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Scope of Works - General Notes:
All accessories including any supports, weep holes, insect mesh, trims, ties & cavity barrier supports etc where required to be non-combustible ie stainless steel.

All new cladding to be Euroclass A2-s1, d0 as a min in accordance with BS EN 13501-1:2018.

Building regulations approved document B requirements are for all cavity barriers to be a min of 30 minutes integrity and 15 minutes insulation. Due to a building height of approx 12.42m to the F.F.L of the top habitable floor above adjacent ground level (OCTA Fire Risk Appraisal for External Walls), AFLs recommendations is for 60min provided at compartment wall & floors as a min throughout. Cavity barriers to stairwell/lift shaft are required to be 120min.

Cavity barriers should be provided at pathways around fire separating elements as follows:-
- Closing to the edges of cavities.
- Around openings such as windows, doors and exit / entry points for building services.
- At all separating wall & floor junctions - the junction between an external cavity wall and every compartment floor / compartment wall.
- At junctions with any protected stair enclosures.

Fire stopping / cavity barriers to be provided at the junctions of internal compartments & external walls where voids may be created all designed & installed in accordance with the manufacturers details & be suitable for its use, located in accordance with Diagram 8.1 of AD B Vol 1.

The Principal Contractor to provide a Premises Information Box (PIB) to assist the fire service in quick deployment, location to be agreed. Where a PIB exists the Principal Contractor is to update to reflect the findings of the Fire Risk Appraisal by OCTA.

The Principal Contractor to provide full design calculations together with pull-out tests & wind loading calculations etc for approval by the certifying engineer for all new cladding prior to installation. If no project specific wind load calculations are available, the Principal Contractor should supply appropriate localised wind load calculations in support of their proposals.

Existing and Proposed details are based on the Fire Risk Appraisal by OCTA, site photos and limited existing drawings supplied by client.

All proposed details are subject to confirmation of condensation risk analysis and 'U' value calculations carried out by the Principal Contractor for the existing & proposed wall construction.

All details are to be confirmed by the respective manufacturer, supplier or specialist.

Existing fire protection to the structural frame to be maintained throughout (60min structural fire resistance required - fire engineer to confirm). Any concerns over the integrity prior to or during the remediation works are to be raised with the design team. The horizontal & vertical steel (as noted in the OCTA Fire Risk Appraisal) should be reviewed to check the structural fire performance due to the condition of the coating observed.

Allow for the expansion of all metals via slots if necessary and provide s/s fixings or breaks to prevent accelerated corrosion. Aluminium and stainless steel components must not come into contact with each other. The two must be separated by a membrane to avoid corrosion.

Apartments to be occupied during all remedial works. The Principal Contractor to maintain/take all precautions to ensure safety of residents - the Principal Contractor to provide method statements regarding noise, dust, scaffolding & ventilation etc (natural light to apartments to be maintained at all times).

The Principal Contractor to report any further combustible materials discovered or omission of any fire compartmentation/fire stopping or insulation during remediation to the design team for review at the earliest possible opportunity.

Any external wall systems or attachments to be retained, damaged during site investigation works to be replaced by the Principal Contractor to match existing as part of the remediation works.

Any complete systems used as a means of fire resistance must be provided with appropriate fire certificates/test classification & data to support their declared performance.

All products must be provided with their relevant data sheets & BBA certificates to support their reaction to fire properties or fire resistance (depending on their purpose) & suitable for the environment to be used.

To include all external fixed scaffolding & crane (or similar vertical/horizontal movement of equipment/machinery) where required to transport operatives/materials etc. A full scaffolding system design is to be designed, built & inspected by a NASC approved contractor.

Replace all combustible materials with class A2-s1, d0 or better classification including new cladding (excluding membranes which require minimum combustibility rating of Class B-s3,d0) - colour / appearance / texture of all exposed materials to match existing & to be submitted to the LA planning department by the Principal Contractor for approval & discharge of any conditions.

New joint sealant at abutment of window/door to all wall types & abutment of different wall types - colour to match existing. Allow for the installation of new EPDM seals to all external doors & windows.

