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Martin Smith
Fairview New Homes Ltd
50 Lancaster Road
Enfield
Middlesex
EN2 0BY

Date: 13/05/2020

MSF 016 issue 4

Dear Martin,

Fairview development – Hampden Road – External walling systems

BB7 have been asked by Fairview New Homes Ltd to review the walling systems and balconies design on the above development to confirm they are in line with the MHCLG's most recent advice. BB7 were involved with the development through the design stage of the project as the project fire engineers advising on the fire strategy, however, we had little involvement with the external walling systems. Please note that this letter is only in relation to those addresses listed at the rear of this letter. The approving authorities for this project are:

- BC plans approval: London Borough of Barnet;
- BS Inspections: London Borough of Haringey;
- Warranty provider: NHBC.

To assess the risk from the balconies it is necessary to firstly assess whether the external walling systems satisfy the recommendations of the MHCLG guidance. The MHCLG Advice Note 14 provides two main routes to meet their requirements:

1. All materials in the external walling system should be of limited combustibility; or
2. The system should have achieved BR135 classification by passing a BS8414 test.

There is also a third route; this consists of a professional review of the systems. Point 5 of Advice Note 14 states:

"Where an Assessment In Lieu of Test (sometimes referred to as a desktop study or technical assessment) of the likely performance of external wall systems has been undertaken, the technical basis of such assessments should be checked to ensure that all assumptions are technically robust. The assumptions should be based on established scientific and engineering principles and supported by reference to relevant BS 8414 fire test data. The assessment and tests should have been undertaken by competent professionals."

There are four walling systems present at the development, BB7 reviewed these systems in the design stage and produced a report in lieu of testing. In the cases of the Rainscreen cladding systems Fairview swapped out the combustible elements of the walling system for a limited combustible or better material, this is outlined below:

1. Brick work (limited combustible) with Kingspan K15 insulation (combustible) and CPB sheathing board.

2. GRC cladding (limited combustible) with Kingspan K15 insulation (K15 swapped for non-combustible Rockwool) and CPB sheathing board (CPB swapped for Calcium Silicate board which is non-combustible).
3. Rock panel cladding (limited combustible) with Kingspan K15 insulation (K15 swapped for non-combustible Rockwool) and CPB sheathing board (CPB swapped for Calcium Silicate board which is non-combustible).
4. Sto Ventec Glass Rainscreen (Limited Combustible) with Kingspan K15 insulation (K15 swapped for non-combustible Rockwool) and CPB sheathing board (CPB swapped for Calcium Silicate board which is non-combustible).

Walling systems 2, 3 & 4

Due to the change in insulation and sheathing board layer in these systems, the external walling systems were designed using the guidance contained in Approved Document B Volume 2: 2006 (incorporating 2007, 2010 and 2013 amendments). Section 12.7 of this document requires:

"In a building with a storey 18m or more above ground level any insulation product, filler material (not including gaskets, sealants, and similar) etc. used in the external wall construction should be of limited combustibility."

BB7 can confirm that walling systems 2, 3 and 4 were designed in accordance with this section of the Approved Document; thus the functional requirements of the Building Regulations 2010 have been met. In this instance all elements of the walling system are of limited combustible nature and the requirements in MHCLG Advice Note 14 has been met.

Walling system 1

System 1 was a widely accepted walling system at the time of design and was thus kept the same. The build-up of the walling system contains Kingspan K15 insulation, which is a Euroclass C combustible material, and CPB sheathing board which is generally a Euroclass B material. Due to the insulation present in this walling system neither of the two main routes outlined in Advice Note 14 was achieved. At the time of the design of these walling systems there were four routes to demonstrate compliance; this was set out by the Building Control Alliances Technical Guidance Note 18:

- Option 1 – All materials to be of limited combustibility (in line with Section 12.7 of Approved Document B Volume 2: 2006 (including 2007, 2010 and 2013 amendments);
- Option 2 – Achieve BR135 classification by passing a BS8414 test;
- Option 3 – Comparative desk top study; and
- Option 4: Fire engineering desk top study.

BB7 provided an Option 4 report for all of the walling systems, however, only the Brick cladding and K15 insulation system is now relevant in this instance. BB7's report assessed the proposed external walling system to a system which had passed a BS8414 test, and our report found that due to the similarities between the systems it is likely that should the system be subject to a BS8414-2 test, it would pass. This was accepted by NHBC.

