Annex A
Intrusive Site Survey 1

AIREYMILLER
SURVEYS

St John's House | Suffolk Way
Sevenoaks | Kent | TN13 1YL

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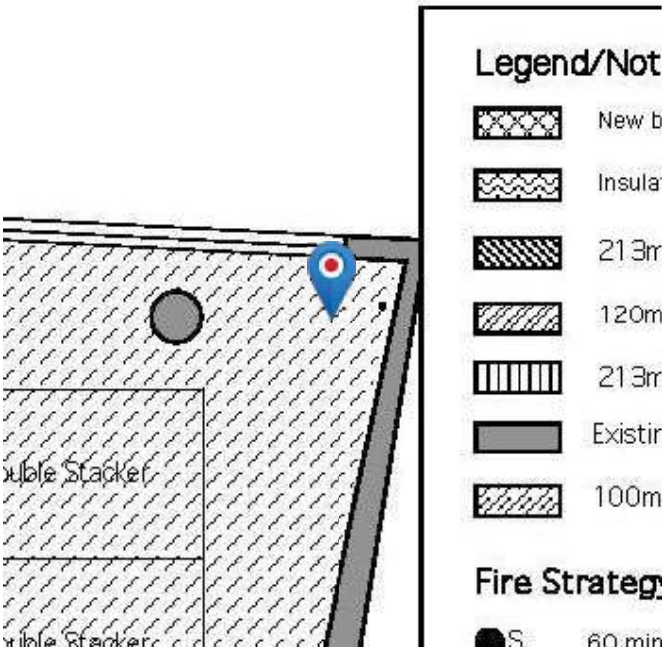
Type 4 Intrusive Survey Site Inspection Report

at
Century Buildings FSA
M3 2DE
Prepared on behalf of:

22/12/2023

Type 4 FRA Opening up Inspections

Plan ID	84
Inspection No.	84.
Floor Level	Sub-basement.
Unit	Car parking/storage.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Water gulley penetrating basement compartment floor, cementitious material used for fire stopping, inadequate, some annular gaps evident.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping to compartment floor.





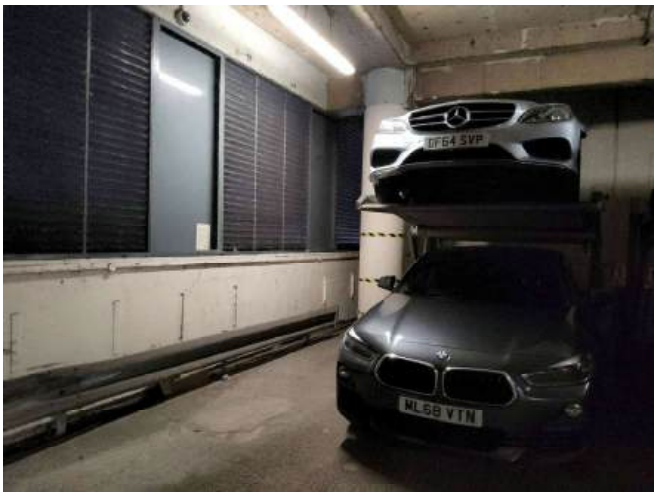
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4. 11/10/2023 06:38 AM



3. 11/10/2023 06:37 AM



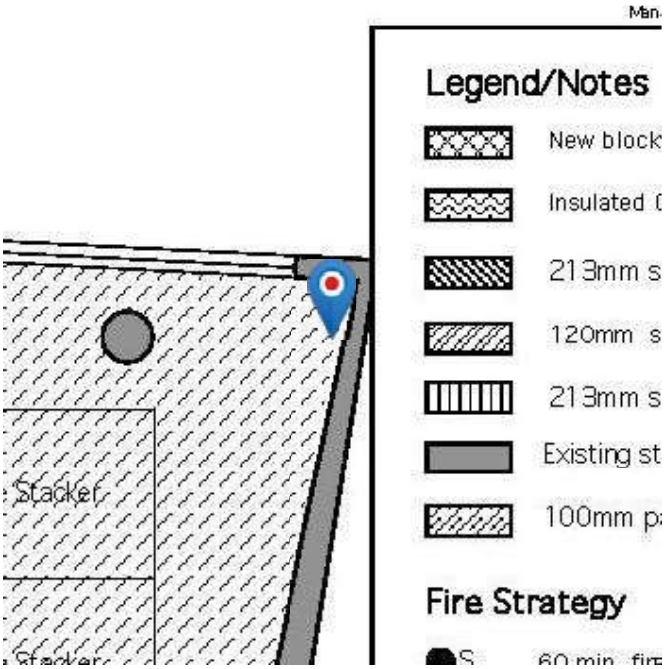
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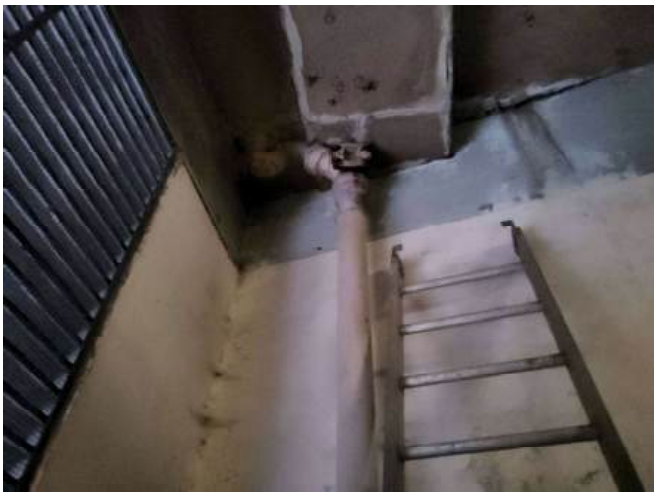
Type 4 FRA Opening up Inspections

Plan ID	85
Inspection No.	85.
Floor Level	Sub-basement
Unit	Car parking.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Surface water pipe 150mm penetrating basement compartment floor, cementitious material used for fire stopping, inadequate, some annular gaps evident.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping to compartment floor.





5. 11/10/2023 06:49 AM



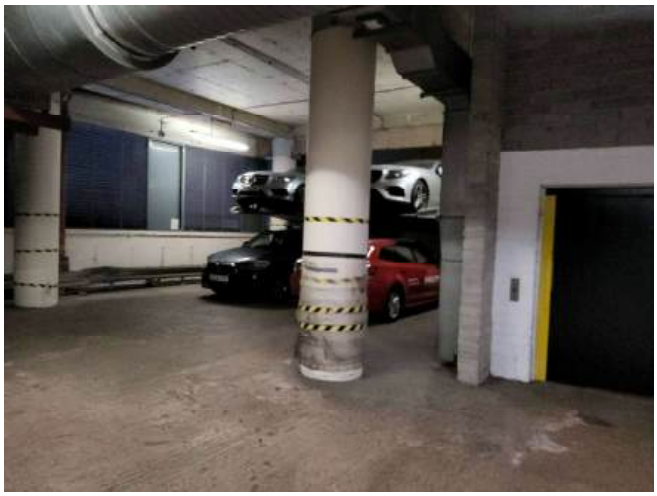
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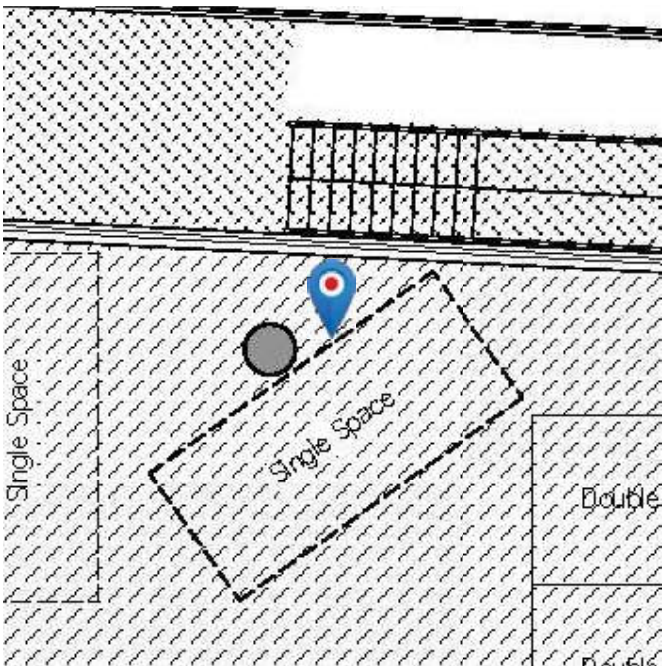
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1. 11/10/2023 06:47 AM

Type 4 FRA Opening up Inspections

Plan ID	86
Inspection No.	86.
Floor Level	Sub-basement.
Unit	Car parking/storage.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Cast iron pipe 160mm unsealed penetrating compartment floor.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Unsealed pipe penetrating compartment floor.





7. 11/10/2023 12:01 PM



6. 11/10/2023 12:00 PM



5. 11/10/2023 12:00 PM



4. 11/10/2023 11:59 AM



3. 11/10/2023 06:55 AM



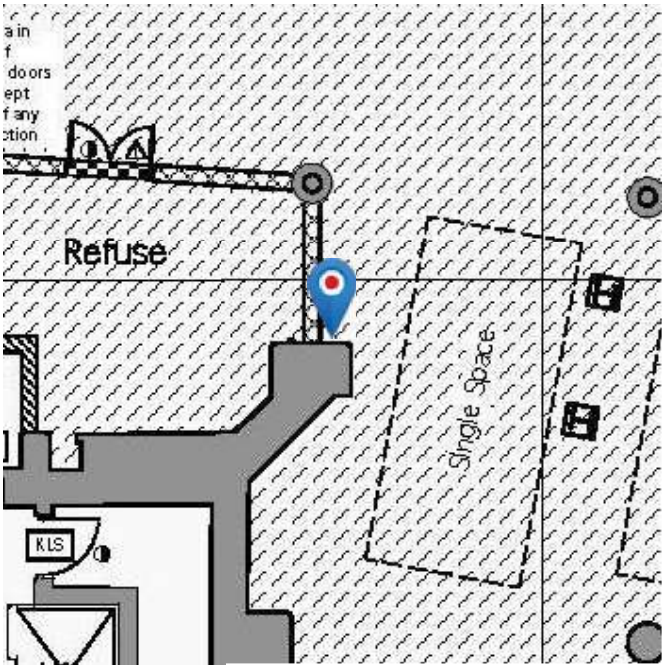
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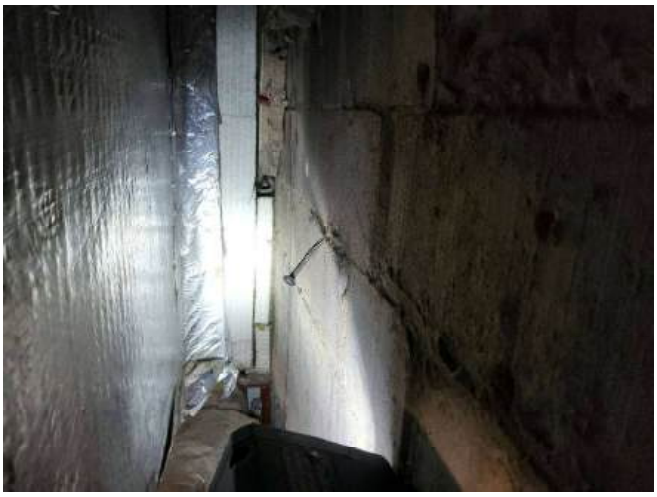
Type 4 FRA Opening up Inspections

Plan ID	87
Inspection No.	87.
Floor Level	Sub-basement.
Unit	Car parking/storage.
Internal Wall Construction	
Ceiling Construction	N/A.
Services - Fire Stopping	Cast iron pipe (100mm) diameter penetration through wool batt within lightweight blockwork wall separating storage room from car parking area, inadequate seal annular and linear gaps evident, partially insulated within storage room. No fire protection on the storage room side.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping to compartment wall.

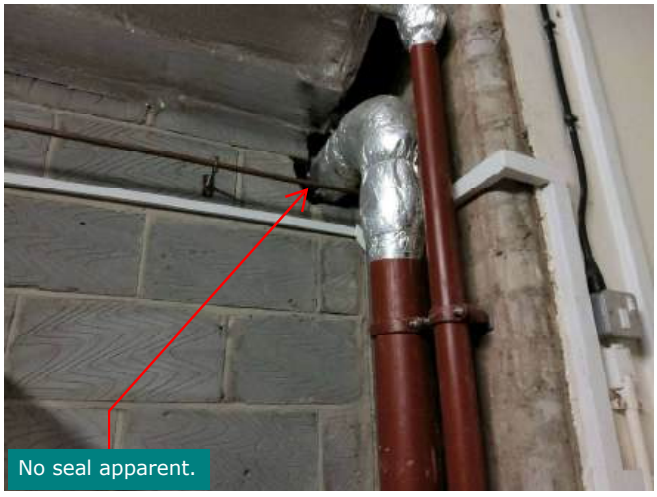




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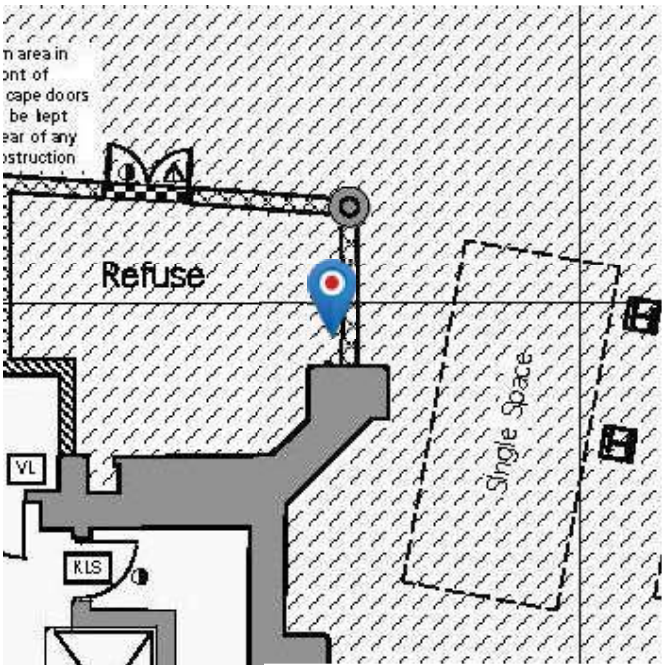
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Type 4 FRA Opening up Inspections

Plan ID	88
Inspection No.	88.
Floor Level	Sub-basement.
Unit	Storage room.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Inadequate fire stopping to fire damper between storage room and car parking area, using mineral wool batt with irregular application of ablative coating, many linear gaps evident.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping to fire damper.





9. 11/10/2023 07:27 AM



8. 11/10/2023 07:26 AM



7. 11/10/2023 07:18 AM



6. 11/10/2023 07:17 AM



5. 11/10/2023 07:14 AM



4. 11/10/2023 07:11 AM



3. 11/10/2023 07:10 AM



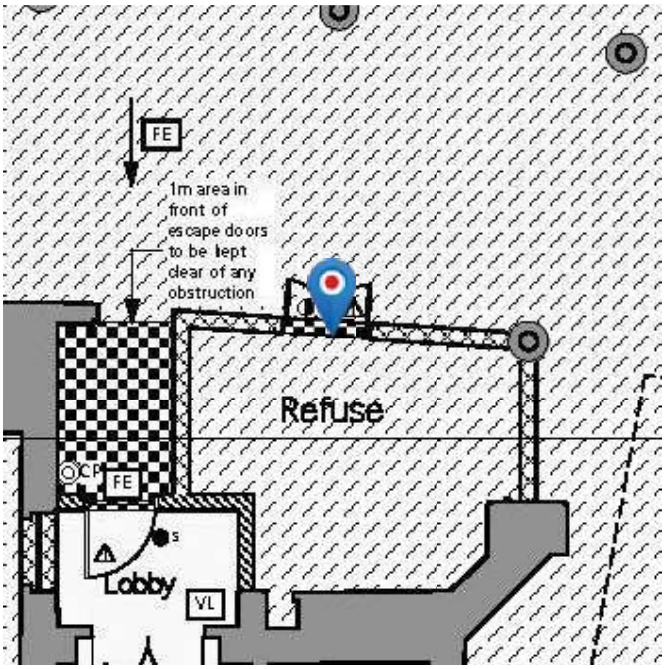
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1. 11/10/2023 07:08 AM

Type 4 FRA Opening up Inspections

Plan ID	89
Inspection No.	89.
Floor Level	Sub-basement
Unit	Car parking/storage room.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Inadequate fire protection to lift shaft mechanism.
Door Frame Material	Timber.
Balcony Construction	N/A.
Findings Summary	Inadequate fire separation to lift shaft mechanism.

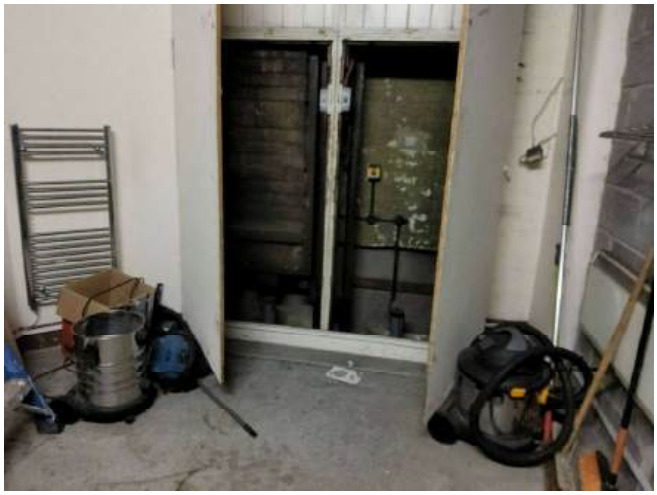




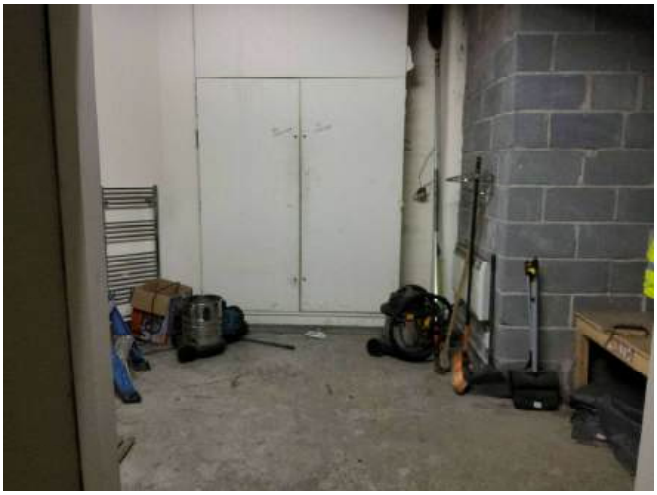
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3. 11/10/2023 07:22 AM



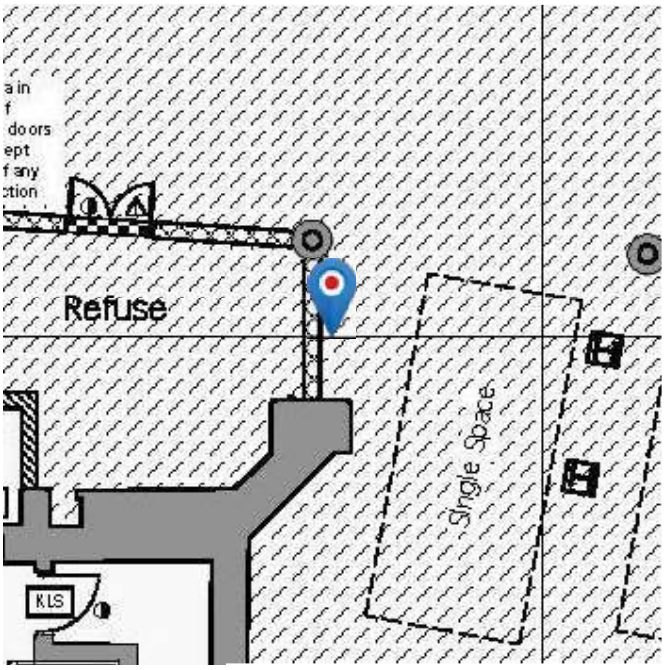
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1. 11/10/2023 07:21 AM

Type 4 FRA Opening up Inspections

Plan ID	91
Inspection No.	91.
Floor Level	Sub-basement
Unit	Car parking/storage room.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Mineral wool batt used to fire stop cable tray, through lightweight concrete block wall, appears inadequately installed, above the fire damper. The cable tray is at an angle unsuited to the aperture, no edge distance, cable bundle untied, and no ablative coating to mineral wool batt edges.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping to compartment wall.

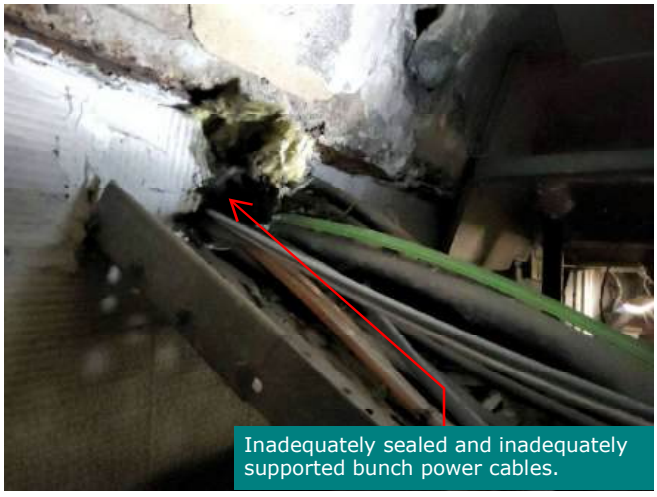




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4. 11/10/2023 07:33 AM



3. 11/10/2023 07:33 AM



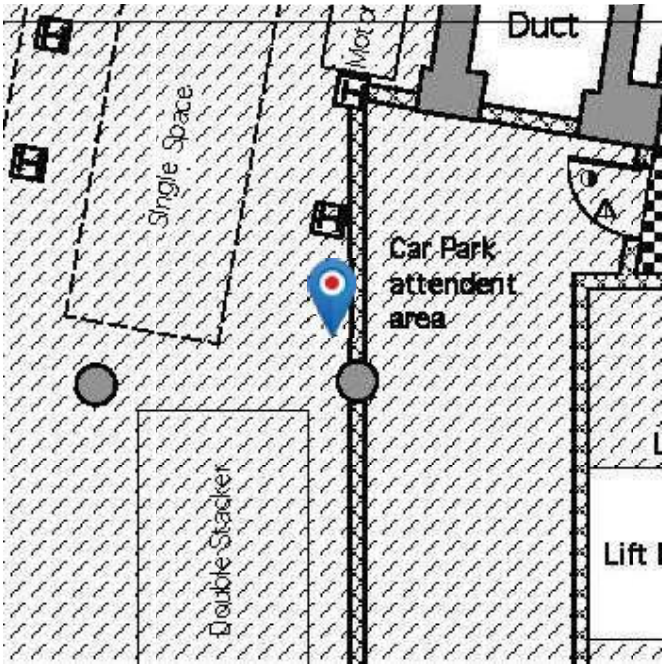
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1. 11/10/2023 07:31 AM

Type 4 FRA Opening up Inspections

Plan ID	97
Inspection No.	97.
Floor Level	Sub-basement
Unit	Car parking/storage room.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Multiple pipe and cable penetrations through fire separating wall between staff room and car parking area. Small bore insulated service pipes penetrating the wall unsealed through mineral wool batt. The mineral wool batt is in a very fragmented state, providing virtually no fire protection, most of the ablative coating has been sparsely applied or fallen away. The cable bundle is unsealed.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping to penetrating services.





10. 22/11/2023 07:16 AM



9. 11/10/2023 08:05 AM



8. 11/10/2023 08:04 AM



7. 11/10/2023 08:04 AM



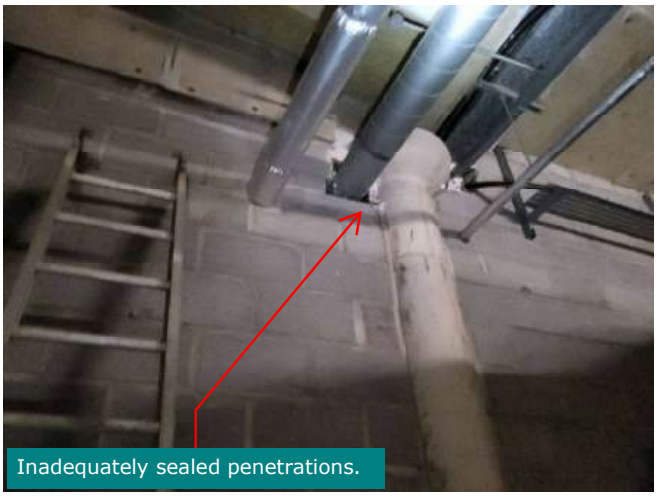
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3. 11/10/2023 08:00 AM



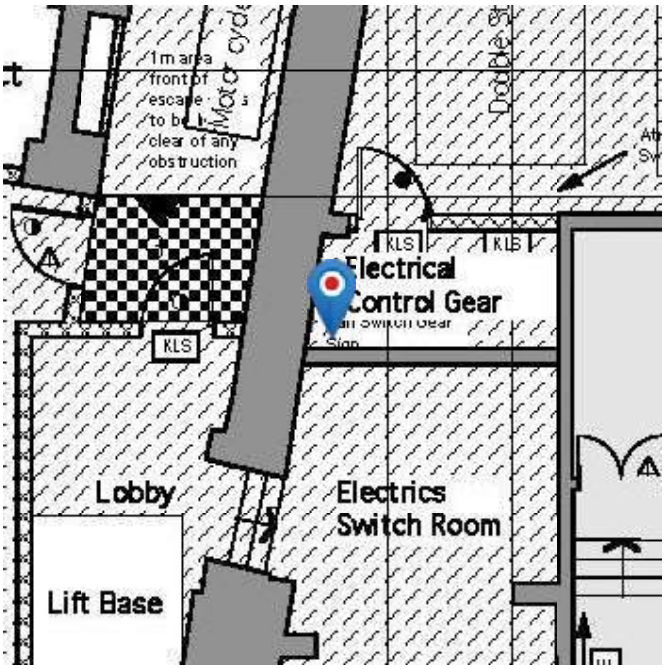
2. 11/10/2023 07:53 AM



1. 11/10/2023 07:53 AM

Type 4 FRA Opening up Inspections

Plan ID	101
Inspection No.	101.
Floor Level	Sub-basement
Unit	Electrical control gear room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Cable tray penetrating wool batt within lightweight concrete block wall, linear gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

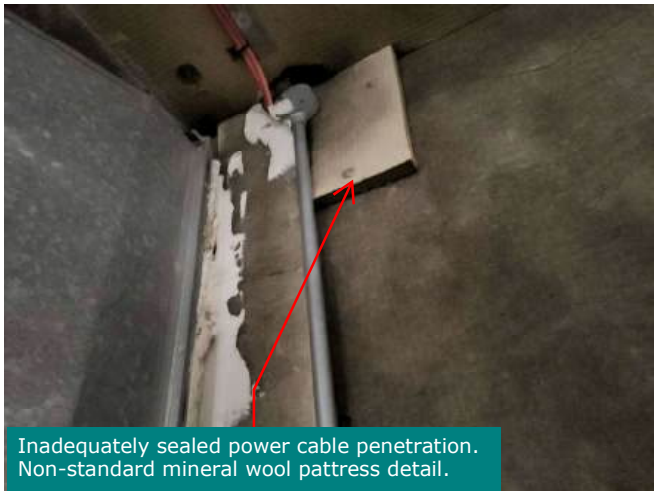




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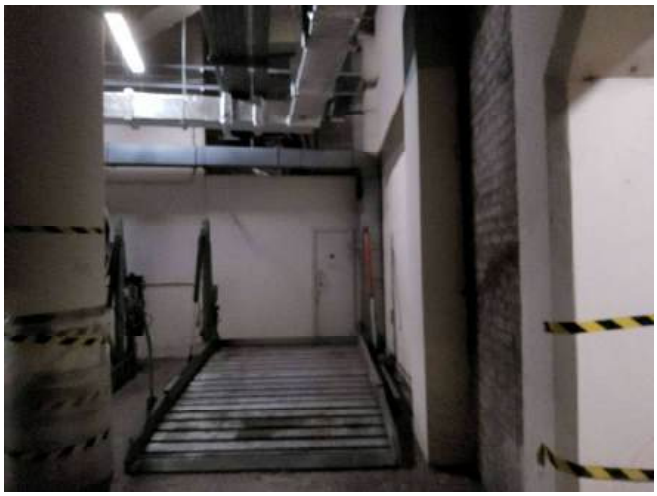
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3. 11/10/2023 08:28 AM



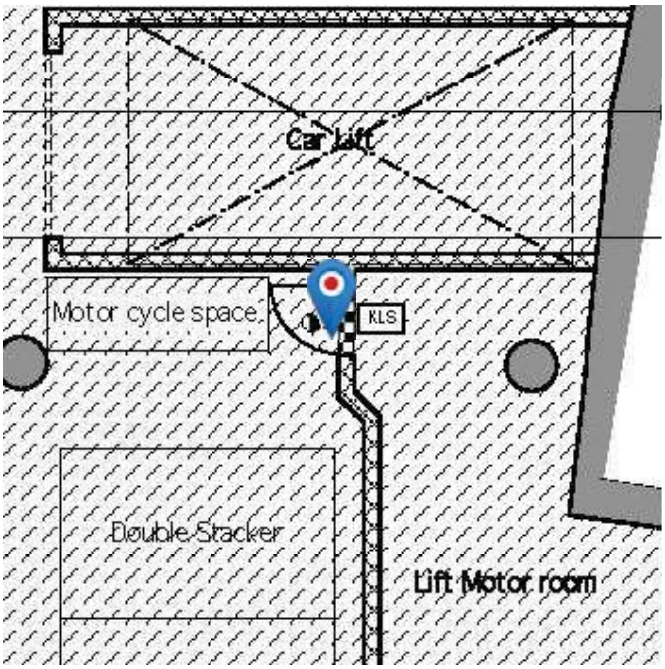
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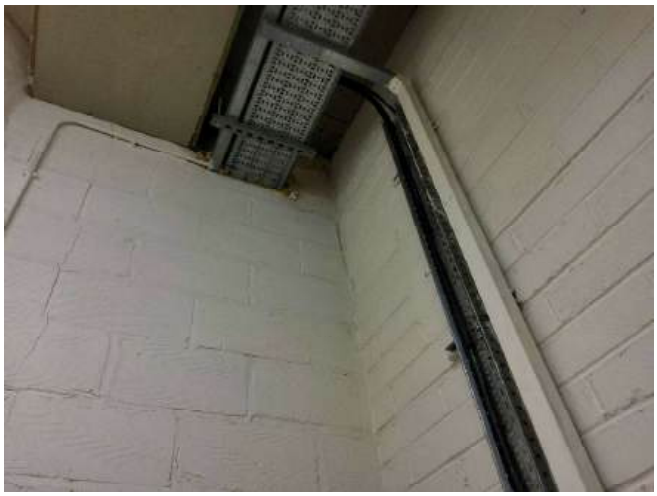


1. 11/10/2023 08:09 AM

Type 4 FRA Opening up Inspections

Plan ID	102
Inspection No.	102.
Floor Level	Sub-basement
Unit	Car parking area/lift motor room.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Cable tray penetrating compartment wall between the lift motor room and car parking area, inadequately sealed using mixed unsuitable red and yellow expanding foams.
Door Frame Material	Timber.
Balcony Construction	N/A.
Findings Summary	Non-standard detail using mixed sealants, for fire stopping a cable tray penetration.





6. 11/10/2023 08:35 AM



5. 11/10/2023 08:33 AM



4. 11/10/2023 08:32 AM



2. 11/10/2023 08:12 AM



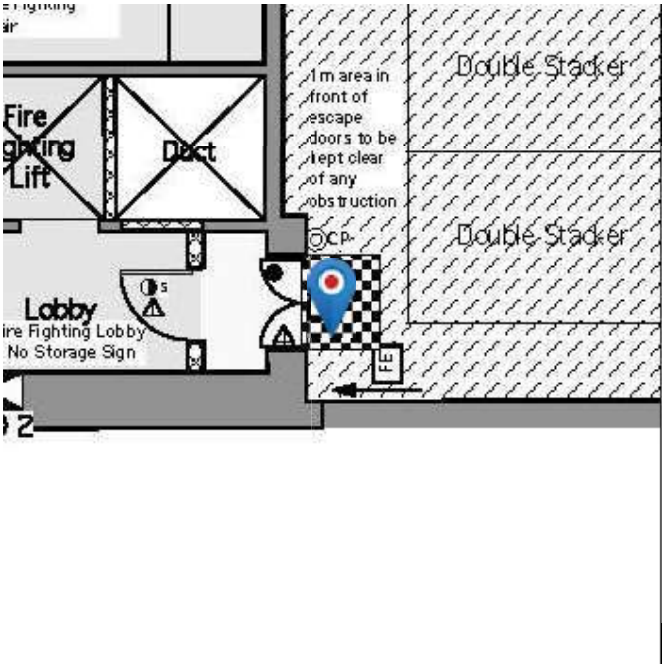
1. 11/10/2023 08:12 AM



3. 11/10/2023 08:12 AM

Type 4 FRA Opening up Inspections

Plan ID	104
Inspection No.	104.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Non-standard detail, wool batt used for fire stopping around fire damper with mixed sealing materials, in compartment wall between car parking area and firefighting lobby, linear gaps evident.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping to compartment wall.





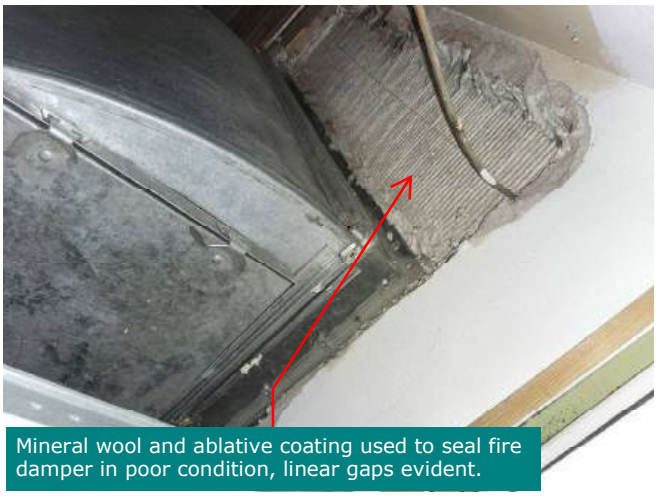
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5. 22/11/2023 07:55 AM



4. 22/11/2023 07:53 AM



3. 11/10/2023 08:38 AM



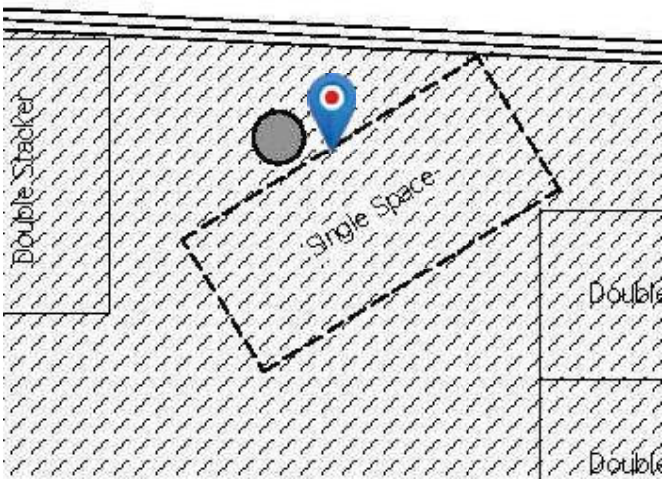
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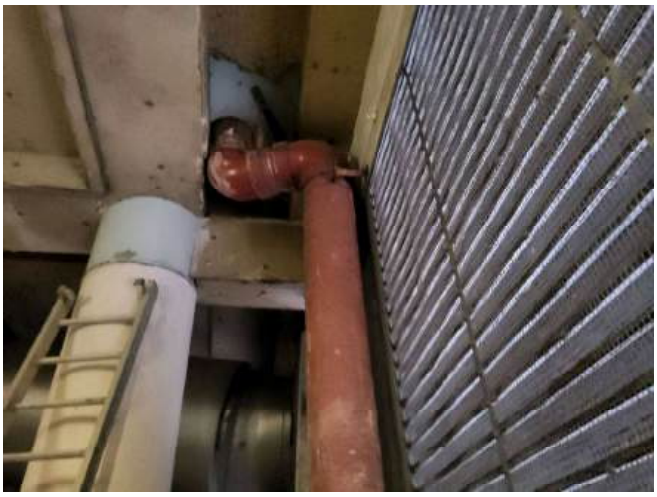
Type 4 FRA Opening up Inspections

Plan ID	110
Inspection No.	110.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Surface water pipe cast iron 250mm diameter, penetrating the basement compartment floor appears unsealed, annular gaps evident.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Pipe penetrating compartment floor appears unsealed.





3. 11/10/2023 08:26 AM



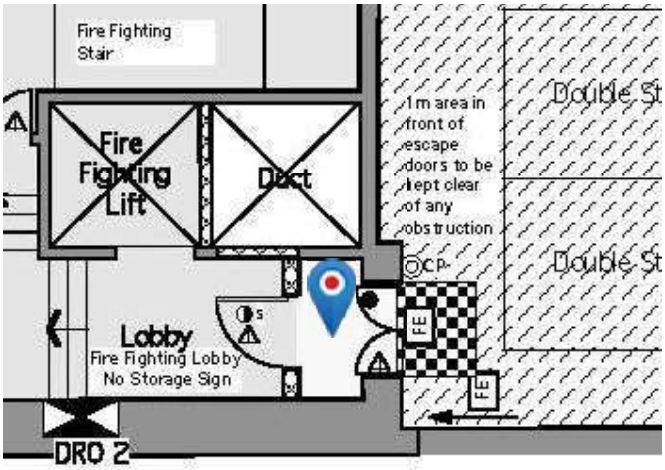
2. 11/10/2023 08:23 AM



1. 11/10/2023 08:23 AM

Type 4 FRA Opening up Inspections

Plan ID	119
Inspection No.	119.
Floor Level	Sub-basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Inadequate fire seal using mineral wool batt, to fire damper, linear gaps evident.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire seal to fire damper.





2. 11/10/2023 08:40 AM



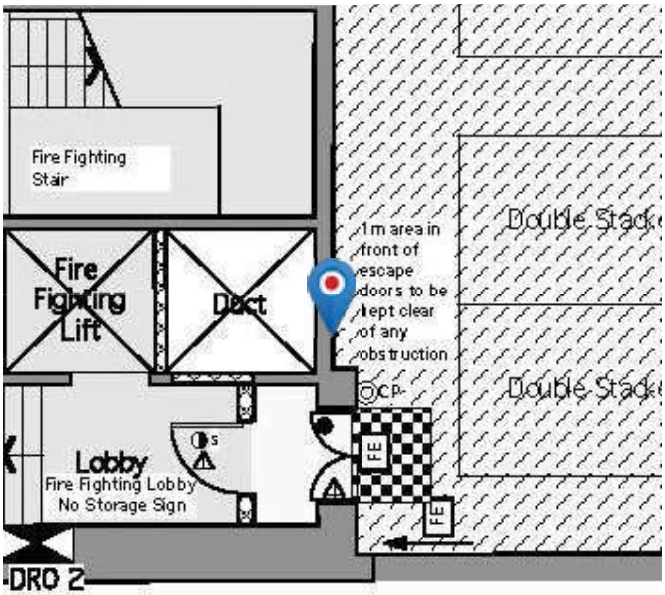
1. 11/10/2023 08:40 AM



3. 11/10/2023 08:39 AM

Type 4 FRA Opening up Inspections

Plan ID	124
Inspection No.	124.
Floor Level	Sub-basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to duct serving fire damper.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





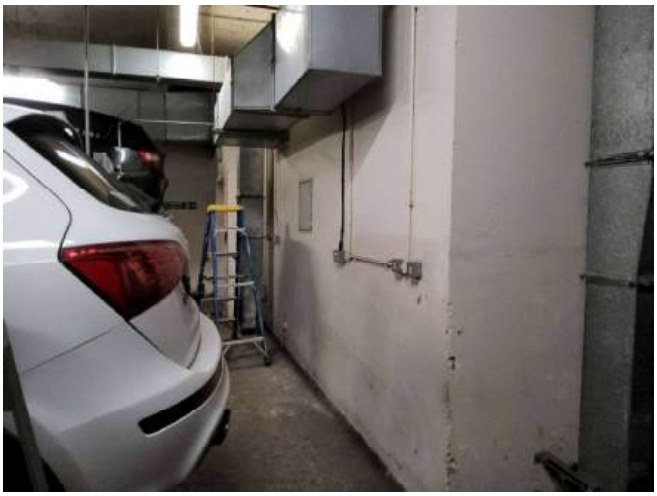
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3. 11/10/2023 08:46 AM



2. 11/10/2023 08:46 AM

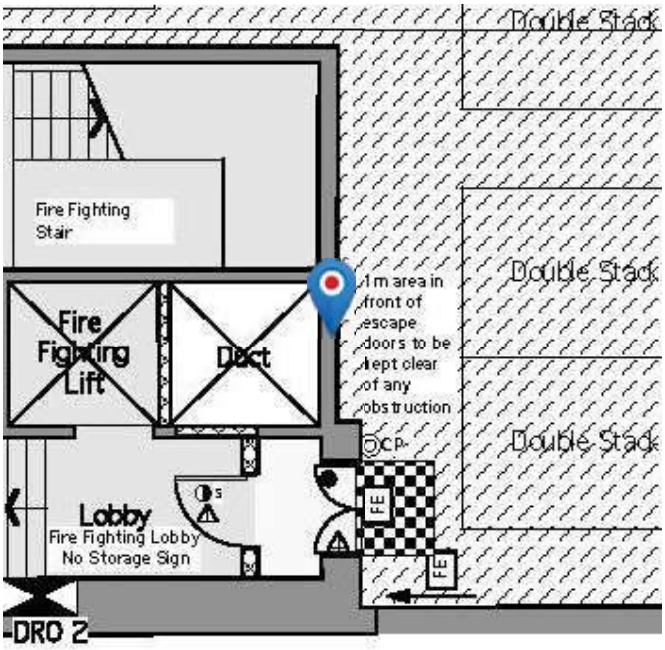


1. 11/10/2023 08:46 AM

Airey Miller is a Limited Company. Particulars of Directors can be provided upon request.
Registered office: St John's House | Suffolk Way | Sevenoaks | Kent | TN13 1YL Company No. 10228384

Type 4 FRA Opening up Inspections

Plan ID	126
Inspection No.	126.
Floor Level	Sub-basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Bunch power cables, appear redundant, penetrating compartment floor, unsealed.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Bunch power cables penetrating compartment floor, unsealed.





