1. **Site Address:** Crowndale House, Crowndale Road, Camden, London, NW1 1TP
2. **Project:** Cladding remediation to existing 6 storey block of flats
3. **Inspection Date:** 17/01/2025
4. **Weather:** Overcast
5. **Inspection Number:** 01
6. **Site Contact:** Ben Lockerby (GPF Lewis) – 07840 838 438
7. **Inspection Type:** External Wall Survey

8. Overview

This site inspection note summarises the findings of the site visit that was undertaken on the 17th January 2025. The purpose of the visit was to review the external wall construction. Walked over site with Ben Lockerby (GPF Lewis), Miles Lynch (Create Architects),

As the building contains residential sleeping accommodation with a topmost storey greater than 11m, but less than 18m from adjacent ground level, we understand that the building is to undergo cladding remediation due to combustible insulation and materials being present. An EWS1 form for the building has also been requested. Due to the residential nature of the building and the topmost storey being greater than 11m above adjacent ground level, any insulation and external finish forming part of the external walls of the building should achieve either A2-s1, d0 or A1 classification to fire when tested in accordance with BS EN 13501-1:2007+A1:2009.

Please note that the site inspections carried out by Marshall Fire in relation to the external walls do not guarantee that the overall scheme will meet the requirements of the Fire Strategy for the building(s), nor does it provide approval of the construction of other subcontractors/consultant's designs. The responsibility for compliance and workmanship remains with the main contractors, subcontractors and installers, and as such, we cannot be held accountable for any shortfalls in the standard of construction, as this will lie with the installer.

9. Summary

Attended site as requested by Ben Lockerby to review areas of steelwork structure that has been exposed within the external walls.

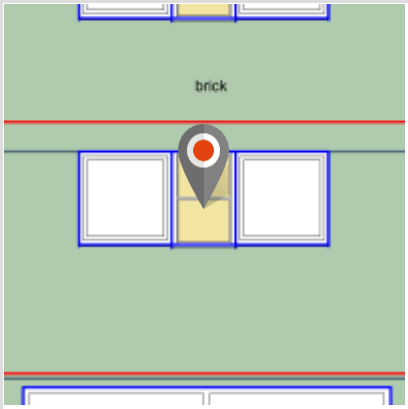
Witnessed 9 locations where opening up works had been carried out by the removal of brickwork and aluminium cladding panels between the 1st - 3rd floors. In all locations, fire protection does not appear to have been provided to the steel structure from within the cavity. It is currently unclear whether adequate fire protection has been provided from the inside of the building as no opening up works were carried out from inside. Further more, no cavity barriers were noted as being present to any location where opening up works had been carried out.

10. Conclusion

Recommend further investigation is carried out in multiple areas both from the inside and outside to allow for a more conclusive investigation to be carried out, which will allow for detailed architectural designs to be produced which incorporate the as-built detail.

Item: 1	**Location:** 1st Floor East Elevation Cladding In-Fill Between Windows

Layer: 704-CDA-XX-05-DR-A-21-0201-REV 06-EAST ELEVATION



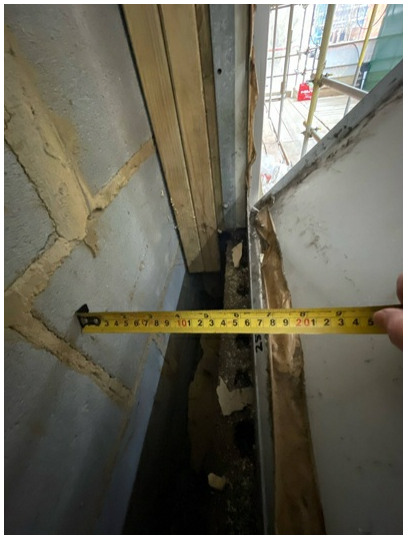
Status: Open

Comment: Opening made by removal of aluminium cladding panel revealing approx. 170mm cavity/void with blockwork inner skin. 2No. timber battens (~45mm thick) in place vertically to window jambs. Site agents advised that windows are fixed through to the timber battens, therefore it has been requested these remain in place - Agreed for timber battens to remain as the proposal is to close the area off with a form of cavity barrier (possibly 12mm cementitious board). Advised horizontal cavity barriers will also be required at the top and bottom to close the edge of the cavity (masonry inner leaf will require some remediation).

