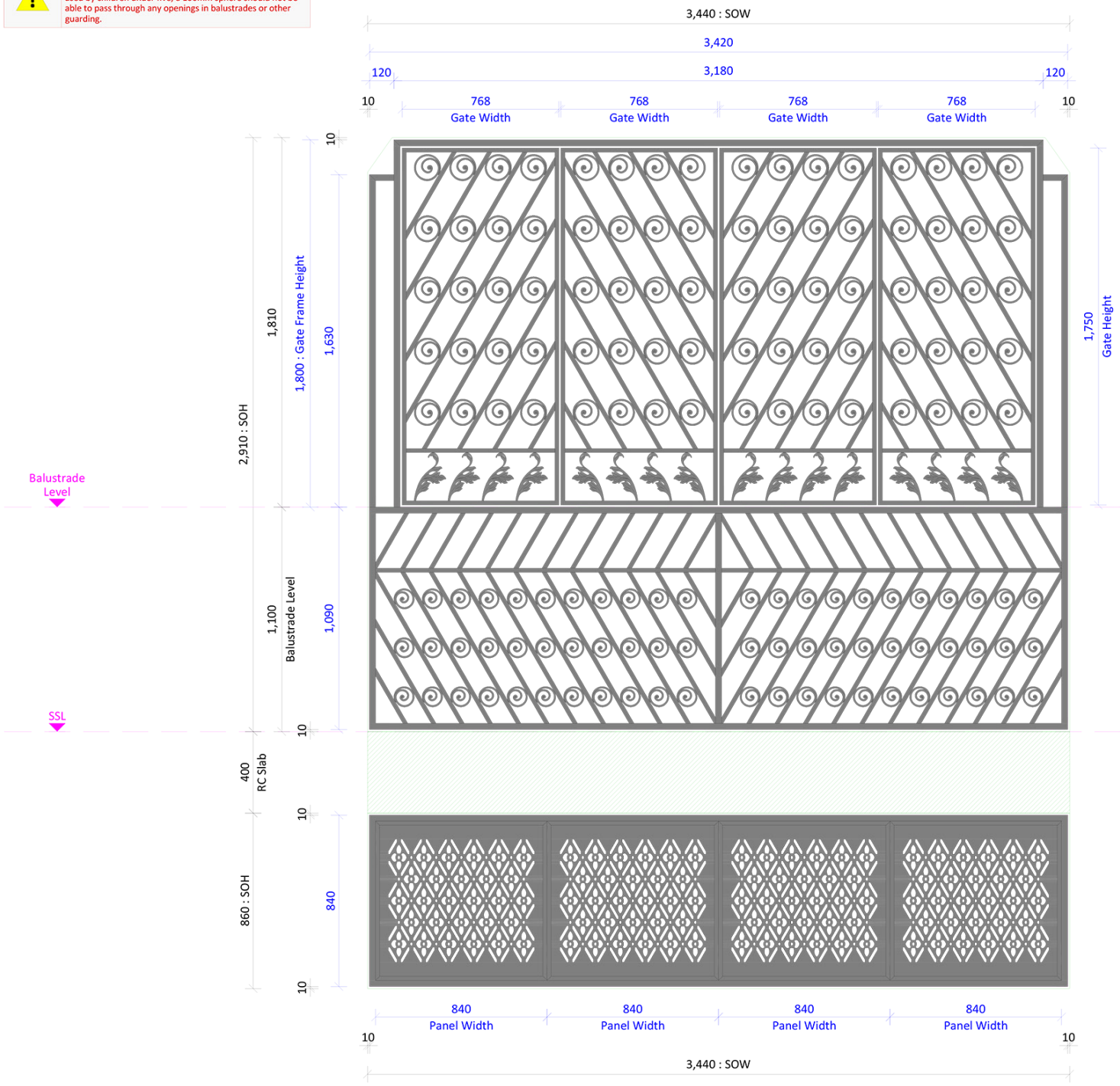
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All dimensions in millimetres unless otherwise stated.