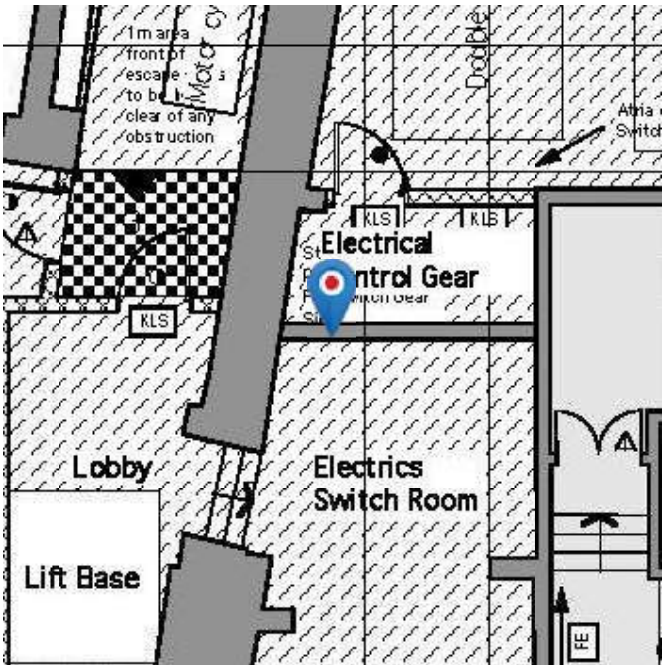
2. 11/10/2023 08:48 AM



1. 11/10/2023 08:47 AM

Type 4 FRA Opening up Inspections

Plan ID	132
Inspection No.	132.
Floor Level	Sub-basement.
Unit	Car parking/electrics switch room.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Cable tray penetrating compartment wall between the electrics switch room and car parking area, inadequately sealed using wool batt and partial ablative coating, linear gaps evident.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire seal to cable tray.

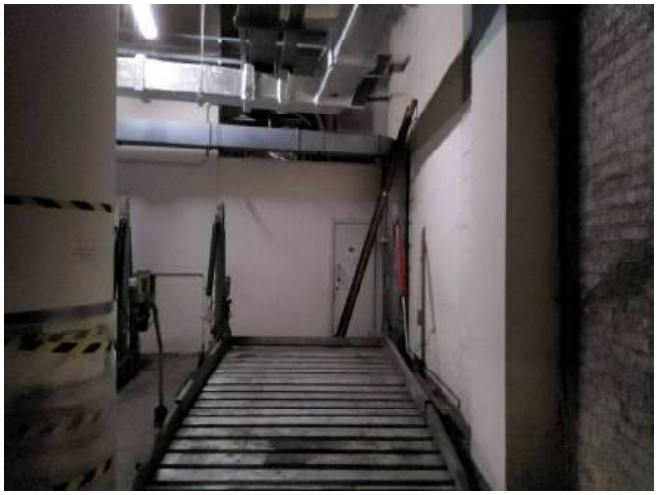




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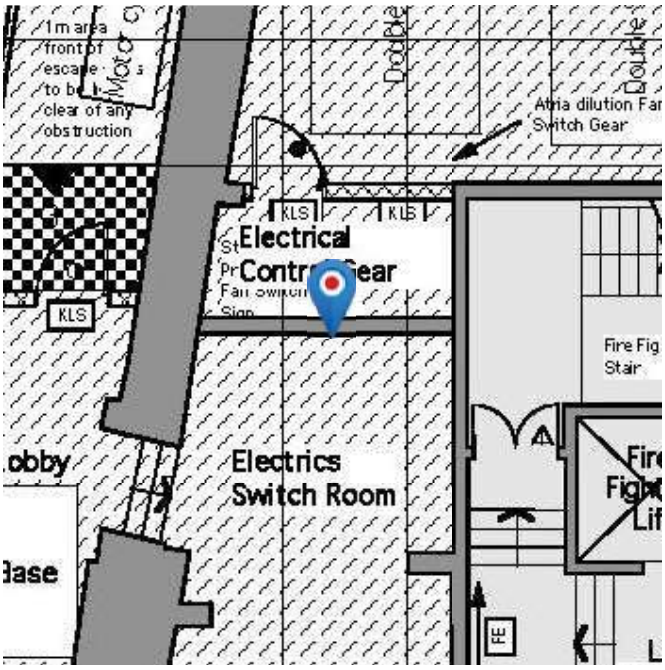
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1. 11/10/2023 09:11 AM

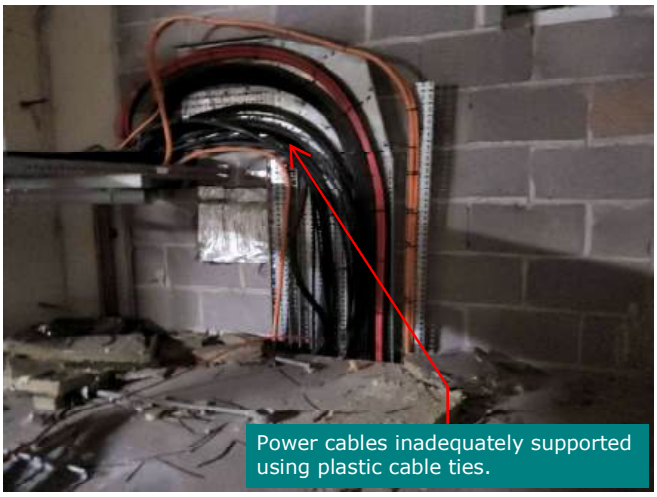
Type 4 FRA Opening up Inspections

Plan ID	133
Inspection No.	133.
Floor Level	Sub-basement
Unit	Electrical control gear room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Cable tray and bunch power cables, partially sealed with aerosol applied expanding yellow foam, non-standard detail. Power cables are inadequately supported with plastic cable ties.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping.

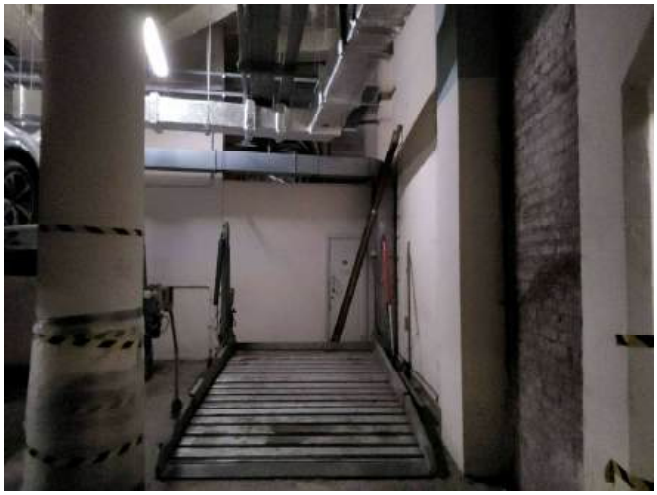




3. 11/10/2023 09:22 AM



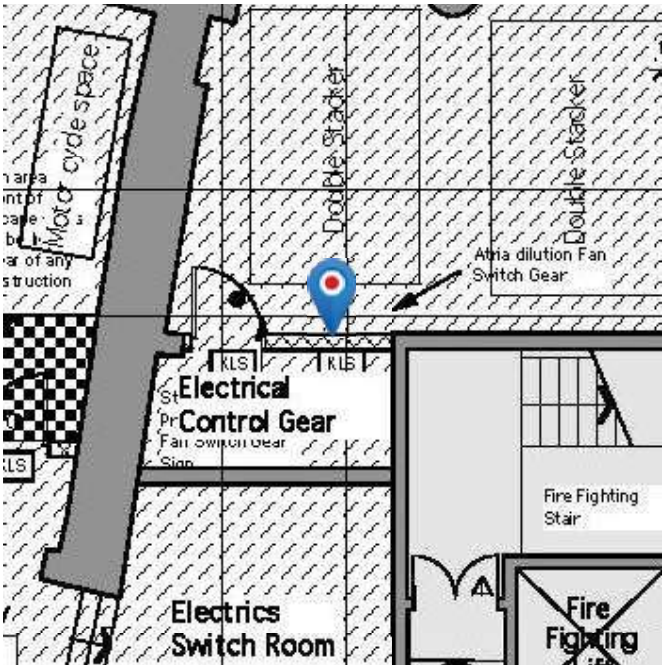
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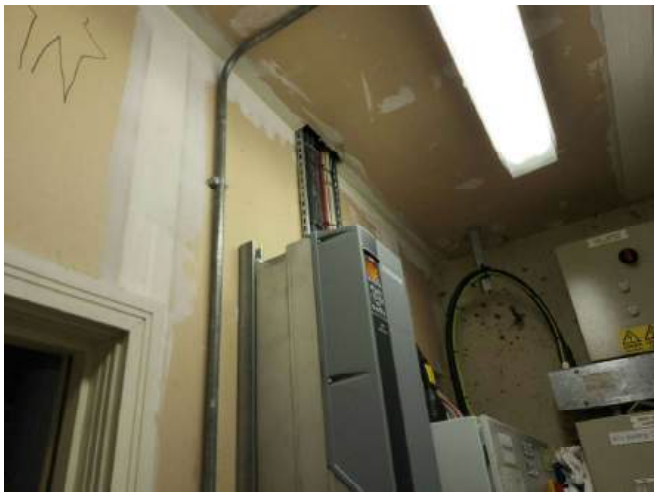


1. 11/10/2023 09:13 AM

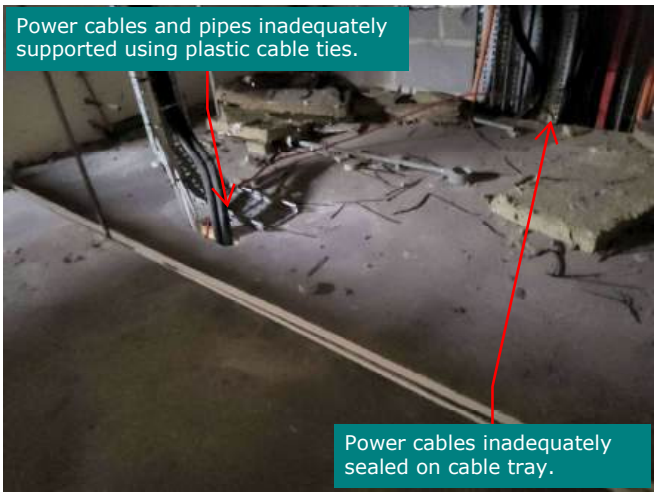
Type 4 FRA Opening up Inspections

Plan ID	134
Inspection No.	134.
Floor Level	Sub-basement
Unit	Electrical control gear room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unsealed cable tray and bunch power cables.
Door Frame Material	N/A.
Balcony Construction	N/A.
Findings Summary	Inadequate fire stopping.





3. 11/10/2023 09:20 AM



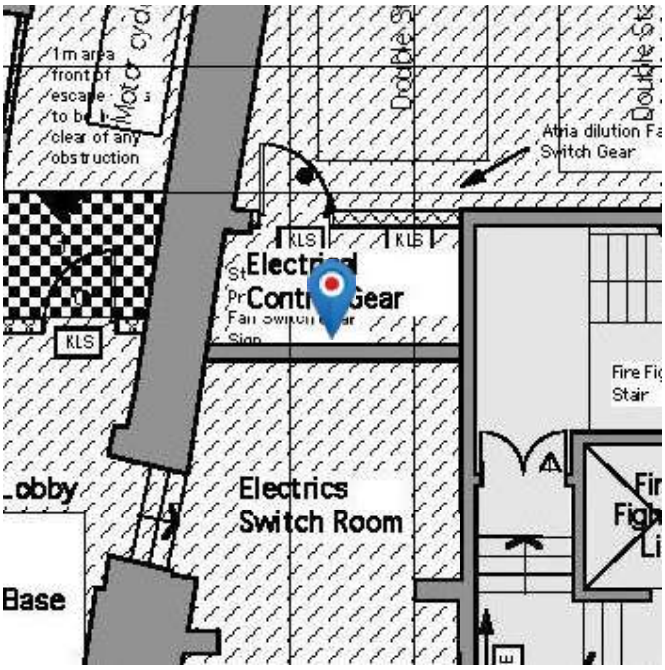
2. 11/10/2023 09:19 AM



1. 11/10/2023 09:19 AM

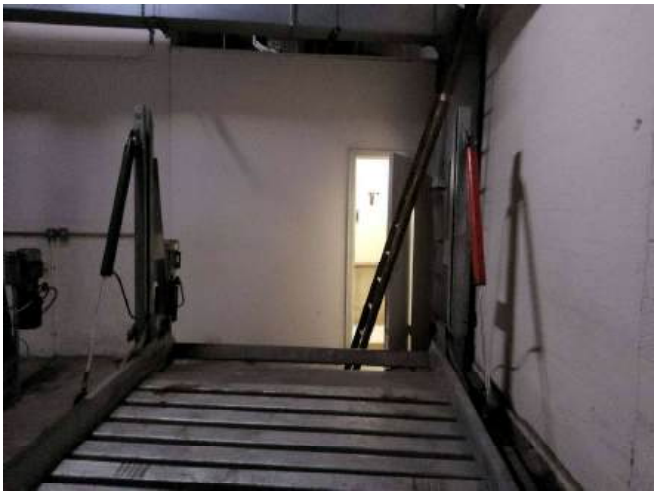
Type 4 FRA Opening up Inspections

Plan ID	135
Inspection No.	135.
Floor Level	Sub-basement
Unit	Electrical control room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unsealed cable tray and power cables.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





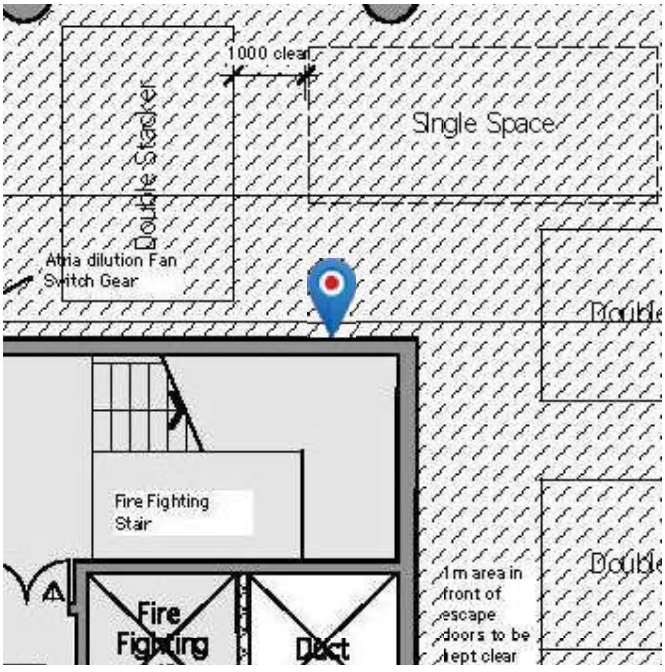
2. 11/10/2023 09:21 AM

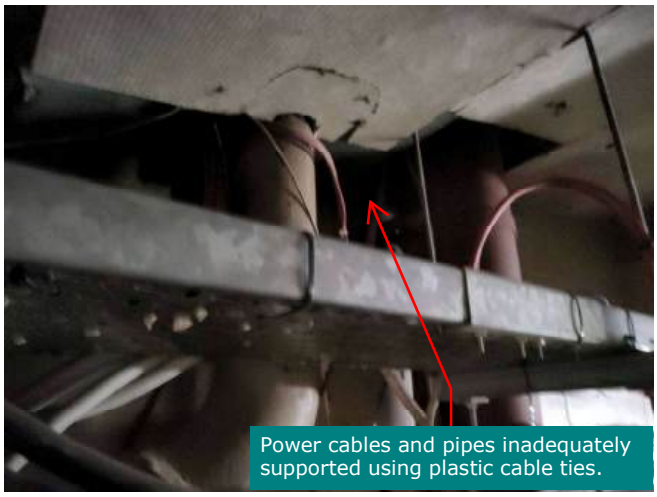


1. 11/10/2023 09:21 AM

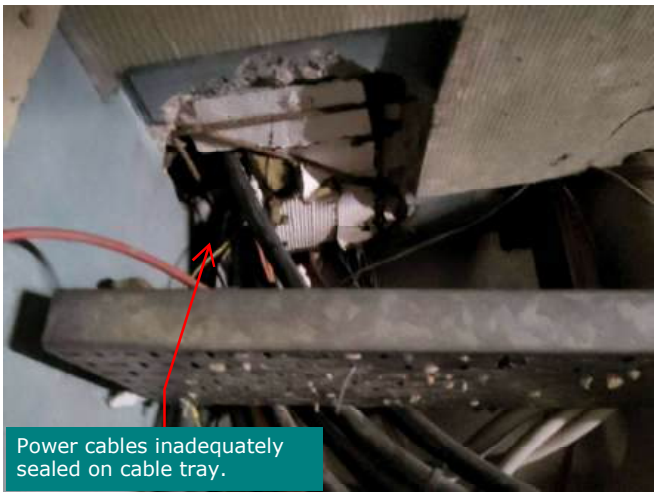
Type 4 FRA Opening up Inspections

Plan ID	136
Inspection No.	136.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple inadequately supported power cable penetrations on cable trays, unsealed. Upvc (110mm diameter) and cast iron (250mm diameter) pipes penetrating the compartment floor at the same location. Partially sealed with sections of damaged mineral wool batts.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





4. 11/10/2023 09:39 AM



3. 11/10/2023 09:39 AM



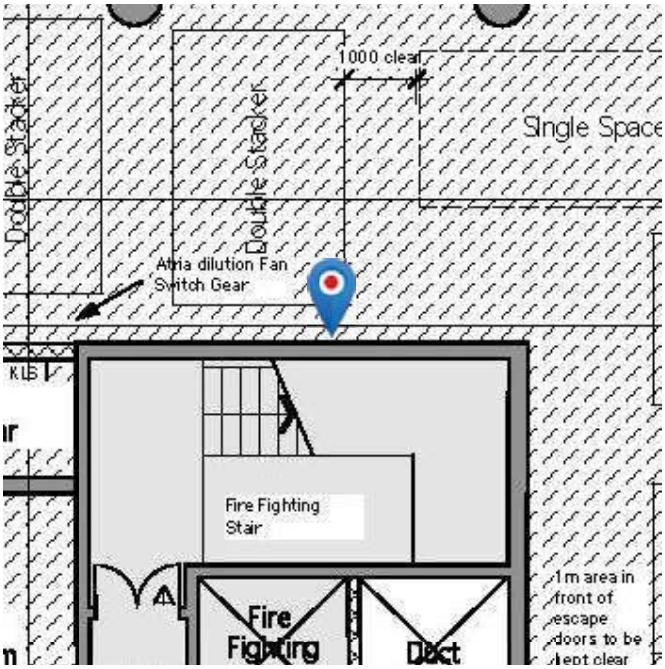
2. 11/10/2023 09:39 AM



1. 11/10/2023 09:26 AM

Type 4 FRA Opening up Inspections

Plan ID	137
Inspection No.	137.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to duct serving fire damper.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





5. 11/10/2023 09:38 AM



4. 11/10/2023 09:37 AM



3. 11/10/2023 09:37 AM



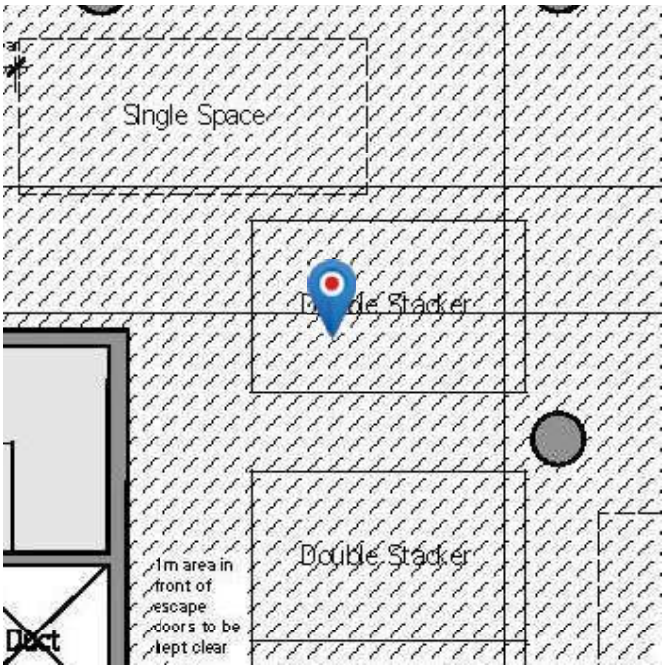
2. 11/10/2023 09:26 AM



1. 11/10/2023 09:26 AM

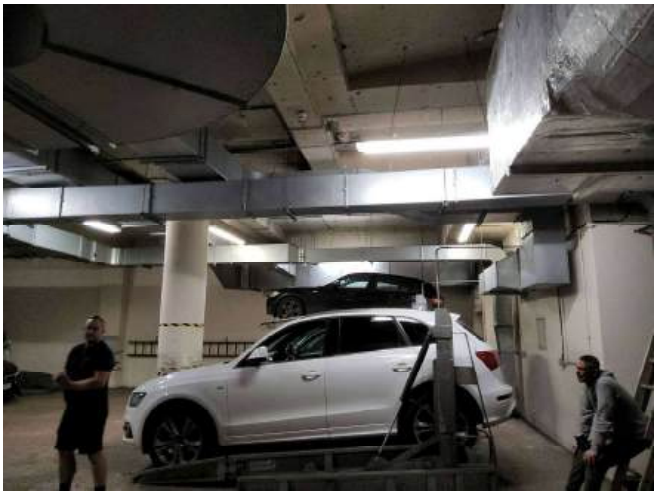
Type 4 FRA Opening up Inspections

Plan ID	138
Inspection No.	138.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Pipe penetration appears to have inadequate seal.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





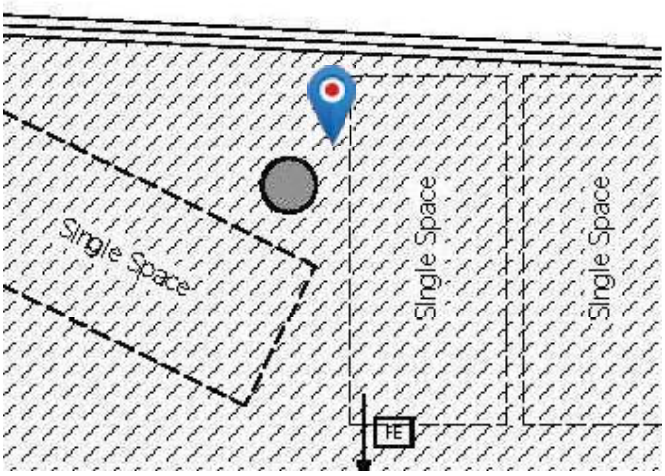
2. 11/10/2023 09:44 AM



1. 11/10/2023 09:44 AM

Type 4 FRA Opening up Inspections

Plan ID	139
Inspection No.	139.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Restricted access.
Door Frame Material	
Balcony Construction	
Findings Summary	Further investigation required.





2. 11/10/2023 09:46 AM



1. 11/10/2023 09:46 AM

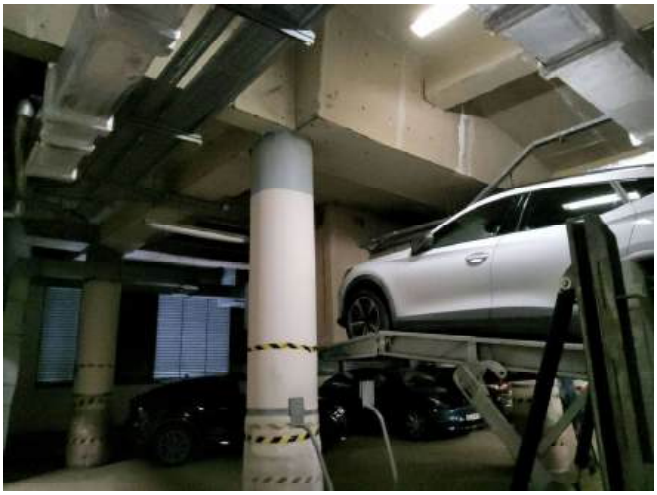
Type 4 FRA Opening up Inspections

Plan ID	140
Inspection No.	140. Not used.
Floor Level	Sub-basement
Unit	
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	
Door Frame Material	
Balcony Construction	
Findings Summary	





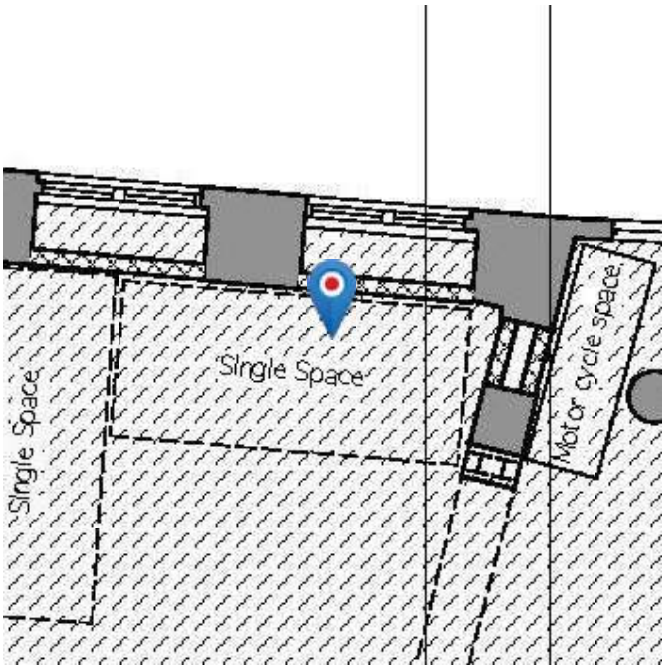
2. 11/10/2023 09:48 AM



1. 11/10/2023 09:47 AM

Type 4 FRA Opening up Inspections

Plan ID	141
Inspection No.	141. Not used.
Floor Level	Sub-basement
Unit	
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	
Door Frame Material	
Balcony Construction	
Findings Summary	





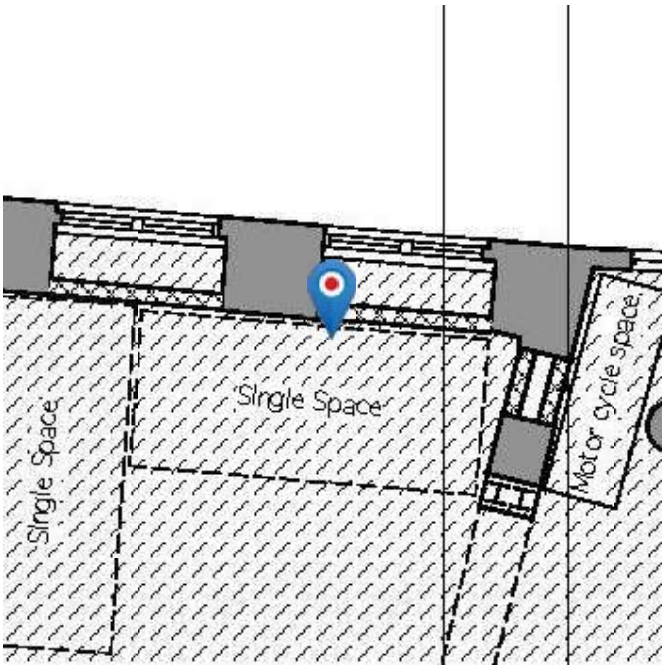
2. 11/10/2023 09:50 AM



1. 11/10/2023 09:49 AM

Type 4 FRA Opening up Inspections

Plan ID	142
Inspection No.	142.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Restricted access.
Door Frame Material	
Balcony Construction	
Findings Summary	Further investigation required.





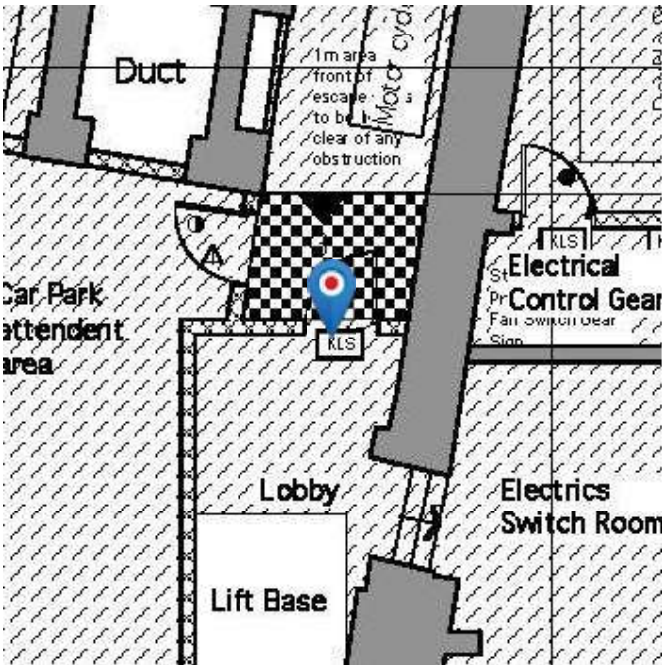
2. 11/10/2023 09:51 AM



1. 11/10/2023 09:50 AM

Type 4 FRA Opening up Inspections

Plan ID	143
Inspection No.	143.
Floor Level	Sub-basement
Unit	Electrics switch room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Series of non-standard details, using aerosol applied yellow and red foams, loose uncoated mineral wool batts, unknown sealants to metal pipes and cable tray. Unseal cable tray penetration.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

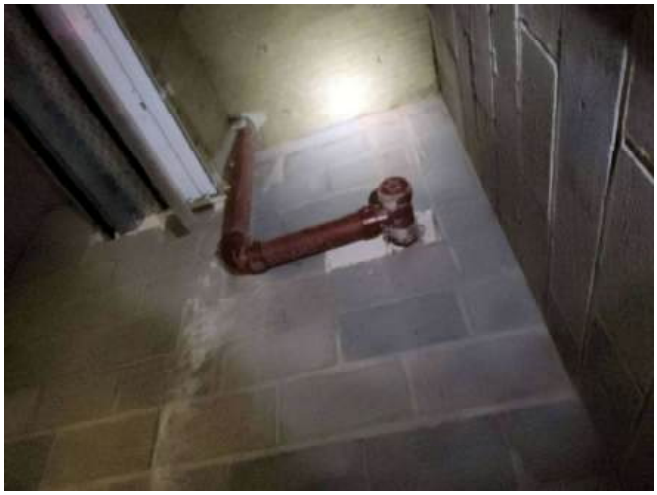




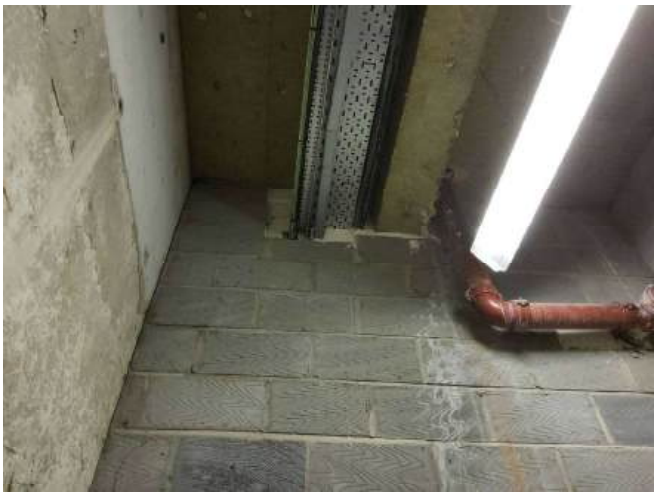
9. 11/10/2023 10:21 AM



8. 11/10/2023 10:21 AM



7. 11/10/2023 10:19 AM



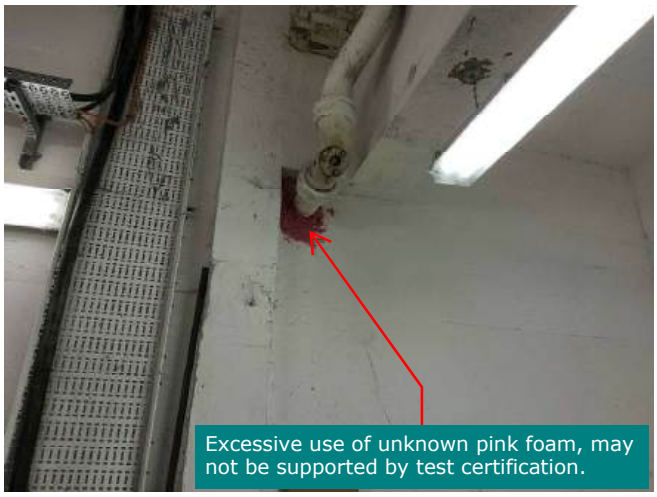
6. 11/10/2023 10:18 AM



5. 11/10/2023 10:17 AM



4. 11/10/2023 10:14 AM



2. 11/10/2023 10:13 AM



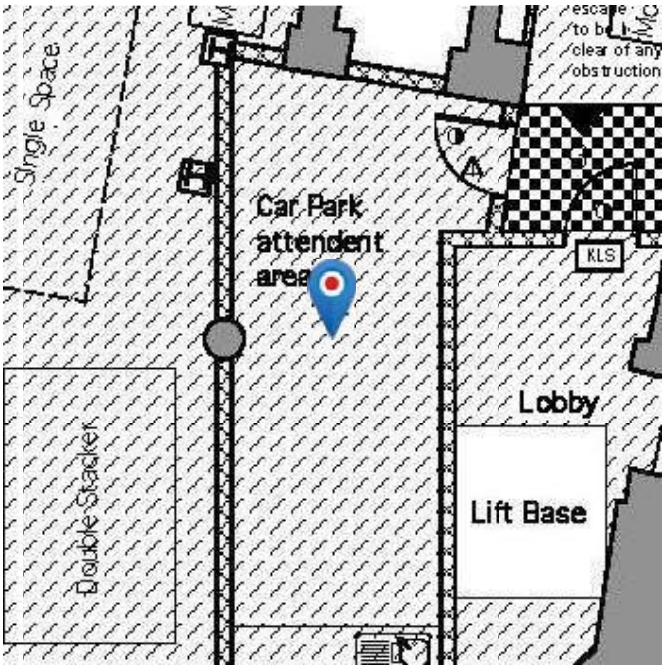
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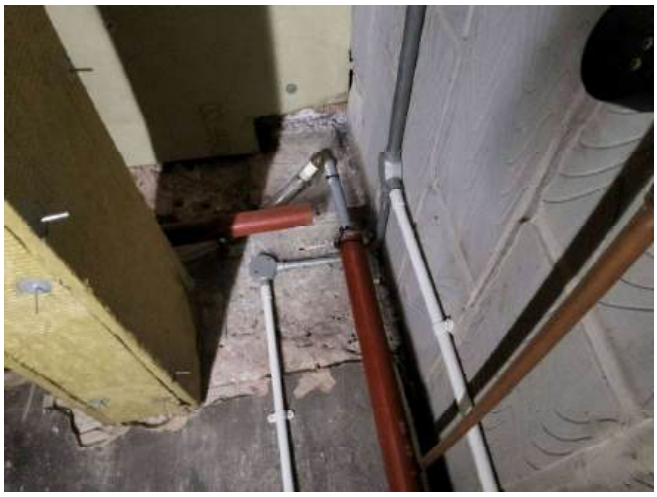


1. 11/10/2023 09:54 AM

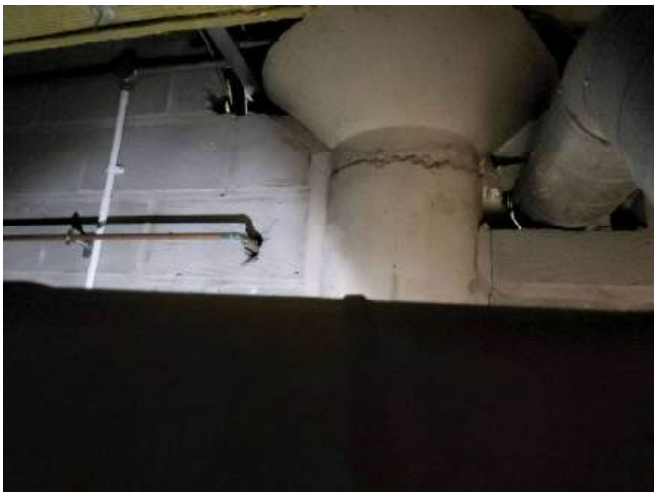
Type 4 FRA Opening up Inspections

Plan ID	144
Inspection No.	144.
Floor Level	Sub-basement
Unit	Ceiling void above car park attendant room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Metal pipes, duct, metal conduit and power cables penetrating wall, unsealed and inadequately sealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





7. 11/10/2023 10:31 AM



6. 11/10/2023 10:26 AM



5. 11/10/2023 10:24 AM



4. 11/10/2023 10:24 AM



3. 11/10/2023 10:24 AM



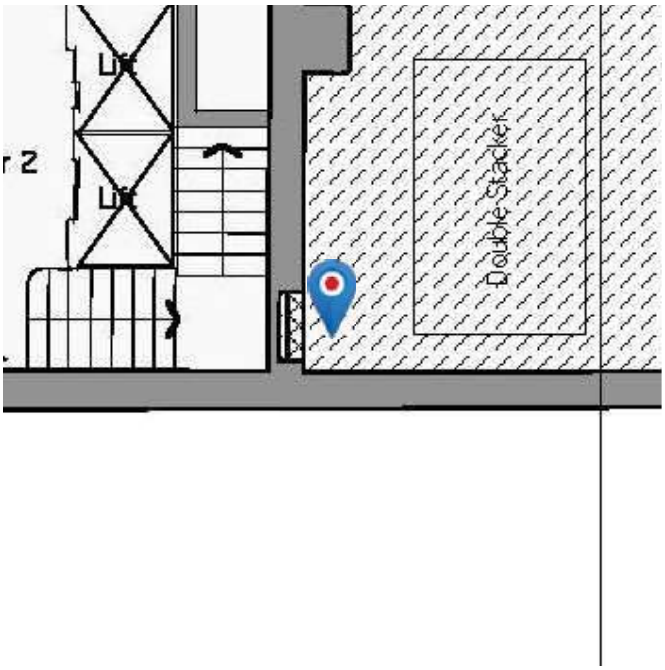
2. 11/10/2023 10:23 AM



1. 11/10/2023 10:23 AM

Type 4 FRA Opening up Inspections

Plan ID	145
Inspection No.	145.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple power cable penetrations on cable trays, unsealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

