

Document Version 3
Survey Date 04/11/2024
Suggested Review Date 04/11/2029

EXTERNAL WALL SURVEY

LANCASTER HOUSE

Lancaster House
Oldbury Road
Oldbury
West Midlands
B65 0QE

This report must be retained on the premises for inspection by statutory authorities.
Management is responsible for actions required in this report and should brief all staff on the report's findings.

Enforcement Officers are requested to note that this document is designed to inform the Lessee Tenant Manager of the existing Fire Safety Arrangements and any Significant Findings. Issues relating to the control and management of fire safety management for fire safety measures can be found in in-house documents such as:

Fire Policy and Testing and Maintenance records

Table of Contents

Cover Page	1
Table of Contents	2
Summary	3
Abbreviation/ Term Definition	5
Terms of Reference	6
Asset Information	8
Aerial Perspective: Lancaster House	13
Elevations	14
Inspections	15
Inspection: GMTNJF	17
Inspection: J766CE	19
Inspection: QM6QF9	21
Inspection: 2J1W1C	23
Inspection: PQP523	24
Inspection: I1SIWP	25
Inspection: YM8IH6	27
Inspection: CPD5K5	29
Inspection: GDD9AZ	31
Inspection: 4ST7PZ	33
Attachments & Balconies	34
Attachment: Cantilever Balcony (KU7X3S)	35
Attachment: Inset Balcony (NYVKYB)	36
Attachment: Brise Soleil (JD4G5D)	37
External Windows	38
External Window: Top, Mid, Side Hung Casements (PCGT8Y)	39
External Doors	40
External Door: Single Leaf Entrance Doors (4NQ3MR)	41
Plans & Elevations	42
Photos	44

Summary

External Wall Survey

Assessment and Certificate Reference

RB-FT9CSR

Assessed On, By

04/11/2024,

Alex Dodd EngTech MinstRE (Lead Facade Consultant)

Douglas Murray (Building Safety Consultant)

(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Produced For the Responsible Person

Sandwell Metropolitan Borough Council

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Recommended Review Date

04/11/2029

Assessed Property

Property Name

Lancaster House

Property Reference

RB-XXC6EV

Address

Lancaster House

Oldbury Road

Oldbury

West Midlands

B65 0QE

Assessing Organisation

Firntec Ltd

4a Darklake View, Estover, Plymouth, Devon, PL6 7TL

0345 646 1566 — www.firntec.com

Assessor Remarks

Lancaster House was developed by the builders Kendrick circa 1962 and it's formed from reinforced concrete with traditional cavity brick walls. The block is 10 floor levels and offers accommodation for 110 individual self contained flats.

The present day authority is Sandwell Metropolitan Borough Council.

The structure is of reinforced concrete frame with reinforced staircores, lift core, floor slabs and foundations. The external walls are formed from a hand laid brick outer leaf and an internal leaf of concrete blockwork with projecting balconies on all occupied floors.

Cladding systems and other improvement work has been undertaken to this building and the work focused on external refurbishments included energy efficiency improvements and environmental works comprising of insulated cladding, replacement windows and balcony doors, glazed enclosure to the ground floor atrium, new front entrance porches.

This report has been prepared for Sandwell Metropolitan Borough Council by Firntec Ltd Building Compliance.

This survey has included consideration of the following pieces of legislation and other guidance relevant at the time of reporting:

The RRO (FSO) 2005

The Fire Safety Act 2021

The Building Safety Act 2022

Approved Document B of building regulations 2010

This report was prepared by Douglas Murray (BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA) who is a Building Surveyor with 25 years of fire related and construction experience in both new build and refurbishment projects on behalf of Firntec Ltd. Douglas is a member of the Royal Institute of Chartered Surveyors, the Institute of Fire Engineers, the Fire Protection Association, and an ABBE qualified Fire Risk Assessor. Douglas has specialised within Fire Safety and cladding investigations for eight years and has held senior posts with London and nationally based Registered Social Landlords. Douglas advises on and produces Building Safety Case Reports and has taken the lead for various clients securing, quality checking and completing Type 1-4 Fire Risk Assessments, completing Fire Risk Assessments of External Walls (FRAEW), leading on Intrusive investigative surveys, and preparing fire strategy documents. Part of the work Douglas completes, supports and evidence claims brought forward under the Defective Premises Act in the context of non-compliance and fire safety defects within multi occupancy buildings.

