

Internal Fire Door Replacement Project Levels 5 & 7

Working Men's College 44 Crowndale Rd, NW1 1TR

3BM Spaces on behalf of Working Men's College







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Camden WM College - Internal Door Replacement Design and Access Statement



1.0 INTRODUCTION

1.1 **Project Overview**

This Design and Access Statement is written in support of the Listed Building Consent Application for the replacement of existing internal doors and associated skirtings and architraves to Levels 5 & 7. The doors have been identified for urgent replacement due to their poor fire performance and their lack of compliance with Approved Document B of the current Building Regulations and the associated British Standards documentation. The doors to be replaced are off the circulation spaces on these levels and were recommended for replacement with a fully certified installation (inclusive of linings) following a fire risk assessment carried out by an approved fire engineer.

Of the total 27 doors to be replaced, only 6 are thought to be part of the original building construction. All others are more recent additions and vary greatly in appearance. The internal doors are not formally listed as part of the official Building Listing Description and therefore it is understood that the heritage value of the internal doors is regarded as low priority, particularly when assessed against the health and safety of the building's staff, students and visitors.

In addition to upgrading the fire safety of the escape routes within Levels 5&7, the College are proposing to take this opportunity to create a more harmonious appearance throughout the building. The current doors of varied styles and finishes will be replaced with proposed compliant doors of a consistent style, appearance and performance. The intention is roll this out throughout the entire building in the future, once funding becomes available.

The following report provides a short overview of the building location, a summary of the building's heritage status and a review of the proposal's impact upon that. The report will provide a narrative of the design proposal itself, namely by providing information on the current doors and details of the proposed elements.





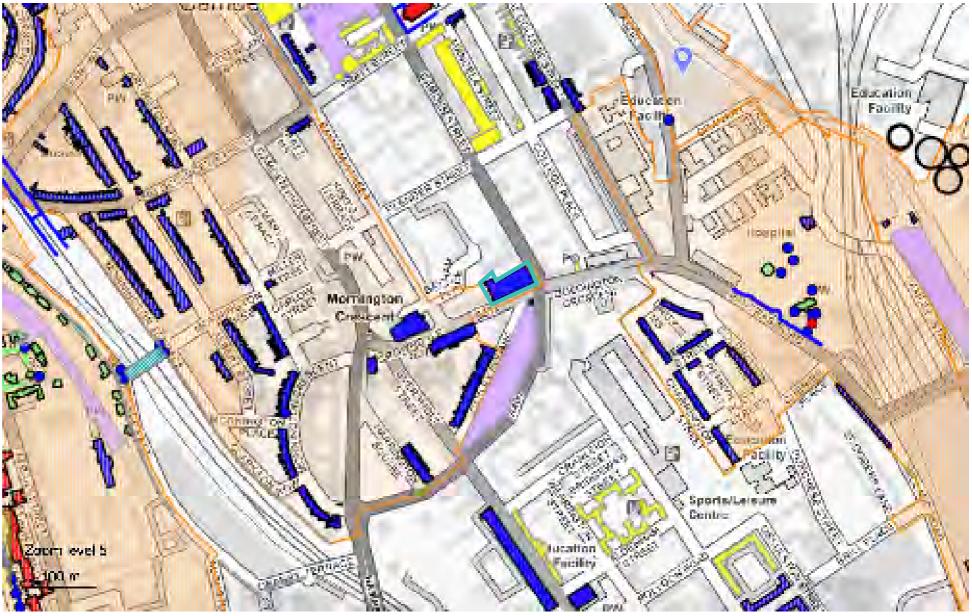


1.2 Site Location

The Working Men's College is located on the Northwest corner of Crowndale Road where it meets Camden Street in the London Borough of Camden. The site is situated at the eastern boundary of the Camden Town Conservation Area and adjacent to the Regents Central and Kings Cross St Pancras Conservation areas.

The immediate area is primarily urban residential in character with a smattering of retail and commercial property. The commercial and retail centre of Camden Town is situated to the west.

The site benefits from strong public transport links with numerous bus routes and an underground station within a 5 minute walk of the College.



