SNC·LAVALIN

Woburn Square Fire Door Upgrades

Heritage, Design and Access Statement

University College London

27 July 2018

Notice

This document and its contents have been prepared and are intended solely as information for University College London and use in relation to Listed Building Consent Approval

SNC Lavalin assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 16 pages including the cover.

Document history

Revision	Purpose description	Origin-ated	Checked	Reviewed	Author-ised	Date
Rev 1.0	Draft	LY	LY	AS	RS	29/06/18
Rev 2.0	Final Report	LY	LY	AS	RS	27/07/18

Client signoff

Client	University College London
Project	Woburn Square Fire Door Upgrades
Job number	5165063
Client signature / date	

Contents

1. Introduction

Purpose of The Statement

This Heritage Statement has been prepared to accompany a listed building consent application prepared and submitted by Faithful+Gould for the proposed works defined within this document. This supporting statement should be read and referenced in conjunction with other submitted planning issue drawings and work specifications as part of the aforementioned application ref: PP-07123016.

This statement is prepared in accordance with the requirements of the National Planning Policy Framework (NPPF), Planning (Listed Buildings and Conservation Area) Act 1990, hereafter referred to as 'the Act' and uses Historic England (formerly English Heritage) Guidance 'Conservation Principles, Policies and Guidance' (2008) to assess the significance of the Woburn Square terraces. A heritage impact assessment is included within this statement. The purpose of this supporting statement is to:

- Identify, assess and provide evidence and justification on whether the proposed works will result in less than substantial harm to the significance of the building.
- Provide sufficient information and justification for the submitted information to be assessed and verified by London Borough of Camden Planners and Conservation Officers, Historic England and any other amenity societies or advisory bodies consulted in relation the application and proposed works.

Background

The building is currently providing teaching and office accommodation for the students and staff of the University College London. Many of the internal timber doors and staircase spandrels are covered in asbestos sheets, which are damaged in areas. It is proposed to remove all asbestos from within the building and upgrade all original panelled doors where required with Envirograf intumescent paint and fire rated ironmongery to ensure full fire compartmentation within the building. These works will ensure that the vast majority of original panelled doors can be retained and used as per their original purpose within the houses. This also ensure that the buildings can remain in use for their current purpose, an essential part of the building stock for the University.

Existing Information and Resources

The Principle information and sources are as follows:

- English Heritage (2008) 'Conservation Principles, Polices and Guidance'
- Planning (Listed Buildings and Conservation Area) Act 1990
- National Planning Policy Framework 2012
- Camden Core Strategy 2010-2025 'Policy CS14 – Promoting high quality places and conserving our heritage'
- https://c20society.org.uk
- http://www.bedfordestates.com
- https://blogs.soas.ac.uk/centenarytimeline/2016/03/04/the-battle-for-woburn-square/
- http://uolmasterplan.co.uk
- https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/conservation-and-listed-buildings/conservation-areas/twocolumn/bloomsbury-doors-project---photos/?page=43#section-43

2. Building Description & History

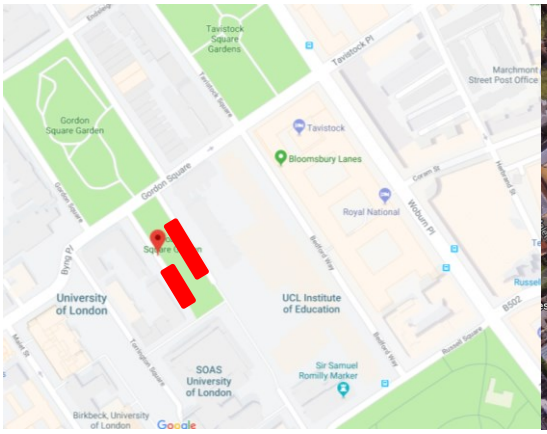
Building Overview

Building Address: 10-28 Woburn Square, London, WC1H 0NS
Heritage Asset: 2nr Terraces of Georgian terraced houses, 10-18 and 24-28 Woburn Square
Building Elements: Red brick masonry terraces with single glazed sash windows and slate roofs
Ownership: University College London
Architect: James Sim (1829)
Designation: Grade II
Date of listing: 14th May 1974
Use: Office, teaching and former student accommodation

Fig. 01 – Present Day, 10-18 Woburn Square front elevation, Author's own

Building Location

The Woburn Square terraces are located in the London Borough of Camden and are Grade II listed. The site is flanked to the South by the SOAS Philips Building (Grade II*) with Russell Square beyond. To the West lies Torrington Square; to the North there are Gordan Square and Tavistock Square gardens and buildings. To the East lies Bedford Way, with the UCL Institute of Education (Grade II*) on the other side (Figures 2&3). Works to 15 Woburn Square are excluded from this application. All buildings sit within the Bloomsbury Conservation Area.



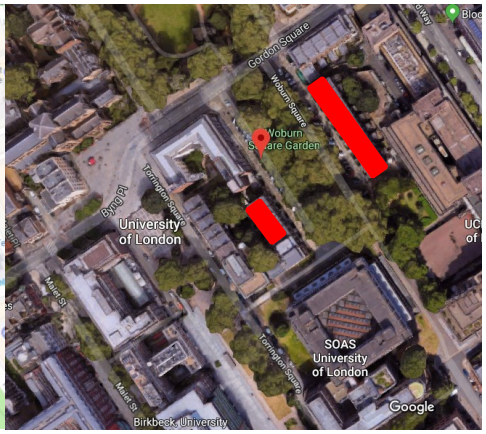


Fig. 02 & 03 – Location map and aerial view of the Woburn Square [Google Maps 2018]

2. Building Description & History(Cont.)

Building Description

Externals: The houses are split over two terraces situated on either side of a garden square. Houses 10-18 form one terrace and houses 24-28 form another. As detailed in the listed building description from Historic England, the houses are constructed over 4 storeys with basements. The buildings are formed of solid masonry yellow stock construction, with a stucco band at first floor level. Slate pitched roofs are in place, sat behind a parapet wall to both the front and rear of the properties.

The houses have timber framed single glazed sash windows. Front doors are timber double paneled doors, sat within round-arched recessed doorways with radial patterned fan lights. The terrace of houses to each side have continuous cast-iron balconies at first floor level.

Internals: The houses have been used as either student accommodation or office and teaching facilities for the University over a number of years. The student accommodation facilities were situated within houses 12,13,14,16 and 17 until approximately 2014. They have since remained vacant.

All properties have had alterations throughout to increase the number of rooms per floor including bathroom and kitchen facilities. A mixture of original lathe and plaster and modern plasterboard ceilings are in place throughout. A number of ceilings in the vacant properties have been fully removed due to serious water ingress and damage.

Internal doors throughout are a mixture of original timber 4 panelled doors, with more original decorative doors at ground and first floor levels. Doors to staircases and defined fire compartmentation areas are modern flush fire doors with Georgian wired glass vision panels installed. In many areas, doors have been either partly or fully covered in asbestos boarding, making it impossible to define the original makeup of the door without removing the panels.

History of The Building

The buildings form part of the University College London, which is part of the University of London and were originally used as residential accommodation, now as office and teaching accommodation.

In information researched from the Bedford Estates website and c20 Society website; the properties were formed as part of the re-design of Bloomsbury by the Duke of Bedford and designed by James Sim, James Sim Jnr and Robert Sim in c.1829. Much controversy was caused when a number of terraces within Woburn Square were identified to be demolished as part of the works to form the SOAS Philips Building and Institute of Education building on Bedford Way during the 1960's. there was a bitter battle over this re-imagining of the city scape at this time, as noted in SOAS Centenary Timeline website. (Figures 4&5).

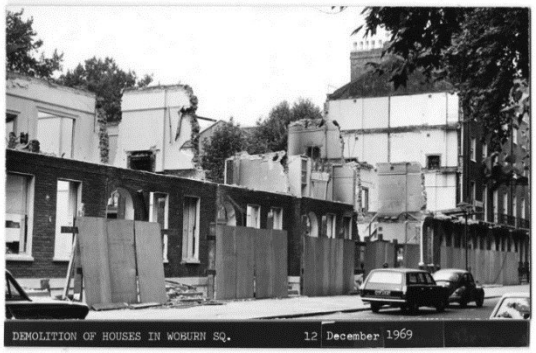


Fig. 4 & 5 – Woburn Square Georgian terraces to be demolished (1969), Woburn Square terraces being demolished to make way for the Philips Building (1969) [SOAS Picture Archive 2018]

3. Current and Proposed Use & Access

Building Access

The main access to each building is located via stepped entrance to the main front door. Fire exit locations are also available at ground and basement floor levels to the rear of each property, which exit via the rear gardens to the rear access route to Institute of Education.

Houses 24-26 and 27-28 are interlinked via later doorway insertions. All other houses remain as individual properties. No lift or ramp access has been provided to these properties.

Building Use

Houses 10, 11, 18, 24-28 Woburn Square are used as teaching and office facilities over all floors. The use of these buildings is not intended to change and will remain as per its current use.

Houses 12,13,14,16 and 17 were previously used as student residences until approximately 2014, whereby they were vacated due to water ingress and structural issues identified. The buildings have since remained vacant and are under the control of the security team. It is envisaged that upon all repair works being undertaken, the use of the buildings may be changed to create additional teaching and office accommodation, however this is yet to be confirmed.

4. Proposed Works

List of Proposed Works

An impact assessment has been made of the proposed works to assess the significance of the affected areas and identify potential impacts on that significance.

Proposed Works	
Removal of asbestos board from fire existing doors	In many areas, internal doors have been fully or partly covered in asbestos boards which is noted to be damaged in areas. The proposed works involve the full removal of the asbestos boards and restoration of panelled doors to provide the correct fire resistance with Envirograf intumescent products.
Upgrade of existing panelled doors with Envirograf paint and paper products	The existing panelled doors within the buildings are noted to generally be in good condition and can be adequately upgraded to provide the correct 30 minutes fire resistance with Envirograf intumescent products. This will ensure that the original doors remain in situ, preserving much of the original fabric as previously used in 15 Woburn Square door upgrade works.

4. Proposed Works (Cont.)

List of Proposed Works (cont.)

