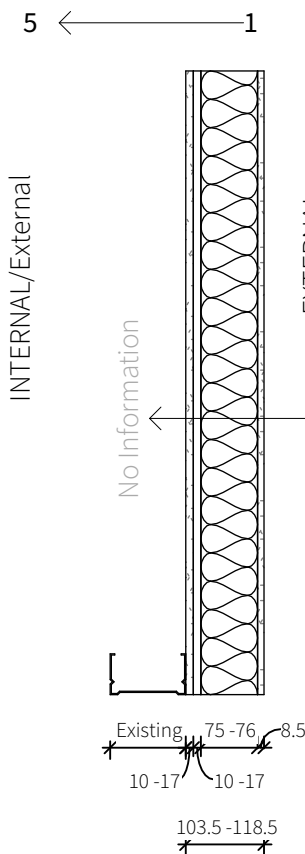


As Existing Wall Construction Types

The below wall types as per 'Artec fire - external wall fire risk appraisal (FRAEW) dated 10th Jan 2025 Rev 02

Wall Type 04 - Rendered EPS



1. 4-9mm Silicone based render
 2. 75-76mm EPS Insulation/
 3. 71-80mm mineral wool fire stopping at slab level
 4. 10-17mm cavity
 5. 10-17mm Intumescent strip (CV strip) at slab level
- 10-17mm Cement Particle board
- No information on materials/ thks behind cement particle board

Please note: on several floors, throughout the building where this wall type is found, the inner face is found to be external as recessed balcony (refer to elevations) - build up unknown behind cement particle board

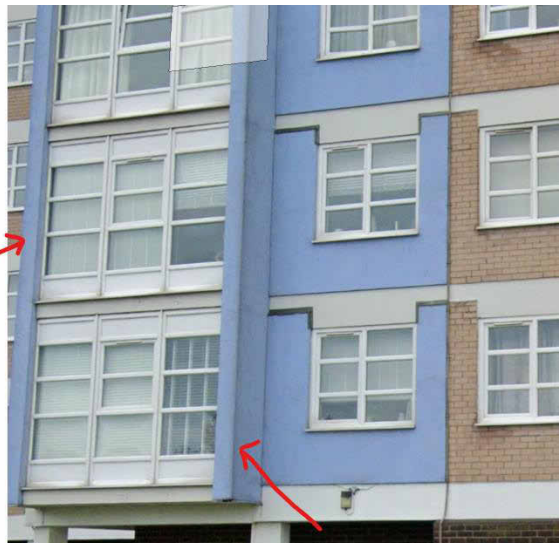
Compartment walls - This wall type does not span the junction of compartment walls

Opening and edges - No Opening or edge cavities were presented in this wall type

Compartment floors - Generally, mineral wool fire break were observed at compartment floor levels to separate the EPS insulaiton. However cavities were found behind the mineral wool. Intumscent strips were observed in the void at compartment floor floor levels, however the strips were interrupted by vertical brackets/ fixing rails, so the cavity barriers were not continuous along the compartment line. Some Cavity barriers are also in poor condition.

However, on the common corridor elevation, this wall type spans over the compartment floor.

In accordance with FRAEW and Scope of works - no remediation required



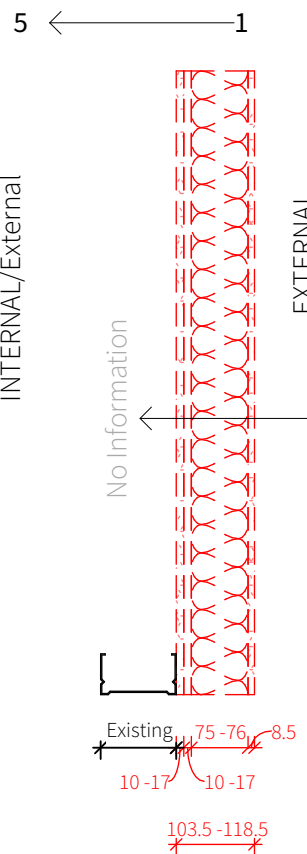
Location:
Images taken from Intrusive surveys taken by thomonsons external wall report and the Artec fire - external wall fire risk appraisal (FRAEW)



Proposed Demolition to existing Wall Construction Types

The below wall types as per 'Artec fire - external wall fire risk appraisal (FRAEW) dated 10th Jan 2025 Rev 02

Wall Type 04 - Rendered EPS



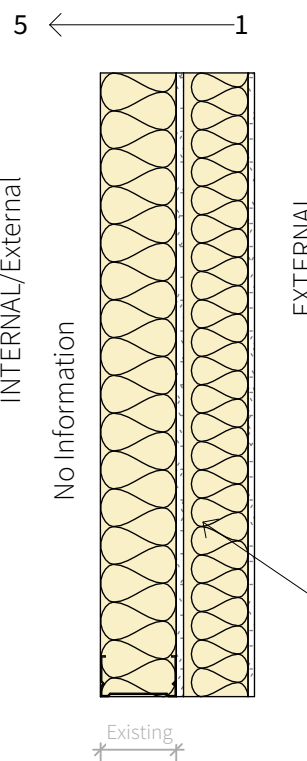
1. 4-9mm Silicone based render
 2. 75-76mm EPS Insulation/
 3. 71-80mm mineral wool fire stopping at slab level
 4. 10-17mm cavity
 5. 10-17mm Intumescent strip (CV strip) at slab level
- 10-17mm Cement Particle board
- Existing SFS zone (thk unknown)
- No information on materials/ thks behind cement particle board