Kingspan produced a widely used and accepted assessment for brickwork and K15 build ups with a CPB sheathing board, this report was provided to clients for justification purposes. This report was written for Kingspan by H+H Fire Ltd, who are a Fire Engineering practice and considered to be competent professionals. The external walling system proposed was compared to a system which had passed a BS8414 test, and their report found that due to the similarities between the systems it is likely that should the system be subject to a BS8414-2 test, it would pass. At the time of the design such an assessment was considered to be a way of demonstrating that the requirements had been met, and therefore the system was acceptable for use; they were widely accepted by NHBC.

In July 2017 FDS Consult reviewed the H+H assessment to determine if it was still fit for purpose. FDS are a Fire Engineering practice and can be considered to be competent professionals. FDS Consult agreed with the findings in the H+H report. BB7's assessment is very similar to the KIngspan assessment carried out by H+H Fire, which is also considered to be acceptable.

The system was demonstrated at the time of design to satisfy Part B4 of the Building Regulations 2010. Furthermore, this letter has demonstrated that the external walling system is in compliance with the current advice outlined in the MHCLG's Advice Note 14.

Balconies

The MHCLG released a document entitled "Advice Note on Balconies on Residential Buildings" in June 2019 outlining their stance on balconies in relation to external fire spread. The MHCLG's view is that all balconies on new buildings should be constructed of materials of limited combustibility, and they acknowledge that this will not be the case for balconies constructed before the release of their document (this is also the case for buildings under construction). Where combustible materials may have been used, the MHCLG offer the following guidance:

"2.7 Building owners should therefore ensure that they understand the materials used in the construction of existing balconies, irrespective of the building height. Building owners should assess the associated risk of external fire spread and take appropriate action to manage this risk and ensure compliance with the principle set out in Requirement B4 of the Building Regulations. This should include assessing whether adequate fire protection is in place to resist fire spread both across and through the external wall.

2.8 Where there is doubt over the materials used, or risk presented, building owners should seek professional advice from an appropriately qualified and competent professional (i.e. a fire engineer or construction professional with significant knowledge and experience of fire safety)."

The MHCLG advice that in assessing the level of fire risk from balconies, building owners and their professional advisers will want to consider the extent of use of combustible materials, the geometry of combustible materials in balconies and external walls and whether there are large spans of combustible material which may assist horizontal and/or lateral fire spread.

It has already been demonstrated that the external walling systems present on the Hampden Road development were compliant with the guidance at the time of design, and also compliant with the current guidance from the MHCLG. Due to the nature of the materials used in the external walling system construction, there is little risk of uncontrolled fire spread across the building's façade.

BB7 have assessed the construction of the balconies at this development. The balconies are in two forms:

- Steel cantilever balconies with timber decking and aluminium soffit.
- RC cantilever balconies with timber decking. There is one instance at first floor level where an RC balcony contains combustible insulation due to thermal issues.

The balcony systems are outlined below; there are a very limited number of combustible components:

- Rockpanel FS-Xtra 9mm Euroclass A2 soffit board, this is a limited combustible material and is considered acceptable (RC Balcony only)
- Aluminium sheet soffit material – non-combustible (Steel balconies only).
- Laminated glazing in balustrade (where applicable) – Regulation 7(3) outlines that window frames and glass are considered to be exemptions to the new strict guidance imposed for external walls on buildings over 18m in height.

- Soft Wood Timber Decking – the decking material and pedestals (pedestals present on RC balconies) are the largest component of combustible materials in terms of volume on the balcony deck. Although these materials are combustible, their volume is minimal. Although the product would burn, the volume present is not such that it would cause extensive fire spread, and furthermore the cladding systems on the building have been demonstrated to be acceptable by the MHCLG, meaning that fire spread via the cladding is unlikely. The next consideration is how the decking material would catch fire, due to its location it would be difficult for it to catch fire in the first place in the event of a fire from below, it is protected either by the RC structure below or an Aluminium soffit which will provide some notional resistance. It is unlikely that the timber decks on the timber frame balconies would burn in such a way that would cause the balcony above to catch fire.
- Waterproofing – BB7 do not consider that the volume of waterproofing material used in the balcony construction poses a risk of uncontrolled fire spread based on the limited volume used. Furthermore, membranes, seals, gaskets, and sealants are also exempt under the new strict guidance imposed for external walls on buildings over 18m in height.
- There is one instance where a combustible insulation is present; this is on the lowest RC balcony for thermal efficiency. The product is IKO ALU insulation bonded with PU adhesive. This insulation is present at the lowest level only below the decking material. It is unlikely that this insulation would catch fire due to the protection provided by the RC, and if it did it would likely act as a candle wick. Due to the insulation being present on the lowest level only, it is not considered to be a potential source for uncontrolled fire spread.

