

## **Barton House**

### **Cladding and Fire Separation Investigation Report**

#### **Resident Summary**

- 1.1 Easton Bevens have been instructed by Bristol City Council to undertake an investigation of the external wall insulation systems, the existing Fire Risk Assessments, and the standard of internal fire protection in a number of externally clad high rise residential blocks and to recommend any works necessary to improve overall fire safety. Barton House is one of the blocks being considered.
- 1.2 This assessment has been carried out using thermal images to identify fire barrier positions within the cladding, and then removing sections of render in selected areas to confirm the accuracy of the thermal images. The inspection revealed that whilst barriers have been installed to each elevation, they are not present at every floor level as expected.
- 1.3 It is important to understand that there are essential differences between the system used on Grenfell Tower and that used at Barton House. The insulation material and the external surface are different and there is no ventilation gap between the two to allow for rapid vertical fire spread. Much of the media reporting of the Grenfell issues is not relevant to Barton House.
- 1.4 The internal layout of the building and escape routes were assessed against current standards and a sample of pipes and cable penetrations between floors were exposed and the quality of the fire seals was inspected and assessed.
- 1.5 The design and layout of the building and common escape routes is not comparable with current guidance but with the open walkways and dual staircases the likelihood of a flat fire prejudicing escape is considered low. The original internal layout of the flats which resulted in the escape routes via the balconies is no longer considered practical and additional protection measures are necessary.
- 1.6 New buildings as tall as Barton House would be required to have sprinklers. Installing sprinklers in existing blocks is being assessed separately by The Council. This review has determined that with the recommended modifications and remedial works the overall fire safety in the building will meet current guidelines and allow for safe containment and escape.