Any existing movement joints within the scope of works to be replaced to match existing during remediation works to the Principal Contractor's s.eng details. Provide for movement in all elements bridging a joint and continuity of joints through structure and finishes

Thermal breaks should be limited in size to the minimum required to restrict thermal bridging & should not span 2no compartments - principal insulation layer not to be regarded as a thermal break - all to specialist details

Scope of Works - Wall Types:
EWT1 (Wall Type 1 - Traditional Brick Facade)
Existing masonry walls to be excluded from the remediation works - refer to fire engineers fire risk appraisal for external walls (FRAEW).
For details of existing wall construction refer to AFL drawing no: 254108-AH-AFL-ZZ-ZZ-DR-A-21400.

EWT2 (Wall Type 2 - Grey/Blue Terracotta Tiles)
Existing terracotta tiled walls to be excluded from the remediation works - refer to fire engineers fire risk appraisal for external walls (FRAEW).
For details of existing wall construction refer to AFL drawing no: 254108-AH-AFL-ZZ-ZZ-DR-A-21400.

EWT3 (Wall Type 3 - Grey Metal Cladding Panels)
Existing metal cladding walls to be excluded from the remediation works - refer to fire engineers fire risk appraisal for external walls (FRAEW).
For details of existing wall construction refer to AFL drawing no: 254108-AH-AFL-ZZ-ZZ-DR-A-21400.

EWT4 (Wall Type 4 - Silver ACM Cladding Panels)
(Existing system is assumed to be vented & drained). Remove existing 4mm thick silver ACM cladding on metal cladding support rails & circa 48mm cavity on Tyvek breather membrane with 100mm thick mineral wool insulation to expose existing blockwork substrate (unknown thickness). Existing blockwork to be retained where possible. Localized repairs may be required where blockwork is damaged, incorrectly installed or not suitable to take the new proposed loadings - Principal Contractor's s.eng to advise during the PCSA. Install cavity barriers as indicated on AFL 67 series drawings, in accordance with Fire Risk Appraisal for External Walls (FRAEW) by OCTA & AFL standard details / wall build-ups. New build-up to consist of non-combustible metal cladding system (including all trims & accessories) to class A2-s1, d0(2) or better in accordance with BS EN 13501-1:2018 to match existing including finish, colour & joint pattern all in accordance with manufacturers spec & details. The cladding panels are installed as a ventilated rain screen system with a free-flow ventilation gap between the cladding layer & substrate.

An air inlet & outlet gap required at the base, head, below & above doors/windows fitted with non-combustible insect mesh to manufacturers spec & details. Aluminium support frame (fixing pattern/numbers to be determined by wind loadings supplied by Principal Contractor) on existing blockwork substrate. Breather membrane (B-S3, d0) or better to face of Rockwool Nyrock Frame Slab 032 insulation (thickness & product to be confirmed by the U-value calculations provided by the Principal Contractor). Install Arboshield Pro Perimeter edge seal membrane at abutment with doors & windows. Principal Contractor's s.eng to confirm any movement joints to be allowed for within the structure. Principal Contractor to provide thermal performance / U-value calculations for existing & proposed build-ups to establish comparison of U-values, identify dew point & determine any requirements for VCL within the proposed build-up & location.
For details of existing wall construction refer to AFL drawing no: 254108-AH-AFL-ZZ-ZZ-DR-A-21400.

EWT5 (Wall Type 5 - Grey Insulated Window Cladding Panels)
Existing insulated window cladding panels to be excluded from the remediation works - refer to fire engineers fire risk appraisal for external walls (FRAEW).
For details of existing wall construction refer to AFL drawing no: 254108-AH-AFL-ZZ-ZZ-DR-A-21400.

EWT6 (Wall Type 6 - Curtain Walling)
Existing curtain walling to be excluded from the remediation works - refer to fire engineers fire risk appraisal for external walls (FRAEW).
For details of existing wall construction refer to AFL drawing no: 254108-AH-AFL-ZZ-ZZ-DR-A-21400.

External Wall Attachments (Bolt-on/Recessed Balconies, Terrace & Soffits)
Existing balconies/terraces are to be excluded from the remediation works - refer to fire engineers fire risk appraisal for external walls (FRAEW).

