

Appendix B


LICENSING

Note:


1. **Fire Escape:** Two fire escape areas must be provided and clearly marked in accordance with BS5839-4:2013. These must offer protected routes to the exterior of the building.
2. **Fire Escape Stairs Egress:** Each fire escape must be enclosed with stairs designed with a rise between 150mm - 170mm, a minimum going of 250mm, and nosing at a height of 30mm - 35mm from the pitch line and 150mm at landing levels. The stairs should not have open treads, and the handrail should extend 300mm beyond the top and bottom of the flight. The stair should also provide a minimum clear width of 1200mm.
3. **Fire Escape Stairs Gates/Doors:** Any gate or door installed at the top or foot of the escape stairs must be designed to be opened without a key, using a single mechanism only. Where possible should be located between 500mm - 1000mm from floor levels, a minimum landing of 400mm should be provided in front of each gate or door.
4. **Emergency Lighting:** Emergency lighting must be installed in all public areas, including the mid-golf course, the bar, and along the paths to the fire escapes. This must comply with BS5266-1:2014.
5. **Emergency Exit Signs:** Emergency exit signs must be installed along the paths to the escapes and other relevant areas in accordance with BS5446-4:2013.
6. **Mid-Golf Course Egress:** All passages within the mid-golf course should be clear and unobstructed, with clear signage indicating the direction to the nearest emergency exits.

Symbolic

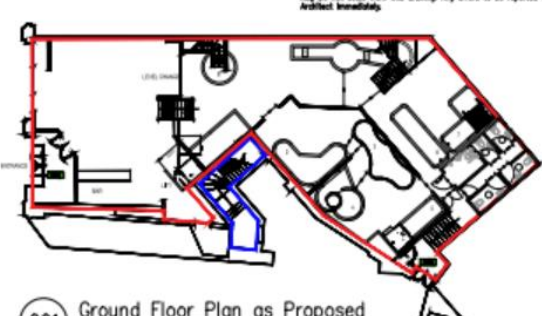
	Fire Escape		Emergency Exit
	Fire Escape Stairs		Emergency Exit Sign
	Fire Escape Gate/Door		Emergency Exit Sign
	Emergency Exit		Emergency Exit Sign



004 Location Plan
1:1000

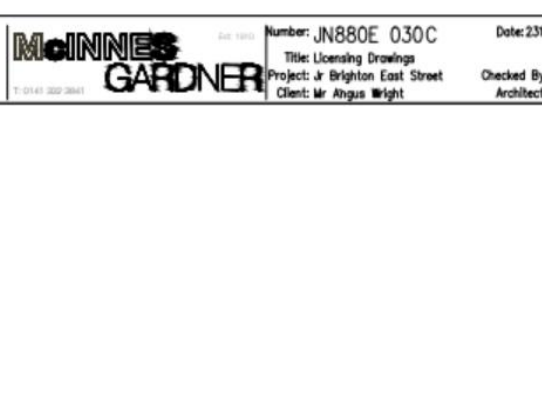


003 Second Floor Plan as Proposed
1:200




NB! Do not scale from this drawing. Any errors to be reported to Architect immediately.

001 Ground Floor Plan as Proposed
1:200



002 First Floor Plan as Proposed
1:200



McINNES GARDNER EST. 1993

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Number: JN880E 030C Date: 23/11/23

Title: Licensing Drawings

Project: J Brighton East Street Checked By: SB

Client: Mr Angus Wright Architect: AM