Replacement of hinges and door closers for fire compliance.	Existing hinges to all doors are noted to be non-compliant and in need of replacement to ensure the doors are adequately fire rated alongside the intumescent paint products. Self-closers are in place to the majority of doors but newer models are preferred to be suitable for the weight of the doors. Loss of existing fabric for new hinges will be kept to a minimum to ensure hinges are only replaced or added where necessary.
Replacement of Georgian wired sections of existing panelled doors with fire rated glass.	In a small number of doors, Georgian wired glass has been installed within panels of some original timber panelled doors. In these locations and to ensure correct fire resistance, it is proposed to replace the glass with Pyro 30min fire rated glass. The Georgian wired sections are not determined to be original and will not require the loss of original fabric by upgrading the glass in these areas.
Replacement of non-compliant flush non-original doors with modern compliant doors.	Existing flush doors within the buildings are thought to be non-original and installed at a later date, predominantly to provide additional fire compartmentation to stairwells or between conjoined houses. The replacement of these doors where required will ensure they provide adequate fire resistance without compromising the loss of original building fabric.
Replacement of any original panelled doors which are below 30mm panel thickness and cannot be upgraded with Envirograf products.	Only 3nr doors are determined to be original panelled doors which cannot be suitable upgraded with Envirograf intumescent paint products. An additional 4nr doors are unknown due to being locked and inaccessible. The replacement of these doors to ensure the long-term use of the buildings, weighed up against successfully retaining and upgrading 136 original doors is felt to have low impact.
Replacement of asbestos board to staircase spandrels with plasterboard to match existing appearance.	The asbestos boarding installed in front of staircase spandrels and below staircases are deemed to not be original and installed for fire compartmentation purposes at a later date. The boards are noted to have damage in some areas and the University are keen that these are replaced with a fire rated plasterboard alternative. The outward appearance will remain unchanged however the removal of the asbestos will greatly benefit the occupants and managers of the building.

Proposed Works Photographs

Please refer to Appendix C for the photographs of all doors and Appendix D for the Door Methodology document relating to the fire upgrade and treatment of each door type.

5. Significance

Principle 3.2 of Historic England's (formerly English Heritage) (2008) Conservation Principles states:

"The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve".

The sum of the various values that people place upon a given heritage asset equates to its overall significance, whilst the assets' value to future generations also needs to be considered.

Understanding the significance of the Woburn Square properties and the various values that contribute to it are crucial when considering change and how best to manage that change. As Historic England's opinion - "significance lies at the heart of every conservation action...unless we understand why a place is worthy of conservation, the whole business of conservation makes very little sense" (ibid.)

The following assessment of significance is intended to form the foundation for understanding the heritage values of the Woburn Square properties, in order to inform any proposed works. Faithful+Gould assesses significance using the 'values-based' approach that underpins the 2008 Conservation Principles. Four primary categories of heritage value are defined in the Conservation Principles.

EVIDENTIAL VALUE	The potential of a place to yield significant evidence, usually from physical remains, about past human activity
HISTORICAL VALUE	The way in which the present can be connected by a place to people, events and aspects of life in the past
AESTHETIC VALUE	The ability of a place to provide sensory and intellectual stimulation
COMMUNAL VALUE	The meanings of a place for people who relate to it – a collective experience or memory. A shared cultural frame of reference

The significance of the Woburn Square properties have been assessed using a scale of significance ratings ranging from very high significance to intrusive. The definitions of these levels are provided here:

VERY HIGH SIGNIFICANCE	This represents the most valuable themes, features, fabric or characteristics of the building. These elements are considered to be essential to the understanding and appreciation of the building and as being key contributors to its overall character as well as its local, regional and national importance.
HIGH SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the building, while greatly contributing towards its character and appearance.
MEDIUM SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.

5. Significance (continued)

LOW SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has minor cultural value but which may, even to a small degree, contribute towards the character and appearance of the building and its constituent parts.
NEUTRAL SIGNIFICANCE	Elements of neutral significance typically do not possess any heritage values which are important to the building and its constituent parts. As such, they neither contribute to – nor detract from – its overall character and understanding.
INTRUSIVE	Elements that are Intrusive to heritage value have characteristics which detract from the overall significance and character of the building and its constituent parts.

Evidential Value

Evidential value is normally associated with older heritage assets but all buildings encapsulate unique information about their historical development. The Woburn Square properties' internal fabric has been subject to numerous adaptations since construction of the houses in c.1829. It is relatively straightforward to identify the phases of alteration through the assessment of historic architectural plans, and the change of materials and decorative finishes used on site. Most notably for the replacement of lathe and plaster ceilings in many areas and addition of new partitions and doorways for compartmentation and additional room facilities. The external fabric has seen relatively less alteration, remaining largely unchanged with the exception of the flat roof and dormer construction to House 28.

Despite these alterations the Woburn Square properties retain much of its original character and continues to embody the architectural principles under which it was constructed, and remain strongly in keeping with the physical characteristics and appearance of properties on neighbouring streets.

Therefore, the evidential value of the Woburn Square properties is considered as having a HIGH SIGNIFICANCE. The internal areas may be said to have a lower significance where greatly altered although generally 1st floor areas still maintain than the overall characteristics of the Georgian style.

Historical Value

Historic value tends to be either illustrative or associative (Historic England 2008). Due to its age in construction, historic value can be determined to be present due to the creation of the terraces as part of the development of Bloomsbury by the Duke of Bedford. The properties were highly likely to have originally been used as residential properties, prior to being owned and maintained by the University of London and later, University College London.

The associative historical value of the Woburn Square terraces can also be categorised as high. It holds a key place as part of the University of London Campus, situated close by to both Birkbeck University, SOAS, University College London and Institute of Education buildings. Overall the historical value is deemed to have a HIGH SIGNIFICANCE.

5. Significance (continued)

Aesthetic Value

The Woburn Square terraces have a high design value primarily due to the aesthetic qualities generated by the design and development of Bloomsbury by the Duke of Bedford in the 1820's. The characteristics of Woburn Square has been mirrored in similar nearby streets and garden squares situated very close. The yellow stock masonry construction with single glazed timber sash windows and arched timber painted entrance doors with arched fanlight above are a key feature of all Georgian properties within the area and have been specifically identified and protected within the Bloomsbury Conservation Area "Bloomsbury Doors Project" to ensure that their external appearance is not altered.

Overall the Woburn Square terraces are aesthetically interesting both individually and as part of the broader local city-scape, leading to its aesthetic value being granted a HIGH SIGNIFICANCE.

Communal Value

In order to identify the communal value attributed to a building, it is important to firstly identify its various stakeholders. The range of these can be extremely diverse and a building may be important to various groups if it is associated with a particular event in their lives. Value can be attributed to the building's use and any subsequent association or loyalty felt towards it.

The Woburn Square terraces were fiercely defended during the design and construction works of Denys Lasdun's brutalist SOAS Philips Building and the Institute of Education building on Bedford Way. Part of the terrace was demolished as part of the works, leading to backlash from the local community. With a section of the terrace demolished, the remaining Georgian properties maintain their dominance within the garden square.

The buildings have acted as both residential accommodation and as office and teaching facilities for the staff and students at University of London and later primary for University College London. They have therefore served well until multiple uses and are required to be maintained and used by the University for many years to come.

The Woburn square terraces can therefore be said to have a communal value of HIGH SIGNIFICANCE, providing a core function for generations of students and a wider social function for other interested parties and historical enthusiasts.

6. Historical Impact to Significance

The work items identified within the 'Proposed Work' section of this statement are revisited to determine their potential for impact on the identified significance. The two keys below define the various levels of significance and impacts on this. It is hoped that this table will provide a way of quickly identifying those fabric elements of highest value and significance and the resulting impact.

The level of impact upon significance is felt to be self-explanatory. The colours for each level of impact are identified in the key below. The elemental impact assessment is appended to this statement. The impact assessment refers to the acronym CoBRA, detailed as a Conservation Based Research Assessment, to gain further knowledge in making a decision on the impact, significance and mitigation of the works.

6. Historical Impact to Significance (cont.)

Significance of Fabric Affected

VERY HIGH SIGNIFICANCE	This represents the most valuable themes, features, fabric or characteristics of the building. These elements are considered to be essential to the understanding and appreciation of the building and as being key contributors to its overall character as well as its local, regional and national importance.
HIGH SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the building, while greatly contributing towards its character and appearance.
MEDIUM SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
LOW SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of the building and its constituent parts.
NEUTRAL SIGNIFICANCE	Elements of neutral significance typically do not possess any heritage values which are important to the building and is constituent parts. As such, they neither contribute to – nor detract from – its overall character and understanding
INTRUSIVE	Elements that are intrusive to heritage value have characteristics which detract from the overall significance and character to the building

Impact Key

HIGH IMPACT
SOME IMPACT
LOW IMPACT
NO IMPACT

Heritage Impact Assessment

The Heritage Impact Assessment describes and identifies the significance and impact to the fabric of all elements of work. This has been included within Appendix B of the document.

7. Justification for Proposed Works

Removal of Damaged Asbestos Boarding from Fire Doors & Staircase Spandrels & Minimal Disturbance to Original Doors

UCL have identified that a number of the fire doors and staircase spandrels located within the building which are covered in asbestos boards have areas of impact damage. The University are concerned about the ongoing condition of these doors, as well as the fire compatibility of all doors within the houses. UCL have proposed that the asbestos board is removed and existing panelled doors upgraded with Envirograf paint and appropriate fire rated hinges and self-closers.

By upgrading the existing panelled doors, UCL are able to retain the vast majority of original doors and maintain the building for future use. Research was undertaken into varying methods of fire upgrade including FireFace membrane, Supalux fire resistant board and intumescent paint coatings. The Intumescent paint was determined to be the most versatile method of fire resistance in this instance causing the least disturbance to the existing doors.

Continued Use of the Buildings for Office and Teaching Facilities

The University has identified that the buildings are required to continue to be used to provide much needed teaching and office facilities for the University staff and students. This will also involve the requirement to return the 5 dilapidated houses into a good state of repair.

To continue the long-term usability of all buildings, upgrades are required to fire doors throughout the premises. This includes the removal of asbestos board to doors and staircase spandrels, using intumescent paint to original timber doors, replacement of non-compliant ironmongery for fire rated hinges and self-closers and replacement of non-original flush fire doors where required. All door and spandrel works are considered to be in keeping with the existing in terms of aesthetic and style. Materials used will be similar wherever possible.

Previous Use of the System in House 15 Woburn Square

The Institute of Education has previously undertaken the full upgrade of House 15 Woburn Square. As part of the upgrade works, the original panelled doors were upgraded and protected with Envirograf intumescent paint products. The same systems are proposed within the remainder of the houses, ensuring a continuation to the conservation approach and unified methodology across all houses within Woburn Square.

