



Our Ref: 1636/DS

Date: 07 July 2010

## **Main Entrance Door Condition Report**

recorded at

**Shaftesbury Theatre  
210 Shaftesbury Avenue  
London  
WC2H 8DP**

on behalf of

**The Theatre of Comedy Company  
Shaftesbury Theatre  
210 Shaftesbury Avenue,  
London  
WC2H 8DP**

## **Elevation Refurbishment**

## **Introduction**

The purpose of this document is to detail the current condition of the 3No. main entrance doors on the corner of High Holborn and Bloomsbury Street. At present the doors are constructed from softwood timber with single glazing panels to the top section of the doors (Photo A). The door furniture is brass and above the doors are small fanlights.



*Photo A – Typical Door*

## **Existing Defects**

The following items note the existing defects to the doors:

- Door Frames – The door frames are rotten due to water ingress. The hinges have been refitted a number of times over the years and there is now no suitable timber for fixings.
- Hinges – Currently the doors are hung with pivot hinges. Due to the weight of the doors and the rotten timber frames the hinges are failing causing the doors to drop which has left a gap of 8mm to 20mm between the doors.

- Door Alignment – The 8 to 20mm gap between each door set allows for driving rain to penetrate the building. The gap also allows for a constant draught within the box office area, thus reducing the energy efficiency of the building.
- Door Damage – The edge of the doors around the pivot hinges has deteriorated over the years. Previous repairs have been carried to pro-long the life of the doors.
- Ironmongery – The existing ironmongery is generally in a good condition with the exceptions of the push bars. At present the doors have dropped and the push bars are not aligned causing an issue with security and fire safety.

### **Recommended Repairs**

The doors have been repaired by a heritage specialist over their life but in recent months the specialist have be unable to maintain the doors any longer as they have exceed their designed life. The doors have been viewed by a specialist contractor prior to any work commencing and the following recommendations have been given:

- Door Frames - The softwood timber frames are beyond repair and should be replaced with new. It is intended to upgrade the timber frames and replace them with a pre-treated hardwood to match the existing style/design.
- Hinges – Currently the doors are hung with pivot hinges which are unsuitable as they are worn causing the doors to drop. In order to provide a secure and solid door it is proposed to replace the existing pivot hinges with new butt hinges, which will be able to take the increased weight of the new hardwood doors.
- Ironmongery – All ironmongery is to be re-used with the exception of the push bars. The push bars do not align causing a problem with securing the doors and providing suitable means of escape. A like-for-like replacement is to be sourced which will ensure the door is secure and meets the current Fire Safety requirements.

## **Conclusion**

Following the inspection of the doors it was concluded that they were beyond repair due to the rotten frames, inadequate hinges and the deterioration of the doors around the edges where the hinges are fixed. It is intended to replace all the deteriorated existing softwood timber with new hardwood timber, including the frames, doors and fanlights above the doors. The new hardwood timber is to be manufactured to match all the details, as close as possible, to the existing doors.

The glazing is generally in a good condition, with the exception of one small cracked glazing panel above the door. All the glazing is to be cleaned and re-used and the broken panel is to be replaced to match existing

The ironmongery is to be reused where possible to ensure the doors do not lose any of their character and the finish of the doors will match, as close as possible, the existing colour.

Drawings of the proposal are appended

## **Appendix**

*Drawings included:*

- 1) MJCE Ltd Drawing No. 1636/001 – Existing Elevation, High Holborn
- 2) MJCE Ltd Drawing No. 1636/002 – Existing Elevation, Bloomsbury Street
- 3) MJCE Ltd Drawing No. 1636/401 – Existing Main Door Details
- 4) MJCE Ltd Drawing No. 1636/402 – Proposed Main Door Details
- 5) MJCE Ltd Drawing No. 1636/403 – Typical Photo of Main Door
- 6) MJCE Ltd Drawing No. 1636/101 A – Site Location Plan