Stephen Levrant Heritage Architecture Ltd.
62 British Grove
Chiswick
London
W4 2NL

Heatherden Hall, Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH
Proposed roof repair and replacement works
Discharge of Condition 3 (Planning Ref: PL/22/4134/HB) **August 28th 2024**

COVER LETTER

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1. The proposed works at Heatherden Hall, Pinewood Studio under this LBC consists of roof repairs and replacement works.
2. Planning permission for the proposed works was granted on 2nd February 2023 and the application reference number is PL/22/4134/HB (Please refer to Appendix 1 for decision notice). The purpose for this cover letter is to accompany the submission for the **Discharge of Condition 3**, which states:

   Condition 3:

   Prior to the installation of the roof safety systems as shown on elevations E1, E2 or E5 of the approved plans, details shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the works shall be implemented in accordance with these approved details.

   Reason: To protect and preserve the Listed Building. (Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers.)

   Heritage Architecture Ltd, acting as project architect, will be coordinating the Discharge of Condition 3 application submission and will be the main point of contact with the local authority during the application process.

3. The project is currently at RIBA Stage 5 and the construction have commenced. Ashley Group is appointed as main contractor. They have provided a plan of the proposed safe access system location, which consists of hatches, lanyards, and ladders (Please refer to Appendix 2). The hatches, lanyards, and ladders are also accompanied by specifications, typical details and information describing how these will be installed (Please refer to Appendix 3). This plan and specifications are intended to discharge condition number 3. The design has also been undertaken in compliance with the CDM Regulations to reduce risk as far as reasonably practicable without damaging the historical integrity.
4. This proposal has been developed to minimise impact to the fabric and appearance of the listed building, while providing a scheme that would facilitate Pinewood Studios to carry out

a regular maintenance regime in the future. This would be to the benefit of the listed building in general.

5. The fixings on the roof slopes and the entry hatches will be integrated with the new roof build-up, and thus will not damage any existing historic fabric. Lanyards and ladders will not be visible from ground level, as they will be concealed by existing parapets.

6. The following proposed works for roof safety system will not commence until the proposal has been approved by the local authority. The following works has been integrated into the programme to allow the 8-week period for the council's decision time to review and approve, plus a couple weeks as contingency.

Appendix 1 – Decision Notice

Directorate for Planning, Growth and Sustainability
Walton Street Offices, Walton Street, Aylesbury, HP20 1UA

planning.csb@buckinghamshire.gov.uk
01494 732950 | 01895 837210
www.buckinghamshire.gov.uk

Mrs Sara Dutfield
Turley
The Pinnacle
20 Tudor Road
Reading
Berkshire
RG1 1NH

BUCKINGHAMSHIRE COUNCIL DECISION NOTICE

Application no. PL/22/4134/HB
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990

In pursuance of their powers under the above-mentioned Act and Regulations, Buckinghamshire Council as Local Planning Authority, **HEREBY GRANTS LISTED BUILDING CONSENT** for the following:

Applicant: Pinewood Studios (Mrs Liz Waldsax)

Location: Heatherden Hall, Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH

Proposal: Listed building consent for proposed roof repair and replacement works

in accordance with your application received on **9 December 2022** and the plans and particulars accompanying it subject to the following conditions and reasons set out on the following page(s).

Steve Bambrick
Service Director of Planning and Environment
On behalf of the Council

Date: 2 February 2023

SCHEDULE OF CONDITIONS AND REASONS RELATING TO THIS PERMISSION

1 The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this decision notice. (SS05)

Reason: To comply with the requirements of Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or any statutory amendment or re-enactment thereof).

2 Prior to installation of the lightning protection system, as shown on elevations E1, E2 and E5 of the approved plans, details shall be submitted to and agreed in writing by the Local Planning Authority. The details submitted should seek to avoid the placement of lightning protection systems on elevations E1, E2 and E5 of the subject building, Heatherden Hall. Thereafter the works shall be implemented in accordance with these approved details.

Reason: To protect and preserve the Listed Building. (Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers.)

3 Prior to the installation of the roof safety systems as shown on elevations E1, E2 or E5 of the approved plans, details shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the works shall be implemented in accordance with these approved details.

Reason: To protect and preserve the Listed Building. (Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers.)

4 Prior to installation of any new chimney features other than those shown on the approved plans, details shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the works shall be implemented in accordance with these approved details.

Reason: To protect and preserve the Listed Building. (Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers.)

5 Prior to installation of any timber replacement as shown on roofs R19, R14 and R10 of the approved plans, details of the replacement structural timber above 10% (of each roof) shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the works shall be implemented in accordance with these approved details.

Reason: To protect and preserve the Listed Building. (Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers.)

6 The works to which this consent relates shall be undertaken solely in accordance with the drawings referred to in the list at the foot of this decision notice. (SMS14a)

Reason: To safeguard the character, appearance and interest of this listed building and to accord with the terms of the submitted application. (Policy C6 of the South Bucks District Local Plan (adopted March 1999) refers.)

Drawing No.(s): 110_REV LB received on 5 December 2022**, 111_REV LB** received on 5 December 2022**, 710_REV LB** received on 5 December 2022**, 102_REV LB** received on 5 December 2022**, 103_REV LB** received on 5 December 2022**, 104_REV LB** received on 5 December 2022**, 105_REV LB** received on 5 December 2022**, 106_REV LB** received on 5 December 2022**, 107_REV LB** received on 5 December 2022**, 108_REV LB** received on 5 December 2022**, 109_REV LB** received on 5 December 2022**, 703_REV LB** received on 5 December 2022**, 704_REV LB** received on 5 December 2022**, 705_REV LB** received on 5 December 2022**, 706_REV LB** received on 5 December 2022**, 707_REV LB** received on 5 December 2022**, 708_REV LB** received on 5 December 2022**, 709_REV LB** received on 5 December 2022**, 101_REV LB_1** received on 9 December 2022**,**

and in accordance with any other conditions imposed by this Listed Building Consent.

Reason: To ensure that the works are carried out in accordance with the details considered by the Local Planning Authority.

GENERAL NOTES

1. See the attached Appeal Notes for details of appealing this decision.

2. This permission does not operate for the purpose of the Building Regulations or exempt you from obtaining any approval that may be required under those Regulations or compliance with any other statutory requirements. For advice please visit the Building Control pages on the Councils website or telephone 01895 837296.

3. There must be no departure from the approved application, particulars and plans without the written consent of the Council.

4. If this Decision Notice includes conditions that require the submission of details for the written approval of the Local Planning Authority, then you must formally apply to the Local Planning Authority to discharge the condition(s). To apply, complete and submit forms that are available on the Council's website, together with the appropriate fee. A fee is payable per new request, not per condition and any applications submitted without the appropriate fee will not be dealt with, until the correct fee is paid.

5. Please be aware that pre-commencement conditions must be discharged prior to works starting on site. The Development Management Section will not normally approve details required by a pre-commencement condition retrospectively. Failure to comply with the requirements of such conditions may mean that the planning permission itself cannot be implemented and a new application will be required.

APPEAL NOTES

The applicant may appeal to the Secretary of State if aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. Guidance can be found on their website including how to complete your appeal form.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

- **Householder Applications(*)**

If you want to appeal against the **refusal of planning permission** on a 'Householder Application' then you must do so within **12 weeks** of the date of this notice. However, if you want to appeal **against the granting of planning permission subject to conditions** on a 'Householder Application ' then you must do so within **6 months** of the date of this notice.

(*) A householder development is development in the boundary of, or to an existing dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse, that does not involve change of use or a change to the number of dwellings. It includes an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development. Please note, this does not include development in the boundary of, or to an existing flat or maisonette.

- **Other Planning Applications (Non Householder)**

You may wish to appeal against the:

(1) Refusal of a planning, listed building consent, including refusal to vary or discharge conditions.
(2) The conditions attached to a planning or listed building consent application.
(3) Refusal, partial refusal or deemed refusal of a lawful development certificate.

The correct form must be used to appeal – Planning: Listed Building Consent; or Certificate of Lawful Use or Development Appeal Forms. Please specify form required, if requesting from Inspectorate. The time period to do this will vary depending on the application type or development type. An appeal must be made within the following time periods of the decision date:

(1) An **advertisement application** must be made within **8 weeks**
(2) If development is a **shop front or other minor commercial development** must be made within **12 weeks**
(3) All other **non-householder application types** or development types must be made within **6 months**

- The Secretary of State can allow a longer period for giving notice of an appeal but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay

- The Secretary of State need not consider an appeal if it seems to him/her that the local planning authority would not have been able to have granted planning permission for the development or would not have been able to have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practise, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him/her.

Important information in relation to an enforcement notice

Different timescales apply where the development is also the subject of an enforcement notice. If an enforcement notice has been served within two years of an application being submitted or is served before the time period for determining the application has expired, the time limit to appeal is within: **28 days from the date of refusal or the date of determination**. If an enforcement notice is served after the application's decision date or date for determination, the time limit is **28 days from the enforcement notice date**, unless this would extend the period beyond the usual time limit for cases not involving an enforcement notice. (This does not apply to Advertisement Consent Applications)

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, either carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land, in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

Appendix 2 – Drawing Provided by Ashley Group – Consolidated Proposed Safe Access Layout

carried out once scaffolding

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e local authority prior to

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ation (such as the reverse

moval of redundant M&E throughout
moval of redundant fixing

portion CDP:

v safe access to pitched roof
v safe access to roof void
v fire curtain to roof void
boxes

tning protection
estos
deterrent
p out redundant M&E

e good

ELEVATION E5

ELEVATION E3

All outlets

Cornice at roof level

Cornice 2nd floor

Parapet 2nd floor

Excluded

Access to roof

All

Cast stone covered in lead 2nd floor

All drainage outlets

Guttees to R11-12-13 via steps in void area

No access to R14

Existing access ladder

existing edge Protection

Vertical ladder to R15

No access to this section of roof.

Roof access

RFI 13

Roof Safety access.

REVISIONS:

Rev	Description	By	Date	Checked by
R1	FIRS I ISSUE	MW	30.04.24	SL
R2	SECOND ISSUE	MW	30.04.24	SL

COMPONENTS:

Safety Line System

Length of Cable (lm) 74	2m Strop QTY:
Start/End Post Key: Qty: 12	Intermediate Post Key: Qty: 1
Corner Post Key: Qty: 1	Variable Post Key: Qty: 11

NOTES:
1. Do not scale drawing.
2. Dimensions are in millimetres. Level are in metres.
3. All dimensions are for indicative purposes only. Exact dimensions are to be verified onsite.
4. This drawing is to be read in conjunction with all other drawings and product literature.
5. Drawing scale is indicated unless otherwise stated.

