

Prepared For: Crest Nicholson
Building Name West Central
Building Address: 283 Acton High Street, London W3 9BP
Date: 15th February 2024
Project Number CN01_FS_WestCentral_022024

Fire Statement

Building Description

This Fire Statement is in reference to the residential property 'West Central' located at 283 Acton High Street, London W3 9BP. West Central is made up of 3 blocks (Bronnley Court, Daltrey Court and Merryfield Court). Bronnley Court and Merryfield Court are leasehold / tenanted flats whilst Daltrey Court is used for social housing. From the Gunnersbury Road entrance there is a covered car park providing access to the residential blocks internally. The residential blocks also have access from street level. There is also various plant located within the parking area.

There is an open courtyard that can be accessed from all blocks. The main elevations here consist of a masonry facade of 3 storeys above ground and a 4th floor on top that is slightly recessed back from the elevations below and is clad in a coloured Rockpanel rainscreen cladding material. The Rockpanel rainscreen is more prominent on Merryfield Court on the courtyard facing elevations.

There are some smaller sections of wall with Polyester Powder Coated (PPC) aluminium rainscreen cladding material around the window features on 1st to 3rd floors. The inner courtyard has numerous balconies with timber decking and timber brise soleil features that look into the courtyard. The balconies are in a stacked formation.

On the Gunnersbury Avenue side of the premises, part of the elevation is obscured by a public house that sits on the corner between Acton High Street and Gunnersbury Avenue. There is an emergency exit on this side of the building and alternative access point. Similarly, the main feature on these elevations is represented by brick, though there are also similar PPC window pods and additional glazed features on the staircases. The top floor has the same coloured Rockpanel feature that is slightly recessed from the main building.

Risk Assessment and Proposed Changes

All the wall sections were intrusively investigated by Trident Building Consultancy Ltd. and assessed by Kimon Pantelides of Pyrosafety Fire Risk Management Limited and date back to 2021. All wall systems were assessed to determine the risk they presented to the health and safety of building occupants from a fire affecting the external walls. The conclusions of this assessment have been documented in previous external wall reviews that recommended remediation works.

It was determined that the inner courtyard that presented stacked balconies with timber decking and brise soleil features could easily facilitate rapid fire spread, thus putting building occupants at risk. As fire service access to this location is limited and there were deficiencies identified in the compartmentation and automatic ventilation system, the risk was not felt to be acceptable. These materials have since been replaced with a non-combustible alternative. We have also submitted a Fire Risk Assessment of External Walls in accordance with the guidance made under PAS 9980: 2022 in order to evaluate any residual risk following remedial works.

All timber attachments have been replaced by Zefyr products provided by Zefyr Consultants Limited. The timber decking on the balconies has been replaced with Zefyr's decking system which is an architectural aluminium decking produced from extruded and precision-formed aluminium. Technical submittal document 20566TQ001 Draft 08 02 23 titled 'Fire Test Reports for Interpon D Powder Coatings' undertaken by Warrington Fire (report Number WF 419155) on behalf of AkzoNobel Powder Coatings Ltd.

The test certificate was in reference to a solid powder-coated aluminium panel 'Super Durable PPC Aluminium'. The product was tested to EN ISO 1716 and BS EN 13823 and determined to have a reaction to fire classification of A2-s1, d0 in accordance with EN 13501-1, indicating that this is a material of limited combustibility. Similarly, the timber brise soleil materials have been replaced with Zefyr's Louvred Solar Shading. This is also a product of limited combustibility performing to A2-s1, d0 in accordance with EN 13501-1.

Author Credentials and Qualifications

I, Kimon Alexander Pantelides, am a full member of the Institution of Fire Engineers and a Chartered Building Engineer with the Chartered Association of Building Engineers. I am a member of the Institution of Fire Safety Managers and a Tier 2 fire risk assessor on IFSM's Tiered Fire Risk Assessors Register (TFRAR). I also hold the Level 4 CFPA Europe Diploma in Fire Prevention and awaiting the results from the Level 6 External Wall Assessors Course delivered by the Royal Institute of Chartered Surveyors.

I have been employed in the fire safety industry since 2013 and have acquired a broad skill set managing fire safety in universities, hospitals, theatres, halls of residence, laboratories, assembly and recreational buildings, industrial premises, offices and shops and residential buildings. I have worked extensively on developing fire strategies, providing design reviews for new-builds and refurbishment projects. I have notable experience in undertaking fire risk assessments and also conduct fire risk management audits against BS S9997: 2019. I develop and deliver fire risk management strategies for large and complex premises.

Since the Grenfell Tower disaster, 80% of my work is focused on external wall reviews. I undertake approximately 30 – 40 external wall assessments per year and have thus acquired a significant experience in this area.

The premises in question are below 18m to the finished floor level of the upper-most occupied storey and have a simple layout such that greater expertise from a Chartered or Incorporated Fire Engineer in submitting this Fire Statement would not be required. The fire precautions provided to the buildings are such that occupants would not be put at an intolerable risk of fire. This is primarily based on the provision of two exits from every building with adequate sub-division of escape routes and the ventilation system provided clear smoke within the communal areas.


Items relating to compartmentation issues and other fire safety deficiencies have been highlighted in the significant findings of the most up to date fire risk assessment undertaken by Pyrosafety. These have also been documented in the associated FRAEW and compartmentation report.

Confirmation of Changes

Pyrosafety Fire Risk Management can confirm that the proposed changes satisfy the provisions of current design standards as made under Vol 1 of Approved Document B, 2019 (as amended). Table 10.1 of the Approved Document indicates that for residential buildings more than 11m in height and with a relevant boundary greater than 1000mm, materials constituting the external wall should have a reaction to fire performance of A2-s1, d0. The products that have been used to replace the timber decking and brise soleil have been proven to perform to A2-s1, d0 and are therefore satisfy current guidance provisions.

Closing Comments

As this building is not a new-build, other sections of the Fire Statement are not felt to be relevant. The planning for the change of the timber balcony decking and brise soleil was undertaken prior to the 2022 amendments to Approved Document B and, therefore, there might be elements of the external wall configuration that would not strictly comply with these amendments. However, the subsequent FRAEW has determined the overall risk from a fire affecting the external wall system to be tolerable and no further action is required.

Author	Kimon Pantelides	Credentials	MSc, MIFireE, CFPA Eur Dip, CBuildE, MCABE, MIFSM, Tier 2 TFRAR
Signature		Date	15 th February 2024