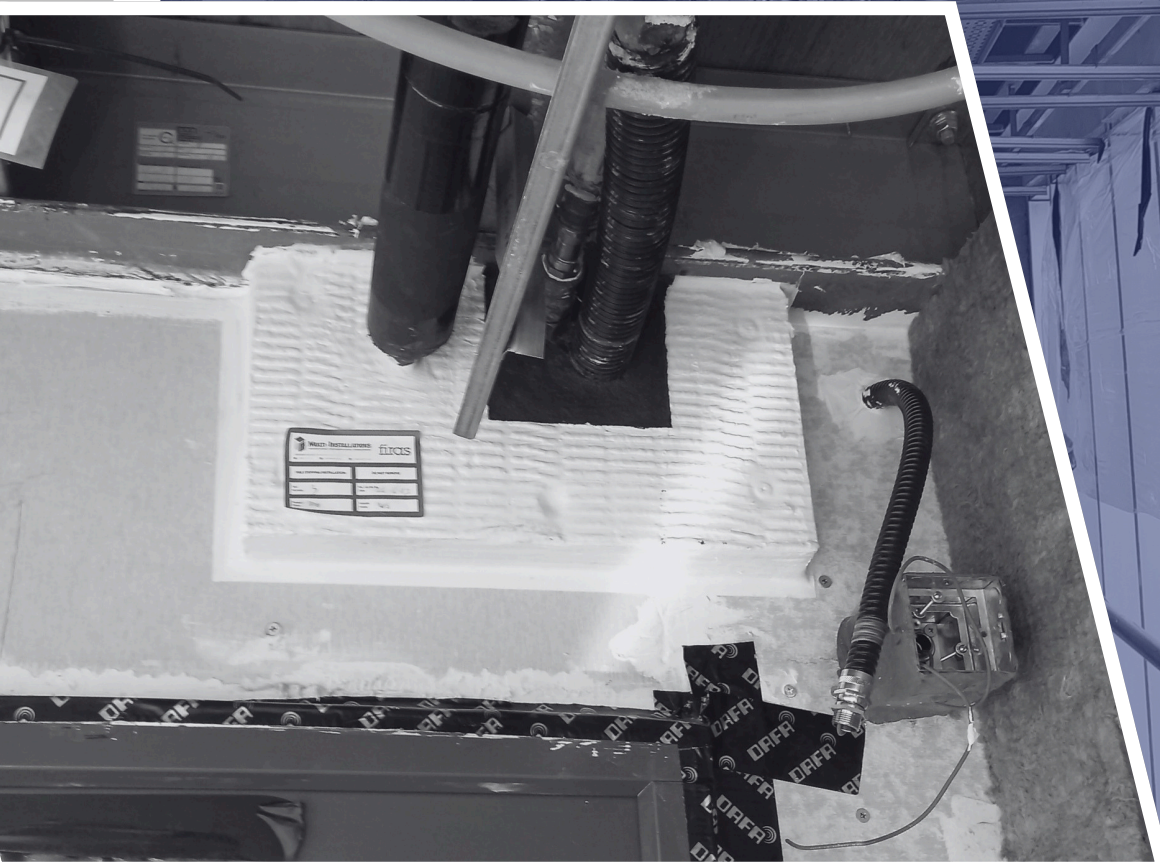




Fire Safety



Driving Fire Safety Through Innovation and Excellence

Lawtech are leading experts in fire safety works across the UK, delivering fully compliant projects in line with key regulations such as the Fire Safety (England) Regulations 2022, PAS 9980, and Approved Document B.

Our experienced and knowledgeable team collaborate with specialist fire engineers, approved manufacturers, and key industry stakeholders to deliver high-quality fire safety solutions. Every project is managed to the highest standard, ensuring regulatory compliance, innovative design, and safer, smarter buildings.

Lawtech's specialist fire safety division provides innovative fire safety solutions, containing fire and preventing it from spreading. We work collaboratively with fire engineers and supply chain partners to provide high-quality, innovative solutions that comply with all regulations.



Key Workstreams

Our extensive experience extends across a range of fire safety solutions for public and private sector clients. Some of our key fire safety workstreams include:



Compartmentation

Ensures walls, floors, and ceilings provide seamless fire resistance - containing fire and preventing it from spreading.



Fire Doors

Internal fire doors are crucial for safety - slowing the spread of fire and smoke to protect lives and provide more time to escape.



Emergency Lighting

Effective emergency escape lighting ensures safety when power fails - automatically activating to guide occupants to safety.



Smoke Ventilation

Including smoke shafts and automatic opening vents that allow smoke to escape from the building while keeping corridors and stairwells clear.



Case Study

Priory View

Following the successful completion of cladding remediation works to Priory View, Portsmouth, Lawtech were appointed to undertake extensive internal fire safety and remedial works to this 10-storey block, comprising of 71 residential flats.

Scope of Works:

The areas for refurbishment are the communal corridors including lift lobbies and stair cores in Priory View. Works included:

- Removal of EPS render system back to substrate.
- Supply and installation of non-combustible Wetherby Heck Silicone “K” Render.
- Installation of internal fire-stopping per floor, including intumescent pipe wrap, fire batts, intumescent sealant, and putty pads.
- Replacement of windows with Pyroguard UK EI60 fire-rated windows with Certifire certified framing systems.
- Redecoration of steel frame.
- Replacement of internal lights.
- Replacement of soffit panels in the internal corridors.



Necessary works were determined collaboratively between Lawtech, Clarion Housing Group, and the project’s Principal Designer - PRP. Collectively attending intrusive investigations, appropriate areas (such as areas of the internal walls above FEDs and at compartment walls) were safely opened up, and the existing fire-stopping measures assessed. Initial inspections determined a number of internal fire-stopping and compartmentation defects.



Case Study Broadway Heights

Lawtech were appointed to undertake internal fire safety and remedial works to Broadway Heights, a 6-storey block in Maidstone. In addition to a commercial unit on the ground floor, the building comprises of 3 residential cores and contains 58 homes.

The internal compartmentation works were phased to ensure efficient and high-quality delivery whilst ensuring we minimise the impact on residents, mitigating disruption and inconvenience.

Scope of Works:

Apartment Compartmentation:

- Installation of Protecta FR Collars and compartment works to all SVP/RWP penetrating the slab.
- Instatement of Protecta FR Putty Pads to all party wall sockets, including fire-stopping cable penetrations above suspended ceiling.
- Making good/instating fire-stopping (including Protecta FR Pipe Wrap and Protecta FR Acrylic) to services entering the flat from the communal lobby.
- For apartments with a travel distance greater than 9m from the flat entrance to the furthest point in any habitable room - establishing a 30 minute protected hallway.

Communal Compartmentation:

- Intumescent seal between door frames/structure.
- Remediation of service riser doors which do not achieve fire rating standard, including installation to BS8214 standard.
- Fire-stopping dry riser - compartment floor penetration.
- Remediation of inappropriate fire-stopping details to gas pipe penetrations including removal of expanding foam.
- Installation of fire doors/fire-stopping to bin store.
- Installation of fire door with intumescent grills to gas meter room and making good/fire-stopping service penetrations including removal of expanding foam.