HEIGHTSAFE
Heightsafe Systems ltd Head office, 6 Caldbeck Road. Croft Business Park, Bromborough, Wirral, CH62 3PL
Tel: 0203 818 7199
Email: info@heightsafesystems.com

CONTRACTOR: Ashley Group	SHEET SIZE: A1	SCALE: NTS
PROJECT: Heythrop Hall	DATE OF ISSUE: 02.04.24	REV: P01
DRAWING TITLE: Roofs	DRAWING STATUS: FOR APPROVAL	
DRAWING NUMBER HSS-2620-R2	DRAWN BY: Mark Wells	

Appendix 3 – Accompanying Product Specifications and Details

A - Safety Line – (includes layout drawing)

HEIGHTSAFE®

SAFETY AT THE HIGHEST LEVEL

The Safety Solution for Engineered Life Lines

- CONFORMS TO EN 795:2012, CEN TS 16415:2013, ANSI Z359 & CSA Z259 AND PATENT PROTECTED BY GB 2389386
- FOR ROOF INSTALLATION AND HORIZONTAL OR OVERHEAD APPLICATIONS ON STRUCTURES
- ALLOWS SPANS UP TO 12M AND 3 USERS
- SUITABLE FOR USE ON MULTIPLE ROOF TYPES

Working at Height

Legislation demands that any person working at height needs to be protected to prevent them from falling. Ideally working at height should be avoided altogether but in many instances it is unavoidable. When this is the case the preferred solution is to implement a collective protection system such as guardrail but sometimes this is not possible, perhaps when a building layout is inappropriate or where aesthetics may be compromised; consequently, a personal protection solution must be implemented. A wire based horizontal life line system is a flexible, cost effective option for the protection of workers at height, especially so if access to a roof top is an irregular occurrence.

HS Safety Line Fall Protection System

The horizontal lifeline system is designed to provide safe access to any area of a roof by allowing workers to be permanently attached to the line at all times and be able to freely move around the roof surface. The system utilises 8mm grade 316 stainless steel wire and allow spans of up to 12m between posts and can be utilised by up to three users at any one time.

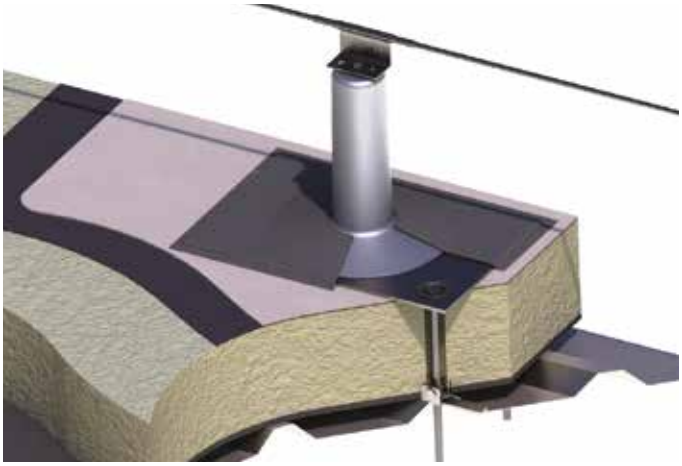
The system incorporates an inline shock absorber that minimises loads applied to both the user and the building in event of a fall. The design has been configured and tested for use on a variety of roof types e.g. standing seam, membrane, metal profile using either “top fix” anchors or a “through fix” anchor (**POSTANKA**) where fixing to the main building structure is preferred. Equally, Safety line is available for mounting directly to concrete, steel, brick or stonework in either horizontal or overhead applications.

HS Safety Lines have been tested and conforms to the requirements of EN795 2012, CEN TS 16415:2013, ANSI Z359 and CSA Z259.

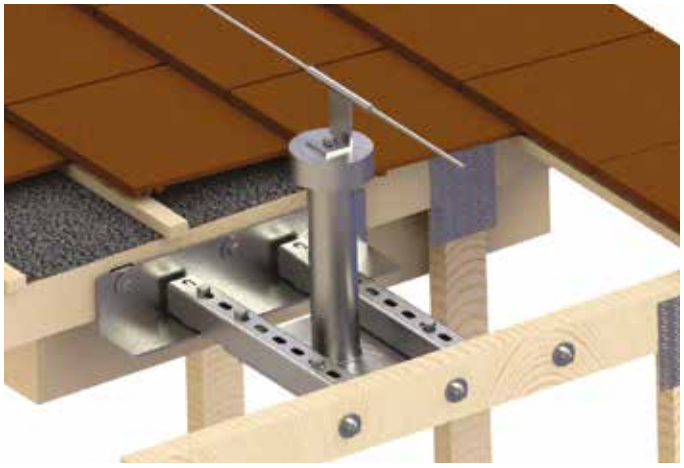
HS Safety Line for Roofs

HS Safety Lines now incorporate a redesigned post and base plate for use on membrane roofs. The new design will allow easier and quicker installation but still utilises the same range of brackets as the options for tiled, standing seam and metal profile roofs.

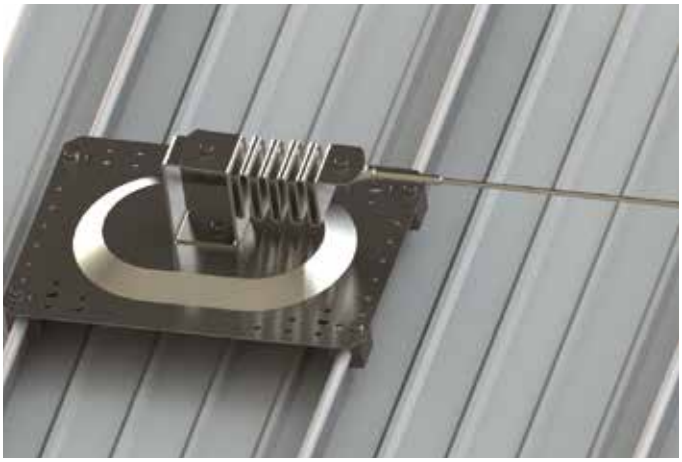
Upright Post for Membrane Roofs



Upright Posts for Tiled Roofs



Upright Post for Standing Seam Roofs



Upright Posts for Profiled Sheet Roofs

Safety Line Brackets for both Roofs & Structures

Intermediate Bracket

One-piece bracket for intermediate supports

Corner Bracket 90°

Accomodates internal or external bends

Corner Bracket 45°

Accomodates internal or external bends

HS Safety Line Brackets for Structures Only

Extremity Bracket

LINE-XBRKT

Structural Corner

CNR-90-W

HS Safety Line Universal Components

Wire

8mm dia 7x7 IWRC Gr. 316 Stainless Steel.

Available cut to length or 1000m reels.

Absorber

Used at both ends of the system, minimises loads on structure to below 10 kN.

Tension Indicator

Used at start of system (or both ends for systems over 150m).

Indicates when system is correctly tensioned.

Available Swaged or Swageless.

Traveller

Allows user to attach at any point on system.

No moving parts.

Passes corners and intermediates without needing to detach from the system.

HS Safety Line Overhead Unique Component

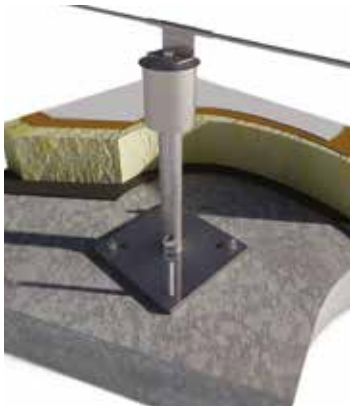
Swage End Fitting

Used to terminate system.

Available Swaged or Swageless.

Safety Line Overhead Traveller

Postanka


Heightsafe's **POSTANKA** range of fabricated, hot dipped galvanised anchors are designed using a standard calculation program to the requirements of EN 795 Class A2 or OSHA's 5000 lbs (22.2kN) requirement.

Used where it is preferable to mount directly to a buildings structure, e.g. on traditional sloping roofs or onto concrete roof decks, for example on green roofs.

POSTANKA anchors are available in standard sizes but are more typically designed to suit customer's specific application.

POSTANKA anchors are available in two styles.

Type 3 Postanka

Designed to clamp around either suitable wooden or steel beams and features a solid adjustable height pedestal.

Type 6 Postanka

A solid central pedestal welded to a 15mm thick base plate.

Available with multiple fixing options

As standard **POSTANKA** anchors are tapped to accept the **HS Safety Line** system or alternatively for use with Heightsafe's **RINGANKA** eyebolt range to produce single point anchor points, for fall protection or rope access.

Weather caps are also available.

As the **POSTANKA** range can be designed to suit a particular application, anchors can be produced for mounting other products for example **HS Walkway** or solar panels.

HS Safety Line Overhead

Higher pre-tension than standard **HS Safety Line** systems reduces line sag and cable deflection

Supports multiple users

Durable electro-polished Gr.316 stainless steel brackets and traveller

Meets the requirements of international standards.

Permanently attached, Gr.316 stainless steel, smooth running two wheeled traveller easily passes intermediate brackets

HS Safety Line in-line shock absorber limits end loads to structure

Suitable for single or multiple span systems

Spans of up to 24m in between supports

End and intermediate brackets are installed directly to suitable structures, including steel or concrete.

Why Purchase HS Safety Line

Features

Compliant with EN 795 2012, CEN TS 16415:2013, ANSI Z359 & CSA Z259

Tested on multiple roof types

Maximum span between posts of 12m

Traveller can pass the whole length of the system without having to be detached at any point

Open style, low profile post designed to suit metal profile and standing seam roofs.

Specific membrane roof base plate and post allows simple weathering installation

Galvanised mild steel or stainless steel parts

Base plates allow multiple fixing options

Benefits

Proven system meeting all current legislative requirements

Safety assurance that the system is fully functional on all approved surfaces

Minimises the number of posts and roof fixings required

The user is always connected to the system

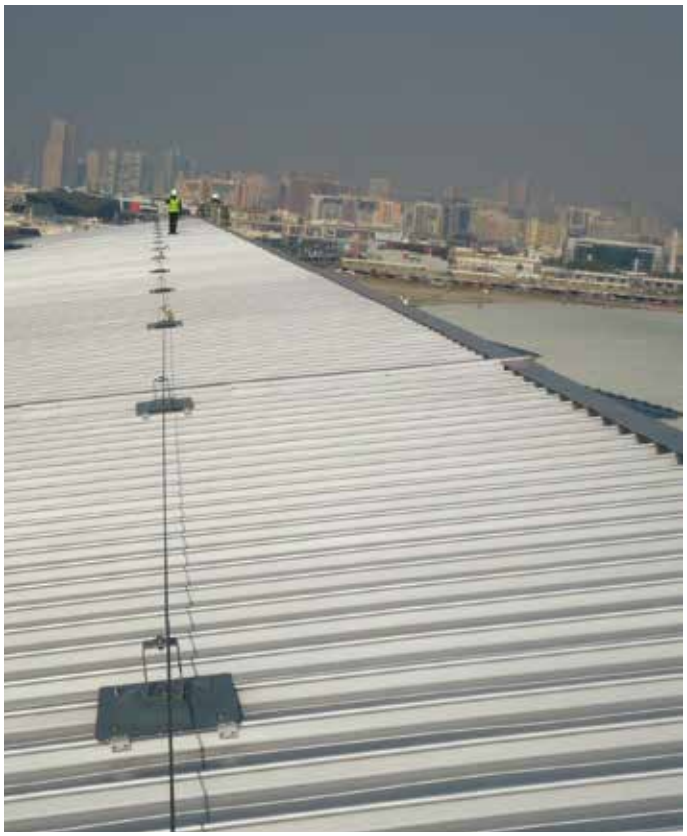
Posts designed to deploy and deform in event of a fall, minimising the load being applied to the building to below 10Kn

Saves installation time and thereby reduces project costs.

