



NENE VALLEY
FIRE & ACOUSTIC LTD.

FIRE STOPPING SURVEY



Site	26A Rowley Way
Address:	Camden NW8 0SQ
Customer:	Camden
Date:	18 Aug 2021

Report developed and implemented by:  **Boris**

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INTRODUCTION

A fire stopping compartmentation survey has been carried out to 26A Rowley Way by Nene Valley Fire & Acoustic Ltd on behalf of London Borough of Council.

26A Rowley Way is a type A3 (advised by LBC), these particular flats are layered over 3 different levels with the kitchen overlooking the ground floor lounge area. Firstly, the upper-level Kitchen riser was intrusively inspected and found to be of block construction and this riser continues vertically down to the lower ground bedroom, this riser can be accessed from within the bedroom at low level. We would recommend for fire stopping works to be carried out at floor slab level to prevent passage smoke/flame passing down/up from/to the undercroft. Recommend for these services to be fire stopped at perimeter levels of individual dwellings. Access may be possible from the undercroft to fire stop the breaches through the concrete ceiling breaching the flat floor slab. As access point is low may be beneficial completing fire stop from flat above to seal at 1st floor bedroom ceiling level.

Redundant hot air system pipes run along within horizontal floor level boxings and branch out in to flat risers.

Recommend for flat perimeter to be fire stopped at slab level to prevent passage smoke/flame to be able to breach void.

As kitchen area and lounge area are open plan and on the only escape route for the property. Recommend for fire doors and fire rated door head details to be installed. 3 doors. This particular flat has been done as was mulalley site office. Non-fire rated sliding doors separating kitchen to lounge, if entire area is contained these are aesthetic.



Toilet boxing panel was removed to reveal water feed pipe which branches from Bath water feed and breaches wall under bath.






The toilet waste pipe breaches the perimeter wall directly behind the toilet. Recommend for this to be fire stopped. Further investigation required as to where pipe breaches as may be easier to complete from other side due to tiling etc. Believe there may be a shared riser with flat adjacent. Bath panel was removed to reveal services breaching adjacent flat/void.



Recommend to fire stop all breaches. Breaches are to flat perimeter walls.





Recommend to fire stop all flat risers at perimeter slab levels, further investigation required to ascertain locations of all riser access points in different flat positions, so least openings would need to be made.



Please see photographic report below with further comments and recommendations.

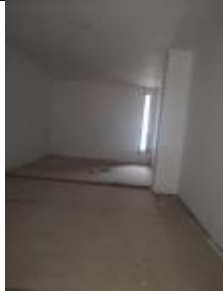

Seal Id	1		
Location	Floor 1 Kitchen	 	
Description of works	Intrusion made within kitchen boxing. To be found solid block substrate		




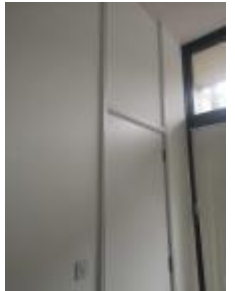
Seal Id	2		
Location	Lower Ground Floor 26a Bedroom2	    	
Description of works	Riser boxing had a metal access hatch. This was inspected to reveal services breaching floor leading car park undercroft and ceiling breaching to bedroom within flats top floor level. Recommend for these services to be fire stopped at perimeter levels of individual dwelling. Access may be possible from the undercroft to fire stop the breaches through the concrete ceiling breaching the flat floor slab. As access point is low may be beneficial completing fire stop from flat above to seal at 1st floor bedroom ceiling level.		





Seal Id	9	Before	After
Location	Lower Ground Floor 26a bedroom 1		
Description of works	Redundant hot air system pipes run along within horizontal floor level boxings and branch out in to flat risers. Recommend for flat perimeter to be fire stopped at slab level to prevent passage smoke/flame to be able to breach void.		




Seal Id	5	Before	After
Location	Lower Ground Floor 26a bedroom 1		
Description of works	Riser was accessed via metal access panel. Services within breaching floor and ceiling. Riser runs vertically entire length of all 3 storeys. Recommend to fire stop at perimeter levels of the flat. This may be easier to be done of undercroft and flat above, as there is no access to riser from within the first floor kitchen where the services breach the concrete slab to the flat above.		



Seal Id	8	Before	After
Location	Lower Ground Floor 26a w/c		
Description of works	Toilet waste pipe breaches perimeter wall. Recommend to fire stop.		



Seal Id	11	Before	After
Location	Ground Floor 26a lobby over head cupboard		
Description of works	Over head cupboard was inspected to reveal no breaches.		

Seal Id	10	Before	After
Location	Ground Floor 26a kitchen/lounge		
Description of works	As kitchen area and lounge area are open plan and on the only escape route for the property. Recommend for fire doors and fire rated door head details to be installed. 3 doors. This particular flat has been done as was mulalley site office. Non-fire rated sliding doors seperating kitchen to lounge, if entire area is contained these are aesthetic.		

Seal Id	4	Before	After
Location	Lower Ground Floor 26a bathroom		
Description of works	Toilet boxing panel was removed to reveal water feed pipe which branches from Bath water feed and breaches wall under bath. The toilet waste pipe breaches the perimeter wall directly behind the toilet. Recommend for this to be fire stopped. Further investigation required as to where pipe breaches as may be easier to complete from other side due to tiling etc. Believe there may be a shared riser with flat adjacent.		

Seal Id	3	Before	After
Location	Lower Ground Floor 26a bathroom		
Description of works	Bath panel was removed to reveal services breaching adjacent flat/void. Recommend to fire stop all breaches. Breaches are to flat perimeter walls.		

Seal Id	7	Before	After
Location	Lower Ground Floor 26a understairs cupboard		
Description of works	Recommend to fire stop breaches present to flat perimeter wall. Services from water tank.		

Seal Id	6	Before	After
Location	Lower Ground Floor 26a understairs cupboard		
Description of works	Ventilation ducting from adjacent wc and bathroom present within supalux boxing breaching concrete slab to undercroft (advised by mulalley site manager). Intrusion not made within newly installed supalux boxing. Recommend to fire stop from undercroft.		