailto:m.palmer@maxfordham.com)

Subject: RE: Grenfell Tower - Scope

Afternoon Philip

Please find attached the updated Sustainability and Energy Statement for submission to planning.

Kind regards,

Matt

**MAX FORDHAM**

42-43 Gloucester Crescent

London

NW1 7PE

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F: [REDACTED]

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From:	BOOTH Philip < <a href="mailto:philip.booth@appleyards.co.uk">philip.booth@appleyards.co.uk</a> >
To:	' <a href="mailto:M.Smith@maxfordham.com">M.Smith@maxfordham.com</a> ' < <a href="mailto:M.Smith@maxfordham.com">M.Smith@maxfordham.com</a> >,
Cc:	' <a href="mailto:d.campbell@maxfordham.com">d.campbell@maxfordham.com</a> ' < <a href="mailto:d.campbell@maxfordham.com">d.campbell@maxfordham.com</a> >, ' <a href="mailto:m.palmer@maxfordham.com">m.palmer@maxfordham.com</a> ' < <a href="mailto:m.palmer@maxfordham.com">m.palmer@maxfordham.com</a> >
Date:	26/06/2013 17:05
Subject:	RE: Grenfell Tower - Scope

Matt,

Please find attached the revised brief for the project. This was a deliverable following the value engineering exercise we reviewed on 9th May. The point of greatest interest will be the table showing which value engineering options have been accepted by TMO (and which haven't) and which additions they would like to include. The value engineering options that are not included have been disregarded by TMO e.g. changing windows, cladding, including the kitchen and bathroom upgrade.

Thank you for your support on the sustainability statement.

You will note my previous email to Syntegra re: BREEAM report.

Kind regards

Philip

**From:** [M.Smith@maxfordham.com](mailto:M.Smith@maxfordham.com) [<mailto:M.Smith@maxfordham.com>]  
**Sent:** 26 June 2013 09:56  
**To:** BOOTH Philip  
**Cc:** [d.campbell@maxfordham.com](mailto:d.campbell@maxfordham.com); [m.palmer@maxfordham.com](mailto:m.palmer@maxfordham.com)  
**Subject:** Grenfell Tower - Scope

Morning Philip

I am in the process of preparing the updated Sustainability and Energy Statement for planning resubmission. In order for this to tie up with the full planning application would you be able to provide me with the updated project scope? You mentioned that this had been signed off during our conversation last week but it is yet to materialise.

Could you also ensure that if the BREEAM assessor requires any information from us for the new pre-assessment that he contacts me before the end of the week? I will be away from 01/07 to 10/07 and will therefore be unable to respond next week.

Kind regards,

Matt

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