1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 30x30 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* 1no. Fixed Balustrade
** No gaps in Balustrade greater than 100mm
* 2no. Bi-Fold Inward Opening Gates
** 2no. Gate sections per Bi-Fold Gate
* 4no. Fixed Panels
** Bespoke Perforated Pattern Design

REV.	DATE	DESCRIPTION
P2	18/06/25	Complete redesign to closer reflect Architect original design

DRAWING STATUS
PRELIMINARY

HMS WELDING LIMITED
Phoenix Industrial Estate | Cheetham Street
Failsworth | Manchester | M35 9DS
t: 0161 688 7880 | www.hmswelding.co.uk

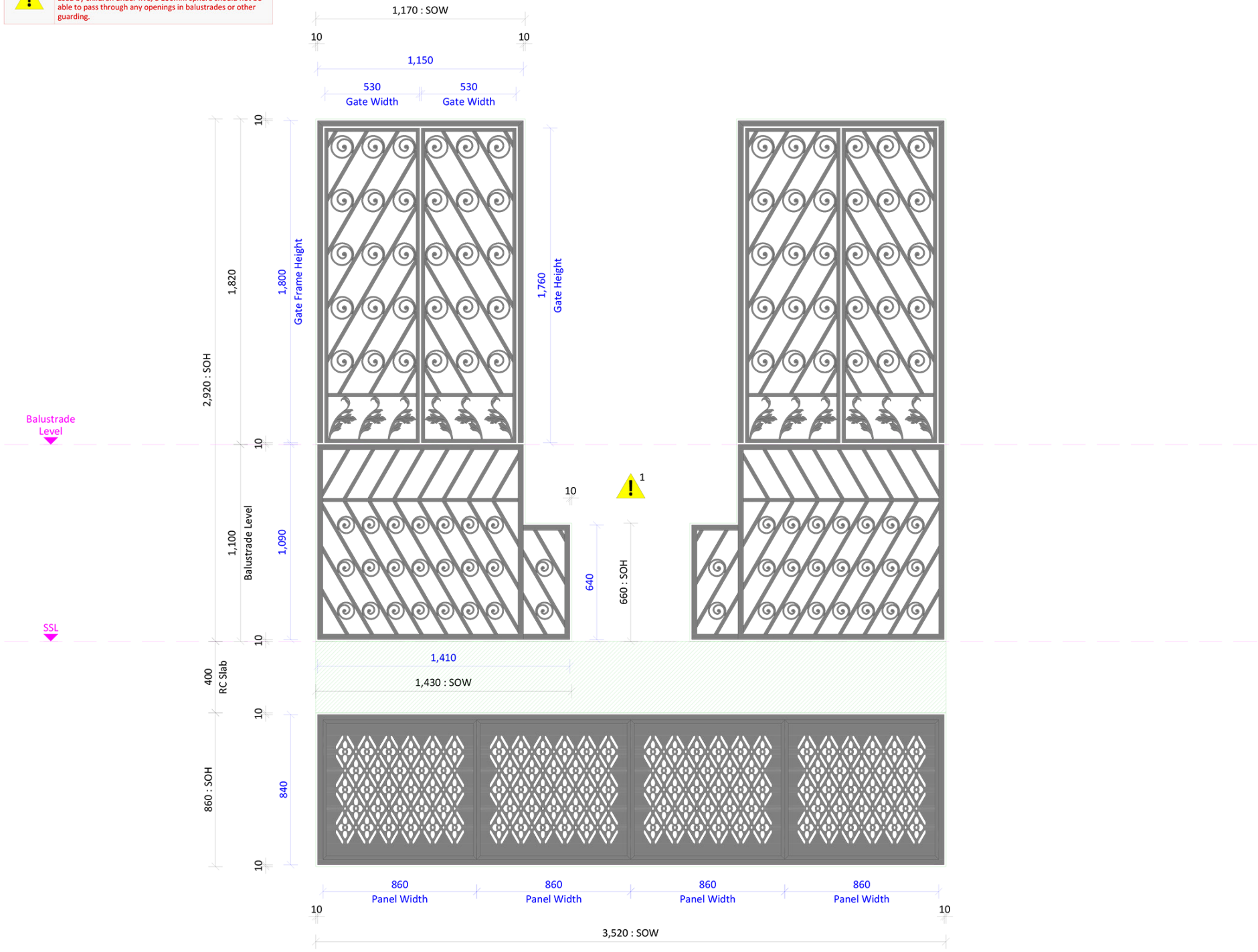
JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type A

DRAWN BY	KT
DRAWN DATE	04/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-01	P2

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1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 30x30 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* 2no. Fixed Balustrades
** No gaps in Balustrade greater than 100mm
* 4no. 90° Inward Opening Gates
* 4no. Fixed Panels
** Bespoke Perforated Pattern Design

REV.	DATE	DESCRIPTION
P2	17/06/25	Complete redesign to closer reflect Architect original design

DRAWING STATUS
PRELIMINARY

HMS WELDING LIMITED
Phoenix Industrial Estate | Cheetham Street
Failsworth | Manchester | M35 9DS
t: 0161 688 7880 | www.hmswelding.co.uk

