The Hive
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21 April 2021

All Residents
22 Sidney Road
London
SW9 0TS

Dear resident

Re: 22 Sidney Road, London, SW9 0TS

I am writing in respect of the external wall construction at 22 Sidney Road.

We have summarised the external wall construction details below. This is to aid valuers when considering the RICS guidance whether an EWS1 assessment is required.

22 Sidney Road

22 Sidney Road is a five storey building that is approximately 12.3m from ground level to the floor level of the top storey.

The building is a mixture of concrete and steel frame system construction. The balconies are concrete construction with ceramic floor tiles and glazed balustrades.

The external wall finishes are a mixture of brickwork, render over blockwork and VMZinc cladding which is a single sheet zinc cladding and not a composite product.

We have determined this after a thorough review of the as-built information for the building, a visual inspection and discussions with the original builder. Furthermore, the manufacturer, VMZinc has also been approached and from photographs they believe the zinc cladding is a mixture of their standing seam and flat lock products both which are not composite products.

Your sincerely

SShah

Suraj Shah
Head of Building Safety
Network Homes

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