Long term corrosion resistance

Easy ordering, reduced stockholding and less complexity for customers

HS Safety Line



Heightsafe,
6 Caldbeck Road,
Croft Business Park,
Bromborough, Wirral,
CH62 3PL

Tel:
Head Office: 020 3797 1555
London Office: 020 3861 8100

Email:
info@heightsafesystems.com
Website:
www.heightsafesystems.com

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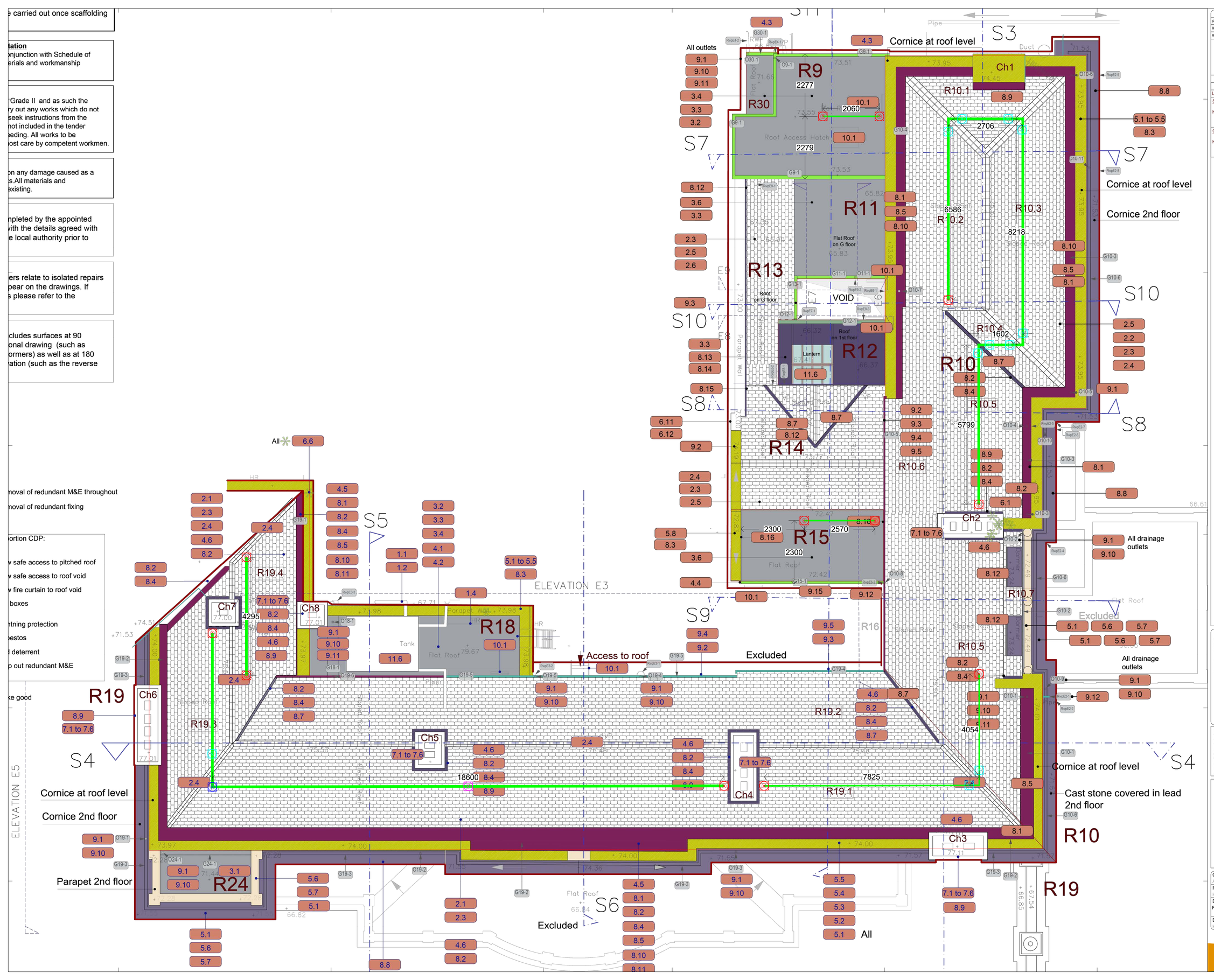
noval of redundant M&E throughout
noval of redundant fixing

ortion CDP:

v safe access to pitched roof
v safe access to roof void
v fire curtain to roof void
boxes

tning protection
estos
deterrent
p out redundant M&E

ke good



REVISIONS:

Rev	Description	By	Date	Checked by
R1	FIRST ISSUE	MW	02.04.24	SL
R2	SECOND ISSUE	MW	30.04.24	SL

COMPONENTS:

Safety Line System

Length of Cable (lm): 74 — 2m Strop QTY:

Start/End Post	Qty: 12	Intermediate Post	Qty: 1
Corner Post	Qty: 1	Variable Post	Qty: 11

NOTES:
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3. All dimensions are for indicative purposes only. Exact dimensions are to be verified onsite.
4. This drawing is to be read in conjunction with all other drawings and product literature.
5. Drawing scale is indicated unless otherwise stated.

HEIGHTSAFE®
Heightsafe Systems ltd Head office, 6 Caldbeck Road, Croft Business Park, Bromborough, Wirral, CH62 3PL
Tel: 0203 819 7199
Email: info@heightsafesystems.com

CONTRACTOR: Ashley Group	SHEET SIZE: A1	SCALE: NTS
PROJECT: Heatherden Hall	DATE OF ISSUE: 02.04.24	REV: P01
DRAWING TITLE: Roofs	DRAWING STATUS: FOR APPROVAL	
DRAWING NUMBER HSS 12520 R2	DRAWN BY: Mark Wells	

Appendix 3 – Accompanying Product Specifications and Details

B - Ladder

KATT CLIMB

RL31

VERTICAL ACCESS LADDER WITH GRABRAILS

KATT® vertical access ladders are ideally suited to providing access between different roof levels and plant platforms where the height is 2.5m or less. The vertical fixture makes these ladders suitable for areas where a compact solution is required.

KEY FEATURES

Welded aluminium construction
Providing sturdy, secure, and reliable access.

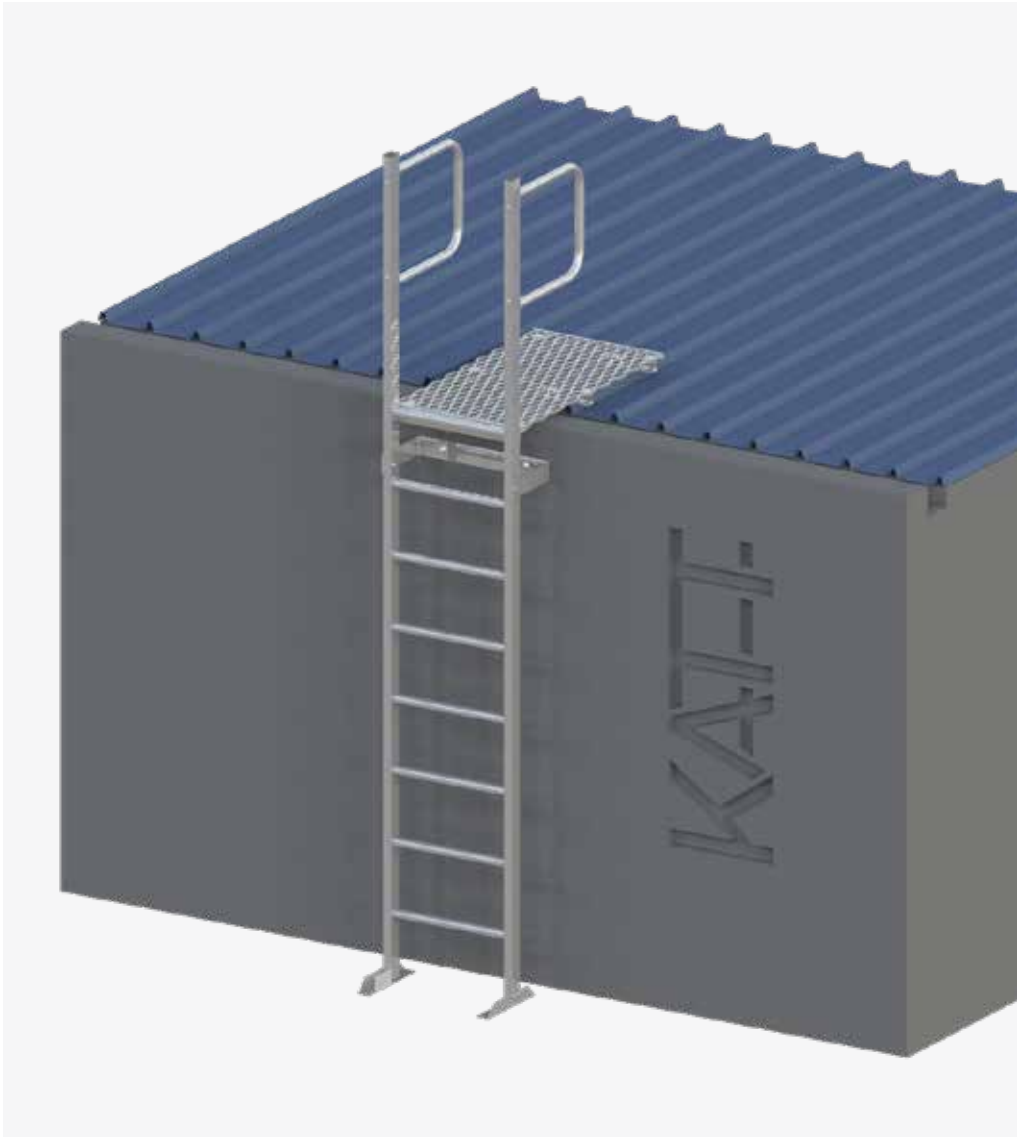
Lightweight
Enabling simple and quick installation, saving you and your employees time and effort.

Modular system
Ensures easy assembly & delivery.

Cost effective
Non-corrosive and maintenance free.

Safe and easy to use
Providing you with peace of mind that your employees are protected.

Compliant with standards
BS EN ISO 14122-2016-Part 4



APPLICATIONS

- Lower roofs to upper roofs
- Plant platform access
- Varying floor heights

We provide you with access solutions guaranteed to make your work easier

10 YEAR WARRANTY
KATT Climb Ladders

KITS

Ladder exit type	**1.0m adjustable landing with grabrails**	**280mm bridging plate with grabrails**	**1.0m fixed landing with grabrails**
Height up to 1,350mm	RL31.SA10.0135	RL31.SF04.0135	RL31.SF10.0135
Height up to 2,550mm	RL31.SA10.0255	RL31.SF04.0255	RL31.SF10.0255
Compliance	All KATT® Ladder Systems are designed to comply with requirements of BS4211:2005 & BS EN ISO 14122-4:2016 and relevant statutory HSE guidelines.		
Working load limit	■ Recommended for single person use – 150kg rated ■ Industrial rated, suited to high frequency usage		

- These ladders are modular
- Over-length ladders are trimmed to suit site conditions
- Heights stated are measured to the exit point
- ISO 14122-4 states that a single flight ladder >3,000mm and <10,000mm shall be equipped with a safety cage or fall arrester

For assistance with product selection or for advice on requirements for a specific project please contact KATT Safety.

OPTIONS AND EXTRAS

Ladder mounting

We offer 3 types of mounts for full stabilityof your fixed access ladder.