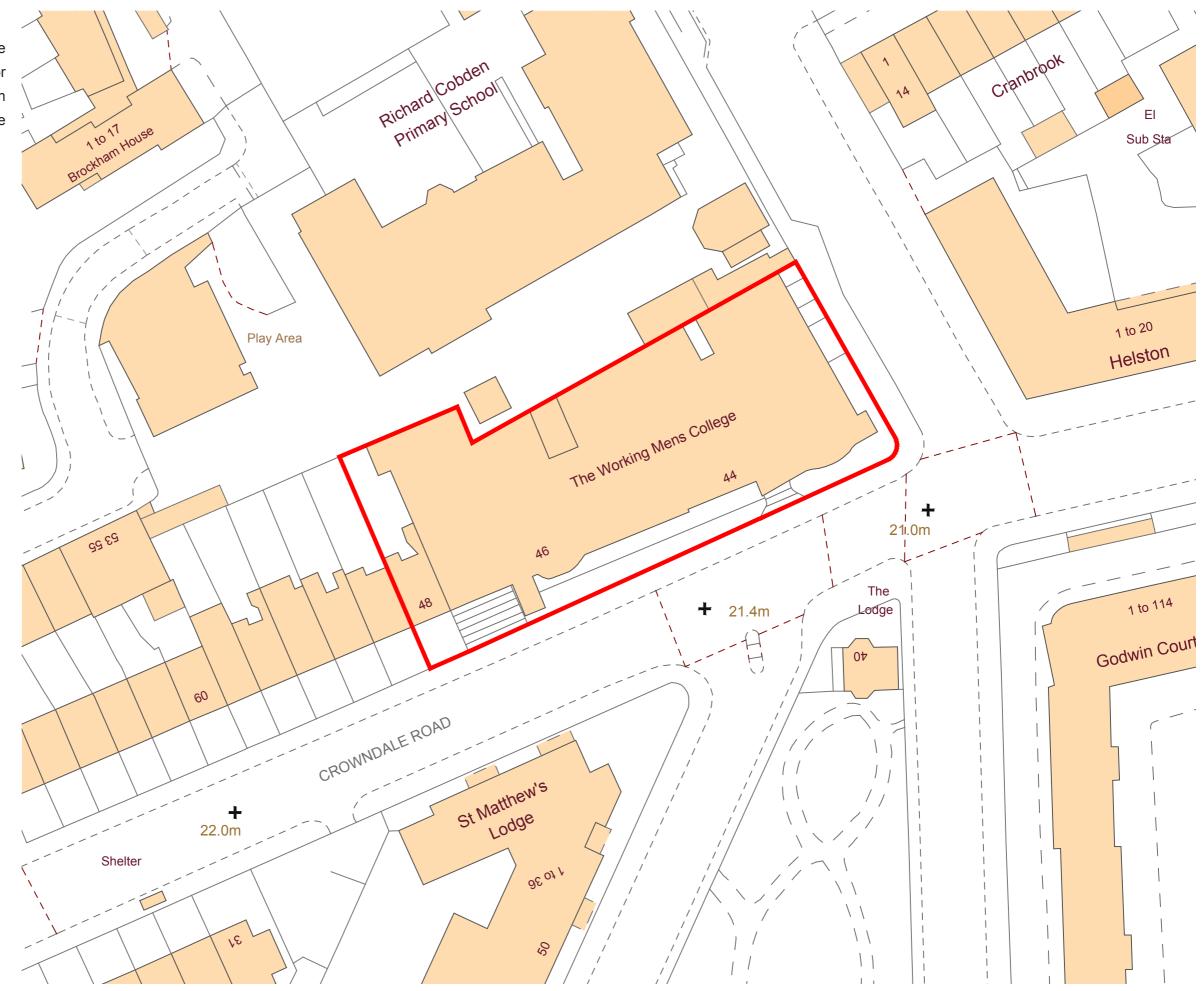
A snapshot of the local conservation area plan. CAs shown orange and Grade II Listed buildings shown blue.

An aerial view showing Working Mens College in context





The site curtilage is as per the red outline on the adjacent plan. The proposed door replacement works to which this application relates are confined to Levels 5 & 7 within the existing builidngs.