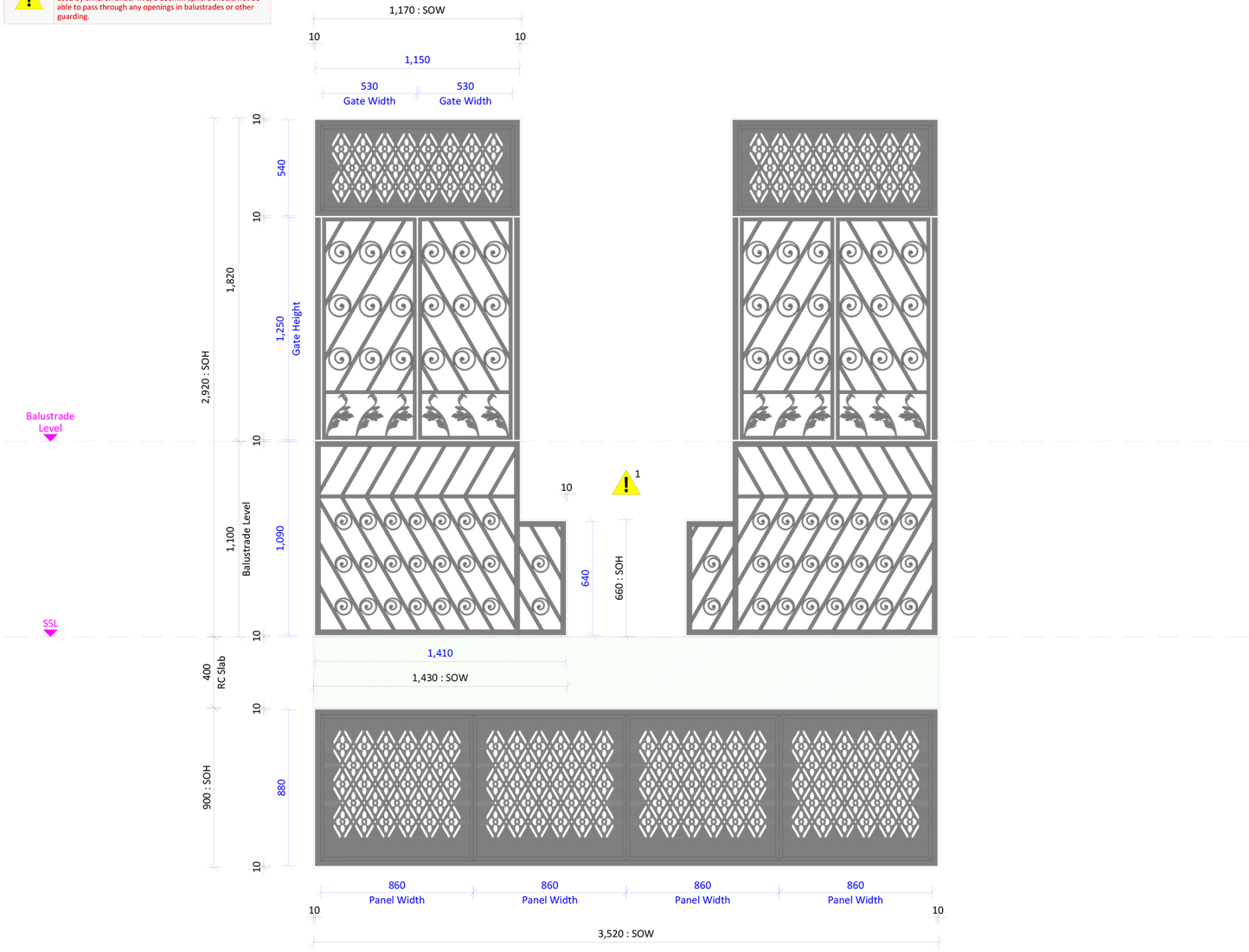
JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type B

DRAWN BY	KT
DRAWN DATE	04/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-02	P2

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1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 30x30 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* 2no. Fixed Balustrades
** No gaps in Balustrade greater than 100mm
* 4no. 90° Inward Opening Gates
* 6no. Fixed Panels
** Bespoke Perforated Pattern Design

REV.	DATE	DESCRIPTION
P2	17/06/25	Complete redesign to closer reflect Architect original design

