

University of London
Senate House
Malet Street
London
WC1E 7HU

The University of London submit this Request for listed building consent to carry out maintenance, repair and performance enhancement works to fire doors in Senate House located on Fire Escape Route Staircases within the University of London's demise.

Senate House was built between 1933 and 1938 and is listed Grade II*. The fire doors, especially those opening onto the protected staircases, are period doors. The original doors are constructed of solid timber but do not meet any established standard against which fire doors are measured today.

The majority of the original doors have remained *in situ* and many have been subject to upgrading works in the past including the installation of intumescent seals and replacement closers.

The last Fire Risk Assessment identified a range of necessary interventions to bring the doors up to a standard where they function and perform as a fire door without affecting their general appearance.

The main pointers for the proposed performance enhancement of the fire doors work will be that:

- The appearance and details of the original doors are to be maintained; and
- As much as possible of the original doors should be retained. This includes the existing ironmongery, locks, push bars, chute bolts, handles, push, and kick plates etc.

A range of different strategies will be required, the interventions being dictated by the style and location of the door, the level of deformation, and the extent of intervention to improve the performance of the fire doors.

This may include:

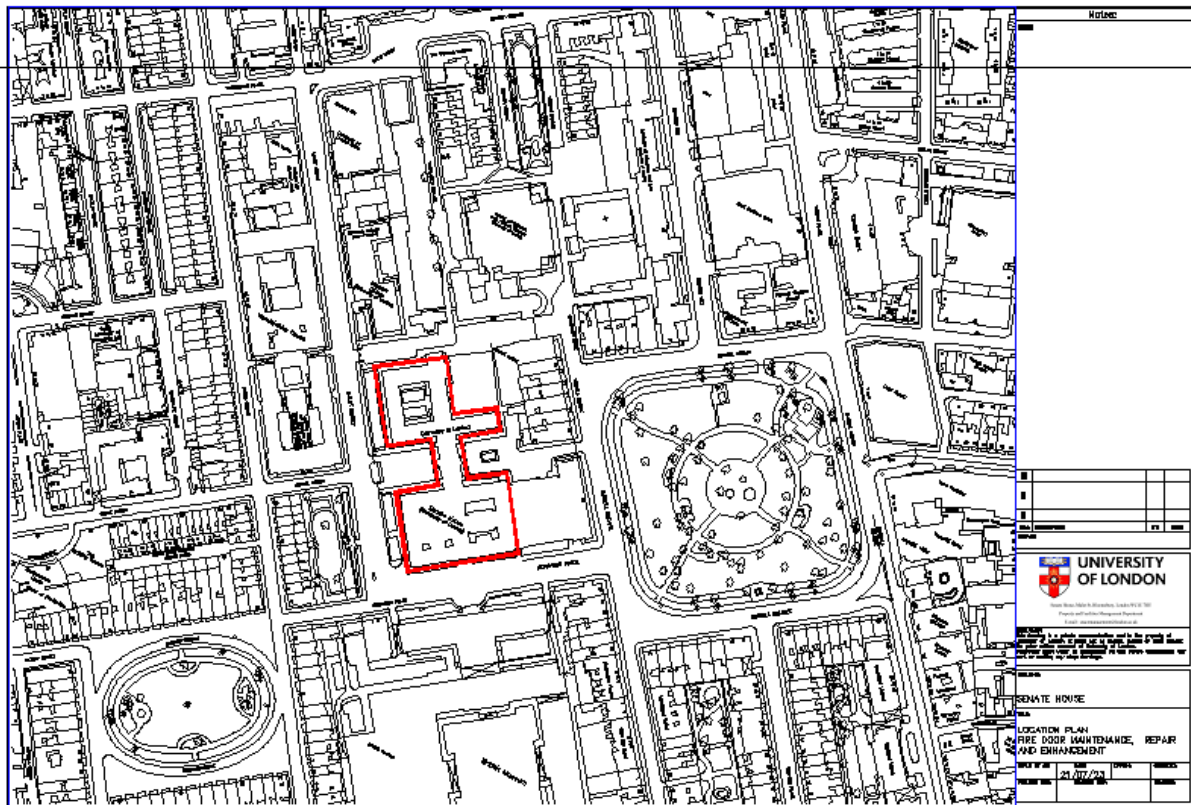
- Any additional lipping to close excessive gaps to have the same profile as the existing.
- Glazing, the original multi pane glazing are to be retained.
- The introduction of a full-size single pane of clear fire rated glass to one side of the door.
 - These would be fitted to the risk side, i.e.
 - Room side as opposed to corridor side.
 - Floor plate side as opposed to protected staircase side.
- New beadings, to have the same profile as the existing bead to maintain the look of the door.
- New timber introduced - lipping, beading, and spliced in for door & frame repairs - to be finished to match existing.
- The repair to doors and frames (spliced in pieces of timber) to be of the same species of timber as the original door.
- Warped doors will be realigned, straightened, and or repaired, retaining as much of the original door as possible.
- Overhead door closers and floor closers will be maintained and adjusted if serviceable.
- Unserviceable or obsolete door closers and floor closers will be replaced with a new mechanisms to enable the fire doors to self-close.
- The use of intumescent varnish to enhance the fire rating of the doors is an option.

- The newer doors (modern doors solid blanks, not the panelled doors) fitted posted 2000 could be replaced if necessary.