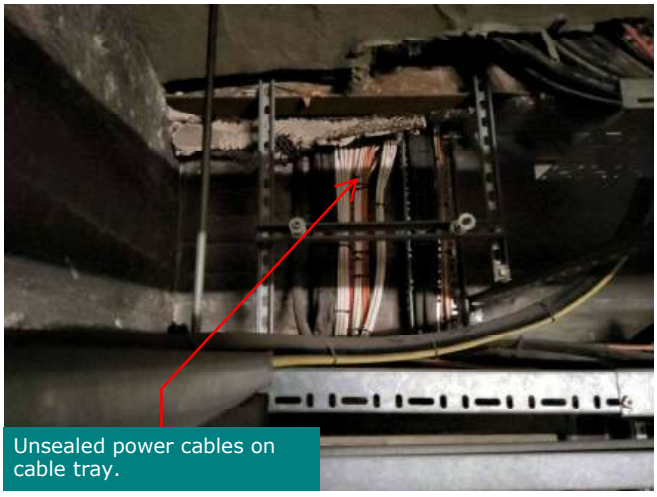




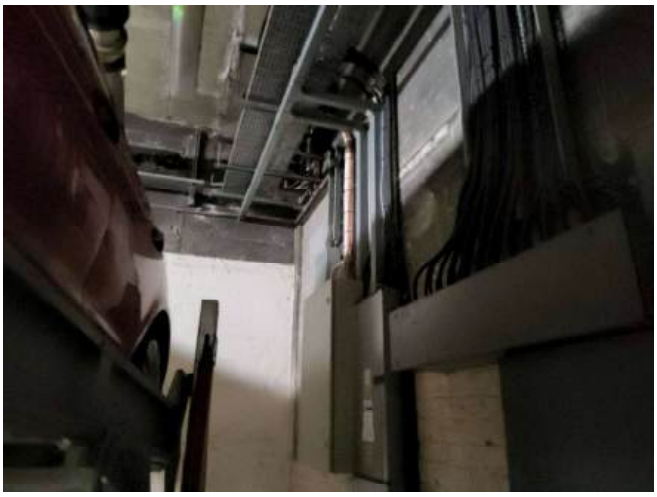
5. 11/10/2023 10:36 AM



4. 11/10/2023 10:36 AM



3. 11/10/2023 10:35 AM



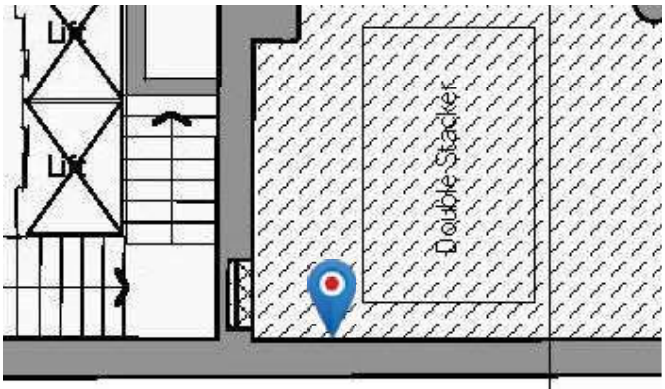
2. 11/10/2023 10:30 AM



1. 11/10/2023 10:29 AM

Type 4 FRA Opening up Inspections

Plan ID	146
Inspection No.	146.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Non-standard detail, mixed sealants used to seal metal pipe penetration.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





4. 11/10/2023 10:39 AM



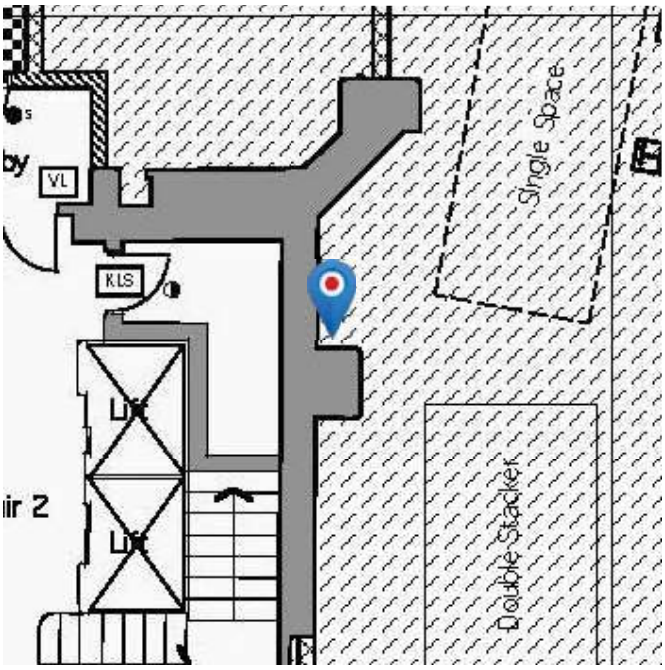
2. 11/10/2023 10:38 AM



1. 11/10/2023 10:37 AM

Type 4 FRA Opening up Inspections

Plan ID	147
Inspection No.	147.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Metal pipe penetration appears inadequately sealed, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





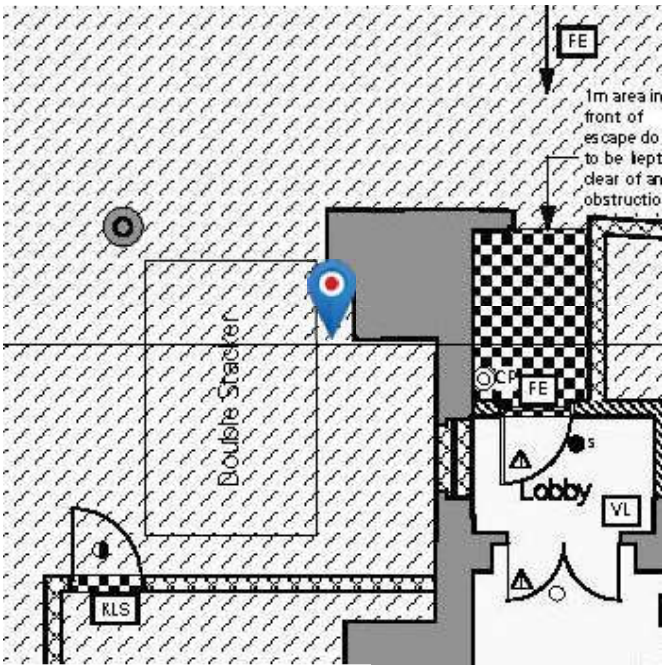
2. 11/10/2023 10:41 AM



1. 11/10/2023 10:41 AM

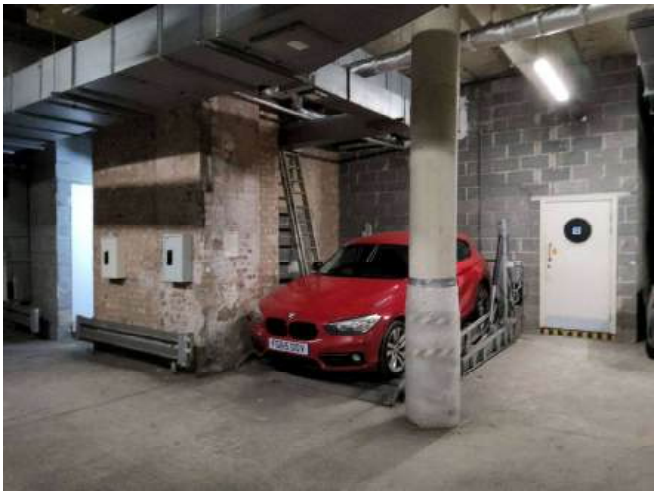
Type 4 FRA Opening up Inspections

Plan ID	148
Inspection No.	148.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to metal pipe penetration, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





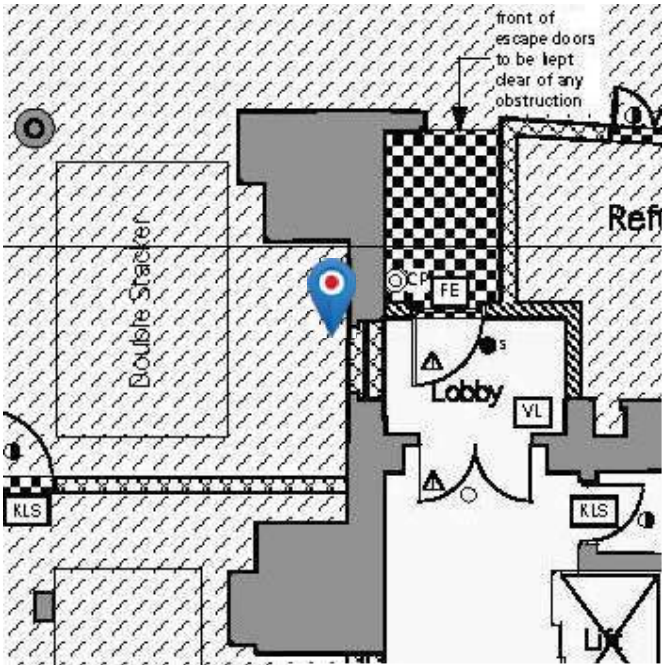
2. 11/10/2023 10:47 AM



1. 11/10/2023 10:45 AM

Type 4 FRA Opening up Inspections

Plan ID	149
Inspection No.	149.
Floor Level	Sub-basement
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unsealed cable tray penetration.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





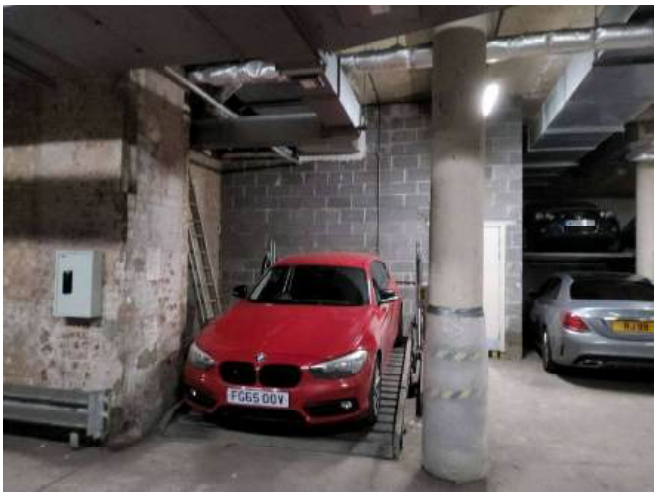
4. 11/10/2023 10:49 AM



3. 11/10/2023 10:48 AM



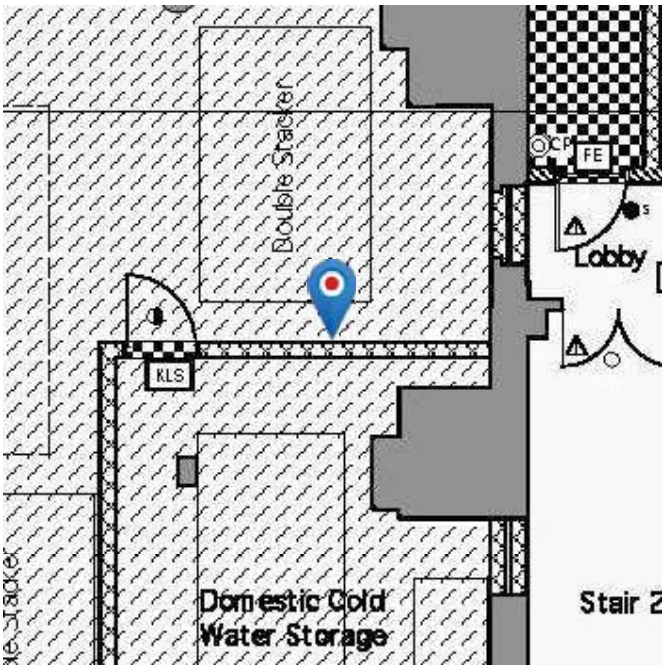
2. 11/10/2023 10:46 AM

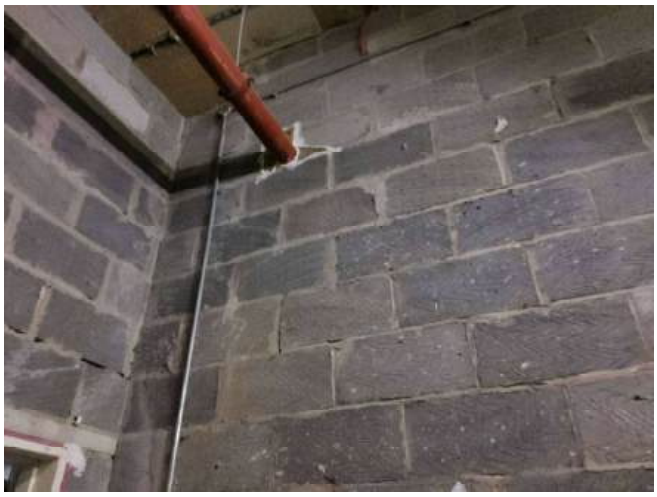


1. 11/10/2023 10:45 AM

Type 4 FRA Opening up Inspections

Plan ID	150
Inspection No.	150.
Floor Level	Sub-basement
Unit	Wall to domestic cold water storage room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Non-standard uncoated mineral wool seal to metal pipe penetration. Inadequate seal to cable tray duct penetrations.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





5. 11/10/2023 11:05 AM



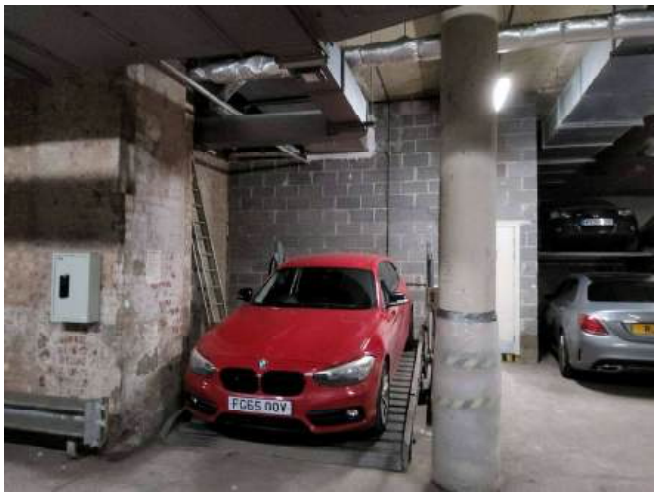
4. 11/10/2023 10:51 AM



3. 11/10/2023 10:51 AM



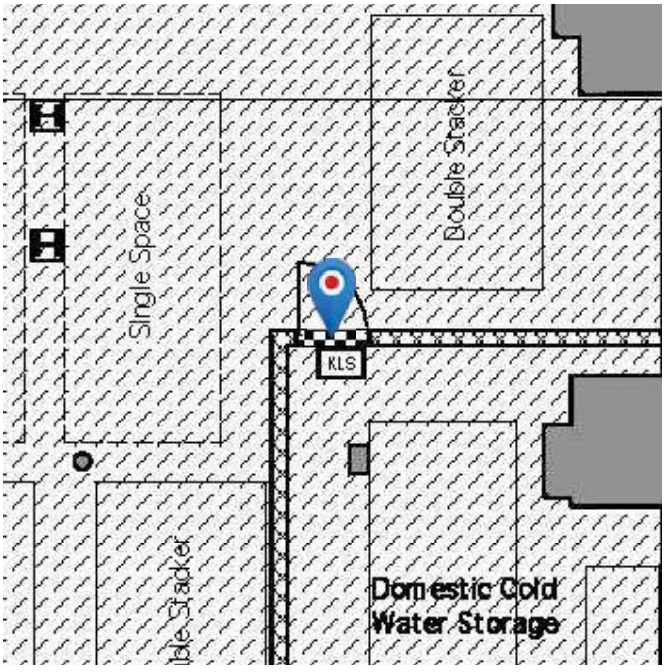
2. 11/10/2023 10:46 AM



1. 11/10/2023 10:46 AM

Type 4 FRA Opening up Inspections

Plan ID	152
Inspection No.	152.
Floor Level	Sub-basement
Unit	Domestic cold water storage room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to duct penetration, linear gaps evident. Unsealed and inadequate seal to metal pipe penetrations. Non-standard details, fire stopping patch repairs to wall with mineral wool, sealed on edges, no ablative coating to face and sides. Non-standard uncoated mineral wool seal to wall-to-wall interface.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





12. 11/10/2023 11:10 AM



11. 11/10/2023 11:10 AM



10. 11/10/2023 11:09 AM



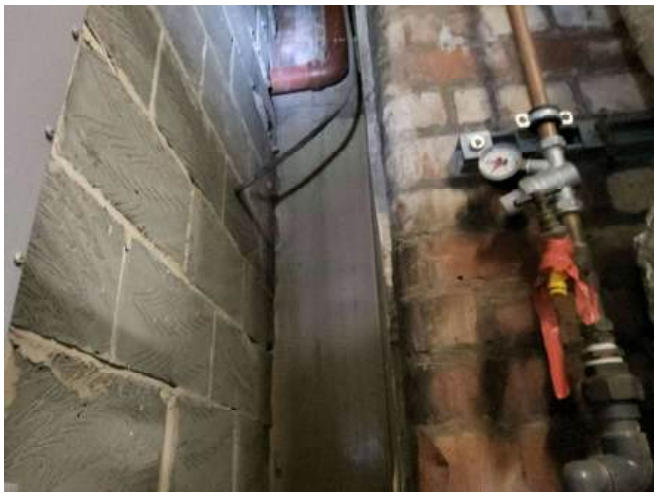
9. 11/10/2023 11:06 AM



8. 11/10/2023 11:06 AM



7. 11/10/2023 11:00 AM



6. 11/10/2023 10:58 AM



5. 11/10/2023 10:57 AM



4. 11/10/2023 10:57 AM



3. 11/10/2023 10:55 AM



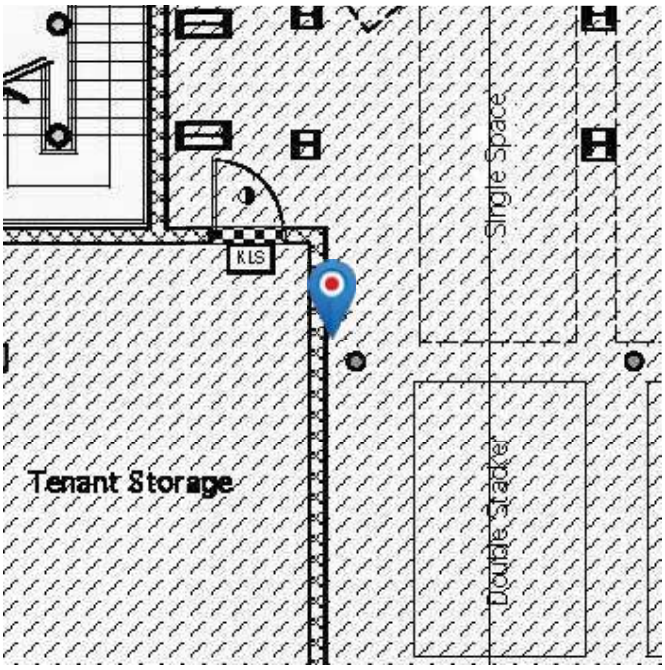
2. 11/10/2023 10:54 AM



1. 11/10/2023 10:53 AM

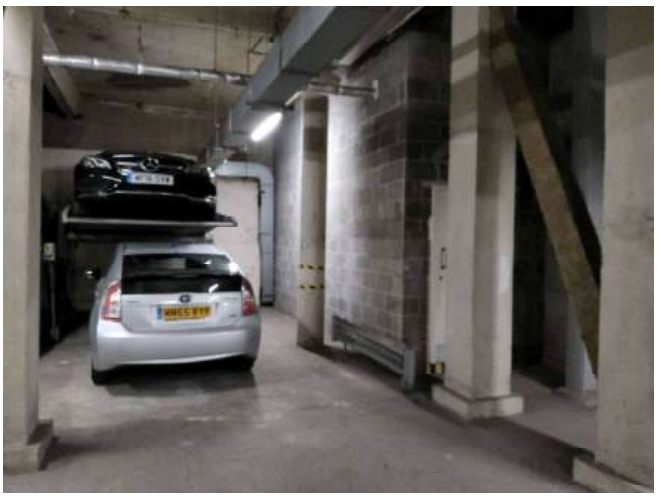
Type 4 FRA Opening up Inspections

Plan ID	154
Inspection No.	154.
Floor Level	Sub-basement
Unit	Tenant storage.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to metal pipe penetration, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





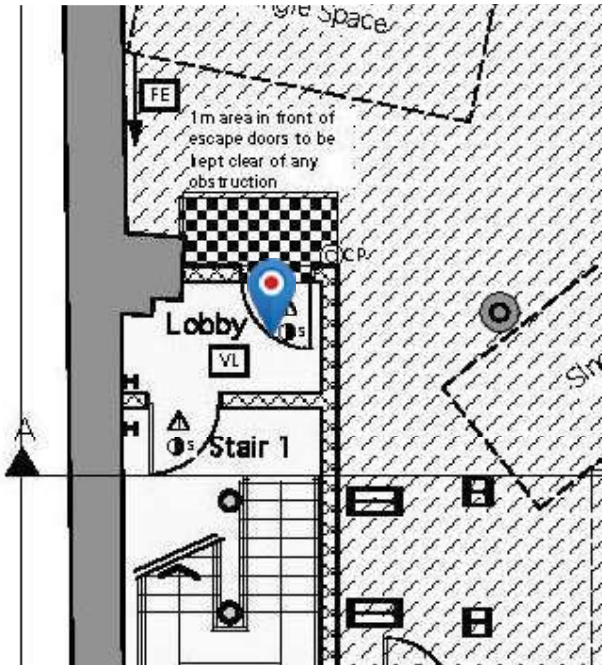
2. 11/10/2023 11:03 AM



1. 11/10/2023 11:03 AM

Type 4 FRA Opening up Inspections

Plan ID	157
Inspection No.	157.
Floor Level	Sub-basement
Unit	Lobby to 'Stair 1'.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to duct penetration.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





5. 11/10/2023 11:14 AM



4. 11/10/2023 11:14 AM



3. 11/10/2023 11:13 AM



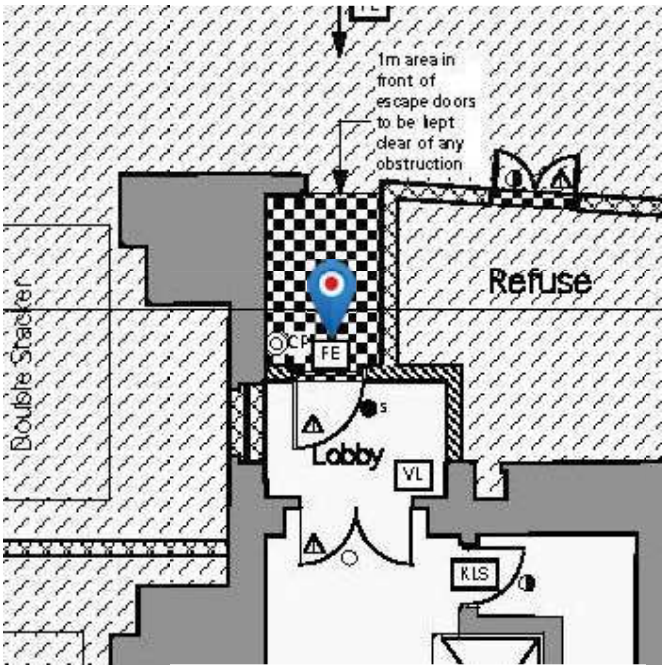
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1. 11/10/2023 11:11 AM

Type 4 FRA Opening up Inspections

Plan ID	165
Inspection No.	165.
Floor Level	Sub-basement
Unit	Lobby to 'Stair 2'.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to duct penetration.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





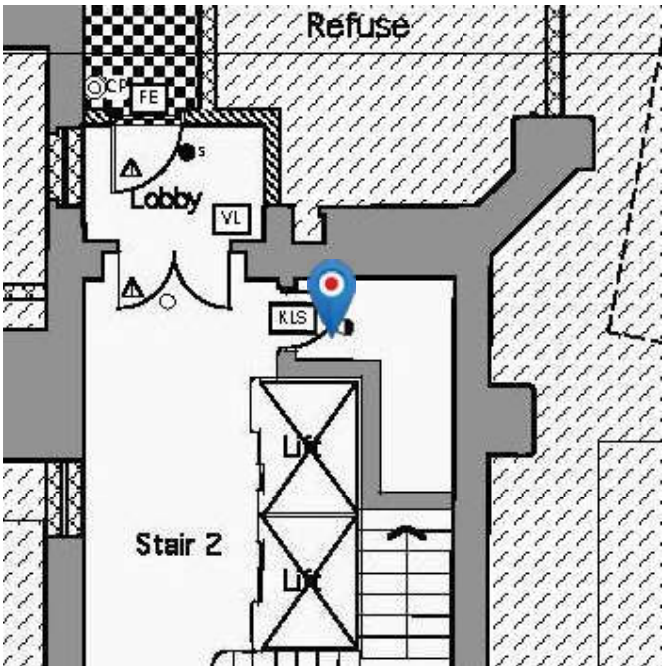
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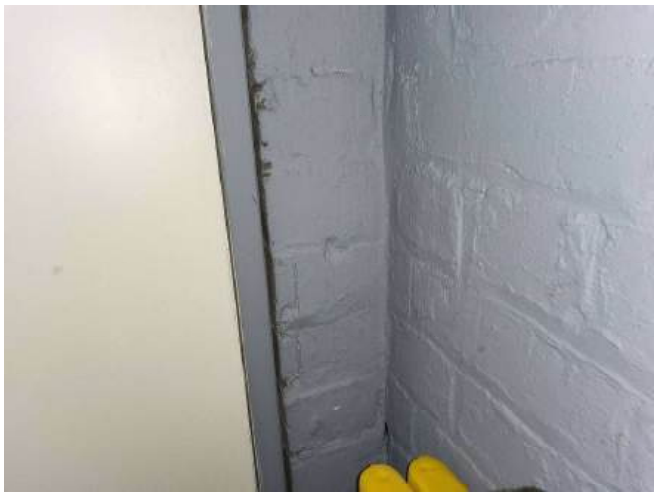


1. 11/10/2023 11:29 AM

Type 4 FRA Opening up Inspections

Plan ID	167
Inspection No.	167.
Floor Level	Sub-basement
Unit	Storeroom off lobby to ‘Stair 2‘.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No smoke seal to fire door. Power cables penetrating wall to refuse store, unsealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Fire stopping deficiencies.





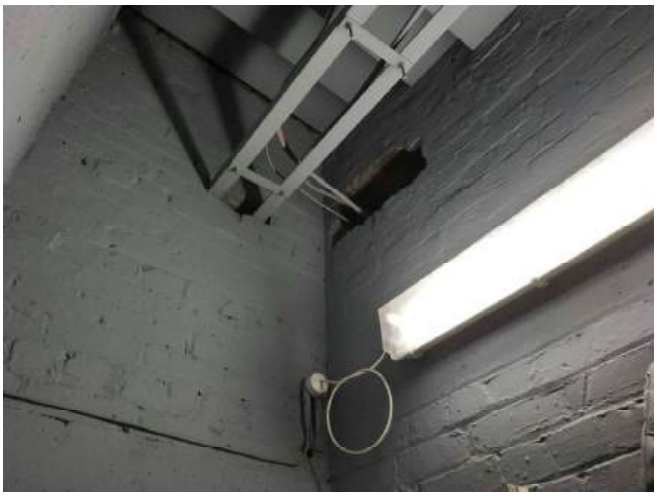
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6. 13/10/2023 05:29 AM



5. 11/10/2023 11:34 AM



4. 11/10/2023 11:34 AM



3. 11/10/2023 11:33 AM



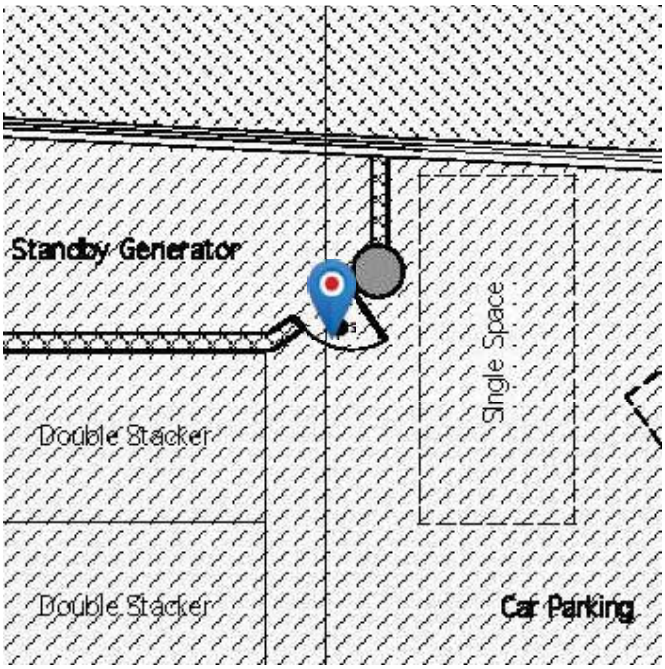
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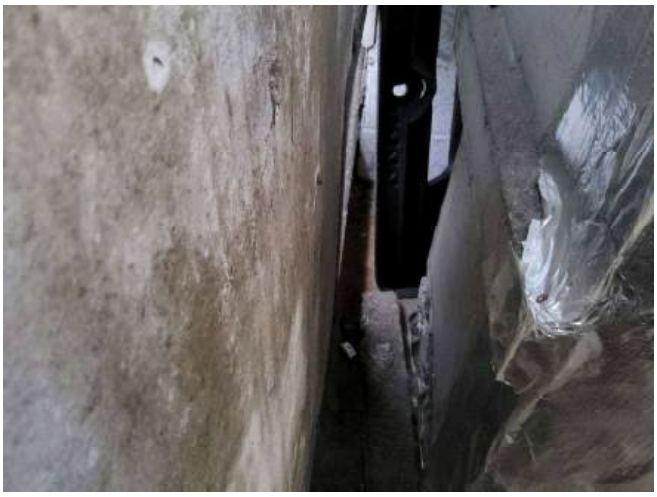
Type 4 FRA Opening up Inspections

Plan ID	172
Inspection No.	172.
Floor Level	Basement.
Unit	Standby generator room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal around duct. Inadequate separation between Standby generator room and refuse store, at interface of wall and front elevation glazed wall.
Door Frame Material	
Balcony Construction	
Findings Summary	Absence of adequate separation provides pathway for fire.





12. 11/10/2023 12:14 PM



11. 11/10/2023 12:14 PM



10. 11/10/2023 12:05 PM



9. 11/10/2023 12:04 PM



8. 11/10/2023 12:04 PM



7. 11/10/2023 12:04 PM



6. 11/10/2023 12:04 PM



5. 11/10/2023 12:03 PM



4. 11/10/2023 12:03 PM



3. 11/10/2023 12:03 PM



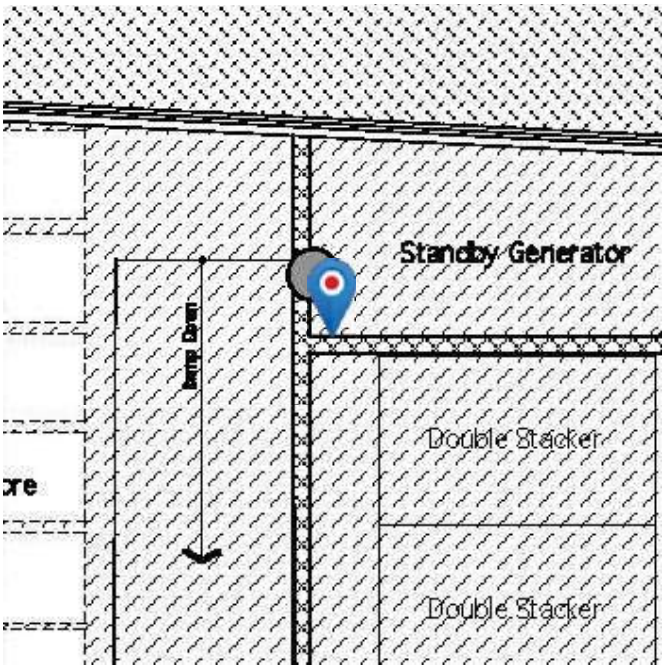
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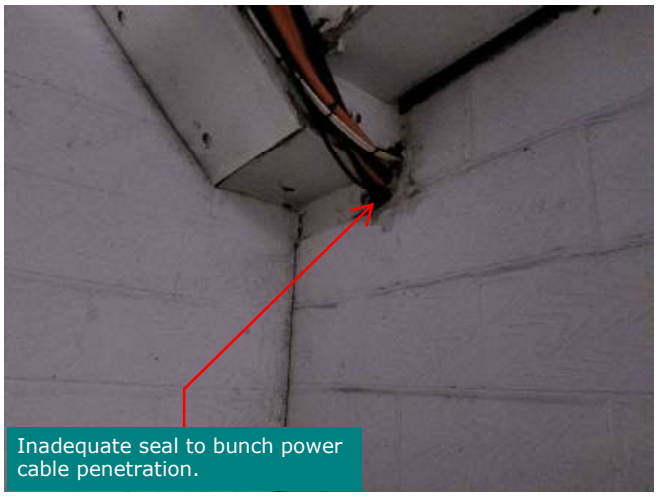


1. 11/10/2023 12:02 PM

Type 4 FRA Opening up Inspections

Plan ID	173
Inspection No.	173.
Floor Level	Basement.
Unit	Standby generator room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Bunched power cables penetrating wall, inadequately sealed and supported.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

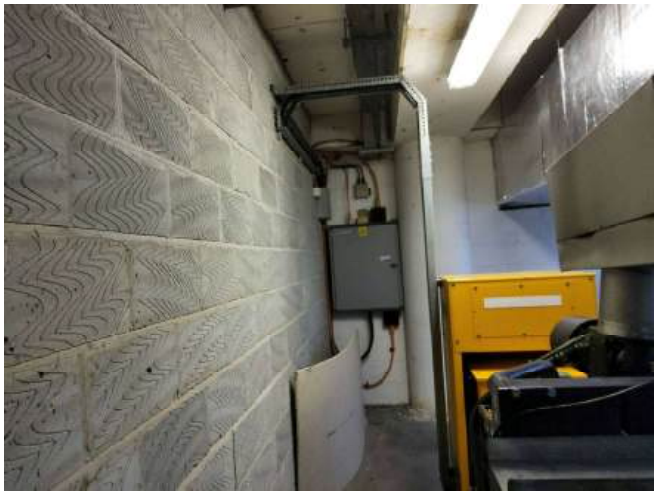




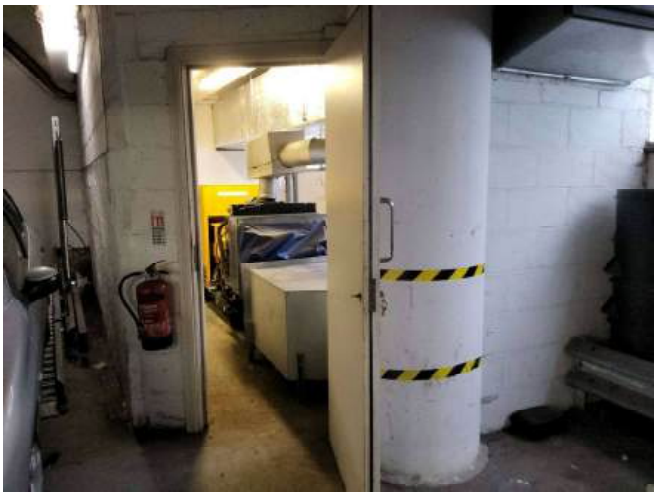
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3. 11/10/2023 12:06 PM



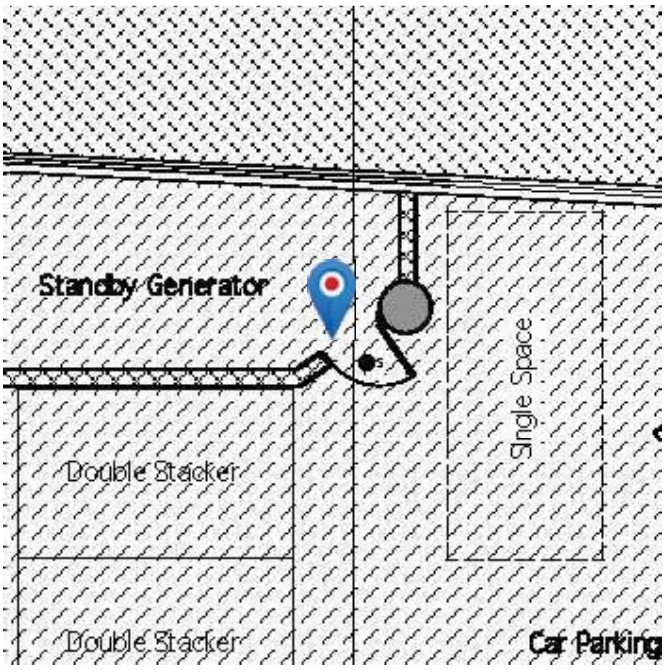
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1. 11/10/2023 12:06 PM

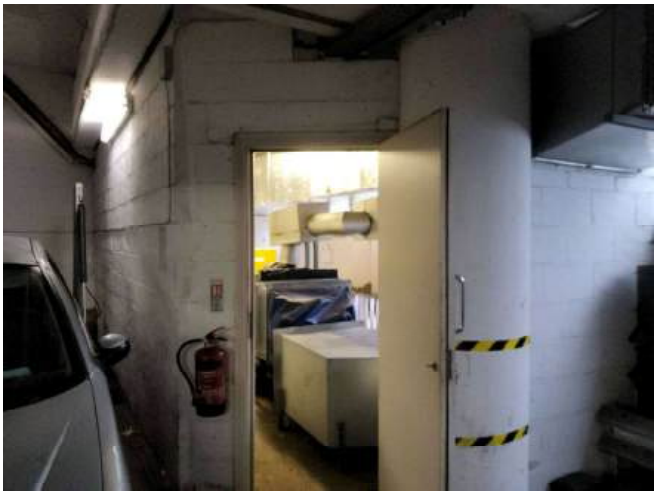
Type 4 FRA Opening up Inspections

Plan ID	174
Inspection No.	174.
Floor Level	Basement.
Unit	Standby generator room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple power cables on cable tray, penetrating fire wall, inadequately sealed, gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





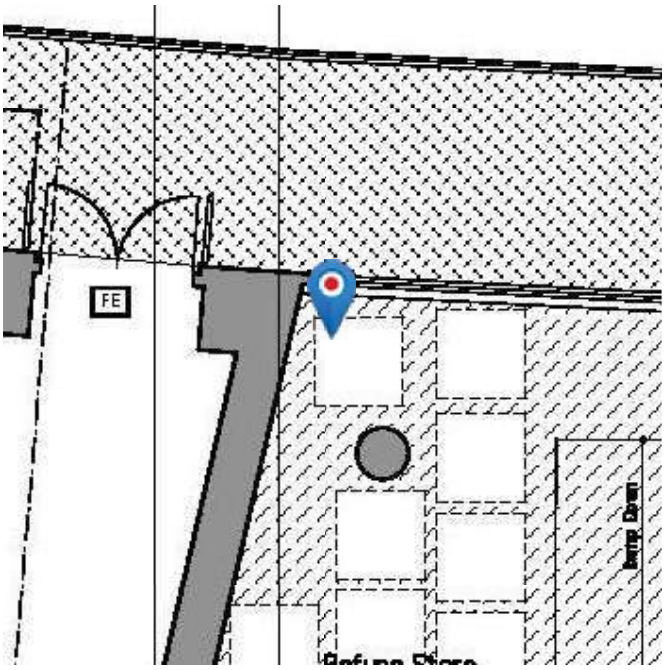
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1. 11/10/2023 12:08 PM

Type 4 FRA Opening up Inspections

Plan ID	175
Inspection No.	175.
Floor Level	Basement.
Unit	Refuse store.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Plastic pipe penetrating compartment floor appears inadequately sealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





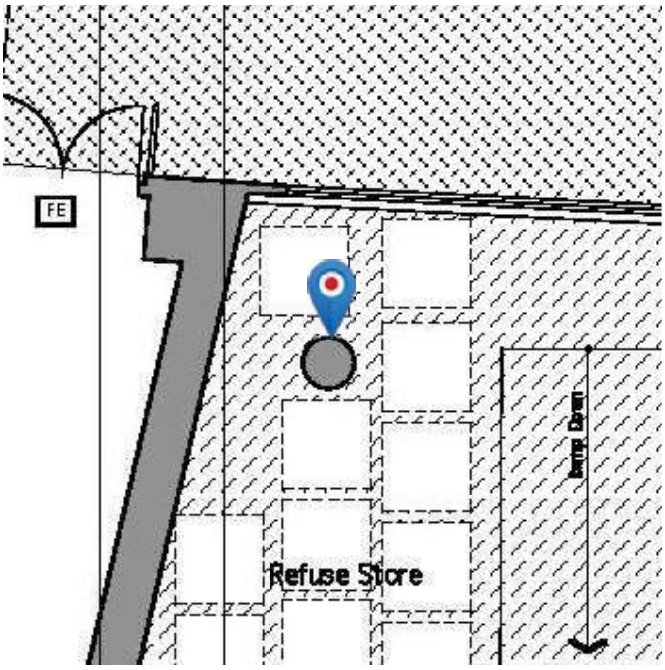
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1. 11/10/2023 12:16 PM

Type 4 FRA Opening up Inspections

Plan ID	176
Inspection No.	176.
Floor Level	Basement.
Unit	Refuse store.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Metal insulated duct, penetrating compartment floor appears inadequately sealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