Abbreviation/ Term Definition

- **ACM** Aluminium Composite Material
- **ADB** Approved Document B
- **AOV** Automatic Opening Vent
- **BSA** Building Safety Act
- **Cavity Barrier** Product used to close or separate a concealed space to restrict fire and smoke
- **Close State Cavity Barrier** Cavity Barrier designed to be fitted under compression/friction between inner and outer surfaces of a cavity to seal it
- **Open State Cavity Barrier** Cavity Barrier that is open to allow ventilation/drainage of cavity in open state but closes when a developing fire occurs (e.g., intumescent strip)
- **Combustible** Not classified as A1 OR A2 in accordance with BS EN 13501-1: 2018, and not meeting definitions of non-combustible or limited combustibility
- **Compartmentation** Subdivision of building by fire resisting walls and/or floors for limiting fire spread
- **EPS** Expanded Polystyrene
- **EWS1** External Wall System Fire Valuation Form
- **FB** Fire Barrier - Separating element with fire integrity for a specific time
- **Fire Stop** Barrier seal to close an imperfect fit in design between elements of components to stop the spread of fire
- **FRAEW** Fire Risk Appraisal of External Walls
- **FRA** Fire Risk Assessment
- **FRS** Fire and Rescue Services
- **FSA** Fire Safety Act
- **HPL** High Pressure Laminate
- **HRR** Heat Release Rate
- **MDF** Medium Density Fibre Board (a type of manufactured timber)
- **PIR** Polyisocyanurate Rigid Foam
- **PUR** Polyurethane Foam
- **RP** Responsible Person
- **RRFSO** Regulatory Reform (Fire Safety) Order
- **SFS** Steel Framing System
- **SIB** Secure Information Box # Overview

Terms of Reference

Overview

Firntec have been instructed by the client to undertake an intrusive inspection of the external walls, attachments, windows and doors to the appointed building as addressed on the cover page.

The purpose of the report is to identify the construction, make-up and materials used within each external wall type and attachment on the building as required under the Fire Safety Act 2021.

Scope of Works

The client has requested Firntec to undertake an intrusive inspection of the external walls, attachments, windows and doors.

The purpose of this survey report is to assess the external walls and attachments construction to identify the materials used, installation method, presence of any cavity barriers or fire stopping and the configuration on the building.

For any identified materials within the construction of the sample, a euro-classification rating in accordance with BS EN 13501-1 will be assigned where applicable.

Within the findings of each wall type and attachment, where applicable, detailed comments will be provided on the findings, with reference to quality of workmanship or other identified factors within the construction.

The intent of the report is not to assign any level of risk, conclusion or recommendations, but should it be identified during the intrusive investigation that there is an immediate risk to life safety, interim measures may be recommended.

Limitations

The inspection of any external wall types or attachments are undertaken by the defined terms as described in Approved Document B:

- External Wall: Includes all of the following.
 - Anything located within any space forming part of the wall.
 - Any decoration or other finish applied to any external (but not internal) surface forming part of the wall.
 - Any windows and doors in the wall.
 - Any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance
- Specific Attachment Includes any of the following.
 - A balcony attached to an external wall.
 - A device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall.
 - A solar panel attached to an external wall.

The findings within the report will not state any areas of compliance with advisory sub-clauses of the relevant Approved Document B, nor does it aim to guarantee compliance with the mandatory clause of B4(1) and our comments cannot be interpreted as such.

We endeavour to undertake intrusive inspections at various elevations and varying heights, however, this may not always be achievable due to mitigating factors out of our control such as access or weather conditions.

The findings of the investigation are limited to each precise inspection location and cannot be used to confirm absolute consistency of the façade in its entirety.

The manufacturer of a product cannot be confirmed with absolute certainty unless the sampled materials carry the product branding inclusive of the product number.

Where product branding is absent or ambiguous, we will where provided, refer to as-built drawings and

specification contained in the O&M manuals, However, this does not guarantee or confirm the products used in construction.

Assumptions

It is understood that the absence of evidence, is not evidence of the absence; therefore, Where a products branding is absent we will use our professional engineering judgment, and any assumptions made with regards to the materials combustibility should be submitted for further testing to verify this.

It has been assumed that documentation regarding the buildings fire safety, fire strategy, construction details and O&M manuals have been provided for our reference within the report.

