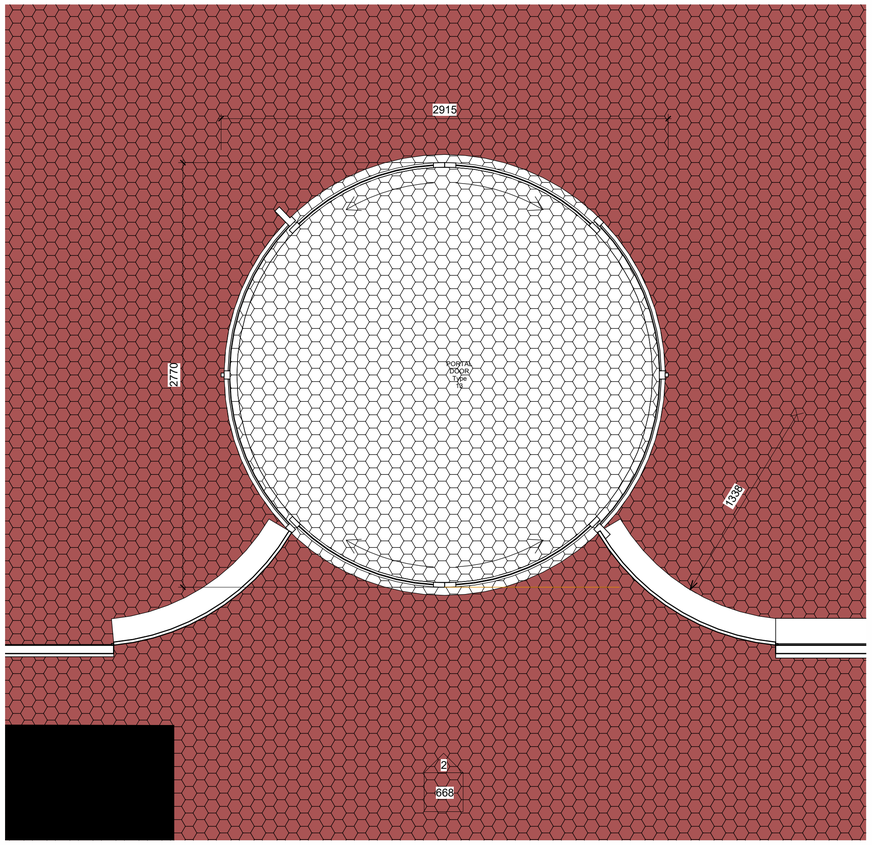


1 Entrance 1 Portal Door
1 : 20

500mm 2m

ENTRANCE PORTAL – FULL SPECIFICATION
1. GENERAL

Entrance portal to be installed strictly in accordance with approved manufacturer's drawings, data sheets, and tested system performance.
All dimensions to be verified on site prior to fabrication.
Profiles, glazing, seals, and fixings to match the tested assembly.
All components to be CE/UKCA marked where applicable.

2. STRUCTURE, FRAME & GLAZING

Aluminium framing system to manufacturer's specification with concealed drainage, structural gaskets, and thermally broken profiles.
Maximum head deflection: L/250 or 15 mm (whichever is less) unless system testing states otherwise.
Glazed units to comply with BS 6262, BS EN 12150 (toughened), and BS EN 14449 (laminated).
All glazing within the portal assembly to be toughened safety glass complying with the requirements for protection from falling under Approved Document K.
Lower-level and accessible zone glazing to achieve minimum P1A to BS EN 356.
External seals, cills, and flashings to ensure full weather performance to exposure category.

3. PART M – ACCESSIBILITY COMPLIANCE

Approach & Landing
Clear landing in front of door to be 1500 × 1500 mm minimum or maximum achievable within existing structure; surface to be firm, even and slip-resistant.
Clear Opening
Door to provide 900 mm minimum clear opening width.

Thresholds
Threshold to be max 15 mm with chamfered or ramped edges.