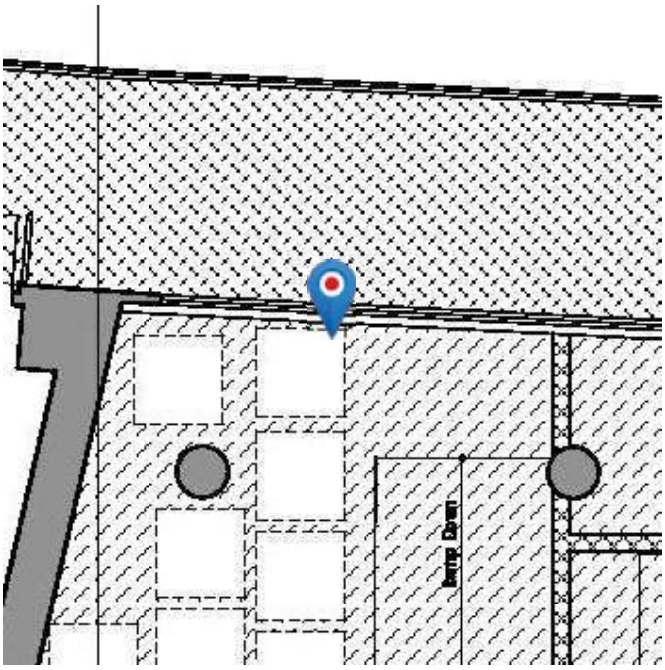




2. 11/10/2023 12:18 PM

Type 4 FRA Opening up Inspections

Plan ID	177
Inspection No.	177.
Floor Level	Basement.
Unit	Refuse store.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Damaged fire to structural members.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





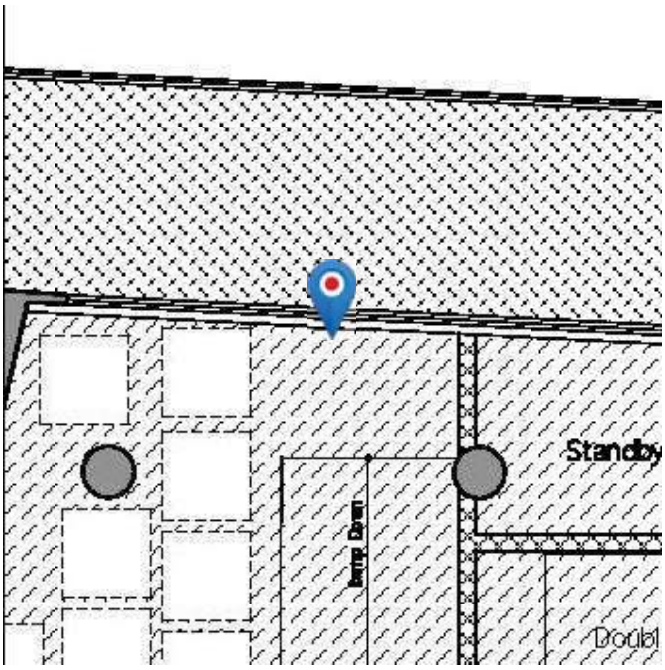
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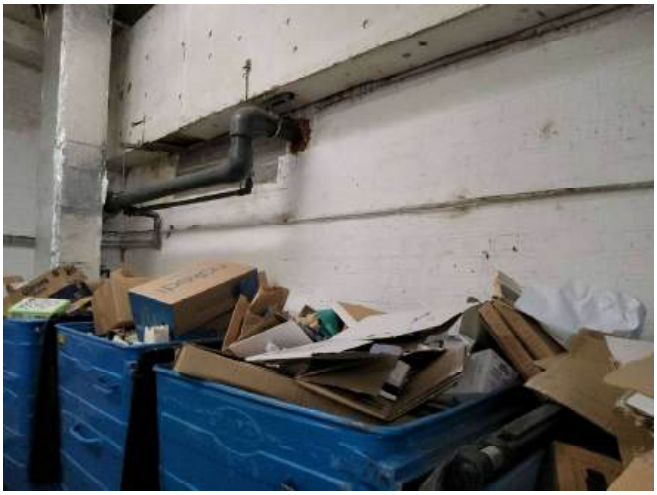
Type 4 FRA Opening up Inspections

Plan ID	178
Inspection No.	178.
Floor Level	Basement.
Unit	Refuse store.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Plastic pipe penetrating fire wall appears inadequately sealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





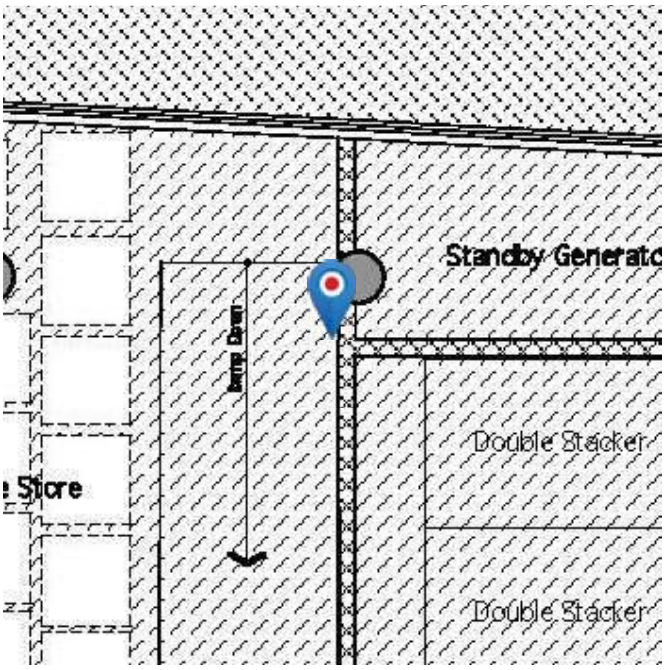
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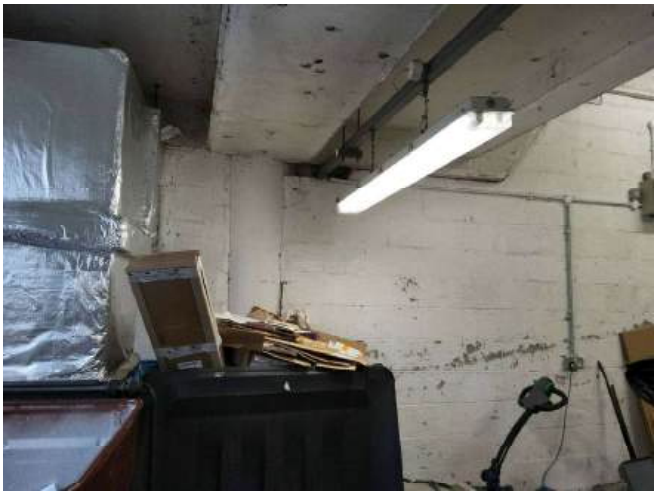
Type 4 FRA Opening up Inspections

Plan ID	179
Inspection No.	179.
Floor Level	Basement.
Unit	Refuse store.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Metal conduit penetrating fire wall appears inadequately sealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





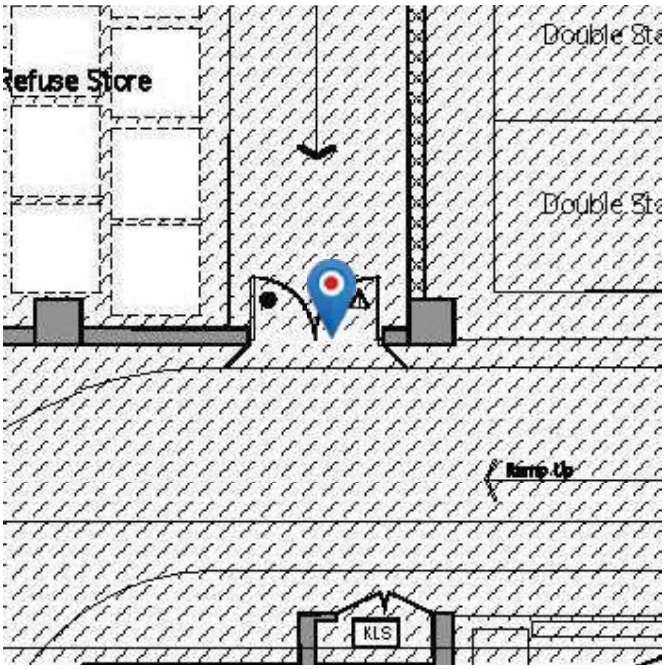
2. 11/10/2023 12:21 PM



1. 11/10/2023 12:21 PM

Type 4 FRA Opening up Inspections

Plan ID	180
Inspection No.	180.
Floor Level	Basement.
Unit	Refuse store.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Mineral wool with ablative coating has been used at high level as a continuance of the wall separating the refuse store from the car park area. The thickness of the wool batt appears to be 50mm, some of the ablative coating is missing.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





6. 11/10/2023 12:25 PM



5. 11/10/2023 12:25 PM



4. 11/10/2023 12:24 PM



3. 11/10/2023 12:24 PM



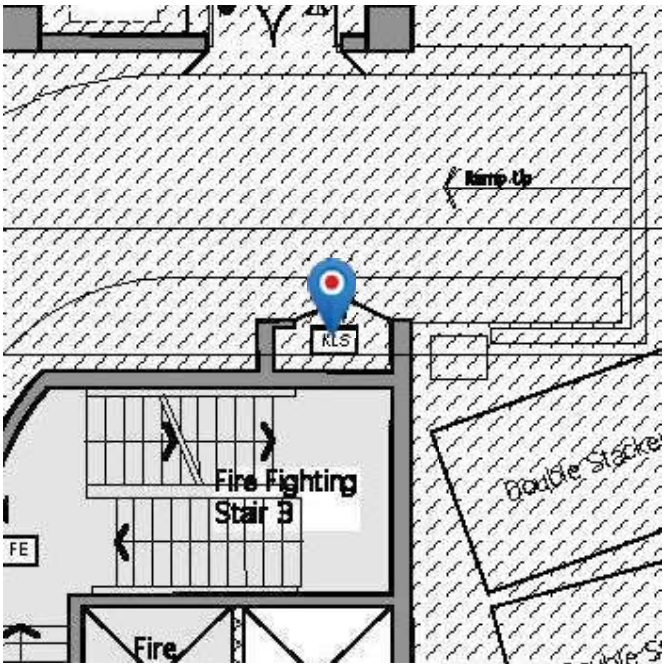
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1. 11/10/2023 12:23 PM

Type 4 FRA Opening up Inspections

Plan ID	181
Inspection No.	181.
Floor Level	Basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	There are multiple services penetrating the walls, floor, and head of the service cupboard. The 100mm metal pipe penetrates the basement and ground floor, although it is not indicated on the ground floor plan. The seal appears to be aerosol applied grey expanding foam, large annular gaps evident. There are horizontal metal pipes penetrating the service cupboard wall, inadequately sealed using mineral wool batt with ablative coating, many gaps evident. Multiple power cables on a cable tray, no seal apparent. Other power cables penetrating the service cupboard wall, inadequately sealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





8. 11/10/2023 12:45 PM



7. 11/10/2023 12:44 PM



6. 11/10/2023 12:44 PM



5. 11/10/2023 12:43 PM



4. 11/10/2023 12:31 PM



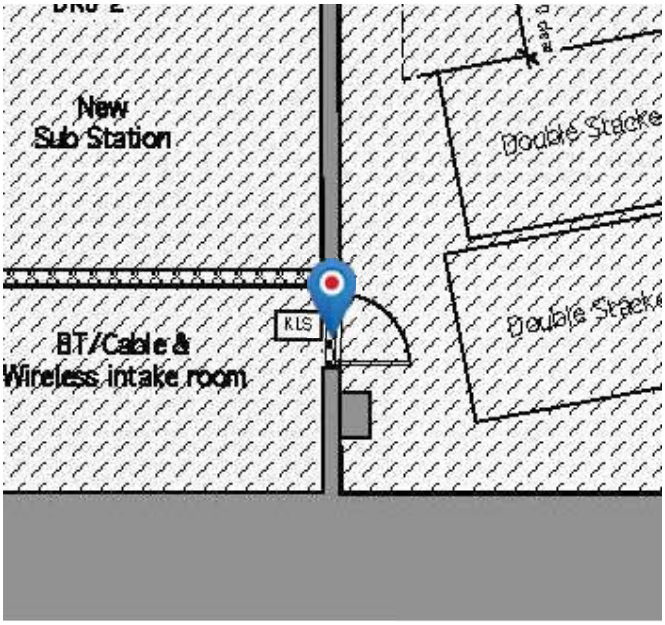
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1. 11/10/2023 12:27 PM

Type 4 FRA Opening up Inspections

Plan ID	182
Inspection No.	182
Floor Level	Basement.
Unit	Wireless intake room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Metal duct penetrating fire wall, partially sealed, linear gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

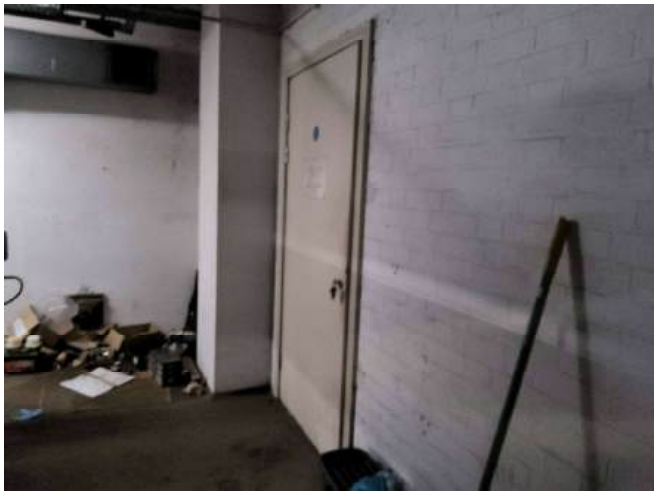




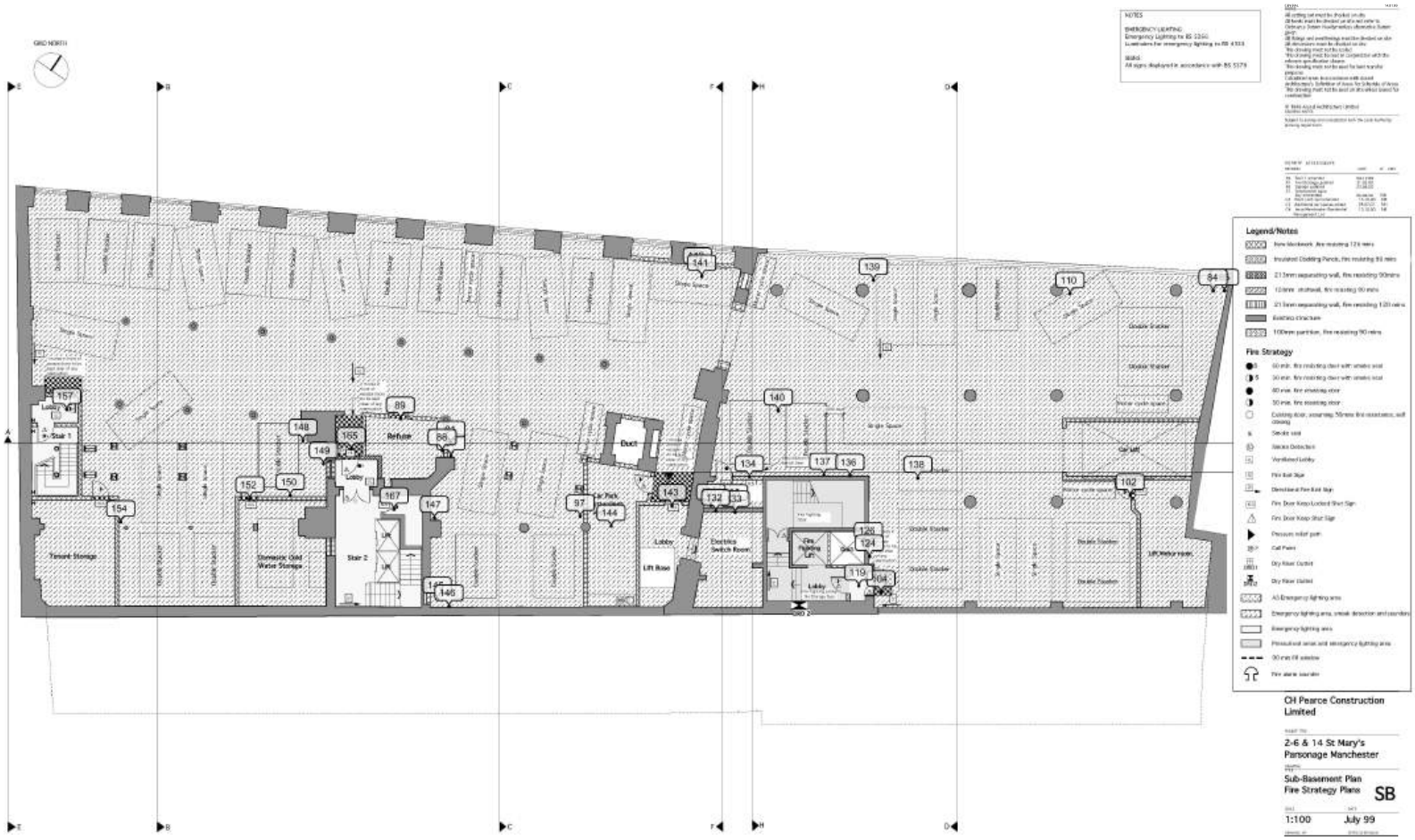
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2. 11/10/2023 12:48 PM



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CH Pearce Construction Limited

Z-6 & 14 St Mary's Parsonage Manchester

Sub-Basement Plan
Fire Strategy Plans

SB

1:100

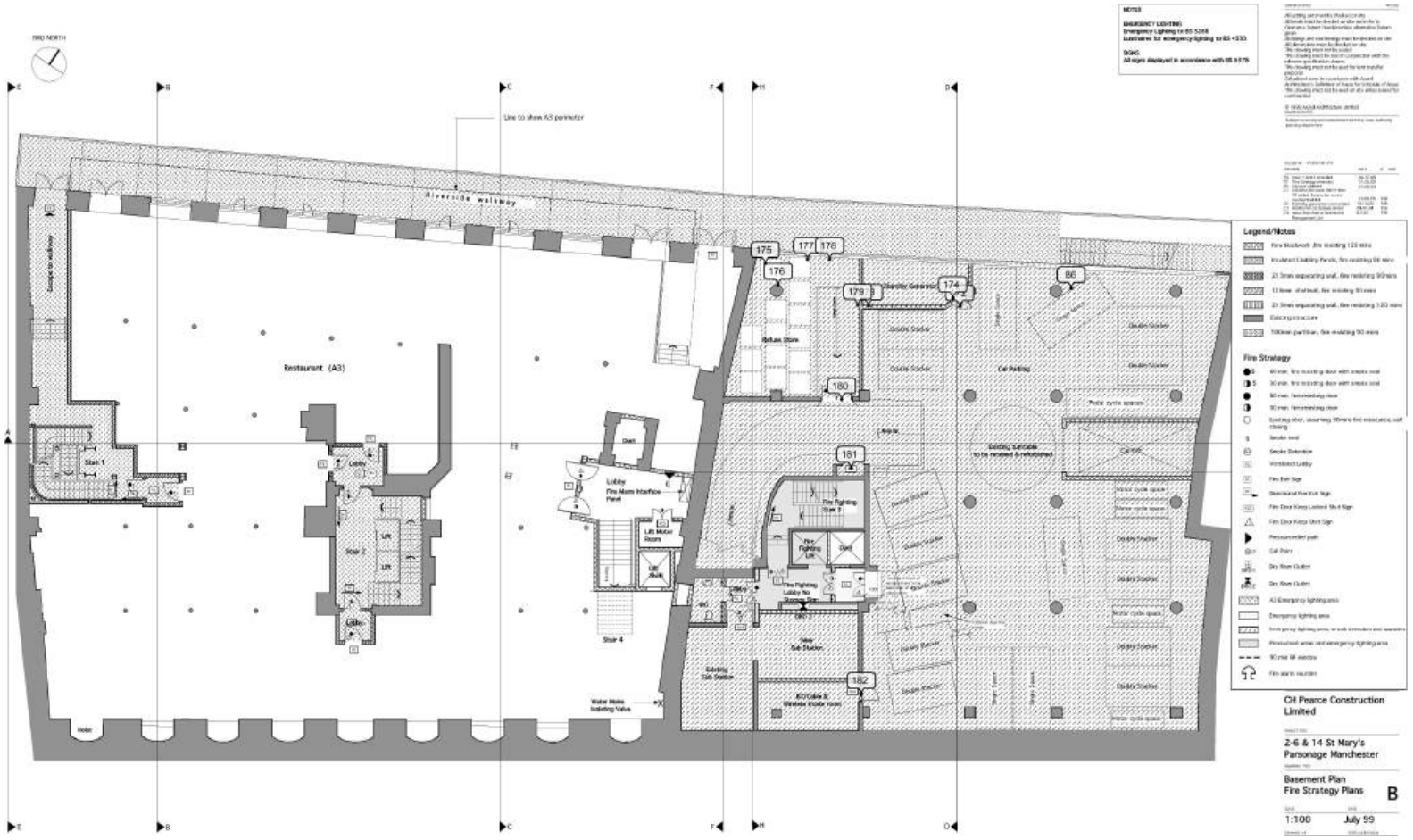
July 99

A1335/550 C4

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F +44(0)171 736 6677
E surname@assael.co.uk
W www.assael.co.uk



NOTES

EMERGENCY LIGHTING
Emergency Lighting to BS 5266
Luminaires for emergency lighting to BS 4533

SIGNS
All signs displayed in accordance with BS 5378

Legend/Notes

- New blockwork 2hr resisting 120 mins
- Insulated Cladding Panels, fire resisting 60 mins
- 2 1.5min separating wall, Fire resisting 90mins
- 12.5mm plasterboard, fire resisting 30 mins
- 2 1.5min separating wall, Fire resisting 120 mins
- Existing structure
- 100mm partition, fire resisting 60 mins

Fire Strategy

- 60 min. fire resisting door with smoke seal
- 30 min. fire resisting door with smoke seal
- 60 min. fire resisting door
- 30 min. fire resisting door
- Existing door, assuming 30mins fire resistance, self closing
- Smoke seal
- Smoke Detector
- Ventilated Lobby
- Fire Exit Sign
- Directional Fire Exit Sign
- Fire Door Keep Locked Shut Sign
- Fire Door Keep Shut Sign
- Pressure relief path
- Call Point
- Dry Riser Outlet
- Dry Riser Outlet
- A3 Emergency lighting area
- Emergency lighting area
- Fire warning lighting zone, to walk in corridors and staircases
- Photoluminescent areas and emergency lighting area
- 90 min fill exercise
- Fire alarm sounder

CH Pearce Construction Limited

Z-6 & 14 St Mary's Parsonage Manchester

Basement Plan
Fire Strategy Plans

B

1:100

July 99

A1335/551 C4

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W www.assael.co.uk

Annex A
Intrusive Site Survey 2

AIREYMILLER
SURVEYS

St John's House | Suffolk Way
Sevenoaks | Kent | TN13 1YL

Telephone
020 3948 6900

Web
www.aireymiller.co.uk

Type 4 Intrusive Survey Site Inspection Report

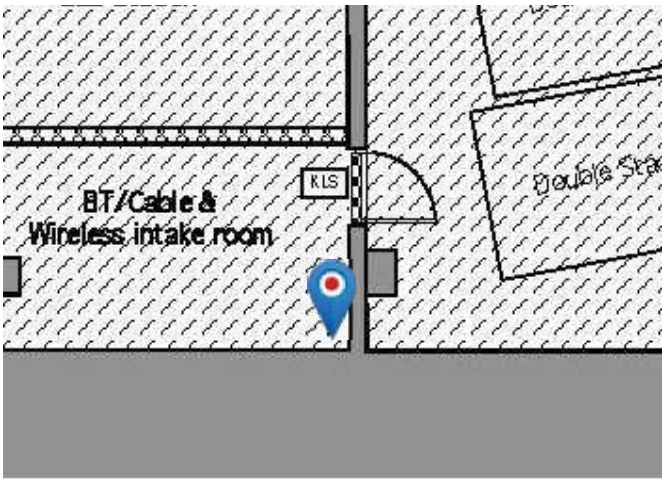
at
Century Buildings FSA
M3 2DE
Prepared on behalf of:

Crest Nicholson Plc
Crest House
Pycroft Road
Chertsey
Surrey
KT16 9GN

02/01/2024

Type 4 FRA Opening up Inspections

Plan ID	183
Inspection No.	183.
Floor Level	Basement.
Unit	Wireless intake room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No seal apparent to multiple power cables on cable tray, penetrating fire wall.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





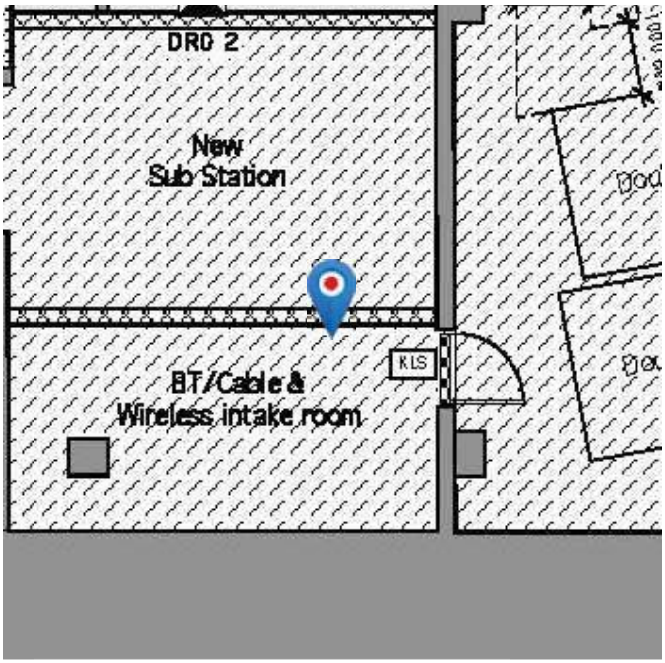
2. 11/10/2023 12:50 PM



1. 11/10/2023 12:49 PM

Type 4 FRA Opening up Inspections

Plan ID	184
Inspection No.	184.
Floor Level	Basement.
Unit	Wireless intake room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Mineral wool batt used with mixed sealants, ablative coating, unknown sealant, linear and annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





2. 11/10/2023 12:52 PM



1. 11/10/2023 12:51 PM

Type 4 FRA Opening up Inspections

Plan ID	185
Inspection No.	185.
Floor Level	Basement.
Unit	Wireless intake room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Ablative coating used inappropriately to seal metal pipe penetrating compartment floor.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





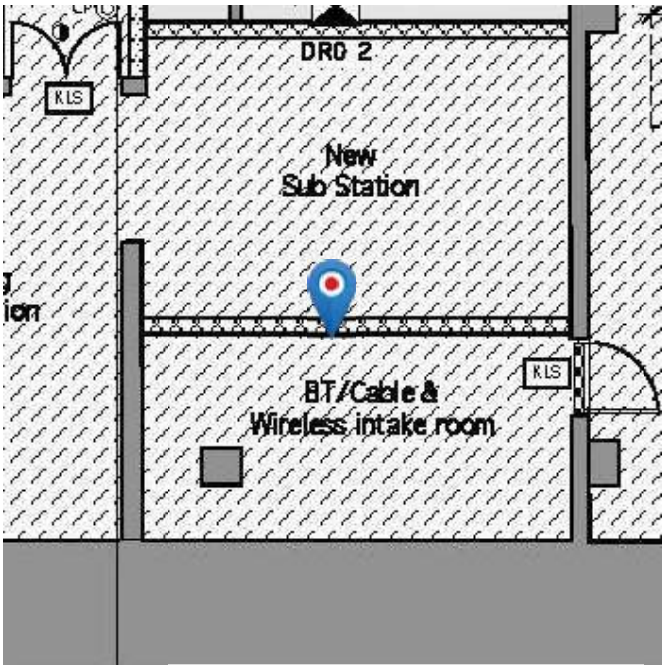
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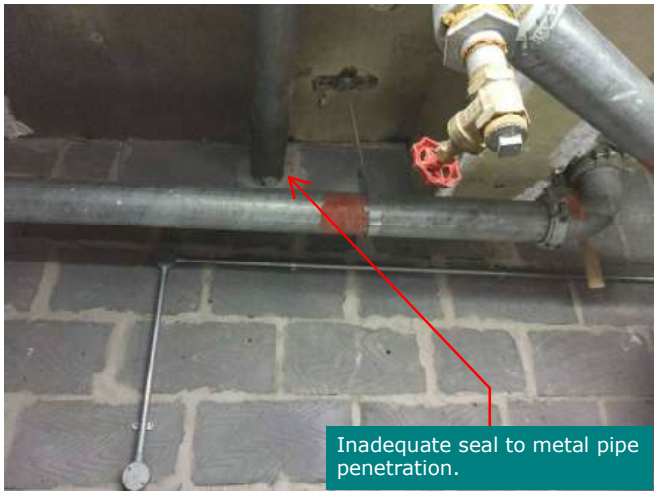


1. 11/10/2023 12:53 PM

Type 4 FRA Opening up Inspections

Plan ID	186
Inspection No.	186.
Floor Level	Basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to metal pipe penetration, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





2. 11/10/2023 12:55 PM



1. 11/10/2023 12:55 PM

Type 4 FRA Opening up Inspections

Plan ID	187
Inspection No.	187.
Floor Level	Basement.
Unit	Wireless intake room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Ablative coating used inappropriately to seal metal pipe penetrating compartment floor.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





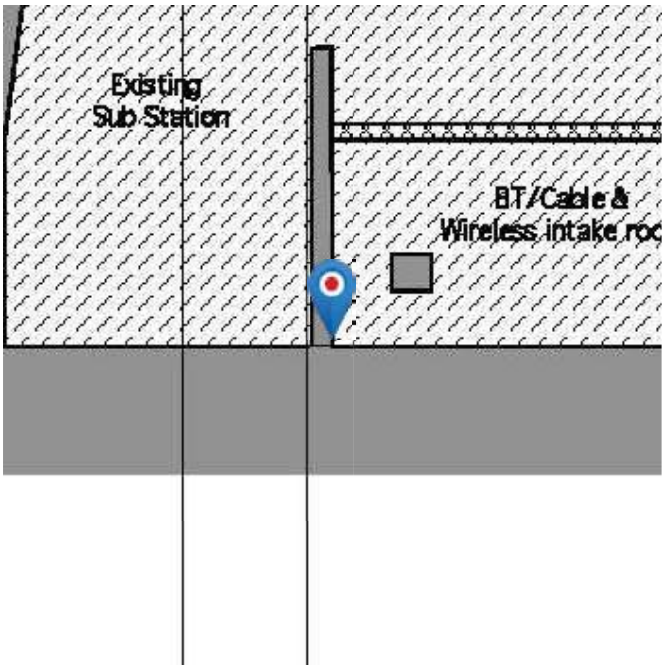
2. 11/10/2023 12:57 PM



1. 11/10/2023 12:56 PM

Type 4 FRA Opening up Inspections

Plan ID	190
Inspection No.	190.
Floor Level	Basement.
Unit	Wireless intake room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Liberal use of aerosol applied pink expanding foam to multiple power cables on cable tray, non-standard detail.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 11/10/2023 01:00 PM



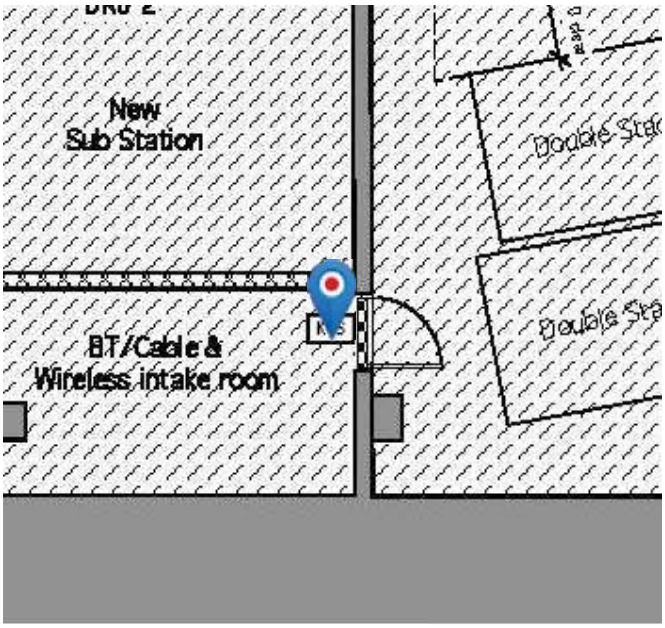
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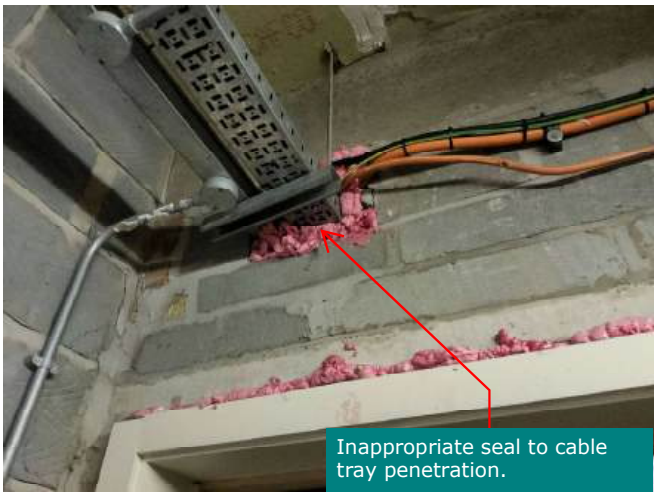
Type 4 FRA Opening up Inspections

Plan ID	191
Inspection No.	191.
Floor Level	Basement.
Unit	Wireless intake room.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Liberal use of aerosol applied pink expanding foam to multiple power cables on cable tray, non-standard detail.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

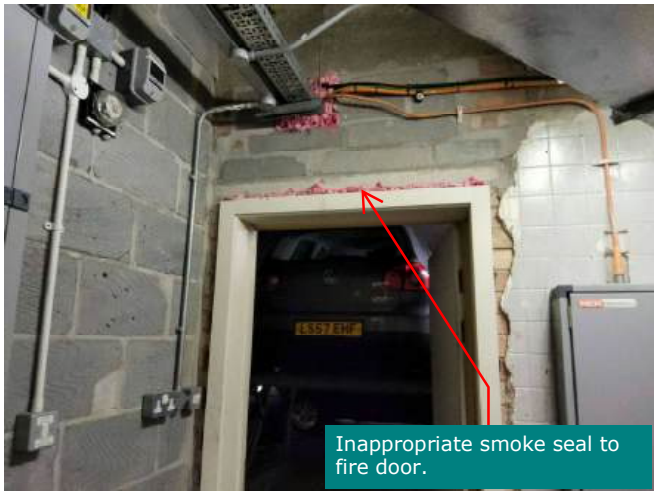




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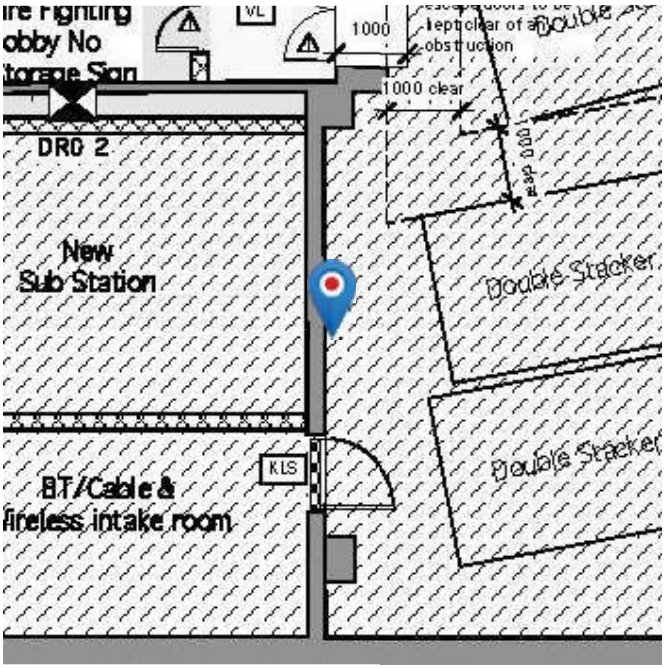
2. 11/10/2023 01:01 PM



1. 11/10/2023 01:01 PM

Type 4 FRA Opening up Inspections

Plan ID	192
Inspection No.	192.
Floor Level	Basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unable to view cable tray penetrating the compartment wall.
Door Frame Material	
Balcony Construction	
Findings Summary	Assign for further investigation.





