

Project Number – 101-0197
Project Name – Braemar Lodge Hotel
Clients – Braemar Lodge Hotel



Record of Works

Braemar Lodge Hotel, Braemar, Aberdeenshire

Revision
A

Date
13/09/2022

Issued By
JMcn

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1.0 PROJECT INFORMATION

1.01 **Applicant:**
Braemar Lodge Hotel

1.02 **Agent:**
CRGP Architects, Unit 9, The Green House, Beechwood Business Park North,
Inverness

1.03 **Site Location:**
The Braemar Lodge Hotel is accessed off Glenshee Rd (A93), which runs through
the centre of the small Aberdeenshire village of Braemar.

Please refer to the location plan below:

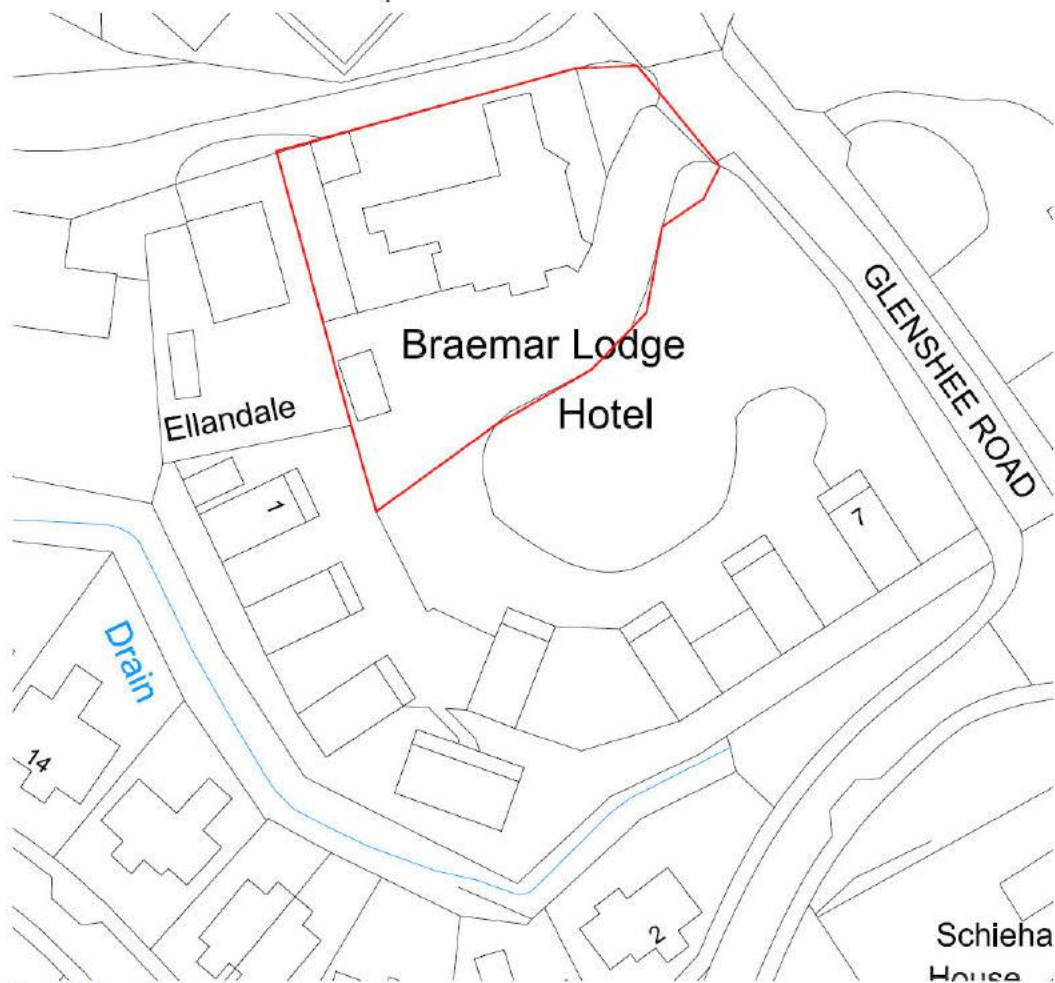


Fig 1. Location Plan

1.04 Proposal:

Retrospective application for the safe demolition of the “C” Listed building, Braemar Lodge Hotel.

1.05 Ownership and Development History of Site:

When the building was originally constructed, it was used as a shooting lodge throughout the Victorian era. The building was then converted into a hotel in the late

19th Century and has had additions built onto its North and West elevations over time.



Fig 2. Building prior to the extensive fire

2.0 FIRE

2.01 The Fire:

In March 2022 an electrical fire broke out in the kitchen of the Braemar Lodge Hotel. The fire then spread from the kitchen throughout the building and on to the adjoining structures. Within the first 15 minutes from ignition a large portion of the building had been engulfed by the fire and both decorative and structural timber elements had caught.