DRAWING STATUS
PRELIMINARY

HMS WELDING LIMITED
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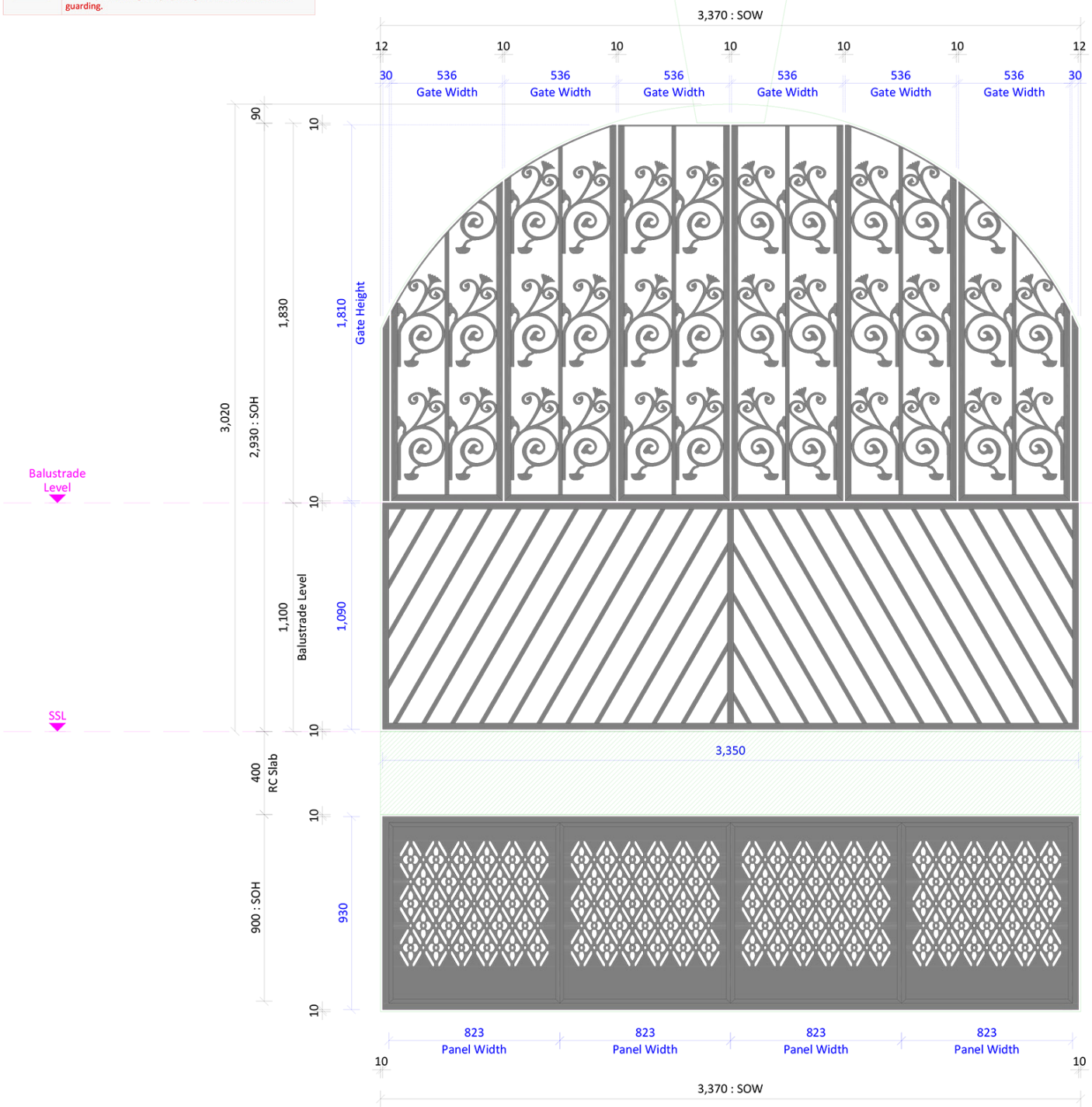
JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type C

DRAWN BY	KT
DRAWN DATE	17/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-03	P2

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1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 30x30 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* Curved Head = 30x6mm Flat
* 1no. Fixed Balustrade
** No gaps in Balustrade greater than 100mm
* 2no. Bi-Fold Inward Opening Gates
** 3no. Gate sections per Bi-Fold Gate
* 4no. Fixed Panels
** Bespoke Perforated Pattern Design