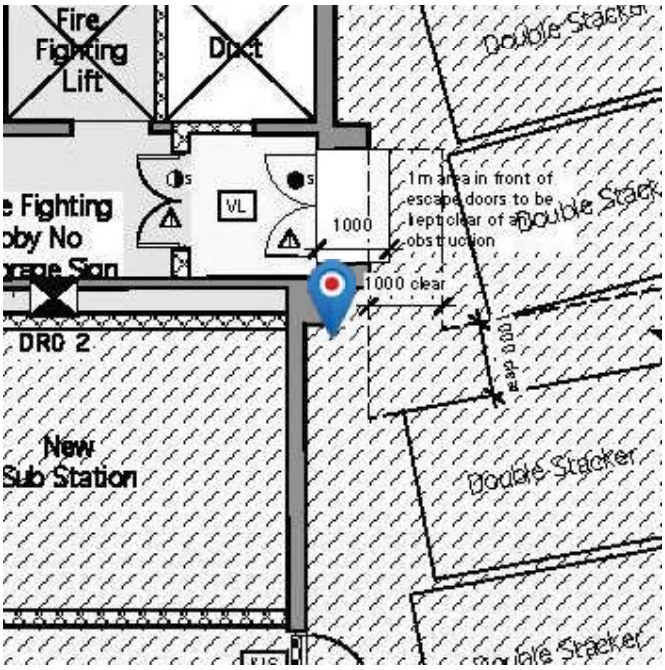
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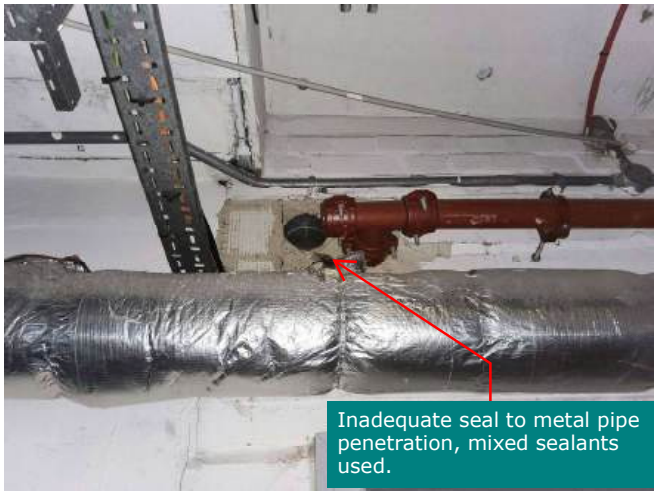


1. 11/10/2023 01:03 PM

Type 4 FRA Opening up Inspections

Plan ID	193
Inspection No.	193.
Floor Level	Basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Mineral wool batt used with mixed sealants to seal metal pipe.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





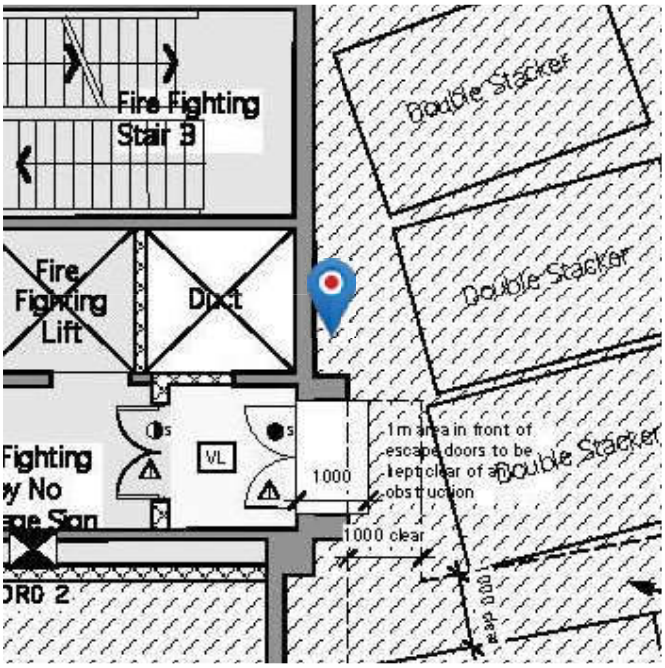
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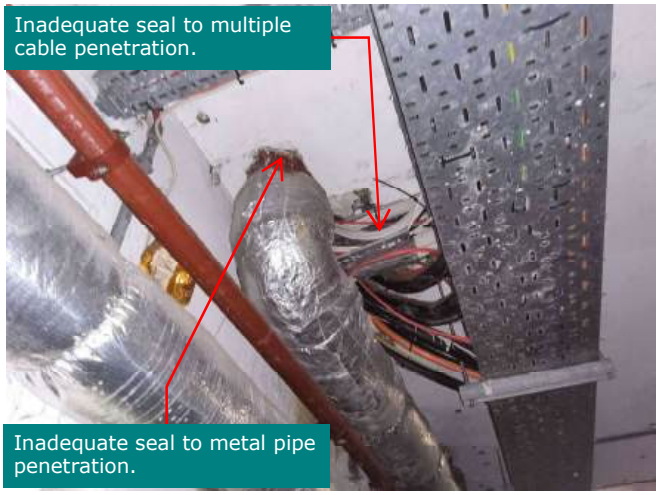


1. 11/10/2023 01:04 PM

Type 4 FRA Opening up Inspections

Plan ID	194
Inspection No.	194.
Floor Level	Basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Metal pipe (100mm diameter) penetrating compartment floor, inadequately sealed, annular gaps evident. Insulation to metal pipe does not extend to seal. Multiple power cables penetrating compartment floor, non-standard detail apparent, inadequately sealed, gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





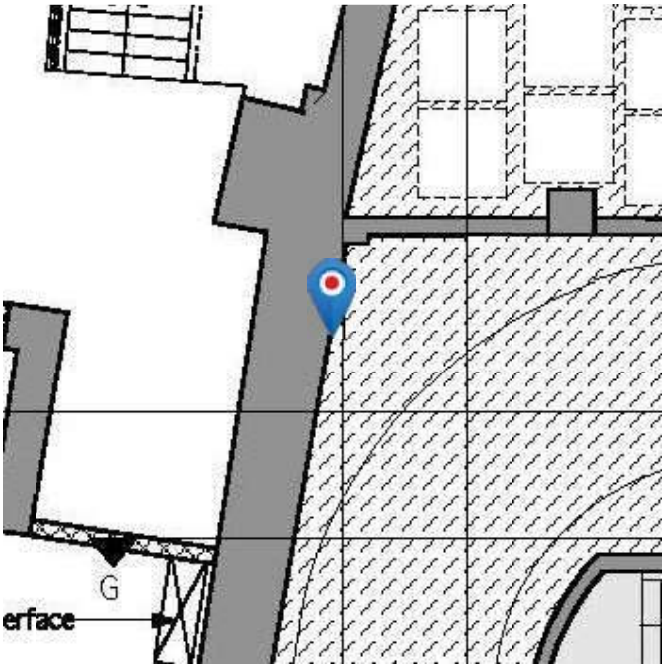
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1. 11/10/2023 01:05 PM

Type 4 FRA Opening up Inspections

Plan ID	196
Inspection No.	196.
Floor Level	Basement.
Unit	Vehicle access ramp.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequately seal 110mm metal pipe penetrating the compartment floor.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





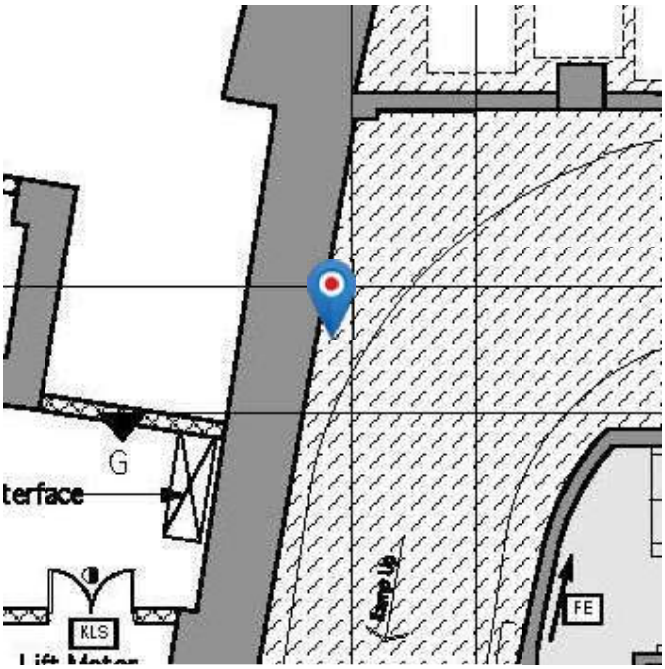
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1. 11/10/2023 01:07 PM

Type 4 FRA Opening up Inspections

Plan ID	197
Inspection No.	197.
Floor Level	Basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequately seal 110mm metal pipe penetrating the compartment floor.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





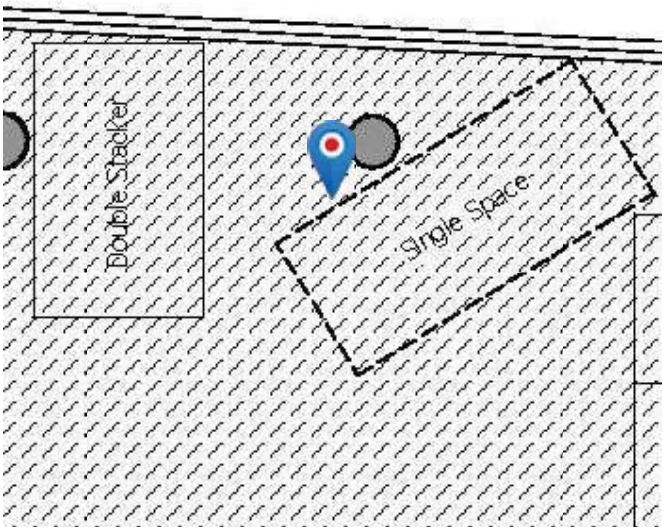
2. 11/10/2023 01:08 PM



1. 11/10/2023 01:07 PM

Type 4 FRA Opening up Inspections

Plan ID	238
Inspection No.	238.
Floor Level	Sub-basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	Concrete overlaid with mineral wool 30mm batt.
Services - Fire Stopping	Mineral wool batts fixed to underside on reinforced concrete floor.
Door Frame Material	
Balcony Construction	
Findings Summary	No issues.





5. 12/10/2023 06:37 AM



4. 12/10/2023 06:36 AM



3. 12/10/2023 06:35 AM



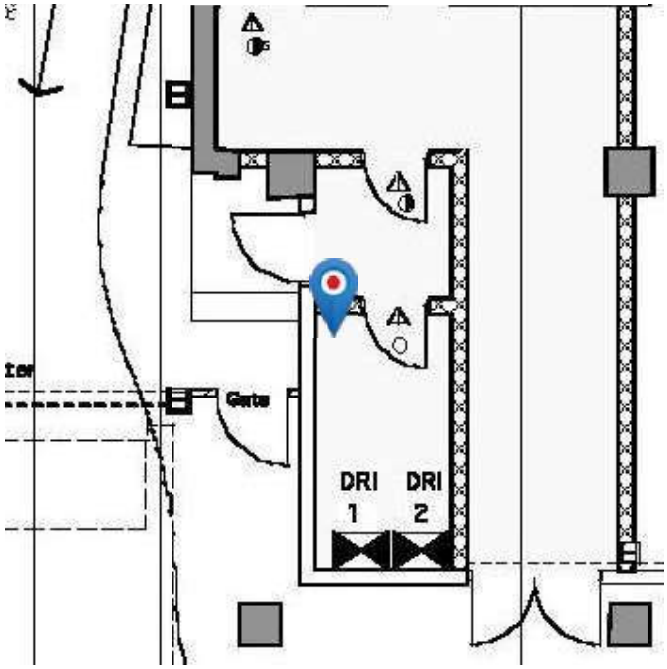
2. 12/10/2023 06:01 AM



1. 12/10/2023 06:01 AM

Type 4 FRA Opening up Inspections

Plan ID	239
Inspection No.	239.
Floor Level	Ground floor.
Unit	Office adjacent vehicle access ramp.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No putty pad evident to double electric back box.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 07:17 AM



2. 12/10/2023 06:11 AM

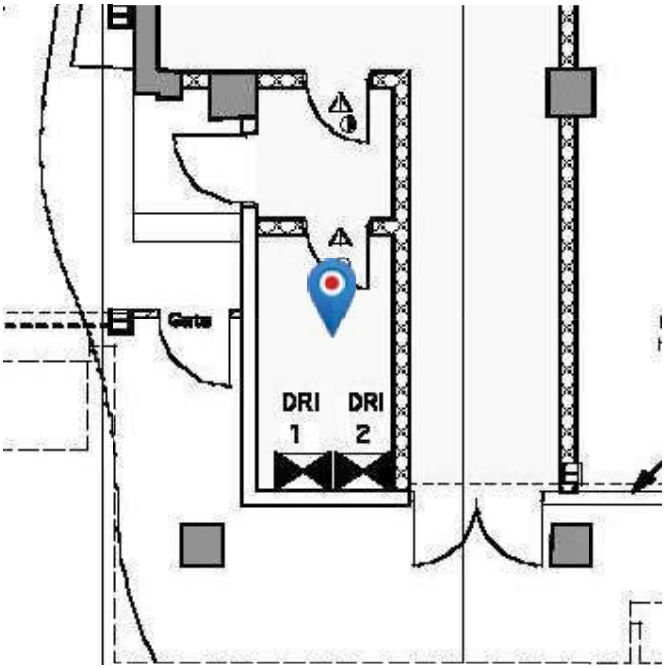


1. 12/10/2023 06:11 AM

Airey Miller is a Limited Company. Particulars of Directors can be provided upon request.
Registered office: St John's House | Suffolk Way | Sevenoaks | Kent | TN13 1YL Company No. 10228384

Type 4 FRA Opening up Inspections

Plan ID	240
Inspection No.	240.
Floor Level	Ground floor.
Unit	Office adjacent vehicle access ramp.
Internal Wall Construction	
Ceiling Construction	Single layer of 9mm plasterboard no insulation large void
Services - Fire Stopping	No putty pad evident to double electric back box.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 07:19 AM



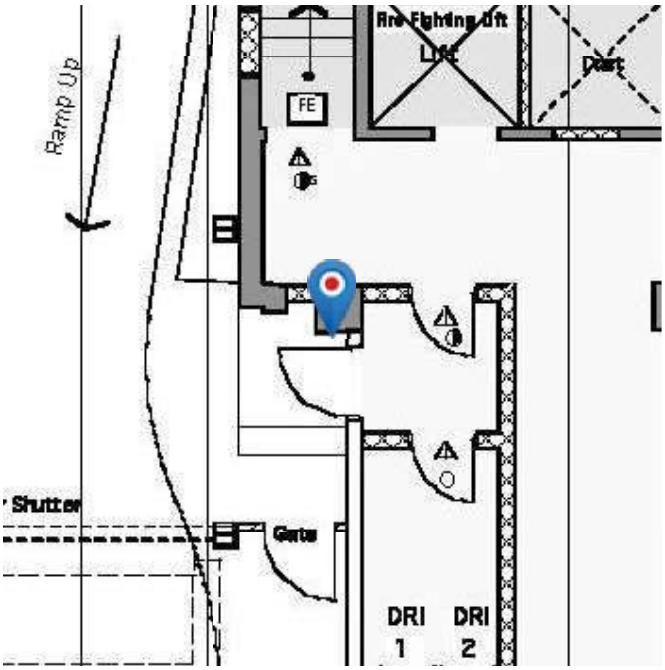
2. 12/10/2023 06:13 AM



1. 12/10/2023 06:13 AM

Type 4 FRA Opening up Inspections

Plan ID	241
Inspection No.	241.
Floor Level	Ground floor.
Unit	Vehicle access ramp.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequately seal 110mm metal pipe penetrating the compartment floor.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

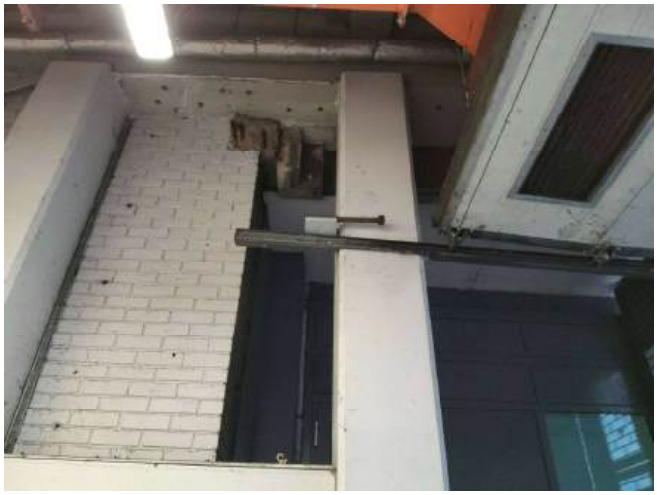




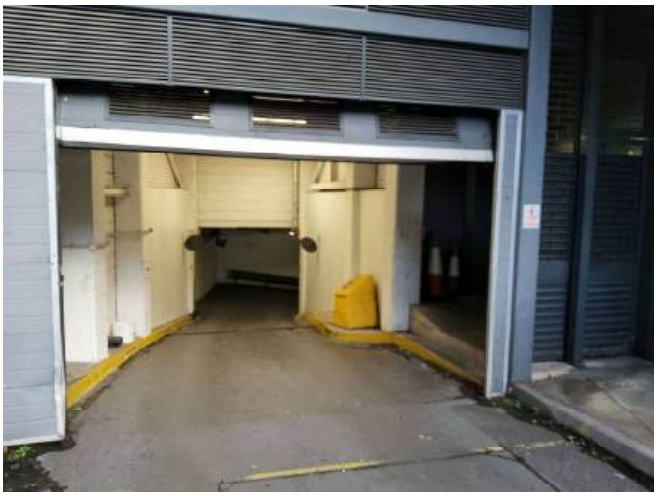
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3. 12/10/2023 06:29 AM



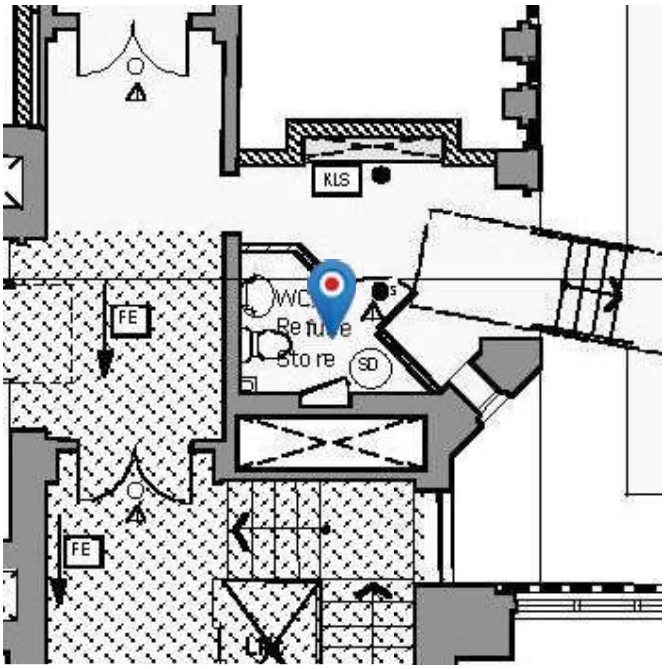
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1. 12/10/2023 06:17 AM

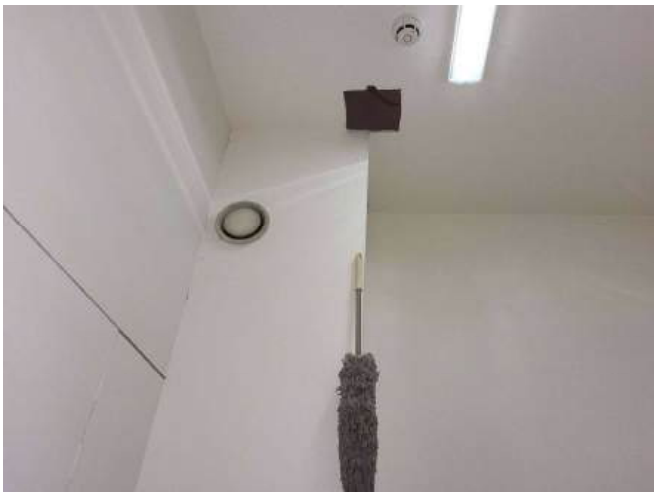
Type 4 FRA Opening up Inspections

Plan ID	258
Inspection No.	258.
Floor Level	Ground floor.
Unit	Cleaners room.
Internal Wall Construction	
Ceiling Construction	Single layer of 12.5mm plasterboard no insulation large void
Services - Fire Stopping	Service riser formed with mdf 20mm boarding fixed to timber framework 18mm x 45mm. Board removed, unprotected. Two service pipes 160mm and 110mm.
Door Frame Material	
Balcony Construction	
Findings Summary	Unprotected riser shaft.





4. 12/10/2023 07:47 AM



3. 12/10/2023 07:44 AM



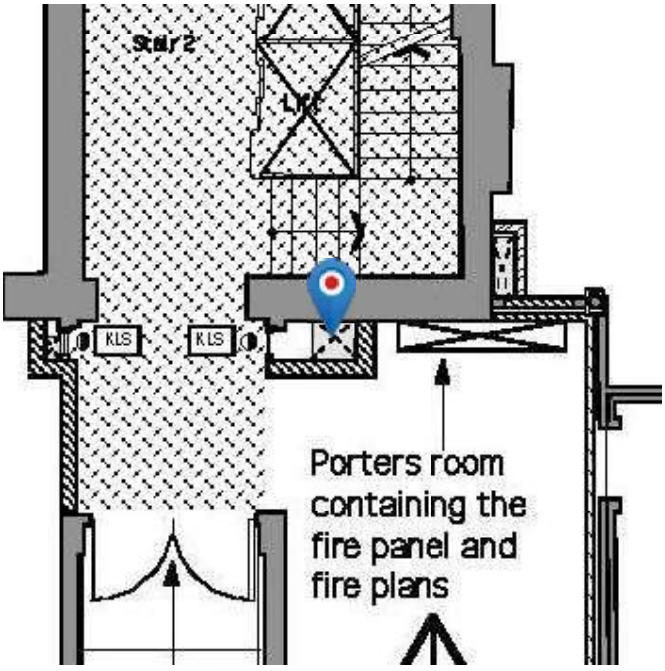
2. 12/10/2023 07:44 AM



1. 12/10/2023 07:44 AM

Type 4 FRA Opening up Inspections

Plan ID	260
Inspection No.	260.
Floor Level	Ground floor.
Unit	Service cupboard in reception area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No fire stopping apparent to metal ducts and power cables in the service cupboard.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





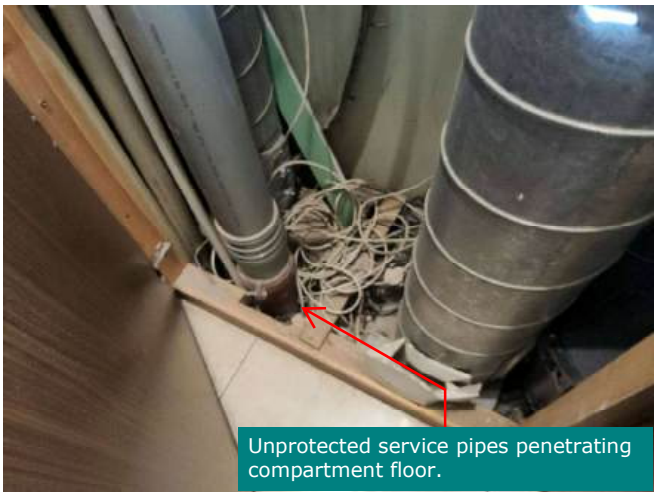
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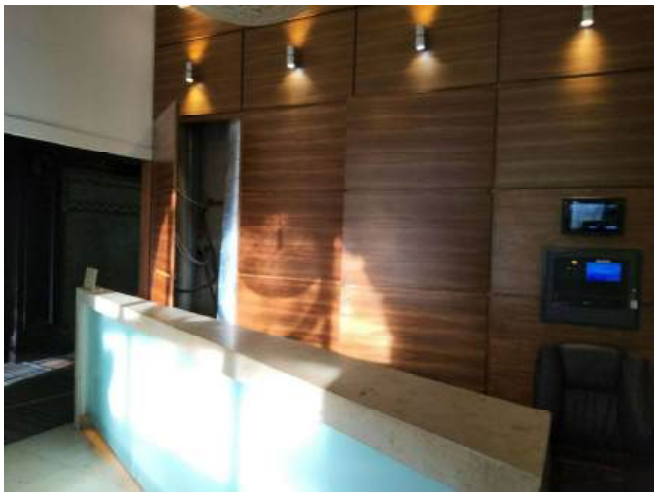
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3. 12/10/2023 07:41 AM



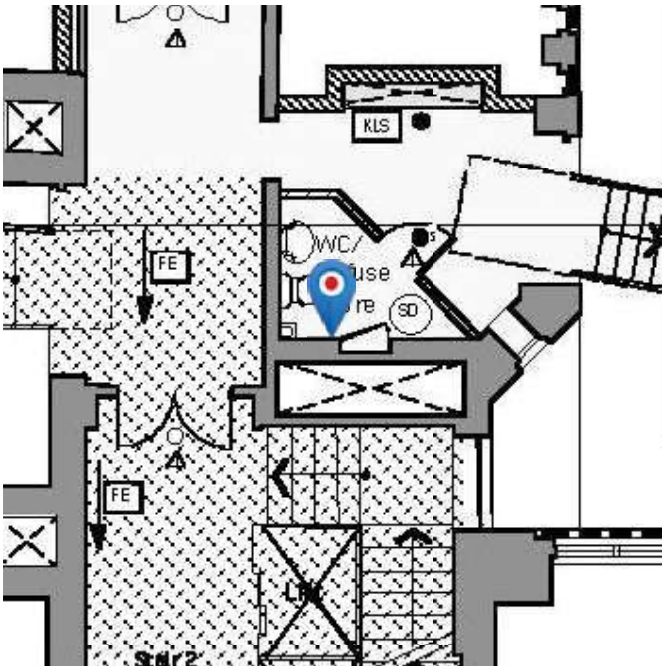
2. 12/10/2023 07:36 AM



1. 12/10/2023 07:36 AM

Type 4 FRA Opening up Inspections

Plan ID	263
Inspection No.	263.
Floor Level	Ground floor.
Unit	Cleaners room Atrium 2.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate fire protection to lift shaft mechanisms.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire protection.





4. 12/10/2023 07:55 AM



3. 12/10/2023 07:46 AM



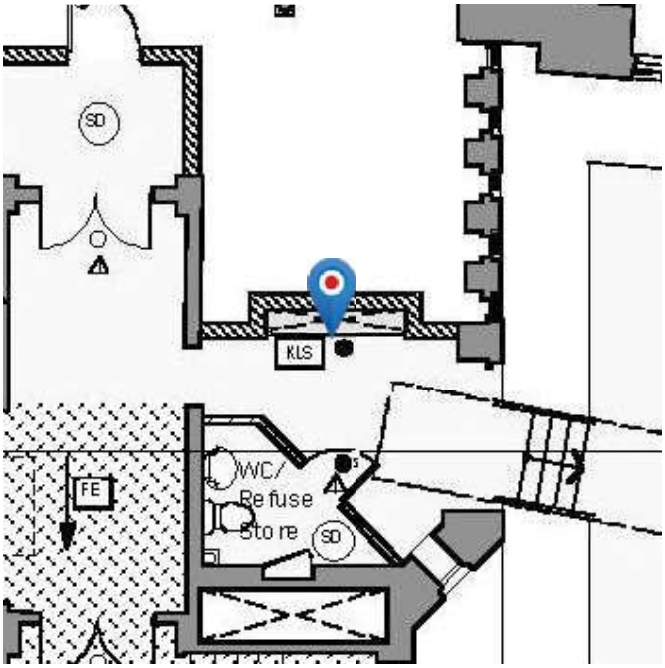
2. 12/10/2023 07:46 AM



1. 12/10/2023 07:45 AM

Type 4 FRA Opening up Inspections

Plan ID	267
Inspection No.	267.
Floor Level	Ground floor.
Unit	Service riser adjacent to Flat 6 Atrium 2.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to cable tray and power cables. No fire stopping apparent to metal ducts in service riser.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





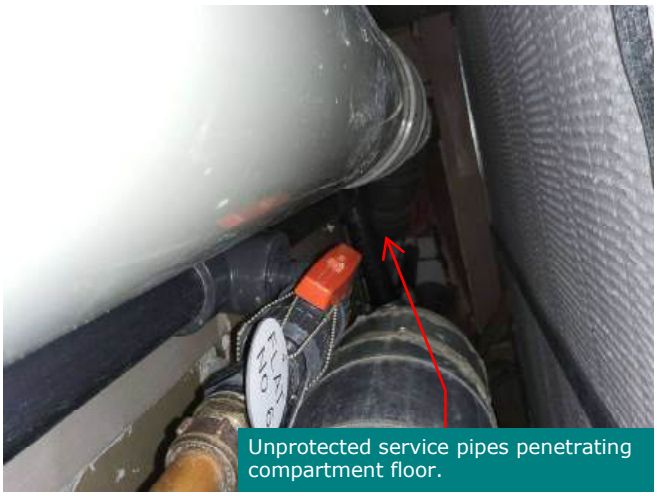
6. 12/10/2023 08:00 AM



5. 12/10/2023 07:59 AM



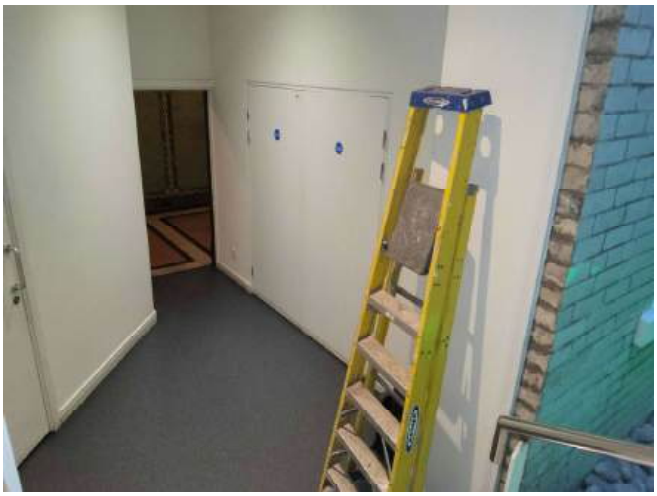
4. 12/10/2023 07:59 AM



3. 12/10/2023 07:59 AM



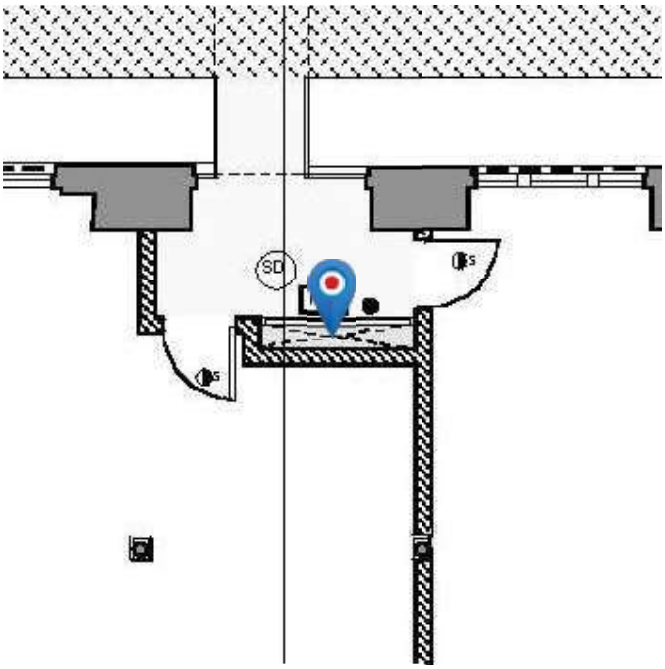
2. 12/10/2023 07:57 AM



1. 12/10/2023 07:56 AM

Type 4 FRA Opening up Inspections

Plan ID	270
Inspection No.	270.
Floor Level	Ground floor.
Unit	Service riser adjacent to Flat 2 Atrium 1.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate seal to cable tray and power cables. No fire stopping apparent to metal ducts in service riser. Outlets at base of metal ducts inadequately sealed with plastic tape. Inadequate smoke seal to fire doors.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





11. 23/11/2023 08:17 AM



10. 23/11/2023 08:16 AM



9. 23/11/2023 08:15 AM



8. 12/10/2023 09:18 AM



7. 12/10/2023 08:12 AM



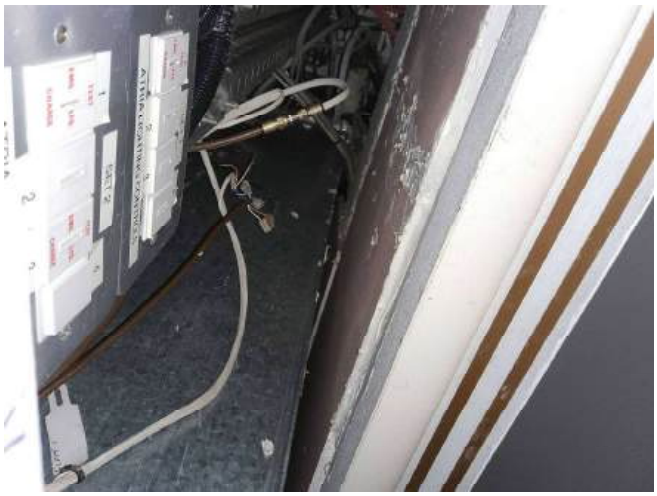
6. 12/10/2023 08:11 AM



5. 12/10/2023 08:05 AM



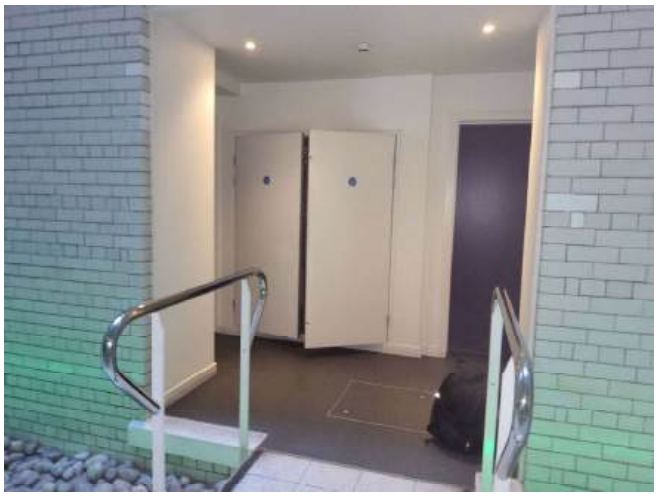
4. 12/10/2023 08:04 AM



3. 12/10/2023 08:04 AM



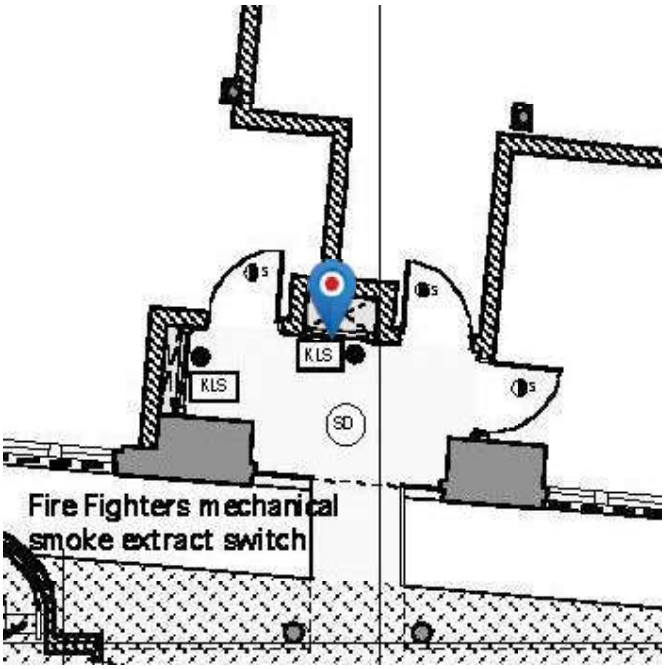
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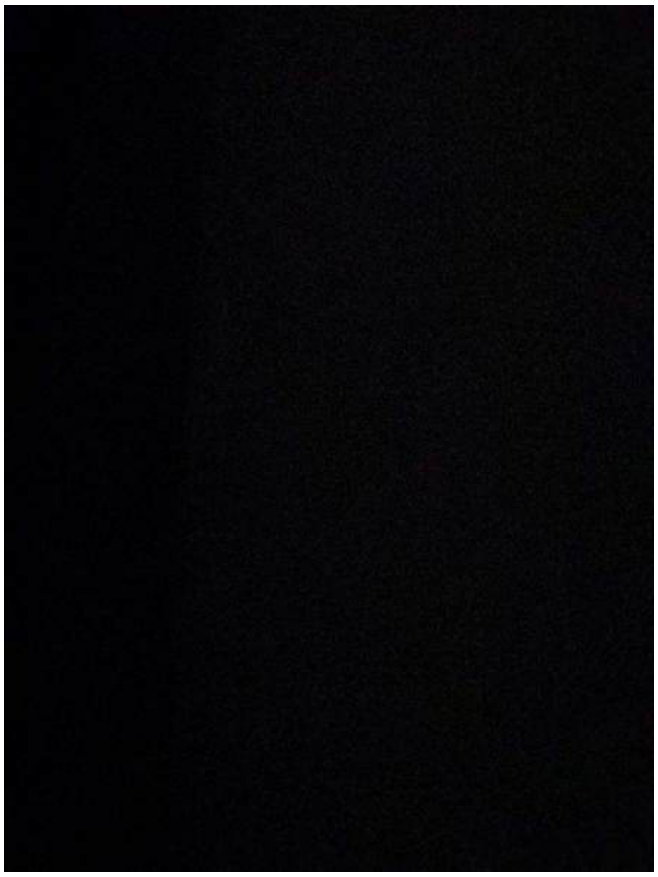


1. 12/10/2023 08:02 AM

Type 4 FRA Opening up Inspections

Plan ID	273
Inspection No.	273
Floor Level	Ground floor.
Unit	Service riser adjacent to Flat 3 Atrium 1.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unseal edges to mineral wool batts installed over fire door head. No fire stopping apparent to metal ducts in service riser. Inadequate smoke seal to fire doors.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





7. 12/10/2023 09:20 AM



6. 12/10/2023 08:14 AM



5. 12/10/2023 08:13 AM



4. 12/10/2023 08:08 AM



3. 12/10/2023 08:07 AM



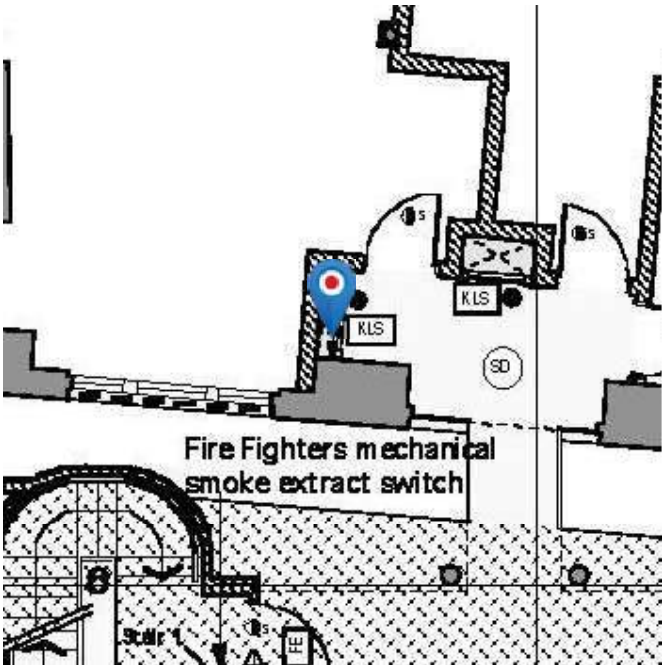
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1. 12/10/2023 08:06 AM

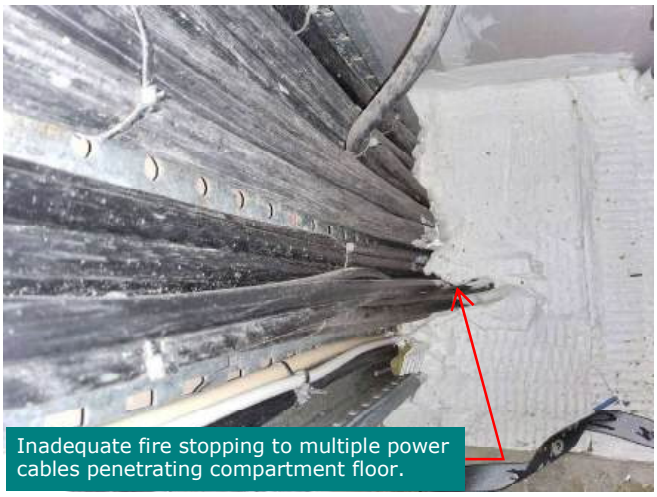
Type 4 FRA Opening up Inspections

Plan ID	275
Inspection No.	275
Floor Level	Ground floor.
Unit	Service riser adjacent to Flat 3 Atrium 1.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire collar unknown brand inadequately fitted to upvc pipe gaps evident. No fire stopping to cable tray penetrating compartment floor. Partial fire stopping to water pipes and meters,
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





11. 23/11/2023 08:00 AM



10. 23/11/2023 08:00 AM



9. 23/11/2023 07:59 AM



8. 23/11/2023 07:59 AM



7. 23/11/2023 07:59 AM



6. 12/10/2023 08:19 AM



5. 12/10/2023 08:18 AM



3. 12/10/2023 08:17 AM



4. 12/10/2023 08:17 AM



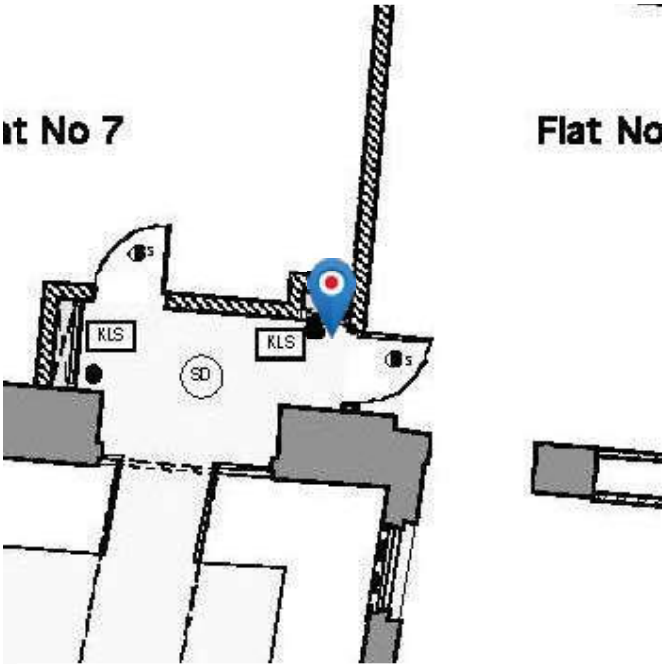
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1. 12/10/2023 08:16 AM

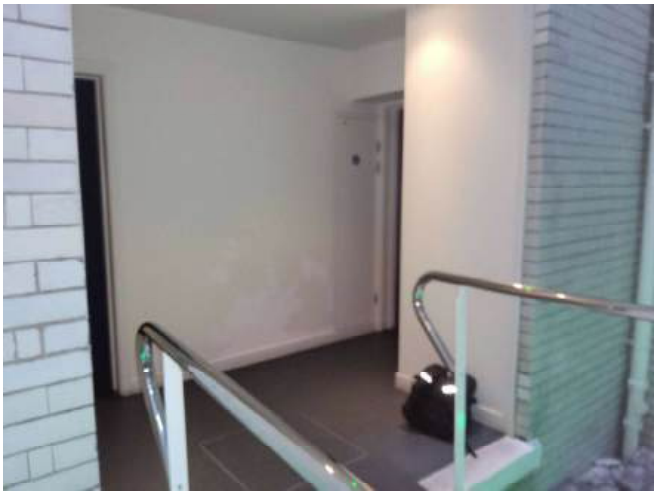
Type 4 FRA Opening up Inspections

Plan ID	278
Inspection No.	278
Floor Level	Ground floor.
Unit	Service riser adjacent to Flat 7 Atrium 2.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No fire collar apparent to upvc pipe. Enclosure to service riser partially lined with mineral wool batts, some steel ‘c’ channels penetrating, gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





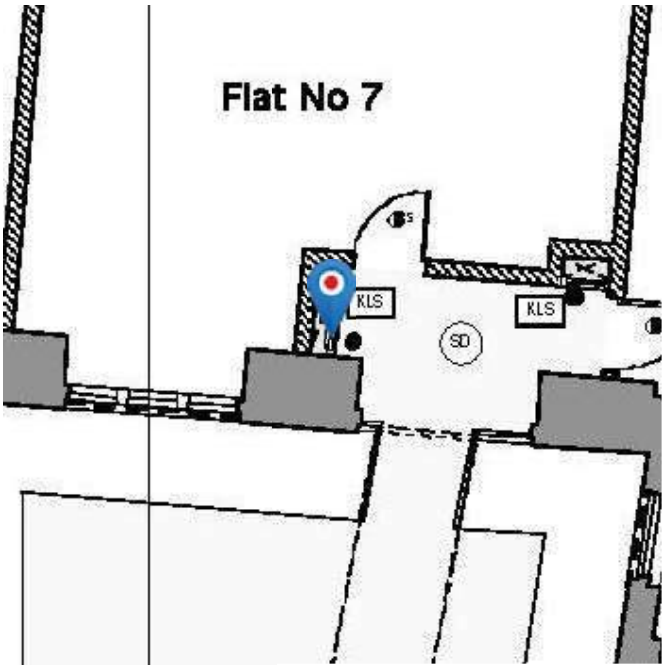
2. 12/10/2023 08:50 AM



1. 12/10/2023 08:26 AM

Type 4 FRA Opening up Inspections

Plan ID	280
Inspection No.	280.
Floor Level	Ground floor.
Unit	Service riser adjacent to Flat 7 Atrium 2.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Cable trays with bunch power cables, and plastic pipe, partially sealed with mineral wool batts, linear and annular gaps evident. Mineral wool with ablative coating used to form sides of service riser.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