Photographic Evidence:

17/01/2025 11:41 AM

17/01/2025 11:41 AM

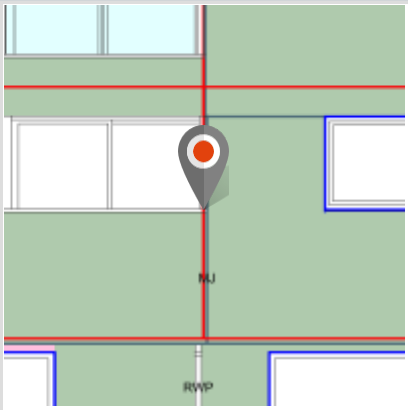


17/01/2025 11:42 AM

17/01/2025 11:42 AM

17/01/2025 11:42 AM

Item: 2	**Location:** 1st Floor East Elevation Balcony Parapet
Layer: 704-CDA-XX-05-DR-A-21-0201-REV 06-EAST ELEVATION	



Status: Open

Comment: Timber board is to be removed and replaced with A2 alternative. Proposed architectural detail appears satisfactory.

Photographic Evidence:

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17/01/2025 11:45 AM

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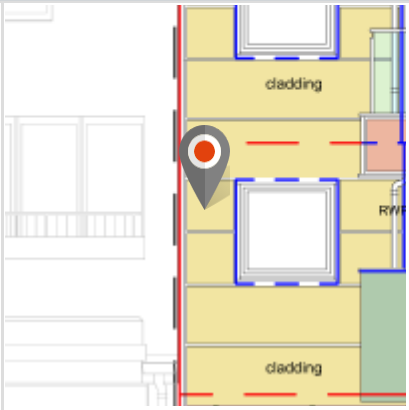
Item: 3	**Location:** 1st Floor South Elevation Cladding

Layer: 704-CDA-XX-05-DR-A-21-0200-REV 06-SOUTH ELEVATION



Status: Open

Comment: Opening made through the cladding showing 9mm plywood with breather membrane over. Vertical steel in place with partial fill mineral wool insulation within the web. 12mm white board (unknown product) present over the outer face of the steel (which has been cut to reveal internal build-up). Noted that void behind the white board appears to be free of insulation or vertical cavity barrier to the party wall line. White board also does not return down the steelwork.

Discussed fire protection to steelwork within the cavity. Advised that the exposed face of the steels should be provided, however received further comments from Building Control after the site visit that advised any steelwork (primary structure) should be provided with fire protection as this would be classed as a defect.

Fire protection to the steel structure is to be confirmed. Proposed details indicate partial fill mineral wool insulation to be installed (to replace all existing insulation), along with cavity barriers being installed to compartment wall/floor lines and around openings.

Photographic Evidence:

17/01/2025 11:51 AM

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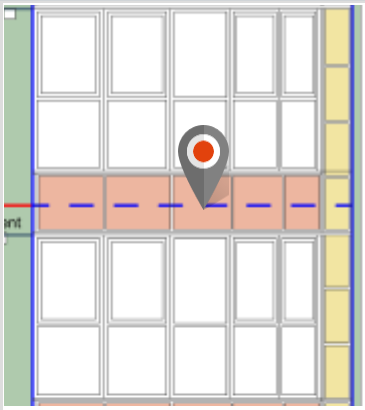
Item: 4	**Location:** 2nd Floor South Elevation Cladding Between Curtain Walling

Layer: 704-CDA-XX-05-DR-A-21-0200-REV 06-SOUTH ELEVATION



Status: Open

Comment: Cladding panel removed along the compartment floor line. Build-up appears to include grey breather membrane over 18mm plywood with approx. 140mm void behind. Partial fill mineral wool insulation present within the void sporadically located. No cavity barriers could be seen along the compartment floor zone or at the edges of the cavity/above or below the curtain walling system. Steelwork within the void also does not appear to have been provided with any fire protection within the cavity.

Fire protection to the steel structure is to be confirmed. Proposed details indicate partial fill mineral wool insulation to be installed (to replace all existing insulation), along with cavity barriers being installed to the compartment floor.

