

Fire Curtains
Where required in the attic spaces, fire curtains are to be installed to provide a minimum 30-minute fire separation between units and escape routes, in accordance with Building Regulations. Curtains are to be tested and certified to BS 8524. Installation is to be discreet and sympathetic to the existing structure, ensuring minimal visual impact. All works are to be coordinated with the approved fire strategy and carried out to manufacturer's specifications. These will need to sit above newly formed parions on second floor as well as above lightweight walls.

Existing glazed partition to be reviewed for compliance with FD30 fire resistance. Where existing wired glass does not meet required fire rating, it shall be replaced with suitable FD30-rated fire-resistant glazing, subject to conservation approval. Works to retain historic framing and be carried out in a manner sensitive to the listed fabric.

- All doors marked FD20 to be retained, checked for fit, and upgraded with appropriate intumescent seals.
- Envirograf intumescent paint system to be applied to all FD20 doors, subject to conservation approval.
- All doors marked FD30 to be treated as above, and additionally fitted with certified self-closing devices.
- Doors marked ND indicate new doors to be installed to the specification as following. All new doors (marked ND) to be purpose-made to match the design, proportions, and detailing of existing historic doors, including panel layout, architraves, and ironmongery where appropriate. Materials to be timber, with a finish and profile in keeping with the character of the building. Fire-rated construction to meet performance requirements (e.g. FD20 or FD30) while ensuring visual compatibility with heritage context. Final design to be approved by the conservation officer prior to manufacture.
- Doors marked DEM are to be removed as part of the proposed works.
- All fire door upgrades to be carried out sensitively, retaining historic features where possible and in consultation with the conservation officer.

Second Floor Upper 11328
Second Floor 9830
First Floor Upper 7925
First Floor A 6706
Ground Floor 3353
Basement Plan 0

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New stairwell to basement allows library to be retained as bedroom. Widening of existing dumb waiter opening. Can be repaired and made good

Freestanding bathroom 'pod' designed with a shadow gap to visually separate it from the existing room, ensuring it reads as a new insertion. Fully reversible intervention, preserving original fabric.

The basement will require extensive modification to achieve habitable standards. Proposed works may include: installation of a new insulated floor slab with damp-proof membrane (DPM) and underfloor insulation, application of breathable internal wall insulation (subject to moisture management strategy), and construction of a new MF suspended ceiling to accommodate services and improve thermal performance. All walls will be re-plastered using an appropriate system to manage moisture while ensuring a durable finish. Structural integrity and ventilation provisions to be assessed prior to works

Proposed Section 01
1 : 100

Proposed Section 2
1 : 100

Scale 1 - 100 @ A1
500mm 2m 5m
B - Planning Issue - 19.05.25

Revisions:

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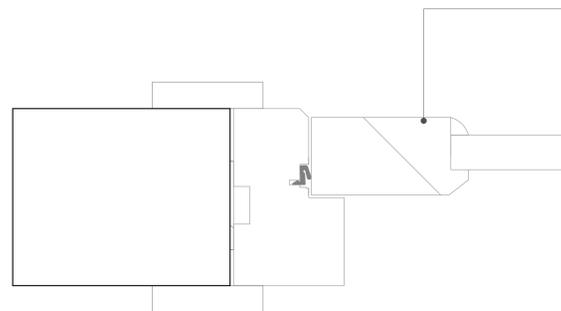


Project:
Abermad Mansion

Drawing Title: **Head Office**
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Scale @ A1: **As indicated** Date: **05/02/25** Drawn by: **OO** Checked: **Checker**

Drawing No: **Z005.3a.1.210** Rev: **B**



Door Jamb Detail
1 : 2

1. Intumescent Seals (e.g. Envirograf)

Product:
-Envirograf intumescent fire/smoke seals (typically 10 x 4 mm or as required by fire strategy) To be specified by specialist manufacturer.
Position:
-Routed into the door leaf edge (preferred) or alternatively into the door frame/jamb where routing into the historic door is undesirable due to its significance.

Routing Detail:
-Carefully cut a continuous groove using a router or fine chisel.
-Avoid disrupting original mouldings or profiles —locate the groove within flat or secondary areas of the timber where possible.
-Use a depth gauge and jig to ensure uniform depth and prevent overcutting.

Fixing:
-Seals to be inserted into routed groove with slight pressure fit. Avoid use of adhesives unless specified by the product manufacturer.
-Where mechanical fixing is necessary, use stainless steel pins sparingly and avoid splitting.

Colour:
-Select a colour-matched or paintable version to minimise visual impact. Where seals are exposed on historic timber, they should blend discreetly with the surrounding surface.

2. Paint Finish (Intumescent Coating if Required)

If Required for Fire Strategy:
- Where increased fire resistance is needed, apply an intumescent paint system (e.g. Envirograf or Thermoguard) to door leaf and/or frame.
- Conduct adhesion and compatibility tests on a small, inconspicuous area.
- Strip non-breathable modern finishes carefully (avoid abrasive methods like sandblasting or hot air guns).
- Retain historic finishes where possible; document and photograph prior to overcoating.
- Apply basecoat, intumescent build-up, and topcoat in accordance with manufacturer's guidance, usually 3-4 coats total.
- Maintain a low-sheen or heritage colour finish appropriate to the original appearance.

3. Additional Notes

Threshold and Frame Junctions:
- Maintain a minimal gap at the door-to-frame junction (typically ≤3mm) to ensure seal effectiveness without binding.
- Where the threshold is uneven or historic, consider brush drop seals as a secondary measure. Make repairs to jambs and doors as necessary to provide even fitting.

Reversibility and Monitoring:
-All interventions should be documented with before and after photographs.
- Use non-invasive methods where possible.
- Provide maintenance guidance to future occupants on checking seal integrity and paint condition.