REV.	DATE	DESCRIPTION

DRAWING STATUS
PRELIMINARY

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Failsworth | Manchester | M35 9DS
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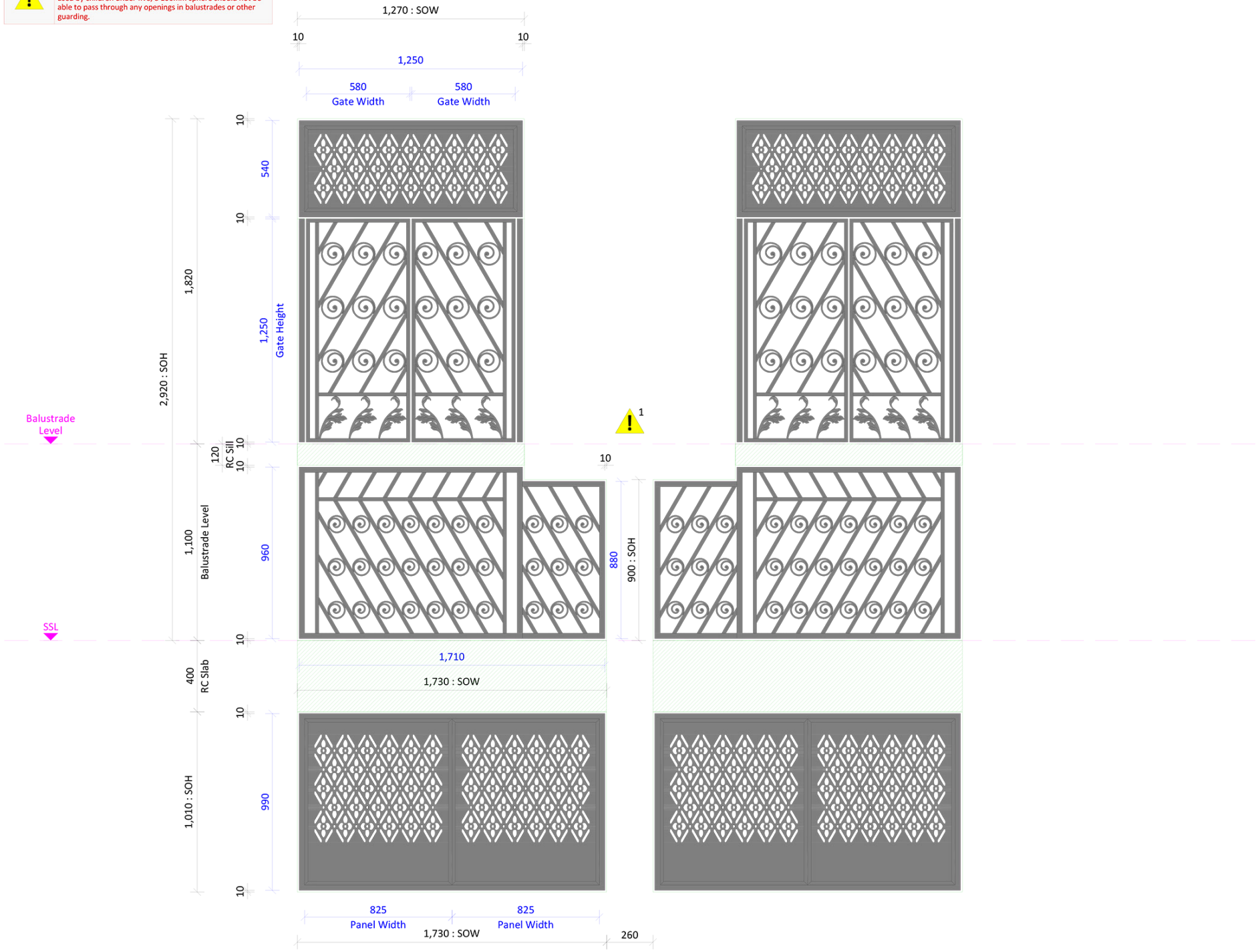
JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type D

DRAWN BY	KT
DRAWN DATE	17/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-04	P1

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1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 30x30 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* 2no. Fixed Balustrades
** No gaps in Balustrade greater than 100mm
* 4no. 90° Inward Opening Gates
* 6no. Fixed Panels
** Bespoke Perforated Pattern Design

