

Existing Door to Boiler Room



Outside Face (nts)



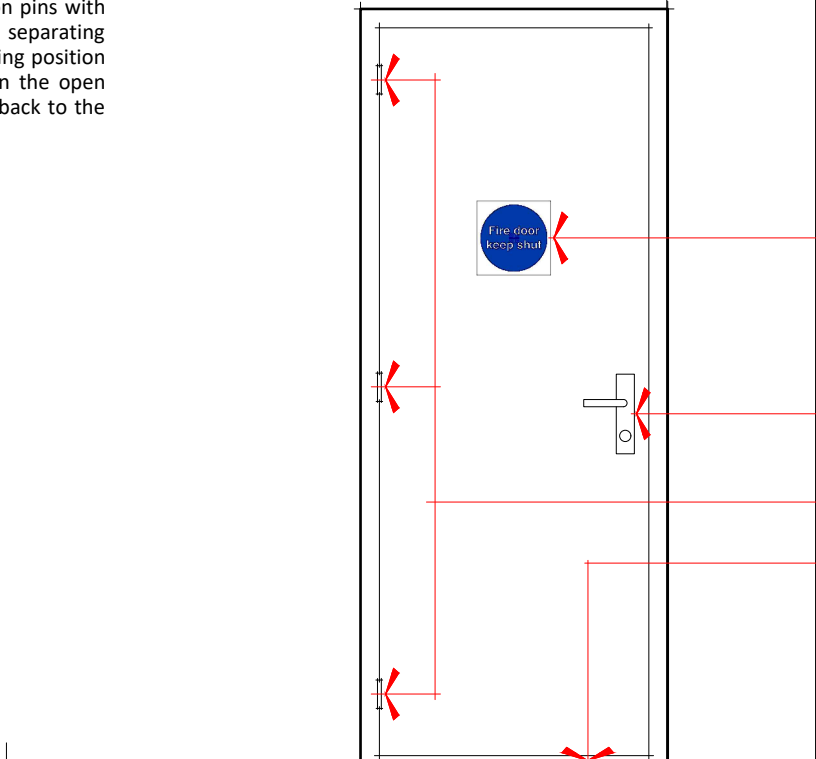
Inside Face (nts)

Existing historic boarded door opens into the Boiler Room and is hinged on gudgeon pins with straps located on internal face of the separating wall. This is to be retained in its existing position and condition but is to be secured in the open position with a chain and hook fixed back to the adjacent brick wall. (Rev A)

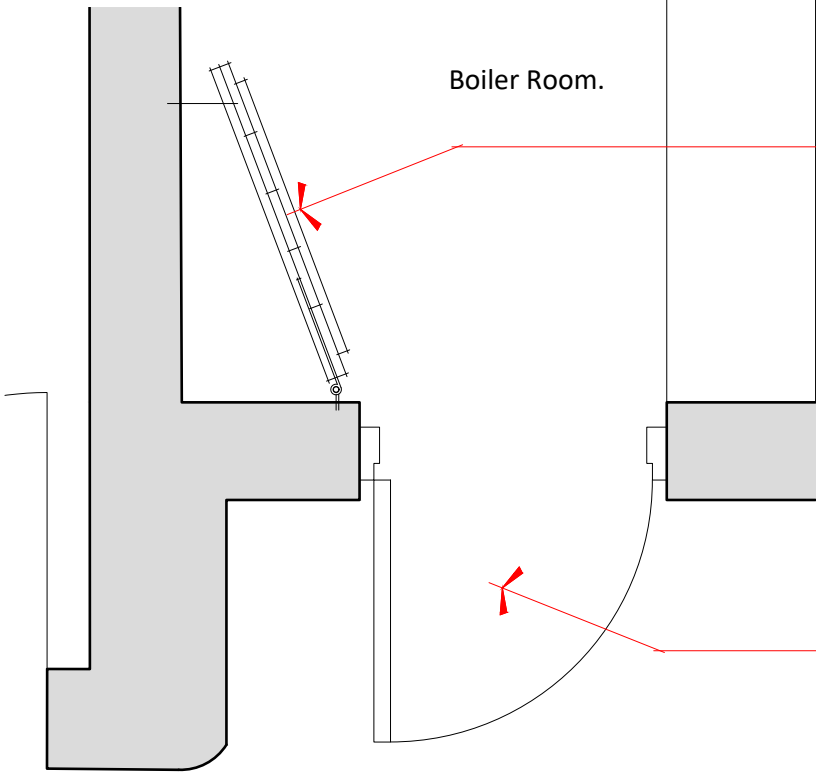
Historic damage to existing plasterwork to door reveals is to be made good with pre mixed haired lime plaster (Conserv or similar approved) with initial scratch coat followed by a final finishing coat to line through with existing. Ensure masonry is suitably dampened prior to application of scratch coat.

All works to be carried out in accordance with the submitted method statement for the repair of lime plaster finishes (Rev A)

Proposed new Door to Boiler Room



Elevation to Corridor/Stairs (1:20 @ A3)



Proposed Plan (1:20 @ A3)

New internal FD30 fire door to be solid core, plywood faced, paint grade door with solid hardwood lipping. Door to be cut and relipped to suit exact dimensions of opening and fixed in 80mm x 65mm frame with rebate to suit 44mm door thickness.

Door set to be fixed tightly between existing reveals to ensure gap does not exceed 3mm. Once fixed, gap to be caulked with Rockwool FirePro High Expansion Intumescent Sealant. Excess sealant is to be dressed off back to form a clean angled fillet back to the face of the door frame.

Door is to be clearly signed as 'Fire Door Keep Shut'.

Sides and top rail of door to have intumescent strip/smoke seal rebated into lippings.

Door to be fitted with key operated dead lock.

Door is to be hung on 1½ pairs of satin stainless steel washered hinges fixed with s/s screws.

Bottom rail of door is to be fitted with a surface mounted drop down intumescent seal.

On completion, door/frame to be fully prepared for redecorated with knot block/primer coat and two finishing coats of water based, white satinwood gloss finish.

Allow for localised redecoration with a mist coat and two finishing coats of water based white eggshell emulsion.

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Allow for all necessary protection and full clean on completion.

New 1hr fire resistant solid core plywood faced door to receive paint finish. New door is to be located set back into reveal approx. 50mm from face of outside wall to basement corridor (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
Rev	Date	Int	Description

Fire Safety Works



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

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

Description:
New Door to Boiler Room

Purpose of Issue:
Detail Sheet

Drawn By: AP Checked By: Date: 10/01/25 Scale @ A3: As noted

Job No: 4118 Status Code: S3 Drawing No: FSW/DS02 Rev: A

File Identifier:
SJ-BTP-00-E/P-DR-A-4118_FSW/DS02