8. 12/10/2023 08:37 AM



7. 12/10/2023 08:36 AM



6. 12/10/2023 08:29 AM



5. 12/10/2023 08:28 AM



4. 12/10/2023 08:28 AM



3. 12/10/2023 08:28 AM



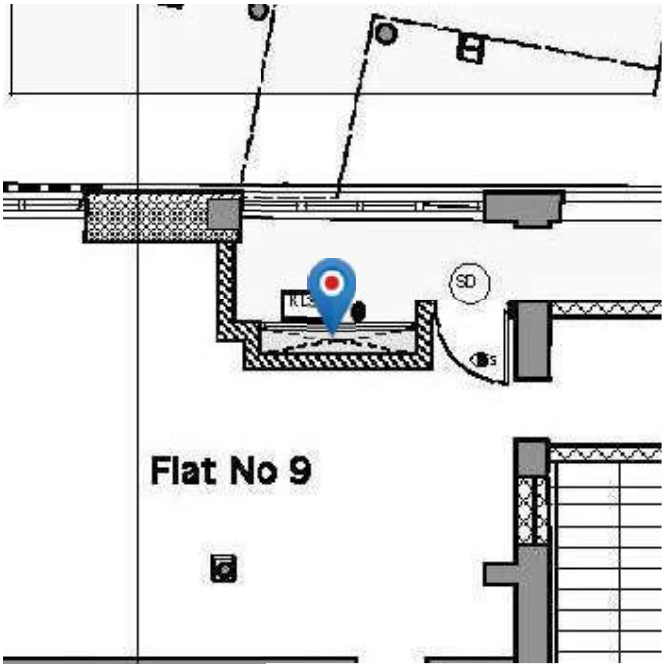
2. 12/10/2023 08:27 AM



1. 12/10/2023 08:26 AM

Type 4 FRA Opening up Inspections

Plan ID	282
Inspection No.	282.
Floor Level	Ground floor.
Unit	Service shaft adjacent Flat 9 Atrium 2.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	There appears to be two fire collars, to upvc pipe, one redundant and the other inadequately installed, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





12. 12/10/2023 08:48 AM



11. 12/10/2023 08:46 AM



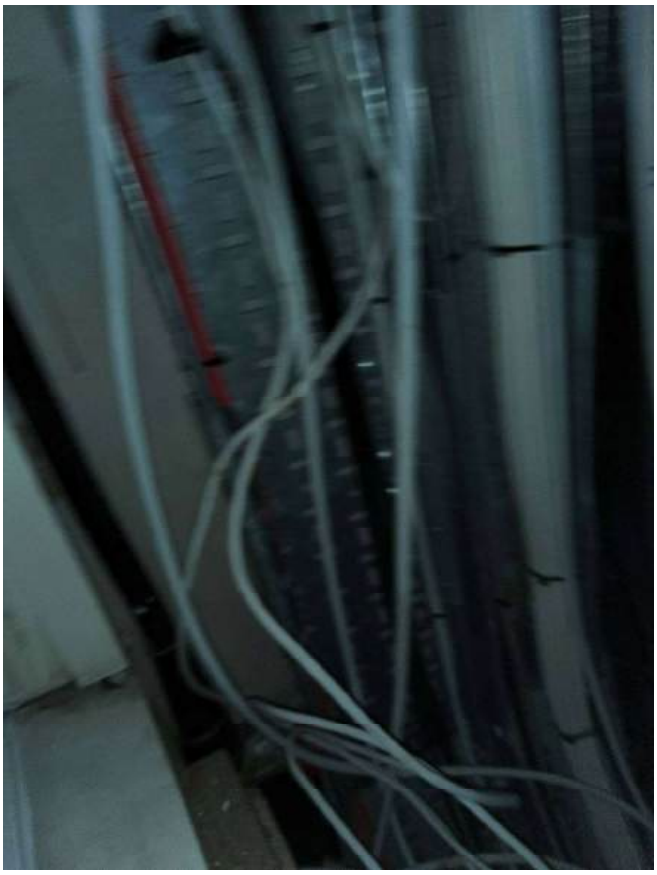
10. 12/10/2023 08:46 AM



9. 12/10/2023 08:45 AM



8. 12/10/2023 08:45 AM



7. 12/10/2023 08:40 AM



6. 12/10/2023 08:39 AM



5. 12/10/2023 08:39 AM



4. 12/10/2023 08:38 AM



3. 12/10/2023 08:35 AM



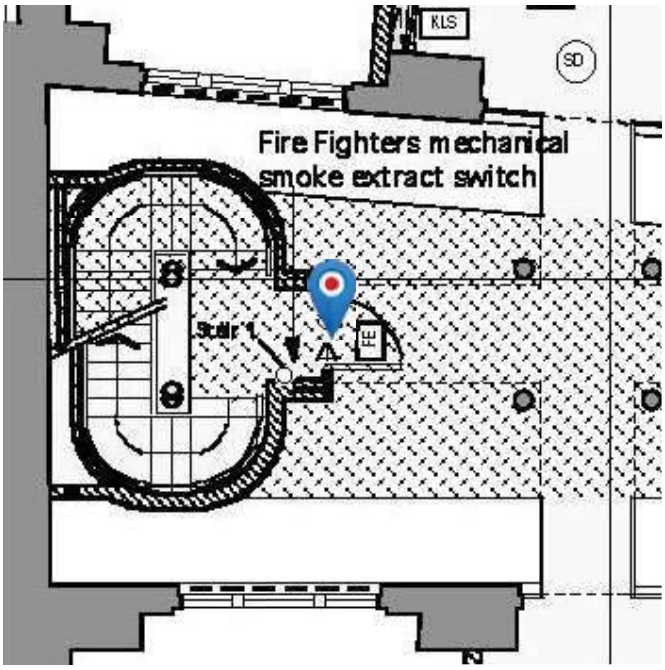
2. 12/10/2023 08:34 AM



1. 12/10/2023 08:33 AM

Type 4 FRA Opening up Inspections

Plan ID	298
Inspection No.	298.
Floor Level	Ground floor.
Unit	Atrium 1.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Missing smoke seal to fire door between 'Atrium 1' and staircase.
Door Frame Material	
Balcony Construction	
Findings Summary	Missing smoke seal.





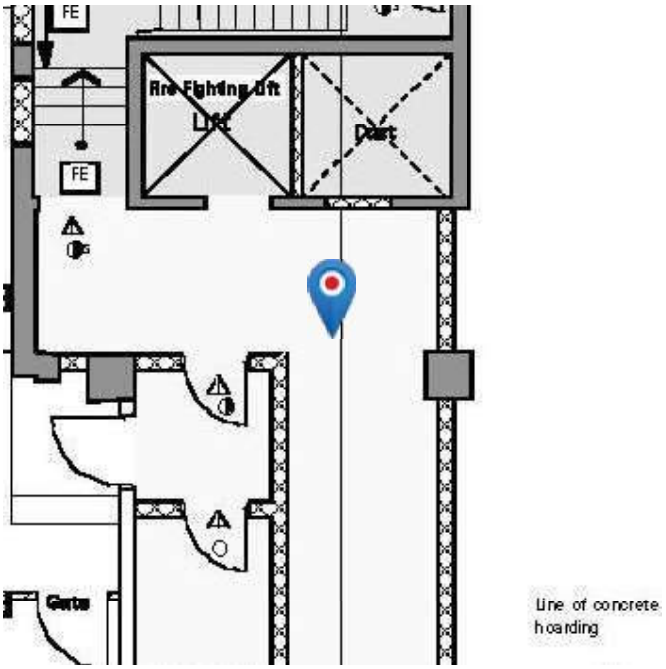
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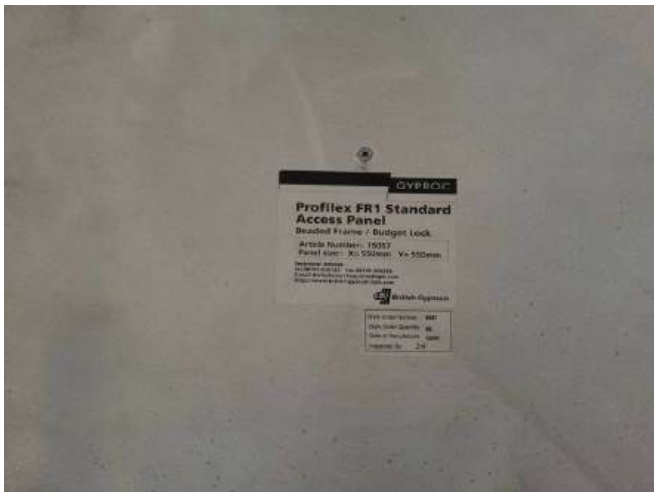


1. 12/10/2023 09:21 AM

Type 4 FRA Opening up Inspections

Plan ID	304
Inspection No.	304.
Floor Level	Ground floor.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Yellow aerosol applied expanding foam used inappropriately to seal uninsulated metal pipe penetrating the compartment floor. Inadequately and unsupported bunch power cables. Use of plastic cable ties to support bunch power cables.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





8. 12/10/2023 09:29 AM



7. 12/10/2023 09:29 AM



6. 12/10/2023 09:29 AM



5. 12/10/2023 09:28 AM



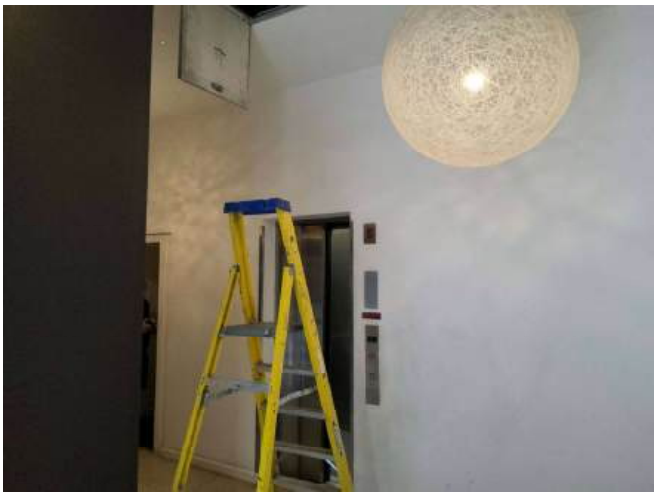
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3. 12/10/2023 09:28 AM



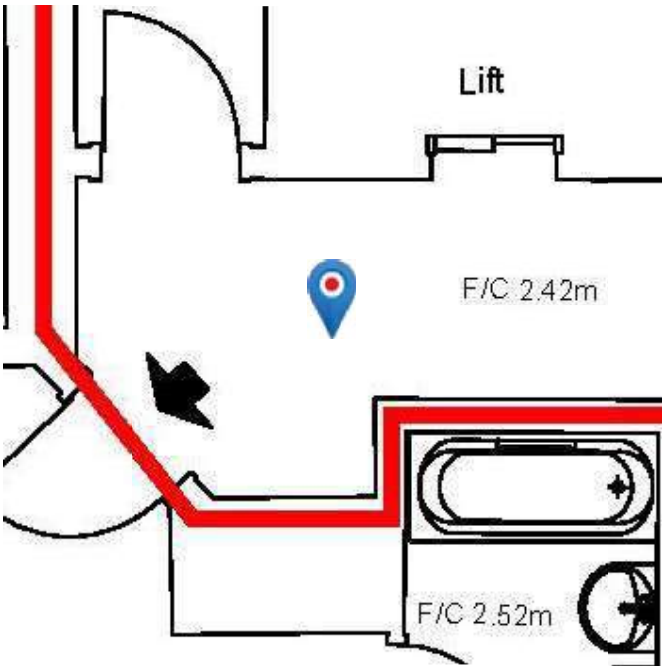
2. 12/10/2023 09:28 AM



1. 12/10/2023 09:26 AM

Type 4 FRA Opening up Inspections

Plan ID	306
Inspection No.	306.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unknown grey sealant used to seal various service penetrations, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 09:39 AM



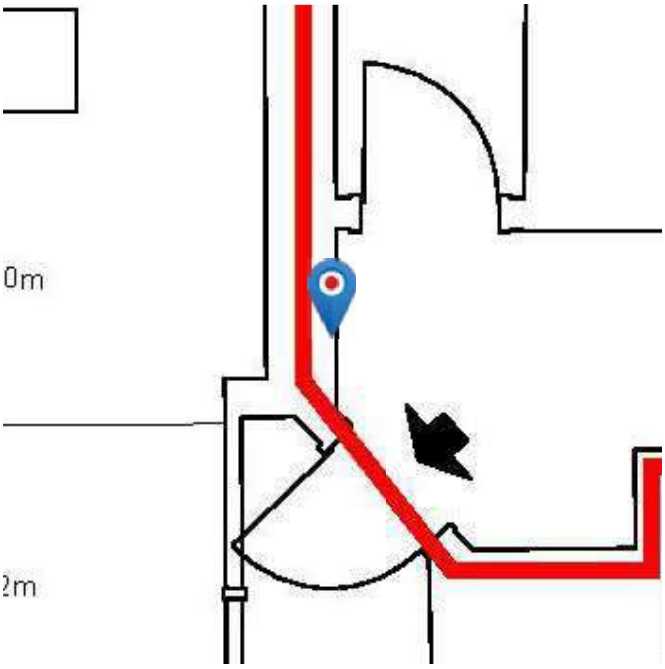
2. 12/10/2023 09:38 AM



1. 12/10/2023 09:37 AM

Type 4 FRA Opening up Inspections

Plan ID	307
Inspection No.	307.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Metal duct penetrating compartment wall, unsealed. The fire damper is not apparent, access cover to metal duct partially buried in wall. Copper pipe 15mm in diameter penetrating compartment wall, inadequately sealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





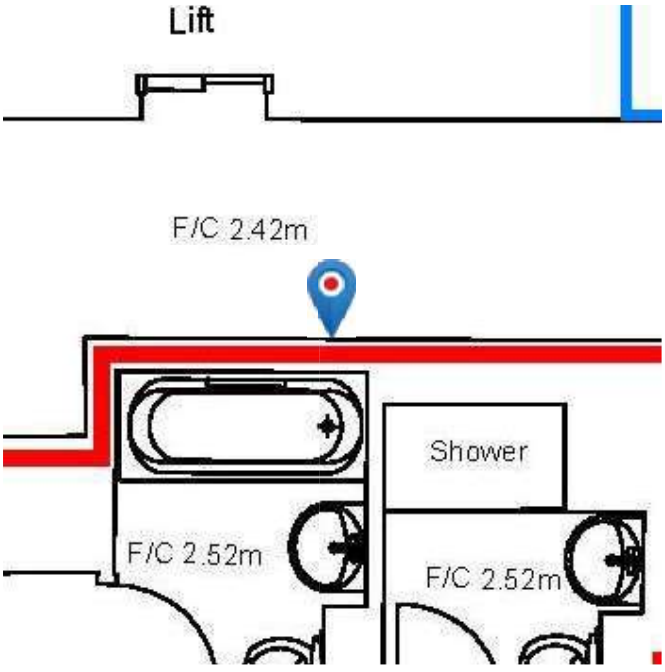
2. 12/10/2023 09:40 AM



1. 12/10/2023 09:38 AM

Type 4 FRA Opening up Inspections

Plan ID	308
Inspection No.	308.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Head of wall inadequately sealed. Fire damper incorrectly installed, no frame apparent.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 09:43 AM


Fire damper should be framed within wall construction.

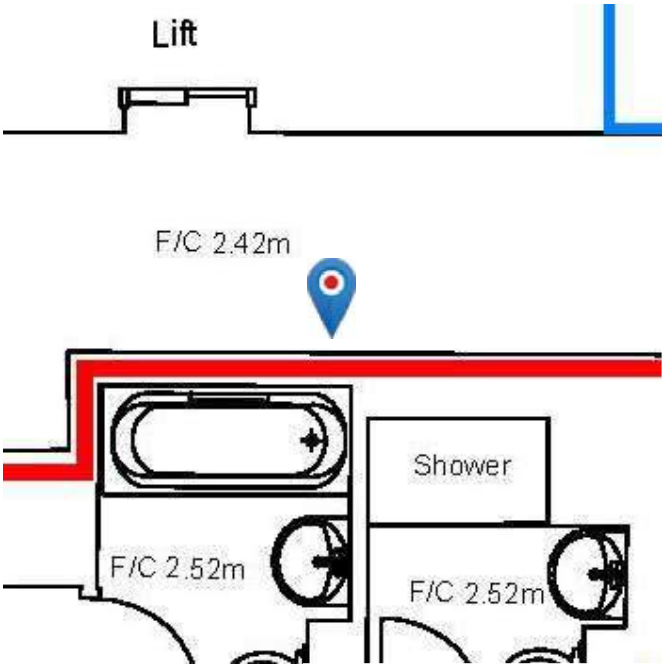
2. 12/10/2023 09:41 AM



1. 12/10/2023 09:39 AM

Type 4 FRA Opening up Inspections

Plan ID	309
Inspection No.	309.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Head of wall inadequately sealed. Fire damper incorrectly installed; no frame apparent and incorrect use of pattress detail.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 09:47 AM



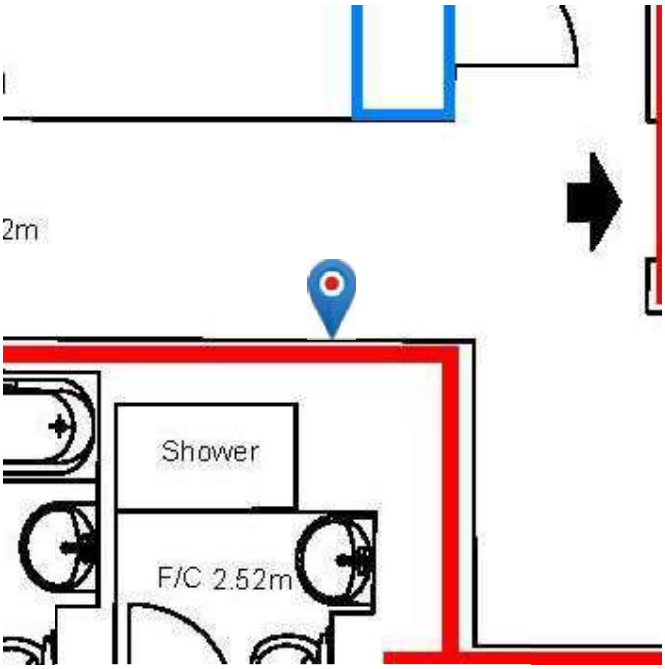
2. 12/10/2023 09:45 AM



1. 12/10/2023 09:45 AM

Type 4 FRA Opening up Inspections

Plan ID	310
Inspection No.	310.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unknown mastic used to seal incorrect use of pattress detail around metal duct, annular and linear gaps evident. Missing support to metal duct.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 09:48 AM



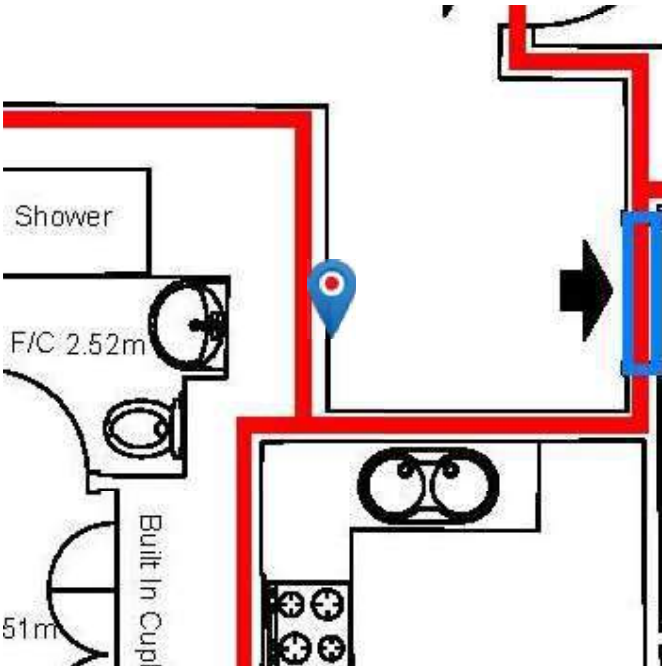
2. 12/10/2023 09:48 AM



1. 12/10/2023 09:45 AM

Type 4 FRA Opening up Inspections

Plan ID	311
Inspection No.	311.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unknown grey sealant used to seal various service penetrations, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





9. 12/10/2023 10:14 AM



8. 12/10/2023 10:14 AM



7. 12/10/2023 10:14 AM



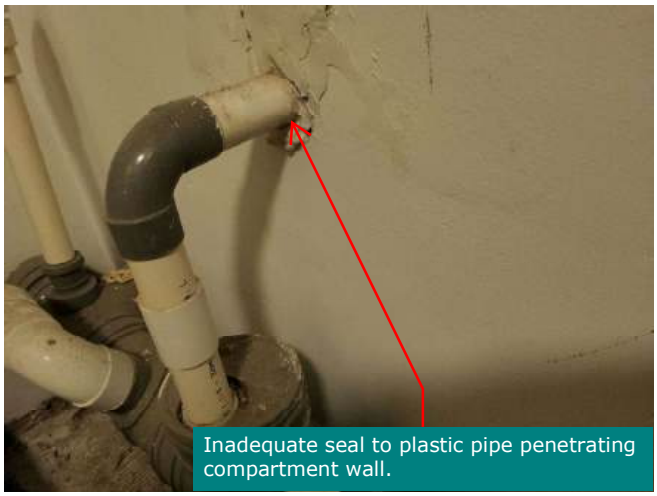
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5. 12/10/2023 10:12 AM



4. 12/10/2023 10:11 AM



3. 12/10/2023 10:10 AM



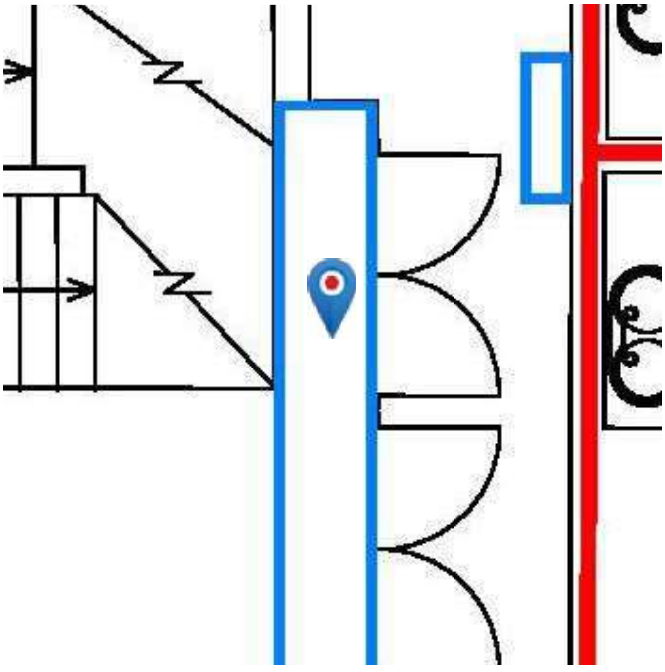
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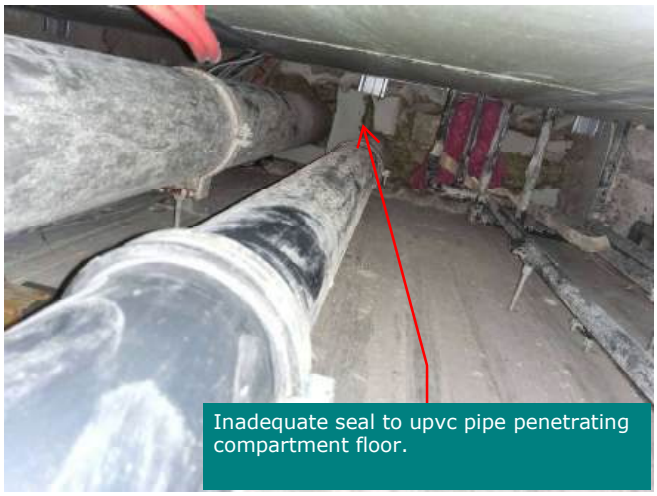


1. 12/10/2023 09:53 AM

Type 4 FRA Opening up Inspections

Plan ID	313
Inspection No.	313.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple services (plastic pipes and power cables) at high level within service shaft, penetrating fire wall between service shaft and common escape route, inadequately sealed. Wool batt with ablative coating used to fire stop services rising through the shaft vertically, inadequate seal.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

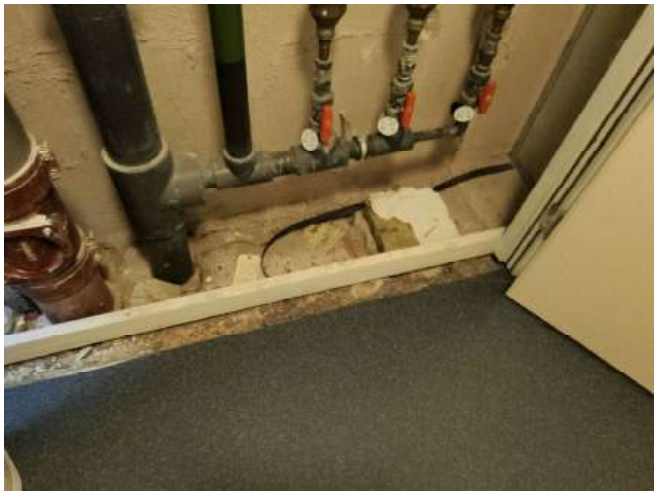




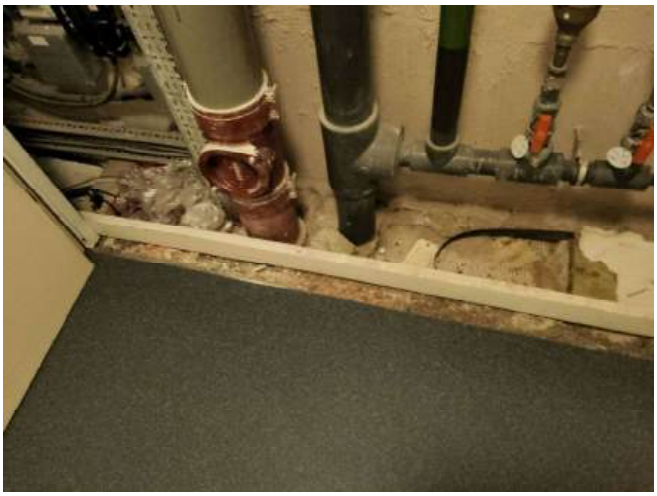
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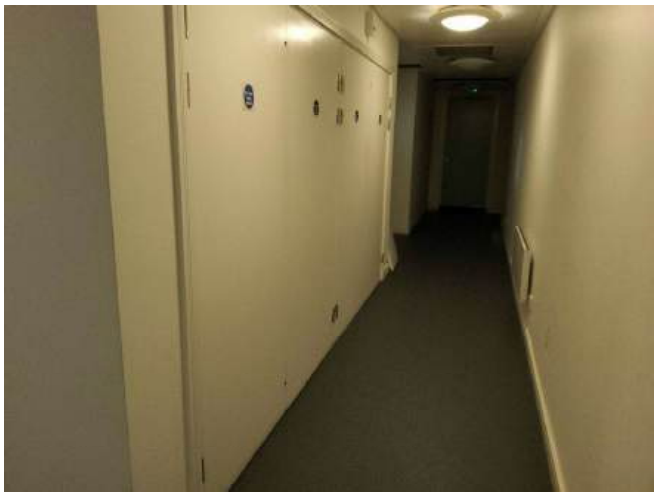
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3. 12/10/2023 10:00 AM



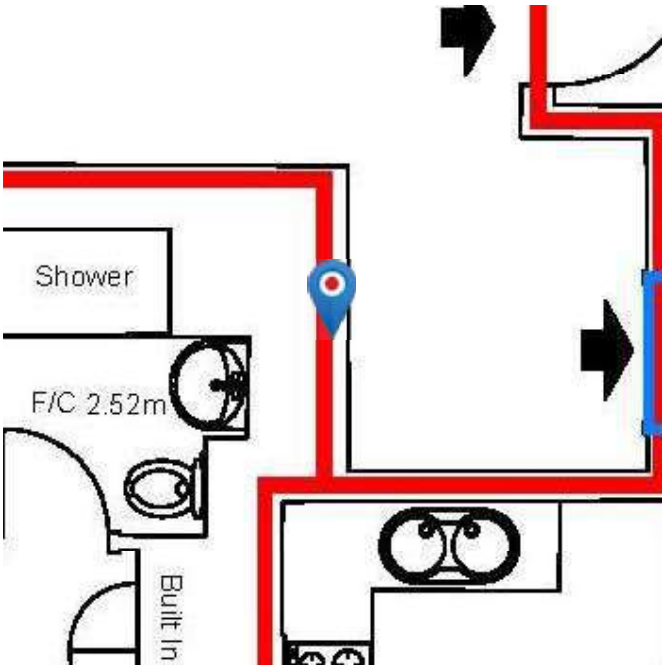
2. 12/10/2023 10:00 AM



1. 12/10/2023 09:54 AM

Type 4 FRA Opening up Inspections

Plan ID	314
Inspection No.	314.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper incorrectly installed, no frame apparent. No allowance for deflection or seal, at head of dry wall system.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping. No allowance for deflection or seal, at head of dry wall system.





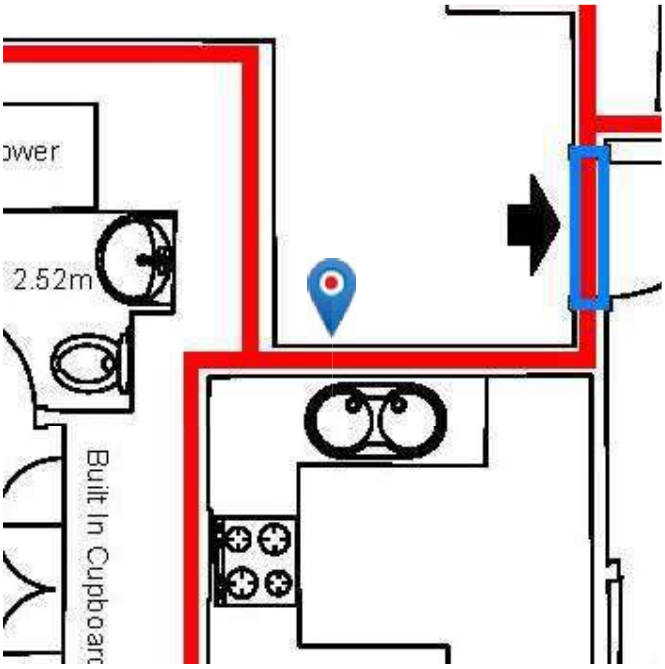
2. 12/10/2023 09:58 AM



1. 12/10/2023 09:55 AM

Type 4 FRA Opening up Inspections

Plan ID	315
Inspection No.	315.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper incorrectly installed, no frame apparent.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





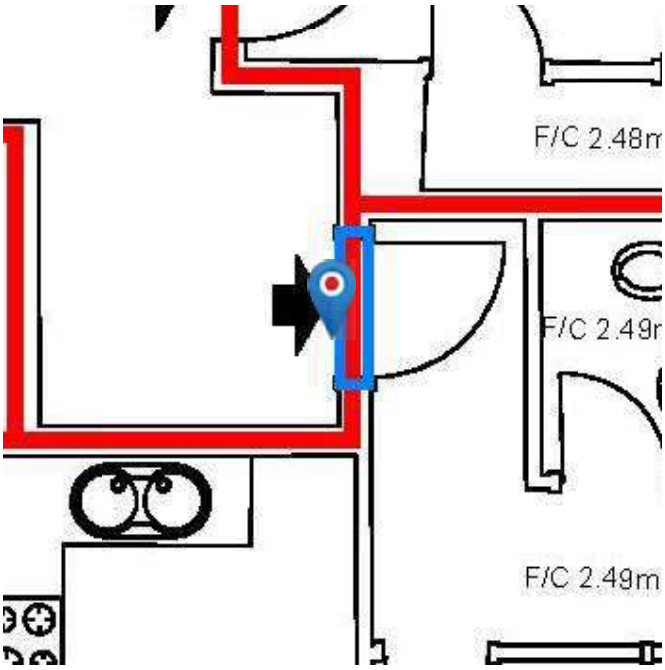
2. 12/10/2023 09:57 AM



1. 12/10/2023 09:56 AM

Type 4 FRA Opening up Inspections

Plan ID	316
Inspection No.	316.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper incorrectly installed, no frame apparent. No allowance for deflection or seal, at head of dry wall system. Metal pipes and power cables penetrating compartment wall, unsealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping. No allowance for deflection or seal, at head of dry wall system.





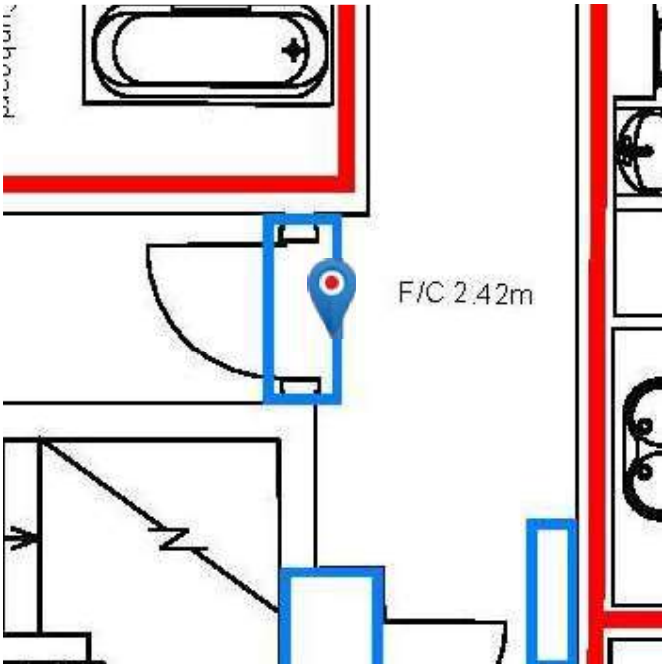
2. 12/10/2023 09:57 AM



1. 12/10/2023 09:56 AM

Type 4 FRA Opening up Inspections

Plan ID	317
Inspection No.	317.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unsealed power cables penetrating fire wall protecting the escape route.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





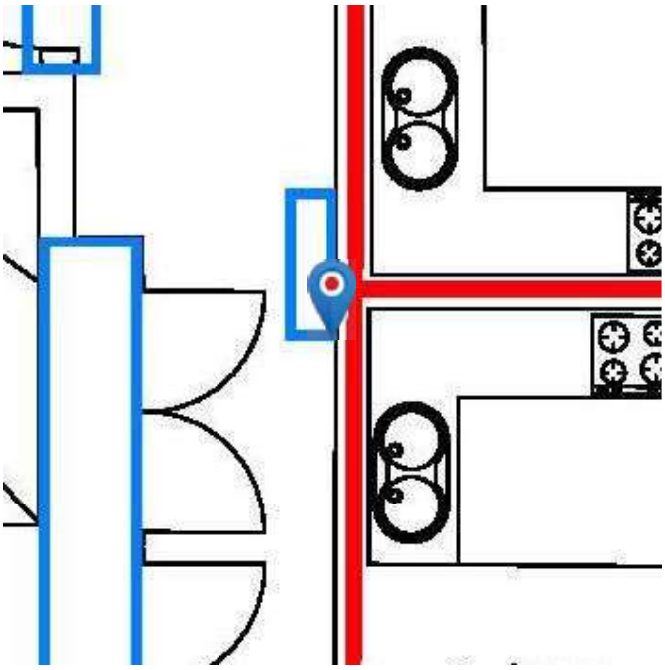
2. 12/10/2023 10:16 AM



1. 12/10/2023 10:16 AM

Type 4 FRA Opening up Inspections

Plan ID	318
Inspection No.	318.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper incorrectly installed, no frame apparent.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





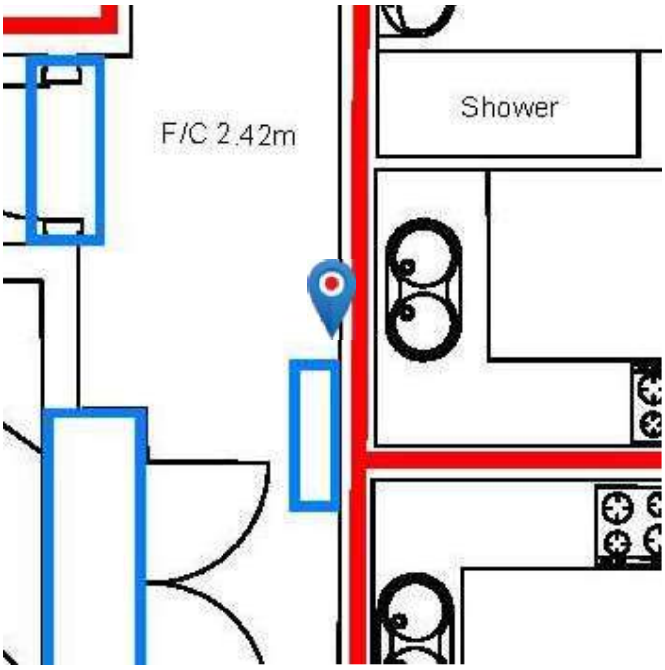
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1. 12/10/2023 10:20 AM

Type 4 FRA Opening up Inspections

Plan ID	319
Inspection No.	319.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper incorrectly installed, no frame apparent.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





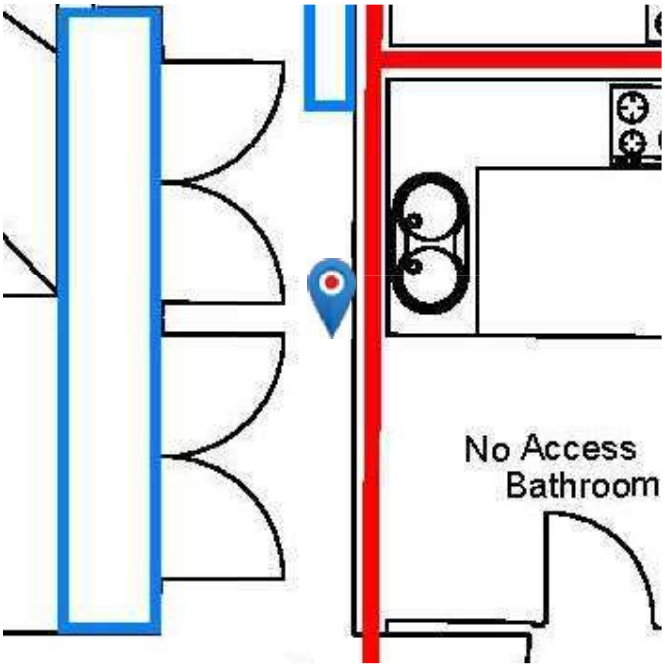
2. 12/10/2023 10:27 AM



1. 12/10/2023 10:21 AM

Type 4 FRA Opening up Inspections

Plan ID	320
Inspection No.	320.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Aerosol applied yellow expanding foam used to seal SVP penetrating the compartment wall, non-standard detail, fire collar or similar product required.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 10:33 AM



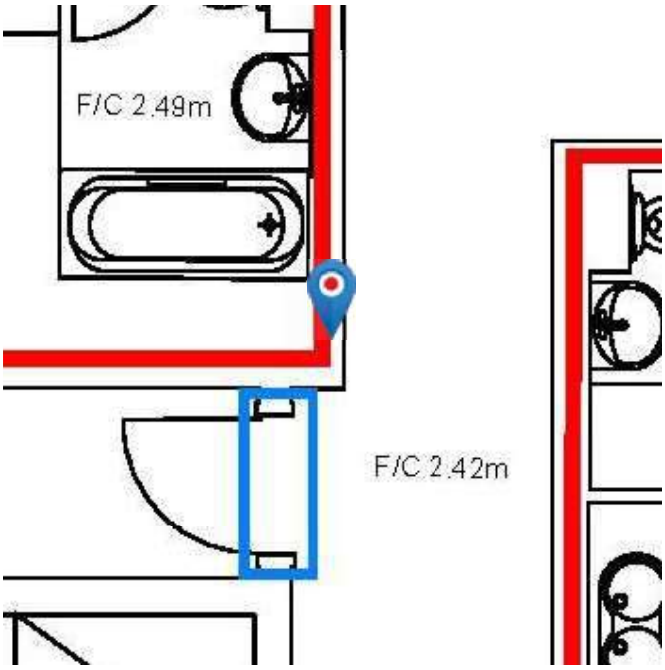
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1. 12/10/2023 10:20 AM