THE PRINCIPAL CONTRACTOR IS TO BASE THE TENDER ON THE ARCHITECTURAL DRAWINGS LISTED TOGETHER WITH THE FOLLOWING DOCUMENTS / INFORMATION:-

1. OCTA FIRE RISK APPRAISAL FOR EXTERNAL WALLS (FRAEW) REF: OF00178 VERSION 01 DATED: 25/02/2025

THE PRINCIPAL CONTRACTOR IS TO PROVIDE FULL SPEC & WARRANTY FOR ALL WORKS. ALL MATERIALS TO HAVE REQUISITE TEST CERTIFICATION AND OR ASSESSMENTS - ALL TO BE AGREED WITH THE CLIENT'S TEAM NAMELY:
- PROJECT MANAGER
- ARCHITECT
- FIRE ENGINEER
- BUILDING CONTROL/NHBC GUIDANCE
- CLIENT INSURERS.

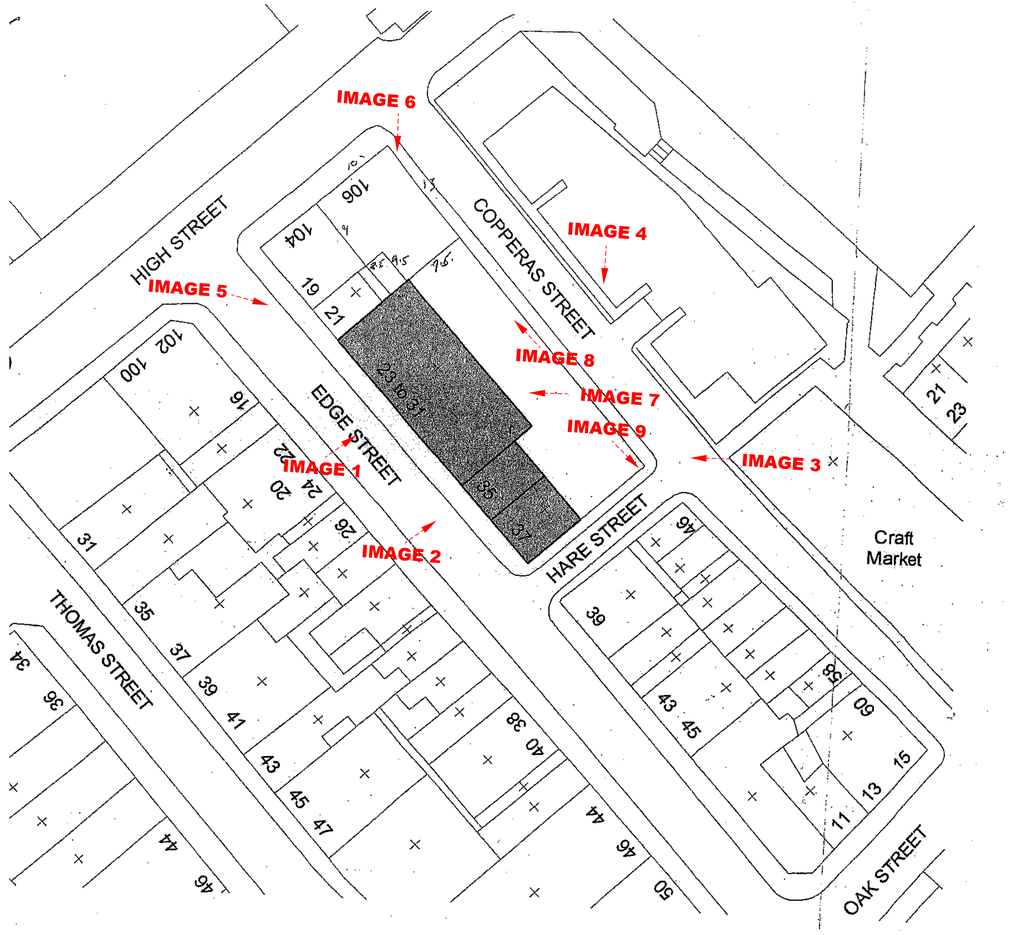
ALL PRIOR TO COMPLETING DESIGN, SUPPLY AND FIX.