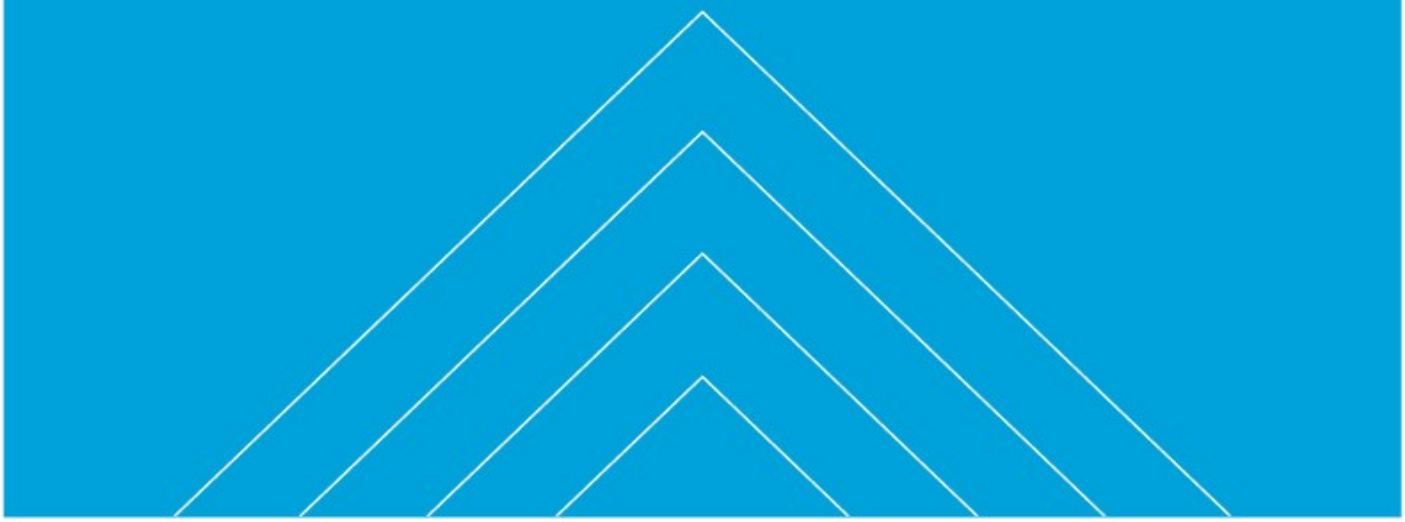
8. Conclusion

Faithful+Gould are of the opinion that the proposed works have some impact upon the significance, and architectural and historic importance, of the Woburn Square terraces.

It is our opinion that the architecture of the Woburn Square terraces have the key defining features of the era in their design and appearance, with the development of Bloomsbury by the Duke of Bedford in the 1820's. The works to SOAS and Institute of Education in the 1960's, demolition of part of the square and terrace secure their place in history as a firm fixture loved by the public. The buildings have had both residential and education use, ensuring their high significance for all of the values under the historic principles.

The proposed works are deemed to have some impact on the building structure, with no impact on the most significant architectural elements of the externals of the buildings. The works will provide significant benefits to the building users and occupants, to increase fire compartmentation, ensuring long term usability of the buildings. The works will also ensure that 136 of the original panelled doors can be retained and upgraded with intumescent paint to prevent the loss of a large amount of original building fabric, with minimal disturbance.

Appendices



Appendices

Appendix A – Historic England Listed Building Detail

Appendix B – Heritage Impact Assessment

Appendix C – Door Types Categorised

Appendix D – Fire Door Upgrade Methodology

Appendix A

Listed Building Detail

Historic England

NUMBERS 10-18 AND ATTACHED RAILINGS AND LAMP HOLDER

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 10-18 AND ATTACHED RAILINGS AND LAMP HOLDER

List entry Number: 1379206

Location

NUMBERS 10-18 AND ATTACHED RAILINGS AND LAMP HOLDER, 10-18, WOBURN SQUARE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478574

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2982SE WOBURN SQUARE 798-1/94/1731 (East side) 14/05/74 Nos.10-18 (Consecutive) and attached railings and lamp-holder

GV II

Terrace of 9 houses, c1829. Built by James Sim, James Sim Jnr and Robert

sill band. EXTERIOR: 4 storeys and basements. 2 windows each. Nos 10 & 11 and Nos 17 & 18 slightly projecting. Gauged brick round arches to recessed doorways with radial patterned fanlights and double panelled doors. No.18 with pilaster jambs and cornice-head, panelled door part glazed with intricately patterned wrought-iron screen with the number in the centre. Nos 12, 16 & 18 with blind boxes. Continuous cast-iron balconies to 1st floor windows (mostly casements). Gauged brick flat arches to recessed mostly sash windows (some C20 casements). No.11, architraved windows with blind boxes. Nos 13, 16 and 18 architraved ground floor windows with blind boxes. No.12 all windows with blind boxes. Parapets. INTERIORS: not inspected, but No.12 noted to retain a moulded ceiling in the ground floor front room. SUBSIDIARY FEATURES: attached cast-iron railings with pineapple finials to areas, all with footscrapers. No.15 with wrought-iron overthrow with lamp-holder and 2 snuffers.

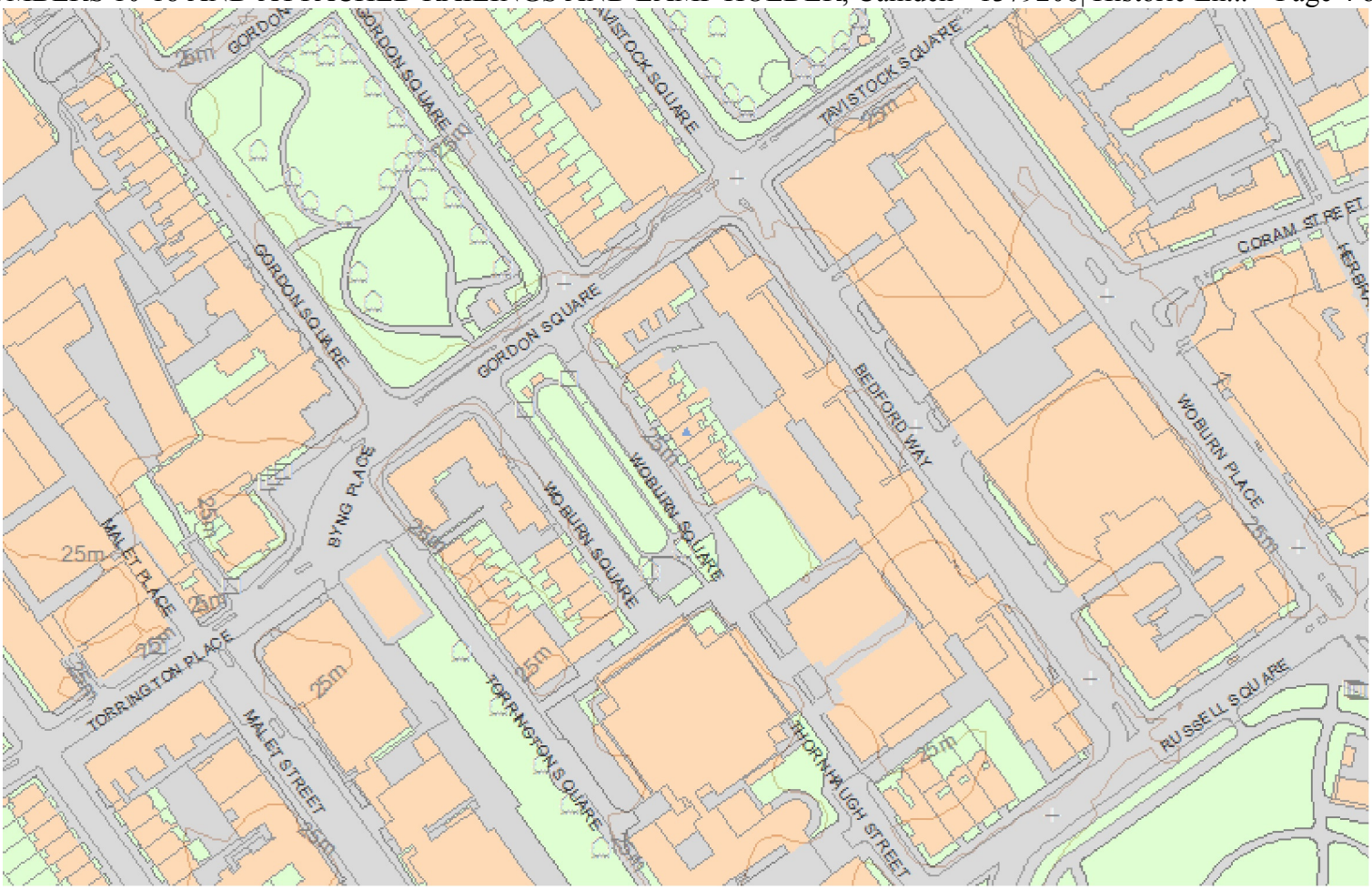
Listing NGR: TQ2988982158

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 29884 82162

Map



The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1379206 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/342150/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 26-Jun-2018 at 10:27:17.

End of official listing

Historic England

NUMBERS 24-28 AND ATTACHED RAILINGS INCLUDING INSTITUTE OF EDUCATION, LONDON UNIVERSITY (NUMBERS 24-27)

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 24-28 AND ATTACHED RAILINGS INCLUDING INSTITUTE OF EDUCATION, LONDON UNIVERSITY (NUMBERS 24-27)

List entry Number: 1379208

Location

NUMBERS 24-28 AND ATTACHED RAILINGS INCLUDING INSTITUTE OF EDUCATION, LONDON UNIVERSITY (NUMBERS 24-27), 24-28, WOBURN SQUARE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478576

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2982SE WOBURN SQUARE 798-1/94/1732 (East side) 14/05/74 Nos.24-28 (Consecutive) and attached railings. Institute of Education, London University (24-27)

GV II

Terrace of 5 houses. c1829. Built by James Sim, James Sim Jnr and Robert Sim. Yellow stock brick with stucco first floor band. 4 storeys and basements. 2 windows each. Nos 27 & 28 slightly projecting. Round-arched recessed doorways with radial patterned fanlights and double panelled doors. Gauged brick flat arches to recessed sash windows. Continuous cast-iron balconies to 1st floor sashes, No.27 with casements. Parapets, stucco cornice and blocking course. INTERIORS: not inspected.

Listing NGR: TQ2984482101

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 29844 82107

Map

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1379208 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/342152/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 26-Jun-2018 at 09:54:28.