The final consideration is the geometry of the building and proximity of the balconies to one another; there is only one tier of RC balconies which stack up the building. A small but potential way for fire spread is from balcony to balcony via flame impingement but this is unlikely to be a fast uncontrolled spread of fire. BB7 consider there are two main ways for fire to spread onto a balcony:

1. A fire in an apartment would affect the balcony to that apartment, and the one above, this is considered to be ‘controlled’ fire spread. The apartments in this development are sprinklered, therefore any fire breaking out of the apartment would be suppressed and of much less severity than an un-sprinklered apartment.
2. A fire starting on the balcony, most likely through the use of a BBQ or a cigarette.

In the latter instance, the decking material is the most combustible item and has the largest volume, and thus poses the most risk. It is considered that the volume is so minimal that a fire produced would be small. The fire load would most likely be increased by the presence of occupant’s personal items being stored on the balcony. However, this is not currently enforceable under the Fire Safety Order, and is therefore hard to avoid. Assuming that there were no combustible personal items on the balcony as per the latest request from the MHCLG (I.e. only the balcony construction is present), the materials present on the balcony would not be enough to facilitate uncontrolled fire spread.

On that basis, BB7 consider that the risk posed by the balcony construction is minimal, and thus complies with the MHCLG’s latest guidance. Furthermore, the system was considered by the NHBC to meet the requirements of the Building Regulations 2010 at the time of design.

Update:

Any external wall investigation must include evidence of the actual materials installed, and that the as built condition is suitable. Form EWS1 notes that this can be done by physical inspection, or by inspection of photographic (or similar) evidence gathered by a 3rd party.

BB7

BB7 attended site on 29/11/2019 to intrusively inspect the brick external walling systems to check that the materials used were as designed, and that the correct barrier provisions were in place. A number of locations were surveyed across the building over different levels.

BB7 were unable to survey the other systems due to access issues. However, Fairview has provided BB7 with the construction stage QA images. Based on these images BB7 can confirm that the materials installed are as designed, and the installation of appropriate products (including cavity barriers) has also been demonstrated.

BB7 can confirm that based on our observations BB7 consider that the walling systems on this building are in line with the Governments most recent guidance.

I trust this letter is of assistance.

Yours Sincerely

James Groves

MEng (Hons) AIFireE

Fire Engineer for and on behalf of BB7 Fire Limited

Countersigned by:

