

CASE STUDY WEST END GATE

EDGWARE ROAD, LONDON



SECTOR
Residential development

DEVELOPER
Berkeley Homes
(Central London) Limited

ROOF AREA (M2)
8000

CLIENT
Berkeley Homes
(Central London) Limited

ARCHITECT:
Scott Brownrigg London

ACCREDITED CONTRACTOR / AXTERSIELD INSTALLER:
Fenland Flat Roofing Ltd

WEST END GATE ACHIEVES FIRE SAFETY COMPLIANCE WITH AXTER

SYSTEMS USED:

- FORCE® warm roof multi layer reinforced bitumen membrane (RBM) system installed to terraces. Incorporating aluminium cored Air and Vapour Control Layer (AVCL), Hytherm® MW European class A1 (non-combustible) thermal insulation, Securock® cement particle board, FORCE British Board of Agrément (BBA) accredited underlayer and capsheet. Classified as unrestricted by the requirements of The Building Regulations Approved Document B: Fire Safety, and certified BRoof(t4) in accordance with BS EN 13501-5:2005 fire classification of construction products and building elements.
- WILOTEKT®-PLUS inverted roof hot melt structural waterproofing system installed to podium deck and main roof areas. A second generation system with ETA certification accepted by the LABC and NHBC. Classified unrestricted by the requirements of the Building Regulations and certified BRoof(t4) in accordance with BS EN 13501-5:2005 fire classification of construction products and building elements.

CHALLENGES:

- In November 2018, the Ministry of Housing, Communities & Local Government (MHCLG) introduced an amendment to the Building Regulations 2010 banning the use of combustible materials in buildings with a storey 18m or more above ground level. The ban was implemented on 21 December 2018 for all new projects registered on or after this date, together with any existing projects that had not commenced before 21 February 2019.

This project had been registered and works had commenced prior to this date, however, the Client/Developer took a proactive decision to immediately implement Building Regulation amendment and instructed the design team to provide revised specifications and compliant construction detailing.

Axter were instructed to assist and initiated flat roof waterproofing specification and design detail development in partnership with the project architect.

SOLUTIONS:

- Working with the design and construction team Axter's technical department reviewed all existing flat roof waterproofing specifications in accordance with the Client/Developers amended fire rating construction directive.

Insulation materials classified as combustible under the Euroclass fire rating system were omitted from the specification and Axter's non-combustible, Euroclass A1, Hytherm MW insulation with Securock Euroclass A1 non-combustible cement particle board was specified to all traffickable areas.
- As a permanent design team member Axter's technical department revised all thermal calculations and dew point risk analysis in accordance with BS 5250 Control of condensation in buildings. Critical waterproofing construction details such as door thresholds, skirtings and upstands were also re-designed to ensure compliance and coordination with new construction heights as a result of insulation material design change.
- To assist the construction team, project specific sequential details were produced by Axter's Design Department. To comply with the National Federation of Roofing Contractors (NFRC) Safe2Torch Guidance, the details illustrated Axter flame free waterproofing solutions to fire risk locations. Bespoke sequential detailing ensured the waterproofing system was installed without fire risk, in accordance with the specification and achieved the specified insured guarantee term of 25 years.
- Axter's non-combustible terrace finishes were also incorporated into the design specification, and were installed successfully on this project following approval. This ensured a complete Axter waterproofing system with compatible fire rated accessories was achieved and guaranteed.



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