Photographic Evidence:

17/01/2025 12:14 PM

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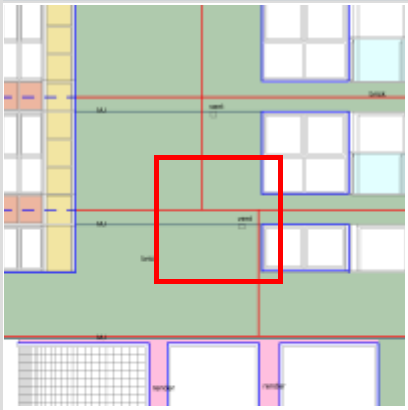
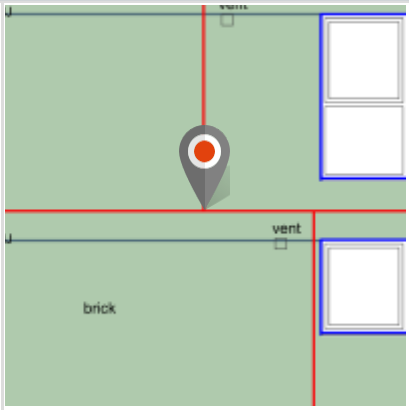
Item: 5	**Location:** 2nd Floor East Elevation Brickwork
Layer: 704-CDA-XX-05-DR-A-21-0201-REV 06-EAST ELEVATION	





Status: Open

Comment: Opening made through the removal of bricks revealing approx. 110mm cavity and a blockwork inner leaf. Steel I beam present horizontally across the top of the blockwork, with what appears to be a steel windpost present vertically. Neither steel appears to have any fire protection within the cavity, therefore presume suitable protection has been provided from the inside. Insulation within the cavity appears to be a mixture of partial fill mineral wool and PIR/Phenolic insulation.

No cavity barriers were visible to the compartment floor zone, however it is unclear whether the design of the masonry wall is in accordance with the recommendations of ADB diagram 8.2.

Fire protection to the steel structure is to be confirmed. Proposed details indicate partial fill mineral wool insulation to be installed (to replace all existing insulation), along with cavity barriers being installed to compartment wall/floor lines and around openings.

Photographic Evidence:

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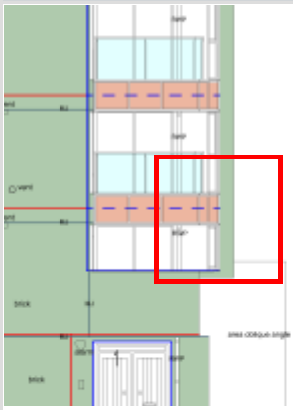
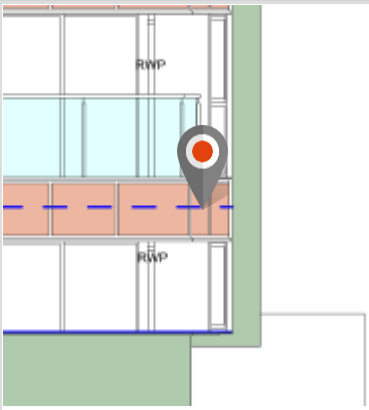
Item: 6	**Location:** 2nd Floor South Elevation Balcony
Layer: 704-CDA-XX-05-DR-A-21-0201-REV 06-EAST ELEVATION	





Status: Open

Comment: Cladding panel removed along the compartment floor line. Build-up appears to include grey breather membrane over 18mm plywood with approx. 160mm void behind. Partial fill mineral wool insulation present within the void sporadically located. No cavity barriers could be seen within the void. Steelwork within the void also does not appear to have been provided with any fire protection within the cavity.

Cavity barriers required vertically and within the cladding at the edge of the building line and horizontally to the compartment floor location between the windows. Balcony structure would not strictly require fire protection due to being external and is not classed as a compartment floor. Recommend this is reviewed with Building Control to confirm acceptability.

Recommend further opening up works are undertaken to assess full as-built scenario.

