

By Email

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Jag Bains
Hill
The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex
EN9 1BN

7 August 2020

Dear Jag,

101-607 Icemaids Court, 15 Rookwood Way, London, E3 2XG - EWS1 External Wall Fire Review

Having an uppermost storey greater than 18m the applicable fire safety guidance requires that the building is provided with external walls that include insulation (and other products) that are composed of materials that are deemed to be a "material of limited combustibility" (or European class A2 in accordance with BS EN 13501-1). At the time an alternative route to demonstrate compliance was through fire testing the entire external wall construction via a BS 8414 fire test.

It is understood that the external wall construction consists of two types; one with a brickwork outer face and one with a solid concrete outer face. The insulation used in the external wall construction is Xtratherm Safe-R, which is a Phenolic foam product that is adapted for enhanced fire performance and therefore achieves a Class B classification when tested in accordance with BS EN 13501-1. It is understood that the product has also been subject to a number of BS 8414 fire tests with various types of construction, including similar to that installed at the above property and as documented in BRE Global Assessment Report P100303-1000. Therefore under the guidance of ADB this would also be suitable for use in buildings with an uppermost storey greater than 18m above ground.

The parts of the external walls with a concrete facing use concrete that measures approximately 200mm thick. Being solid concrete which is much thicker than the brick outer facing it is considered that it would provide a greater level of fire protection to the insulation than the parts of the external walls with a brick outer facing. Therefore having reviewed the external wall details provided, the QA records and construction stage site photographs provided I can confirm that I believe the building construction satisfies the requirements of the fire safety guidance. The responsibility for the standard of construction would however lie with the installer.

In addition to the above, it is considered that by compliance with the above requirements the building adheres to the requirements contained in the Ministry of Housing, Communities and Local Government *Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings* document, dated January 2020.



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Name: Jag Bains

I can confirm that this review has been undertaken by myself and that I am a Chartered Engineer with the Institution of Fire Engineers and are therefore suitably qualified to undertake such an assessment, in accordance with Note 3 of the EWS1 form.

Yours sincerely

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