SITE HERITAGE 2.0

The WMC has been educating adults for over 160 years. Founded in 1854, the college is the oldest surviving adult education institute in Europe. Originally located in Red Lion Street and then in Great Ormond Street the college moved to its current purpose-built home in Crowndale Road, Camden, in 1906. The college is associated with the Cooperative Movement and the Christian Socialists, stemming from the same tradition that led later to the Workers' Educational Association. The Working Women's College, founded 10 years later in 1864, finally merged with WMC in 1967. Early supporters of both have included F D Maurice, John Stuart Mill, Tom Hughes, Dante Gabriel Rossetti, John Ruskin, Ford Maddox Brown, Walter de la Mare and Octavia Hill. The working Men's College is located within the Camden Town Conservation Area. The building was statutory listed Grade II in May 1974. ENGLISH HERITAGE BUILDING ID: 477030

Official Listing Statement 2.1 TQ2983SW 798-1/83/284

CAMDEN CROWNDALE ROAD (north side) Nos. 44 and 46, Working men's college and attached railings, wall and piers 14/05/74 GV II College. 1904-1906. By W.D Caröe. Red brick with stone dressings. Slate mansard roof with dormers. Tall brick chimney with louvred lantern (fume extract from chemistry laboratory). Asymmetrical facade in British Free Style. EXTERIOR: two storeys, attic storey and semi-basement. Sixteen windows and eight window return to Camden Street. Main entrance to right with stone portico having lonic half columns carrying entablature and segmental pediment with enriched tympanum. All windows with fine gauged brick arches to flush sashes with keystones, glazing bars giving impression of transoms and mullions. Semi-basement, segmental-arched; ground and first floor, mostly flat arched. Plain brick band at ground floor level. Asymmetrically set feature of four windows flanked by brick Doric pilasters carrying entablature (with words 'WORKING MEN'S COLLEGE' in frieze) and pediment with large lunette in the tympanum. To left, bowed bay of three windows rising from semi-basement to eaves and terminating in cornice and parapet. Dormers with alternating segmental and triangular pediments. Gable end of right hand return with Free Style segmentalarched projection having round-arched windows with margin glazing on three sides being a recess to the library. Letters in tympanum read 'FOUNDED 1854'. Return with entrance having moulded stone surround and keystone. Similar sashes to main front; top storey with round-arched windows and large lunette to right hand gabled bay, indicating the library on this floor.

INTERIOR: entrance hall with staircase beyond and corridor to right leading to large Common Room; this with panelled dado and moulded plaster ceilings including national emblems. Two eighteenth-century marble fire surrounds from Great Ormond Street where Working Men's College founded: at west end of yellow and white marble with lonic columns supporting entablature having central plaque with carved marble flowers; at east end a simple white marble surround with coloured marble inlay.

Camden Street wing, ground floor, has main hall with stage, proscenium and panelling. First floor Library has barrel vaulted ceiling with glazed panel top lighting; five arcaded bays with arch at south end into recess; oak panelling and bookcases. Oak mantelpiece above marble fire surround. Bronze plague above to Robert Henry Marks 1912. Marble head in recessed roundel by Alexander Munro to right of fireplace. Top storey: art studio with portrait of Lionel Jacob, 1910, set in oak panelling; shallow vaulted ceiling. Science laboratory with original fitted benches. In the basement the gymnasium, originally for boxing.

SUBSIDIARY FEATURES: attached cast-iron railings on brick sleeper wall with brick piers.







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2.2 Architectural Style

The existing college building was commissioned in 1904 and designed by W.D. Caroe, who was known for his work in Cardiff for the South Wales University and his portfolio of ecclesiastical buildings.

The architectural style of the building can be categorised in a number of ways. It is described as a 'varied Neo-Georgian Style' in the Camden Town Conservation Area Appraisal and Management Strategy, as 'Freestyle Arts and Crafts' and 'Edwardian Architecture'. The Historic England listing description describes the building as follows:

'Red brick with stone dressings. Slate mansard roof with dormers. Tall brick chimneys with louvred lantern (fume extract from chemistry laboratory). Asymmetrical facade in British Free Style.'

The ambiguity of its architectural style may be due to changing architectural trends at the beginning of the 20th century. However, elements of the building's design were also influenced by a desire to capture some of the atmosphere of the college's original home in the two Queen Anne houses in Great Ormond Street, both in detail and form.

