

## **LUXCRETE ESCAPE/ACCESS HATCHES & CELLAR FLAPS**

### **Escape/Access Hatches**

Luxcrete escape hatches are manufactured in mild steel angle with stainless steel picots set into mild steel gutter frame complete with a rainwater outlet. The drainage down pipe is supplied and fitted by others.

The escape hatch leaf is glazed between concrete ribs impregnated with carborundum grains to provide a non-slip surface. Secured on the underside by an easy-release catch, Luxcrete escape and access hatches are fitted with gas struts for quick and effortless opening. As an access hatch, provision can also be made for the leaf to be opened from the outside.

Escape hatches are manufactured in sizes according to site requirements, beginning with a 650 x 750mm minimum opening size, increasing in multiples of 150mm.

### **Escape Ladders**

Ladders constructed in mild steel stringers with chequer plate treads can be supplied and fitted with hand rails on either or both sides as necessary. They are fixed at a 60 deg. Angle where practical with permanent fixings at the top and floor level.

### **Cellar Flaps**

Luxcrete cellar flaps are manufactured from mild steel angle either with glazed leaves, concrete or asphalt infill, and set into a mild steel gutter frame complete with rainwater outlet. The drainage down pipe is supplied and fitted by others.

The operation of Luxcrete cellar flap leaves are assisted by gas struts for quick and effortless opening. The flaps are secured by a spring bolt of shoot barrel bolt fitted to the underside and lifting hooks and guard bars are standard fittings.

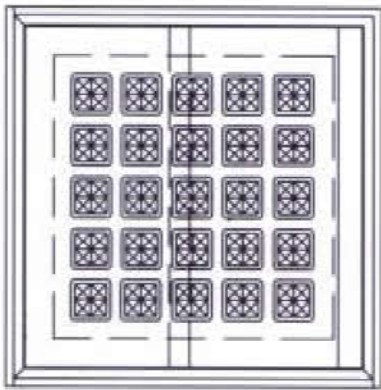
The gutters on our escape/access hatches and cellar flaps provide drainage in accordance with BS6367 (drainage of roofs and paved areas), but due to the many varying factors, the code adopts an empirical rule. Luxcrete are happy to advise on individual installations.

### **Maintenance and the Law**

For both escape/access hatches and cellar flaps, all metal work can be rust proofed before leaving the factory.

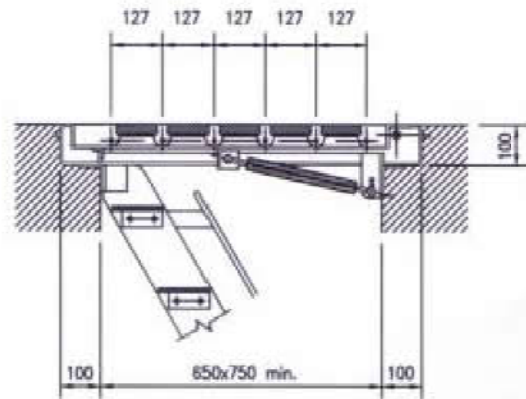
It should be noted that in Part B of the Building Regulations (B1, The Requirement) it states that there shall be an appropriate means of escape in case of fire from the building to a place of safety and effectively used at all material times. The importance of properly maintaining a fire escape hatch after installation cannot therefore be over emphasised.

Luxcrete can offer inexpensive maintenance contracts, the costs of which include labour, travelling time and fares, and sundries such as lubricants. If worn or broken parts require replacement, an estimate is provided, and your authority to proceed is requested.



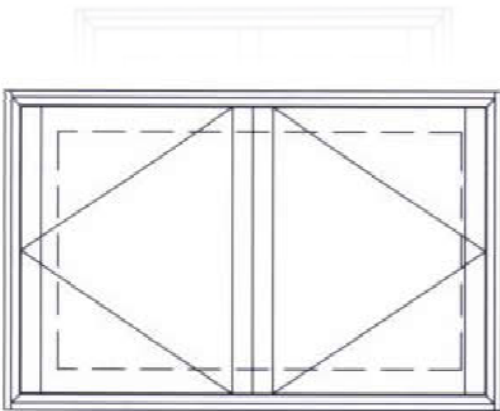
TYPICAL PLAN - ESCAPE HATCH

ТЪПСКИ ПЛАН - ЕСКАПЕ ХАТЧ



TYPICAL SECTION - ESCAPE HATCH

ТЪПСКИ СЕКЦИОН - ЕСКАПЕ ХАТЧ



TYPICAL PLAN - CELLAR FLAP

ТЪПСКИ ПЛАН - СЕЛГАР ФЛАП