

Keith Clark

From: Keith Clark
Sent: 11 August 2025 13:30
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 24/03504/WARR - 109 Princes Street - Cladding

Categories: Egress Switch: Unprotected

Hi [REDACTED]

As the proposal forms a conversion there is a requirement for the cladding system to be revisited and addressed where reasonably practicable, such decisions will be assessed within the Building Warrant process when the proposal is considered holistically, together with consultation with SFRS

Regards
Keith

Please note that I do not work on Fridays.

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From: [REDACTED]
<[REDACTED]@cda-edin.co.uk>
Sent: 21 July 2025 12:50
To: Keith Clark

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Cc: [REDACTED] <[REDACTED]@cda-edin.co.uk>; [REDACTED] <[REDACTED]@cda-edin.co.uk>

Subject: 24/03504/WARR - 109 Princes Street - Cladding

External email >

Contains topics of a financial nature >

Afternoon Keith,

We have been investigating the existing Cladding of the building and have confirmed that the composition is as follows:

2mm coated aluminium

Purlboard P1 (image attached)

Our understanding is that the Purlboard P1 is plasterboard with a layer of polyurethane foam bonded to the rear - unencapsulated.

With regards to building control requirements relating to conversions schedule 2 of the non-domestic technical handbook 2024 (NDTH) defines conversion to which the regulations apply:

7.	Changes in the occupation or use of a building so that it becomes a residential building.
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A 'residential building' under the building regulations is defined as a building, other than a domestic building, having sleeping accommodation, i.e. a hotel.

Every conversion, to which these regulations apply, shall meet the requirements of the following standards in schedule 5 in so far as is reasonably practicable, and in no case be worse than before the conversion:

- a. the standards in Section 1, Structure
- b. Standards 2.2, 2.4, 2.6, 2.7, 2.8, 2.12 in Section 2, Fire

2.6.4 External wall cladding

External wall cladding may contribute to the radiant heat flux from a fire and should be considered when calculating the amount of unprotected area. Additional guidance on External wall cladding systems is provided in the guidance to Standards 2.1, 2.2, 2.4, 2.7 and annex 2.E.

All situations – The use of highly combustible metal composite material panels referred to and defined in Regulation 8 of the Building (Scotland) Amendment Regulations 2022 is prohibited.

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Applicable from 1 April 2024

Non-domestic Technical Handbook

April 2024 Edition

Not more than 1 m from a boundary - External wall cladding not more than 1 m from a boundary should achieve a European Classification A1 or A2 and can be excluded from the calculation of unprotected area.

More than 1 m from a boundary - Fire within the building may break-out through a window or door opening and as a consequence, the cladding, once ignited, would contribute to the heat generated from the fire. Therefore where the cladding is more than 1 m from a boundary and is constructed from products more than 1 mm thick with a European Classification B, C, D or E (as described in annex 2.E), the cladding should be included in the calculation of unprotected area.

Storey height 11 m or more above the ground - Regardless of the distance from the boundary, any external wall cladding system attached to a relevant building with a storey height 11 m or more above ground must be constructed from products which achieve European Classification A1 or A2.

In addition, a cavity formed by external wall cladding should be protected in accordance with the guidance to Standards 2.1, 2.2, 2.4, 2.7 and annex 2.E.

Therefore, our understanding is that the external wall cladding should be replaced as far as reasonably practical to comply with section 2.4.6.

On the basis of the above our client has asked us to reach out on their behalf to get the council interpretation of whether full replacement is required in this instance. Could you please confirm?

Kind regards,



Senior Architect



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