End of official listing

Appendix B

Heritage Impact Assessment

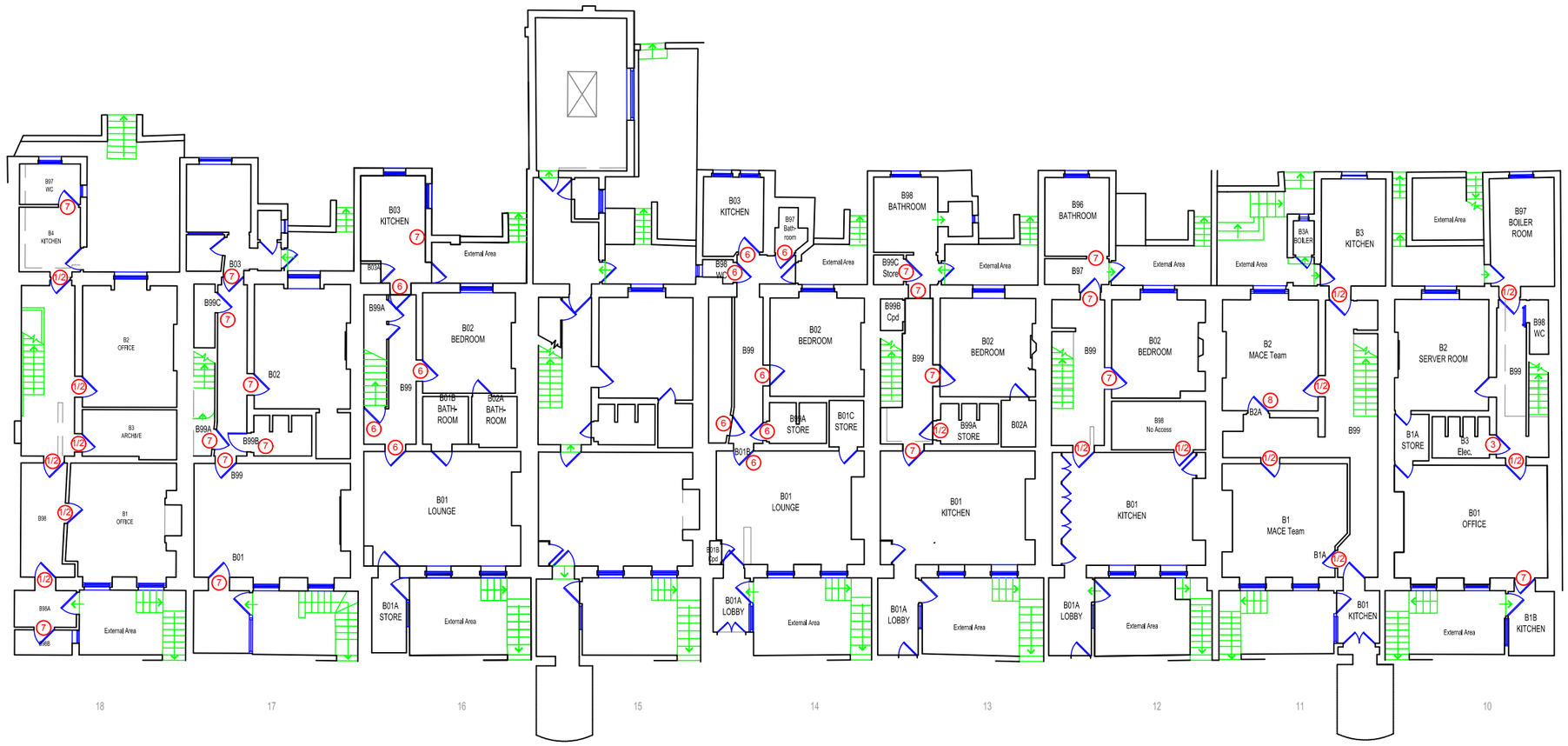
HERITAGE IMPACT ASSESSMENT

ITEM	FLOOR	LOCATION	PROPOSED WORK	SIGNIFICANCE OF FABRIC AFFECTED	POTENTIAL IMPACT OF WORK	COBRA INFORMATON	POSSIBLE MITIGATION
1	All floors	10,11,12,13,14,16,17,18,24,25,26,27&28 Woburn Square	Application of Envirograf intumescent paint to orginal panelled internal doors.	HIGH SIGNIFICANCE - Whilst not all doors throughout the houses are original, the vast majority of doors are original panelled doors. Their overall contribution to their reflection of the age and characterists of the period combined raise their signficance within the buildings. Doors at ground floor and 1st floor are noted to be more elaborate units than those installed at basement and upper levels which have a more simple 4 panel design.	LOW IMPACT - The application of paint will not detract from the characteristsics and design of the doors and instead ensure that they can remain in use within the building as per their originsl intent for future use. The paint negates the need for full removal of the signficant amount of original doors and ensures the building remains fit for purpose. The doors have already been painted throughout and the appearance will not be altered by changing and overlaying with an intumescent paint product.	Pictoral records of the doors in their current condition and careful use of the Envirograf products in line with manufacturer's specification.	Ensure careful application in line with the manufacturer's specification.
2	All floors	10,11,12,13,14,16,17,18,24,25,26,27&28 Woburn Square	Application of Envirograf intumescent paint to whole door and application of Envirograph fire rated paper within panels.	HIGH SIGNIFICANCE - Whilst not all doors throughout the houses are original, the vast majority of doors are original panelled doors. Their overall contribution to their reflection of the age and characterists of the period combined raise their signficance within the buildings. Doors at ground floor and 1st floor are noted to be more elaborate units than those installed at basement and upper levels which have a more simple 4 panel design.	LOW IMPACT - The application of paint will not detract from the characteristsics and design of the doors and instead ensure that they can remain in use within the building as per their originsl intent for future use. The paint negates the need for full removal of the signficant amount of original doors and ensures the building remains fit for purpose. The doors have already been painted throughout and the appearance will not be altered by changing and overlaying with an intumescent paint product. The inclusion of a fire rated paper will not be visible and be supported in conjuction with the intumescent paint	Pictoral records of the doors in their current condition and careful use of the Envirograf products in line with manufacturer's specification.	Ensure careful application in line with the manufacturer's specification.
3	All floors	10,11,12,13,14,16,17,18,24,25,26,27&28 Woburn Square	Routing out of doors for smoke seals and intumescent strips	MEDIUM SIGNIFICANCE - Whilst not all doors throughout the houses are original, the vast majority of doors are original panelled doors. Their overall contribution to their reflection of the age and characteristics of the period combined raise their significance within the buildings. Doors at ground floor and 1st floor are noted to be more elaborate units than those installed at basement and upper levels which have a more simple 4 panel design.	SOME IMPACT - Many of the doors do not have smoke seals and intumescent strips in place. By routing out these areas, there is a loss of original fabric from the frames. However the long term future use of the doors and buildings by undertaking this task will outweigh the loss of fabric in this instance.	Pictorial records of the doors in their current condition	The placement of the smoke seals and strips can either be to the door or the doorframe, to the preference of the Conservation Officer. Careful routing of each area only where absolutely necessary and to the minimum requirements.
4	All floors	10,11,12,13,14,16,17,18,24,25,26,27&28 Woburn Square	Removal of asbestos panels from existing doors.	LOW SIGNIFICANCE - Many of the doors are either partly or fully covered with asbestos boards. Where fully covered it is impossible to assess whether the doors are original panelled doors or a more modern flush alternative. The asbestos sheets were not orignally installed at the time of construction and do not add any signifance to the building or character. By removing the boards, the doors can be assessed for replacement if a modern flush door, or conservation for original	LOW IMPACT - The removal of the absetos sheets will be more beneficial to the building uers, especially where concern is in place for the deteriorating condition of asbestos sheets in some locations. Should the abestos be carefully removed, little to no impact is anticipated.	Pictoral records of the doors in their current condition	Careful removal of the asbestos boarding and fibres from the doors in a controlled environment. Doors to be assessed and some examples shown to the Conservation Officer to ensure appropriate methods of repair or upgrade are undertaken.

ITEM	FLOOR	LOCATION	PROPOSED WORK	SIGNIFICANCE OF FABRIC AFFECTED	POTENTIAL IMPACT OF WORK	COBRA INFORMATON	POSSIBLE MITIGATION
5	All floors	10,11,12,13,14,16,17,18,24,25,26,27&28 Woburn Square	Replacement of hinges and self closers for fire rated triple hinges.	LOW SIGNIFICANCE - Whilst many hinges appear to be original, they do not add greatly to the significance of the doors or characterists of the building. Where flush doors have been installed, hinges are not original and have no significance within the building. Self closers installed throughout are not original and are determined to have no significance.	LOW IMPACT - In many places, hinges can be installed within existing locations, allowing for minimal building fabric to be disturbed. In some doors a third hinge is required to be installed centrally, allowing to additional original fabric to be removed. Where doors are flush and not original, there will be no impact upon the loss of fabric to the doors. The need for the suitable long term use of the building and adequate fire compartmentation, alongside the minimal loss of fabric to the original doors can be dtetermined as having a low impact.	Pictoral records of the existing hinges installed.	Every effort should be made to carefully remove the existing hinges and only cut additional fabric for new hinges and self closers where absolutely necessary. All new hinges and self closers should be compliant to current fire standards and regularly serviced and assessed to ensure they do not drop or damage the existing doors and fabric.
6	All floors	10,11,12,13,14,16,17,18,24,25,26,27&28 Woburn Square	Replacement of flush later edition fire doors for new flush fire doors	NEUTRAL SIGNIFICANCE - The flush doors installed are not original doors and are generally installed where new fire compartmentation has been required, e.g. in between houses or to	LOW IMPACT - Should existing flush doors be determined as no lomnger having the suitable fire compliance, the removal and replacement of the doors for a modern alternative will not detract or impact upon the significance of the doors.	Pictoral records of existing flush fire doors as per the door schedule.	Ensure careful removal of the existing doors and only replacing doors where necessary.
7	All floors	10,11,12,13,14,16,17,18,24,25,26,27&28 Woburn Square	Replacement of original panelled doors less than 30mm thickness with fire rated panelled doors.	MEDIUM SIGNIFICANCE - The doors which are thinner than 30mm are extremely rare, with only 3 noted within all houses. An additional 12nr doors were not possible to measure as they were locked and inaccessible, however 8nr of these doors were determined to be 4 panelled models and therefore highly likely to be thicker and upgradable.	SOME IMPACT - Whilst the removal of original doors would ideally be avoided at all cost, a methodology has been created to preserve the vast majority of the original doors on site. 167nr original doors are located within the building and only 3 have been determined to be replaced due to not being able to be upgraded to provide adequate fire resistance. As such, impact is deemed to be minimal.	Pictoral records of the thinner doors installed as per the door schedule.	Careful measurement and assessment of the doors to be replaced to fully confirm that they cannot be adeqately upgraded and remain in situ. Careful storage of the existing doors on site.