1. Standard floor mounts
2. Non-penetrating base plates
3. Off-floor mounted fixing brackets

Neither option will penetrate the roofing substrate, and the off-floor bracket keeps the ladder off the roof entirely, affixing it to the wall instead.

Security solutions

- They fit easily onto compatible KATT Climb® ladders

Ladder cage gate

Lockable ladder door

FURTHER INFORMATION

Each ladder is provided with all necessary fasteners and attachment hardware. By cutting the lower ladder body to the required length, the system can be built to suit exact site requirements.

Often, prefabricated ladders are delivered to site and the critical dimensions, or the spacing of fixing brackets, are incorrect. This results in additional costs and time delays whilst the fabrication is adjusted.

With the modular KATT® Ladder System, you simply build the kit to suit the site layout.

Protecting life by providing permanent
Safe Access Systems

0800 0590 400
kattsafety.co.uk

KATT SAFETY
PART OF MODSAFE

Appendix 3 – Accompanying Product Specifications and Details

C – Roof Hatch

THE ACCESS PANEL COMPANY LTD

Roof Hatches

Range: 16/17/18/19

Key Features

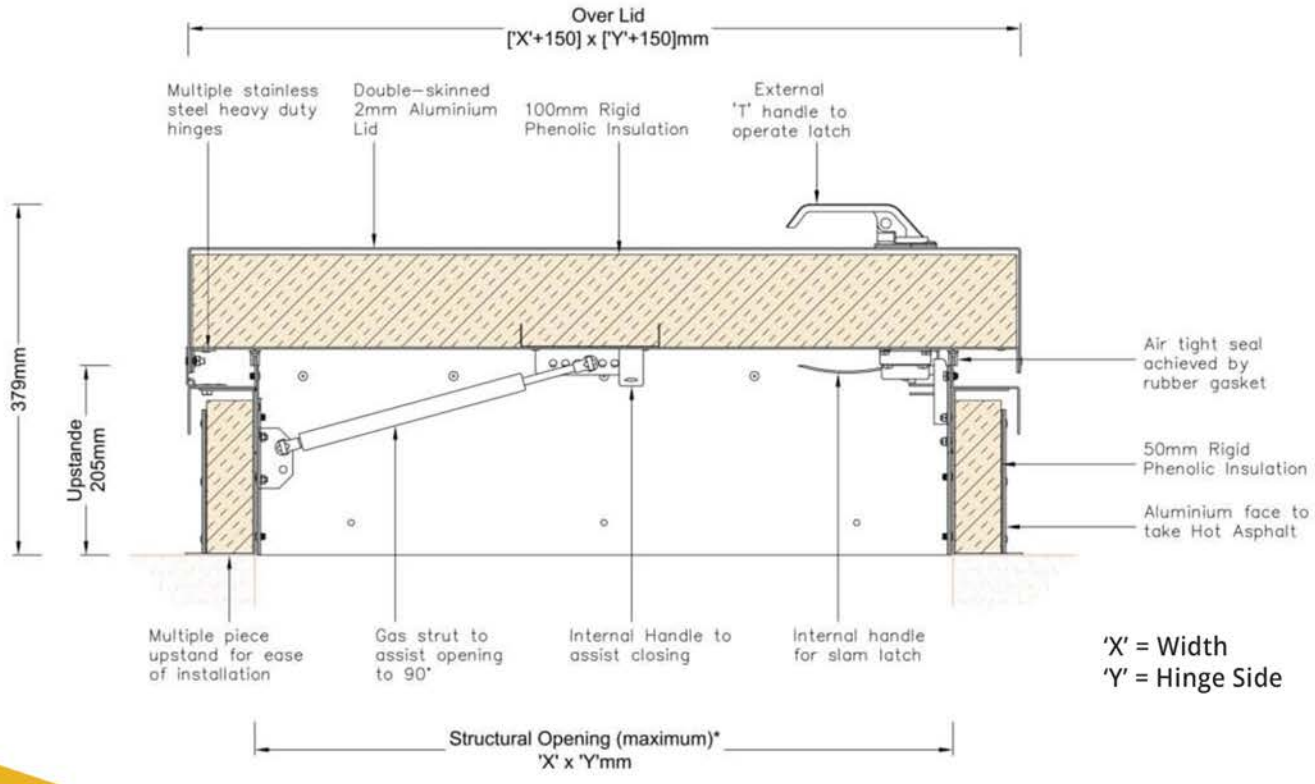
- Suitable for pitched and flat roofs
- Supplied as standard with upstand
- Manufactured from Aluminium
- Stainless Steel options available
- Factory fitted slam latch for opening/closing with Hasp for securing with suitable padlock
- Single and double door options
- Available in mill finish or powder coated
- Electrically operated options available

The Access Panel Company has been manufacturing roof hatches for over 20 years. We manufacture a wide range of hatches from small individual hatches for maintenance and inspection, to larger hatches for access to machinery and plant that may have to be lifted in and out of industrial buildings.

We manufacture hatches with integrated up-stands or fit over existing kerbs.

Most of our hatches can simply be lifted into position, screwed down and weathered. There is no site assembly work except to add a padlock when finished.

We recommend an electric operation for larger or frequently used hatches, for example in domestic use to access roof gardens. We supply hand held controllers so operation is as simple as opening an electric garage door.



'X' = Width
'Y' = Hinge Side

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www.accesspanels.co.uk

THE ACCESS PANEL COMPANY LTD

Technical & Fitting Details

Door Tray & Frame

Formed from 2.0mm Aluminium with fabricated 2.0mm stainless steel fittings. All exposed parts stainless steel including nuts, washers, bolts, and rivets. Supplied natural industrial aluminium finish or polyester powder coated to any RAL colour.

Hinge & Lock Mechanism

All stainless steel components 316 grade including multiple hinges, internal latches, outer handles and gas strut bracketry. Gas struts guaranteed for 12 months with brass fittings and steel bodies.

Air Tightness

A full compressed rubber gasket seals the lid to the frame when closed.

Standard Sizes (mm)		
750 x 750	900 x 750	900 x 900
1200 x 900	1200 x 1200	
Hinge Side always stated first	Bespoke sizes available	

Fitting

Prepare a clear trimmed and protected opening in the roof structure.

Screw fix using suitable screws through the pre-punched holes to all four sides of the frame into the roof deck. Complete the operation with the unit as a complete assembled part. Weather the upstand to the deck using accepted industry procedure for the roof membrane system being applied. To remove door from frame and frame from upstand please see our fully detailed installation instruction leaflets.

Online Support

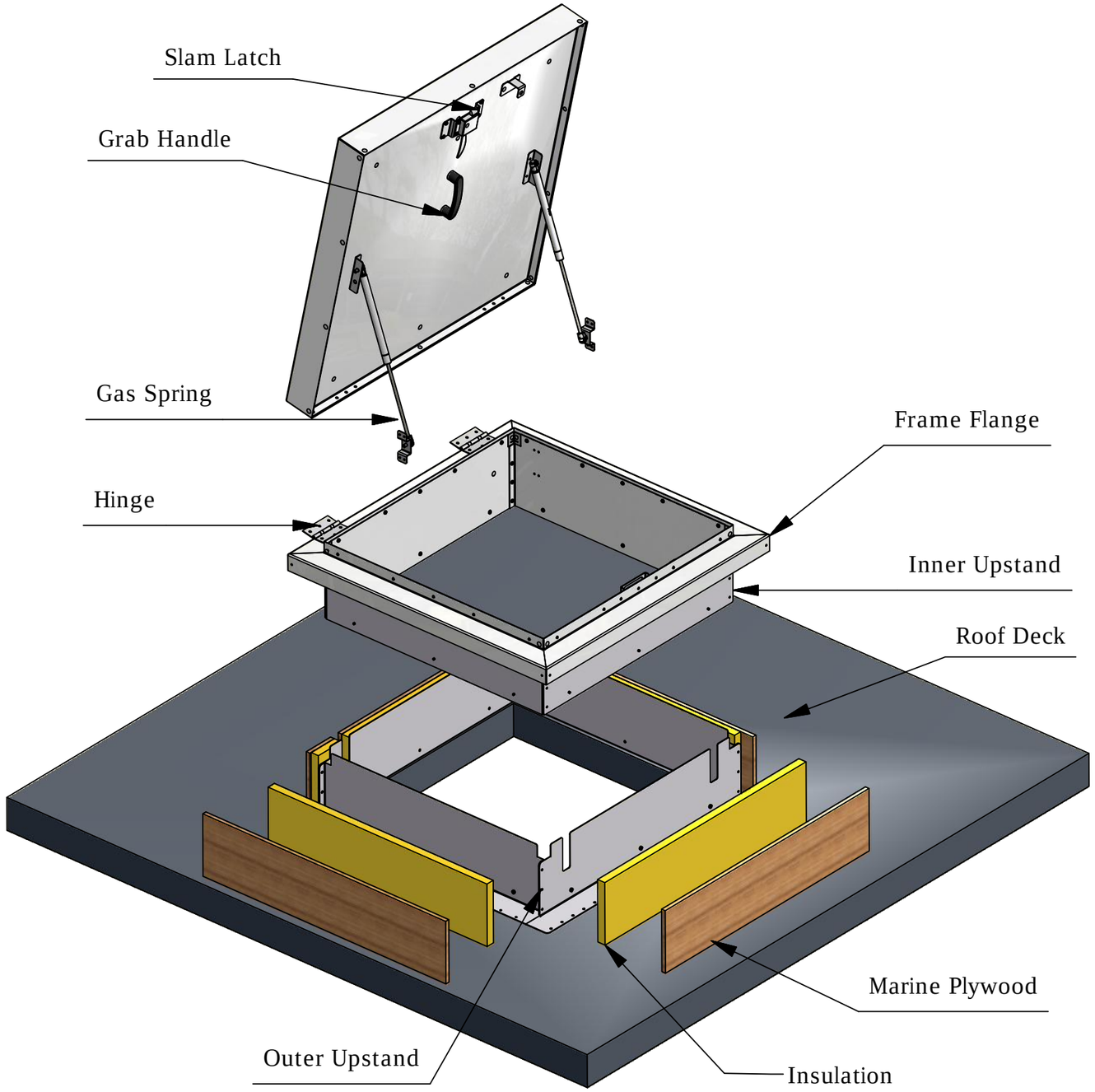
See website for fitting guides and videos. DXF, DWG, CAD, PDF, BIM cross-section drawings and full technical specifications.

Operation & Maintenance

Outside in: Turn stainless steel handle and lift the lid. The gas struts will hold the door open. Inside Out: Turn stainless steel handle and push lid up. The gas struts will hold the door open. Although the gas struts assist the opening and closing of the door always hold the door during use. This controls the opening speed in case of gusting wind conditions. When closing do not allow the door to slam shut.

Avoid abrasive cleaning materials. Annually or more frequently if used very regularly check the operation, especially the hinge points and lock. Over time the gas struts may deplete so these need checking before every use where they are being relied on to hold the hatch open. Tighten or oil as required.

Roof Hatch Fitting Instructions



DESCRIPTION:

The hatch is designed for occasional roof access typically for maintenance to plant and machinery. The hatch is manufactured from lightweight aluminium and stainless steel with the exception of the gas struts.

For corrosive environments please order the fully stainless steel version. The finish is either mill finish or powder coating. In either case a soft damp cloth is sufficient for cleaning.

The maintenance requirement is to make sure that hatch is operated periodically to prevent hinges and gas struts from seizing. The hatch comes complete with no on site assembly required.

