

From: Susana Espino <Susana.Espino@camden.gov.uk>
Date: 29 June 2022 at 11:57:51 BST
To: Matthew Allcock <matthew.allcock@bailygarner.co.uk>
Cc: Amelia Brennan <Amelia.Brennan@camden.gov.uk>
Subject: FW: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV F outline spec)

Hi Matt

See statement below, hope that suffices?

Susana

Susana Espino
Sustainability & Energy Officer

Telephone: 020 7974 6563



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Steve Boulton <Steve.Boulton@camden.gov.uk>
Sent: 29 June 2022 10:19
To: Susana Espino <Susana.Espino@camden.gov.uk>
Cc: Amelia Brennan <Amelia.Brennan@camden.gov.uk>
Subject: RE: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV F outline spec)

Hi Susana,

Having reviewed the proposed materials for the solid wall insulation works, as per Baily Garner's Outline Specification, I confirm that I'm happy with the proposals and that they meet Camden's fire safety requirements.

Thanks

Best regards

Steve

Steve Boulton GIFireE
Fire Safety Advisor Manager
Supporting Communities
London Borough of Camden

Telephone: 02079742644
Mobile: 07774262444
Web: [camden.gov.uk](https://www.camden.gov.uk)
10th Floor



Thanks Matt

Hi Steve

See below response from Baily Garner regarding render for the aerogel.

Could you draft a statement for the planning application as per Matt's email below?

Thanks

Susana Espino
Sustainability & Energy Officer

Telephone: 020 7974 6563



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From: Matthew Allcock <matthew.allcock@bailygarner.co.uk>

Sent: 13 June 2022 12:02

To: Susana Espino <Susana.Espino@camden.gov.uk>

Cc: Steve Boulton <Steve.Boulton@camden.gov.uk>

Subject: RE: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV F outline spec)

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Hi Susana,

Please see comments below.

Please note we are generally specifying the fire-rated Aerogel (attached). Note the current proposed outline specification, due to cost we are proposing an insulated plasterboard internally.

Do you have someone who can put a statement together for Planning application?

BR

Matthew Allcock MRICS, BA (Hons), PG Dip

For and on behalf of Baily Garner LLP



Head Office

146-148 Eltham Hill, Eltham, London SE9 5DY

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From: Susana Espino <Susana.Espino@camden.gov.uk>

Sent: 13 June 2022 11:41

To: Matthew Allcock <matthew.allcock@bailygarner.co.uk>

Cc: Steve Boulton <Steve.Boulton@camden.gov.uk>

Subject: FW: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV D outline spec)

Thanks Matt

I assume you mean when aerogel is outside externally it will have the same render finish as the permarock, is that right? **Correct**

What about the finish when used internally, like in the bungalows? **Would be a typical matt emulsion paint finish on insulated p/board, class 0 if required**

Thanks

Susana

Susana Espino
Sustainability & Energy Officer

Telephone: 020 7974 6563



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From: Matthew Allcock <matthew.allcock@bailygarner.co.uk>

Sent: 13 June 2022 11:21

To: Susana Espino <Susana.Espino@camden.gov.uk>

Subject: RE: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV D outline spec)

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Hi Susana,

It'll have the same render finish as the mineral wool.

BR

Matthew Allcock MRICS, BA (Hons), PG Dip

For and on behalf of Baily Garner LLP



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From: Susana Espino <Susana.Espino@camden.gov.uk>

Sent: 13 June 2022 10:43

To: Matthew Allcock <matthew.allcock@bailygarner.co.uk>

Subject: FW: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV D outline spec)

Morning Matt

See below from our Fire safety advisor:

is the Thermablock Aerogel have a surface render to be applied or will it be painted.

Can you let me know? thanks

Susana Espino
Sustainability & Energy Officer

Telephone: 020 7974 6563



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From: Steve Boulton <Steve.Boulton@camden.gov.uk>

Sent: 09 June 2022 08:14

To: Susana Espino <Susana.Espino@camden.gov.uk>

Subject: RE: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV D outline spec)

Hi Susana,

I have had a look at the EWI and I am happy with the product specified EWI 210mm PermaRend / PermaRock Exterior Render Systems. (Euro A2-s1,d0)

The IWI being used again I am happy with 10mm Thermablok Aerogel IWI. (Euro C - s1,d0 B)

Just for my info is the Thermablock Aerogel have a surface render to be applied or will it be painted.

Thanks

Best regards

Steve

Steve Boulton
Fire Safety Advisor Manager

Telephone: 02079742644



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From: Susana Espino <Susana.Espino@camden.gov.uk>

Sent: 08 June 2022 13:54

To: Steve Boulton <Steve.Boulton@camden.gov.uk>

Subject: FW: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV D outline spec)

Importance: High

Hi Steve

Hope you're well

Any chance you could check my email below and pass any comments by tomorrow? If not I will assume you're ok with the report.

thanks

Susana Espino
Sustainability & Energy Officer

Telephone: 020 7974 6563



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Susana Espino

Sent: 12 May 2022 10:00

To: Steve Boulton <Steve.Boulton@camden.gov.uk>

Cc: Sim Dhinsa <Sim.Dhinsa@camden.gov.uk>

Subject: FW: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV D outline spec)

Morning Steve

When we recently talked on the phone I mentioned that in addition to the schools I'm working on a retrofit project at Brookes ct, where we have 32 residential units, a mix of townhouses, bungalows and a block of flats – see attached. We are proposing here external solid wall insulation to most walls (mineral fibre) with some internal wall insulation (aerogel). The outline spec is attached detailing the materials/building elements spec.