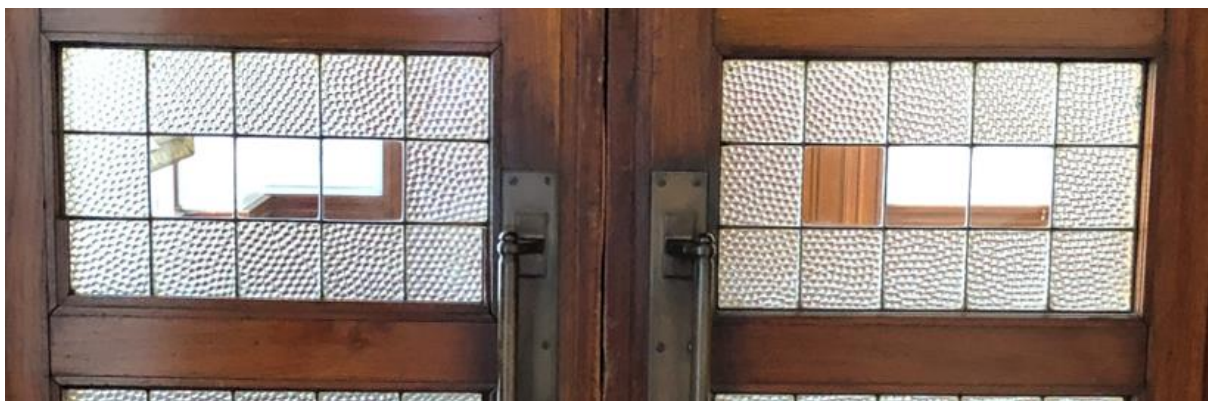
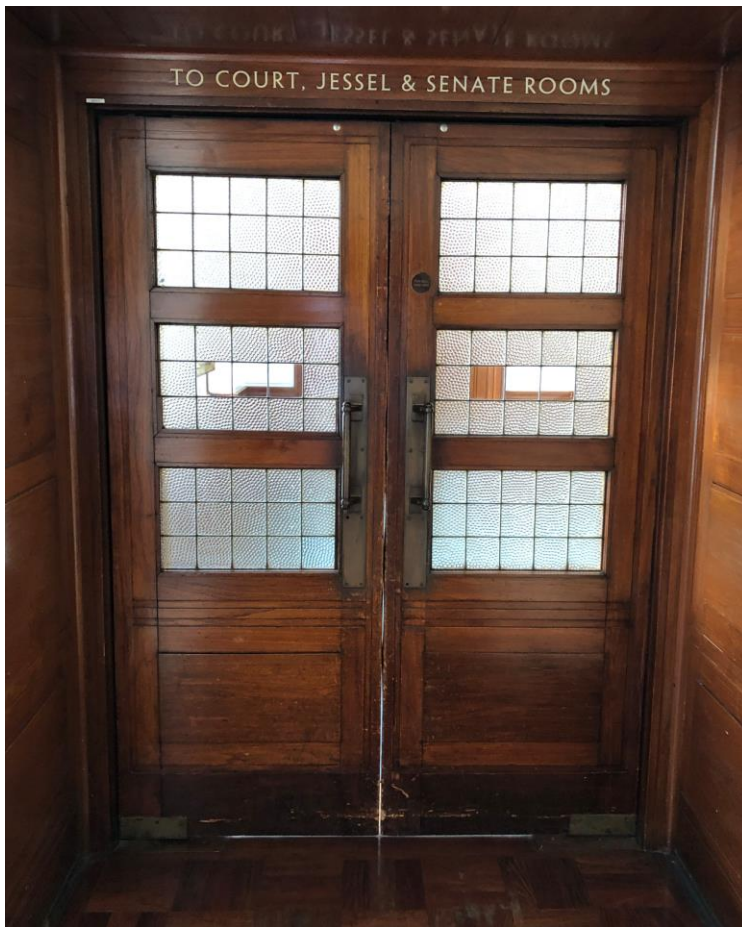
This strategy that is being put forward is both necessary to improve the performance of the existing fire doors but more importantly is sensitive to the detailing, architectural significance of the building and is location and door specific.

Based on the information submitted and the very helpfully discussion as part of the pre-application site visit, an application for performance enhancement of the fire doors is invited. Details within the Listed Building Consent application should itemise the intervention on a door-type basis where generic intervention is envisaged, and on a door-by-door basis where specific interventions are required for specific doors.

Location Plan



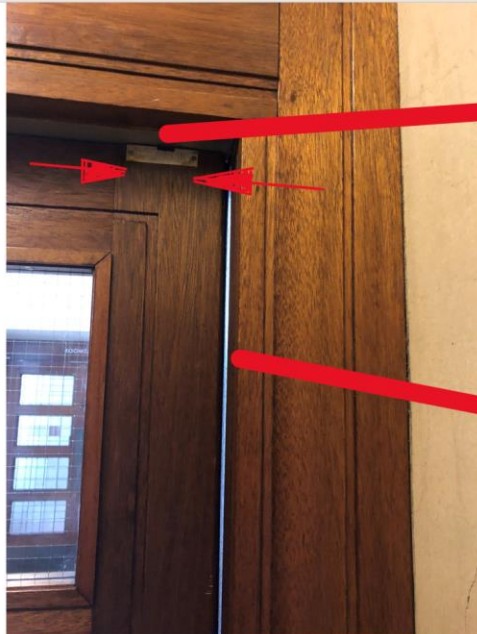
Proposed additional glazing to glazed doors. Typical for both 5 x3 and 4x3 multi panel doors.



Note the left hand leaf of this set of double doors leading to the Court, Jessel & Senate Rooms already has a small slotted bead applied (for signage) on top of the original glazing beading. The proposal is to fit additional solid beading to secure the new fire rated glass of the same thickness 12mm and stained, finished to match door. See drawing SENATE FRAW 0001 below.

Door SHS2/14 (Typical Example)

Generic issue to doors with floor boxes



Excessive movement of door in frame at top pivot point.
Door to be removed, cause to be investigated.
Repair existing or replace pivot as applicable.

Excessive gap between door and frame when closed.
New cold smoke seals and intumescent strips to be fitted.



Example of:
Original 1930'3 floor box, doors not centralising due to worn mechanism or adjustment required.
Cover plate is loose and moves whendoor is operated.

Options.

1. Floor box cover to be removed, mechanism adjusted or overhauled if required/possible.
2. Remove internal of floor box and replace with a new



Door SHS 2/16

Example of a warped door leaf, doors not fully centralising.

Options.

- 1, Adjust both doors, move about their axis to achieve best centralisation possible.
- 2, Remove the door, un assemble and remove the warped style.

If style is unrepairable and can't be straightened manufacture a new style to match the original. Finishes to match existing.



Door SHS 5/2

Example of modern style door fitted 2008 – 2012.

Door has suffered damage and does not self-close. Small nib of wall to the right is not fixed at floor level.

Proposal to replace the whole door set and the nib of stud wall and centralise the new door in the opening.



Door SHS 5/22

Example of excessive gap at top of door.