Outcomes

The findings within this report do not assign any level of risk, conclusion or recommendations, nor does it confirm any compliance with applicable building regulations at the time of construction.

The findings of this report may form part of the gathered information to form such reports as:

- PAS9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice or;
- External Wall Compliance at Time of Construction Report.

If during the intrusive survey any ACM is identified to be present, this will be reflected within the report and evidence requested to determine its calorific value, if this evidence is not available a request of sample testing may be recommended separate to this report.

Asset Information

Client Name

Sandwell Metropolitan Borough Council

Client Address

Sandwell Council House
Freeth Street PO Box 2374
Oldbury
B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not Required

Contact Details

As provided by client

Fire Alarm System

Within Flats

Smoke alarms are installed to a minimum LD3 standard (hallway only).

Some flats have LD1 installations (all rooms except bathrooms).

Sampled flats and standards:

LD1: Flats 36, 102

LD3: Flats 87, 88, 91, 94, 96, 101

Communal Areas

No communal fire alarm system in corridors, lobbies, or stairwells.

Reason: The building operates under a Stay Put – Unless evacuation strategy.

Avoidance of vandalism and false alarms.

Supported by compartmentation and AOVs.

Dedicated Alarm Systems (Isolated Zones)

Community Room (1st floor):

Independent fire alarm system.

Weekly tested and serviced every 6 months.

Control panel located inside the room entrance.

Server Room (Lower Ground):

Independent fire alarm system.

Remotely monitored.

Alarm panel just inside entrance.

Serviced every 6 months.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Emergency lighting appears to conform to the requirements of BS5266-1 design standard. The system appears to provide adequate coverage and be in good working order (indicator lights active on luminaires). Luminaires appear

to be correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

Portable Fire Fighting Equipment installed within staff only / Restricted areas of the building

Portable Fire Fighting Equipment

Extinguisher equipment is installed within staff only / Restricted access areas of the building.

Smoke Control

Natural smoke control

Smoke Control

Automatic Opening Vents (AOVs) throughout:

Locations: Stairwells, atrium, corridors (1st–10th floors), wing corridors.

Override switches at: Ground floor lobby & each 10th floor landing

Maintained and tested biannually in line with BS 7346.

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A suppression system is installed within high risk areas such as the refuse/bin store

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Dry riser outlets were located on each floor within the firefighting lobby area, ensuring accessible water supply for firefighting operations. This placement allows for efficient connection of firefighting hoses, providing vital water access to emergency services during fire incidents across all floor levels.

Access for fire-fighting vehicles

Adequate access for firefighting vehicles

NOTE This is where access is possible in line with benchmark guidance on access for firefighting vehicles from Approved Document B, taking into account the size of the building (floor area), height of the building and whether fire mains are present in the building.

Fire Hydrant Location/ Water Supply

Nearest Public Hydrant

A public fire hydrant is located directly outside the building.

Positioned adjacent to the front elevation, near the main entrance.

Considered easily accessible to fire and rescue services.

Visibility and markings were confirmed as clear during the assessment.

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

A proprietary steel SIB is fitted within the main entrance lobby

Signage

Appropriate signage installed throughout premises

Signage

Good standard of signs was found for wayfinding, fire door, floor level and advisory notices

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

Lancaster was developed circa 1962

Building Height

From lowest point at ground to the upper most finished floor, Lancaster is approximately 35 metres in height

Approx Floor Area Per Floor

The approximate footprint of Lancaster is 600m2

Number of Storeys (Ground and above)

Lancaster is 10 storeys including ground

Number of Basement Levels

There is a lower ground floor level which leads to a rear car park

Number of Flats

Lancaster caters for 110 self contained flats

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction which has had refurbishment works including UPVC windows, insulation and render facade over the existing facade.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

Cement board with render finish over mineral wool insulation, terracotta tiles over mineral wool insulation, HPL/ other composite over glasswool insulation.

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

220

Residents (Extended)

Assumed to be two residents per flat (Exact numbers not known)

People With Reduced Mobility

Other

People with Reduced Mobility (Extended)

General Needs - No information however, General Needs premises so occupants are typical of the general population

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are sufficient fire exits from the premises of suitable width and within acceptable travel distances. These will allow all persons in the premises to evacuate safely in the event of fire. Emergency exits open outwards in escape direction.