Ben Bradford

BSc Hon's MSc MBA CEng FCIBSE FRICS FIFireE

Chief Executive for and on behalf of BB7 Fire Limited

BB7

FNH420 - Hampden Road, Hornsey						
FLOOR	FNH PLOT NUMBER	FLAT NUMBER	POSTAL NUMBER	ROAD NAME	POSTAL DISTRICT	POST CODE
BLOCK A - Communal Entrance A1(Plots 01-14) Flats						
GRD	1	1		Altitude Point, Hampden Road	London	N8 0EH
	2	2		Altitude Point, Hampden Road	London	N8 0EH
1ST	3	6		Altitude Point, Hampden Road	London	N8 0EH
	4	3		Altitude Point, Hampden Road	London	N8 0EH
	5	4		Altitude Point, Hampden Road	London	N8 0EH
	6	5		Altitude Point, Hampden Road	London	N8 0EH
2ND	7	10		Altitude Point, Hampden Road	London	N8 0EH
	8	7		Altitude Point, Hampden Road	London	N8 0EH
	9	8		Altitude Point, Hampden Road	London	N8 0EH
	10	9		Altitude Point, Hampden Road	London	N8 0EH
3RD	11	14		Altitude Point, Hampden Road	London	N8 0EH
	12	11		Altitude Point, Hampden Road	London	N8 0EH
	13	12		Altitude Point, Hampden Road	London	N8 0EH
	14	13		Altitude Point, Hampden Road	London	N8 0EH
BLOCK A - Communal Entrance A2(Plots 15-55) Flats						
GRD						
1ST	15	19		Altitude Point, Hampden Road	London	N8 0EH
	16	15		Altitude Point, Hampden Road	London	N8 0EH
	17	16		Altitude Point, Hampden Road	London	N8 0EH
	18	17		Altitude Point, Hampden Road	London	N8 0EH
	19	18		Altitude Point, Hampden Road	London	N8 0EH
2ND	20	24		Altitude Point, Hampden Road	London	N8 0EH
	21	20		Altitude Point, Hampden Road	London	N8 0EH
	22	21		Altitude Point, Hampden Road	London	N8 0EH
	23	22		Altitude Point, Hampden Road	London	N8 0EH
	24	23		Altitude Point, Hampden Road	London	N8 0EH
3RD	25	29		Altitude Point, Hampden Road	London	N8 0EH
	26	25		Altitude Point, Hampden Road	London	N8 0EH
	27	26		Altitude Point, Hampden Road	London	N8 0EH
	28	27		Altitude Point, Hampden Road	London	N8 0EH
	29	28		Altitude Point, Hampden Road	London	N8 0EH
4TH	30	35		Altitude Point, Hampden Road	London	N8 0EH
	31	30		Altitude Point, Hampden Road	London	N8 0EH
	32	31		Altitude Point, Hampden Road	London	N8 0EH
	33	32		Altitude Point, Hampden Road	London	N8 0EH
	34	33		Altitude Point, Hampden Road	London	N8 0EH
	35	34		Altitude Point, Hampden Road	London	N8 0EH
5TH	36	41		Altitude Point, Hampden Road	London	N8 0EH
	37	36		Altitude Point, Hampden Road	London	N8 0EH

	38	37		Altitude Point, Hampden Road	London	N8 0EH
	39	38		Altitude Point, Hampden Road	London	N8 0EH
	40	39		Altitude Point, Hampden Road	London	N8 0EH
	41	40		Altitude Point, Hampden Road	London	N8 0EH
6TH	42	47		Altitude Point, Hampden Road	London	N8 0EH
	43	42		Altitude Point, Hampden Road	London	N8 0EH
	44	43		Altitude Point, Hampden Road	London	N8 0EH
	45	44		Altitude Point, Hampden Road	London	N8 0EH
	46	45		Altitude Point, Hampden Road	London	N8 0EH
	47	46		Altitude Point, Hampden Road	London	N8 0EH
7TH	48	51		Altitude Point, Hampden Road	London	N8 0EH
	49	48		Altitude Point, Hampden Road	London	N8 0EH
	50	49		Altitude Point, Hampden Road	London	N8 0EH
	51	50		Altitude Point, Hampden Road	London	N8 0EH
8TH	52	55		Altitude Point, Hampden Road	London	N8 0EH
	53	52		Altitude Point, Hampden Road	London	N8 0EH
	54	53		Altitude Point, Hampden Road	London	N8 0EH
	55	54		Altitude Point, Hampden Road	London	N8 0EH
BLOCK A - Communal Entrance A3(Plots 56-119) Flats						
GRD						
1ST	56	60		Altitude Point, Hampden Road	London	N8 0EJ
	57	56		Altitude Point, Hampden Road	London	N8 0EJ
	58	57		Altitude Point, Hampden Road	London	N8 0EJ
	59	58		Altitude Point, Hampden Road	London	N8 0EJ
	60	59		Altitude Point, Hampden Road	London	N8 0EJ
2ND	61	65		Altitude Point, Hampden Road	London	N8 0EJ
	62	61		Altitude Point, Hampden Road	London	N8 0EJ
	63	62		Altitude Point, Hampden Road	London	N8 0EJ
	64	63		Altitude Point, Hampden Road	London	N8 0EJ
	65	64		Altitude Point, Hampden Road	London	N8 0EJ
3RD	66	70		Altitude Point, Hampden Road	London	N8 0EJ
	67	66		Altitude Point, Hampden Road	London	N8 0EJ
	68	67		Altitude Point, Hampden Road	London	N8 0EJ
	69	68		Altitude Point, Hampden Road	London	N8 0EJ
	70	69		Altitude Point, Hampden Road	London	N8 0EJ
4TH	71	75		Altitude Point, Hampden Road	London	N8 0EJ
	72	71		Altitude Point, Hampden Road	London	N8 0EJ
	73	72		Altitude Point, Hampden Road	London	N8 0EJ
	74	73		Altitude Point, Hampden Road	London	N8 0EJ
	75	74		Altitude Point, Hampden Road	London	N8 0EJ
5TH	76	80		Altitude Point, Hampden Road	London	N8 0EJ

