



**Jonathan Wood Associates Ltd**  
Façade Consultants - Building Surveyors - Project Managers

**Nobel House**  
**4 Queensway, Redhill RH1 1TY**



**Façade Inspection Summary Report**

**On behalf of Y&Y Management**

July 2020

Revision 00

<b>Revision</b>	<b>Description</b>	<b>Issued by</b>	<b>Date</b>	<b>Checked</b>
00	Issued for information	JW	7/08/20	JW

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# Contents

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1	<b>Introduction</b>	<b>3</b>
2	<b>Terms of reference and assumptions</b>	<b>4</b>
3	<b>Summary of observations</b>	<b>5</b>
4	<b>Inspection photographs</b>	<b>9</b>

# 1 Introduction

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In accordance with the Ministry of Housing, Communities and Local Government (MHCLG) and part of our provision of consultancy services to Y & Y Management, JWA have been tasked in providing an appraisal of the existing façade installed at Nobel House, 4 Queensway, Redhill RH1 1TY mainly comprising of;

6 storey private residential building (comprised of the following façade elements);

The external façade is constructed from a combination of at least 8 types of façade material treatments, these are as follows;

*Thermally broken aluminium windows, shop fronts, curtain walling and louvres, high pressure laminate rainscreen cladding panels in various colours and style, composite metal rainscreen cladding, zinc cladding and fibrous/wooden deck soffits*

*Our primary focus was at Location Areas 1, 2 & 3 as access permitted*

In the absence of any existing design and or as-built information, we are unsure as to the age of the existing façade installation and or if a warranty is still in existence (this would be highly doubtful).

Based upon our experience and the characteristics observed, we believe that the façade is at least 10 years old?

Our appraisal is based upon the general terms and conditions set out within our fee proposal and as instructed 30<sup>th</sup> June 2020.

## 2 Terms of reference and assumptions

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JWA attended site on Thursday 30<sup>th</sup> July 2020 to undertake a visual inspection of the existing façade at Nobel House, 4 Queensway, Redhill RH1 1TY.

It should be noted that the content of this report is based upon our visual inspection of the areas specifically identified within this report, in the photographs and descriptions are a representative visual inspection and observation only.

The inspection was undertaken from ground level at Location Areas 1, 2 & 3, as access permitted.

Additionally, this site inspection report comments upon the visual condition and installation of the existing façade type identified within this report. It does not extend to include other performance items (e.g. structural, thermal, fire and acoustic performance).

This report advises on our findings from the inspection of the 30/07/2020 only, and we cannot be responsible for anything that may have occurred post inspection.

## 3 Summary of observations and recommendations

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### 3.1 Site inspection

JWA attended site on Thursday 30<sup>th</sup> July 2020 to undertake a visual inspection of the existing façade at Nobel House, 4 Queensway, Redhill RH1 1TY as requested and instructed by Y & Y Management, on behalf of the building owners.

The purpose of the inspection was to establish if the existing façade components incorporated within the main façade were constructed or manufactured from combustible materials by undertaking localised removal and or partially intrusive investigation where possible.

It should be noted that Approved Document B (of the current Building Regulations) states that a building with a storey 18m or more above ground level, any insulation, cladding product or material used in the wall construction should be of limited combustibility.

Our inspection commenced to Location Area 1, 2 & 3 respectively at adjoining gable end and front elevation of the property from ground floor level, in the presence of our Barry Jubb and the 2 qualified installation operatives in attendance.

Materials were partially removed during the inspection where possible, a small piece of composite metal rainscreen cladding was obtained from a discreet location, as appropriate for analysis and or testing purposes.

Although, wholesale sampling and total removal of cladding was not possible in all areas of the property, given the numerous material component elements, nature and sequence of the existing façade installation.

#### **Order of Inspection**

*\*Refer to Figures 1 to 21 in section 4 of this report.*

#### **Location Area 1 – Adjoining gable elevation**

In the absence of any available existing design and or as-built information, we can confirm that the manufacturers and or installers of the existing façade components we have inspected are generally unknown.

However, we can confirm the following observations as fact in respect of the façade material components and their construction as follows;

1. composite metal rainscreen cladding, it is highly likely that this is fabricated from now prohibited ACM material, product and system unknown, this is supported on aluminium rails and helping hand brackets, fixed back to a blockwork substrate, there was no visible insulation, fire-stops and or cavity barriers observed within the cladding zone in this location.