The fire ultimately spread to the LPG tank adjacent to the kitchen, which after being exposed to the fire for a period exploded. This explosion of the LPG tank then pushed the spread of fire to other areas of the building and neighbouring properties.

The explosion of the tank also contributed to a significant amount of impact damage to the structure.

2.02 Building Damage:

The damage sustained to Braemar Lodge Hotel was catastrophic. In respects to the damage to the building by fire, this was extensive and substantial throughout. All building structural elements such as first floor joists, roof joists, internal linings and stair were destroyed by the fire as seen in figure 3 below.



Fig 3. Extent of internal fire damage.

The full impact of the damage to existing stone walls and remaining stone structure was initially unknown as the site was physically unsafe to access. The full extent of structural damage was uncovered as site works commenced. The remaining stone structures were structurally unsafe resulting in the down takings.

The LPG tank explosion also resulted in neighbouring property structural damage with debris damaging the local surrounding area due to the explosion, as seen in figure 4 below and the acceleration in over fire damage.



Fig 4. Debris damage to neighbouring property following LPG explosion.

3.0 MAKING THE SITE SAFE

3.01 Assessment of Works Required:

The day following the fire CRGP were mobilised along with Structural engineers David Narro Associates and local contractor to initially make safe the site from the public.

A heras fence perimeter was required around the site in order to protect members of the public and prevent access by unauthorised persons who many risk serious injury if access was made.

An initial assessment of works was all so undertaken at this time to ascertain what further measures were needed to secure what remained of the structure. Due to the unsafe nature of the fire damaged property and danger of loose debris from height this was carried out from a safe physical distance.

The initial approach was to remove as much of the unsafe sections of remaining structure which was to be carried out from a long reach excavator by a suitable demolition contractor. The remaining stone chimney structures and sections of tall external walls were noted as unsupported and at significant risk of collapse in any strong wind.

This assessment was reported to Aberdeenshire Council Building Standards in conjunction with the anticipated Dangerous Buildings Notice that was being served on the property following the fire.

Due to the unsafe access to the site, it was not possible to be completely accurate to the extent of demolition works required at the time.

This was clearly reported back to Building Standards and Aberdeenshire Planning departments.





Fig 5. Building after fire damage.

3.02 Engineer's Report on Condition:

Following the first visit to site the engineer reported their initial finding on the damaged building (See appendix B) where they outlined the building elements that required immediate action. These action items outlined in initial finding were to be carried out from the outside of the building to make the remaining building safe. This would then allow further investigations to be made safely.

After further considerations the engineer made an addendum to their initial finding (see appendix B) in which they note the stability issues with external walls due to the loss of roof and intermediate floor structures. This ultimately came with the guidance that the engineers was unable to access the building for further inspections due to the inability to get close to the building out of safety concerns.

4.0 PROPOSED WORKS

4.01 Works Required:

After the issue of the Dangerous Building Notice and subsequent site review of the condition of the building with building contractors. CRGP contacted Building Standards and the Planning Department to update them on the of unsafe condition of the remaining structure.

It was agreed with Senior Planner - Neil Mair (see appendix A) that actions to make the site safe could be taken immediately, with consenting applications to follow in due course. This superseded the description of works of Dangerous Buildings Notice.

A retrospective application for the down taking and making safe works was agreed to be submitted later once site works completed.

We are therefore making this application for the demotion of the remaining fire damaged building structure.

5.0 APPENDIX LIST

Appendix A – Planner Correspondence

Email between CRGPs' Bryan McFadzean and Aberdeenshire Council Senior Planner Neil Mair.

Appendix B – Structural Engineers Assessment (Initial & Addendum)

Email from David Narro Associates' Robbie Templeton outlining initial findings and subsequent email making addendum to the first.

Project Number – 101-0197
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Appendix A – Planner Correspondence

Bryan McFadzean

From: Neil Mair [REDACTED]
Sent: 16 May 2022 11:22
To: Bryan McFadzean
Subject: FW: Braemar Lodge Hotel - fire damage making safe works

Importance: High

Bryan,

I have picked up the below.

Victoria works in the Council's Environment Team, I am the Senior Planner in Development Management and covers the Marr Area.

In the simplest sense, I would say record everything you can to keep a record of the building, what remained, and any salvageable down takings should be secured for future re-use. But do what is needed to make the site safe. The planning process can catch up in due course – ultimately the detail and more important issues will come with any future application for restoration/reinstatement.

Regards,

Neil Mair
Senior Planner (Development Management)
Kincardine and Mearns/Marr
Planning and Economy
Environment and Infrastructure Services
Aberdeenshire Council
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ

Tel: [REDACTED]

Email: [REDACTED]

Website: <https://www.aberdeenshire.gov.uk/planning/>



Your feedback is important to us and helps us to improve our service – we value your [comments](#).

