



JOHN GARSIDE REPLACEMENT OF BASEMENT FIRE EXIT DOOR

April 2023

Projects Design Team
Projects Group

Directorate of Estates and Facilities
4th Floor Beyer Building
The University Of Manchester
Oxford Road
Manchester
M13 9PL

John Garside Building - replacement of fire exit door

1.0 Introduction

- 1.1 This statement forms part of a planning application to replace an existing fire exit door at John Garside Building, University of Manchester campus.
- 1.2 This statement is to be read in conjunction with drawing number A001 which accompany the application. The drawing show the proposed location of the replacement door.

2.0 Proposal

- 2.1 Planning permission is sought to replace an existing fire exit door at John Garside Building. Due to the location and design of the existing door, rainwater was directed at the door from the ramped steps. This has caused the fire exit door to corrode and the floor bearing to seize meaning the door could not be opened easily in the event of an emergency. The door is beyond economical repair.
- 2.2 The proposal is to replace the door with a lightweight glazed door to reduce maintenance and ensure the door is easy to open in an emergency. In addition a new ACO drain has been installed across the threshold to divert rainwater.
- 2.3 The existing door is steel box section and sheet metal and was clad on the outside with stone slips (fig 1). Note cladding has been removed to allow regular maintenance while a replacement door is installed.
- 2.4 The proposed door will be an aluminium framed glazed door.
- 2.5 The aluminium frame will mimic the window frames above (fig.2).
- 2.6 Frame finish, polyester powder coating colour finish RAL 7022 matt (umbra grey) to match existing window and door frames (fig.3).
- 2.7 For security reasons the glazing in the door cannot be clear, the proposal is to use 24mm double glazing with black laminate (fig.4).
- 2.8 The reveals will be finished with stainless steel flashing to match those of the windows above (fig.5).

3.0 Assessment of Impact and Mitigation

3.1 The proposal will have no negative architectural impact on the area.

3.2 The overall impact of changing the door to an aluminium glazed door to match the windows on this elevation is minimal. See existing elevation from Princess Street (fig.6) and compare it to the proposed elevation (fig.7).

4.0 Design & Access Statement

4.1 The proposed work will have no negative architectural impact on the building.

4.2 The proposed door will have a level threshold which will remove the current step. This will be suitable for all to exit the building in an emergency.