REV.	DATE	DESCRIPTION

DRAWING STATUS
PRELIMINARY

HMS WELDING LIMITED
Phoenix Industrial Estate | Cheetham Street
Failsworth | Manchester | M35 9DS
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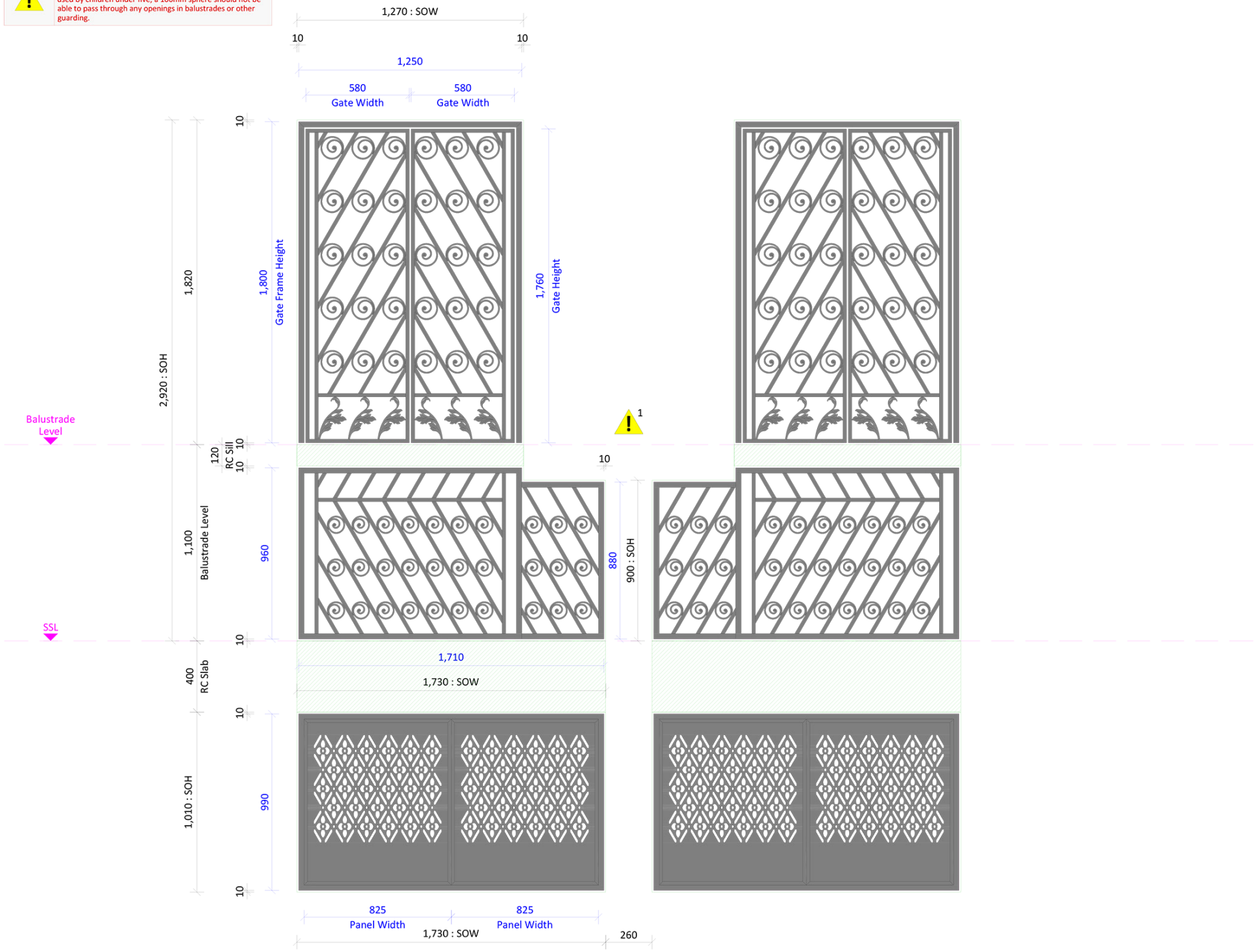
JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type E

DRAWN BY	KT
DRAWN DATE	17/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-05	P1

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1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 30x30 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* 2no. Fixed Balustrades
** No gaps in Balustrade greater than 100mm
* 4no. 90° Inward Opening Gates
* 4no. Fixed Panels
** Bespoke Perforated Pattern Design

REV.	DATE	DESCRIPTION

DRAWING STATUS
PRELIMINARY

HMS WELDING LIMITED
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Failsworth | Manchester | M35 9DS
t: 0161 688 7880 | www.hmswelding.co.uk