Please note office working hours – Monday – Friday 9am – 5pm.

From: Bryan McFadzean [REDACTED]
Sent: 13 May 2022 11:30
To: Planning [REDACTED]
Cc: Reuben Birch [REDACTED] Colin Dair [REDACTED] 'Robbie Templeton'
[REDACTED] Victoria Grant [REDACTED]

Subject: RE: Braemar Lodge Hotel - fire damage making safe works
Importance: High

Good morning,

Further to my email below to Victoria Grant I have received an out of office reply asking I forward my enquiry direct to planning in her absence.

Can a planning officer please return a call / email to me to discuss the above project at their earlier convenience?

Many thanks in advance.

Regards,

Bryan McFadzean
Director



E: [REDACTED]
T: [REDACTED]

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Inverness, IV2 3BL

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Registered office: 380 King Street, Rutherglen, G73 1DQ
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From: Bryan McFadzean
Sent: 13 May 2022 11:24
To: 'victoria.grant@aberdeenshire.gov.uk' [REDACTED]
Cc: 'Reuben Birch' [REDACTED] Colin Dair [REDACTED] 'Robbie Templeton' [REDACTED]
Subject: Braemar Lodge Hotel - fire damage making safe works
Importance: High

Good morning Victoria,

Reuben Birch from building standards has passed me your email address as the best contact to speak to in Planning regarding the above fire damage property.

CRGP Architects have been appointed to oversee the making safe and site clear up of the fire damage property in relation to the dangerous Buildings Notice received.

I would like to arrange a call or an initial MS Teams meeting with you as soon as practically possible to discuss the works required to make the above building safe. Also very happy to meet on site to show you the extent of the damage in person.

We have to date struggled to get our structural engineer close to the building due to its very unsafe condition. I would like to discuss with you our concerns that we have raised to building standards, as a matter of the utmost importance for public Health and Safety. I note that the dangerous buildings notice refers to submitting a Listed

Building Consent application however our immediate concern is the reality of how much structural damage has occurred to the building and how it would be practically and safely possible to physically record the existing stone work. We are of the opinion that once the contractors start to remove the exiting damage there will be further down takings required.

I personally have significant experience in carrying our many Listed Building full restoration projects (both fire and non-fire projects) however the physical condition of this property is an H&S concern.

I would really appreciate talking over this project with you in advance of the contractors starting on site.

My mobile number is 07970848469 and you can call me anytime to further discuss. I can be available this afternoon or any day next week to meet over Teams to best suit your availability.

I look forward to hearing back from you.

Regards,

Bryan McFadzean
Director



E: [REDACTED]
T: [REDACTED]

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Appendix B – Structural Engineers Assessment (Initial & Addendum)

Bryan McFadzean

From: Robbie Templeton [REDACTED]
Sent: 31 March 2022 10:39
To: Bryan McFadzean
Subject: RE: Braemar Lodge Hotel update 18.03.2022

Hello Bryan,

By way of an addendum to the below, it should be noted that the below measures are purely the most critical health and safety measures that would allow cautious access to the building for further inspection. Due to the loss of the entire roof and first floor plate structures, none of the masonry walls are tied either at their head or at mid-height. As such, it is highly likely that more elements of the building would need to be taken down to make the site safe for removal of the hoardings. The fire will have caused currently unseen damage to stonework and lintels (both timber and stone) that is likely to necessitate further down takings.

If you have any further queries on the above, please do let me know.

Thanks

Robbie Templeton
Regional Director

david narro associates

Consulting Structural and Civil Engineers
Banchory Business Centre, Burn O'Bennie Road, Banchory, Aberdeenshire, AB31 5ZU
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From: Robbie Templeton [REDACTED]
Sent: 18 March 2022 15:18
To: [REDACTED]
Subject: Fwd: Braemar Lodge Hotel update 18.03.2022

Hi Bryan,

Follow my visit yesterday, I have overmark some photos below with the key elements that I see needing attention before the building would be safely accessible. Please note that this is just an initial making safe exercise to allow further access to the building and that further down taking may be required in due course.

As a general comment, I would suggest, where possible, all remaining window openings and propped and braced with timber framing. In addition, obviously all loose rubble, slates, roof and floor timbers should be removed before internal access is granted.

Central Chimneys:



Bay Window



Take down gablet over badly fire damaged timber beams

Prop below fire damaged timber beams

Gables





I will give you a ring for a run through

Thanks

Robbie Templeton
Regional Director

david narro associates

From: Bryan McFadzean [REDACTED]

Sent: 18 March 2022 10:13

To: 'Thom Macleod' [REDACTED]

Cc: Colin Dair [REDACTED] Connor McGinley [REDACTED] Robbie Templeton
[REDACTED] Adrian Gilluly [REDACTED] Steven McColl