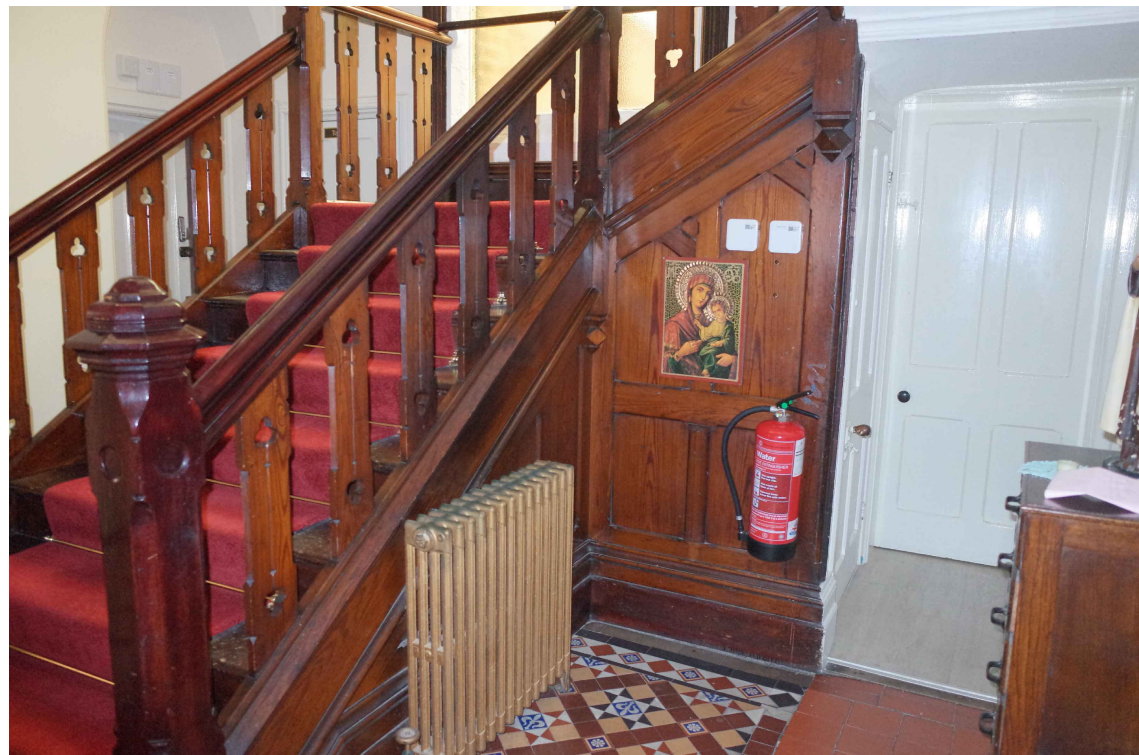




A - Panelling to Hall on south side of basement stair (nts).



C - Panelling to Basement on south side of stair (nts).

Fire Safety Works



Client:
Our Lady & St John, High Lane, Chorlton-cum-Hardy

Project:
Presbytery: Fabric upgrade, fire alarm & emergency lighting.

Notes

To ground floor entrance hall, decorative stained/varnished softwood panelling infills void between ground floor and underside of stairs rising to the first floor landing (see photographs A and B below). Proposed upgrade works are to avoid alterations/modifications to the decorative finishes to the most public areas (i.e. ground floor entrance hall).

Works will be focussed on the addition of reversible measures to the utilitarian detailing/finishes provided to the basement service/storage (private) side of the panelling where the aesthetic presentation of the house was not an architectural priority (see photographs C and D below).

To provide reasonable fire resistance between floors, the timber panelling (decorative) is to be lined on the basement side (utilitarian) with 12.5 mm Gyproc Fireline Board screw fixed directly to primary vertical framing sections at head, midpoint and base locations and to secondary horizontal sections at joint locations and at the midpoints (as indicated by hatched areas on photographs C and D below).

