

LONDON
SCHOOL of
HYGIENE
& TROPICAL
MEDICINE



Phase 3E – Fire Door Condition Assessment Report

Rev.2

Author: Matthew Cooper

Surveyors: Rod Harrison / Matthew Cooper

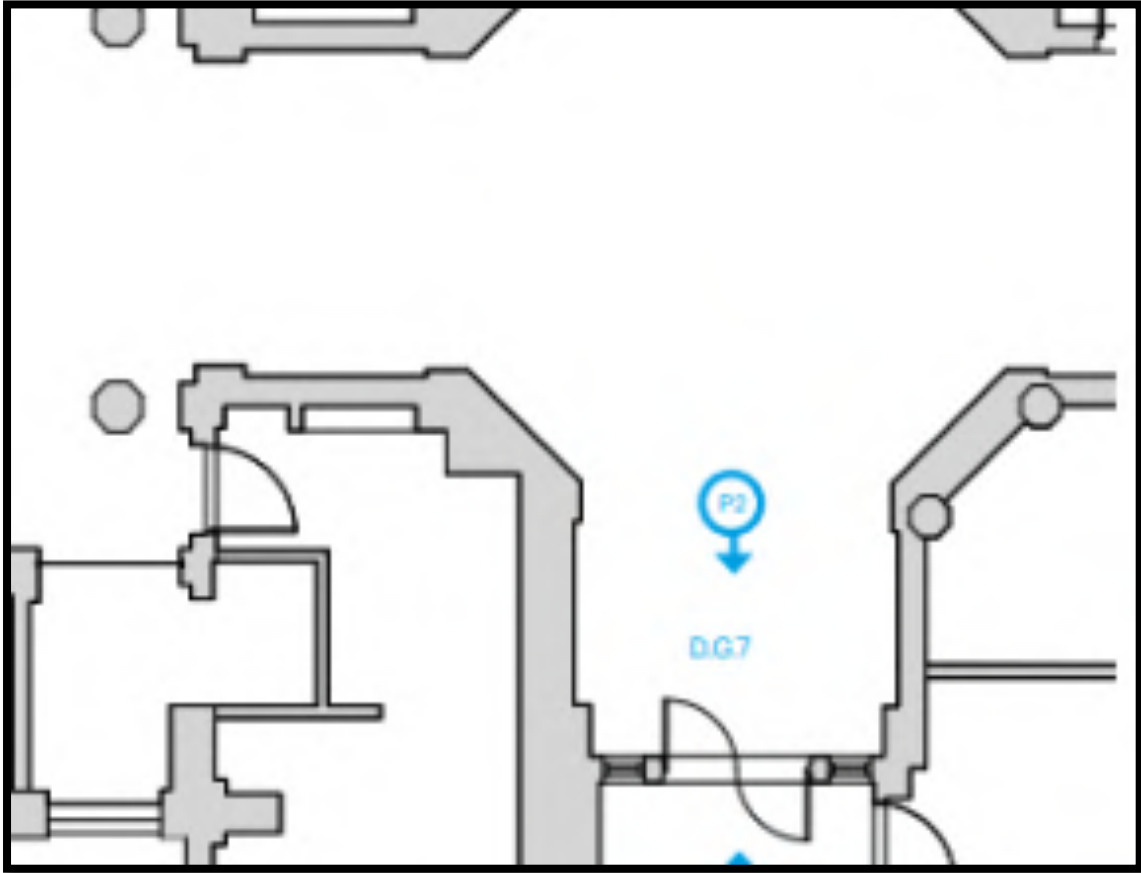
Date: 01/08/2023

Table of Contents

Naming Convention:	3
Format of assessment:.....	4
Executive Summary	5
Condition Assessment	5

Naming Convention:

Each door has been named against the photographic survey reports submitted as part of the planning application for ease of reference i.e. D.G.7



Format & Parameters of assessment:

1. Location i.e. Stair Core 1
2. Door code i.e. D.G.7
3. Door Photos
4. Door Type Requirements FD30 or FD60
5. Heritage Status i.e. listed or un-listed
6. Condition i.e. stating patent defects or challenges
7. Part M compliance door width, compliant is equal to or greater than an effective clear width of 750mm in a single leaf.
8. Part M compliance door force, compliant is equal to or less than 30N force on the leading edge of the door from 0-30 degrees, and then equal to or less than 22.5N force on the leading edge of the door from 30-60 degrees.
9. Fire Door? Yes or No
10. Fire requirements i.e. are new seals required?

Executive Summary

The purpose of this report is provide a clear statement of condition on all heritage fire doors included within the Phase 3E scope.