However, for the avoidance of doubt and based upon our extensive industry experience we, believe that the existing composite metal rainscreen is of the ACM variety.

#### **Location Area 2 – Main elevation**

The soffit at Location Area 2 is clad with fluted effect 'Timber' decking boards, which have been painted, these are supported on softwood battens which are fixed to the underside of the concrete slab above.

These battens help support the insulation applied to the face of the concrete slab-edge, we do not believe that the insulation is manufactured from correctly certified fire-stop material.

Unfortunately, it is not rigidly fixed to the slab edge, as you would expect with galvanised metal support fixings and a closure plate to ensure a compliant detail.

We believe the existing detail presents an immediate combustible material risk in its current condition, given the extensive reliance on the timber cladding, associated framework and lack of fire-stopping.

### **Location Area 3 – Main elevation**

Similar to a good majority of the façade on the property, the cladding product used at Location Area 3 is high pressure laminated board.

In this case we believe it was manufactured by Vivalda Ltd, who are an established façade industry system supplier.

We were fortunate enough to remove a sample board with product markings still visible to the rear board, which is a 10mm thick and possibly a Trespa type board, which will be of assistance moving forward to research the exact specification details for certain elements of the façade.

Again, in a similar vein to our discovery at Location 2, the cladding is fixed back to softwood battens but these are supported on a blockwork wall, which is sheathed in a 'House-wrap' breather membrane.

We can confirm that there was no visible insulation, fire-stops and or cavity barriers observed within the cladding zone in this location.

We believe that the existing detail presents an immediate combustible material risk in its current condition, given the extensive reliance on the timber in the associated framework and lack of fire-stopping.

In the consolidated government advice (MHCLG Consolidated Advice) it is the expert's opinion that the removal and replacement of combustible materials used in the pertinent façade construction is the clearest way to prevent external fire spread and therefore to meet the intention of the Building Regulations requirements this occur as soon as practicable.

*\*Please note* - Where observed, due to access restrictions and the generic configuration of the façade design we were unable to obtain any evidence that fire-breaks have been incorporated into the original façade design strategy.

***Thereafter, in summary***

Taking this into account the above commentary we can confirm the following;

In particular the sample of the composite metal rainscreen cladding removed and observed at *Location Area 1*, dialogue has commenced with our preferred testing house to undertake material analysis and reaffirm our belief that the panel is combustible ACM.

This is undertaken under the confines of BS EN ISO 1716: 2018.

The outcome of which will be advised when testing has commenced and the results are available, JWA will keep the client informed of the progress throughout this process.

However, in any event we must expressly qualify, that the only way to rule this out with 100% certainty is to undertake a fully independent retrospective BS 8414 fire test of the respective and or entire façade build-up.

Further discussion and clarity will be required in respect of the cladding observed at *Location Area 2 & 3*, as appropriate, given that these elements are potential combustible material risks as referred in the order of inspection section of this report.

The building owner should give this serious consideration to future proof the building façade moving forward.

During this time, we recommend that you carefully consider retaining us to assist you further with elaborating on an expanded full scope and schedule of work and or further inspection as necessary elsewhere on the property.



## 4 Inspection photographs

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Figure 1 – Main elevation



Figure 2 – Main elevation – Inspection Location Area 2



Figure 3 – Main elevation – Inspection Location Area 1



Figure 4 – Rear elevation



Figure 5 - Rear elevation



Figure 6 – Main elevation



**Figure 7 – Main elevation – Inspection Location Area 3**



**Figure 8 – Inspection Area 1 – existing composite metal rainscreen cladding (ACM) at junction between SG curtain walling and tiled masonry.**





**Figure 9 – Inspection Area 1 - existing composite metal rainscreen cladding (ACM) at junction between SG curtain walling and tiled masonry, exposing blockwork substrate behind.**



**Figure 10 – Inspection Area 1 - existing composite metal rainscreen cladding (ACM).**



**Figure 11 – Inspection Area 1 - existing composite metal rainscreen cladding (ACM) at junction between SG curtain walling and tiled masonry, exposing blockwork substrate behind.**



**Figure 12 – Inspection Area 1 - existing composite metal rainscreen cladding (ACM) at junction between SG curtain walling and tiled masonry, exposing blockwork substrate behind. Note there is no evidence of insulation and or fire-stopping within the cladding zone.**



