

TECHNICAL REVIEW STAGE 4/5 (F/GHJK)

Project title: Grenfell Tower
Refurbishment

Assessor : Bruce Sounes, Associate

File Ref: 1279/A11

Meeting Date: 28 October 15

Issued: 29 October 15

Project Architect : Neil
Crawford

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| 1.0 | GENERAL INFORMATION | |
| 1.1 | Final design proposal | Comments: Stage D report. Reviewed 4/5 to take account of late design changes during construction phase |
| 1.2 | Programme | Comments: As above Actions: |
| 1.3 | Plans / elevations / sections | Comments: As above |
| 1.4 | Finishes: | Floors: Walls: Dry / wet areas: Comments / actions: As above |
| 2.0 | SUSTAINABILITY | |
| 2.1 | Energy strategy | Comments: Set out in Employers Requirements for MEP services – no comment Actions: |
| 2.2 | % renewables / green energy | Comments: As above |
| 2.3 | Energy Calculations | Comments: As above Actions: |
| 2.4 | % improvement in relation to Building Regs. | Comments: As above |
| 2.5 | Materials (rating according to the Green Guide to Specifications) | % A rated: % B rated: % C rated: |
| 2.6 | BREEAM rating | Comments: As above Actions: |
| 4.0 | ACCESSIBILITY | |
| 4.1 | Disabled access | Comments: Adequate provision to ADM BS 8300 requirements Actions: |
| 4.2 | Number of parking spaces (vehicles) | Comments: As above Actions: |
| 4.3 | Bicycle parking | Comments: As above Actions: |
| 4.4 | Pedestrian Access | Comments: As above Actions: |

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| 5.0 | CDM | |
| 5.1 | Management of hazards and risks | Comments: Completed |
| | | Actions: |
| 5.2 | CDM in Tender / Construction information | Comments Completed |
| | | Actions: |
| 5.3 | CDM coordinator assessment | Comments: Completed |
| | | Actions: |
| 5.4 | H&S file information | Comments: Completed |
| | | Actions: |
| 6.0 | CLIENT AND STAKEHOLDERS' SATISFACTION | |
| 6.1 | Client's feedback | Comments: To be done at end of project |
| | | Actions: |
| 6.2 | Stakeholders' feedback | Comments: N/A |
| | | Actions: |
| PROJECT DOCUMENTS | | |
| Drawing Register | Comment: Completed | |
| | Action: | |
| Building Regulations Assessment | Comment: Building Control sign off-drawings have been issued and incrementally signed off /agreed on site | |
| | Action: | |
| Fire Strategy Drawings | Comment: Updated and agreed with Building control comments incorporated | |
| | Action: | |
| Specifications | Comment: Completed | |
| | Action: | |
| CDM Risk Assessment | Comment: Completed | |
| | Action: | |
| Design Standards | Comment: Designed to current Housing, Approved Document Building Regulations and British Standards where applicable. | |

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| | Action: |
| TECHNICAL PERFORMANCE | |
| Materials | Comment: Appear appropriate |
| | Action: |
| Assembly | Comment: Interfaces with existing building require specialist input |
| | Action: Managed through production drawing approval |
| Relationships | Comment: Interface details approved through production drawing process |
| | Action: Ongoing |
| Durability | Comment: Appropriate to location/ public realm interface |
| | Action: Completed |
| Fire Detailing | Comment: Completed |
| | Action: |
| Other | Comment: Cost saving items being addressed as they arise |
| | Action: Appropriate responses given |
| BUILDABILITY | |
| Sequence | Comment: Phased to allow residential tenants to remain in the building |

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| | Action: |
| Accessibility | Comment: Maintained to all existing residential occupants- lower levels (4) closed to allow total re-planning/ conversion |
| | Action: |
| Order of Trades | Comment: Original demolition contractor replaced. Cladding contractor/ metal work contractor went into receivership. |
| | Action: Managed by main contractor. Assistance (prolonged drawing approval servicing) provided where required. |
| Tolerances | Comment: Reviewed during approval of contractors shop drawings. Surveys by specialist contractors (eg cladding) found larger discrepancies in the existing building than expected. |
| | Action: Specialist details adjusted accordingly to accommodate |
| DRYNESS | |
| DPC / DPM | Comment: In place with existing building. Modified with additional structure/ cladding. |
| | Action: |
| Weathering | Comment: Modified with additional structure/ cladding. |
| | Action: Checked through drawing approval process with specialist contractors |
| Roof & Rainwater Goods | Comment: Largely extant from existing building |

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| | Action: |
| Condensation | Comment: Addressed in detailing of new/ additional structure/ cladding |
| | Action: |
| Ventilation | Comment: Incorporated as per recommendations of M&E designer and subcontractors |
| | Action: |
| PERFORMANCE IN USE (where not covered by the Building Regulations Assessment) | |
| Deflection & Settlement | Comment: Accommodated within structures detailing/ modification to existing |
| | Action: |
| Thermal Movement | Comment: Addressed |
| | Action: |
| Shrinkage & Moisture Movement | Comment: Addressed |
| | Action: |
| Finishes | Comment: Completed but subject to clients ongoing review/ cost saving |
| | Action: |

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| Maintenance & Accessibility | Comment: Addressed and agreed with client/ contractor. |
| | Action: |
| Services | Comment: Reviewed and modified with main contractor/ specialist subcontractors throughout build stages |
| | Action: |
| Durability | Comment: Materials/detailing selected accordingly. Cost savings put forward by main contractor reviewed accordingly |
| | Action: |
| THERMAL AND ACOUSTIC PERFORMANCE (Where not covered by Building Regulations Assessment) | |
| Air Tightness | Comment: Designed to meet requirements of M&E designers specification |
| | Action: |
| Heat & Cold Transfer | Comment: Addressed in line with AD building regulation requirements for building of this type (consequential improvements) |
| | Action: |
| Sound Transmission | Comment: Acoustic design of partitions/ apartment separation in line with AD building regulation/ housing standard requirements |
| | Action: |

| INTEGRATION | |
|---------------------------|--|
| Structure | Comment: Addressed |
| | Action: |
| Services | Comment: Co-ordination ongoing as issues arise on site |
| | Action: |
| Landscape | Comment: Final design remains to be instructed by client as part main contractors works |
| | Action: |
| DRAWING CONTENT | |
| Scope | Comment: Addressed |
| | Action: |
| Cross Referencing | Comment: Addressed |
| | Action: |
| Subcontractor Demarcation | Comment: Package assembly and split co-ordinated by main contractor |
| | Action: |
| Clarity | Comment: Any queries addressed if raised by contractor |

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| | Action: |
| Dimensioning | Comment: Addressed |
| | Action: |
| Other | Comment: As built drawings to be issued at the appropriate point. |
| | Action: Await completion of works to complete |