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London Borough of Newham
Development Control
Planning Department
1st Floor, West Wing
Newham Dockside
London, E16 2QU

30th October 2021

Planning Statement: Q Building, 108-110 The Grove, Stratford, London, E15 1NR
Proposal: Replacement of defective timber cladding to existing facades

Description:

Q Building is a five-storey end terrace multi-purpose building comprising predominantly of private residential apartments. Construction of the building was completed in 2002 and it has an approximate height of 14 metres.

The building is predominantly constructed with a concrete frame and reinforced concrete floors.
The external walls vary in type and make up including timber cladding, blockwork and glazed curtain walling with an aluminium feature frame.

The majority of windows and doors are aluminium framed, with some windows on the East elevation being timber framed.

There are three different styles of balconies provided on the building upper floors. Attachment type balconies are provided on the building West elevation, which form part of the building structure. A steel framed balustrade is provided that is mechanically fixed to the floor. The balcony floor is concrete with timber decking boards laid over the top.

Post the tragic Grenfell fire disaster owners of existing multi storey properties are wisely carrying out fire risk surveys to identify weaknesses which are urgently required to be rectified.
A recent 'building envelope fire survey' of the building has identified certain weaknesses in the existing structure.
The main fire risk weakness identified is the existing timber cladding and timber louvered window shutters, which feature predominately on the front and rear elevations.

It is proposed to replace the existing timber elements with a 'non combustible' matching material. The proposed replacement boarding will have a natural wood finish and look Whilst at the same time the durability, stability and fire protection of a stone facade.
The proposed Rockpanel boards are produced from compressed natural basalt, a sustainable and readily available volcanic rock and bonded with an organic binder from

which all Rockpanel products derive their unique properties. The products combine the advantages of stone and workability of wood
The facade paneling is made from basalt. The volcanic rock basalt is almost unlimited in nature and forms the basis for stone wool facade panels. The facade panels are recyclable and have an in the ETA confirmed lifetime of 50 years

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(Agent)