Manifestation
Glazing manifestation to comply with AD M:
Bands at 850–1000 mm and 1400–1600 mm above FFL.
Minimum 50 mm continuous contrasting strip.

Controls & Operation
Automatic door controls to be 900-1100 mm above FFL with minimum 300 mm unobstructed side clearance.
Door operation to comply with BS EN 16005.

4. SECURITY – PAS 24:2016

Complete doorset to achieve PAS 24:2016 Enhanced Security Performance.
All locks, hinges, keeps and strike plates to be part of the tested PAS 24 assembly.
Any substitutions must be approved by the architect and security consultant.
Glazing within 1500 mm of finished floor to be laminated security glass (P1A minimum).
External beading prohibited unless mechanically secured to tested standard.
Frame anchorage to structure at max 600 mm centres unless test certificate requires tighter spacing.

5. ACCESS CONTROL, ENTRY & RESIDENT SECURITY

Provide integrated proximity key fob reader for residents.
Access control system to interface with the building's central security platform for permission management and audit trails.
Fob reader to be installed at 900-1100 mm above FFL.
Provide full video entry system with camera, microphone, call panel and resident intercom.
Residents to be able to release the portal door via internal buzzer within apartments.
All equipment wiring along escape routes to be fire-rated (FP200 Gold or equivalent).

6. DOOR AUTOMATION

Automatic operator to comply with BS EN 16005– Power Operated Doorsets.
Safety sensors to be fitted to both sides of the door.
Speed, dwell time and closing force to meet AD M accessibility requirements.
Provide manual override for emergency and maintenance use.

7. FIRE & LIFE SAFETY COMPLIANCE

General
Installation to comply with the project's fire strategy and Approved Document B.
Fail-Safe Operation
Door automation and locks to be fully interfaced with the building's fire alarm system.

On fire alarm or AOV activation:
Door to fail-safe open, or remain open if already open.
All electromagnetic locks to automatically de-energise.
Access control system to revert to unrestricted egress.

AOV Integration

When the AOV system activates, portal doors must automatically unlock and open to maintain safe evacuation conditions.
Door leaves to withstand pressure differential created by AOV opening (specialist responsibility).
Escape Requirements
Door to allow free egress at all times regardless of power status.
Threshold and floor levels to maintain flush/safe transition to prevent trip hazard during evacuation.
Cabling & Fire Stopping
All penetrations for automation wiring to be fire-stopped using tested systems matching the compartment rating.

8. ELECTRICAL & COMMUNICATIONS

Provide containment and wiring for access control, video entry, power-operated door systems, and fire-alarm interfaces.
All equipment to have appropriate isolation for maintenance.
All terminations to be labelled and co-ordinated with M&E drawings.

9. MAINTENANCE, COMMISSIONING & HANDOVER

System commissioning to include full testing of automation, sensors, access control, fire interface and AOV integration.