The original four storey college building is located at the Northwest corner of the junction of Crowndale Road and Camden Street. It has an asymmetrical plan with the main entrance and principal storey situated on a raised ground floor arranged to the right of the front elevation on North side of Crowndale Road dividing the two main elements of the building. To the east of the entrance and on the corner of Crowndale Road and Camden Street was the double height Maurice Hall (complete with a stage and gallery), with the equally impressive vaulted library above. To the left of the entrance, situated over four floors were the main teaching spaces, art studios, laboratories, common room and a gymnasium.

2.3 21st Century Alterations

During the 21st Century there have been a number of amendments to the building including; the addition of glazed screens to the basement, a new electrical substation in the basement, the demolition and replacement of a rear extension, the incorporation of two new lifts.

Circa 2010 saw the addition of a new entrance stair, **entrance lobby and external lift to the front façade along Crowndale Road** as well as a number of internal amendments. In addition, there were a number of alterations to the roof including; increasing the height of the gable wall between chimneys, a loft conversion and a roof extension.

Last year a number of internal alterations were undertaken to improve the overheating and ventilation of the internal environment. This required the installation of significant plant machinery and ductwork including ventilation grilles within the external facades.

2.4 Level Changes

One of distinctive features of the building is the arrangement and staggering of the internal levels. It is understood that this internal arrangement was to instil a feeling of adventure and discovery in the students. The introduction of multiple levels has continued over subsequent additions and adaptations of the building, more as a way of maximising available space, as the college thrived and expanded rather than continuing the original design intention. However, the changes of level are intrinsically part of the building's unique identity and character. There are in total around 30 level changes across the whole building.

2.5 Assessment of Proposed Impact

The existing internal doors throughout the building vary greatly in terms of their age, style, appearance, colour and construction. There appears to be only a small proporition of original doors still in situ. Of the total 27 doors to be replaced, only 6 are thought to be part of the original building construction. Whilst these six doors better reflect the character of the building they are generally in poor condition and have been confirmed as being non-compliant with current fire safety and building regulations. For this reason, their replacement with a fully certified door assembly is imperative for the safety of building users.

Door 90 is the only door to be replaced where the current design is of a high aesthetic value. Glazing to the door and fixed lights above, are separated by brass cames and the possibility of retaining these features within a compliant assembly has been thoroughly investigated. However, the fire door manufacturer is unable to salvage and integrate these glazing panels into the new frames/doors, in conjunction with a fire rated glazed panel, and provide a fire performance test certificate.

In summary, as the internal doors are not formally listed as part of the official Building Listing, their lack of consistency and their failure to comply with current fire safety requirements, we believe replacing the existing doors with a fully certified, consistent door assembly is the only viable solution.

Skirtings and architraves - In order to achieve a fully certifiable installation, the existing door linings, architraves and sections of the existing skirtings are to be removed, the openings suitably fire treated and sealed, and new linings, architraves and skirtings installed.

Currently the existing timber profiles vary. The proposed replacement profiles will match the existing identically to ensure there is no adverse visual impact as a result of bringing this part of the building in line with regulations.



THE PROPOSAL 3.0

The proposed works relating to this application is to remove a total 27No existing internal doors and replace them with new fire-rated and fully certified door assemblies. The existing openings will be adapted to suit the proposed door set and replacement timber linings, architraves and skirtings will be fitted to ensure a fully fire safe solution is provided.

3.1 Existing Doors

As described previously, the existing doors vary greatly throughout the building. The following images are photographs of the majority of the existing doors proposed for replacement. The images clearly demonstrate the lack of consistency which adversely impacts the overall aethetic appearance and character of the building, it also causes ongoing maintenance issues for the College Management team.

3.2 Materiality

The current doors are of a solid core timber construction. Most doors are flat panel faced with a painted finish, whilst some have recessed panel detailing - these appear to be the original doors.

The proposed doors will be Strebord Solid Core Doors providing minimum FD30s protection. The doors will be finished with High Pressure Laminate facings from the Egger Range. The proposed colour is W1100 ST9 Alpine White. The doors will have exposed FSC hardwood oak finish lippings with pencil round edges.