The environmental/M&E consultants are Baily Garner. They've engaged with a fire engineer consultancy – Oakleaf - to assess the fire risk of proposed solution.

Could you let me know if you have any comments by Wednesday 18th May?

Many thanks

Susana

Susana Espino
Sustainability & Energy Officer

Telephone: 020 7974 6563



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Matthew Allcock <matthew.allcock@bailygarner.co.uk>

Sent: 10 May 2022 16:14

To: Susana Espino <Susana.Espino@camden.gov.uk>

Subject: FW: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment (REV D outline spec)

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Fyi fire risk assessment engineer, as discussed if you can please enquire internally.

Thanks

Matthew Allcock MRICS, BA (Hons), PG Dip

For and on behalf of Baily Garner LLP



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 Sustainability Week 13 - 17 June 2022	Part L of the Building Regulations - what's new? 15 June: 9am to 10am	Practical preparation for retrofit projects 15 June: Midday to 1pm
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From: Matthew Allcock

Sent: 06 May 2022 09:05

To: Michael Harris <Michael.Harris@theoakleafgroup.co.uk>

Cc: Flavio Nunes <Flavio.Nunes@bailygarner.co.uk>; Elizabeth Hung <Elizabeth.Hung@bailygarner.co.uk>

Subject: RE: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment

Good morning Michael,

Thank you for getting back to me.

We are still putting together the specification and have released a Pre-Planning Application to the Local Authority for discussion, though I attach an outline specification and my colleague can issue signed off RIBA 3 Planning drawings (subject to change).

In short, we require an outline **fire risk assessment of the proposed EWI retrofit solution for Planning Application** – that is, as below, mineral wool fibre to main facades (though not all elevations insulated – see attached Appendix J), slimline 10mm A2 fire rated Aerogel to balconies, courtyards, gardens, and *potential 100mm warm overroof PU board to lean to/ close boarded roofs, same 210mm mineral fibre, or IWI internally (tbc)* (note currently the proposal for mansard sections of slate-hung wall would be the same 210mm mineral wool to ensure continuity of plane of external wall for extension of roof gables/ eaves to provide PAS 2035 compliant projection over new EWI). New windows and doors would be triple glazed timber or aluminium.

The timeline is to get a Planning application in the next couple of weeks.

I attached some initial information including that to the estate location and make-up in previous email, though attach photos here.

We hope to have a finalised feasibility report including sustainability and thermal bridge modelling assessment early next week.

Happy to take a call to discuss.

BR

Matthew Allcock MRICS, BA (Hons), PG Dip

For and on behalf of Baily Garner LLP



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From: Michael Harris <Michael.Harris@theoakleafgroup.co.uk>

Sent: 04 May 2022 14:18

To: Matthew Allcock <matthew.allcock@bailygarner.co.uk>

Subject: FW: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment

Hi Matthew

I hope you are keeping well, please can you let me know when you will need the proposal back by and if successful when would you need our fire engineers on site. I have spoken to my teams and due to other existing client requirements they are committed to other projects at present until mid June. Please can you let me know, many thanks in advance,

Kind regards,

Michael Harris

Account Development Manager

T 01604 643100

M 07724 561096

E michael.harris@theoakleafgroup.co.uk



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From: Matthew Allcock <matthew.allcock@bailygarner.co.uk>

Sent: 03 May 2022 11:30

To: Michael Harris <Michael.Harris@theoakleafgroup.co.uk>

Subject: RE: 33787 1-32 Brookes Court Retrofit - EWI Fire Assessment

Dear Michael,

Thanks for getting in touch. My colleague Marie Carpenter passed me your company's details.

We are preparing a design for fabric retrofit of 1-32 Brookes Court, London EC1N 7RR and require a fire engineer assessment of the proposed specification to accompany formal Planning application.

The specification, while still being developed shall likely be the attached (A2-s1,d0 rated mineral wool), though this refers to lower rise properties, the subject demises are a mix of three storey townhouses 1-6 and 29-32, bungalows 7-12, and five storey block of flats 16-28 with lower ground floor (thickness of insulation tbc). Certain areas such as balconies, courtyards and front gardens we are proposing a thinner profile Thermablok Aerogel insulation (tbc).

Plan of estate and indicative proposal for which facades receive insulation attached. Please note owing to site and physical constraints, certain elevations are proposed to be left uninsulated.

We are proposing a dcMEV Aereco system with the fabric retrofit to comply with PAS 2035.

New windows and doors to match existing triple glazed likely timber of aluminium composite (tbc).

Roof lines may require to be raised and eaves built out to take the new EWI.

Could you please provide a cost for this service. Planning application to be submitted mid-May.

BR

Matthew Allcock MRICS, BA (Hons), PG Dip

For and on behalf of Baily Garner LLP



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From: Michael Harris <Michael.Harris@theoakleafgroup.co.uk>

Sent: 03 May 2022 11:16

To: Matthew Allcock <matthew.allcock@bailygarner.co.uk>

Subject: Oakleaf Surveying Limited

Good morning Matthew

I hope you are keeping well, I have been forwarded your contact details as I understand you may have some fire related surveys you need carrying out, please let me know how I can help.

Kind regards,

Michael Harris
Account Development Manager

T 01604 643100
M 07724 561096
E michael.harris@theoakleafgroup.co.uk



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