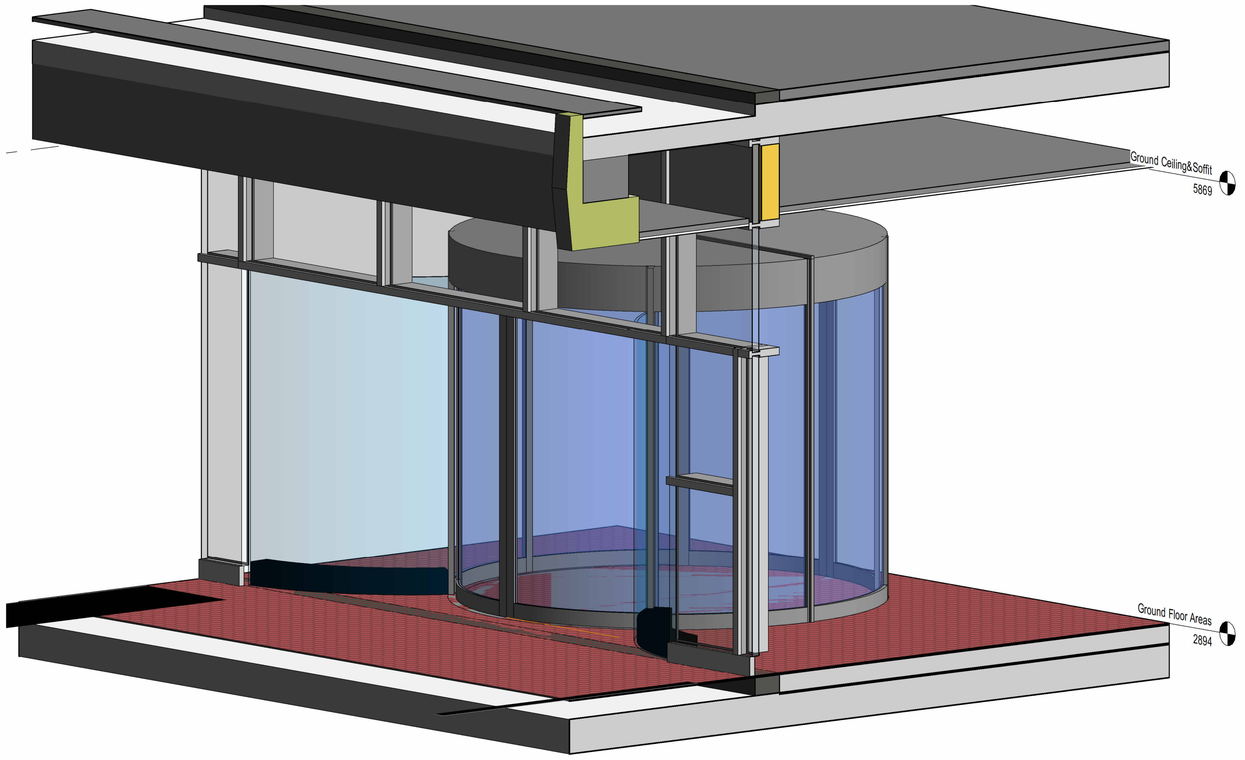
Provide O&M manuals including:
Maintenance schedules
As-installed drawings
Access control permissions guide

Commissioning certificates

Warranty:

10 years aluminium frame
5 years hardware
10 years IGUs
1–2 years electrical components (per manufacturer)

2 Entrance 1 Portal Door
1 : 20



3 3D Entrance 1 Portal Visualisation

Notes:

do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All buildings and site dimensions, levels and sewer invert levels at connection point/s are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the architect immediately for verification.

specifications:
The contractor is to comply with current building legislation, British standard specifications, building regulations etc, whether or not specifically stated on this drawing. This drawing ,ust be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

NOTE:
All drawings are subject to local authority approval, structural engineers details, energy specialist's criteria, framing manufacturer's, fenestration, cladding and other key specialists' details. Any tolerances and differential movement between elements is to be accommodated within the design

NOTE:
Final materials are to be fully in accordance with local authority approved materials schedule & colours.

STOP THINK!
Risk of falling.
Provide suitable working platform+/or fall protection measures (relevant to the technique used for installation - e.g. if installed from the floor or from the scaffold working platform)

STOP THINK!
Heavy object.
Risk assessment for manual handling to be carried out based on the total weight of materials used and if necessary the use of mechanical means for movement + placing on site, where appropriate.

PRELIMINARY

Rev	Description	Date	By
A	Additional Information issued	18/11/25	LA

Client:
Marson Properties

Project:
Hayes Park South, Hayes End Road, Hayes

Description:
Ground Floor Entrance 1
Circular Portal

jdw architects ltd

head office:
the old stone masons, 10 st johns st,
abergavenny, monmouthshire, np7 5rl
tel: 01873 851125 fax: 01873 851127

newport:
First Floor, 5 Gold Tops,
Newport, South Wales, NP20 4PG
Tel: 01633 245020

Email: info@jdwarchitects.co.uk
www.jdwarchitects.co.uk

Drawn: Author
Date: 10/07/25
Scale: As indicated @A1

Drawing No: JW 1200.2 668
Rev: A