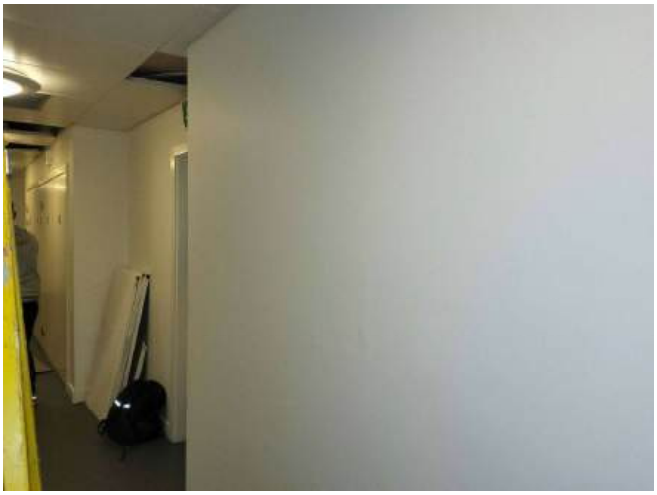
Type 4 FRA Opening up Inspections

Plan ID	321
Inspection No.	321.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequately sealed multiple power cables penetrating wall to service riser shaft.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





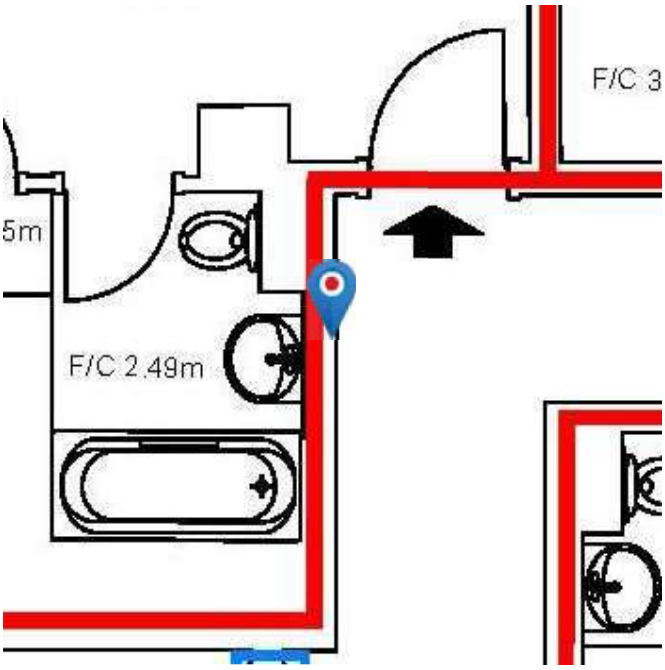
2. 12/10/2023 10:22 AM



1. 12/10/2023 10:22 AM

Type 4 FRA Opening up Inspections

Plan ID	322
Inspection No.	322.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate sealed consumer power supply cable penetrating fire wall protecting the escape route.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





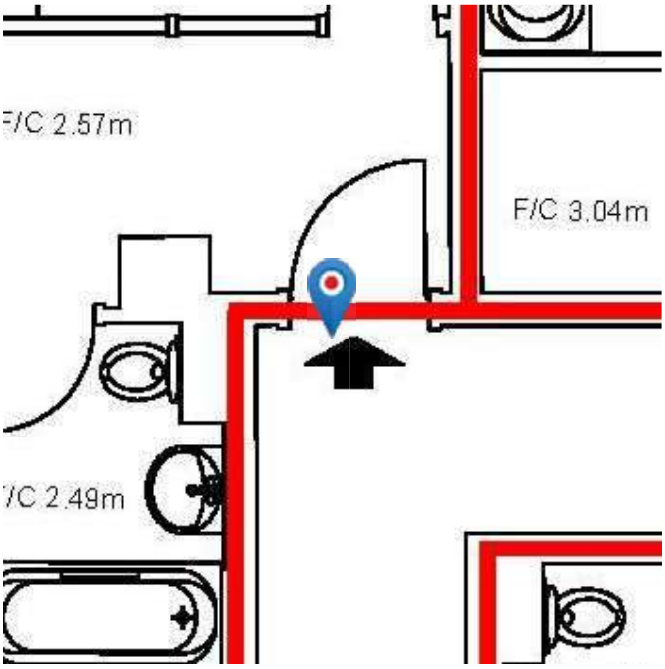
2. 12/10/2023 10:24 AM



1. 12/10/2023 10:23 AM

Type 4 FRA Opening up Inspections

Plan ID	323
Inspection No.	323.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate sealed multiple power cables and metal pipe penetrating fire wall protecting the escape route.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





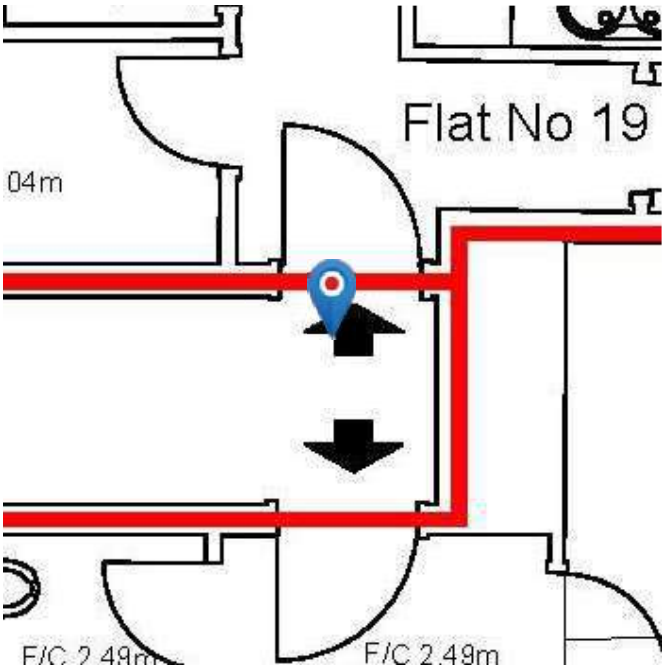
2. 12/10/2023 10:25 AM



1. 12/10/2023 10:24 AM

Type 4 FRA Opening up Inspections

Plan ID	324
Inspection No.	324.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Two fire dampers incorrectly installed, both have no frame apparent, and one has the access cover buried in the wall.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 10:34 AM



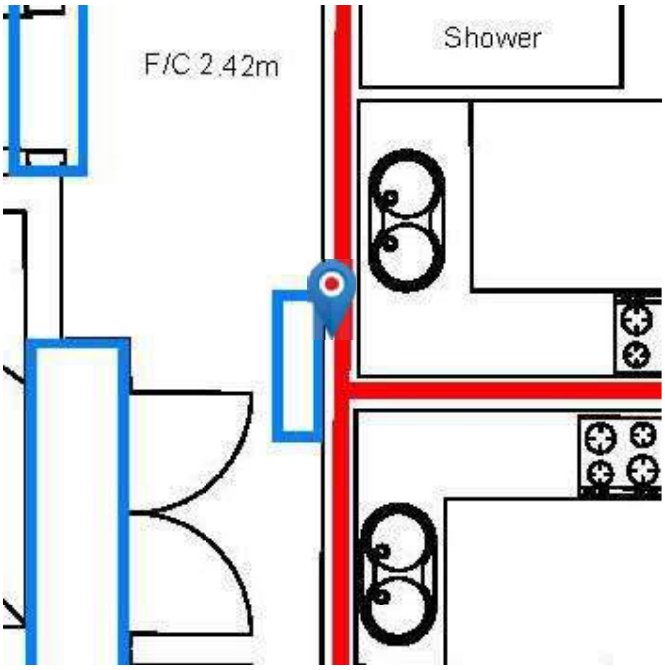
2. 12/10/2023 10:34 AM



1. 12/10/2023 10:26 AM

Type 4 FRA Opening up Inspections

Plan ID	325
Inspection No.	325.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unsealed pattress repairs to fire wall protecting the escape route.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





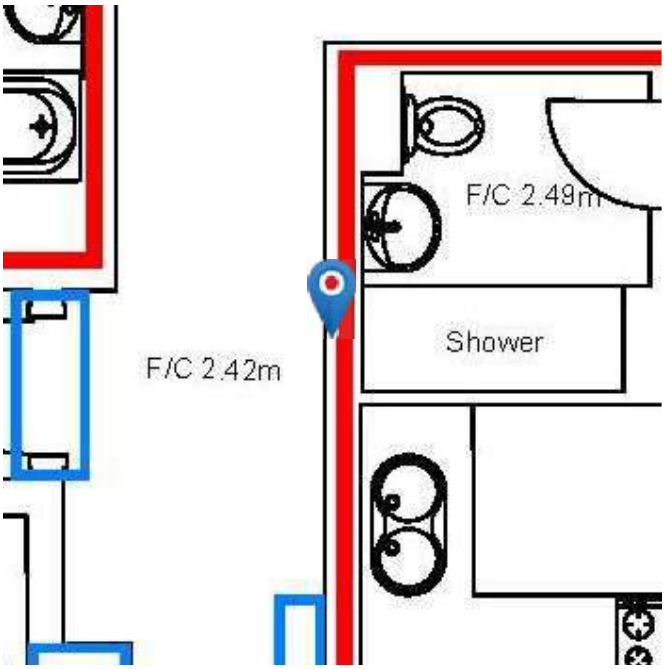
2. 12/10/2023 10:29 AM



1. 12/10/2023 10:28 AM

Type 4 FRA Opening up Inspections

Plan ID	326
Inspection No.	326.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unable to see fire collar to upvc SVP penetrating the compartment floor. The single layer of 12.5mm plasterboard covering the access opening, is unlikely to provide the require 30 minutes fire resistance.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 10:32 AM



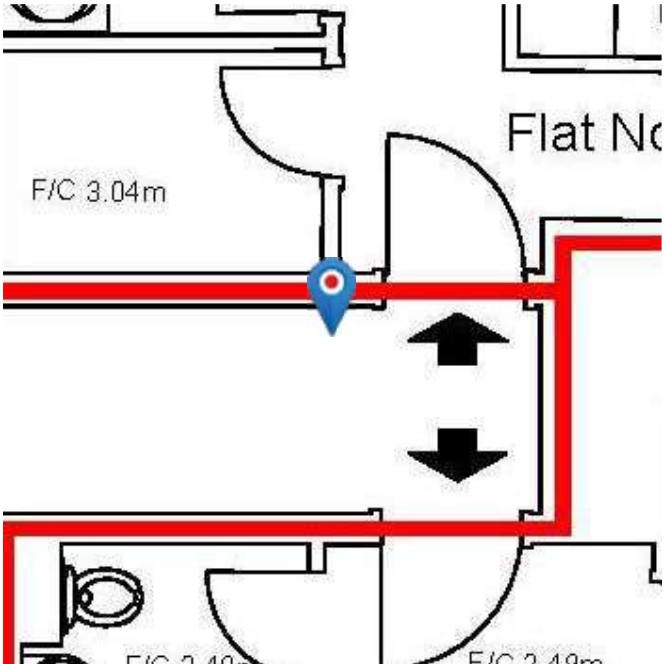
2. 12/10/2023 10:32 AM

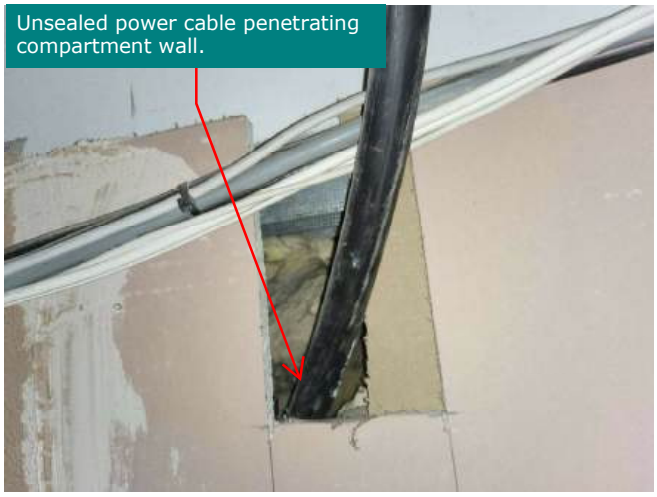


1. 12/10/2023 10:30 AM

Type 4 FRA Opening up Inspections

Plan ID	327
Inspection No.	327.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Power cable 30mm penetrating sfs wall two layers of plasterboard 20mm and 12.5mm
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 10:36 AM



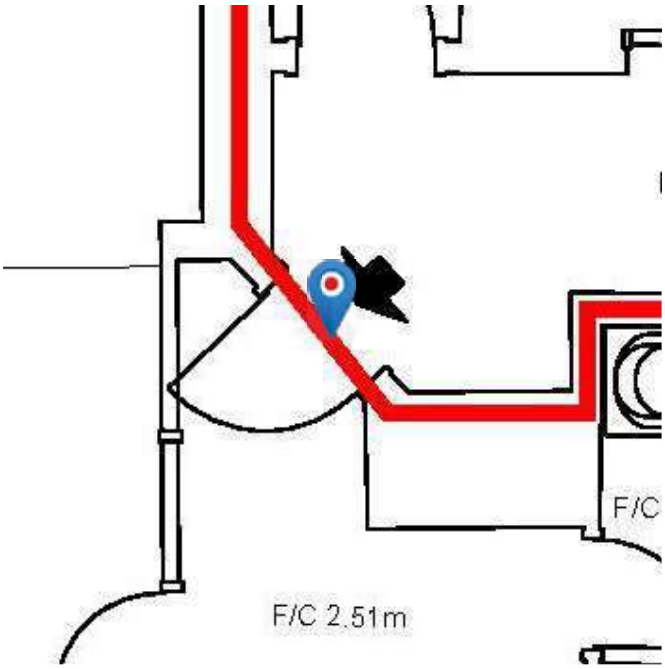
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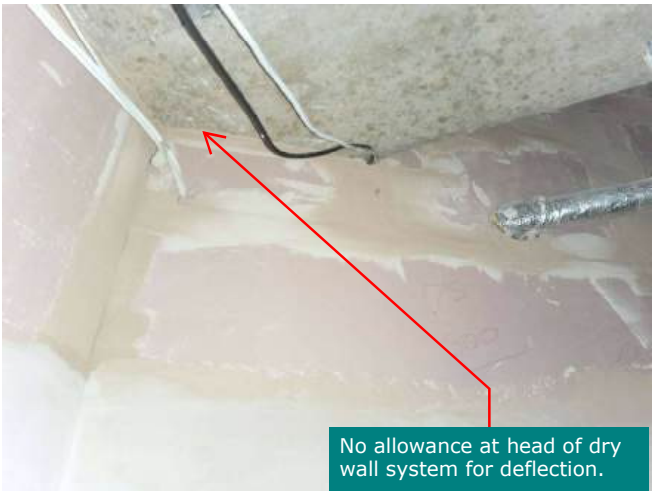


1. 12/10/2023 10:35 AM

Type 4 FRA Opening up Inspections

Plan ID	328
Inspection No.	328.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No allowance for deflection or seal, at head of dry wall system. Power cables penetrating compartment wall, inadequately sealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

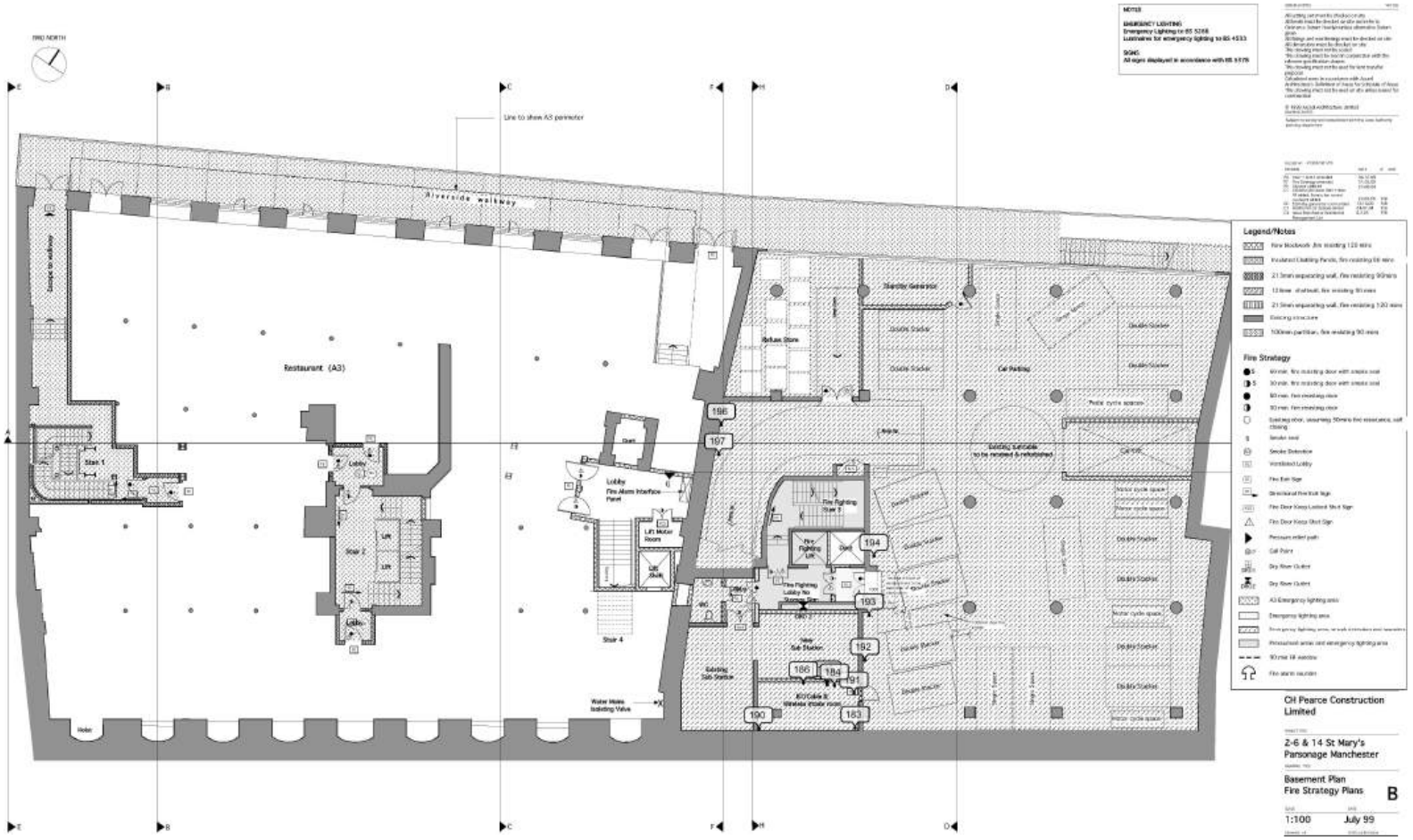




2. 12/10/2023 11:17 AM



1. 12/10/2023 11:14 AM



NOTES

EMERGENCY LIGHTING
Emergency Lighting to BS 5266
Luminaires for emergency lighting to BS 4533

SIGNS
All signs displayed in accordance with BS 5378

Legend/Notes

- Fire Brickwork 2hr resisting 120 mins
- Insulated Cladding Panels, fire resisting 60 mins
- 21.5mm separating wall, Fire resisting 90mins
- 12.5mm plasterboard, fire resisting 30 mins
- 21.5mm separating wall, Fire resisting 120 mins
- Existing structure
- 100mm partition, fire resisting 60 mins

Fire Strategy

- 60 min. fire resisting door with smoke seal
- 30 min. fire resisting door with smoke seal
- 60 min. fire resisting door
- 30 min. fire resisting door
- Existing door, assuming 30mins fire resistance, self closing
- Smoke seal
- Smoke Detector
- Ventilated Lobby
- Fire Exit Sign
- Directional Fire Exit Sign
- Fire Door Keep Locked Shut Sign
- Fire Door Keep Shut Sign
- Pressure relief path
- Call Point
- Dry Riser Outlet
- Dry Riser Outlet
- A3 Emergency lighting area
- Emergency lighting area
- Pressurised areas and emergency lighting area
- 60 min fill exercise
- Fire alarm sounder

CH Pearce Construction Limited

Z-6 & 14 St Mary's Parsonage Manchester

Basement Plan
Fire Strategy Plans

B

1:100

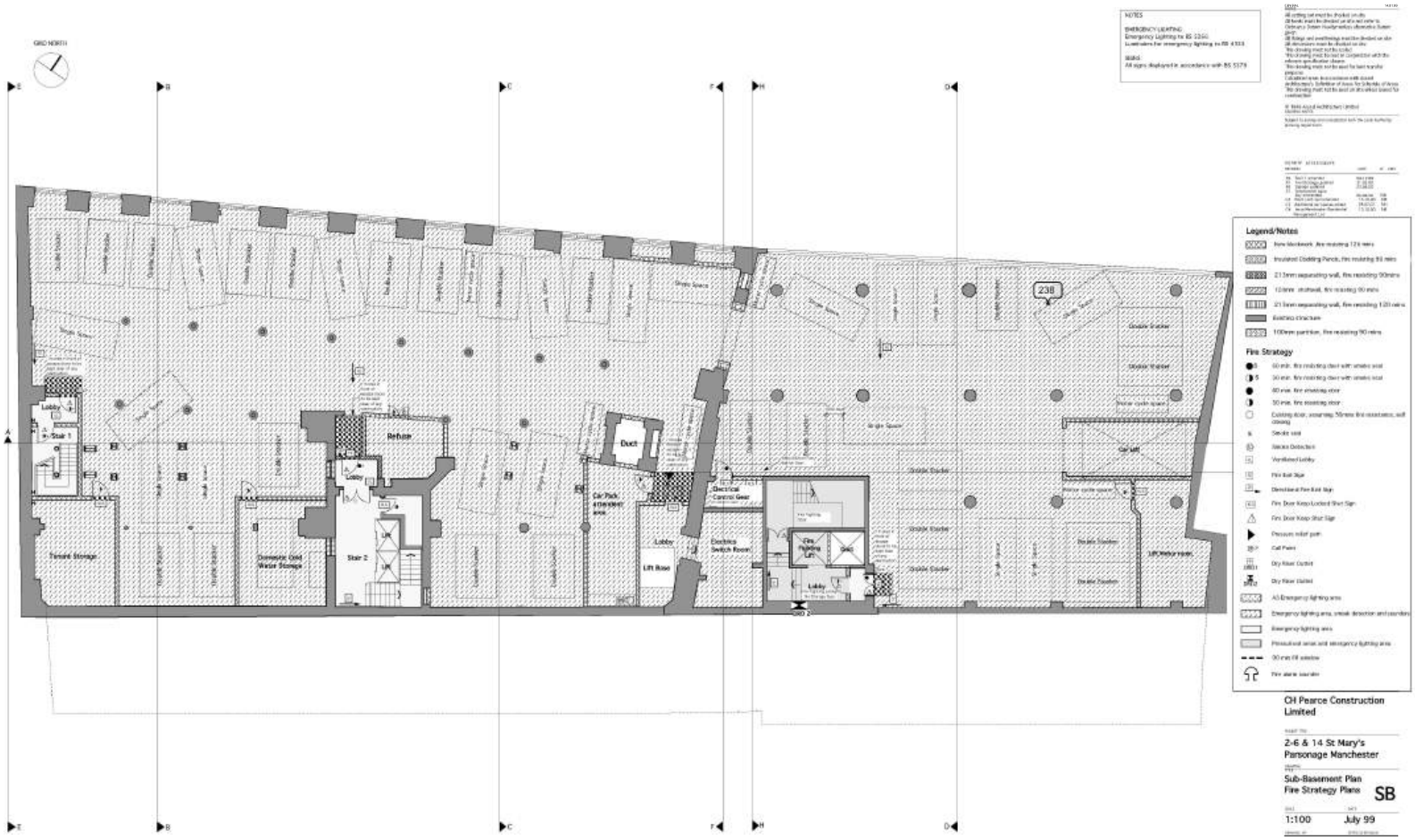
July 99

A1335/551 C4

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W www.assael.co.uk



CH Pearce Construction Limited

Z-6 & 14 St Mary's Parsonage Manchester

Sub-Basement Plan
Fire Strategy Plans

SB

1:100

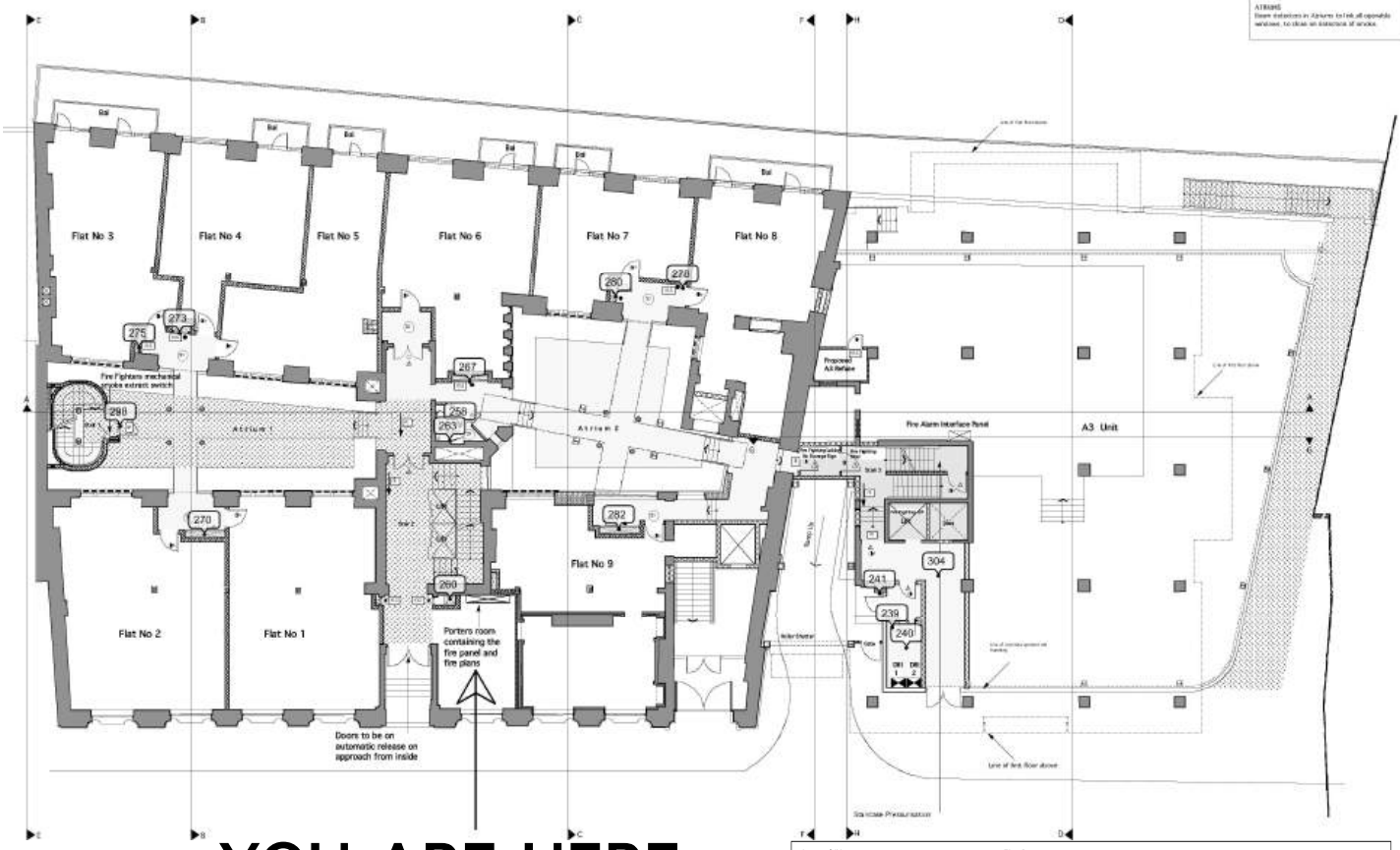
July 99

A1335/550 C4

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YOU ARE HERE AT GROUND FLOOR

NOTES:

EMERGENCY LIGHTING
Emergency Lighting to BS 5266
Luminaires for emergency lighting to BS 4533

SIGNS
All signs deployed in accordance with BS 5378

ATRIUMS
Beam detectors in Atriums to link all openable windows, to clear an interface of smoke.

GENERAL

All setting out must be checked on site
All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given
All flyings and weatherings must be checked on site
All dimensions must be checked on site
This drawing must not be scaled
This drawing must be read in conjunction with the relevant specification clauses
This drawing must not be used for land transfer purposes
Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
This drawing must not be used on site unless issued for construction
© 1998 Assael Architecture Limited

DRAWING NOTE

Subject to survey and consultation with the Local Authority planning department

PLEASE NOTE A1335/552/F5

REVISION		DATE	✓	CHK
P1	PRELIMINARY ISSUE	29.07.99	-	-
P2	Fire key altered	16.08.99	-	-
P3	Fire Strategy altered	04.10.99		
P4	Fire Strategy altered	25.10.99		
P5	Door 7 amended	06.12.99		
P6	Plot entrances to listed building, Dust doors intended and bomb added to stair 7	31.05.00		
P7	Signage updated	23.06.00		
C1	Lobby 2 Fire Rated Door to grid lines made 1hr FR	25.08.00	PJB	
C2	Lobby construction amended	16.10.00	PJB	
C3	Issue Manchester Residential Management Ltd	6.3.06	PJB	

CLIENT
CH Pearce Construction Limited

PROJECT TITLE
2-6 & 14 St Mary's Parsonage, Manchester

DRAWING TITLE
Ground Floor Fire Strategy Plans **G**

SCALE: **1:100** DATE: **July 99**

DRAWING NO: **A1335/552** STATUS/REVISION: **C3**

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Existing building information based on non-intrusive measured building survey by Output Precision Ltd. No "As – Built" information has been provided by Assael Architecture Limited or CH Pearce Construction Limited, Appointed Main Contractors are to undertake their own on site investigations in order to satisfy themselves that the information provided within this document is accurate, Appointed Main Contractor to perform intrusive surveys behind ceilings in all areas in order to determine the condition of the intumescent paint believed to be applied to structural steel and behind all wall types to verify construction build up. It is assumed that the existing internal linings which are to be retained incorporate a vapour control layer.

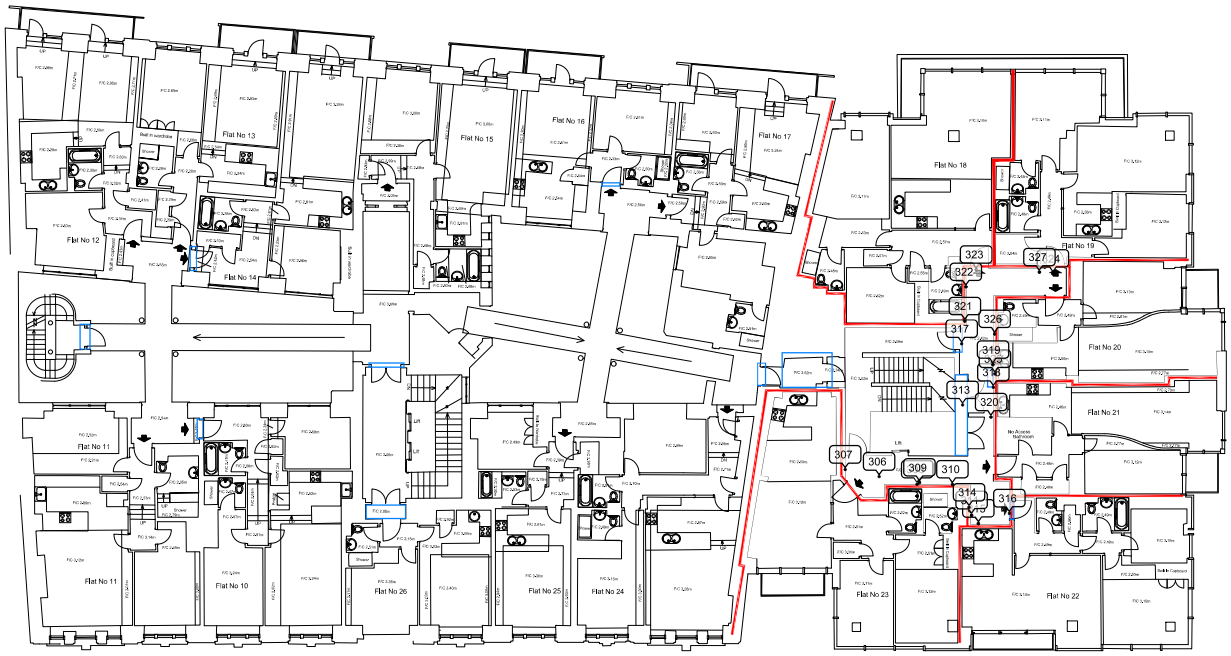
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"OP_Century Buildings_2nd Floor"	"17/09/20"
"OP_Century Buildings_5th Floor"	"17/09/20"

0 1 2 3 4 5 6 7 8 9 10m

SCALE 1:100

Key:

Party Wall Line



Century Buildings - Existing Floor Plans (Level 1, 2 & 5)
Scale 1:100 @ A1

NOTES AEWTP026C

- All dimensions and levels are to be checked on site.
- Any discrepancies 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.
- This drawing shall not be reproduced without express written permission from AEW.
- Title survey drawings and ownership boundaries are produced using all reasonable endeavors, AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and Implied British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

client notified of duties: **04/07/2020**
Principal Designer: **DAR Consulting**

Unless noted below, all known hazards have been highlighted on the drawing.

Rev	Date	Drawn by -	Checked by -
P01	09/10/20	BLB	DJ
Issued for Tender			
REV	Date	Drawn by -	Checked by -
Status	Purpose of Issue		
D2	For Tender		

drawing stage: **RIBA STAGE 4**

client:
Thomasons
1/ Brewery Yard, Deva City Office Park, Trinity Way, Manchester, M3 7BB

project:
Century Buildings
14 St Mary's Parsonage
Manchester, M3 2DE

drawing title:
Redadding Works
Existing Floor Plans (Level 1, 2 & 5)

date	29/09/20	drawn	BLB
scale@A1	1:100	checked	DJ

aew architects
0161 214 4370
www.aewarchitects.com

job no. **12007-AEW-XX-ZZ-DR-A-2000**

rev **P01**

Existing building information based on non-intrusive measured building survey by Output Precision Ltd. No "As – Built" information has been provided by Assael Architecture Limited or CH Pearce Construction Limited, Appointed Main Contractors are to undertake their own on site investigations in order to satisfy themselves that the information provided within this document is accurate, Appointed Main Contractor to perform intrusive surveys behind ceilings in all areas in order to determine the condition of the intumescent paint believed to be applied to structural steel and behind all wall types to verify construction build up, It is assumed that the existing internal linings which are to be retained incorporate a vapour control layer.

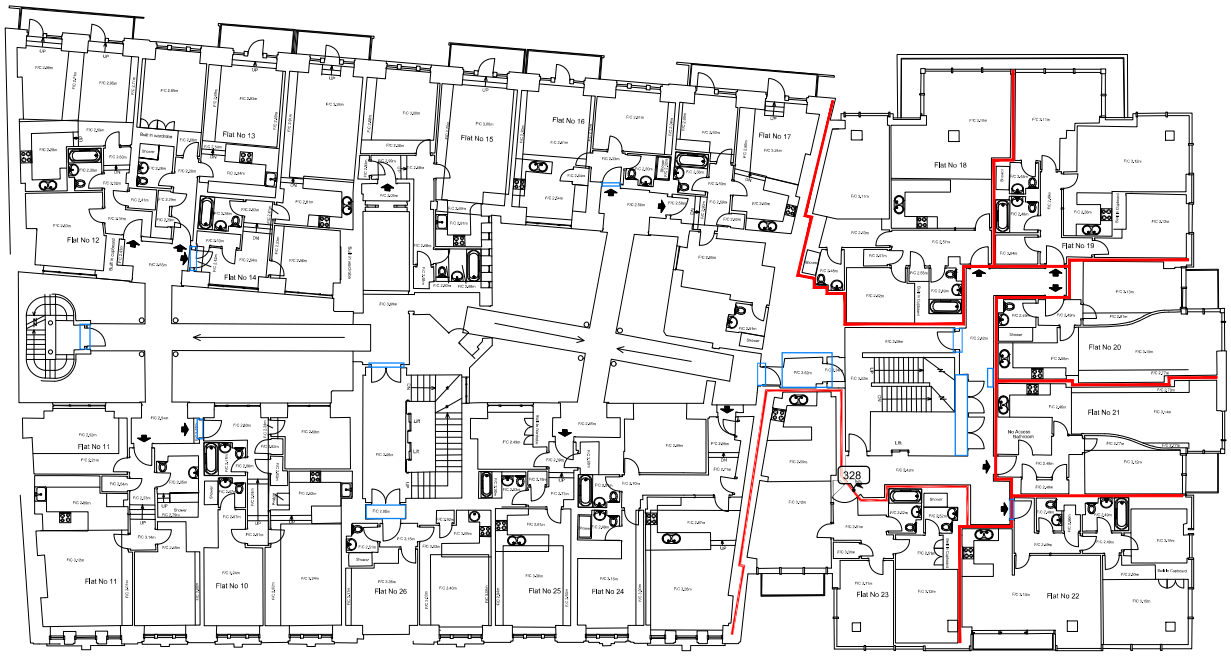
Output Precision Ltd Survey drawings Refs:	Survey Date:
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"OP_Century Buildings_2nd Floor"	"17/09/20"
"OP_Century Buildings_5th Floor"	"17/09/20"

0 1 2 3 4 5 6 7 8 9 10m

SCALE 1:100

Key:

Party Wall Line



Century Buildings - Existing Floor Plans (Level 1, 2 & 5)
Scale 1:100 @ A1

NOTES AEWTP026C

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
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- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **04/07/2020**

Principal Designer: **DAR Consulting**

Unless noted below, all known hazards have been highlighted on the drawing.

Rev	Date	Drawn by	Checked by
P01	09/10/20	BLB	DJ
	Issued for Tender		

Status	Purpose of Issue
D2	For Tender

drawing stage: **RIBA STAGE 4**

client:
Thomasons
17 Brewery Yard, Deva City Office Park, Trinity Way, Manchester, M3 7BB

project:
Century Buildings
14 St Mary's Parsonage
Manchester, M3 2DE

drawing title:
Redadding Works
Existing Floor Plans (Level 1, 2 & 5)

date	29/06/20	drawn	BLB
scale@A1	1:100	checked	DJ

aew architects
0161 214 4370
www.aewarchitects.com

job no. 12007-AEW-XX-ZZ-DR-A-2000

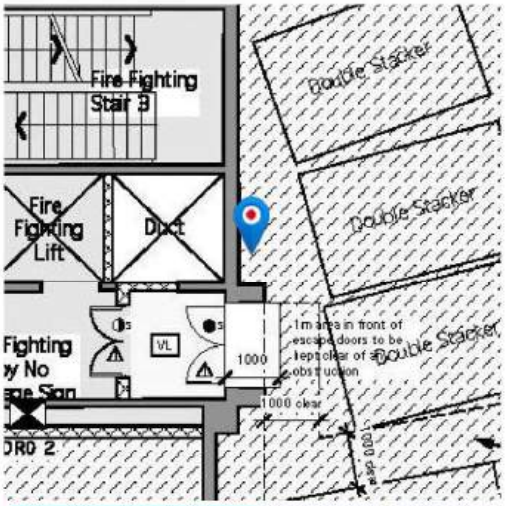
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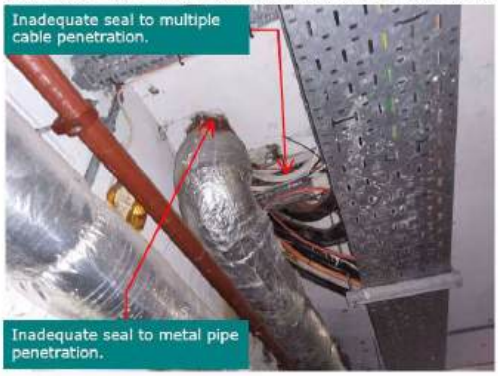
Annex B
Examples of serious fire stopping breaches

Most egregious fire stopping failures at Century Buildings:

Type 4 FRA Opening up Inspections

Plan ID	194
Inspection No.	194.
Floor Level	Basement.
Unit	Car parking area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Metal pipe (100mm diameter) penetrating compartment floor, inadequately sealed, annular gaps evident. Insulation to metal pipe does not extend to seal. Multiple power cables penetrating compartment floor, non-standard detail apparent, inadequately sealed, gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.