Appendix C

Door Type Categorisation Drawings



DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

Tel: +44(0)207 121 2121

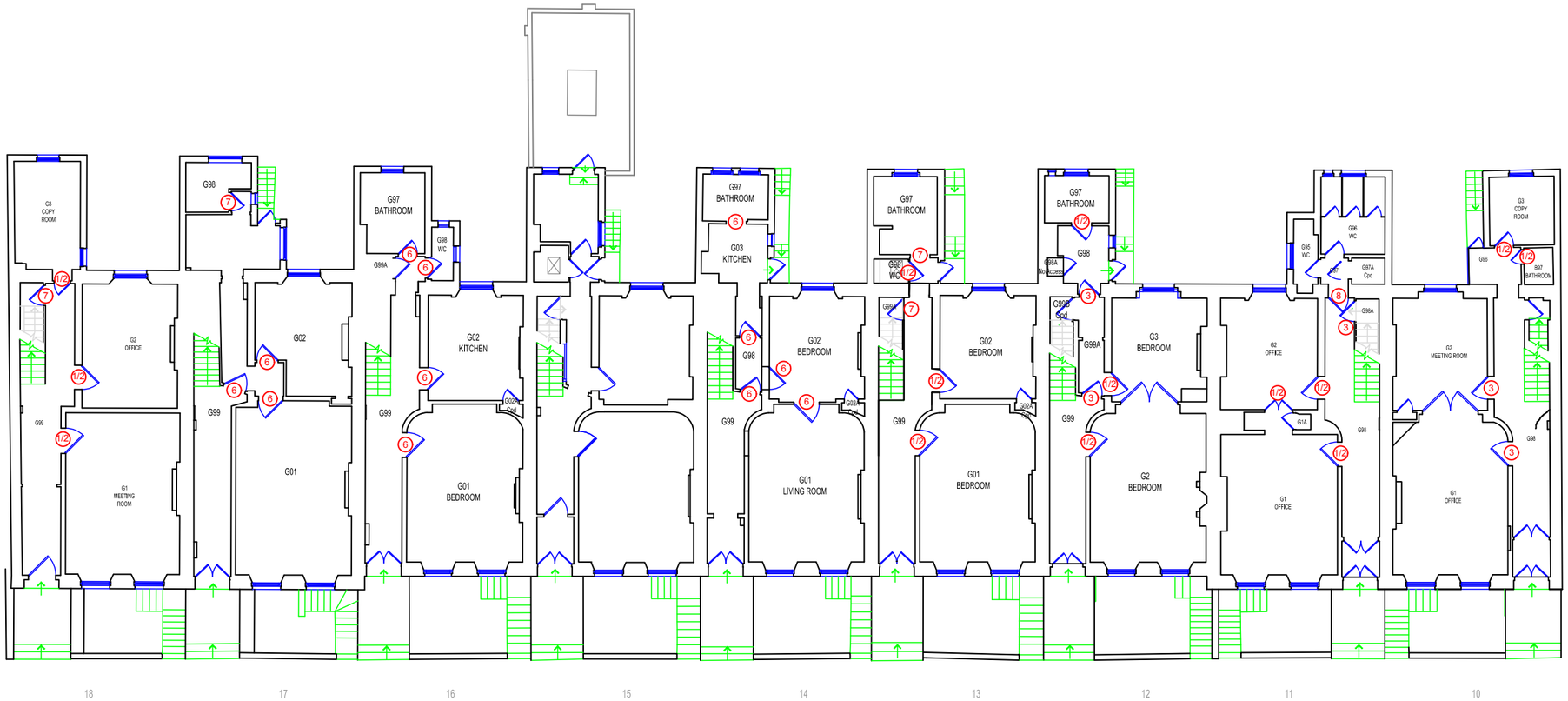
Project: Woburn Square

Title: Basement
10-18 Woburn Square
Door Type Plan

Drawing No: 5162384.002

Scale	Drawn	Checked	Co-ord chk
1:200	GS	LY	LY
Drawing size	**Date**	**Date**	**Date**
A3	02/07/2018	02/07/2018	02/07/2018

Status: INFORMATION



DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

Tel: +44(0)207 121 2121

Project: Woburn Square

Title: Ground Floor
10-18 Woburn Square
Door Type Plan

Drawing No: 5162384.002

Scale	Drawn	Checked	Co-ord chk
1:200	GS	LY	LY
Drawing size	**Date**	**Date**	**Date**
A3	02/07/2018	02/07/2018	02/07/2018

Status: INFORMATION

DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

◯ Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

Tel: +44(0)207 121 2121

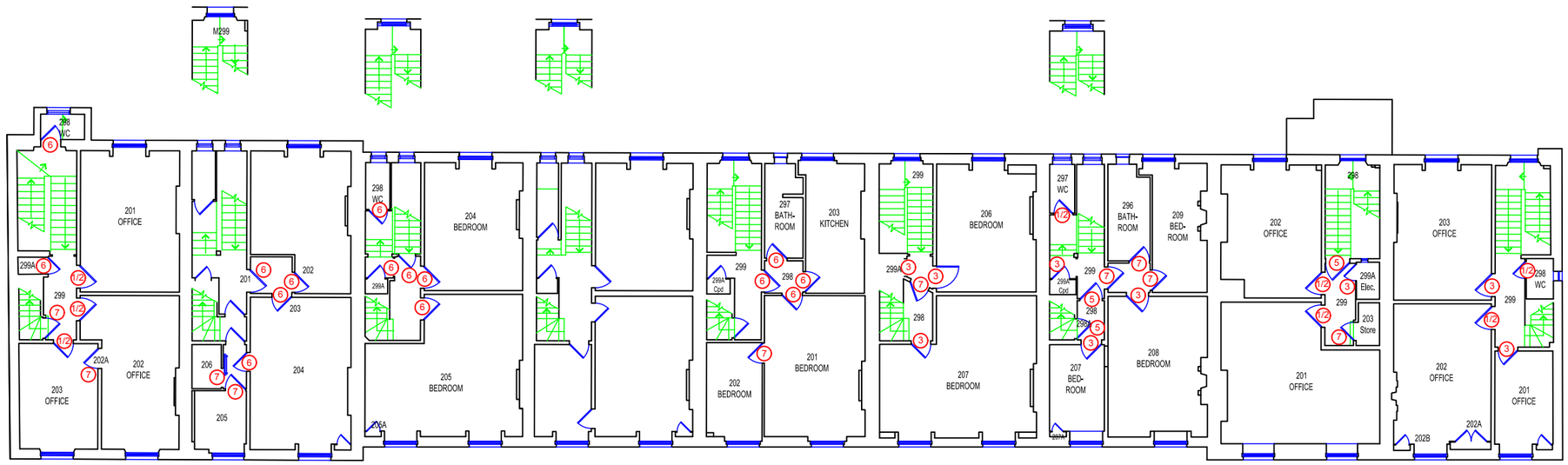
Project: Woburn Square

Title: First Floor
10-18 Woburn Square
Door Type Plan

Drawing No: 5162384.002

Scale	Drawn	Checked	Co-ord chk
1:200	GS	LY	LY
Drawing size: A3	Date: 02/07/2018	Date: 02/07/2018	Date: 02/07/2018

Status: INFORMATION



DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

◯ Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

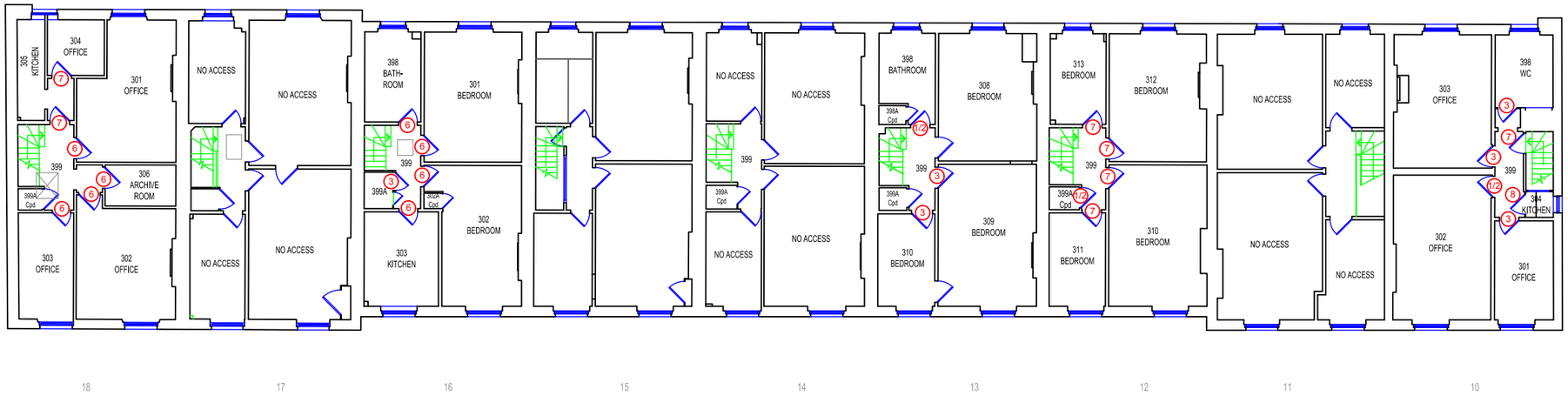
Euston Tower, 186 Euston Road, London, NW1 3AT

Tel: +44(0)207 121 2121

Project: Woburn Square

Title: Second Floor
10-18 Woburn Square
Door Type Plan

Drawing No			
5162384.002			
Scale	Drawn	Checked	Co-ord chk
1:200	GS	LY	LY
Drawing size	Date	Date	Date
A3	02/07/2018	02/07/2018	02/07/2018
Status			
INFORMATION			



DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

◯ Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

Tel: +44(0)207 121 2121

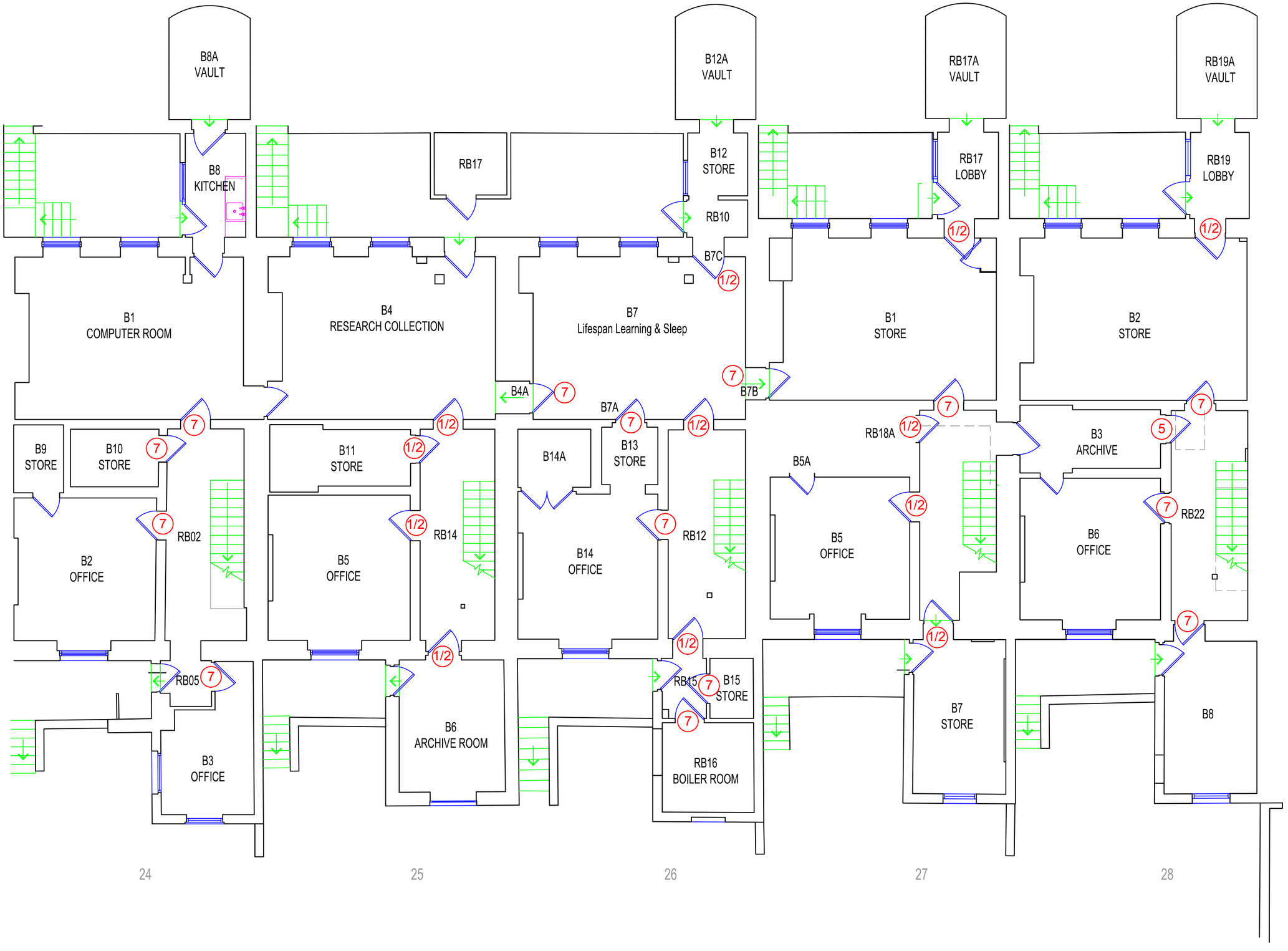
Project: Woburn Square

Title: Third Floor
10-18 Woburn Square
Door Type Plan

Drawing No: 5162384.002

Scale	Drawn	Checked	Co-ord chk
1:200	GS	LY	LY
Drawing size	**Date**	**Date**	**Date**
A3	02/07/2018	02/07/2018	02/07/2018

Status: INFORMATION



DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

◯ Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

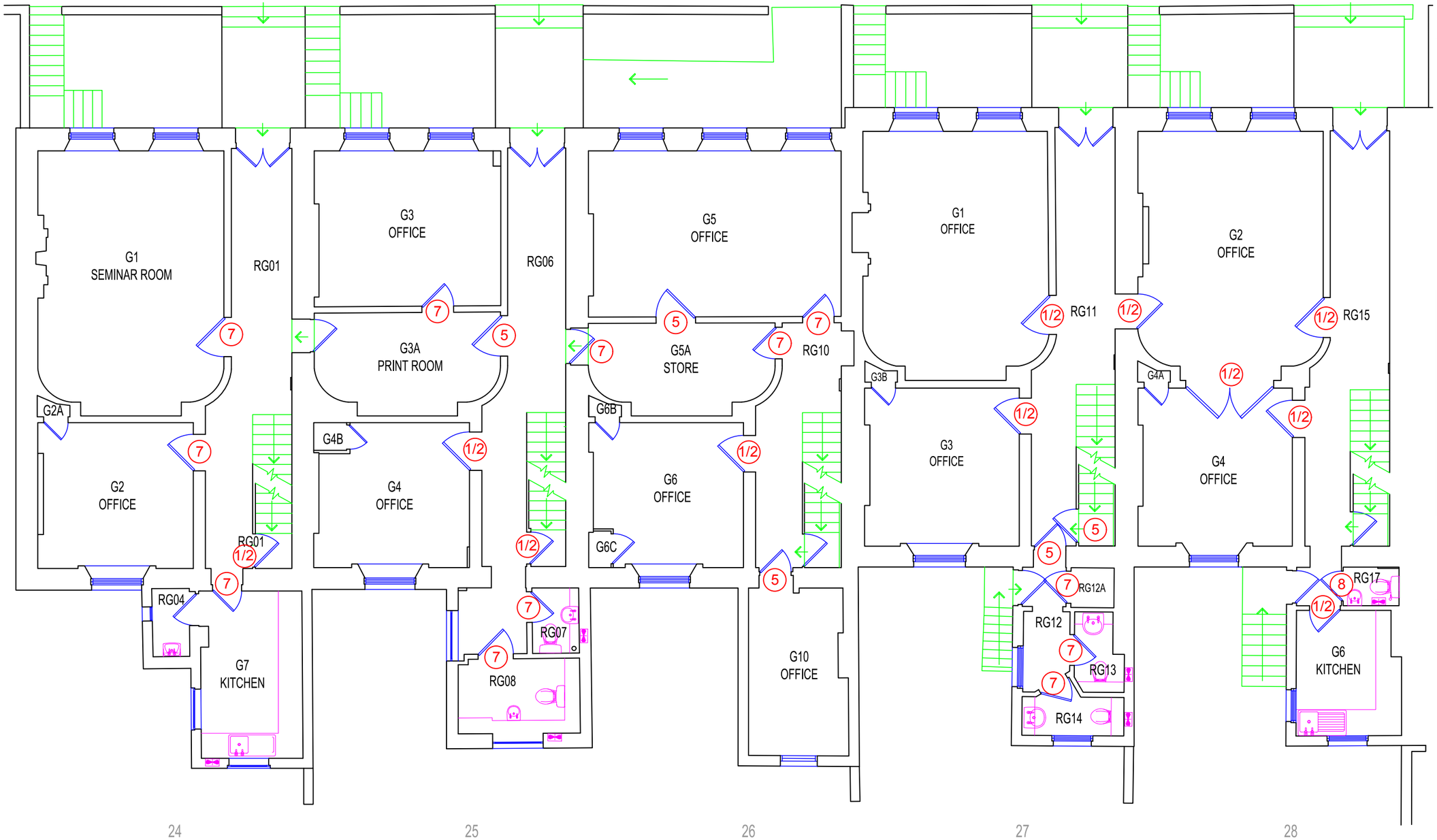
Tel: +44(0)207 121 2121

Project
Woburn Square

Title
Basement
24-28 Woburn Square
Door Type Plan

Drawing No			
5162384.001			
Scale	Drawn	Checked	Co-ord chk
1:100	GS	LY	LY
Drawing size	Date	Date	Date
A3	02/07/2018	02/07/2018	02/07/2018

Status
INFORMATION



DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

◯ Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

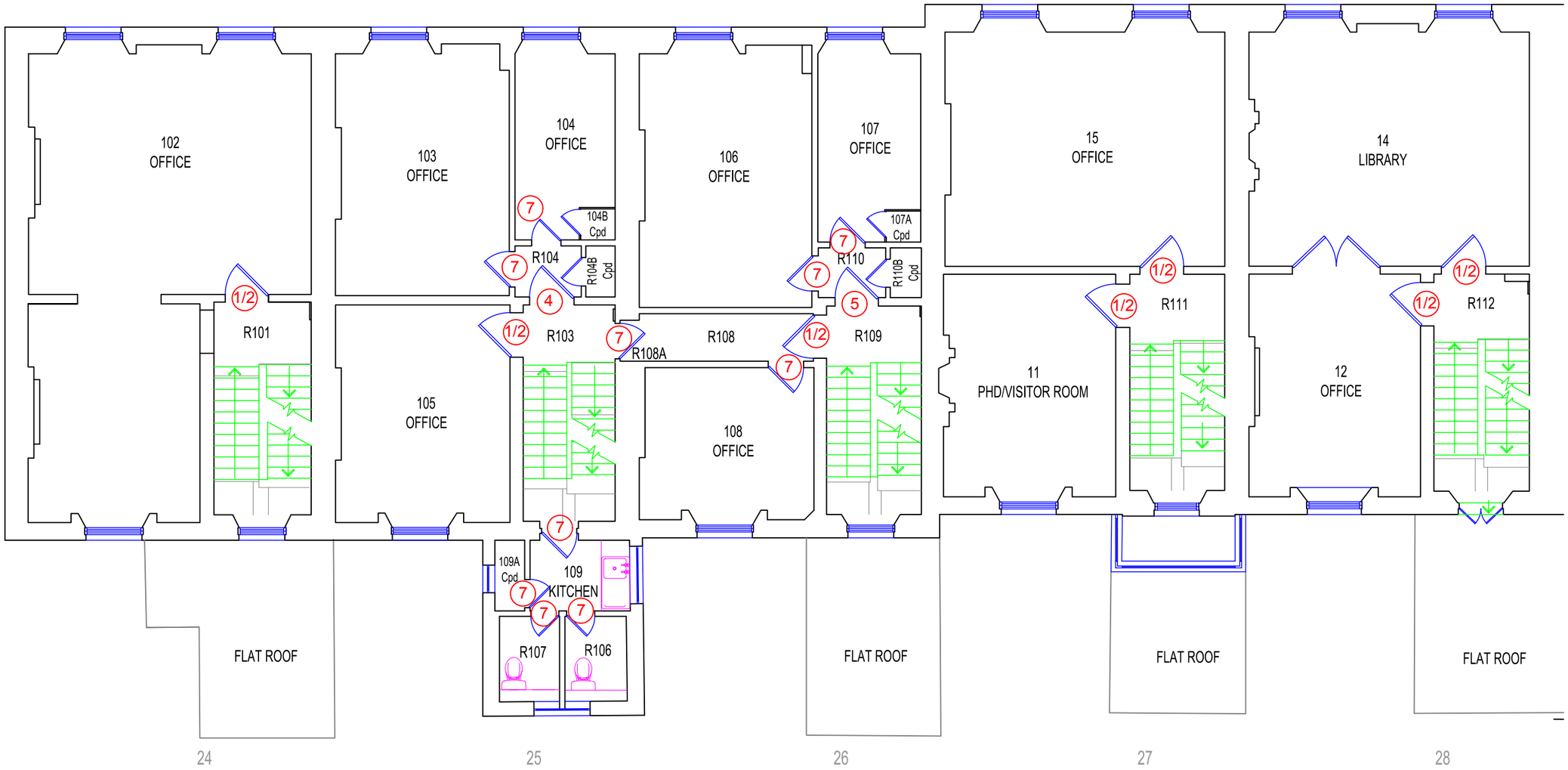
Tel: +44(0)207 121 2121

Project: Woburn Square

Title: Ground Floor
24-28 Woburn Square
Door Type Plan

Drawing No			
5162384.002			
Scale	Drawn	Checked	Co-ord chk
1:100	GS	LY	LY
Drawing size	Date	Date	Date
A3	02/07/2018	02/07/2018	02/07/2018

Status: INFORMATION



DO NOT SCALE
Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT
Tel: +44(0)207 121 2121