The key first takeaway from this report is that all doors except one (potentially two) are in a condition which should allow refurbishment. The extent of refurbishment varies with some doors requiring extensive reparational work to the timber and numerous fire enhancements, with others only requiring minor works, for example, installation of new hot, cold and drop seals.

Regardless of the opportunity to refurbish each door set, Part M is an underlying issue both in terms of effective clear width of a single leaf and force in Newtons required to open each leaf. All doors within the report failed the force push test, many by a large measure. Only a handful of doors met the minimum effective clear width requirement for a single leaf when opened.

Finally, all doors within the report, bar only a handful, are hinged from floor pivot plates. On the recently delivered Phase 2B project, new reproduction heritage fire doors were installed. The designer decided to utilize the pre-existing floor pivot hinge plates. Attaining certification on the door sets has been challenging due to the difficulty of sealing cold and hot passage around the floor pivot plates.

Given the above challenge, the planning submission for the Phase 3E project puts forward a proposal of installing an inner subframe solution which would allow the door leaves to be side hinged and rebated with continuous hot and cold seals around the door frame.

Condition Assessment

Location: Stair Core 1
Door Code: D.G.7
Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Misalignment of doors at leading edge, no bowing of timber however re-hinging required
- Georgian Glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under part M

Part M compliance door force:

- 0-30: 45N
- 30-60: 25N

Non-compliant under part M

Fire Door?: Yes

Fire requirements:

- New hot, cold and drop seals
- Re-adjustment of hinges and frame to fix misalignment
- Replacement of Georgian Glass

Location: Stair Core 1

Door Code: D.G.8

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Misalignment of doors at leading edge, no bowing of timber however re-hinging required
- Georgian Glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under part M

Part M compliance door force:

- 0-30: 45N
- 30-60: 35N

Non-compliant under part M

Fire Door?: Yes

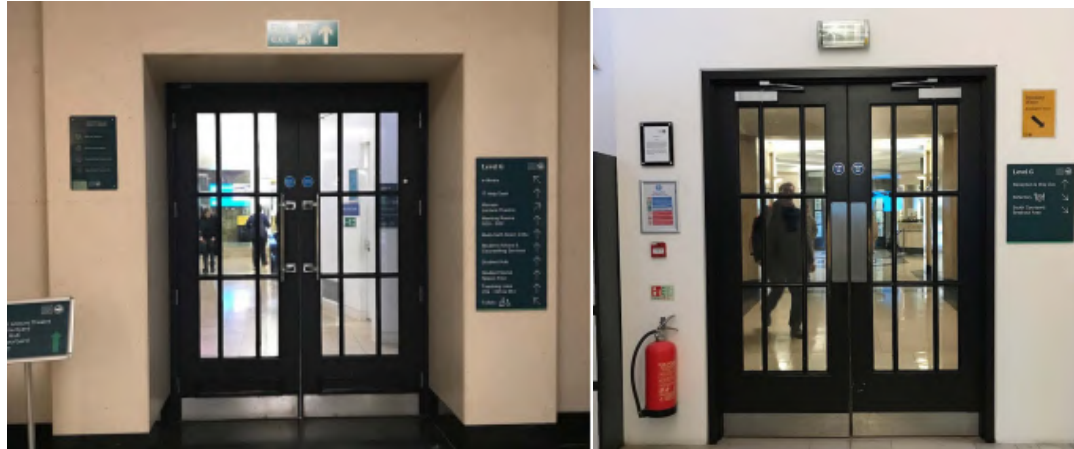
Fire requirements:

- New hot, cold and drop seals
- Replacement of Georgian Glass
- Re-adjustment of hinges and timber frame in order to fix misalignment

Location: Stair Core 1

Door Code: D.G.9

Photo:



Door Type: FD30s

Heritage Status: Unknown (reception is a highly significant area)

Condition:

- Good condition
- Integrity of glass is questionable due to failing casing
- Fire resistance of glass is unknown
- Hanging uneven
- Compromised smoke seal

Part M compliance door width:

- Single leaf effective clear width: 760mm
- Double leaf effective clear width: 1250mm

Compliant under Part M

Part M compliance door force:

- 0-30: 22.5N
- 30-60: 30N

0-30 is compliant under Part M
30-60 is non-complaint under Part M

Fire Door?: Yes

Fire requirements:

- New cold & drop seal
- Replace glass
- Re- adjustment of door frame or re-fix hinges to fix misalignment
- General decoration work required