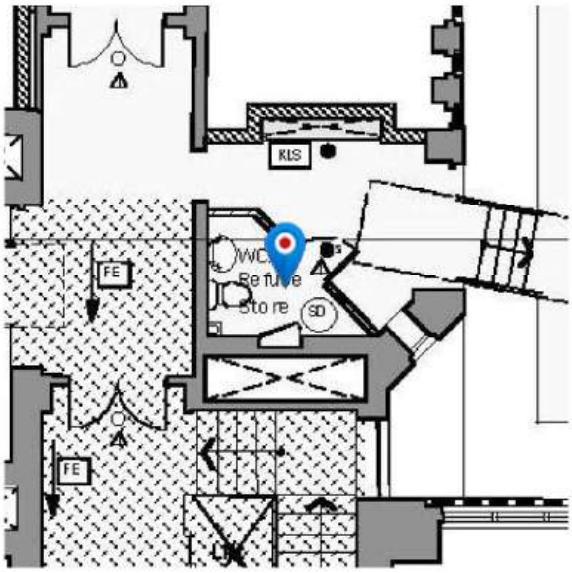


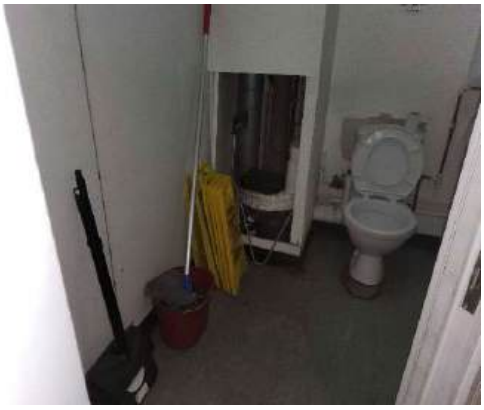
2. 11/10/2023 01:05 PM



1. 11/10/2023 01:05 PM

Plan ID	258
Inspection No.	258.
Floor Level	Ground floor.
Unit	Cleaners room.
Internal Wall Construction	
Ceiling Construction	Single layer of 12.5mm plasterboard no insulation large void
Services - Fire Stopping	Service riser formed with mdf 20mm boarding fixed to timber framework 18mm x 45mm. Board removed, unprotected. Two service pipes 160mm and 110mm.
Door Frame Material	
Balcony Construction	
Findings Summary	Unprotected riser shaft.

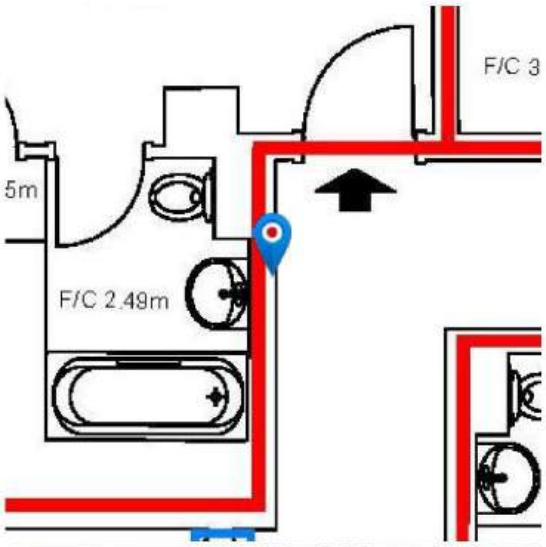






Type 4 FRA Opening up Inspections

Plan ID	322
Inspection No.	322.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Inadequate sealed consumer power supply cable penetrating fire wall protecting the escape route.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





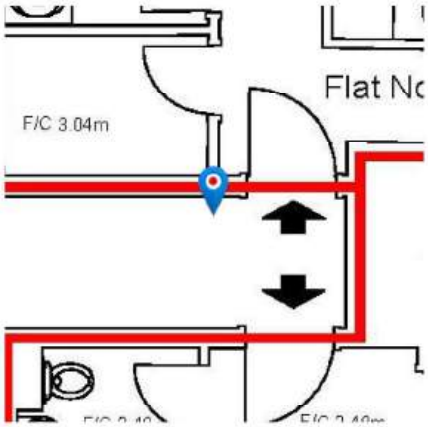
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1. 12/10/2023 10:23 AM

Type 4 FRA Opening up Inspections

Plan ID	327
Inspection No.	327.
Floor Level	Level 1.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Power cable 30mm penetrating sfs wall two layers of plasterboard 20mm and 12.5mm
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 10:36 AM



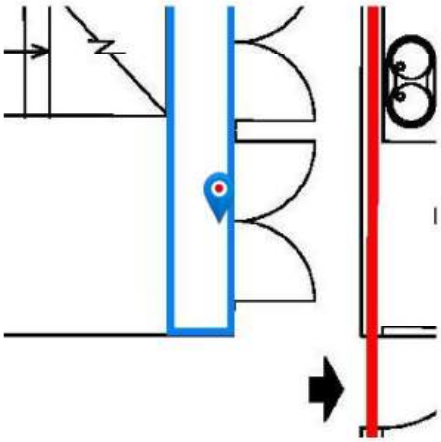
2. 12/10/2023 10:36 AM



1. 12/10/2023 10:35 AM

Type 4 FRA Opening up Inspections

Plan ID	329
Inspection No.	329.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple services (plastic pipes and power cables) at high level within service shaft, penetrating compartment wall between service shaft and common escape route, inadequately sealed. Fire damper incorrectly installed, no frame apparent. Wool batt with ablative coating used to fire stop services rising through the shaft vertically, inadequate seal.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





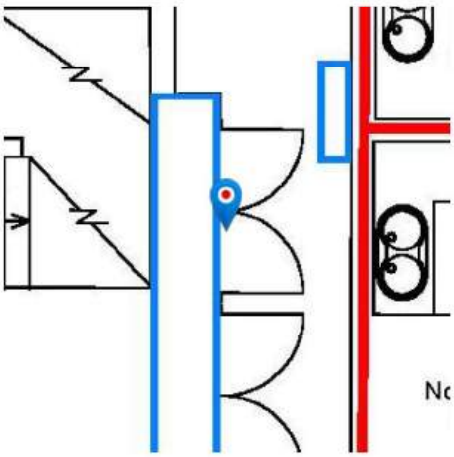
0/2023 11:55 AM



7. 12/10/2023 11:54 AM

Type 4 FRA Opening up Inspections

Plan ID	330
Inspection No.	330.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple services (plastic pipes and power cables) at high level within service shaft, penetrating fire wall between service shaft and common escape route, inadequately sealed. Wool batt with ablative coating used to fire stop services rising through the shaft vertically, inadequate seal.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.



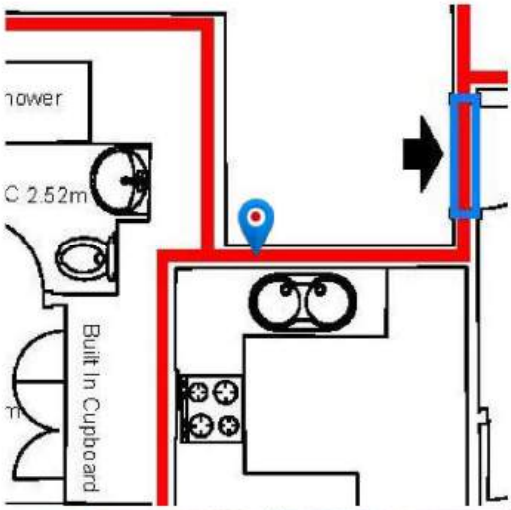


Unsealed power cables penetrating compartment floor.

4. 12/10/2023 11:57 AM

Type 4 FRA Opening up Inspections

Plan ID	332
Inspection No.	332.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No fire damper apparent to galvanised steel duct. Upvc soil pipe buried in the compartment wall.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





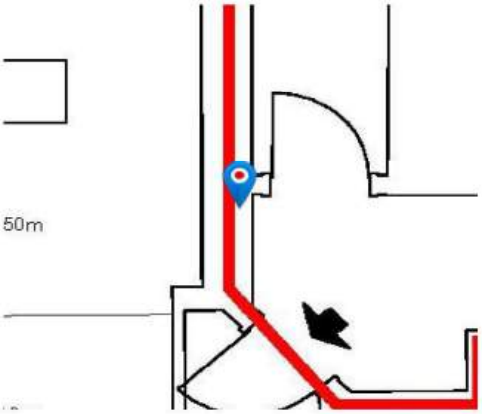
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1. 12/10/2023 11:15 AM

Type 4 FRA Opening up Inspections

Plan ID	334
Inspection No.	334.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper incorrectly installed, no frame apparent.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 12/10/2023 11:31 AM



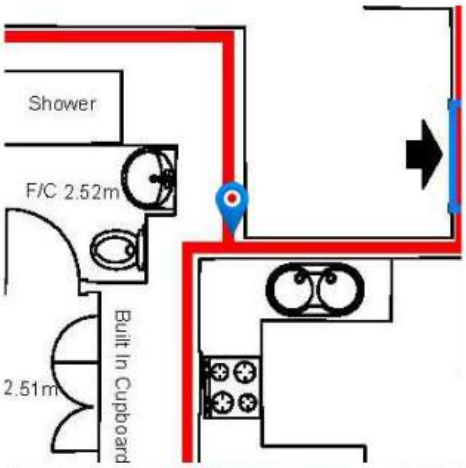
2. 12/10/2023 11:22 AM



1. 12/10/2023 11:21 AM

Type 4 FRA Opening up Inspections

Plan ID	342
Inspection No.	342.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Soil pipe 110mm diameter build into fire wall protecting the common area, results in no fire stopping to penetration and degrading the fire resistance of the fire wall. Inadequate seal to metal duct, penetrating fire wall.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





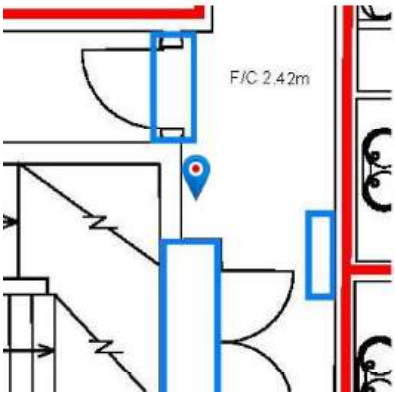
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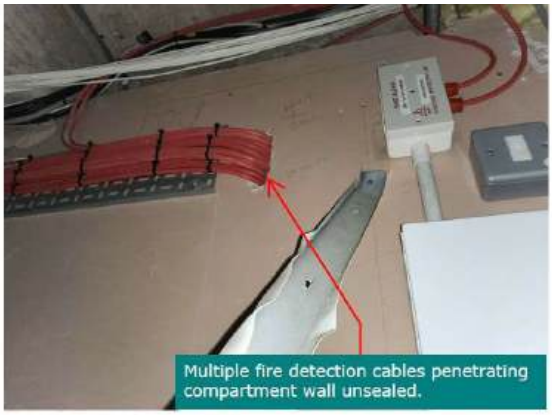


1. 12/10/2023 11:44 AM

Type 4 FRA Opening up Inspections

Plan ID	347
Inspection No.	347.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple fire alarm cables penetrating wall to common escape route, unsealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





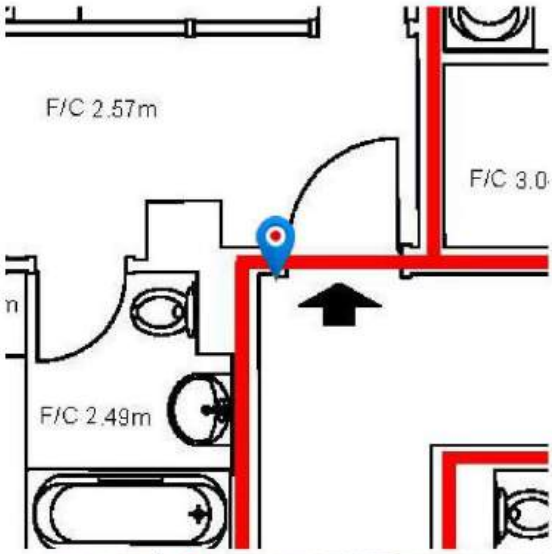
4. 12/10/2023 12:00 PM



3. 12/10/2023 11:59 AM

Type 4 FRA Opening up Inspections

Plan ID	353
Inspection No.	353.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple power cables penetrating fire wall between flat and common escape route, unsealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





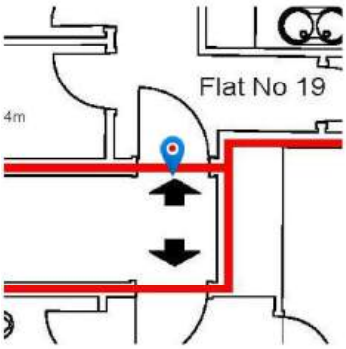
2. 12/10/2023 12:27 PM



1. 12/10/2023 12:25 PM

Type 4 FRA Opening up Inspections

Plan ID	357
Inspection No.	357.
Floor Level	Level 2.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper incorrectly installed, no frame apparent and inappropriately sealed with plaster and access cover is partially buried in the wall.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.




No frame apparent to fire damper inadequate seal and large annular gaps evident.

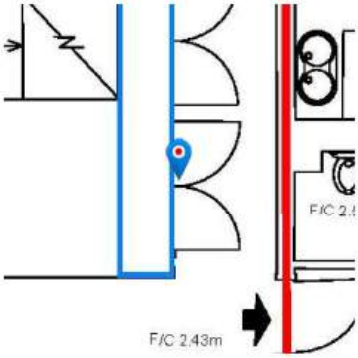
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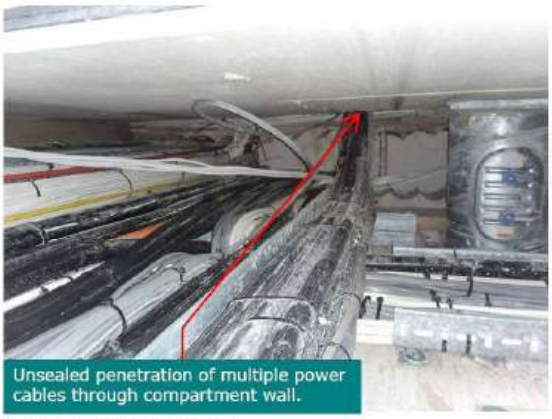

Inspection access cover partially buried in compartment wall.

2. 12/10/2023 12:38 PM

Type 4 FRA Opening up Inspections

Plan ID	365
Inspection No.	365.
Floor Level	Level 3.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Cable tray with multiple power cables, various diameters, secured with plastic cable ties, penetrating floors, through mineral wool batt with ablative coating. Cable tray with multiple power cables, various diameters, secured with plastic cable ties, penetrating upper wall section, unsealed. The fire damper is not installed within secure frame and is unsealed, linear gaps evident. No intumescent wrap to SVP evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.




Unsealed penetration of multiple power cables through compartment wall.

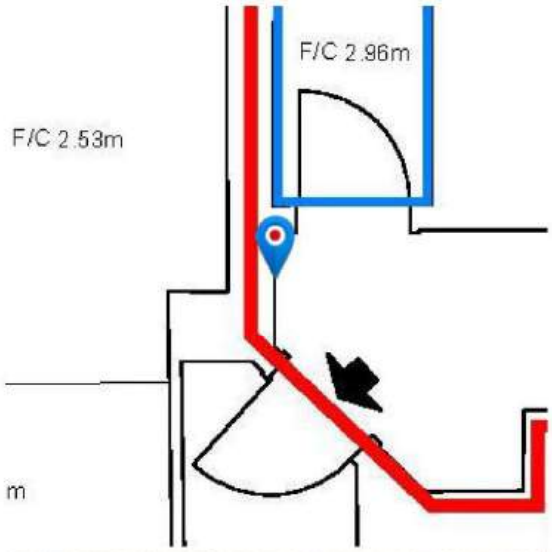
5. 12/10/2023 01:06 PM


No frame apparent to fire damper and inadequate seal.

4. 12/10/2023 01:05 PM

Type 4 FRA Opening up Inspections

Plan ID	389
Inspection No.	389.
Floor Level	Level 4.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Unsealed bunch power cable penetration through fire wall protecting the escape route.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





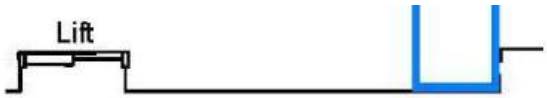
2. 13/10/2023 08:34 AM

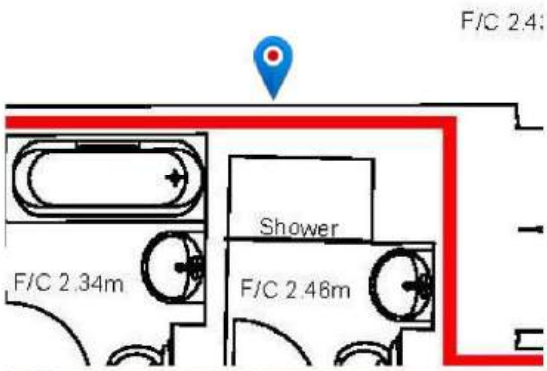


1. 13/10/2023 05:55 AM

Type 4 FRA Opening up Inspections

Plan ID	392
Inspection No.	392.
Floor Level	Level 4.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper incorrectly installed, no frame apparent and unsealed, large gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.







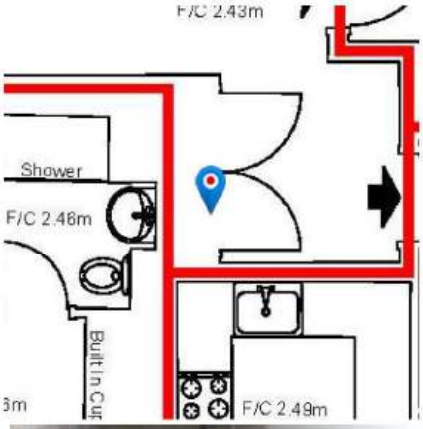
2. 13/10/2023 08:36 AM



1. 13/10/2023 05:56 AM

Type 4 FRA Opening up Inspections

Plan ID	393
Inspection No.	393.
Floor Level	Level 4.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Service riser shaft has a number of plastic pipes within connected to the SVP and penetrating the walls to flats 73 & 74, inadequately sealed. The horizontal branch from the SVP passes through a plasterboard encasement, inadequately sealed. There appears to be a fire collar where the SVP penetrates the upper compartment floor. It appears that aerosol applied yellow foam has been used to seal the lower section of the SVP penetrating the compartment floor. Bunch power cables, secured with plastic cable ties, penetrate the service riser walls, unsealed. Linear gaps evident to mineral wool and ablative coated fire stop.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





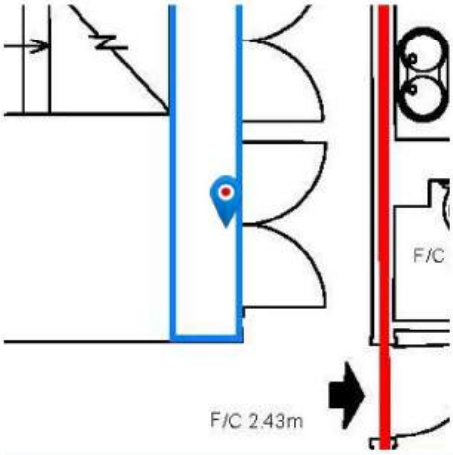
7. 13/10/2023 06:10 AM

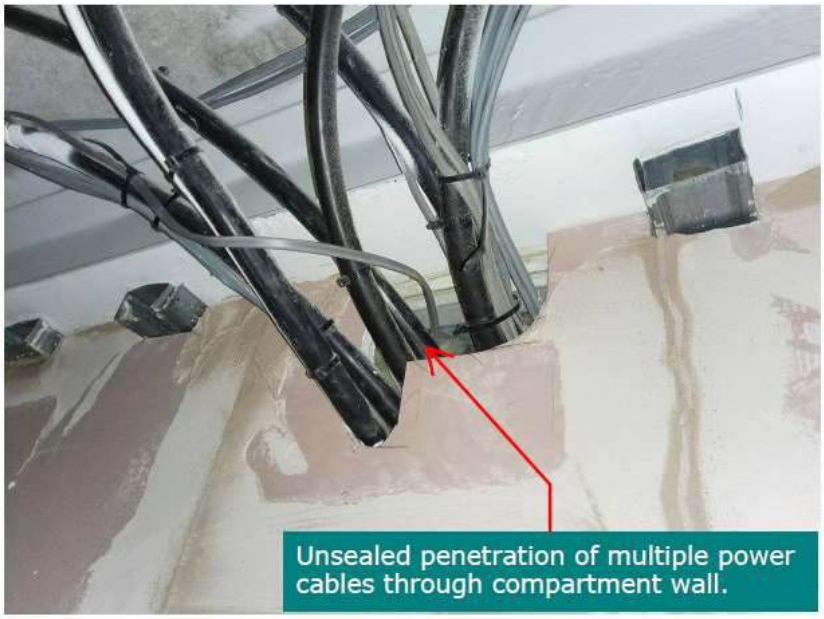


6. 13/10/2023 06:10 AM

Type 4 FRA Opening up Inspections

Plan ID	397
Inspection No.	397.
Floor Level	Level 4.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple power cables fixed to cable tray with plastic cable ties, penetrating compartment floor, inadequately sealed, aerosol applied yellow expanding foam evident. Multiple power cables, various sizes, secured with plastic cable ties, penetrating compartment wall, unsealed. Metal duct penetrating compartment wall, unable to see fire damper, inadequately sealed, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.

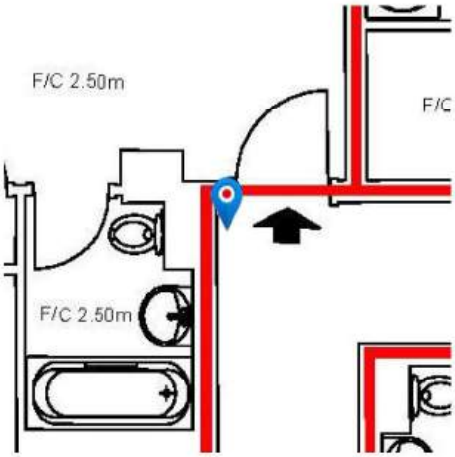


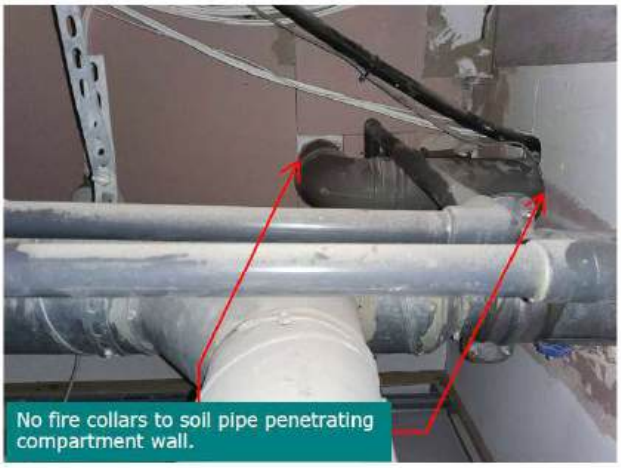


7. 13/10/2023 08:44 AM

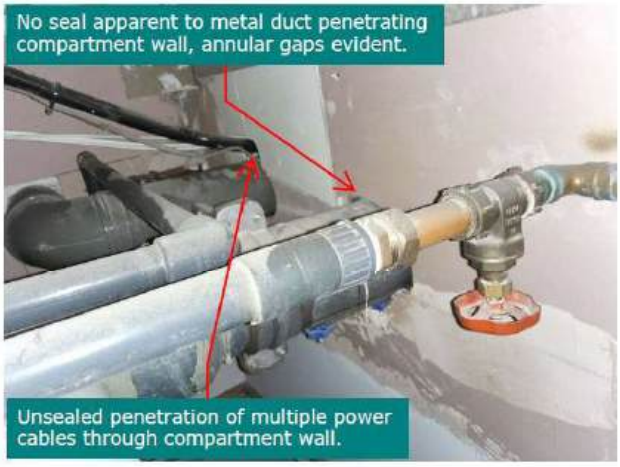
Type 4 FRA Opening up Inspections

Plan ID	403
Inspection No.	403.
Floor Level	Level 4.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Mixed services penetrating compartment wall, these include a upvc soil pipe routed through two walls serving the same flat, no fire collar apparent. Multiple cables share the same penetration where the soil pipe is routed above the flat entrance door.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





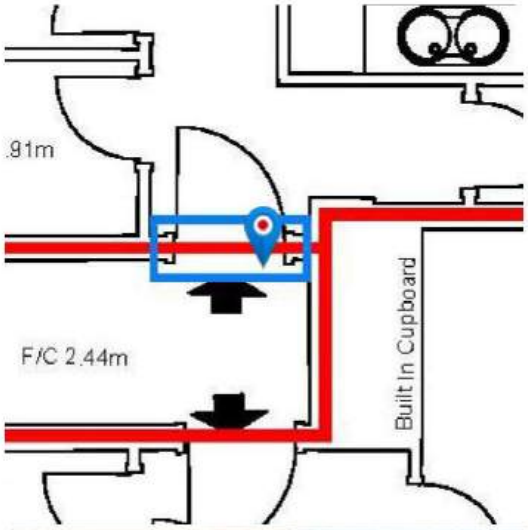
3. 13/10/2023 09:00 AM



2. 13/10/2023 09:00 AM

Type 4 FRA Opening up Inspections

Plan ID	406
Inspection No.	406.
Floor Level	Level 4.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	The fire damper is not installed within secure frame and is unsealed, linear gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





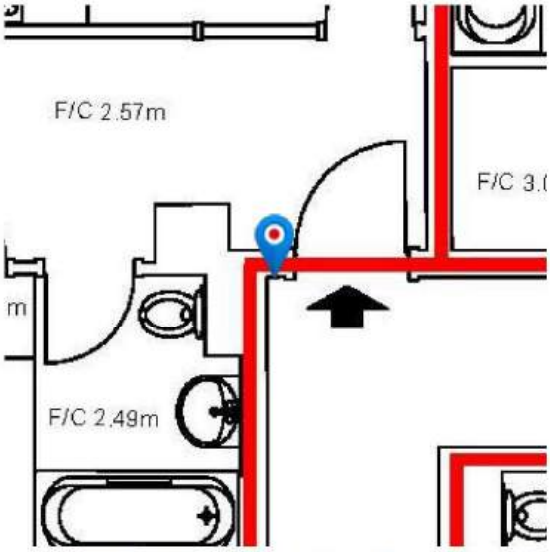
2. 13/10/2023 08:54 AM



1. 13/10/2023 06:05 AM

Type 4 FRA Opening up Inspections

Plan ID	440
Inspection No.	440.
Floor Level	Level 5.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Mixed services penetrating compartment wall, these include a upvc soil pipe routed through two walls serving the same flat, no fire collars apparent. Multiple power cables penetrate compartment walls, unsealed.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





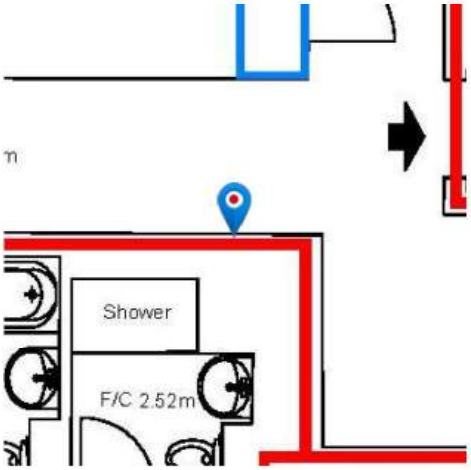
2. 13/10/2023 09:36 AM



1. 13/10/2023 07:55 AM

Type 4 FRA Opening up Inspections

Plan ID	457
Inspection No.	457.
Floor Level	Level 5.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Large circular hole cut in compartment wall, apparently intended for large adjacent metal duct to pass through, now abandoned. The hole is open leaving the wool insulation expose. Fire damper incorrectly installed, no frame apparent and inadequately sealed, annular gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 13/10/2023 09:22 AM



2. 13/10/2023 09:21 AM

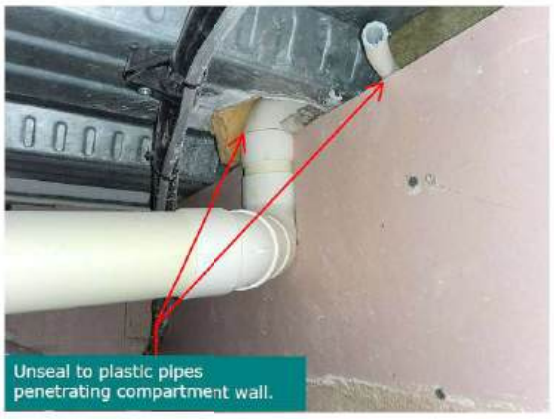
Type 4 FRA Opening up Inspections

Plan ID	507
Inspection No.	507.
Floor Level	Level 8.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Cast iron and plastic pipes penetrating compartment walls, inadequately sealed. Plasterboard used for compartment walls are applied in a patchwork manner no sealing materials and many linear gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





9. 22/11/2023 10:50 AM



8. 22/11/2023 10:34 AM



7. 22/11/2023 10:33 AM



6. 22/11/2023 10:33 AM



5. 22/11/2023 10:32 AM



4. 22/11/2023 10:32 AM



3. 22/11/2023 10:32 AM



2. 22/11/2023 10:32 AM

Type 4 FRA Opening up Inspections

Plan ID	509
Inspection No.	509.
Floor Level	Level 8.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	SVP penetrating compartment wall, unsealed. Head of compartment walls, inadequately sealed and unsealed. Multiple power cables connected to cable tray using plastic cable ties, various diameters, penetrating compartment floors, inadequately sealed. Fire damper is not visible where hole has been formed, no adequate seal provided. Plasterboard used for compartment walls are applied in a patchwork manner no sealing materials and many linear gaps evident. Mineral wool batt used for fire stopping partially covered with ablative coating, linear gaps and exposed mineral wool evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.



10. 22/11/2023 11:03 AM

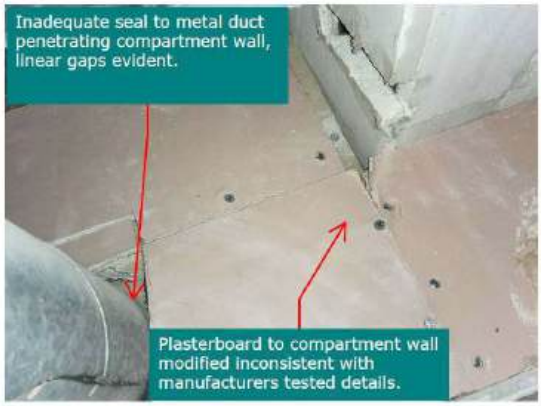


9. 22/11/2023 11:02 AM

Type 4 FRA Opening up Inspections

Plan ID	511
Inspection No.	511.
Floor Level	Level 8.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Plastic pipe 40mm penetrating compartment wall, unsealed. Head of compartment walls, inadequately sealed and unsealed. Bunch power cables, various diameters, penetrating compartment walls, unsealed. Fire damper is not visible where hole has been formed, no adequate seal provided. Plasterboard used for compartment walls are applied in a patchwork manner no sealing materials and many linear gaps evident.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





7. 22/11/2023 10:48 AM



6. 22/11/2023 10:47 AM

Type 4 FRA Opening up Inspections

Plan ID	512
Inspection No.	512.
Floor Level	Level 8.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Fire damper is not visible where hole has been formed, no adequate seal provided. Access cover partially buried in compartment wall and missing a fixing nut.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





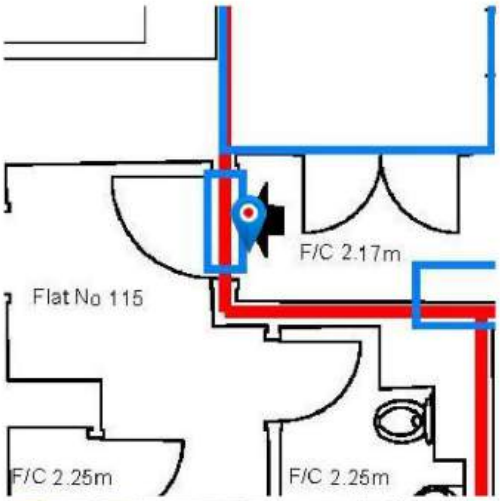
3. 22/11/2023 10:45 AM



1. 22/11/2023 10:45 AM

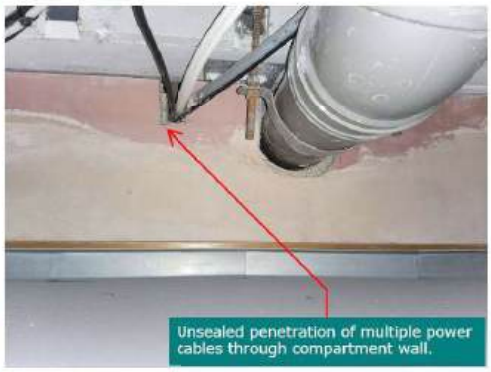
Type 4 FRA Opening up Inspections

Plan ID	513
Inspection No.	513.
Floor Level	Level 8.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	It appears that upvc pipes are being used as ducting to serve ventilation, penetrating the compartment wall. One upvc duct appears to be connect to a fire damper. On the left side artificial light from the flat interior was visible, indicating no fire stopping to the penetrating duct. Bunch power cables penetrating the compartment wall, unsealed. Compartment wall has a variety of sealing arrangements, applied in a patchwork manner.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping. Inappropriate materials used for fire stopping.





6. 22/11/2023 10:53 AM



5. 22/11/2023 10:53 AM



4. 22/11/2023 10:53 AM



3. 22/11/2023 10:52 AM



2. 22/11/2023 10:51 AM



1. 22/11/2023 10:51 AM

Type 4 FRA Opening up Inspections

Plan ID	515
Inspection No.	515.
Floor Level	Level 9.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No fire dampers evident to ventilation ducts, unsealed where metal ducts penetrate compartment wall. Power cables and 110mm upvc penetrating compartment wall, unsealed, the 900 branch penetrates the floor and is inappropriately sealed with aerosol applied yellow expanding foam. Unsealed insulated copper pipe penetrating compartment floor. Compartment wall has a variety of sealing arrangements, applied in a patchwork manner.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping. No fire dampers apparent.



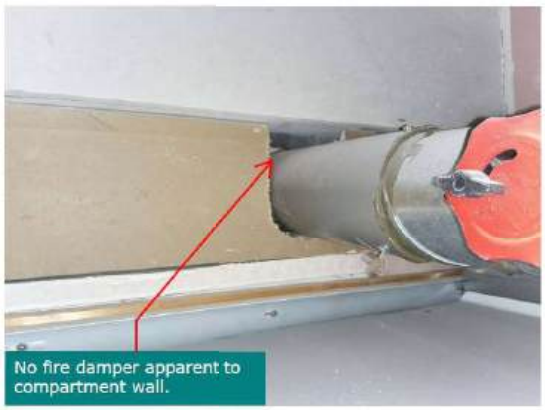
7. 22/11/2023 11:39 AM



6. 22/11/2023 11:38 AM



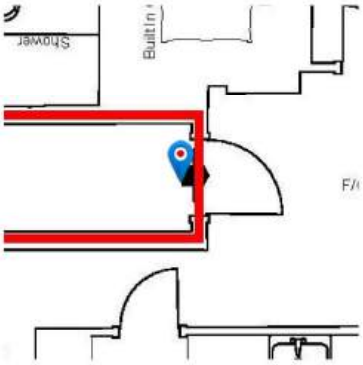
5. 22/11/2023 11:38 AM



4. 22/11/2023 11:34 AM

Type 4 FRA Opening up Inspections

Plan ID	517
Inspection No.	517.
Floor Level	Level 9.
Unit	
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No fire damper evident to ventilation duct, unsealed where duct penetrates compartment wall. Metal duct penetrating compartment wall, unsealed, no fire damper apparent and no access cover. Head of wall inadequately sealed, and parts unsealed. Plastic pipe and power cables penetrating compartment wall unsealed. Compartment wall has a variety of sealing arrangements, applied in a patchwork manner.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping. Fire damper inadequately installed.





5. 22/11/2023 11:43 AM



4. 22/11/2023 11:42 AM



3. 22/11/2023 11:41 AM



2. 22/11/2023 11:28 AM

Type 4 FRA Opening up Inspections

Plan ID	520
Inspection No.	520.
Floor Level	Level 10.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	No fire damper apparent to galvanised steel duct, inadequate seal to metal duct. Multiple power cables, service pipes of various diameters penetrating the compartment walls, all unsealed. Inadequate support to service penetrating compartment walls. Unsealed holes in compartment wall. Head of wall seal are either missing or inadequately sealed. Ventilation duct penetrating the compartment wall, fire damper unseen.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.



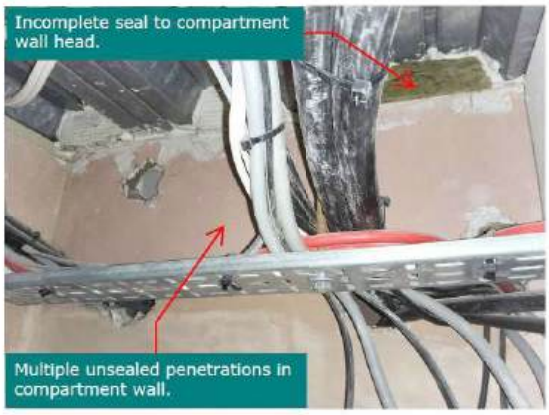
11. 22/11/2023 12:16 PM



10. 22/11/2023 12:15 PM



9. 22/11/2023 12:15 PM



8. 22/11/2023 12:15 PM



7. 22/11/2023 12:15 PM



6. 22/11/2023 12:14 PM



5. 22/11/2023 12:14 PM



4. 22/11/2023 12:09 PM



3. 22/11/2023 12:05 PM



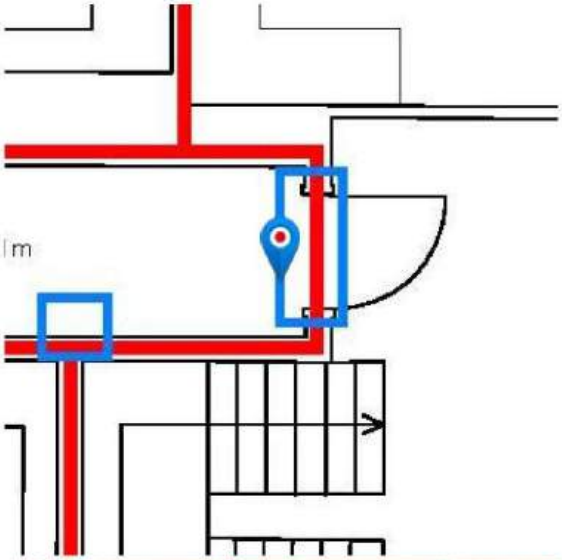
2. 22/11/2023 12:05 PM



1. 22/11/2023 12:05 PM

Type 4 FRA Opening up Inspections

Plan ID	521
Inspection No.	521.
Floor Level	Level 10.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Multiple power cables, a service pipe of various diameters penetrating the compartment wall, all unsealed. Inadequate support to power cables penetrating compartment walls. Large, unsealed hole in the compartment wall. Head of wall seal are either missing or inadequately sealed. Ventilation duct penetrating the compartment wall connected to a fire damper installed partially within compartment wall structure, no frame apparent. Hammer used to form holes in compartment wall abandoned in ceiling void.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping. Inadequate support to fire damper.





7. 22/11/2023 12:22 PM



6. 22/11/2023 12:22 PM



5. 22/11/2023 12:20 PM



4. 22/11/2023 12:20 PM



3. 22/11/2023 12:19 PM



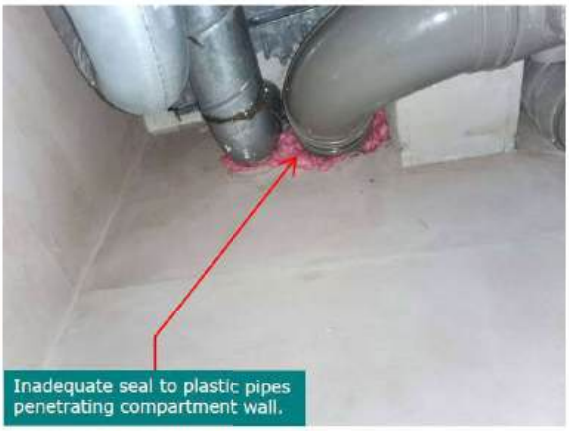
2. 22/11/2023 12:19 PM

Type 4 FRA Opening up Inspections

Plan ID	532
Inspection No.	532.
Floor Level	Level 6.
Unit	Common area.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Congested arrangement of plastic pipe various diameters and power cables penetrating the riser floor and riser compartment wall, sealed with mixed sealants. The mixed sealants used for fire stopping include, aerosol applied pink expanding foam, mineral wool, and an unknown white sealant. The aerosol pink expanding foam has been applied liberally to seal the riser shaft fire doors. Some of the services appear to serve flat 98.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.



8. 23/11/2023 10:17 AM



7. 23/11/2023 10:17 AM



6. 23/11/2023 10:17 AM



5. 23/11/2023 10:16 AM

Type 4 FRA Opening up Inspections

Plan ID	567
Inspection No.	567.
Floor Level	Ground floor.
Unit	NPP Residential.
Internal Wall Construction	
Ceiling Construction	
Services - Fire Stopping	Upvc pipe penetrating compartment floor inadequately sealed with excess aerosol applied yellow expanding foam.
Door Frame Material	
Balcony Construction	
Findings Summary	Inadequate fire stopping.





3. 24/11/2023 10:17 AM



2. 24/11/2023 10:16 AM



3. 24/11/2023 10:20 AM