Read all the way through this guide before fitting the hatch. No fixings are supplied for fitting to the roof structure

TOOLS REQUIRED:

Single Part Upstand Version
- Flat head screwdriver, 10mm & 13mm Spanner

Two Part Upstand Version
- Flat head screwdriver only

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			DATE	22/11/10		
			CHECKED		Data Sheet N.o R001	REV
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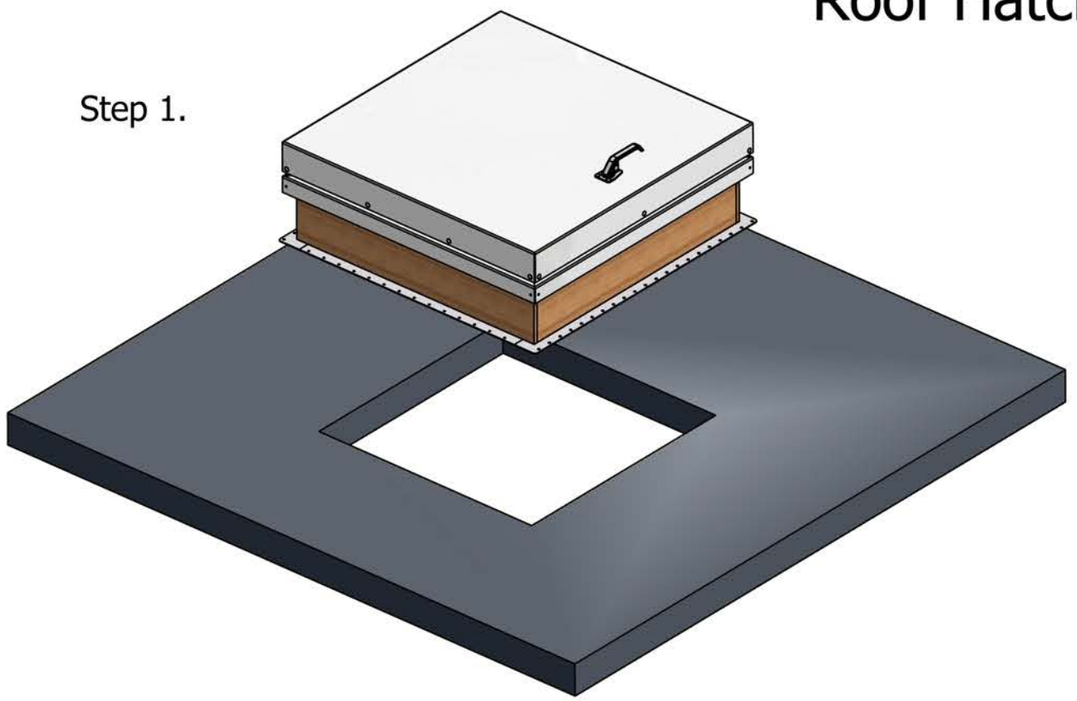
Roof Hatch Fitting Instructions

Step 1.



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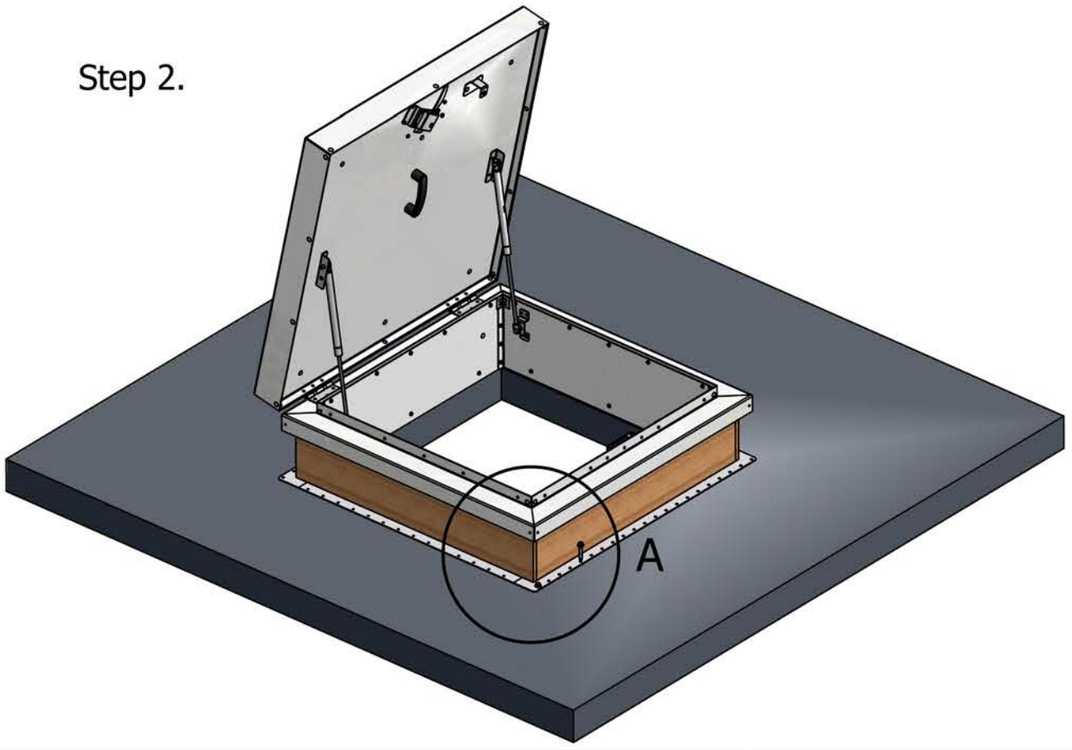


Step 1.

Position the hatch over the roof opening. Ensure the hatch is going to open to the side and not upwards or downwards; this will reduce stress to the opening mechanism.

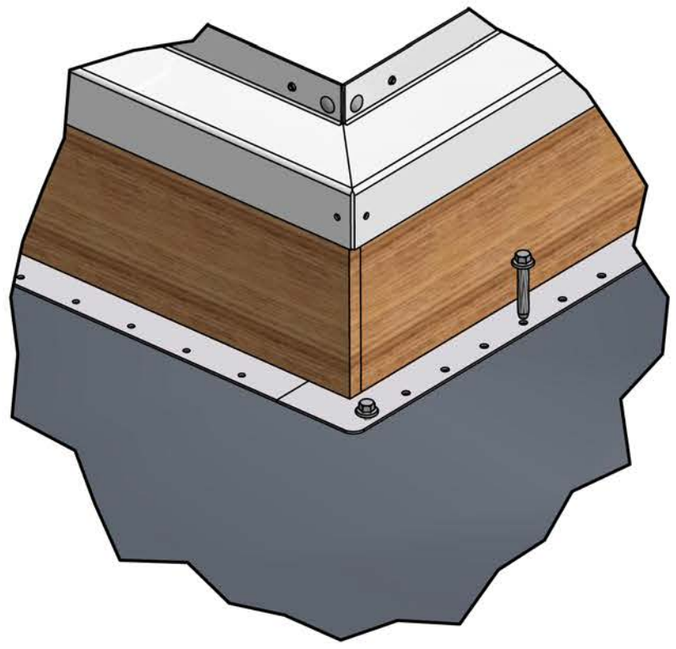
Step 2.

Screw the hatch down using the pre-punched holes in the upstand as shown. Use appropriate fixings for your roof type.

Step 3.

For two part upstand go to Step 4. For single part upstand go to Step 10.

A



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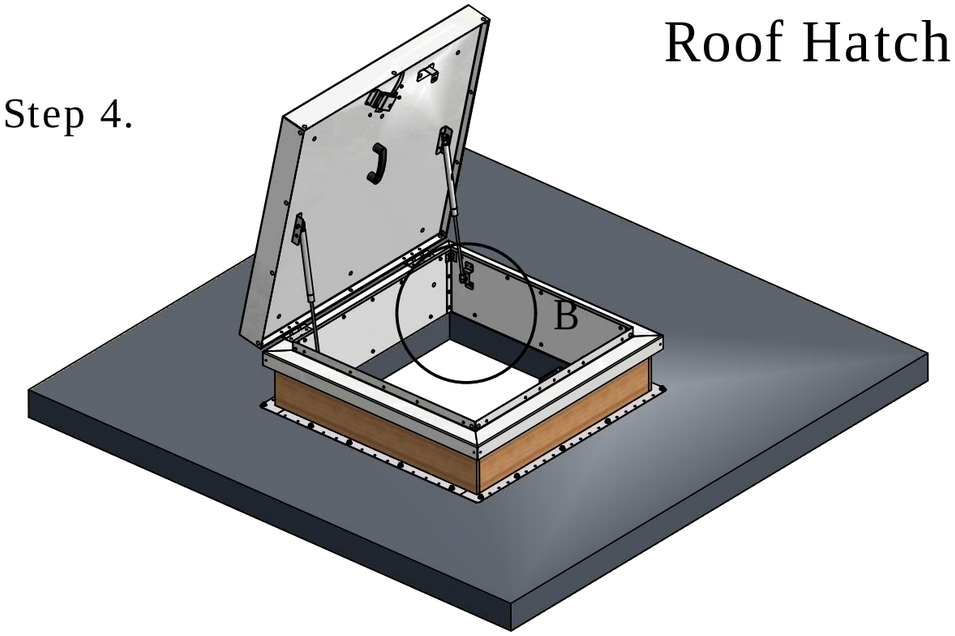
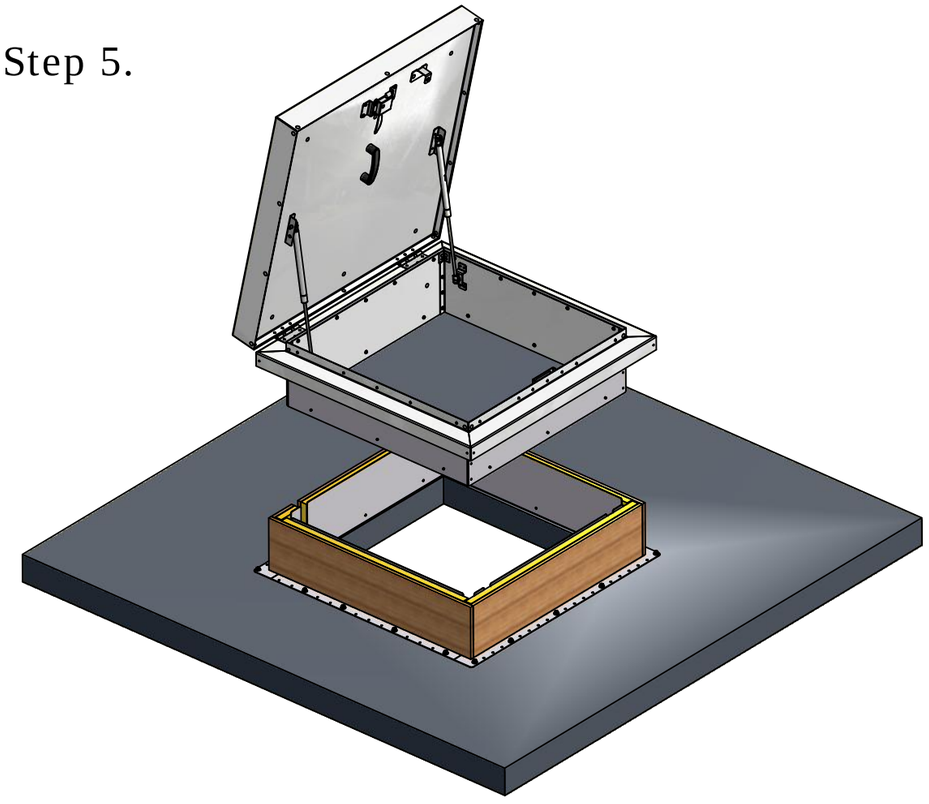
Roof Hatch Fitting Instructions - Two Part Upstands

Step 4.