Christopher Thorley
Projects Design Team
Projects
The University of Manchester

April. 2023

5.0 Appendix

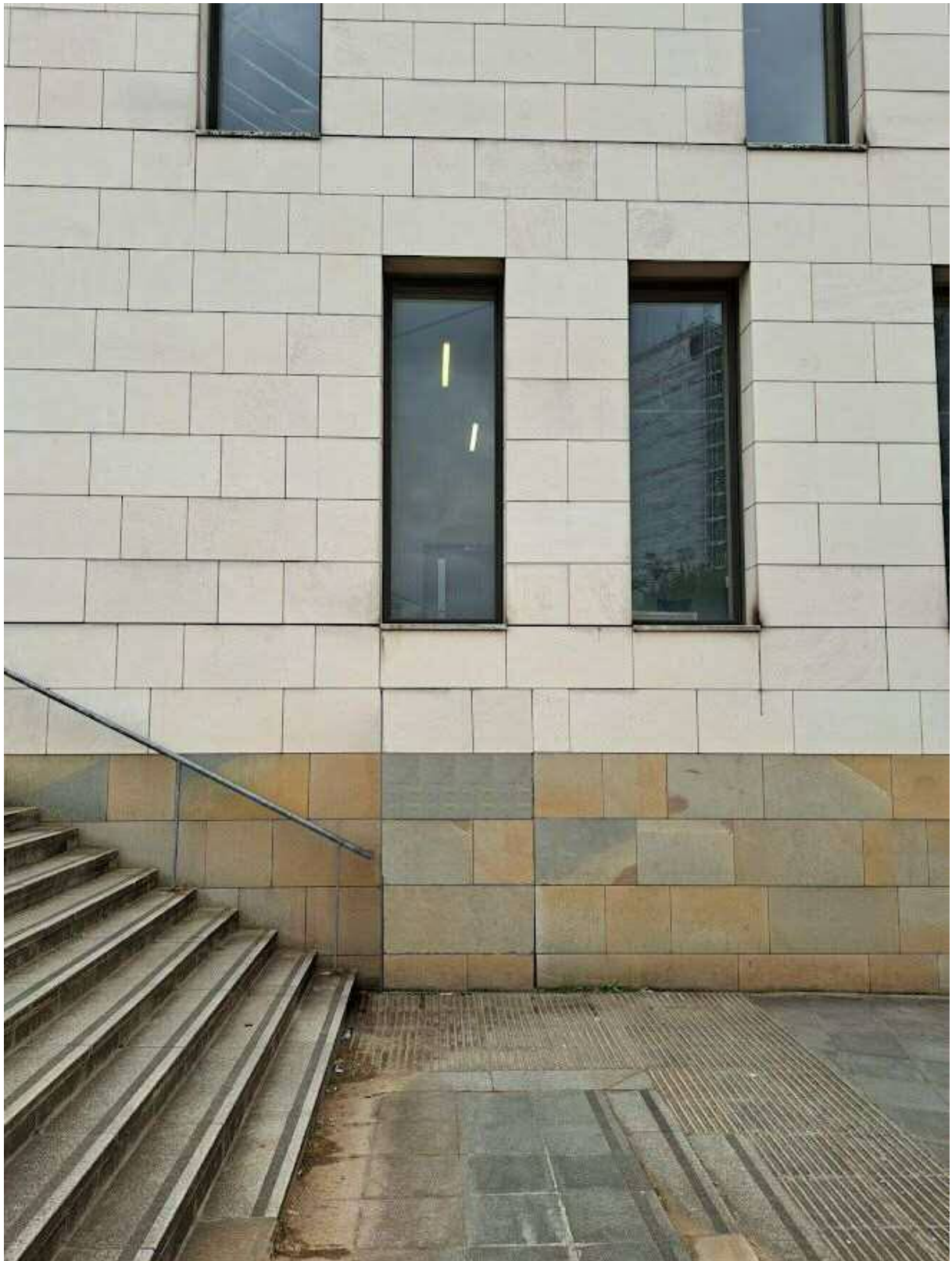


Fig 1: Existing door