The proposed door materiality and appearance will provide a fully compliant, robust solution which will better respond to the wear and tear expected of doors on busy circulation routes. This is an important feature for the College Management Team.

3.3 Vision panels

Given their location, off the circulation routes, most of the doors have glazed vision panels with the exception of doors to the Stores and Toilets. Again, the size, position and glass type of the vision panels vary across the door types. The glazing to the original and older doors is Georgian Wire Glass, whilst the more recent door types use clear fire rated glass.

The proposed doors will adopt a consistent vision panel design using minimum FD30 rated glazing such as Pilkington Pyrodur. The vision panels will be framed with a FSC hardwood Bolection glazing bead.

3.4 Fanlights

Door 68 and 71 have glazed panel fanlights comprising of painted hardwood frames and single panel glazing. In order to better provide a compliant solution, it has been deemed more appropriate to remove the glazed fanlight and infill the resultant opening above these doors with a fire rated plasterboard partition. This will be in keeping with the arrangement

above some of the other doors (72, 73 and 74) which have been previously infilled to accommodate service routes.

Door 90 currently has a decorative fanlight over the double doors. The fanlight comprises of single glazing and feature brass beads. Whilst all efforts have been made to try and retain the appearance of this fanlight, the door manufacturer has confirmed that it will not be possible to provide a certifiable solution with the integration of the original feature. Therefore, it is proposed to provide a glazed panel fanlight over with hardwood timber framing, similar in arrangement to the current fanlights over Doors 68 and 71.

3.5 Ironmongery

The existing ironmongery to the doors is inconsistent and there are a range of handle types, locking arrangements, closers and hinge types. The current approach creates many issues, such as poor appearance, confusion to building users (some locks and ironmongery are redundant), and ongoing repair and maintenance issues for the campus management.

The new doors will be fitted with the same ironmongery throughout which will overcome all of the current issues. The proposed ironmongery will comprise of:

- Classroom and office doors will use Codelocks UK CL400 mechanical lever handles with mortice latch:
- · Satin Brushed Aluminium D Pull Handles with push plates in the corridors:
- Robust Enduro Grade 13 ball bearing hinge CEN1433/13-PVD (102x76x3mm) - 3No per leaf;
- · Satin Brushed Aluminium kick plates. Pre-drilled with counter sunk screws for flush fix. 200mm height x 1.5mm thick;
- Briton 1130B.S.SSS Size 2-6. CE Adjustable Stainless Steel Door • Closure Soft Line Cover.

3.6 Compliance Issues

Currently there are a number of fire safety compliancy issues caused by the existing doors and their associated frames. The points of failure include:

- Gaps between the door and adjacent surface (floor or frame) in excess of 3mm;
- Lack of suitable intumescent and smoke seals to doors/frames;
- Lack of fire proofing / sealing around the door casings and openings;
- Doors failing to close shut;
- Inferior fire rating performance of existing doors / glazing.

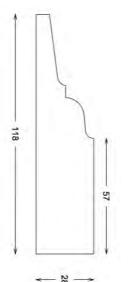
The replacement door and ironmongery specification will overcome the current issues and this will be further supplemented by stripping out the existing door casings and adapting the existing openings to provide new seals between the walls and frames, and robust fire rated door casings / linings. The new casings will be 32mm Fire Rated Meranti Hardwood casing with rebate for Pyroplex Fire and Smoke intumescent strip in a white colour.

At present the existing hold open devices to the doors are retrospective fittings and as part of the replacement works these will be upgraded with a new Electromagnetic Hold Open System which will be connected into the existing fire alarm system.

3.7 Joinery

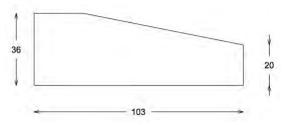
In order to accommodate the new door casings and linings mentioned above, the existing architraves and sections of the adjacent skirtings will need to be removed. The college are taking this opportunity to fit new purpose made architraves and skirtings in order to create a more aesthetic and robust solution.

Currently the joinery used in the building varies. Joinery to level 5 is of a more traditional, decorative profile than that used on level 7 which is a contemporary simple square edged profile. It is proposed to replace the joinery with a like-for-like replacement. The profiles are provided below.