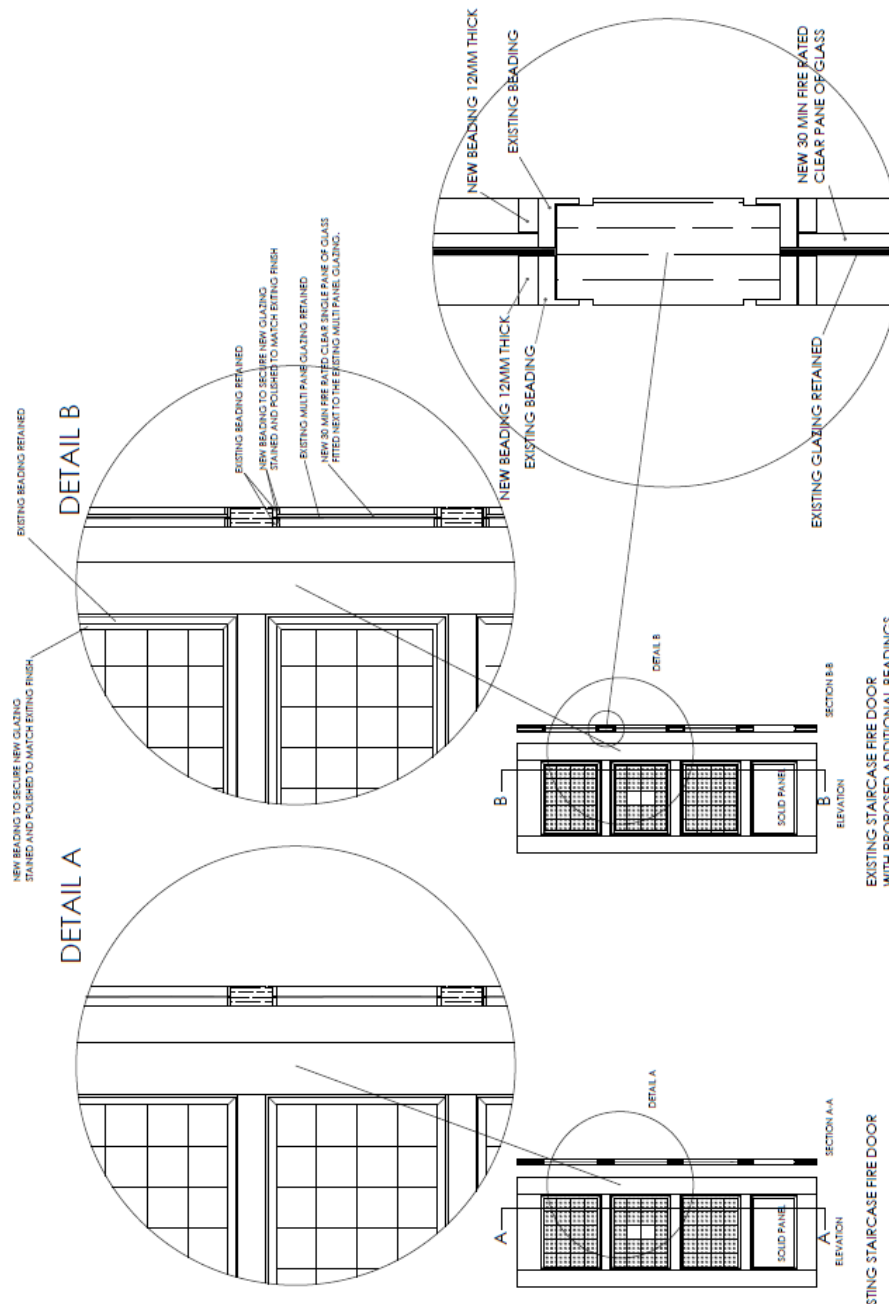
Options

- 1, Fit extended cold smoke seal and combined intumescent strip.
- 2, Fit an additional lipping to top of door to reduce the gap to a maximum of 4mm router out and fit new standard combined intumescent strips.



Notes:

NOTES



C			
B			
A	DESCRIPTION	BY	DATE
REVISED			



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 Email: communications@ucl.ac.uk

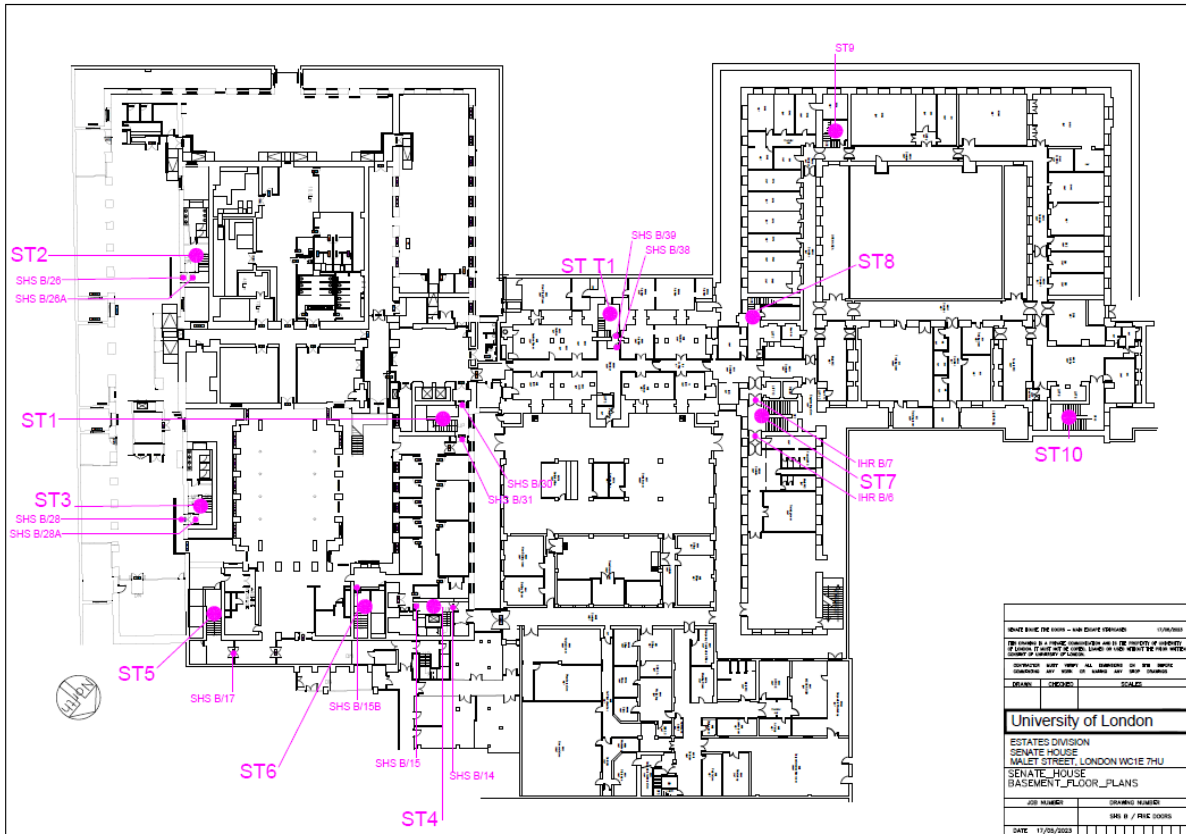
REVISIONS:
 The drawing has been updated to include proposed additional fire rated glazing to improve fire protection to protected escape staircase.
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TITLE:
 SENATE HOUSE