Location: Stair Core 1

Door Code: D.1.5

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Faulty door closers
- No drop seal
- Misaligned

Part M compliance door width:

- Single leaf effective clear width: 750mm
- Double leaf effective clear width: 1550mm
- Sensor detection effective clear width: 1000mm

Compliant under Part M, however the sensors inhibit single leaf access/egress

Part M compliance door force:

- 0-30: 42.5N
- 30-60: 42.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Re-adjustment of door set to fix misalignment
- New cold, hot and drop seals
- Installation of new part M compliant closer

Location: Stair Core 1

Door Code: D.2.2

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Set is in poor condition (extensive repair required)
- Door set is misaligned
- Faulty door closers
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 750mm
- Double leaf effective clear width: 1530mm

Compliant under Part M

Part M compliance door force:

- 0-30: 57.5N
- 30-60: 40N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- Replacement of Georgian glass
- Faulty door closer to be replaced with Part M compliant closer
- Extensive joiner works to timber
- Re-adjustment of door set to fix misalignment (pack frame, re-hinge)

Location: Stair Core 1

Door Code: D.3.5

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Set in poor condition (extensive repair required)
- Hanging uneven
- Georgian glass
- Missing kickplate
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 760mm
- Double leaf effective clear width: 1500mm

Compliant under Part M

Part M compliance door force:

- 0-30: 37.5N
- 30-60: 37.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Replacement of Georgian glass
- Re-adjustment of door set to fix misalignment
- New cold, hot and drop seals
- New kick plate
- Extensive joiner works to timber

Location: Stair Core 1

Door Code: D.4.1

Photo:



Door Type: FD30s

Heritage Status: Not Listed

Condition:

- Fairly good condition
- Mag lock is currently impeding the frames integrity
- Georgian glass (including side lights and transom)
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 580mm
- Double leaf effective clear width: 1130mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 42.5N
- 30-60: 50N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- New mag lock required with intumescent infill to frame following
- Extensive lipping and decoration works
- Replacement of Georgian glass

Location: Stair Core 2

Door Code: D.LG.1

Photo:



Door Type: FD30s

Heritage Status: Listed (unknown if reproduction)

Condition:

- Good condition
- Integrated door closer will require new lipping on door
- Infill required on door frame following removal of door closer
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 720mm
- Double leaf effective clear width: 1450mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 47.5N
- 30-60: 37.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- Replacement of Georgian glass
- Casing of windows require repair, and assessment of integrity, daylight visible through casing.

Location: Stair Core 2

Door Code: D.LG.2

Photo:



Door Type: FD30s

Heritage Status: Listed (unknown if reproduction)

Condition:

- Fair condition
- Lipping required to head threshold
- Georgian glass
- Compromised seals

Part M compliance door width:

- Single leaf effective clear width: 750mm
- Double leaf effective clear width: 1530mm

Compliant under Part M

Part M compliance door force:

0-30: 55N
30-60: 40N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- New door closer
- Infill of head threshold and frame (following removal of existing closer)
- Replace Georgian glass

Location: Stair Core 2

Door Code: D.G.1

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Compromised seals
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 75N
- 30-60: 57.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- Replacement of Georgian glass
- New part M compliant door closers

Location: Stair Core 2

Door Code: D.G.2

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Georgian glass
- Door set is misaligned at leading edge
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1450mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 87.5N
- 30-60: 42.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- Replace Georgian glass
- Slight lipping and dec works required
- New part M compliant closer
- Re-adjustment of door set to fix misalignment (re-hinge)

Location: Stair Core 2

Door Code: D.G.3

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Area of damage at threshold
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 80N
- 30-60: 65N

Non-compliant under part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- Replace Georgian glass
- Re-adjustment of set to fix misalignment
- New part M compliant closer

Location: Stair Core 2

Door Code: D.1.1

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Slight damage at threshold
- Georgian glass
- Misalignment of door set
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 750mm
- Double leaf effective clear width: 1300mm

Compliant under Part M

Part M compliance door force:

- 0-30: 80N
- 30-60: 60N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Re-adjustment to fix misalignment
- New cold, hot and drop seals
- Replace Georgian glass
- Part M compliant door closer

Location: Stair Core 2

Door Code: D.1.2

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Georgian glass
- Misalignment of door set
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 80N
- 30-60: 55N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- Replace Georgian glass
- Re-adjustment of set to fix misalignment
- Timber infills
- Light touch decorative works

Location: Stair Core 2

Door Code: D.2.1

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- One leaf has slightly bowed at the bottom of the door
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 80N
- 30-60: 60N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Reparation works to the leading edge of the timber door set
- New cold, hot and drop seals
- Re-adjustment of timber door set to fix misalignment
- Replacement of Georgian Glass
- New part M compliant door closer