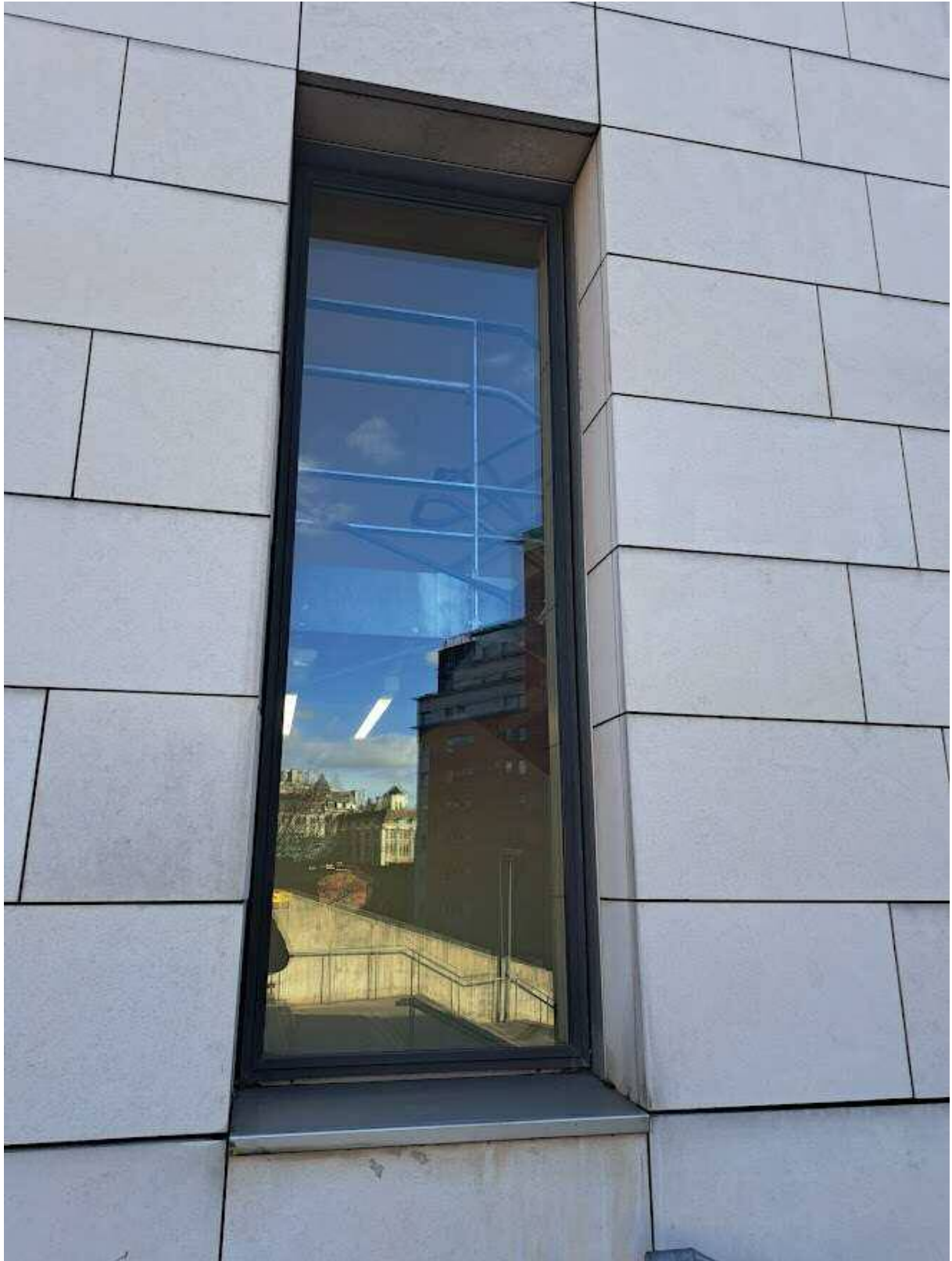


Fig 2: Existing window

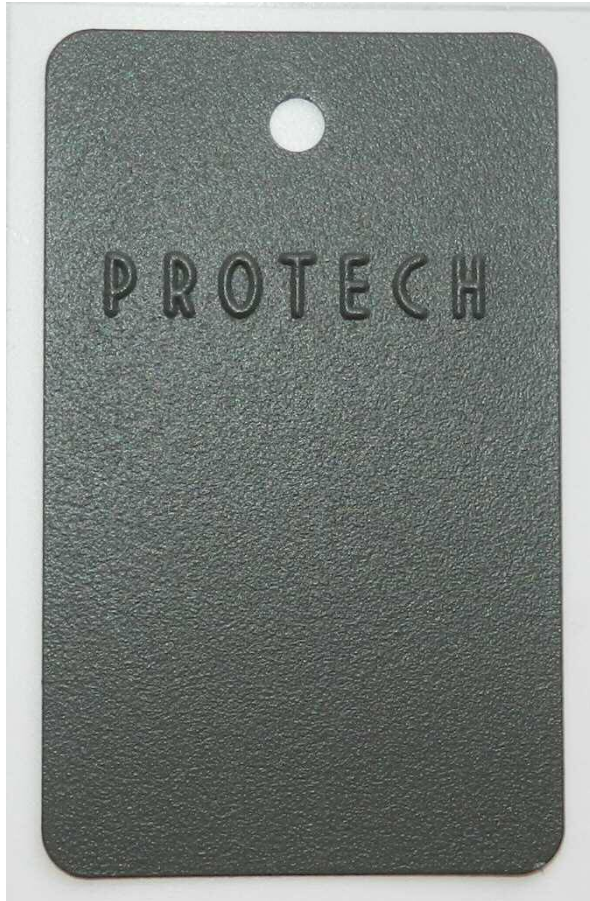


Fig 3: Proposed finish to new door - RAL 7022 matt (umbra grey)