Photographic Evidence:

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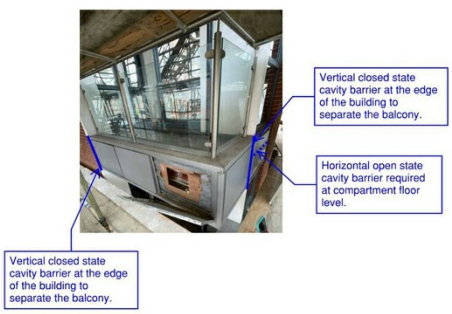
17/01/2025 12:39 PM



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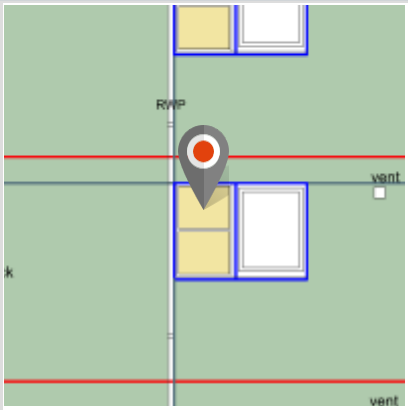
Item: 7	**Location:** 3rd Floor West Elevation Cladding to Window

Layer: 704-CDA-XX-05-DR-A-21-0202-REV 06-WEST ELEVATION



Status: Open

Comment: Opening made by the removal of 1x aluminium cladding panel revealing a grey breather membrane, approx. 190-200mm void, partial fill mineral wool and 100mm PIR insulation, ~12mm plywood and a blockwork inner skin. No cavity barriers could be seen at the edges of the cavity or around the window opening.

Recommend combustible insulation and plywood is removed and replaced with suitable alternatives that achieve a minimum classification to fire of Class A2-s1, d0 when tested in accordance with BS EN 13501-1. Cavity barriers are also to be installed around the window opening as per the proposed design.

Photographic Evidence:

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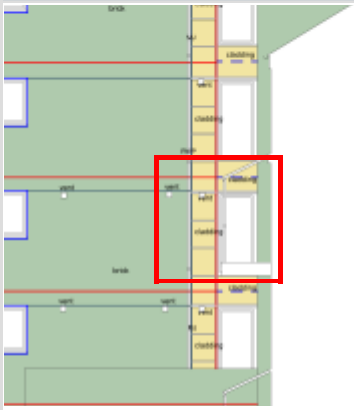
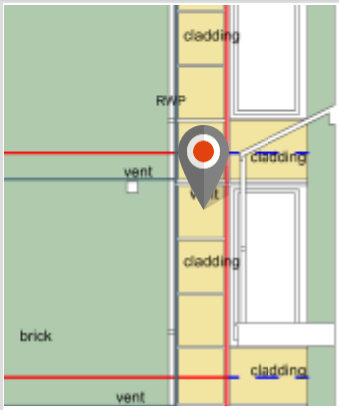
Item: 8	**Location:** 3rd Floor West Elevation Cladding Between Flat and Corridor

Layer: 704-CDA-XX-05-DR-A-21-0202-REV 06-WEST ELEVATION





Status: Open

Comment: Opening made by removal of an aluminium cladding panel revealing an empty void with steelwork and electrical cables present. Brickwork inner leaf present. No vertical compartmentation appears to be present between the corridor and the flat within the wall and likewise, no horizontal cavity barrier appears to be present to the slab level behind the cladding.

Phenolic/PIR insulation appears to be present behind the adjacent brickwork outer leaf.

Fire protection to the steel structure is to be confirmed. Proposed details indicate partial fill mineral wool insulation to be installed (to replace all existing insulation), along with cavity barriers being installed to compartment wall/floor lines and around openings.

Photographic Evidence:

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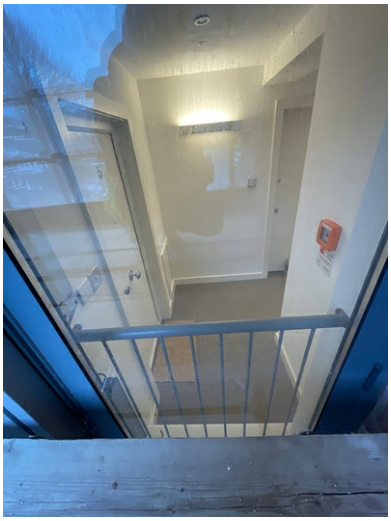
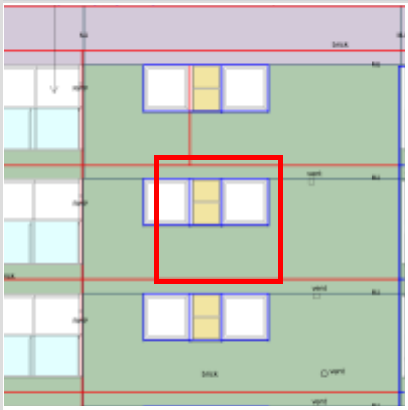
17/01/2025 01:06 PM