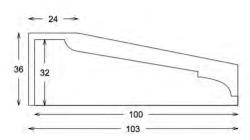


Proposed Skirting Detail Proposed Traditional Architrave Moulding

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Proposed Contemporary Architrave Moulding



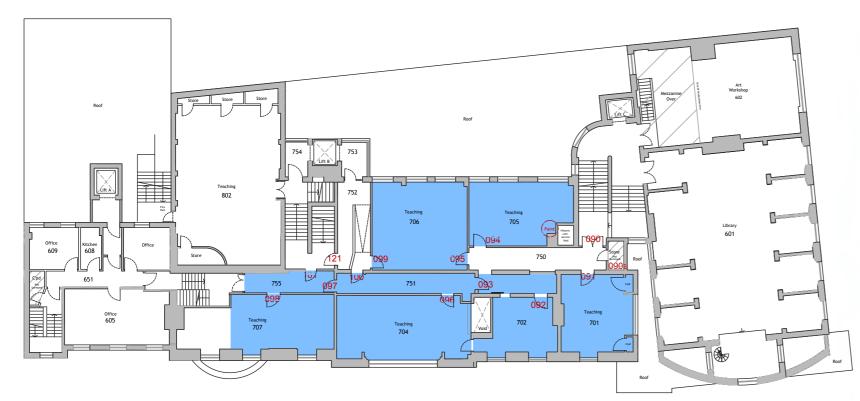


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The red numbers on the adjacent plans refer to the doors to be replaced under this proposal. The coloured hatch is the extent of the building to be redecorated. The redecoration and light refurbishment works to the building do not require listed building consent and are therefore not part of this application.



Floor Level 5



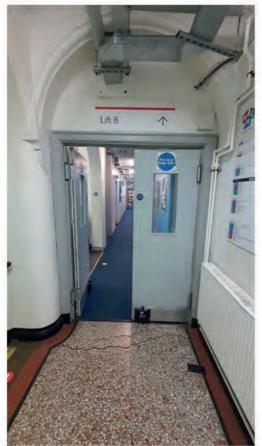
Floor Level 7



Existing Door Photographs 3.8



Door 68a.jpg

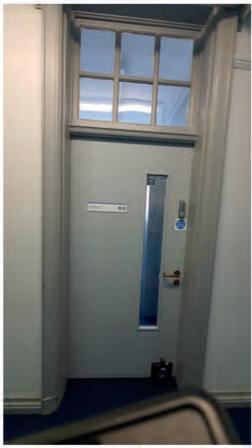


Door 70.jpg

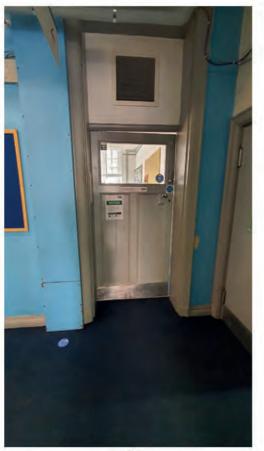




Door 69.jpg



Door 71.jpg



Door 72.jpg



Door 74.jpg





Door 76.jpg



Door 77.jpg

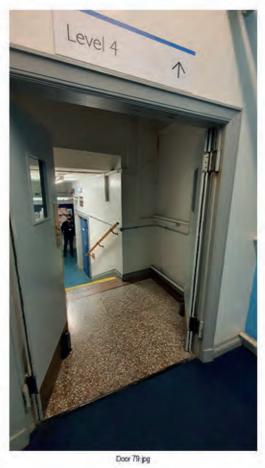


Door 78.jpg

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Door 77 (2).jpg





BRACE NEW COLLEGE FUSION

11

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Door 79 (2).jpg



Door 90a.jpg **BERGEN NOR** EUSION



Door 91.jpg



Door 92.jpg



Door 94.jpg



Door 93.jpg





Door 96.jpg



Door 98.jpg

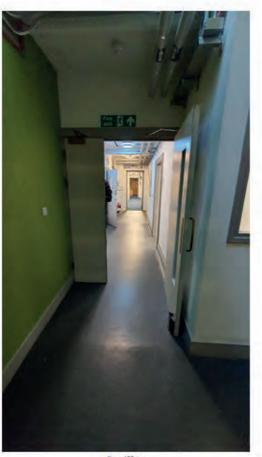




Door 99.jpg



Door 100.jpg



Door 102.jpg

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Door 101.jpg









Proposed Door Specification 3.9

The proposed doors will feature Strebord Solid Cores which will provide the relevant level of compliance. The features of the Streboard cores are as follows:

Features:

- Robust graduated density particleboard construction
- For FD60, FD30 and NFR doorsets
- Tested for security applications to PAS24:2016
- Scope to produce large leaf sizes

. The only door core to be certified under the Q Mark Enhanced Lifetime scheme

· Accommodating a wide range of available glazed aperture styles and sizes

· Strebord's precision finished surface is a suitable base for paint, delicate veneers, thin foils and laminates

FSC certified as standard, PEFC also available if required

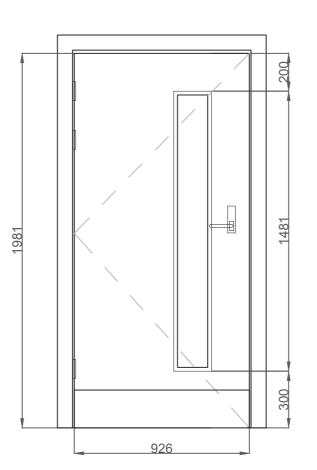
Fire Performance:

FD30 - BS 476: part 22: 1987 for single and double leaf door assemblies FD60 - BS 476: part 22: 1987 for single and double leaf door assemblies

Certification:

Strebord® Door Cores have been subject to the industry's rigorous fire, mechanical, thermal and acoustic test standards. To prove consistency of performance, Strebord® is subscribed to independent third party certification - the highest form of endorsement a product can achieve. Strebord® Door Cores are subject to the requirements from the world's most recognised certification schemes including:

- BM TRADA Q-Mark Fire Door Manufacture
- BWF Certifire
- IFC Fire Door Manufacture
- Thomas Bell-Wright Fire Resistant Door & Hardware
- Intertek Fire Door
- Q-Plus Fire Door & Building Enclosure
- BM TRADA Q-Mark Door Blank
- BM TRADA Q-Mark Enhanced Security
- BM TRADA Q-Mark Enhanced Lifetime Performance of Doors



Example of proposed door elevation



Example image of the door ty	/pe proposed
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PROPOSED DOOR & DOOI	R FURNITURE SPECIFICAT
Door Specification	Strebord Solid Core Door. Laminate: High Pressure Colour: W1100 ST9 Alpin Lipping: FSC hardwood or
Fire Rating	FD30s / FD60s
Door Leaf Size	Various - Refer to door sc
Door Thickness	44mm
Wall / Partition Thickness	Various - Refer to door sc
Vision Panel	min FD30 rated glazing su Glazing Bead: FSC hardw
Casing / Lining	32mm Fire Rated Meranti Casings sized to suit door Casing depth to suit wall t
Architraves / Skirtings	Architraves and skirtings t made hardwood moulding rectangular section Meran
Seals	Rebated Pyroplex Fire an
Door Closer	Briton 1130B.S.SSS Size
Hold Open Devices	Circulation Doors Only: Surface Mounted Electro- with Armature Plate - Polis Supply with Floor Mountin
Kick plates	To both sides. Satin Brush height x 1.5mm thick.
Hinges	Enduro Grade 13 ball bea Hinges to be fitted in 2+1
Handles / Locks	Classrooms/Offices: Co Corridors: Satin Brushed All handles to be 'bolt thro
Signage	Statutory Signage as requ Circular countersunk scree
NOTES	1. Doors and associated certification (such as

3.10 Example Scope of Works

The following is a summary scope of works associated with the replacement of a single door. Further details of the works required to each individual door being replaced can be found on the proposed drawing set.

- architraves and discard.
- associated proposed casings. Make good remaining door opening.
- Make good affected floor surfaces.
- depth to suit wall / partition thickness.
- Apply new architraves and make good existing skirtings.
- specification (refer to door schedule)
- Check, ease and adjust door operation.
- Fit retained room name and way finding signage to door.
- mains power and the existing fire alarm system.