	77	76		Altitude Point, Hampden Road	London	N8 0EJ
	78	77		Altitude Point, Hampden Road	London	N8 0EJ
	79	78		Altitude Point, Hampden Road	London	N8 0EJ
	80	79		Altitude Point, Hampden Road	London	N8 0EJ
6TH	81	85		Altitude Point, Hampden Road	London	N8 0EJ
	82	81		Altitude Point, Hampden Road	London	N8 0EJ
	83	82		Altitude Point, Hampden Road	London	N8 0EJ
	84	83		Altitude Point, Hampden Road	London	N8 0EJ
	85	84		Altitude Point, Hampden Road	London	N8 0EJ
7TH	86	90		Altitude Point, Hampden Road	London	N8 0EJ
	87	86		Altitude Point, Hampden Road	London	N8 0EJ
	88	87		Altitude Point, Hampden Road	London	N8 0EJ
	89	88		Altitude Point, Hampden Road	London	N8 0EJ
	90	89		Altitude Point, Hampden Road	London	N8 0EJ
8TH	91	95		Altitude Point, Hampden Road	London	N8 0EJ
	92	91		Altitude Point, Hampden Road	London	N8 0EJ
	93	92		Altitude Point, Hampden Road	London	N8 0EJ
	94	93		Altitude Point, Hampden Road	London	N8 0EJ
	95	94		Altitude Point, Hampden Road	London	N8 0EJ
9TH	96	101		Altitude Point, Hampden Road	London	N8 0EJ
	97	96		Altitude Point, Hampden Road	London	N8 0EJ
	98	97		Altitude Point, Hampden Road	London	N8 0EJ
	99	98		Altitude Point, Hampden Road	London	N8 0EJ
	100	99		Altitude Point, Hampden Road	London	N8 0EJ
	101	100		Altitude Point, Hampden Road	London	N8 0EJ
10TH	102	107		Altitude Point, Hampden Road	London	N8 0EJ
	103	102		Altitude Point, Hampden Road	London	N8 0EJ
	104	103		Altitude Point, Hampden Road	London	N8 0EJ
	105	104		Altitude Point, Hampden Road	London	N8 0EJ
	106	105		Altitude Point, Hampden Road	London	N8 0EJ
	107	106		Altitude Point, Hampden Road	London	N8 0EJ
11TH	108	111		Altitude Point, Hampden Road	London	N8 0EJ
	109	108		Altitude Point, Hampden Road	London	N8 0EJ
	110	109		Altitude Point, Hampden Road	London	N8 0EJ
	111	110		Altitude Point, Hampden Road	London	N8 0EJ
12TH	112	115		Altitude Point, Hampden Road	London	N8 0EJ
	113	112		Altitude Point, Hampden Road	London	N8 0EJ
	114	113		Altitude Point, Hampden Road	London	N8 0EJ
	115	114		Altitude Point, Hampden Road	London	N8 0EJ