PROPOSED ADDITIONAL FIRE RATED GLAZING TO ORIGINAL 1930S STAIRCASE DOORS TO IMPROVE FIRE PROTECTION TO PROTECTED ESCAPE STAIRCASE.

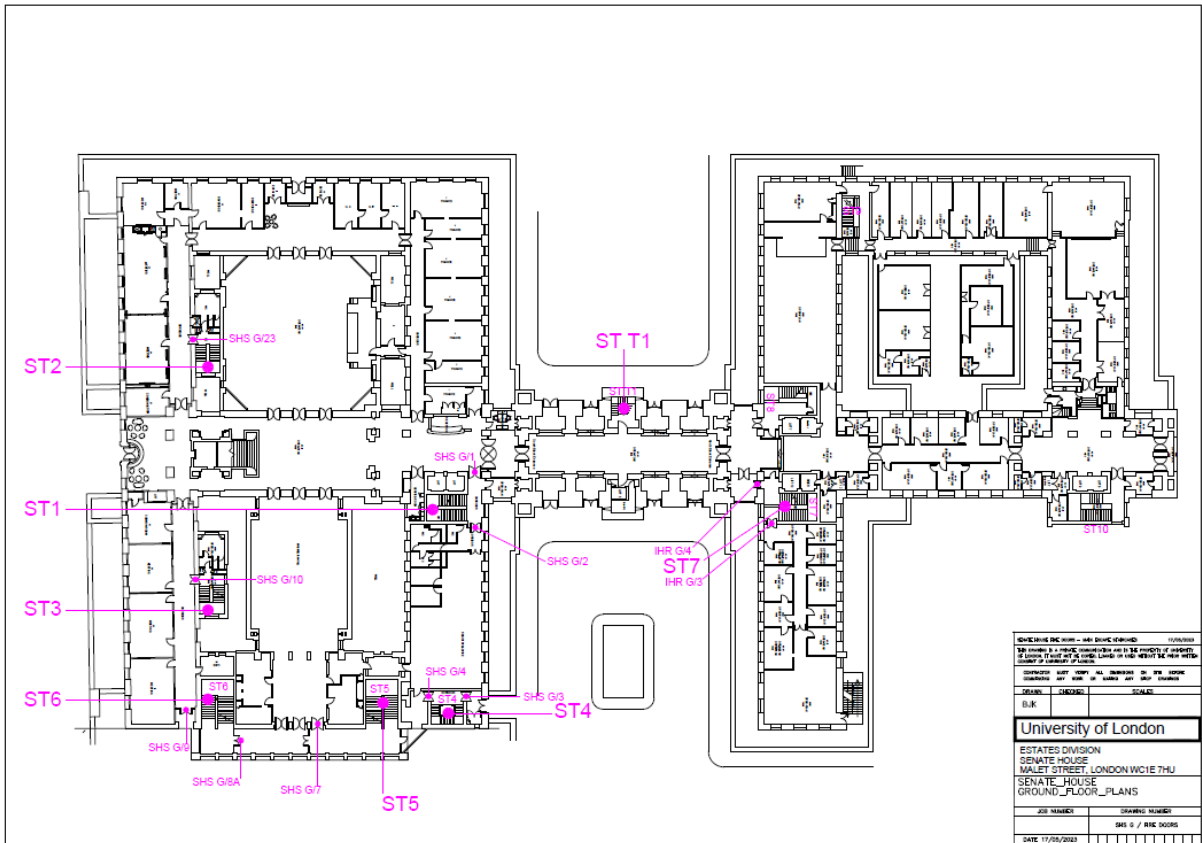
DATE	BY	CHKD BY
30/07/23	BR	
PROJECT NO	FRAMEWORKS	SENATE FRAME 001
REVISION		

Floor layouts – Door Locations

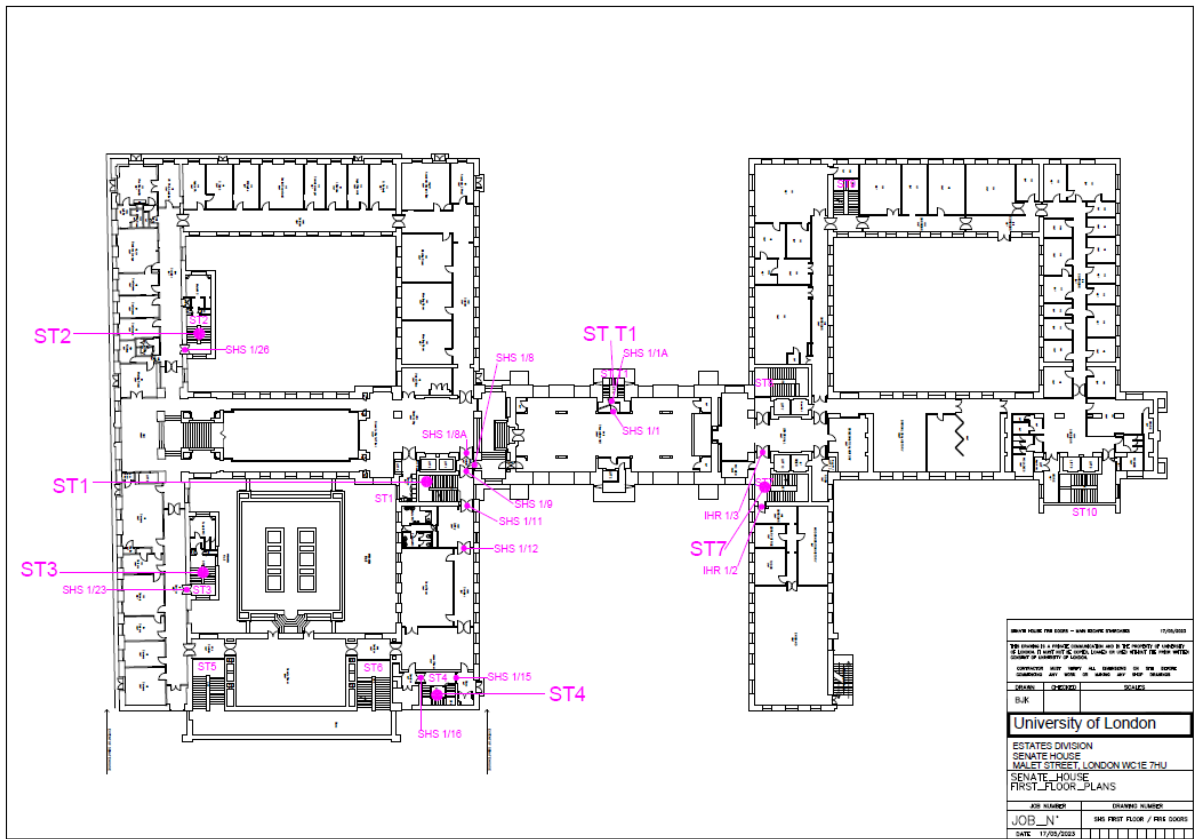


SENATE HOUSE DE DOOR - NEW DOORS (REVISED)		13/06/2023
<small> This drawing is a technical drawing that is the property of the University of London. It shall not be used, copied, or reproduced in any way without the prior written consent of the University of London. </small>		
DESIGN	DATE	SCALE
University of London		
ESTATES DIVISION		
SENATE HOUSE		
MAILEY STREET, LONDON WC1E 7HU		
SENATE HOUSE		
BASEMENT_FLOOR_PLANS		
JOB NUMBER	DRAWING NUMBER	
	SHS # / PINK DOORS	
DATE	17/05/2023	

