

25th September 2024

Ref: OF-000815-LET-01

To Whom It May Concern;

RE: The Grove Hotel, Buxton Residential Refurbishment

Orion Fire Engineering has been appointed by AH2 Developments to provide fire engineering consulting services on the residential conversion of the existing Grove Hotel in Buxton.

As the project involves converting an existing hotel into residential flats, this constitutes a Material Change of Use as defined under Regulation 2(5) of the Building Regulations. Consequently, it is necessary that the building works shall ensure the building complies with the existing Schedule 1 for compliance with Parts B1-B3, B4(2) and B5 of the Building Regulations. This includes requirements for existing elements of structure to be upgraded to achieve compliance with current Regulations.

Through the course of our involvement on the project, Orion Fire Engineering has confirmed it necessary for existing floors to be upgraded to achieve 60 minutes fire resistance for loadbearing capacity, integrity, and insulation. The period of fire resistance refers to the required performance when tested in accordance with appropriate parts of BS 476 or classified to the relevant parts of EN 13501-2, depending on the type of structure.

In relation to the above, proposed design includes enclosing some existing structural elements in new fire rated construction to achieve the stipulated fire performance in the fire strategy specification prepared by Orion Fire (reference OF-000815-DFS-01-D). Several design alternatives to this "boxing in" approach were reviewed in detail, but each were ruled out as being unfeasible for the project, being unable to satisfy the legislative requirements and/or product specific requirements from the manufacturer. This is largely due to the poor availability of suitably tested proprietary products for improving fire performance of heritage fabric.

Although statutory guidance document ADB Volume 1, Section 0.10 states that some variations to guidance are permitted, Orion has worked with the design team to exhaust any possible options to rationalise the current Building Regulations requirements and recommendations of the guidance with limited scope for flexibility to allow retention of the existing heritage structure. As such, the only feasible strategy has been determined to encapsulate some elements completely in order to limit impact and/or damage to existing fabric.



I trust the above provides suitable background to the design approach currently proposed. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Farnell', is written over a light blue rectangular background.

Lisa Farnell
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