13TH	116	119		Altitude Point, Hampden Road	London	N8 0EJ
	117	116		Altitude Point, Hampden Road	London	N8 0EJ
	118	117		Altitude Point, Hampden Road	London	N8 0EJ
	119	118		Altitude Point, Hampden Road	London	N8 0EJ
BLOCK A - COMMERCIAL UNIT						
GRD	1	Unit 1		Altitude Point, Hampden Road	London	N8 0EH
BLOCK B - Communal Entrance B1(Plots 120-142) Flats						
GRD	120	1		Magnus Heights, Hampden Road	London	N8 0EL
	121	2		Magnus Heights, Hampden Road	London	N8 0EL
1ST	122	7		Magnus Heights, Hampden Road	London	N8 0EL
	123	3		Magnus Heights, Hampden Road	London	N8 0EL
	124	4		Magnus Heights, Hampden Road	London	N8 0EL
	125	5		Magnus Heights, Hampden Road	London	N8 0EL
	126	6		Magnus Heights, Hampden Road	London	N8 0EL
2ND	127	12		Magnus Heights, Hampden Road	London	N8 0EL
	128	8		Magnus Heights, Hampden Road	London	N8 0EL
	129	9		Magnus Heights, Hampden Road	London	N8 0EL
	130	10		Magnus Heights, Hampden Road	London	N8 0EL
	131	11		Magnus Heights, Hampden Road	London	N8 0EL
3RD	132	17		Magnus Heights, Hampden Road	London	N8 0EL
	133	13		Magnus Heights, Hampden Road	London	N8 0EL
	134	14		Magnus Heights, Hampden Road	London	N8 0EL
	135	15		Magnus Heights, Hampden Road	London	N8 0EL
	136	16		Magnus Heights, Hampden Road	London	N8 0EL
4TH	137	19		Magnus Heights, Hampden Road	London	N8 0EL
	138	18		Magnus Heights, Hampden Road	London	N8 0EL
5TH	139	21		Magnus Heights, Hampden Road	London	N8 0EL
	140	20		Magnus Heights, Hampden Road	London	N8 0EL
6TH	141	23		Magnus Heights, Hampden	London	N8 0EL

				Road		
	142	22		Magnus Heights, Hampden Road	London	N8 0EL
BLOCK B - Communal Entrance B2(Plots 143-174) Flats						
GRD						
1ST	143	25		Magnus Heights, Hampden Road	London	N8 0EL
	144	26		Magnus Heights, Hampden Road	London	N8 0EL
	145	24		Magnus Heights, Hampden Road	London	N8 0EL
2ND	146	28		Magnus Heights, Hampden Road	London	N8 0EL
	147	29		Magnus Heights, Hampden Road	London	N8 0EL
	148	27		Magnus Heights, Hampden Road	London	N8 0EL
3RD	149	31		Magnus Heights, Hampden Road	London	N8 0EL
	150	32		Magnus Heights, Hampden Road	London	N8 0EL
	151	30		Magnus Heights, Hampden Road	London	N8 0EL
4TH	152	34		Magnus Heights, Hampden Road	London	N8 0EL
	153	35		Magnus Heights, Hampden Road	London	N8 0EL
	154	33		Magnus Heights, Hampden Road	London	N8 0EL
5TH	155	37		Magnus Heights, Hampden Road	London	N8 0EL
	156	38		Magnus Heights, Hampden Road	London	N8 0EL
	157	36		Magnus Heights, Hampden Road	London	N8 0EL
6TH	158	40		Magnus Heights, Hampden Road	London	N8 0EL
	159	41		Magnus Heights, Hampden Road	London	N8 0EL
	160	39		Magnus Heights, Hampden Road	London	N8 0EL
7TH	161	43		Magnus Heights, Hampden Road	London	N8 0EL
	162	44		Magnus Heights, Hampden Road	London	N8 0EL
	163	45		Magnus Heights, Hampden Road	London	N8 0EL
	164	46		Magnus Heights, Hampden Road	London	N8 0EL
	165	42		Magnus Heights, Hampden Road	London	N8 0EL

8TH	166	48		Magnus Heights, Hampden Road	London	N8 0EL
	167	49		Magnus Heights, Hampden Road	London	N8 0EL
	168	47		Magnus Heights, Hampden Road	London	N8 0EL
9TH	169	51		Magnus Heights, Hampden Road	London	N8 0EL
	170	52		Magnus Heights, Hampden Road	London	N8 0EL
	171	50		Magnus Heights, Hampden Road	London	N8 0EL
10TH	172	54		Magnus Heights, Hampden Road	London	N8 0EL
	173	55		Magnus Heights, Hampden Road	London	N8 0EL
	174	53		Magnus Heights, Hampden Road	London	N8 0EL
BLOCK B - COMMERCIAL UNIT						
GRD	1	Unit 1		Magnus Heights, Hampden Road	London	N8 0EL