Number Of Internal Escape Stairs

The building is provided with two escape stairs

Number Of Final Exits

The building is provided with four individual escape exits

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

No

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

Current Evacuation Strategy for the property considered appropriate?

Yes

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Lancaster House

Aerial image of the building and surrounding area



Elevations

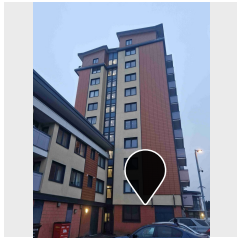
Photo	Name	No. of Storeys
 A photograph of the East Elevation of Lancaster House, a multi-story building with a mix of brick and lighter-colored panels. A small white box with the number '1' is in the top right corner of the photo.	East Elevation	10 Storeys
 A photograph of the South Elevation of Lancaster House, showing a tall, narrow section of the building with many windows. A small white box with the number '2' is in the top right corner of the photo.	South Elevation	10 Storeys
 A photograph of the West Elevation of Lancaster House, showing a wider view of the building's facade. A small white box with the number '3' is in the top right corner of the photo.	West Elevation	10 Storeys

Inspections

Elevation Location

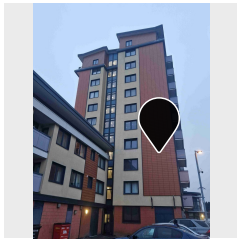
Inspection

Elements



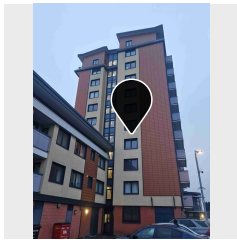
Inspection: GMTNJF
South Elevation
Compartment Floor

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)



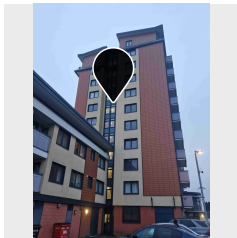
Inspection: J766CE
South Elevation
Compartment Floor

- Surface Finish (Terracotta Tile)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)



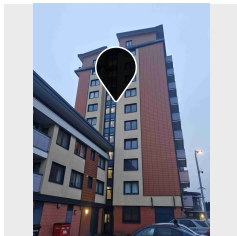
Inspection: QM6QF9
South Elevation
Compartment Floor

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall)



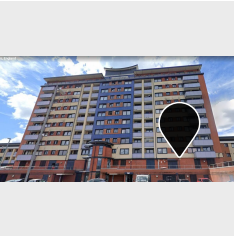
Inspection: 2J1W1C
South Elevation
Compartment Floor

- Inner Leaf Support (Backing Wall) (Original brickwork)



Inspection: PQP523
South Elevation
Compartment Floor and Vertical
Compartment Junction

- Inner Leaf Support (Backing Wall) (Original brickwork)

Elevation Location	Inspection	Elements
	Inspection: I1SIWP East Elevation Compartment Floor and Vertical Compartment Junction	• Surface Finish (Cement board on timber frame over glass wool insulation) • Insulation (Glass Wool) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: YM8IH6 East Elevation Compartment Floor and Vertical Compartment Junction	• Surface Finish (Terracotta Tile) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: CPD5K5 East Elevation Compartment Floor and Vertical Compartment Junction	• Surface Finish (Terracotta Tile) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: GDD9AZ East Elevation Compartment Floor and Vertical Compartment Junction	• Surface Finish (Composite planking of unknown origin) • Cavity • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: 4ST7PZ East Elevation Compartment Floor and Vertical Compartment Junction	• Surface Finish (Render) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)

Inspection: GMTNJF

Elevation • Location
South Elevation • Compartment Floor



Name/Summary

Wall Type 1 - render over mineral wool insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: J766CE

Elevation • Location
South Elevation • Compartment Floor



Name/Summary

Wall Type 2 - Terracotta over mineral wool

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Terracotta Tile		A1 - Non-Combustible
Cavity	30mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

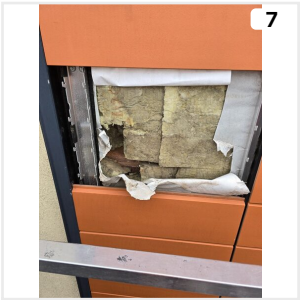
Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: QM6QF9