Location: Stair Core 2

Door Code: D.3.1

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Door set is misaligned
- Timber wood work is current chipped and worn
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 90N
- 30-60: 82.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Re-adjustment of timber door set to fix misalignment
- Reparation works to the leading edge of the timber door set
- New cold, hot and drop seals
- Replacement of Georgian glass

Location: Stair Core 2

Door Code: D.3.2

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Signs of wear on the timber sets
- Door needs door edge protection
- Georgian glass
- Misalignment of timber door set
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective pinch width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 97.5N
- 30-60: 62.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Re-adjustment of timber door sets to fix misalignment
- Reparation works to the timber
- Replacement of the Georgian glass
- New cold, hot and drop seals
- New part M compliant closer

Location: Stair Core 3

Door Code: D.LG.3

Photo:



Door Type: FD30s

Heritage Status: Listed (unknown if reproduction)

Condition:

- Fair condition of door set
- Vertical frames require replacement
- Georgian glass

Part M compliance door width:

- Single leaf effective clear width: 750mm
- Double leaf effective clear width: 1490mm

Compliant under Part M

Part M compliance door force:

- 0-30: 52.5N
- 30-60: 52.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- Replacement of Georgian glass
- Reparations to the timber framework

Location: Stair Core 3

Door Code: D.LG.4

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Poor condition
- Base of the door has been re-enforced
- Georgian glass
- Extensive damage to the base of the timber door set

Part M compliance door width:

- Single leaf effective clear width: 720mm
- Double leaf effective clear width: 1430mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 92.5N
- 30-60: 52.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New cold, hot and drop seals
- Replacement of Georgian glass
- Extensive reparations to the existing timber set with infill work required
- New ironmongery required
- New Part M door closer required

Location: Stair Core 3

Door Code: D.G.4

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Misalignment of door set at leading edge
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 730mm
- Double leaf effective clear width: 1470mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 87.5N
- 30-60: 87.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Re-adjustment of timber door set to fix misalignment (re-hinge)
- New cold, hot and drop seals
- Infill of timber set where existing closer has been fixed
- Replacement of Georgian glass
- Installation of new Part M compliant closer

Location: Stair Core 3

Door Code: D.G.5

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 730mm
- Double leaf effective clear width: 1470mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 77.5N
- 30-60: 62.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Re-adjustment of timber door set to fix misalignment
- New cold, hot and drop seals
- Replacement of Georgian glass
- Infill of timber where existing closer has been fixed
- Installation of part M compliant closer

Location: Stair Core 3

Door Code: D.G.6

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Poor condition
- Misalignment of door set at leading edge
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 730mm
- Double leaf effective clear width: 1440mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 90N
- 30-60: 60N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Extensive reparation work to the timber door set
- Re-adjustment of timber door set to fix misalignment (re-hinge)
- Replacement of Georgian glass
- Infill timber where existing closer has been fixed
- Installation of part M compliant closer

Location: Stair Core 3

Door Code: D.1.3

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Misalignment of door set at leading edge
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 730mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 77.5N
- 30-60: 60N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Re-adjustment of timber door set to fix misalignment (re-hinge)
- Replacement of Georgian glass
- Infill of timber where existing closer is installed
- Light reparations to timber set
- New cold, hot and drop seals
- New part M compliant closer

Location: Stair Core 3

Door Code: D.1.4

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition, with slight wear on leading edge of door set
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 730mm
- Double leaf effective clear width: 1470mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 85N
- 30-60: 60N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Light reparation works to timber set
- New hot, cold and drop seals
- Replacement of Georgian glass
- Installation of new part M compliant closer

Location: Stair Core 3

Door Code: D.3.3

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Visible wear on the timber door sets
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 745mm
- Double leaf effective clear width: 1490mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 80N
- 30-60: 62.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Reparation works to the timber door set
- New hot, cold and drop seals
- Replacement of Georgian glass
- Infill of timber where existing closers installed
- Installation of part M compliant closer

Location: Stair Core 3

Door Code: D.3.4

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 87.5N
- 30-60: 60N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Slight reparation works to the timber door set
- Replacement of Georgian glass
- New hot, cold and drop seals
- Infill of timber where existing closer is fixed
- New part M compliant closer