Existing surface mounted fittings/hooks to be temporarily removed and re fixed on completion.

Existing electrical conduit/containment is to be temporarily removed/loosened to allow new Fireline board to be fixed tight against square framing sections to Basement side. Any resultant minor void between Fireline board (inside) and the rear faces of the exposed decorative panels to the entrance area, is to be packed with loose fixed non-combustible Rockwool quilt insulation.

At all edges, boards are to be fixed on a bead of Rockwool FirePro High Expansion Intumescent Sealant so that the sealant is forced out to fill potential gaps between boards and/or adjacent surfaces. Excess sealant is to be allowed to dry before being carefully cut back flush with face of boards.

Fire resistant boarding is to be extended across return framing to access door and fixed back to door jamb at inner side and sealed with FirePro High Expansion Intumescent Sealant (see photographs C below).

On the opposite jamb (to external wall to rear yard area), the joint between the existing jamb and the wall is to be sealed with FirePro High Expansion Intumescent Sealant and joint over boarded with a cut section of Fireline board scribed to follow the uneven line of the existing wall. The joint is to be sealed with intumescent sealant left to dry before being cut back flush with face of boards.

Prior to decoration all screws are to be caulked flush with face of boards using FirePro High Expansion Intumescent Sealant. Boards to be finished with one mist coat and two finishing coats of water based white eggshell emulsion.

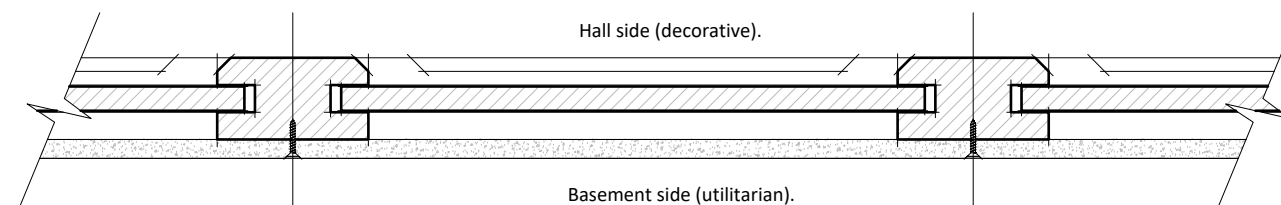
Where pipework/cabling/services penetrate the new linings, the holes are to be cut as close as possible to the profile of the penetration and are to be sealed with Rockwool FirePro High Expansion Intumescent Sealant so that the sealant is forced out to fill potential gaps between boards. Excess sealant is to be allowed to dry before being carefully cut back flush with face of boards.



B - Panelling to Hall on north side of basement stair (nts).



D - Panelling to Basement on south side of stair (nts).



Existing Victorian timber panelling (shown hatched) is likely to be pitch pine and is square framed with sunk flat panels. The framing has a simple stop chamfer detail to the Hall side (decorative) but is left square to the Basement side (utilitarian). Panelling is to be lined on the basement side with 12.5 mm Gyproc Fireline board screw fixed at head, midpoint and base locations only. Perimeters of the boards are to be fixed on a bead of Rockwool FirePro High Expansion Intumescent Sealant as noted above.

E - Cross section through Panelling to Basement looking down (approx. 1 to 5 @ A3) Rev A

Note:-

This drawing is to be read in conjunction with architects general arrangement drawings numbered SJ-BTP-00-E/P-DR-A-4118_FSW/01B & 02B.

Revisions:-
Rev A 08/10/25 Revised to address MCC Planning and Conservation Officer guidance - see email dated 13th January 25

Description:

B'ment Partition Stair Upgrade

Purpose of Issue:

Detail Sheet

Drawn By:	Checked By:	Date:	Scale @ A3:
AP		10/01/25	As noted
Job No:	Status Code:	Drawing No:	Rev:
4118	S3	FSW/DS04	A

File Identifier:
SJ-BTP-00-E/P-DR-A-4118_FSW/DS04

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