Elevation • Location
South Elevation • Compartment Floor



Name/Summary

Wall Type 1 - render over mineral wool

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm			A1 - Non-Combustible

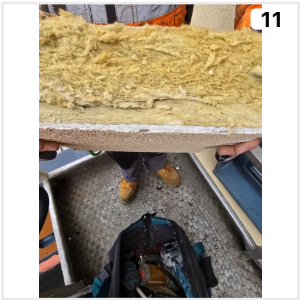
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 2J1W1C

Elevation • Location
South Elevation • Compartment Floor



Name/Summary

Wall Type 3 - curtain wall/glazing

Description

The curtain wall frame has been installed over original brickwork and finished internally with sealed window ledges and plaster, it was not possible to remove external spandrel panels.

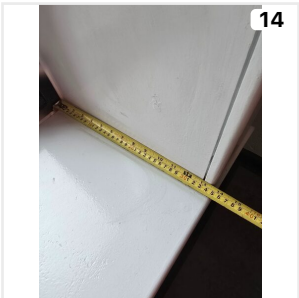
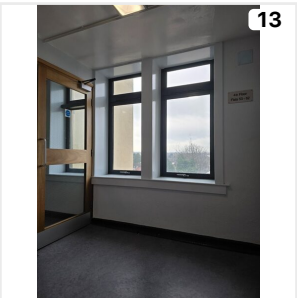
Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Inner Leaf Support (Backing Wall)	300mm	Original brickwork	13, 14	A1 - Non-Combustible

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Inspection: PQP523

Elevation • Location
South Elevation • Compartment Floor and Vertical Compartment Junction



Name/Summary

Wall Type 3 curtain wall glazing

Description

The curtain wall frame has been installed over original brickwork and finished internally with sealed window ledges and plaster, it was not possible to remove external spandrel panels.

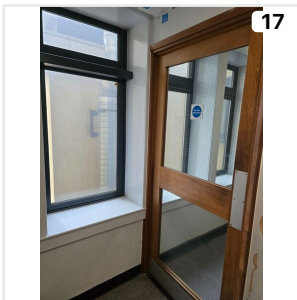
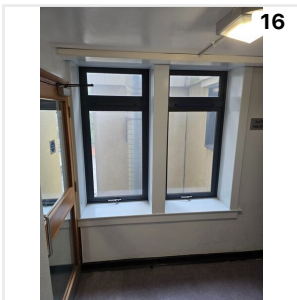
Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Inner Leaf Support (Backing Wall)	300mm	Original brickwork		A1 - Non-Combustible

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: I1SIWP

Elevation • Location
East Elevation • Compartment Floor and Vertical Compartment Junction



Name/Summary

Wall Type 1 - cement board with render finish over mineral wool insulation

Description

No external cavity. The internal void is filled with insulation however the wall finish is attached to the backing wall via timber frame

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	9mm	Cement board on timber frame over glass wool insulation		A2 - Limited Combustibility
Insulation	100mm	Glass Wool		A2 - Limited Combustibility
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

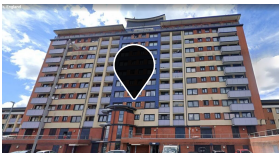
Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: YM8IH6

Elevation • Location
East Elevation • Compartment Floor and Vertical Compartment Junction



Name/Summary

Wall Type 2 Terracotta over mineral wool insulation

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Terracotta Tile		A1 - Non-Combustible
Cavity	30mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

None

Floor Slab

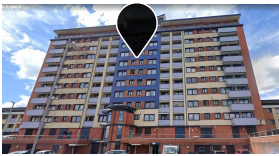
Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: CPD5K5

Elevation • Location
East Elevation • Compartment Floor and Vertical Compartment Junction



Name/Summary

Wall Type 2 - Terracotta tile over mineral wool insulation

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Terracotta Tile		A1 - Non-Combustible
Cavity	30mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

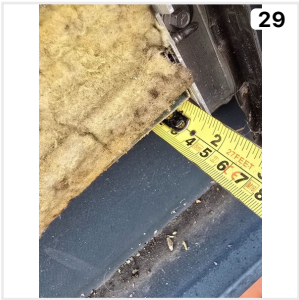
Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: GDD9AZ

Elevation • Location
East Elevation • Compartment Floor and Vertical Compartment Junction



Name/Summary

Wall Type 3 - composite planking

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	9mm	Composite planking of unknown origin Material Brand: Unknown		
Cavity	45mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