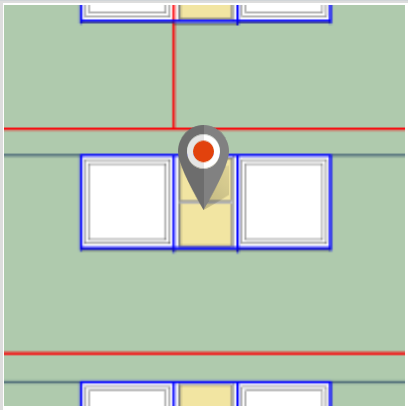


17/01/2025 01:06 PM

Item: 9	**Location:** 3rd Floor East Elevation Cladding In-Fill Between Windows

Layer: 704-CDA-XX-05-DR-A-21-0201-REV 06-EAST ELEVATION





Status: Open

Comment: Opening provided by removal of aluminium cladding panel revealing partial fill mineral wool/PIR insulation and blockwork inner leaf. Edges of the window frames appear to be present exposed within the cavity with no closer or cavity barriers present around the window.

Window frames can be seen. No fire protection or weather protection. Pir insulation present

Fire protection to the steel structure is to be confirmed. Proposed details indicate partial fill mineral wool insulation to be installed (to replace all existing insulation), along with cavity barriers being installed to compartment wall/floor lines and around openings.

Photographic Evidence:

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PLEASE NOTE:
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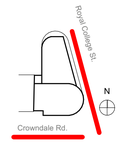
EAST ELEVATION



KEY

- Cavity Barrier 30min Integrity/15min Insulation
- Cavity Barrier 30min Integrity/15min Insulation OSCB (open state cavity barrier)
- Cavity Barrier around Windows and Doors 30min Integrity/15min Insulation
- Cavity Barrier around Windows and Openings 30min Integrity/15min Insulation OSCB (open state cavity barrier)
- Movement Joints
- WT 01 - Aluminium Rainscreen Cladding Panels
- WT 02 - Brickwork Wall with non-combustible partial-fill insulation
- WT 03 - Rendered Wall
- WT 04 - Balconies
- WT 05 - Metal Panels - Projecting Balconies (backing substrate unknown)
- WT 06 - Brickwork Wall with fire rated full-fill insulation to Parapet Wall

Note 1 - Brickwork
To ensure coordination with existing windows, balconies, and edges, brickwork setting out in both the vertical and horizontal directions should match existing. We would, therefore, request that the brickwork subcontractor record the setting out before demolition occurs.

Note 2- Services Penetrations
Services penetrations are to be protected and maintained operational and free from blockage during construction

Note 3- Rainwater Hoppers and Downpipes
Rainwater hoppers and downpipes are to be retained and replaced. It is acknowledged that they will need to be altered at times to facilitate the remedial works, but they should be maintained operational at all times.

Revision	Description	Drawn	Checked	Date
06	FOR TENDER	RS	ML	06/01/2025
05	FOR TENDER	RS	ML	23/12/2024
04	FOR TENDER	RS	ML	20/11/2024
03	REVISED DRAFT	MD	NC	19/02/2024
02	REVISED DRAFT	MD	NC	06/11/2023
01	FOR REVIEW	MD	NC	12/10/2023

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+44 207 021 0267 info@createdesign.org www.createdesign.org

CROWNDALE HOUSE
NW1 1TT

Client
Fairway Property Investments Ltd.

RE-CLADDING OF RESIDENTIAL BUILDING

ELEVATION MARKUPS

EAST ELEVATION

CDA Ref	Scale(s)	Original Paper Size
704	1:1, 1:50	A1

Drawing Number

Project	Originator	Volume	Level	Type	Role	Class	Number
704	CDA	XX	05	DR	A	21	0201