ALL ASPECTS OF THE FACADE NOT HIGHLIGHTED IN THE WALL BUILD UP LEGEND - AFL PROPOSED PHOTOGRAPHIC ELEVATION DRAWINGS, ARE OMITTED FROM THE SCOPE OF WORKS AS PER OCTA EXTERNAL WALL ASSESSMENT AND THE APPROPRIATE FIRE STOPPING IS IN PLACE.

ALL PROPOSED CAVITY BARRIER DETAILS, SPECIFICATIONS & LOCATIONS TO BE CONFIRMED TO MEET THE DESIGN INTENT CRITERIA BY THE FIRE ENGINEER AS PART OF THE PCSA.

ALL AFL DRAWINGS ARE TO BE PRINTED IN COLOUR.

ALSO REFER TO THE FOLLOWING BS REFS:
BS EN 13823 - FIRE TEST METHOD (SBI TEST)
BS EN ISO 1182 - NON-COMBUSTIBILITY TEST



1 **Block Plan**
NTS

The Principal Contractor to forward manufacturers spec / design details for cavity barriers to the building inspector for approval. The installation of cavity fire barriers is to be carried out by a competent, third party installer, verified by the manufacturers technical team & should be mechanically fixed in strict accordance with manufacturers instructions, including support, correct ways to cut & address joints, tape etc.

The Principal Contractor to ensure all limiting U-values are followed in accordance with table 4.3 column (b) AD Part L1 unless it is not technically / functionally feasible or would not achieve a simple pay back of 15 years or less then the thermal element once upgraded should not have a U-value greater than 0.7W/(m2K) subject to building regulations confirmation/approval. Principal Contractor to provide thermal performance / U-value calculations for existing & proposed build-ups to establish comparison of U-values, identify dew point & determine any requirements for & location of a VCL within the proposed build-up.

Protect all building elements adjacent works ie doors & windows etc during remediation works.

Signage, CCTV, lighting & all other external features to be carefully removed by the Principal Contractor, stored safely & re-fitted following remedial works where required. All lightning protection to be maintained operable during remediation works. Any rwps/gutters requiring removal & re-fitting to allow for the remediation works to be carried out will require temporary measures to maintain surface water discharge from the building to be determined by the Principal Contractor.

Fire-separating elements are to be fire stopped at every joint or imperfection of fit / or opening.

All products to be confirmed by the Principal Contractor as compliant with regulation 7(2) of the building regulations.

The Principal Contractor to provide drawings/specification for details of all disconnections, temporary re-routing, removal & reinstatement of all MEP services.

Principal Contractor to verify during the PCSA the existing Upvc windows can be retained in position during the remediation of the external wall & confirm findings to the design team.

The non compliant areas are based on limited site investigations by OCTA FIRE and therefore **DOES NOT** form a definitive list - further items / areas of remediation may be un-covered during works and may require further investigation by The Principal Contractor.

Workmanship should generally be in accordance with BS8000 series of documents & other accepted good practice (e.g. Quality assured to ISO 9000).

Materials should comply with appropriate harmonised European Standards, British Standards or be certified by Accredited Independent Certification Schemes & relevant numbers should be quoted in the main specifications. Alternatively, the materials should be marked, stamped, independently tested or otherwise justified by test or calculation to show their suitability.

Fire Stopping
BS EN 1361-1, BS EN 1363-2, BS EN 1366-4: 2021 and classified to BS EN 13501-2: 2023. All fire stops min requirement to comply with building regulations part B 90min integrity and 90min insulation.

Sealant
Sealant at junctions with windows/doors, tested to EN 1366-4: 2021.

Cladding
BS EN 13501-1: 2018 Euroclass A2-s1,d0 - limited combustibility. All expansion joints as part of the cladding system design to be in accordance with the Principal Contractor's s.eng details. Existing outer face of the building is to be maintained to all elevations where possible & highlighted to the design team where a deviation is required.

Balcony General
The Principal Contractor to either remove existing balustrades, store & re-fix upon completion of remedial works or protect insitu during remediation works. Temporary barrier to be fitted during works to maintain safety of residents & restrict access onto scaffolding/balcony whilst maintaining ventilation to the apartment - all to the Principal Contractor's proposals.

