DESIGN NOTE			
Project:	1557_Bloom & Mindel Buildings		
Subject:	Construction Material to the Hoist		
Date:	22/07/2026		
Ref:	1557_DN01.1_Mindel_Hoist Construction Material		
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1 INTRODUCTION

The purpose of this design note is to assess the potential for the refurbishment of the existing Mindel House timber hoist to use timber, rather than the PPC aluminium planks currently proposed in Fletcher Rae Architects drawing Loading Bay Detailed Heritage Drawing [1]. The current proposed use of aluminium planks is based on the Design Fire Consultants report [2] recommendations.

2 DESIGN OF THE HOIST

The hoist comprises of a painted timber double door (with double glazing) which is 2.5 m in height and 1.9 m in width. Above each door is a 0.6 m high and 1.9 m wide panel and an additional 0.6 m by 1.9 m high panel at street level, below the Upper Ground floor panel, while above Fourth floor level, the decorative panel extends to form a protruding canopy at roof level. It is currently proposed that both the canopy and decorative panels will be provided of PPC aluminium planks. The design of the hoist is shown in Figure 1 below.

3 CONTROL OF MATERIALS AND PRODUCTS USED IN CONSTRUCTION OF EXTERNAL WALLS

While the materials of Higher Risk Buildings (HRB's) are controlled by Regulation 7(2) of the Building Regulations 2010, this building is not a HRB as, at 14.3 m in height, it is not over 18 m in height and it contains fewer than 7 storeys. Notwithstanding, the fire strategy is based on the application of BS 9991:2024. Clause 24.1 of BS 9991 states that any wall of a building more than 1 m from the relevant boundary should be constructed of materials meeting Class A2-s1,do or better (when tested to BS EN 13501-1:2018).

It is also noted that Approved Document B (ADB[3]) contains similar restrictions for buildings over 11 m, and so altering the principle design guidance would not alter the requirement.

Section 24.1 of BS 9991 does state that these restrictions do not apply to the doors and door frames which are permitted to be timber. However, the panels above the door and the overhang of the hoist, would not be permitted to be clad in timber construction under the guidance of both BS 9991 and ADB, as timber cladding will not achieve Class A2-s1,do or better, even with fire resisting timber treatments.

4 CONCLUSION

The change in use of the building to residential, and the application of the codes of practice, requires the materials to be Class A2-s1, d0 (e.g. aluminium) to prevent the spread of fire to multiple residential dwellings. The use of timber, which can't able to be upgraded to achieve this classification, is therefore not permitted under the guidance documents.

[1] Fletcher Rae Architects. Title: Loading Bay Detailed Heritage Drawing. Drawing no: 26019-FRA-MH-XX-DR-A-1550). Dated: 07.07.26. Revision: -. Suitability: SO - Work in Progress.
[2] Design Fire Consultants. Picadilly Warehouse Fire Strategy Report. RIBA Stage 4. Dated: 18.07.24. Revision: 01.
[3] Approved Document B Volume 1: Dwellings 2019 edition incorporating 2020, 2022 and 2025 amendments and forthcoming 2026 and 2029 changes – for use in England.

Figure 1 – Design of the Hoist