Revision	Revision Description
06	FOR TENDER

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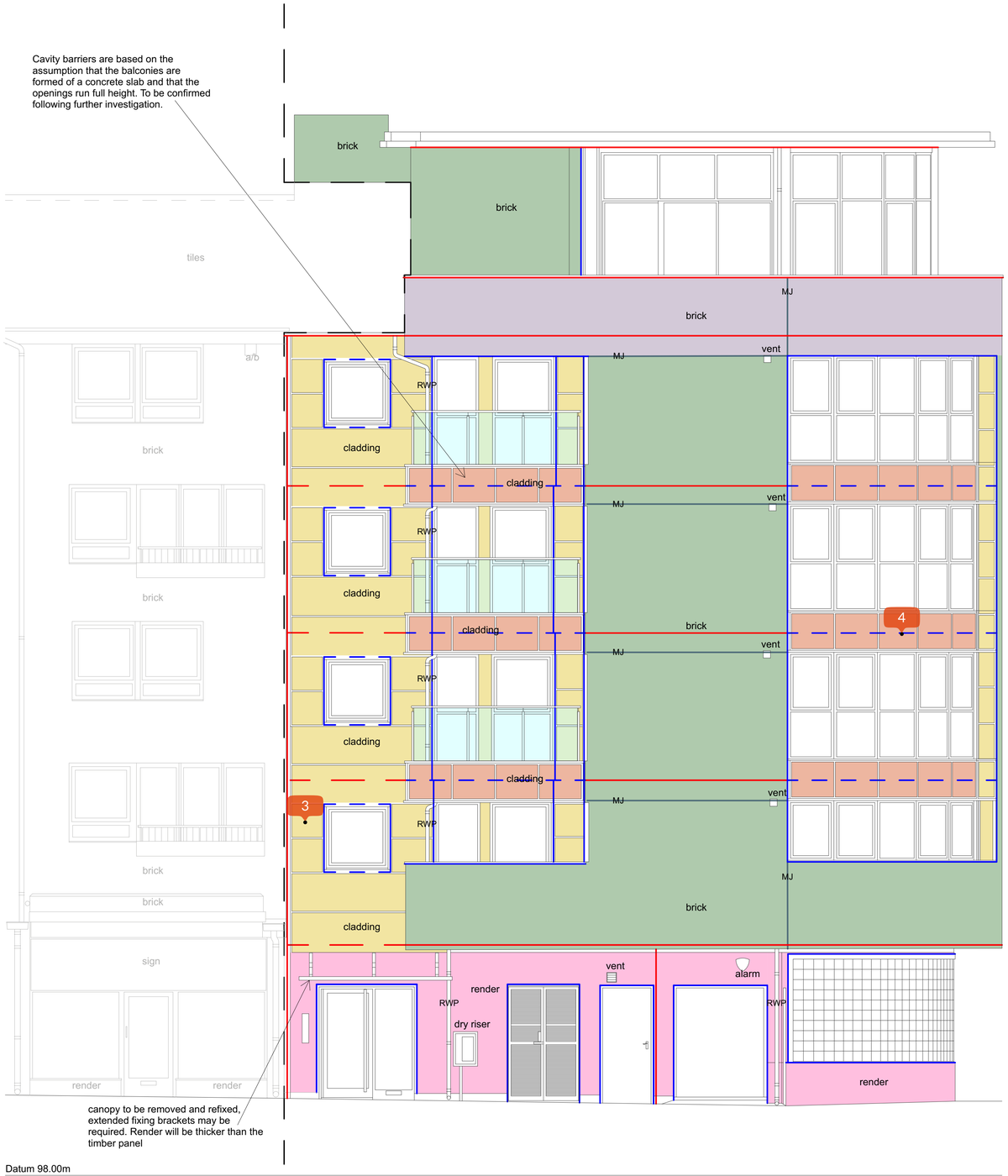
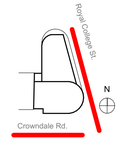


SOUTH ELEVATION



KEY

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- WT 05 - Metal Panels - Projecting Balconies (backing substrate unknown)
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CROWNDALE HOUSE
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Client
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RE-CLADDING OF RESIDENTIAL BUILDING

ELEVATION MARKUPS

SOUTH ELEVATION

CDA Ref	Scale(s)	Original Paper Size
704	1:50, 1:1	A1

Drawing Number

Project	Originator	Volume	Level	Type	Role	Class	Number
704	CDA	XX	05	DR	A	21	0200