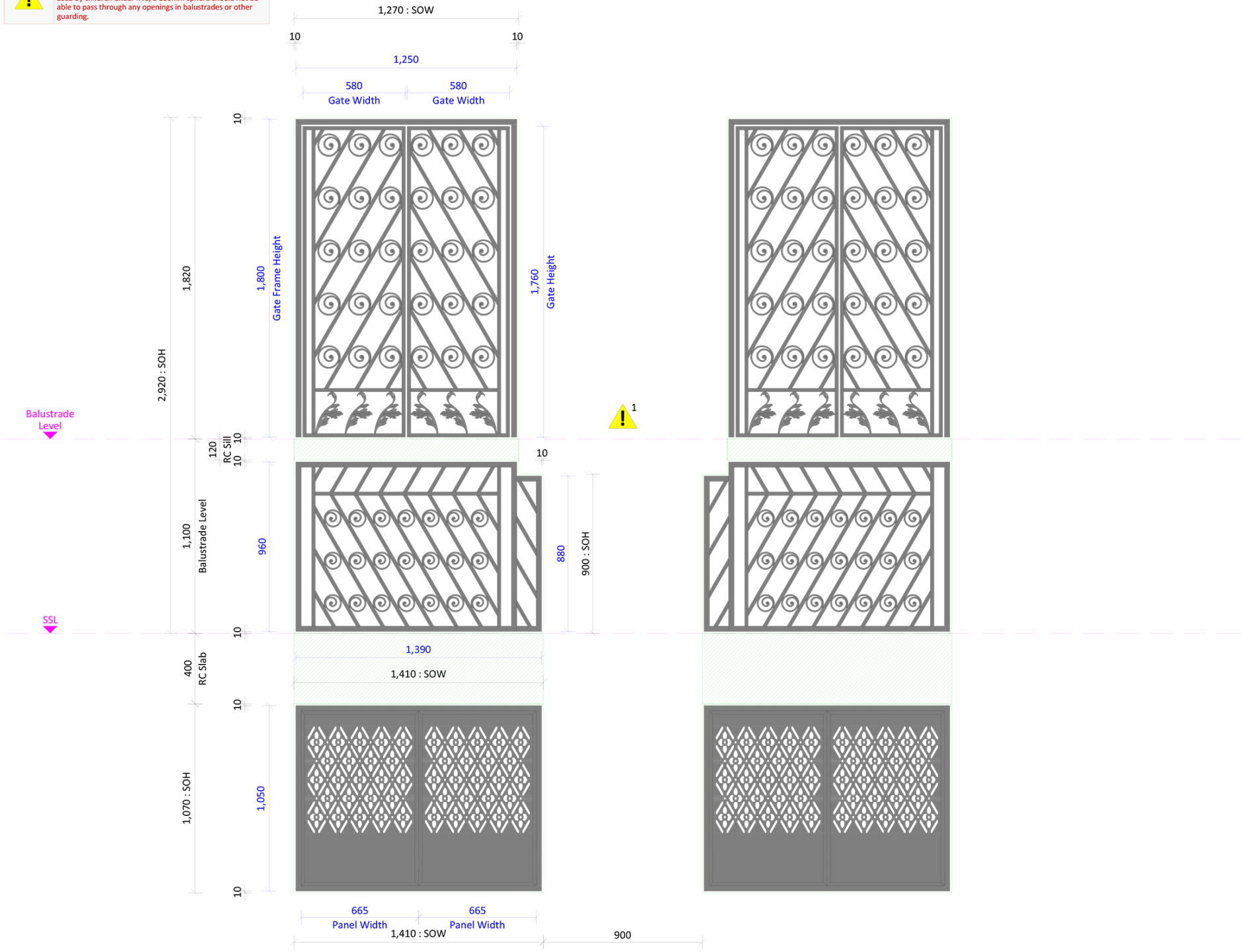
JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type F

DRAWN BY	KT
DRAWN DATE	17/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-06	P1

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1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 30x30 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* 2no. Fixed Balustrades
** No gaps in Balustrade greater than 100mm
* 4no. 90° Inward Opening Gates
* 4no. Fixed Panels
** Bespoke Perforated Pattern Design

REV.	DATE	DESCRIPTION

DRAWING STATUS
PRELIMINARY

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Failsworth | Manchester | M35 9DS
t: 0161 688 7880 | www.hmswelding.co.uk

JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type G

DRAWN BY	KT
DRAWN DATE	18/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-07	P1

1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



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SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 50x50 ERW Box Section
* Gate Frame = 40x40 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* Curved Head = 50x6mm Flat
* 1no. Fixed Railing
  ** Bespoke Laser Cut Flute Design
* 2no. Outward Opening Fire Escape Gates
  ** Hung on adjustable hinges
  ** 2no. Exidor 284 Panic Bolts and Latches
    *** Two point locking per door leaf via single shoot bolt
    *** Push Bar operation
    *** Colour [TBC]
  ** Security panel to prevent unauthorised access with bespoke perforated pattern design
  ** No gaps greater than 100mm

REV.	DATE	DESCRIPTION

DRAWING STATUS
PRELIMINARY

HMS WELDING LIMITED
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Failsworth | Manchester | M35 9DS
t: 0161 688 7880 | www.hmswelding.co.uk