Step 5.



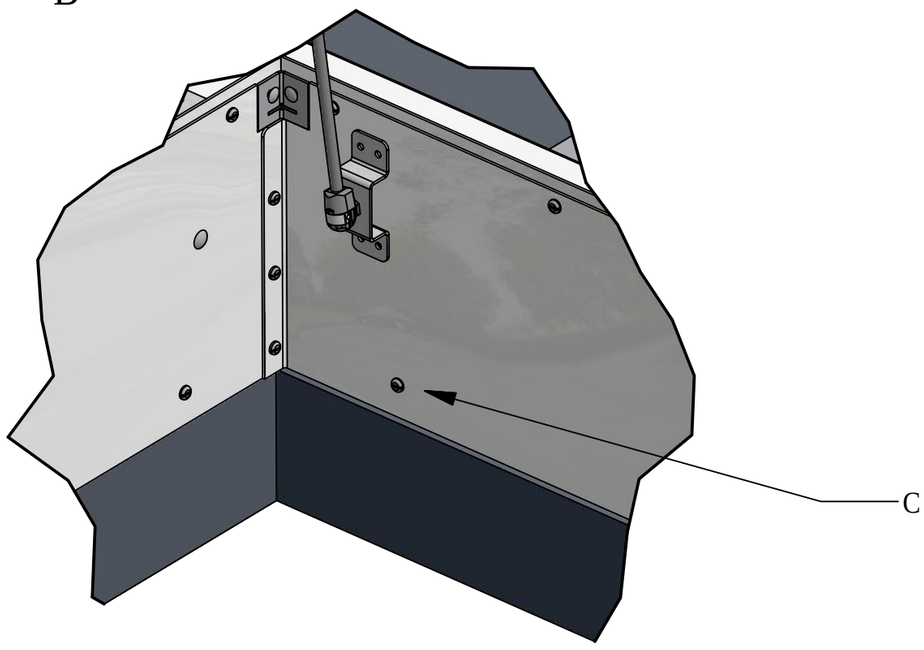
Step 4.

Remove the 12 No. M5 screws (C) around the base of the upstand using a flat-head screwdriver.

Step 5.

Lift the lid, frame and inner upstand away from the outer upstand base which is now fixed to the roof.

B



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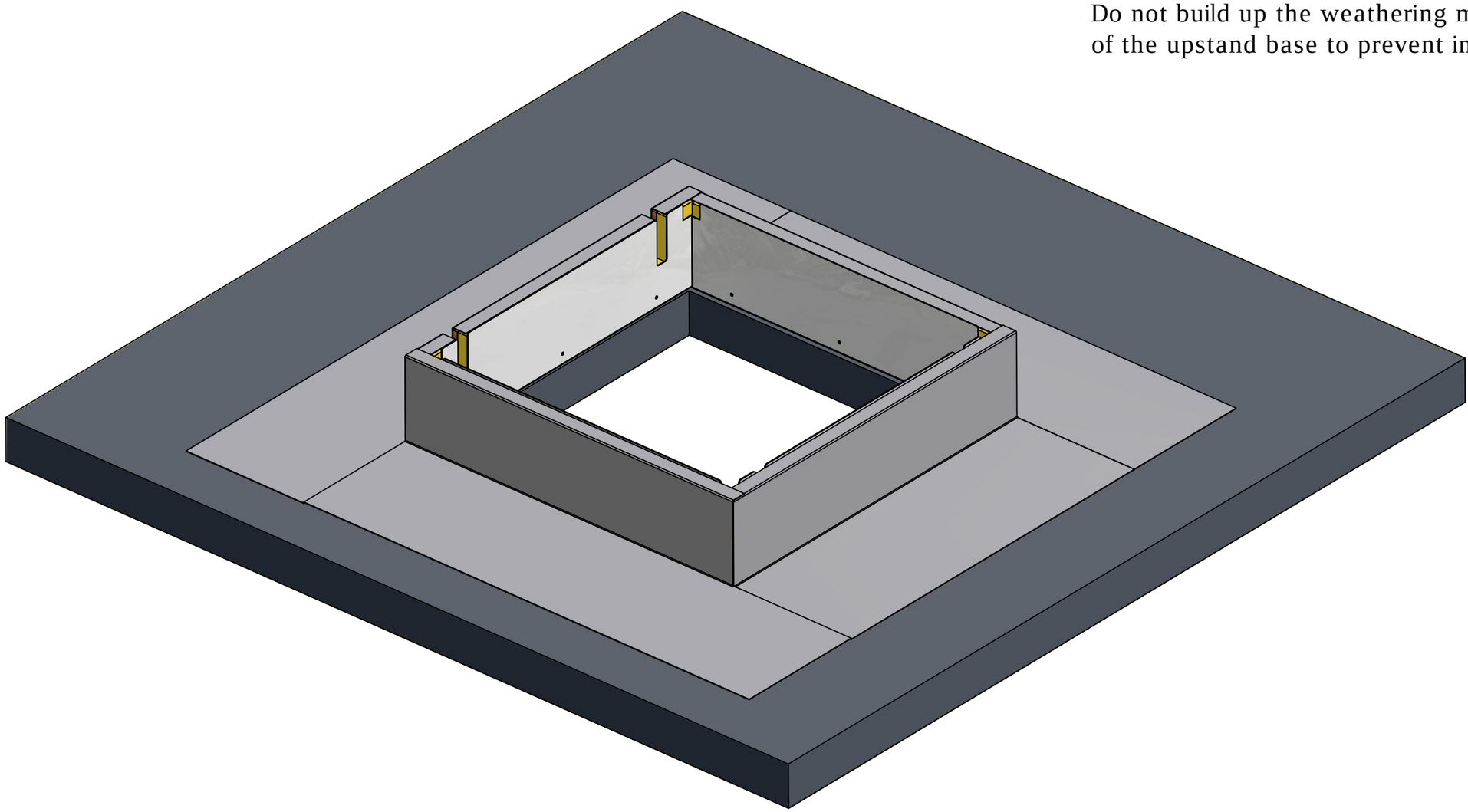
Roof Hatch Fitting Instructions - Two Part Upstands

Step 6.

Weather the upstand using standard accepted
industry procedures for your type of roofing material.

Do not build up the weathering material above the height
of the upstand base to prevent interference with the lid and frame.



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		SHEET NUMBER	4/8

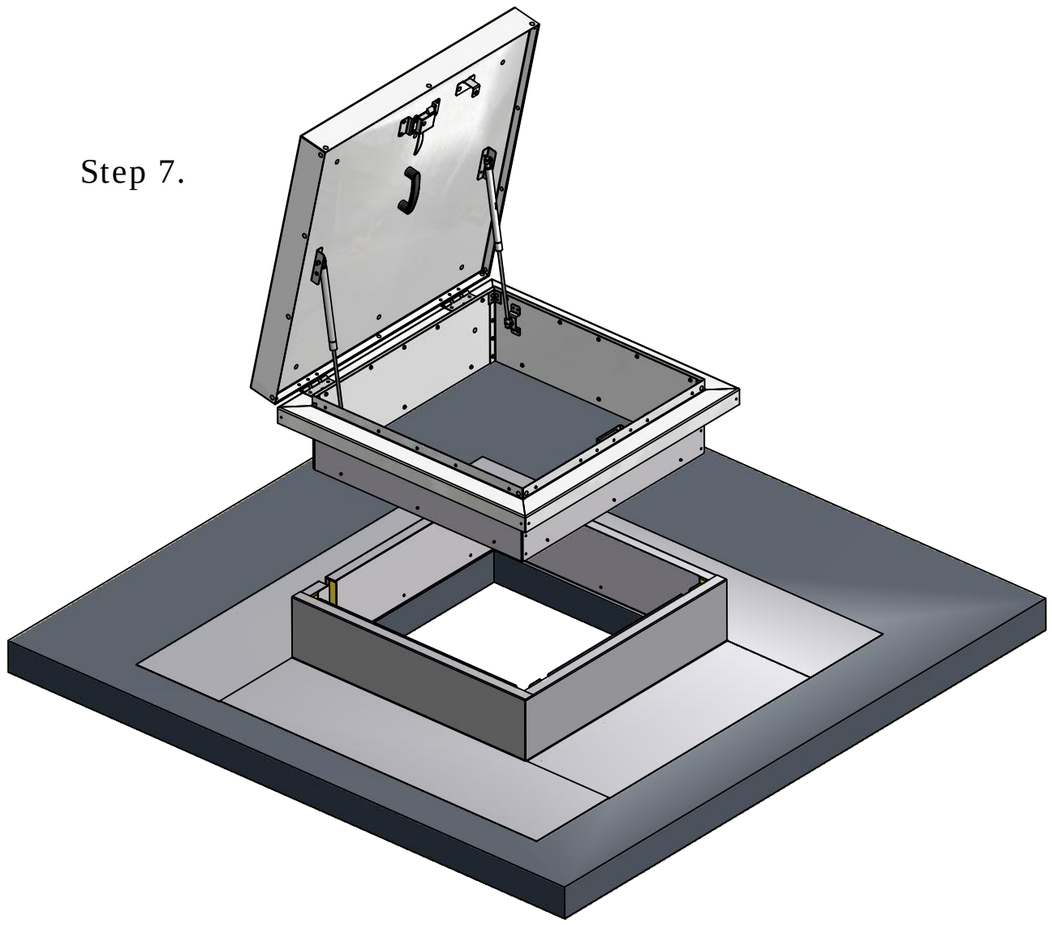
TITLE: Roof Hatch Fitting Instructions

Data Sheet N.o: R001

REV:

Roof Hatch Fitting Instructions - Two Part Upstands

Step 7.



Step 7.

Lift the lid, frame and inner upstand back onto the weathered base.