The Principal Contractor to ensure safety of residents during the remediation works to the balcony areas.

Removal, replacement, or re-fixing of existing barriers & any temporary barriers to be in accordance with the Principal Contractor's s.eng details & designed in accordance with BS EN 1991-1-1-1 with its UK National Annex, PD 6688-1-1 & BS 6180. Any temporary or re-fitted barriers to be1100mm min AFFL with max 99mm gaps.

Service Penetrations
The Principal Contractor to survey & confirm any service penetration numbers/locations within the remediation areas during the PCSA. All service penetrations require inspection by the Principal Contractor & check any ductwork is installed, intact & fitted correctly. Service penetrations will need to be considered for the whole wall up to the internal linings (where applicable). All vents/penetrations through the external wall are to be non-combustible & fire stopped. Any ductwork to be checked & replaced if found to be combustible or fitted with Ryton's A1 galvanized fire rated steel duct kit. Any existing plastic grilles are to be replaced with proprietary intumescent louvre grilles. Ducts/service penetrations to be sealed with approved weatherproof sealant where required.
For details of existing & proposed wall construction refer to AFL drawing no: 254108-AH-AFL-ZZ-ZZ-DR-A-21401.

CDM - OPERATION AND MAINTENANCE

Maintenance Access:

- Levels 4 & 5 - All elevations:
  General maintenance to these facades will be carried out by MEWP - Scissor Lift/Boom Lift. Clear paved areas/roads are provided at ground level to each of the elevations, enabling ease of access though the gable elevation to High Street requires access over the attached building roof & level 5 gable required access over the roof to level 4.
- More substantial items of maintenance and repair would require scaffolding to all elevations.
- Pavement, sections of road would need to be coned off during these operations to prevent injury to the public/residents.

Residual Risks:

The following indicates potential residual risks that may cause operational and / or safety issues:
- Working at height - Re-seal windows, cleaning, re-glazing etc.
- Working at height - General repair of cladding, cleaning of facade & replacement of flashings.
- Working at height - Replacement of external light fittings/bulbs etc.
- Falling Debris (Glass breakages).
- Confined spaces - Cleaning / maintenance of recessed balconies / terraces.
- Proximity of existing buildings to all elevations to be considered.

New Materials:

External materials are generally low maintenance:
- Metal cladding.
- PPC aluminium flashings & fascias.

NOTES
All dimensions and levels to be checked on site

Any descrepancies are to be reported to the Architect before any work commences

This drawing shall not be scaled to ascertain any dimensions, work to figured dimensions only

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Refer to the following AFL drawing nos for scope of work to facade:
Existing Block Plan - 00100
Proposed Floor Plans - 20100 to 20105
Proposed Photographic Elevations - 20200 & 20201
Proposed Elevations - 20202
Proposed Typical Cavity Barrier Photo Elevations - 67200 & 67201
Proposed Cavity Barrier Elevations - 67202
Typical Existing & Proposed Wall Details - 21400 & 21401
Typical Cavity Barrier & Fire Stopping Locations - 67400

All cavity barriers are to be re-designed, located, specified & warranted by the manufacturer. All cavity barriers are to be fitted by an approved installer & in accordance with manufacturers spec / details. All AFL drawings are design intent only to maintain the outer face of the building & are based on site investigation by OCTA, site photos & limited existing drawings supplied by the client. All wall build-ups are to be verified on site by the Principal Contractor during the PCSA.

If no project specific wind load calculations are available, the Principal Contractor should supply appropriate localised wind load calculations in support of their proposals.

rev no.	rev date	rev by	description
P4	30-10-25	SIB	Stage 3 tender issue
P3	17-09-25	SIB	Additional drawings indicated
P2	11-09-25	SIB	CDM operation & maintenance added
P1	10-09-25	SIB	First issue

project
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Cladding Remediation Works

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key plan

drawing title
Block Plan
Scope of Works
PCSA

AFL job number	scale @ A1	drawn	checked
254108	NTS	SIB	GR

rev date 30-10-25

dwg purpose: Stage 3 Tender | status: S4 | rev: P4

bim project | origin | zone | level | type | role | 5-digit no.
AH-AFL-ZZ-XX-DR-A-00100