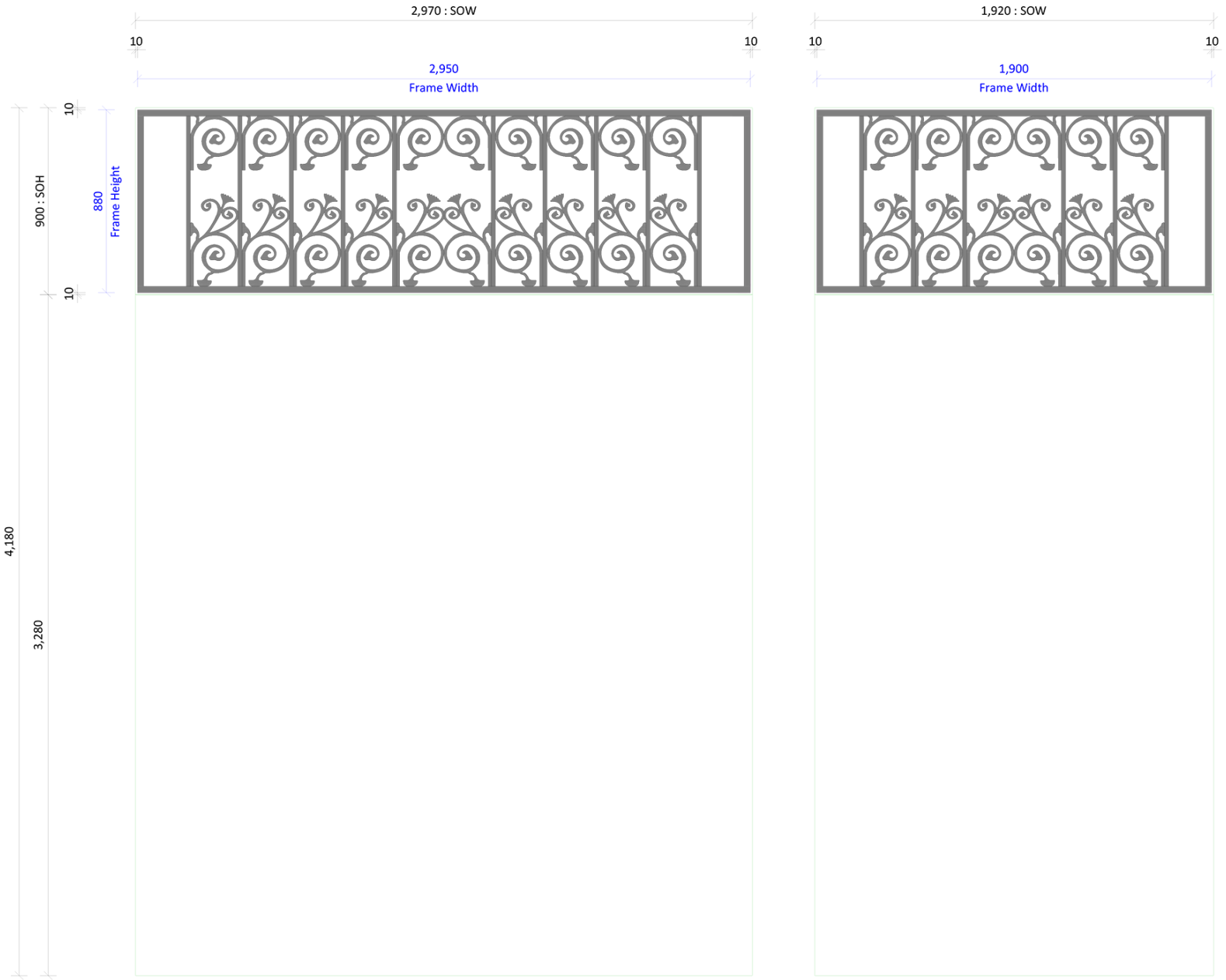
JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type H

DRAWN BY	KT
DRAWN DATE	18/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-08	P1

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1 Commercial Balustrade Design (The 100mm Gap Rule): Approved Document K specifies that in buildings likely to be used by children under five, a 100mm sphere should not be able to pass through any openings in balustrades or other guarding.



SPECIFICATION DETAILS

Finish: Polyester Powder Coat
* Colour **[TBC]**

General Notes:
* Outer Frame = 30x30 ERW Box Section
* Sub-framing = 20x20 ERW Box Section
* 2no. Fixed Railings
* Bespoke Laser Cut Flute Design

REV.	DATE	DESCRIPTION

DRAWING STATUS
PRELIMINARY

HMS WELDING LIMITED
Phoenix Industrial Estate | Cheetham Street
Failsworth | Manchester | M35 9DS
t: 0161 688 7880 | www.hmswelding.co.uk

JOB DESCRIPTION
Smithfield Buildings
Northern Quarter
Manchester

DRAWING TITLE
Tib Street Elevation:
Balustrade, Gates & Railing Design
Type J

DRAWN BY	KT
DRAWN DATE	18/06/2025
SCALE	1:20 @ A3
DRAWING NUMBER	REVISION
HMS-Smithfield-09	P1