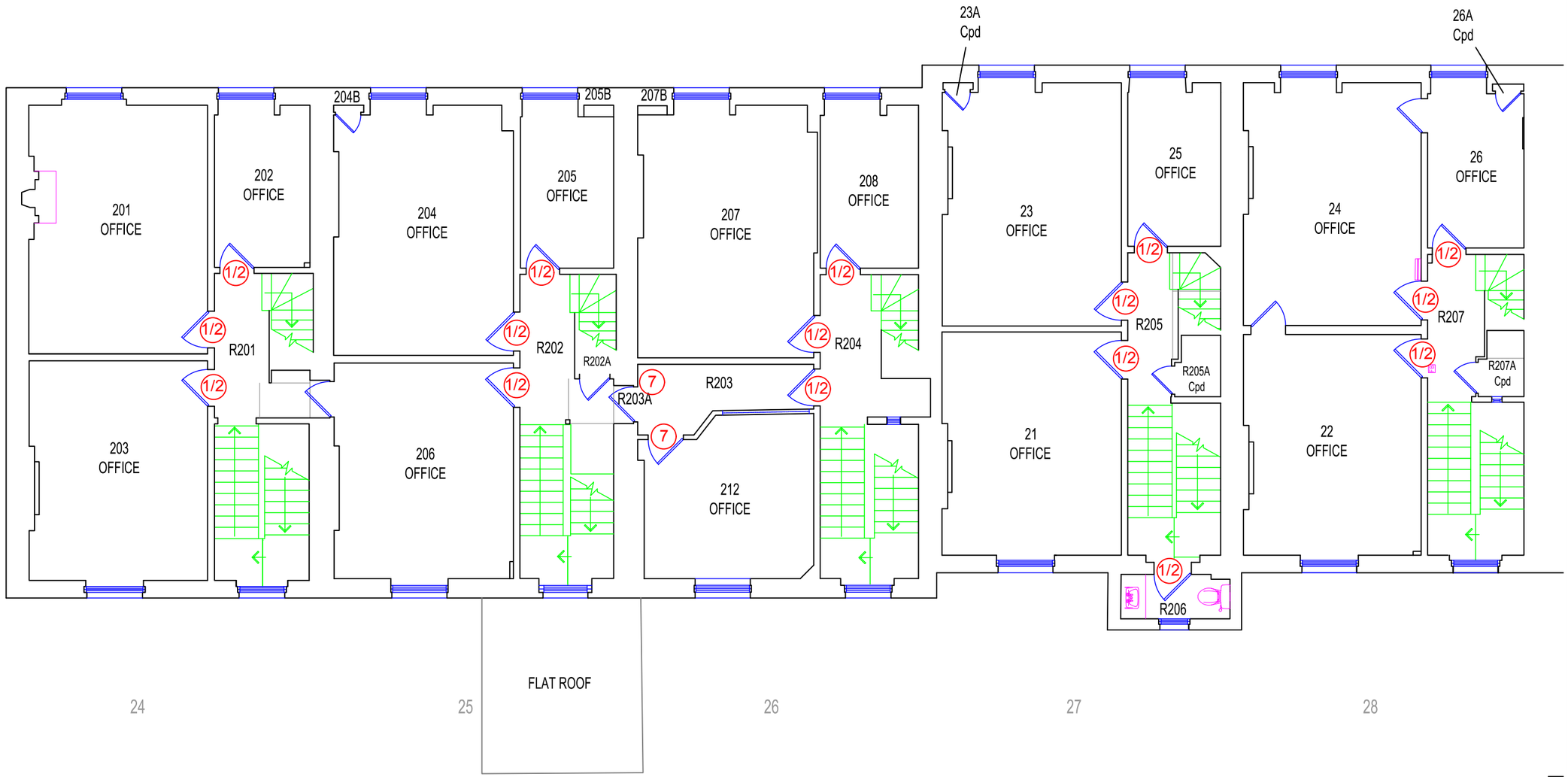
Project
Woburn Square

Title
First Floor
24-28 Woburn Square
Door Type Plan

Drawing No
5162384.003

Scale	Drawn	Checked	Co-ord chk
1:100	GS	LY	LY
Drawing size: A3	Date: 02/07/2018	Date: 02/07/2018	Date: 02/07/2018

Status
INFORMATION



DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

◯ Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

Tel: +44(0)207 121 2121

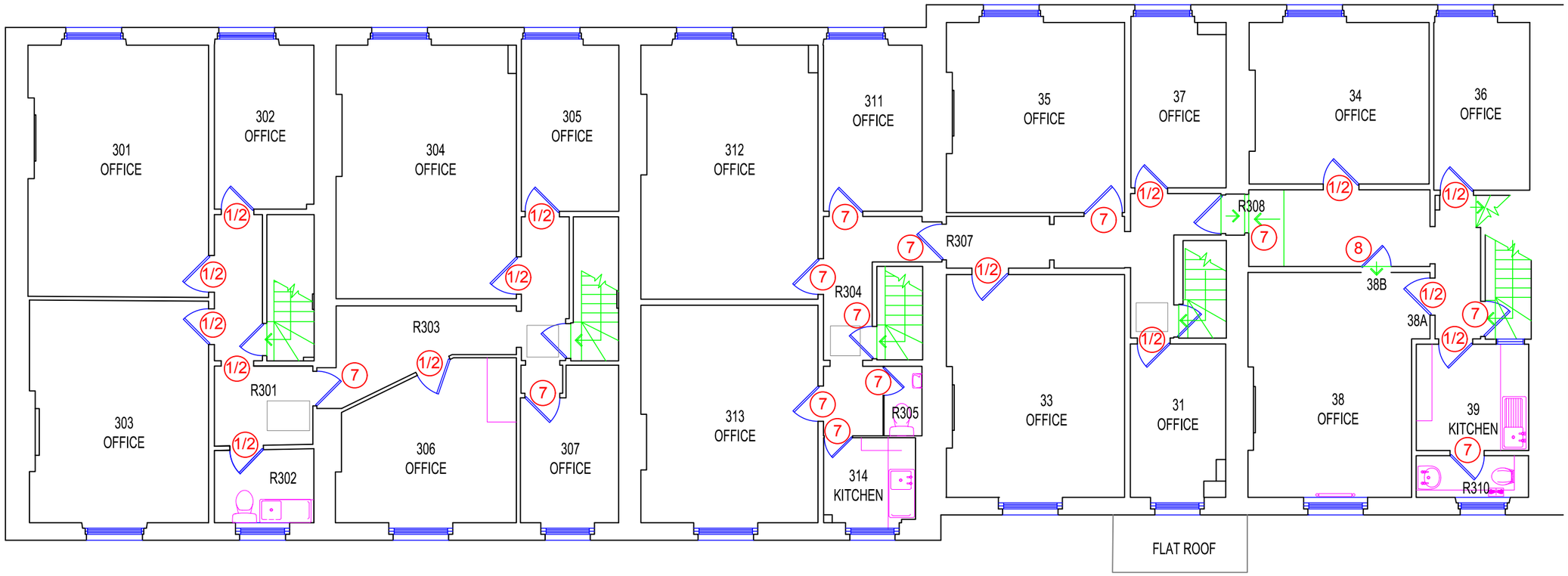
Project
Woburn Square

Title
Second Floor
24-28 Woburn Square
Door Type Plan

Drawing No
5162384.004

Scale	Drawn	Checked	Co-ord chk
1:100	GS	LY	LY
Drawing size	**Date**	**Date**	**Date**
A3	02/07/2018	02/07/2018	02/07/2018

Status
INFORMATION



DO NOT SCALE

Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

◯ Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

Tel: +44(0)207 121 2121

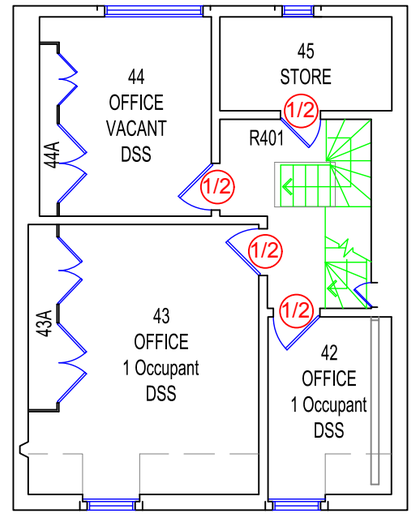
Project: Woburn Square

Title: Third Floor
24-28 Woburn Square
Door Type Plan

Drawing No: 5162384.005

Scale	Drawn	Checked	Co-ord chk
1:100	GS	LY	LY
Drawing size: A3	Date: 02/07/2018	Date: 02/07/2018	Date: 02/07/2018

Status: INFORMATION



24 25 26 27 28

DO NOT SCALE
Use only written dimension. All dimension must be verified prior to works being put into hand and any discrepancies reported to the originator.

Health and Safety Information

	Details	Sign	Date
Asbestos Survey			
Structural Check/Lifting & Handling			
Site Survey			
Access and Egress/Site Compound			
Hazards Identified			

General Notes

◯ Door type numbers shown in red circles.

REV	Details of Revision	Date	Sign

UCL

FAITHFUL+GOULD

Euston Tower, 186 Euston Road, London, NW1 3AT

Tel: +44(0)207 121 2121

Project
Woburn Square

Title
Forth Floor
24-28 Woburn Square
Door Type Plan

Drawing No
5162384.006

Scale	Drawn	Checked	Co-ord chk
1:100	GS	LY	LY
Drawing size: A3	Date: 02/07/2018	Date: 02/07/2018	Date: 02/07/2018

Status
INFORMATION

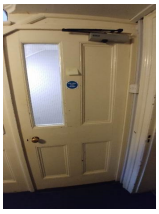
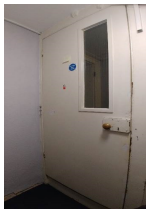
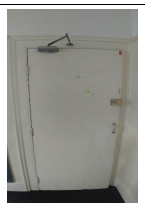
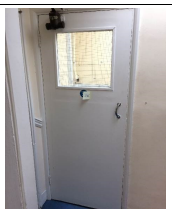
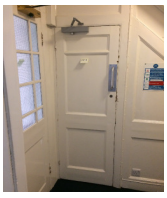
Appendix D

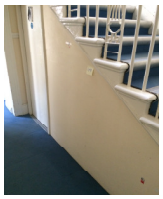
Fire Door Upgrade Methodology

Property Name;	University College London - Woburn Square Fire Doors Repair Methodology
Document No.	UCL_WS_PD_001
Project;	10-28 Woburn Square Internal Doors & Staircase Spandrel Works
	Listed Building Consent Methodology - Envirograf Intumescent Paint