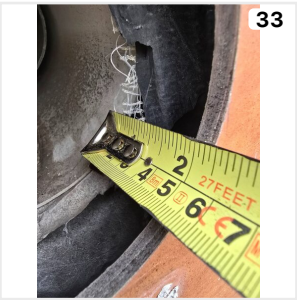
Cavity Barriers

None

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 4ST7PZ

Elevation • Location
East Elevation • Compartment Floor and Vertical Compartment Junction



Name/Summary

Wall Type 1 - render over mineral wool

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Attachments & Balconies

Photo

Attachment



Cantilever Balcony (KU7X3S)

Configuration: Stacked

Size: Private balcony spanning only a single compartment



Inset Balcony (NYVKYB)

Configuration: Stacked

Size: Private balcony spanning only a single compartment



Brise Soleil (JD4G5D)

Size: Spans multiple compartments

Attachment: Cantilever Balcony

Attachment Reference
KU7X3S

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Decking & Supports

Concrete

Handrail

Steel

Balustrade

HPL

Soffit

Concrete

Photos



Attachment: Inset Balcony

Attachment Reference
NYVKYB

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Decking & Supports

Concrete

Handrail

Steel

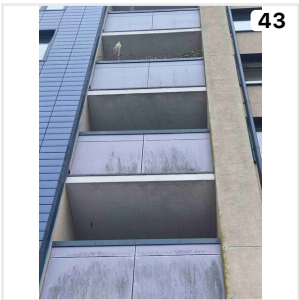
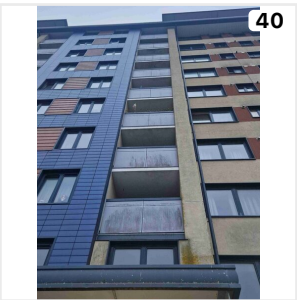
Balustrade

HPL

Soffit

Concrete

Photos



Attachment: Brise Soleil

Attachment Reference
JD4G5D

Details

Size

Spans multiple compartments

Framework/Structure

Steel

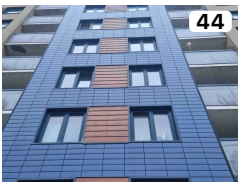
Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (PCGT8Y)

External Window: Top, Mid, Side Hung Casements

External Window Reference
PCGT8Y

Details

Surface Material

Aluminium

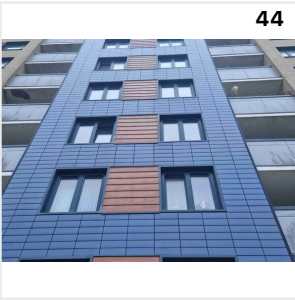
Frame Material

Timber

Infill / Panel Material

Toughened Glass

Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (4NQ3MR)