**Figure 13 – Inspection Area 1 - existing composite metal rainscreen cladding (ACM) aperture at junction between SG curtain walling and tiled masonry, exposing blockwork substrate behind. Note there is no evidence of insulation and or fire-stopping within the cladding zone.**



**Figure 14 – Inspection Area 2**



**Figure 15 – Inspection Area 2 – removal of existing fluted timber decking board to soffit.**



**Figure 16 – Inspection Area 2 - removal of existing fluted timber decking board to soffit.**





**Figure 17 – Inspection Area 2 - removal of existing fluted timber decking board to soffit fixed on softwood battens, revealing existing insulation to concrete slab edge above.**



Figure 18 – Inspection Area 3



Figure 19 – Inspection Area 3 – removal of existing high pressure laminated board cladding

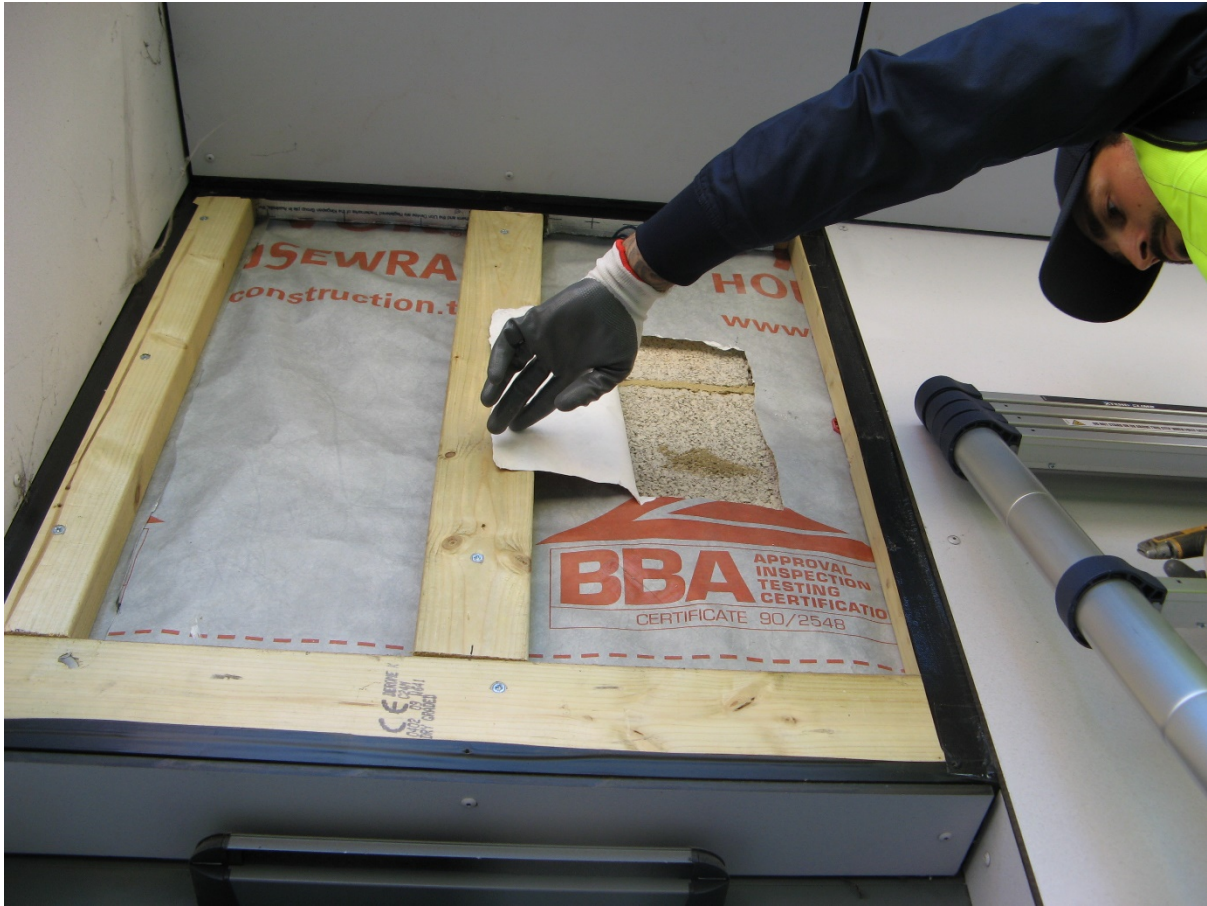


Figure 20 – Inspection Area 3



Figure 21 – Inspection Area 3

This concludes our report – The End

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