Item Number	Scope, Description of Works	Likely Quantity	Photo Ref	Photo Ref
	DOOR REPAIR METHODOLOGY - 10-28 WOBURN SQUARE			
NOTE	*Door repair methodology is to be considered in conjunction with all information from the UCL Fire Officer To ensure compliance of all fire doors to the standard required.* *30 minute compartmentation is required as per the fire strategy drawings ref: 163/04/1-163/04/5, 164/04/1-164/04/5, 165/04/1-165/04/5, 166/04/1-166/04/5, 167/04/1-167/04/5, 168/04/1-168/04/5, 169/04/1-169/04/5, 170/04/1-170/04/5, 171/04/1-171/04/5, 172/04/1-172/04/5, 173/04/1-173/04/5, 174/04/1-174/04/5*			
	The methodologies detailed below are deemed to form a methodology for repair and cannot be constituted as a detailed specification of works.			
NOTE	*The methodologies below relate only to internal doors which are required to be upgraded to fire doors, as determined by the UCL Fire Officer.* *Any doors which are not required to be fire doors or are already deemed by the UCL fire officer to be adequate in providing the correct fire resistance are NOT specified for replacement or upgrade.*			
NOTE	*The fire upgrade works for the doors will be assessed and certified by the manufacturer of the Envirograf products, in conjunction with the contractor.* *The UCL Fire Officer will have ultimate decision as to whether the doors are upgraded to the required standard, as well as confirmation of the exact smoke seals, intumescent strips required and overhead door closers required.*			
NOTE	*Doors have been grouped into their main characteristics to assist with the methodology. Each group has been defined as a "door type".*			
NOTE	*All asbestos removal works are to be undertaken by a fully licensed asbestos contractor, with experience of working with heritage buildings, to be agreed and appointed directly by UCL, and as defined by the Health & Safety Executive and the Control of Asbestos Regulations 2012.*			
NOTE	*All works are to be undertaken in accordance with the most recent asbestos and lead paint survey and report completed on site.*			
NOTE	*All routes should be fully defined and protected for asbestos removal areas and works phased accordingly.*			
NOTE	*All doors should be carefully removed from frames and taken to the designated area for safe removal and cleaning of the doors. All asbestos boards should be carefully removed to prevent unnecessary damage to original fabric beneath.*			
NOTE	*All doors should be carefully re-assessed upon removal of the asbestos boards to check the condition of the door beneath, in order to confirm appropriate repair methods and suitable method type to progress.*			
NOTE	*If required for the Conservation Officer, one of each door type repair method can be trialled and agreed prior to undertaking works to all doors.*			
NOTE	*Assessment should be made by the UCL Fire Officer as to the requirement for temporary fire doors to be installed in place of removed doors during the works, to maintain compartmentation.*			
1.00	**Type 1 - Panelled door with no asbestos boards (panel thickness of minimum 9mm)**			
	Allow to make good any gaps or cracks to the door face, panels and door frame with intumescent products as specified by the manufacturer. Allow to paint 1 side of the door in an Envirograf intumescent paint coating. Intumescent coating (2 coats - clear or white) and a protective topcoat are applied to the panels and beads/mouldings. The topcoat can be over treated or painted as desired. This method is suitable for panels minimum thickness 9mm; usually present on doors 44mm thick and sometimes on doors 35mm thick. This is the only option for upgrading raised & fielded panelled doors provided that the panel thickness, at the thinnest point, is a minimum 9mm. 1 x coat HWAP – clear primer @ 12m2 per litre 2 x coats HW01 (white) or HW02 (clear) intumescent @ 8m2 per litre per coat. 1 x coat HW04 (white) or HW Excel (clear) topcoat @ 12m2 per litre. Dependent on the thickness of the door, the rails & stiles may also need to be treated with the intumescent coating. Doors 35mm and thicker – no treatment: doors 30-34mm thick – need to be treated: doors less than 30mm thick – not suitable for upgrading.			
	Allow for carefully routing the existing door for smoke seals and intumescent strips where required.			
	Allow to paint over topcoat in desired paint finish in either oil based or water based paint.			
	Allow to install 3 x CE stamped fire rated hinges, smoke seals, intumescent strips, self closer and signage as required for each door.			
2.00	**Type 2 - Panelled door with no asbestos boards (panel thickness of minimum 6-9mm)**			
	Allow to make good any gaps or cracks to the door face and door frame with intumescent products as specified by the manufacturer. Thinner doors normally have thinner panels, which may be too thin to be upgraded with the intumescent coating system only. For panels minimum thickness 6mm, intumescent paper faced with a white fire card (for painting with a NON water based paint) or a veneer (for non-painted doors) is adhered to the panels with an intumescent adhesive. The beads/mouldings around the perimeter of the panels are treated with the intumescent coating as above. The veneer facing can be stained, waxed, varnished or polished as desired. Dependent on the thickness of the door, the rails & stiles may also need to be treated with the intumescent coating. Allow to adhere intumescent paper faced with white fire card to panels within doors. Allow to paint 1 side of the door in an Envirograf intumescent paint coating as below: 1 x coat HWAP – clear primer @ 12m2 per litre 2 x coats HW01 (white) or HW02 (clear) intumescent @ 8m2 per litre per coat. 1 x coat HW04 (white) or HW Excel (clear) topcoat @ 12m2 per litre. Dependent on the thickness of the door, the rails & stiles may also need to be treated with the intumescent coating. Doors 35mm and thicker – no treatment: doors 30-34mm thick – need to be treated: doors less than 30mm thick – not suitable for upgrading.			
	Allow for carefully routing the existing door for smoke seals and intumescent strips where required.			
	Allow to paint over topcoat in desired paint finish in oil based paint (water based not suitable for card application).			
	Allow to install 3 x CE stamped fire rated hinges, smoke seals, intumescent strips, self closer and signage as required for each door.			

Property Name;	University College London - Woburn Square Fire Doors Repair Methodology
Document No.	UCL_WS_PD_001
Project;	10-28 Woburn Square Internal Doors & Staircase Spandrel Works
	Listed Building Consent Methodology - Envirograf Intumescent Paint

Item Number	Scope, Description of Works	Likely Quantity	Photo Ref	Photo Ref
3.00	**Type 3 - Panelled door with asbestos boards to either full side, partial or within panel sections. (all panel thicknesses)**			
	Allow to carefully remove the asbestos board from the door and undertake a full clean of all areas.			
	Allow to make good any gaps or cracks to the door face and door frame with intumescent products as specified by the manufacturer.			
	Undertake type 1 or type 2 method of repair as above.			
	Allow to make any adjustments to the door frame or door stop where the asbestos board previously sat flush to prevent fire spread.			
4.00	**Type 4 - Panelled door with glazed sections - with asbestos boards (all panel thicknesses)**			
	Allow to carefully remove the asbestos board from the door and undertake a full clean of all areas.			
	Allow to make good any gaps or cracks to the door face and door frame with intumescent products as specified by the manufacturer.			
	Allow to carefully remove and replace any non-compliant Georgian wired fire rating glazing with 30FR pyro glass, installed as per manufacturers specification with intumescent seals and hardwood glazing beads.			
	Allow to replace any beads supporting fire rated glass as a minimum 10mm hardwood (or as confirmed required from the glazing manufacturer). For 30 minutes the beads only need to be pinned into position. An intumescent glazing strop (prod 77) should be installed between the glass and the beads on both sides of the glass. There is no requirement to treat the beads with an intumescent coating.			
	Undertake type 1 or type 2 method of repair as above.			
	Allow to make any adjustments to the door frame or door stop where the asbestos board previously sat flush to prevent fire spread.			
5.00	**Type 5 - Panelled door with glazed sections - with no asbestos boards (all panel thicknesses)**			
	Allow to carefully remove and replace any non-compliant Georgian wired fire rating glazing with 30FR pyro glass, installed as per manufacturers specification with intumescent seals and hardwood glazing beads.			
	Allow to make good any gaps or cracks to the door face and door frame with intumescent products as specified by the manufacturer.			
	Undertake type 1 or type 2 method of repair as above.			
	Allow to replace any beads supporting fire rated glass as a minimum 10mm hardwood (or as confirmed required from the glazing manufacturer). For 30 minutes the beads only need to be pinned into position. An intumescent glazing strop (prod 77) should be installed between the glass and the beads on both sides of the glass. There is no requirement to treat the beads with an intumescent coating.			
6.00	**Type 6 - Door fully boarded with asbestos boards to both sides of door**			
	Allow to carefully remove the asbestos board from the door and undertake a full clean of all areas.			
	Allow to make good any gaps or cracks to the door face and door frame with intumescent products as specified by the manufacturer.			
	Assess door and undertake type 1 or 2 as above if panelled door confirmed. If flush door confirmed, undertake type 7 repair.			
	Allow to make any adjustments to the door frame or door stop where the asbestos board previously sat flush to prevent fire spread.			
7.00	**Type 7 - Replacement later installation flush door - with no asbestos board**			
	Flush doors cannot be adequately upgraded with intumescent paint.			
	Flush doors cannot have Supalux boards affixed due to requirement for boarding to be affixed to both sides, a minimum door thickness of 40mm and an additional weight of 27 kilos applied, excluding ironmongery additions.			
	Flush doors are deemed to have no historical significance within the buildings and are therefore proposed to be replaced with a modern fire rated panelled door, in keeping with the appearance of the original doors within the building.			
8.00	**Type 8 - Original panelled doors 30-35mm thickness**			
	Original panelled doors between 30-35mm in overall thickness will require intumescent paint to be applied to the entire room side face of the door.			
	Undertake a type 1 repair method as above.			
9.00	**Type 9 - Original panelled doors less than 30mm thickness**			
	Original doors less than 30mm thickness which are required to be used for 30mins fire compartmentation cannot be upgraded with intumescent paint.			
	Doors which are below 40mm in thickness cannot be upgraded with Supalux fire resistant board, due to the thickness of the screws required to secure the board into the door.			
	In this rare case, the door will need to be replaced with a modern fire rated panelled door, to match the existing in appearance.			
	The door frame and stop are to be adjusted accordingly.			
	Allow to install 3 x CE stamped fire rated hinges, smoke seals, intumescent strips, self closer and signage as required for each door.			

Property Name;	University College London - Woburn Square Fire Doors Repair Methodology			
Document No.	UCL_WS_PD_001			
Project;	10-28 Woburn Square Internal Doors & Staircase Spandrel Works			
	Listed Building Consent Methodology - Envirograf Intumescent Paint			
Item Number	**Scope, Description of Works**	**Likely Quantity**	**Photo Ref**	**Photo Ref**
	REPLACEMENT STAIRCASE SPANDREL METHODOLOGY			
NOTE	*Staircase spandrel replacement methodology is to be considered in conjunction with all information from the UCL Fire Officer* *To ensure compliance of all fire compartmentation to the standard required.* *30 minute compartmentation is required as per the fire strategy drawings ref:163/04/1-163/04/5, 164/04/1-164/04/5, 165/04/1-165/04/5, 166/04/1-166/04/5, 167/04/1-167/04/5, 168/04/1-168/04/5, 169/04/1-169/04/5, 170/04/1-170/04/5, 171/04/1-171/04/5, 172/04/1-172/04/5, 173/04/1-173/04/5, 174/04/1-174/04/5*			
NOTE	Staircase spandrels are only to be replaced where asbestos boards have been detected and installed on staircase routes.			
10.00	**Type 10 - Staircases with asbestos boards to protect spandrels**			
	Allow to carefully remove the asbestos board from the door and undertake a full clean of all areas.			
	Allow to make good any damage to the staircase spandrels, adjoining cupboards or underside of stairs.			
	Allow to install new 30min FR plasterboard to match existing appearance.			

Lisa Yerolemides
SNC Lavalin
Faithful+Gould
286 Euston Road
London
NW1 3AT

Tel: 0207 121 2121
lisa.yerolemides@fgould.com