External Door: Single Leaf Entrance Doors

External Door Reference
4NQ3MR

Details

Surface Material

Steel

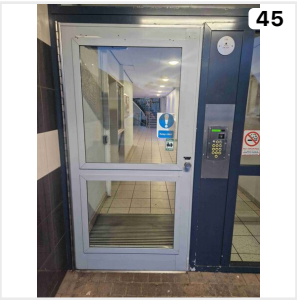
Frame Material

Steel

Infill / Panel Material

Toughened Glass

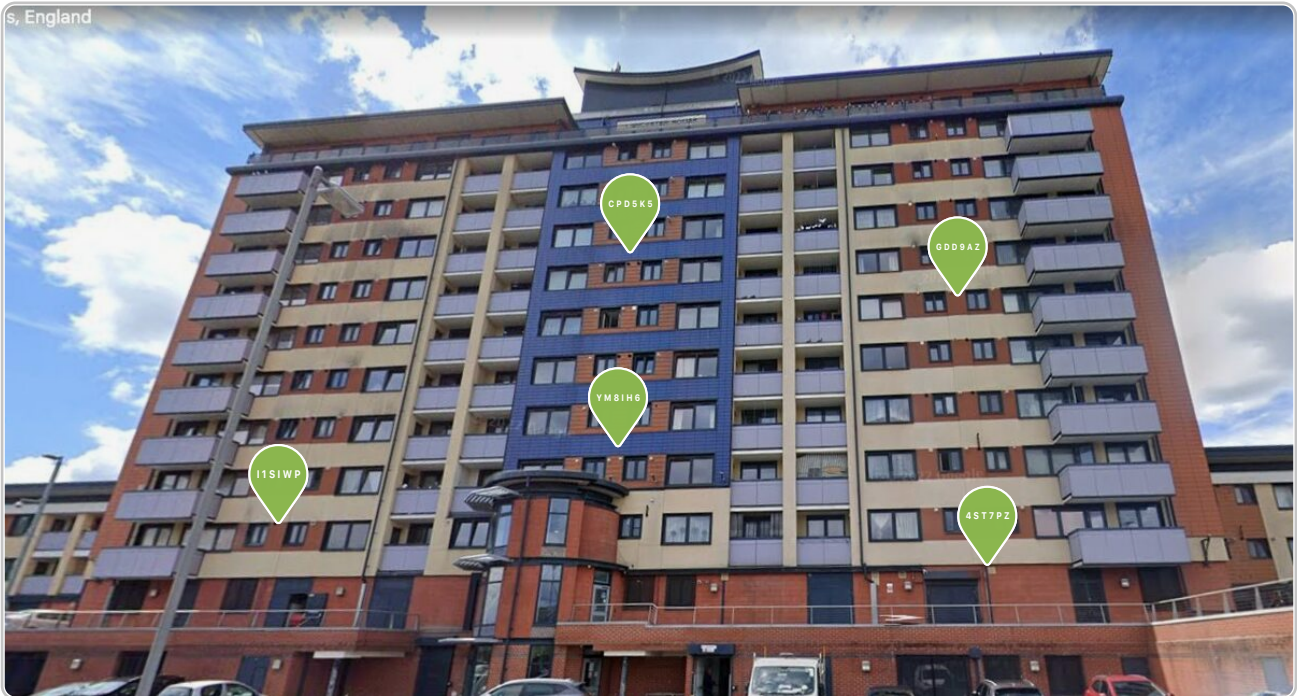
Photos



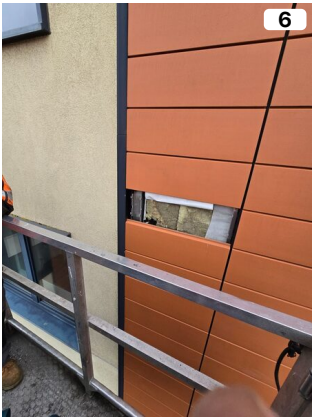
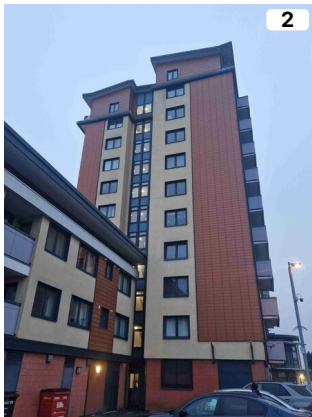
Plan: South Elevation



Plan: East Elevation



Photos



Photos Continued...



Photos Continued...



29



30



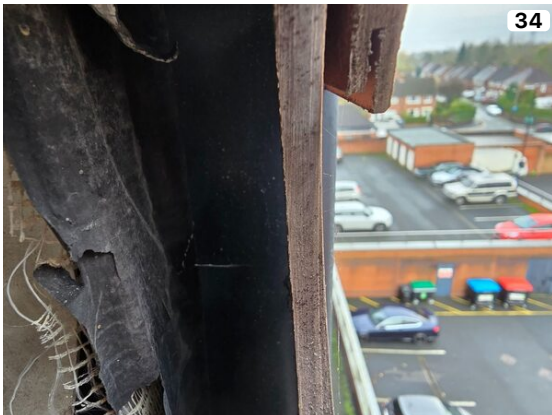
31



32



33



34



35



36



37

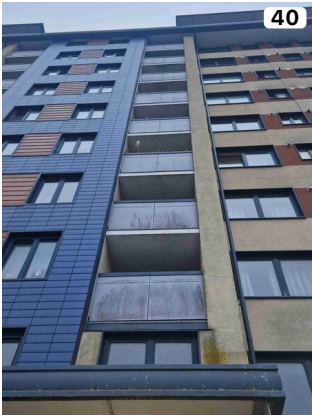


38



39

Photos Continued...





FIRNTEC

BUILDING COMPLIANCE