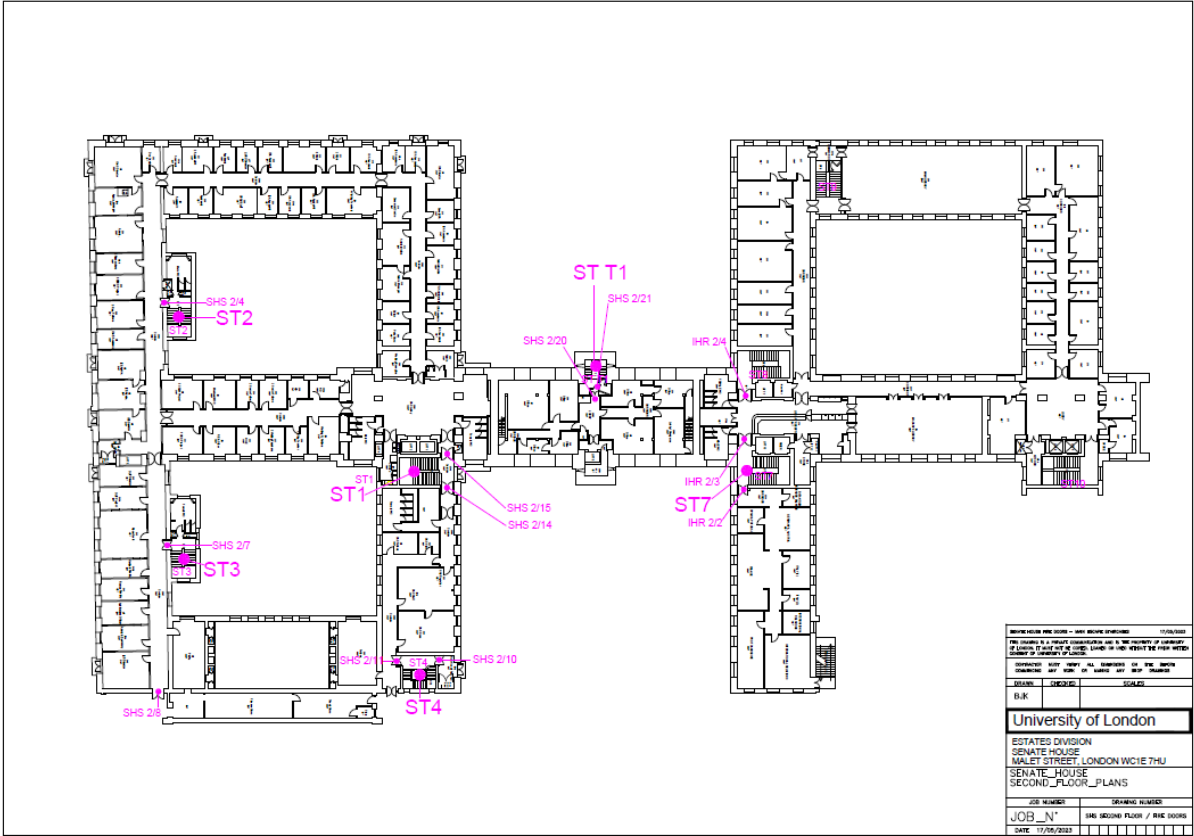
Lower Ground Floor



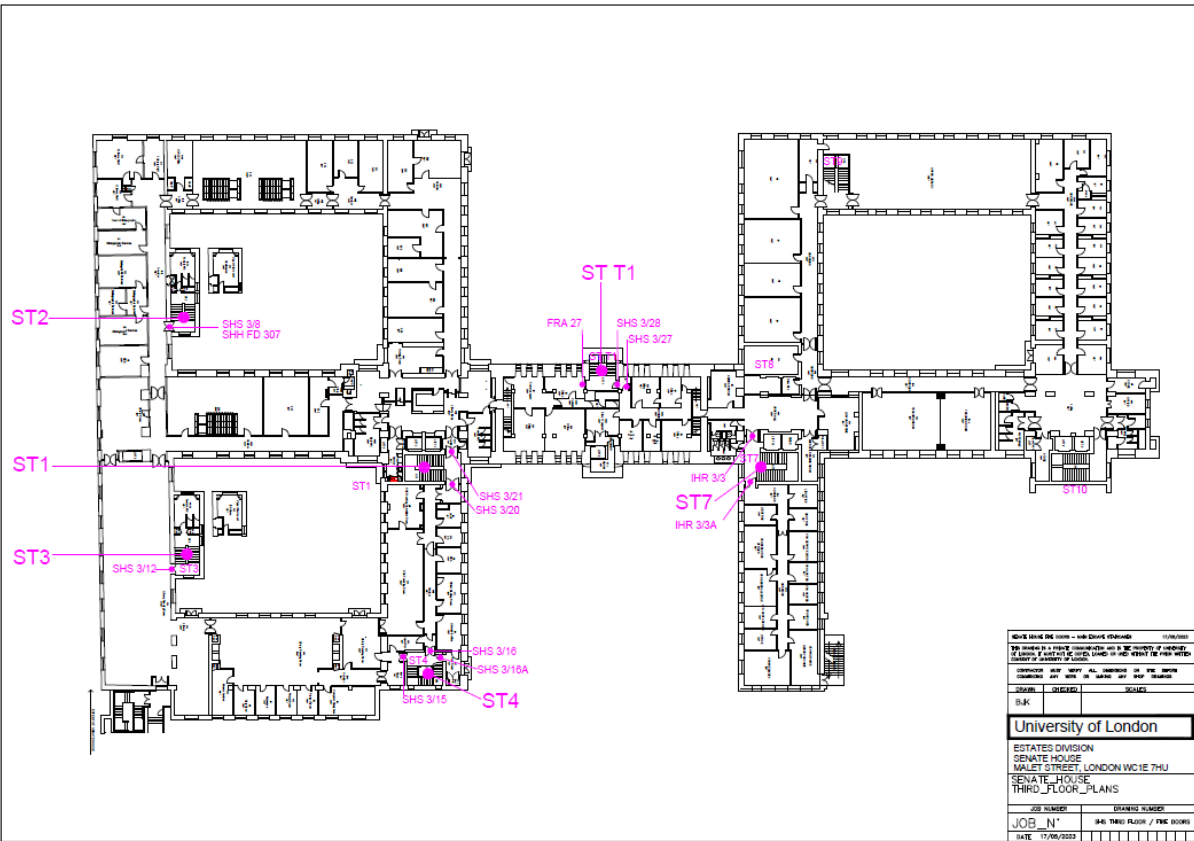
Ground Floor