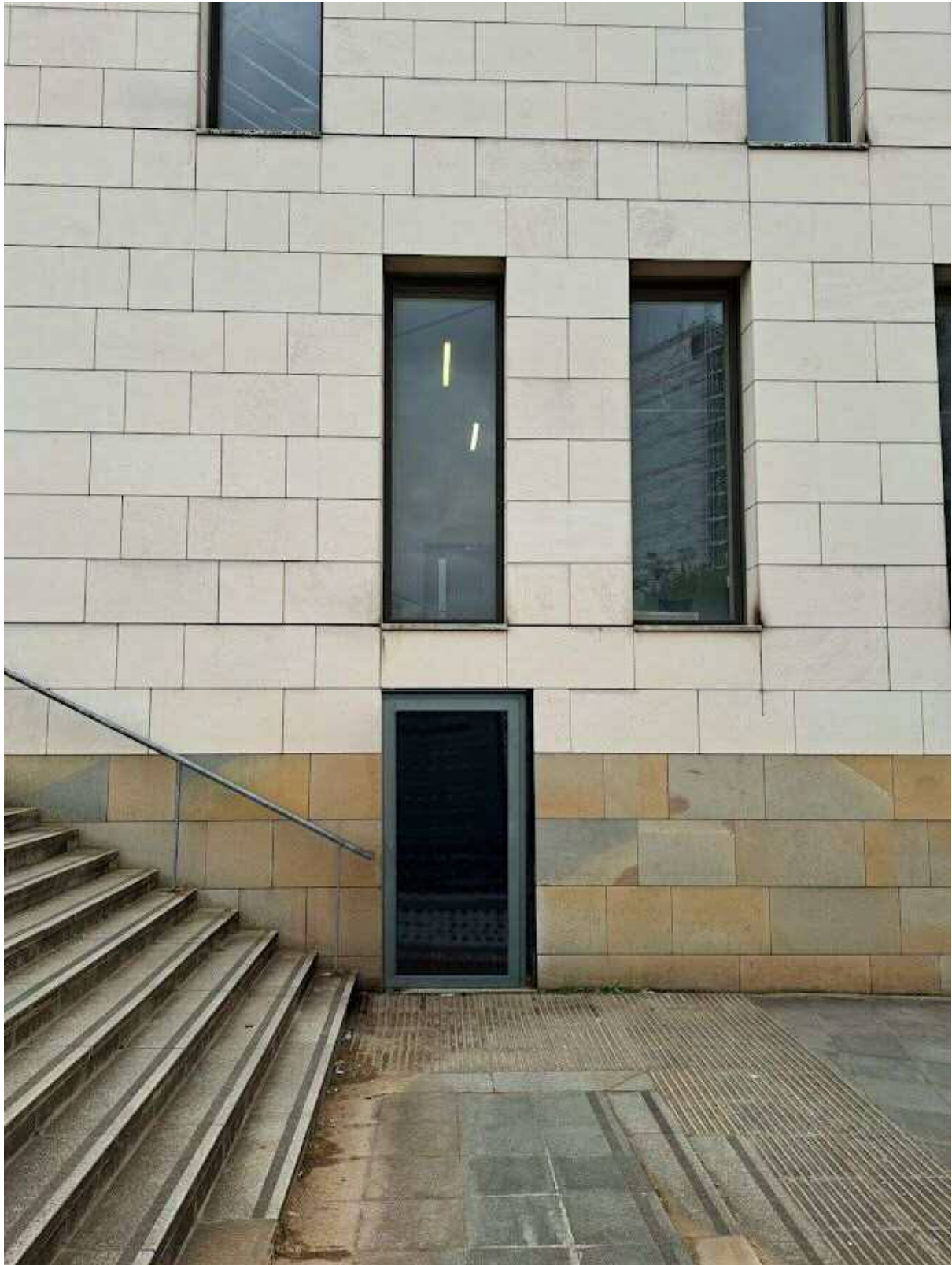


Fig 4: Proposed door – To mimic windows above (Note colour of frame shown is not proposed colour)



Fig 5: Existing stainless steel reveal flashing to be copied around new door reveal



Fig 6: Existing Elevation

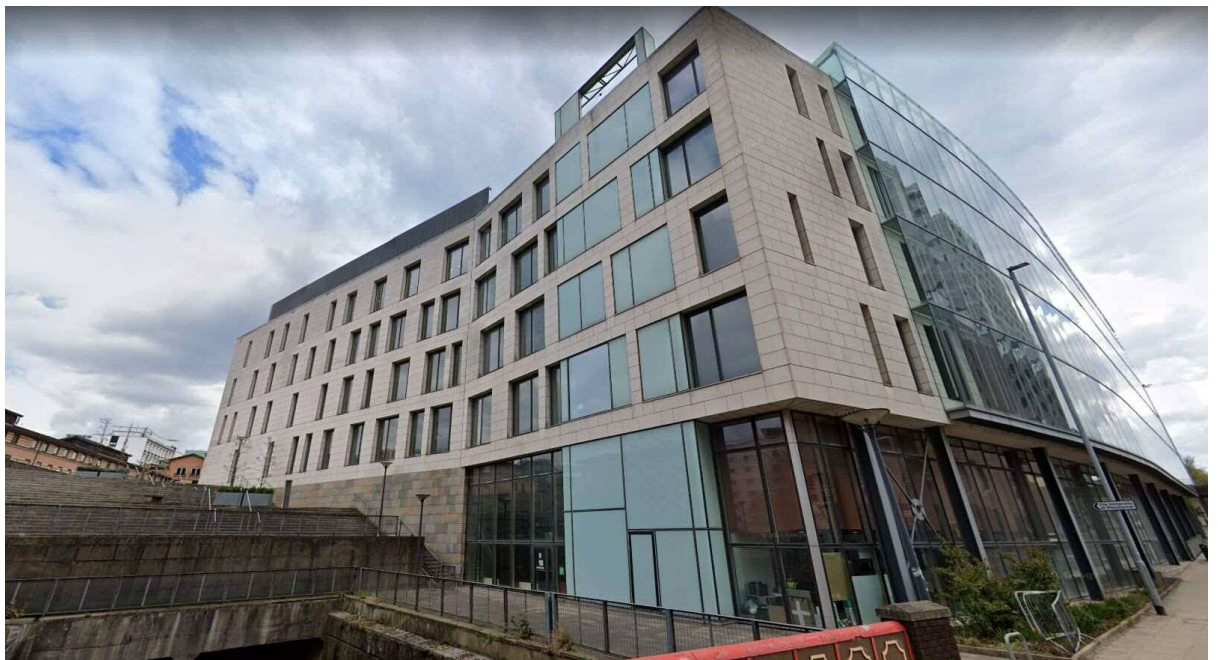


Fig 7: Proposed Elevation