Please note: on several floors, throughout the building where this wall type is found, the inner face is found to be external as recessed balcony (refer to elevations) - build up unknown behind cement particle board

As Proposed Wall Construction Types

Wall Types to achieve Min. U-Value of 0.30W/m²k in accordance with Approved Document L2B Table 4. (or unless existing achieves better - proposal to meet existing)

Wall Type 04 - Non-combustible render System

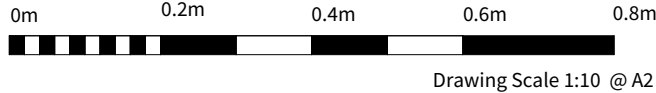


1. New Min. A2-s1,d0 Non-combustible insulated render system (such as VPI Weber webertherm XM insulated render system -)
2. New Webertherm MFD insulation (Thk to suit required U-value)
3. New Weber. Rend LAC insulation adhesive
4. New 12mm RCM Y-Wall A1 non-combustible board
5. Existing SFS zone (thk unknown)
6. New/ allowance Rockwool 'steelframe slab' insulation to full fill existing SFS zone
7. New/ allowance Cortex 0230 FR Class A2 VCL (fixed/ sealed to existing SFS studs & plasterboard finish)

Please note: New sheathing board provided to ensure sufficient fixing for proposed render system and suitability of existing board unknown. Allowance to be made for providing new non-combustible insulation within SFS zone (to achieve min. thermal requirements) and allowance for New VCL as unknown if existing (tbc with thermal requirements and condensation analysis)

Please note: Requirement for void between insulation and sheathing board to be confirmed by preferred non-combustible insulated render manufacturer and the thermal/ condensation requirements. - Where void is provided, Cavity barriers in accordance with approved document B.

Junctions with floors and internal compartment walls are to be protected by correct installation of both vertical and horizontal Cavity Barriers unless full filled render system. Cavity heads, bases and sides of cavities are protected by correct installation of both vertical and horizontal Cavity Closers unless full filled render system. Cavity edges at window openings are to be protected by correct installation of both vertical and horizontal Cavity Closers, unless full filled render system



GENERAL NOTES

1. Drawings are based on survey data (provided by Formby Surveys Ltd) and may not accurately represent what is physically present on site
2. Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
3. All dimensions are in millimetres unless noted otherwise.
4. All survey information provided by Formby surveys are undertaken in accordance with the RICS specification for 'Survey of land, Buildings & Utility services at scales of 1:500 and larger' & accuracies and tolerances are in line with this document.
5. All drawings will need a full review by BCO/ BSR, Specialist Cladding Subcontractor, Fire Engineer, Contractor, Client, Planning, Insurers and for EWS-01 Forms.
6. Existing wall build-ups and junctions are to be verified on site. All U-Values and proposed insulation thicknesses are to be re-evaluated once exact existing wall build ups have been verified following demolition works. Room layouts are to be verified through site walkaround.

PLEASE NOTE

Information shown is as accurate as possible with the record information provided - No as-built floor plans have been provided (floor plans to be confirmed). Existing wall build-ups and junctions are to be verified on site. All U-Values and proposed insulation thicknesses are to be re-evaluated once exact existing wall build ups in all areas have been verified following removal works at each phase. Room layouts are to be verified through site walkaround and during woks.

External wall system & Scope of works

The below wall types as per External wall fire risk appraisal (FRAEW) & scope of works require remediation

Wall Type 03 - UPVC Infil Panels (windows to the stair and corridors)
Wall Type 04 - Rendered EPS

The below wall types have not been recommended for remdiation and outside of scope of works

Wall Type 01 - Brickwork (Red)
Wall Type 02 - Brickwork (Brown)
Wall Type 05 - Rendered Brickwork

In accordance with ARTEC FIRE 'EXTERNAL WALL FIRE RISK APPRAISAL (FRAEW) dated 10th January 2025 - Rev 02

Based on the outcome of the FEAEW assessment, it is artec Fire's opinion, the following recommendations should be taken to reduce the risk to an acceptable level:

1. Remove and replace the UPVC infilled panels around the windows of the stairs and corridors with non-combustible or class A2-s1, d0 materials and provide fire stoppings between the infilled panels and the slab edge within the corridor
2. Restrict the storage of any combustible material around and adjacent to the building elevations, particular in front of entrance to the door, to ensure that the storage should be atleast 1.8m from the door entrance and/or building elevation
3. Remove and replace the EPS sytem on every second floor level with non-combustible or class A2-s1,d0 material. Where there are any cavities in the system, ensure any cavities in the remediated wall system are provided with adequate cavity barrier provision in accordance with approved document B volume 1 (2022)

The above remediation option is the preferred option