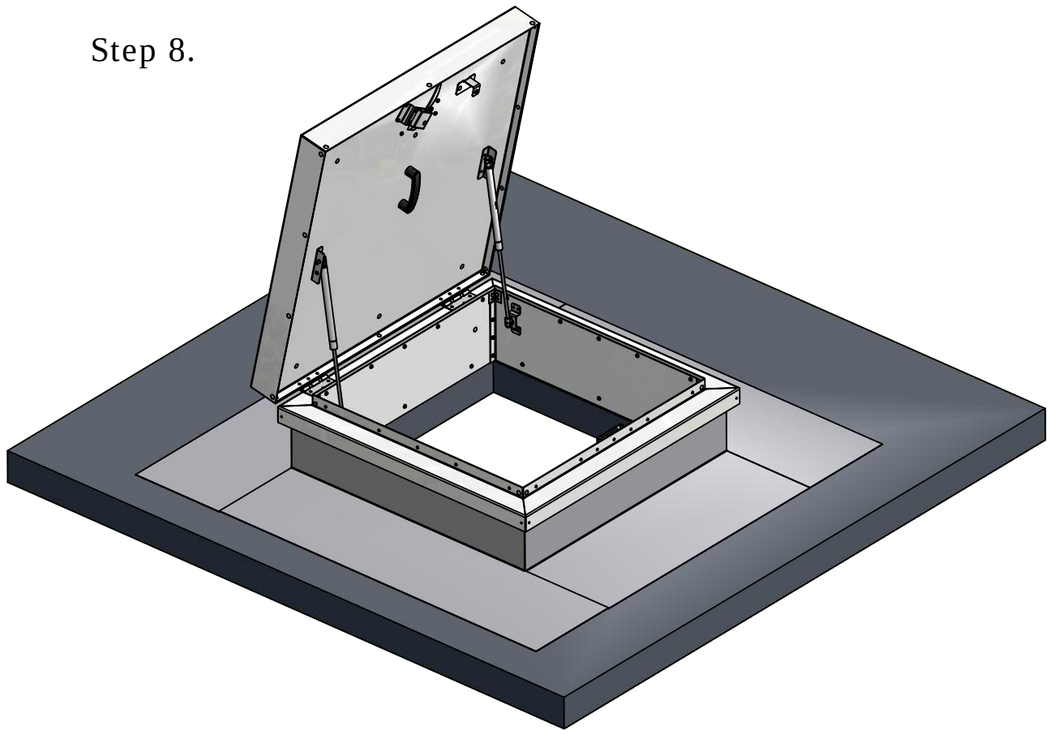
Step 8.

Replace the 12 No. M5 screws removed in Step 4 to secure the two upstands together. If the machine screws do not line up exactly with the captive nuts then use Tek screws to join the upstands together.

Step 9.

You have finished.

Step 8.



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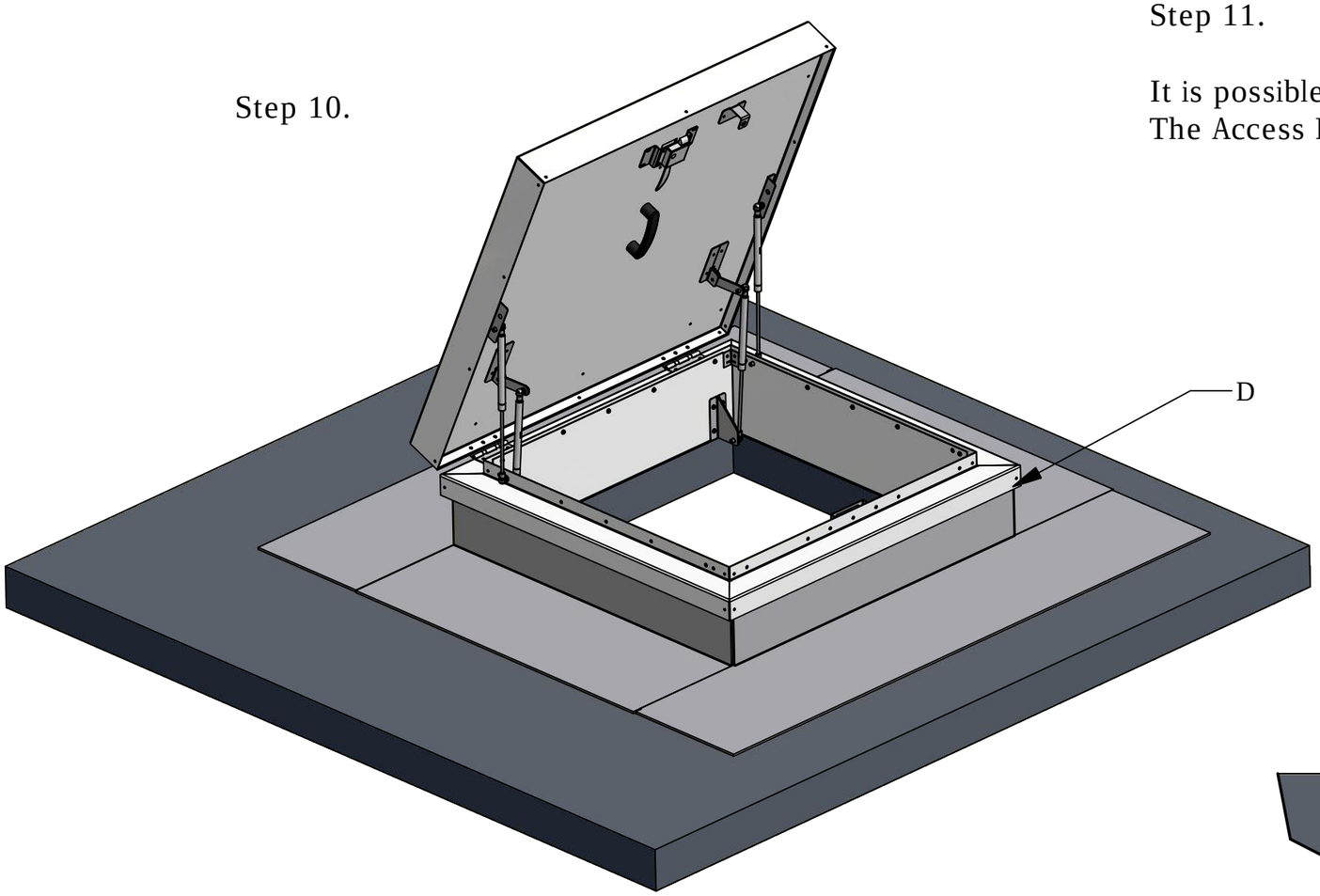
Roof Hatch Fitting Instructions - Single Part Upstands

Step 10.



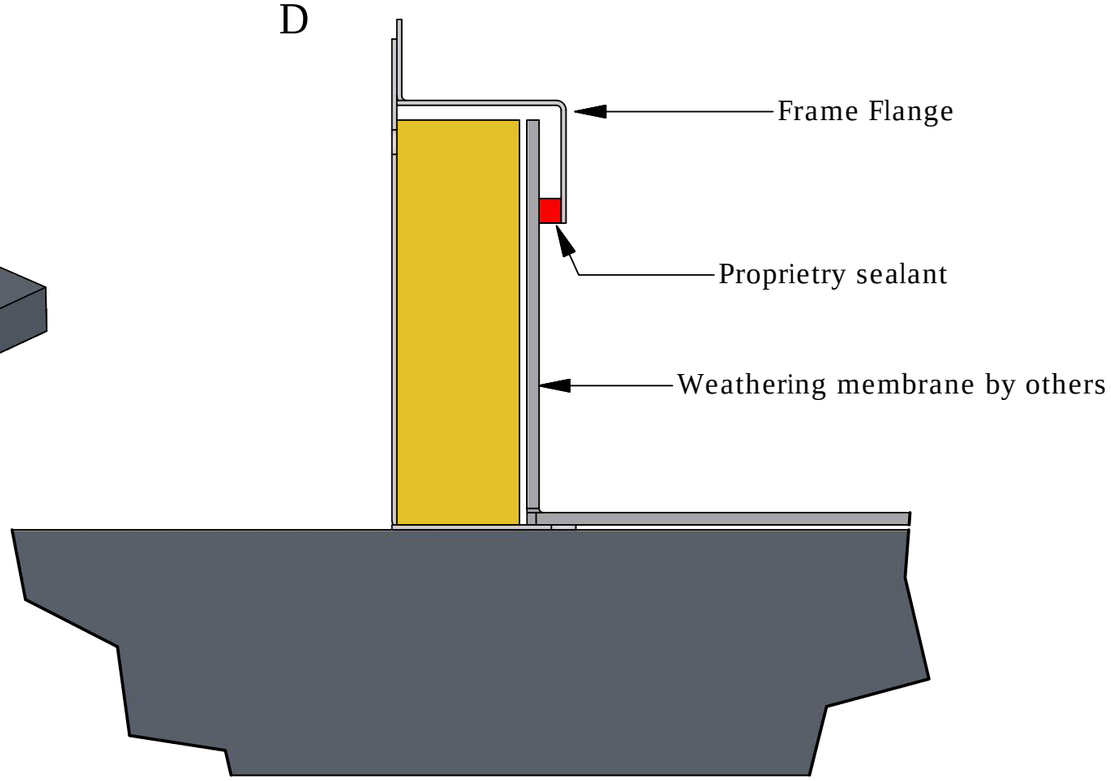
Step 10.

Weather the upstand tucking the roofing material under the frame flange (D).

Step 11.

It is possible to split the lid and frame from the upstand. Please call The Access Panel Company for fitting instruction data sheet R002.

D



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Instructions How to Use:

The hatch is opened from the inside by the stainless steel spoon handled slam latch. Pull this handle to one side whilst holding the black plastic handle located in the middle of the lid. If the hatch has been padlocked on the inside, remove the padlock first. The gas struts will balance the weight of the lid which can then be pushed open. Avoid opening in gusting windy conditions which may damage the hatch.

If fitted erect the ladder extender and use it to aid your way out of the hatch. Once outside, the lid should be closed to avoid anyone falling into the opening. Ensure the padlock on the external handle has been removed before closing the lid.

Features:

The locking from the inside is via a stainless steel spoon handled slam latch with a hasp and staple for a padlock. The external handle is also designed to be padlocked. We recommend the external handle to be left padlocked unless a man is on the roof. The locking mechanism has a clutch which allows the internal handle to open the hatch whilst the outside handle remains padlocked and secure.

We recommend the hatch be used in calm weather conditions only. In calm conditions the gas struts will hold the lid in the open position.

We recommend that once your operative has climbed through the hatch onto the roof that the hatch is closed behind him. This is to prevent the operative or debris falling into the open hatch and to avoid any possibility of wind damage. The hatch will withstand light wind but we do not recommend its use in gusting/windy conditions.

Two Part upstand vs. Single part upstand:

The two part upstand is easier to weather and will produce a neater job. The two part upstand is a sandwich of aluminium, 25mm insulation board and 18mm marine plywood. This provides a rigid structure that is suitable for roof finishes that have to be nailed in place or where a torch applied finish is required. Usually site time savings will compensate for the price difference from the single part upstand.

The single part upstand is an aluminum frame with 60mm of rigid board insulation. This version is slightly more economical and suitable for more flexible cold applied membranes that do not require heat to fix or where fiberglass is being used. This upstand can also be ordered with a marine ply timber face depending on user preference.

Both upstand types satisfy the building regulations for height above the roof deck.

Insulation:

The hatch lid contains a rigid insulation board that alone offers a 0.35u-value. We suggest using the weighted average calculation for insulation rather than an elemental calculation. If required we can further insulate the hatch lid by increasing the overall depth of the product. This is not normally required, affects the operation, and is an optional extra.

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Accessories:

Ladder Extender - Providing a hand-hold above the line of the roof hatch making it easier and safer to use.

Guard Rails - Integral to the hatch and can be fitted to all sides.

Ladder Hooks to connect your ladder.

Integrated fold away telescopic ladders.

Matching access panels to finish the ceiling appearance below.

Fire ratings up to 2 hours achieved by UKAS fire rated access panel below protecting the hatch.

Powder Coating to any RAL number.

Angled upstands.