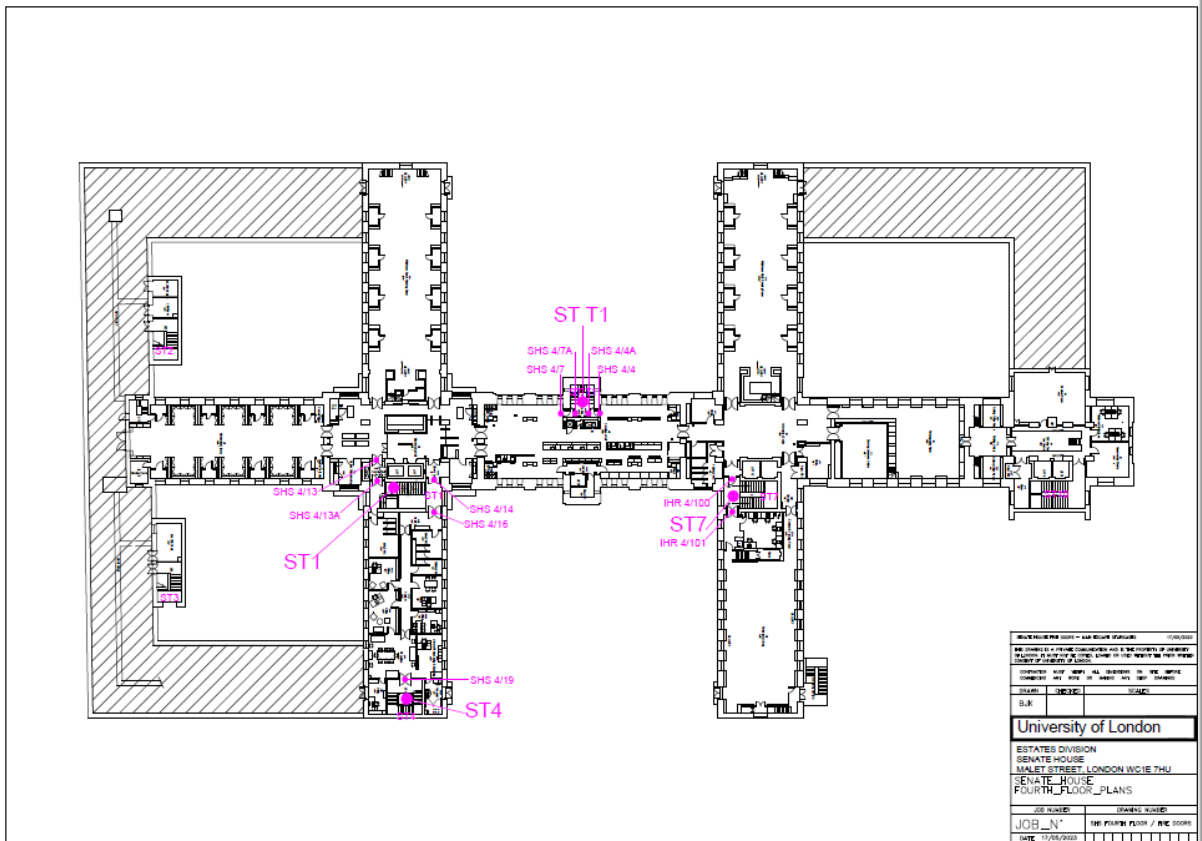
First Floor



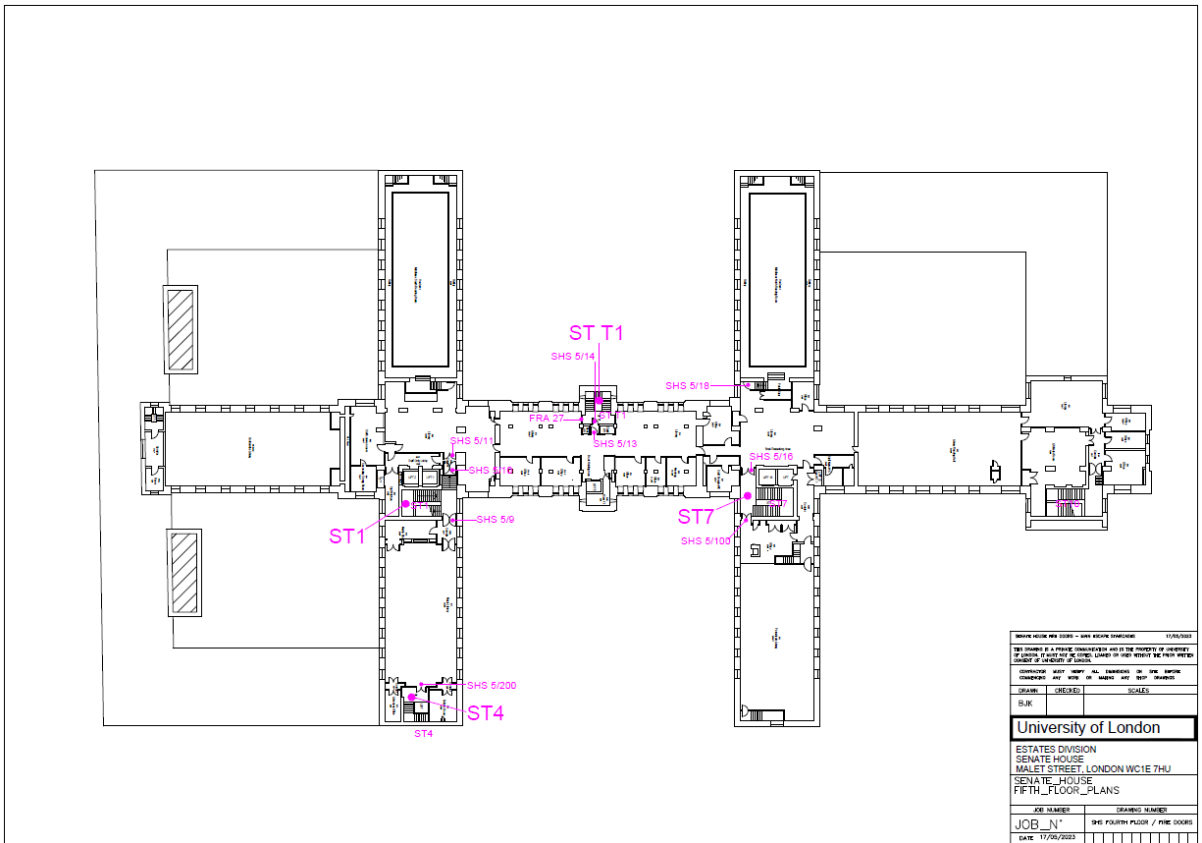
Second Floor



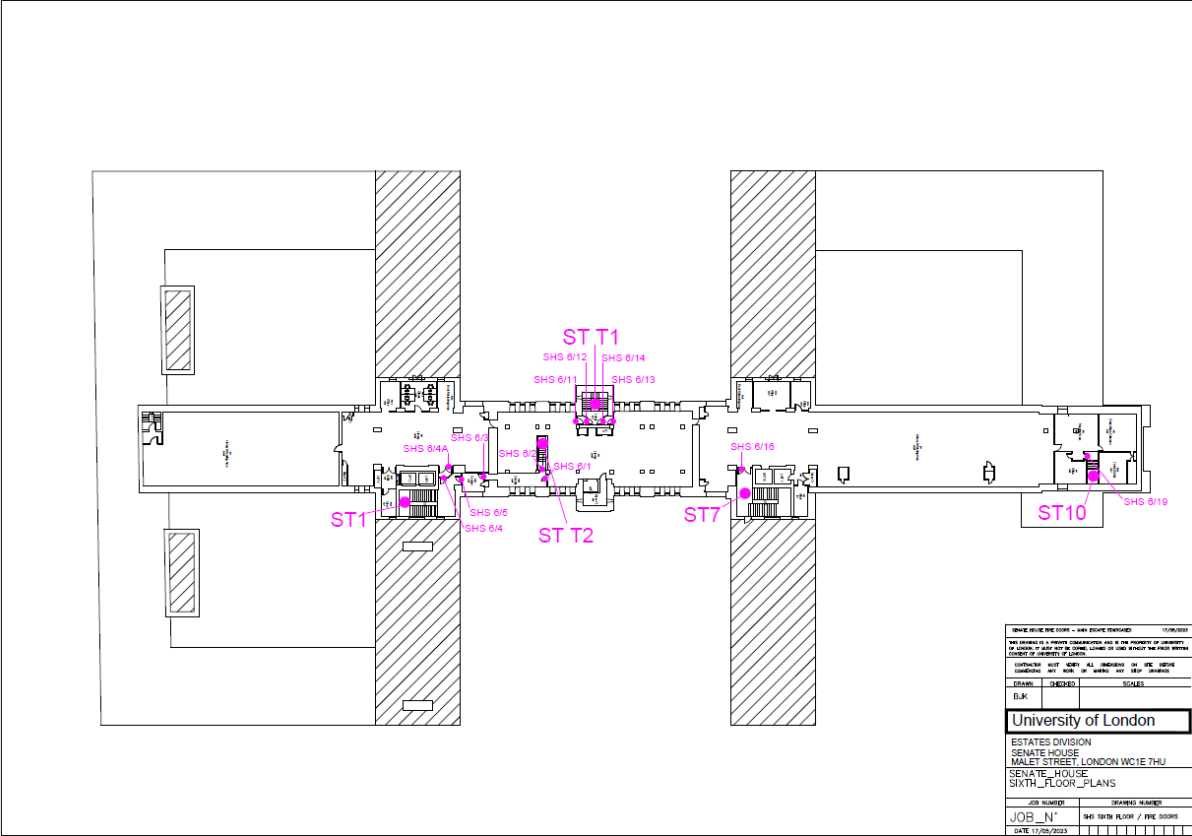