Location: Ground floor circulation areas

Door Code: D.G.10

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Damage to the top edge of the door set
- Integrity of glass questionable
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 680mm
- Double leaf effective clear width: 1360mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 60N
- 30-60: 60N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Replace glass with fire resistant glass
- Re-adjustment of door to fix misalignment
- New hot, cold and drop seals
- Infill timber with intumescent packing
- Light reparations to timber door set
- New part M compliant door closer

Location: Ground floor circulation areas

Door Code: D.G.11

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Slight misalignment of door
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 75N
- 30-60: 45N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Re-adjustment of timber door set to fix misalignment
- New hot, cold and drop seals
- Infill of timber where existing closer is installed
- New part M compliant closer

Location: Ground floor circulation areas

Door Code: D.G.12

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Slight signs of wear to the timber door sets
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 740mm
- Double leaf effective clear width: 1480mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 75N
- 30-60: 45N

Non-complaint under Part M

Fire Door?: Yes

Fire requirements:

- Slight reparations to the timber sets
- New hot, cold and drops seals
- Infill of timber where existing closer installed
- New part M compliant closer

Location: First floor circulation areas

Door Code: D.1.6

Photo:



Door Type: FD30s

Heritage Status: Listed (unknown if reproduction)

Condition:

- Good condition
- Very slight signs of wear to the timber
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 760mm
- Double leaf effective clear width: 1520mm

Compliant under Part M

Part M compliance door force:

- 0-30: 47.5N
- 30-60: 47.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Light reparation works to the timber door set
- New hot, cold and drop seals
- Infill timber where existing closer is installed
- New part M compliant closer

Location: First floor circulation areas

Door Code: D.1.7

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Georgian glass
- Slight wear on the timber set
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 680mm
- Double leaf effective clear width: 1340mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 47.5N
- 30-60: 55N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Light reparations to the timber door set
- New hot, cold and drop seals
- Replace Georgian glass
- New part M compliant door closer
- Infill timber where existing closers are installed

Location: First floor circulation areas

Door Code: D.1.8

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Good condition
- Poor installation of door closer, clashes with reveal and restricts full swing of door
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 620mm
- Double leaf effective clear width: 850mm (Due to restricted swing)

Non-compliant under Part M

Part M compliance door force:

- 0-30: 70N
- 30-60: 75N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Light reparations to the timber door set
- Re-adjustment of timber door set to fix misalignment
- New hot, cold and drop seals
- Replace Georgian glass
- New part M compliant closer

Location: Second floor circulation areas

Door Code: D.2.3

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Poor condition
- Door hinge plate closer misaligned so no seal
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 770mm
- Double leaf effective clear width: 1540mm

Compliant under Part M

Part M compliance door force:

- 0-30: 52.5N
- 30-60: 52.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Extensive reparations to the timber sets
- Re-adjustment of timber door sets to fix misalignment
- New side vertical frame hinges
- Replace Georgian glass
- New hot, cold and drop seals
- New part M compliant door closer

Location: Third floor circulation areas

Door Code: D.3.6

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Georgian glass
- Floor pivot hinge plates
- Broken floor hinge plate closer, causing doors not to seal centrally

Part M compliance door width:

- Single leaf effective clear width: 750mm
- Double leaf effective clear width: 1520mm

Compliant under Part M

Part M compliance door force:

- 0-30: 60N
- 30-60: 60N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Light reparations to the timber sets
- Re-adjustment of timber door sets to fix misalignment
- New side vertical frame hinges
- Replace Georgian glass
- New hot, cold and drop seals
- New part M compliant door closer

Location: Third floor circulation areas

Door Code: D.3.7

Photo:



Door Type: FD30s

Heritage Status: Listed

Condition:

- Fair condition
- Georgian glass
- Slight signs of wear to the timber sets
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 700mm
- Double leaf effective clear width: 1400mm

Non-compliant under Part M

Part M compliance door force:

- 0-30: 62.5N
- 30-60: 62.5N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- Light reparations to the timber sets
- Re-adjustment of timber door sets to fix misalignment
- Replace Georgian glass
- New hot, cold and drop seals
- New part M compliant door closer

Location: Third floor circulation areas

Door Code: D.3.8

Photo:



Door Type: FD30s

Heritage Status: Listed (suspected reproduction)

Condition:

- Good condition
- Georgian glass
- Floor pivot hinge plates

Part M compliance door width:

- Single leaf effective clear width: 750mm
- Double leaf effective clear width: 1520mm

Compliant under Part M

Part M compliance door force:

- 0-30: 77.5N
- 30-60: 70N

Non-compliant under Part M

Fire Door?: Yes

Fire requirements:

- New hot, cold and drop seals
- Replace Georgian glass
- New part M compliant closer