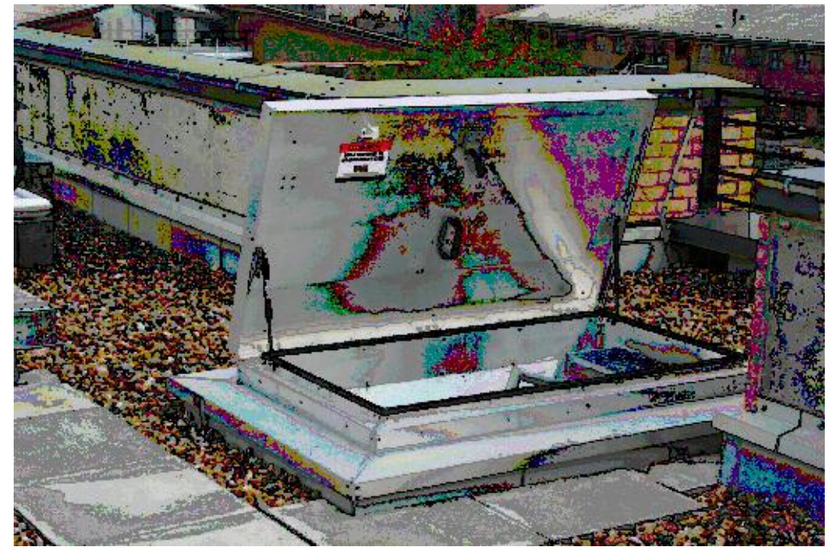
Bespoke sheet metal work to fit hatch to individual site conditions.

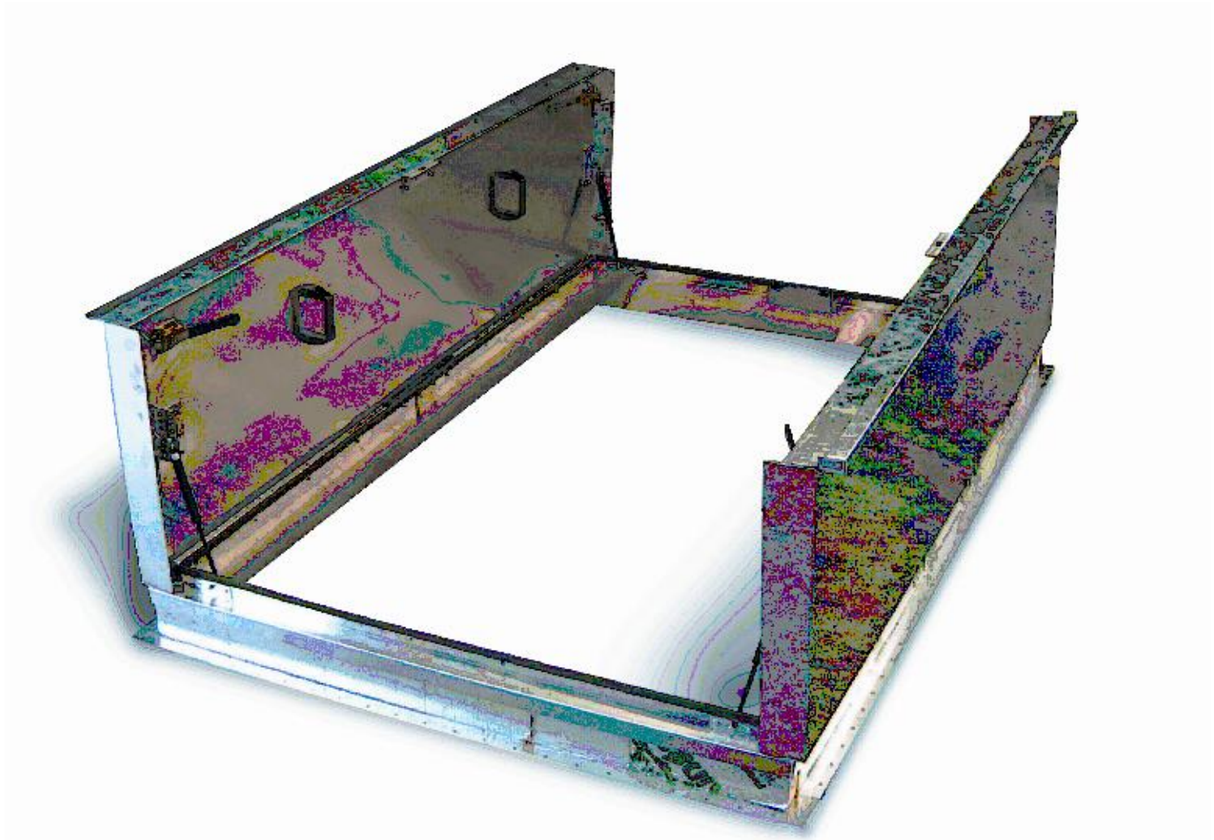
Smoke Vents.

Double door access hatches.

Bespoke solutions to fit existing apertures and upstands.

Electrically operated .





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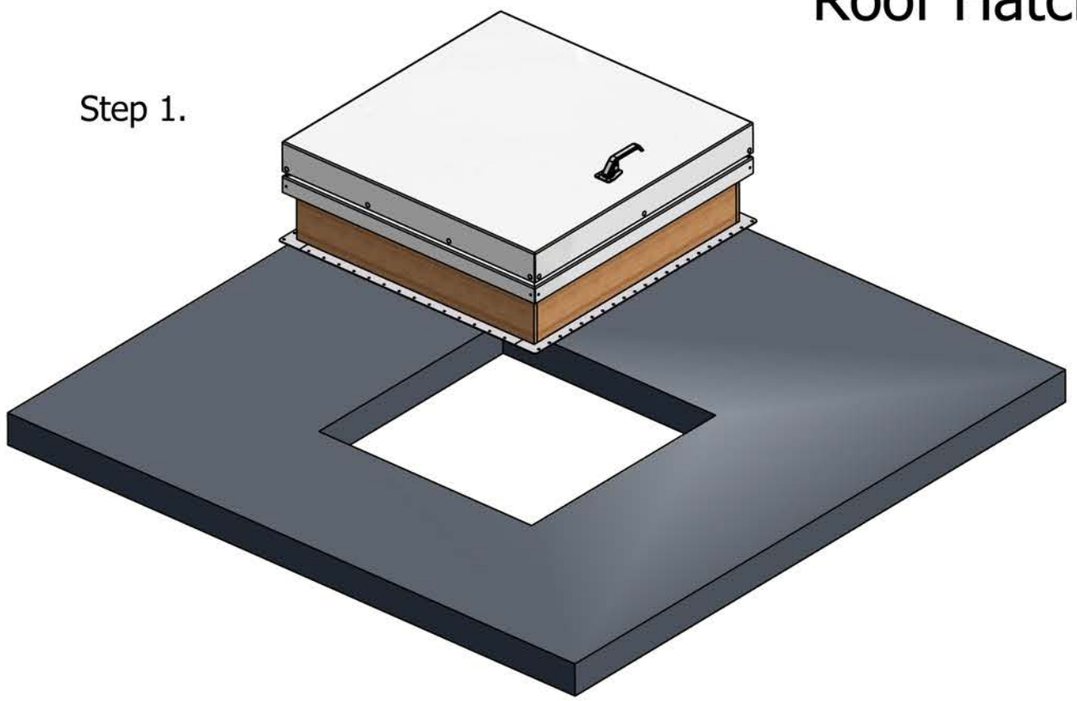
Roof Hatch Fitting Instructions

Step 1.



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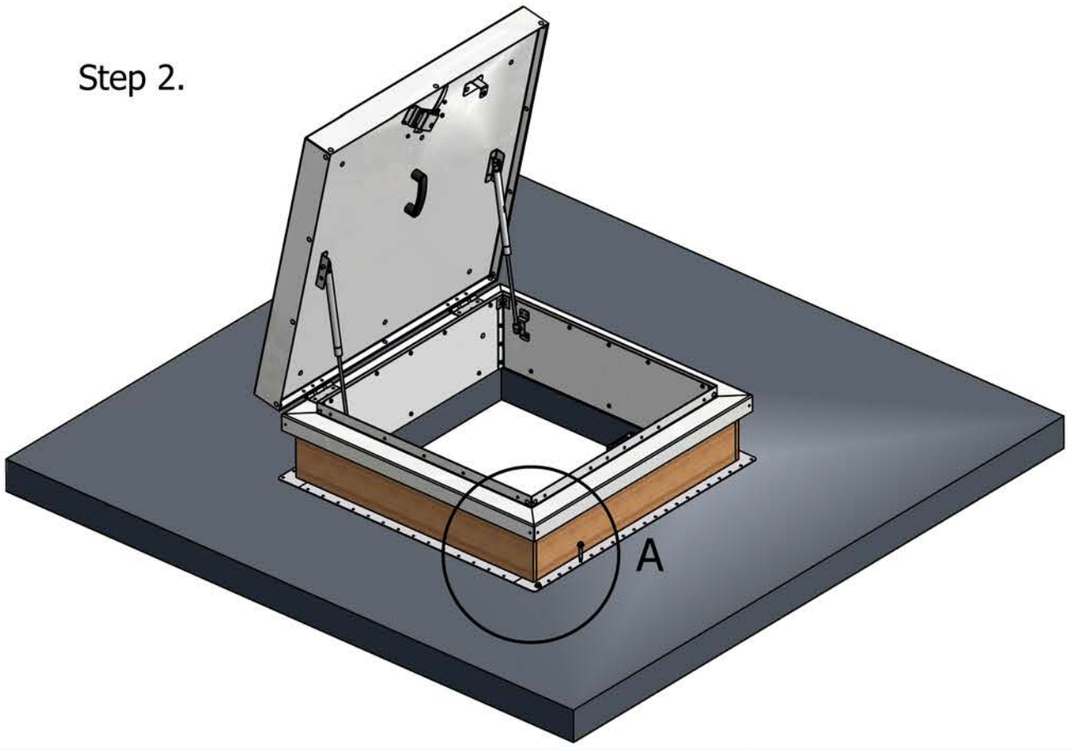

Step 1.

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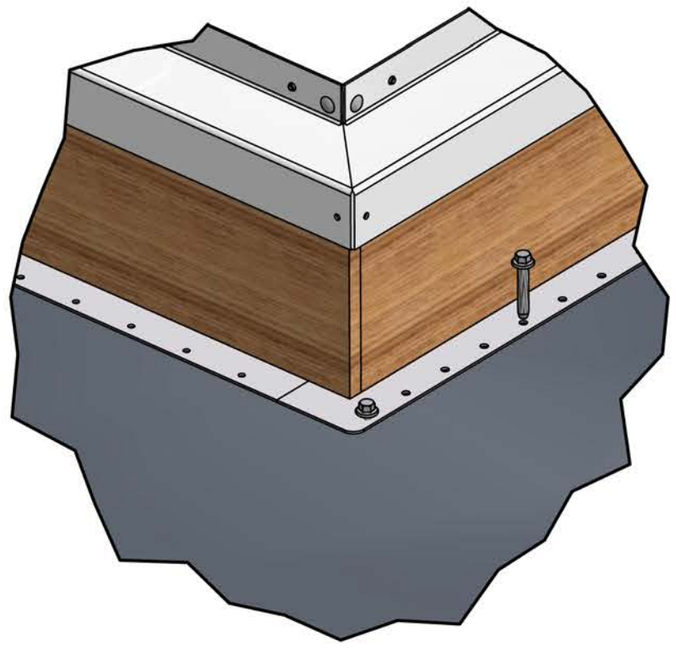

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