Third Floor



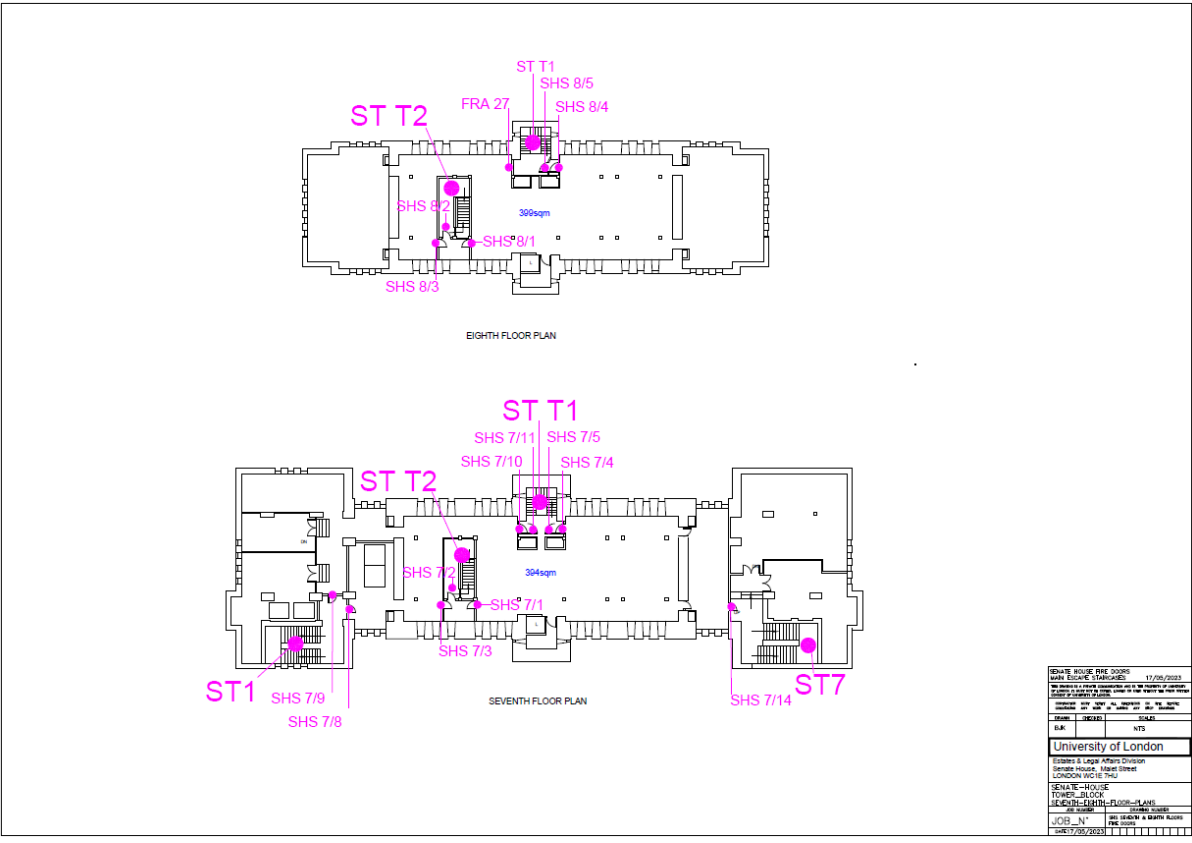
Fourth Floor



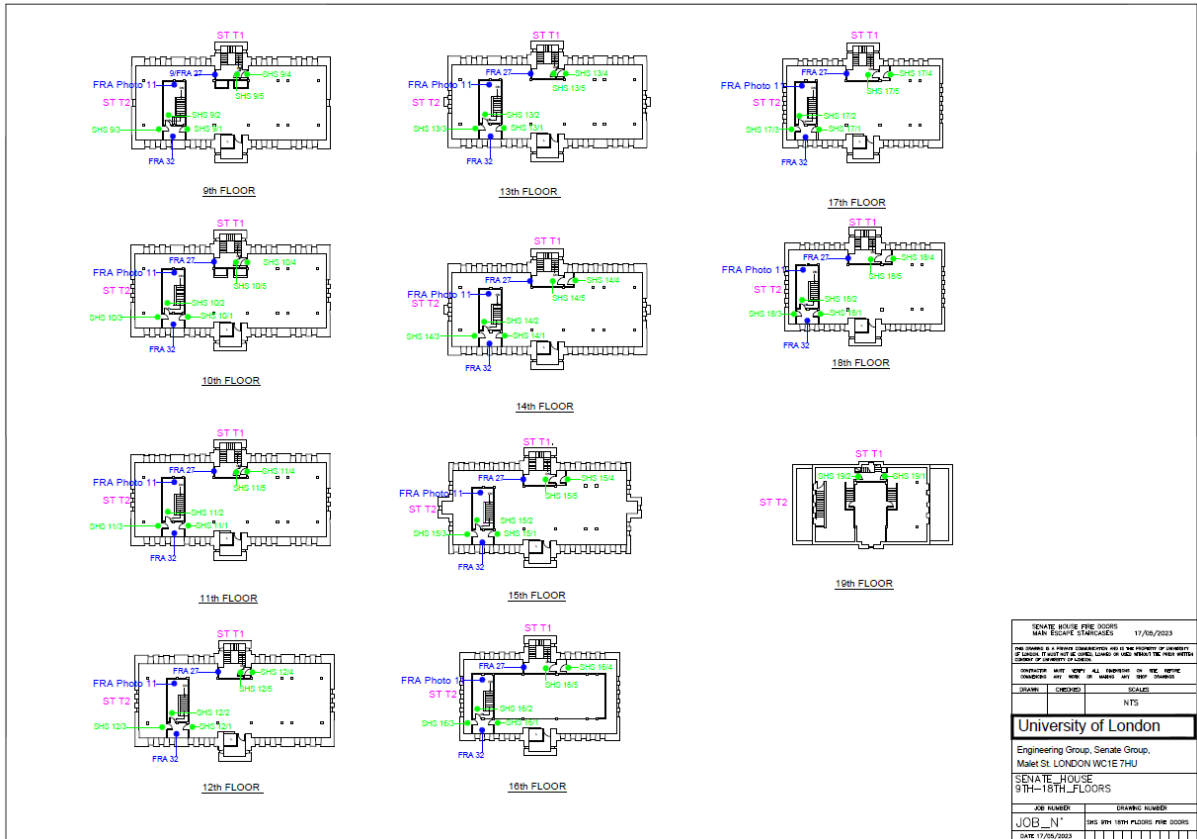
Fifth Floor



Sixth Floor



Seventh & Eighth Floors



Ninth to Nineteenth Floors.

Regards



UNIVERSITY OF LONDON

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