Revision	Revision Description
06	FOR TENDER

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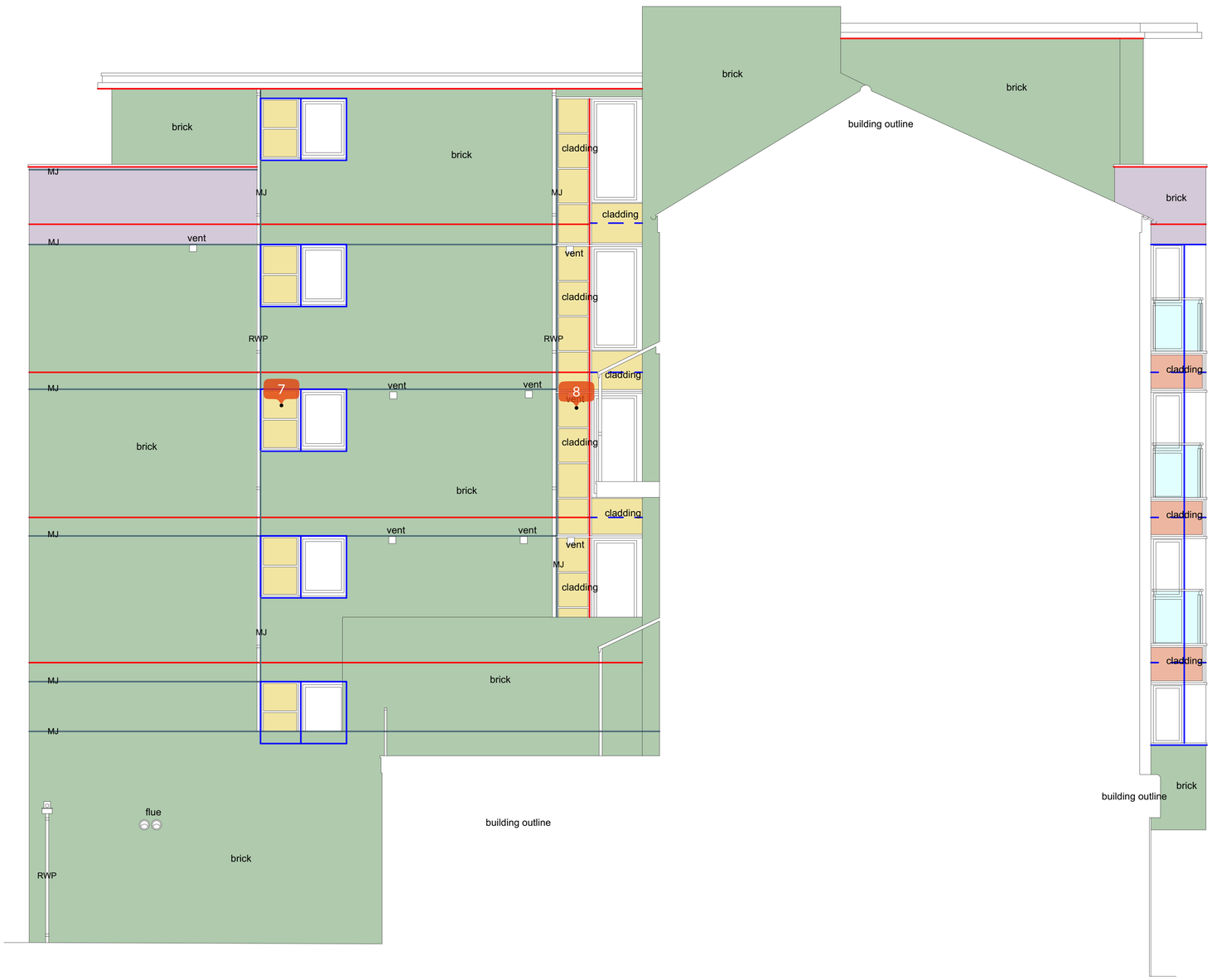
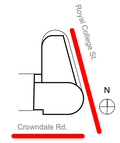


Datum 98.00m

WEST ELEVATION



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01	FOR REVIEW	MD	NC	12/10/2023

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Client
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RE-CLADDING OF RESIDENTIAL BUILDING
ELEVATION MARKUPS
WEST ELEVATION

CDA Ref	Scale(s)	Original Paper Size
704	1:1, 1:50	A1

Drawing Number

Project	Originator	Volume	Level	Type	Role	Class	Number
704	CDA	XX	05	DR	A	21	0202

Revision	Revision Description
06	FOR TENDER