ION
aminate Egger Range
e White
ak finish, pencil round.
nedule
nedule
ch as Pilkington Pyrodur.
ood Bolection bead.
Hardwood casing with rebate
leaf sizes and maximum gap tolerance of 3mm hickness
o match existing in the relevant area of works. Decorative joinery is Purpose s to be supplied by client. Rectangular section joinery (level 7) to be ti Hardwood or similar.
d Smoke intumescent strip - 8712 (15mm x 4mm) in White colour
2-6. CE Adjustable Stainless Steel Door Closure Soft Line Cover
Magnetic Fire Door Holder - 24v DC - With Manual On / Off Switch - Supplie shed Chrome Finish g Bracket where required
ed Aluminium. Pre-drilled with counter sunk screws for flush fix. 200mm
ring hinge CEN1433/13-PVD (102x76x3mm) – 3No per leaf arrangement.
elocks UK CL400 mechanical lever handle with mortice latch
Aluminium D Pull Handles with push plates on other side ugh' fittings
ired (FDKS / FDKO)
w fixed Aluminium plates.
fittings to meet BS476 for fire and smoke performance with necessary Certifire);

· Carefully remove existing door and associated fittings, casings, beads, linings and

• Set existing room name and way finding signage to one side for future reapplication.

Increase existing structural opening to accommodate enlarged door size and the

Supply and fit new casing / lining as per specification to suit dimensions shown. Casing

Apply fire resistant / intumescent flexible sealant around casing and wall abutment.

· Supply and fit new door and associated fixtures and fittings as per relevant door

New floor mounted Electromagnetic hold open device to be connected into existing

3.11 Proposed Manufacturers Door Schedule

	Referen	ces								Door Details							VPs								Frame details				
Rod	ine Re' Do	or Ref	Туре	Supply Core	FD		Door Finish	h Lam Ref	Door Height	Door Leaf 1 Width	Door Leaf 2 Width	Lipping Species	s Handings		Vision panels	Vison panel cut off	Bottom Margin	Side Margin	Glass	Glazing Bead	Species	Finish	External Frame		Internal Frame		Depth	Thickness	Jambs long
Re: 20746	1.01 C	068	AA	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	926		Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2082	996	2050	932	155	32	Jambs long
Re: 20746	3.01 D	068A	A1	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1958	826		Oak	RHH	n/a	0					Hockey	Grandis	Prime	2000	896	1968	832	160	32	
Re: 20746	4.01 C	069	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926		Oak	RHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	996	1991	932	130	32	Jambs long
Re: 20746	5.01 C	070	С	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	430	926	Oak	LHH	RHH	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	1429	1991	1365	130	32	
Re: 20746	6.01 C	071	AA	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	926		Oak	RHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2082	996	2050	932	130	32	
Re: 20746	8.01 C	072	AA	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	926		Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2082	996	2050	932	130	32	Jambs long
Re: 20746	10 C	073	AA	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	926		Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2082	996	2050	932	130	32	
Re: 20746	12 C	074	AA	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	926		Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2082	996	2050	932	130	32	
Re: 20746	14 C	076	в	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	686	686	Oak	LHH	RHH	2	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	1445	1991	1381	130	32	Jambs long
Re: 20746	15 C	077	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	926		Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2082	996	2050	932	130	32	
Re: 20746	16 C	078	в	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	686	686	Oak	LHH	RHH	2	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	1445	1991	1381	130	32	Jambs long
Re: 20746	17 C	079	в	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	686	686	Oak	LHH	RHH	2	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	1445	1991	1381	135	32	Jambs long
Re: 20746	18 C	090	BB	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	778	778	Oak	LHH	RHH	2	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2082	1629	2050	1565	135	32	
Re: 20746	19 C	090	BB	Screen	3	0 24					7		n/a	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	693	1629	605	1541	135	44	
Re: 20746	20 D	090A	A1	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	796	_	Oak	RHH	n/a	0					Hockey	Grandis	Prime	2023	866	1991	802	100	32	
Re: 20746	21 C	091	Α	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	926	_	Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2082	996	2050	932	130	32	
Re: 20746	22 C	092	Α	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926	_	Oak	RHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	996	1991	932	160	32	
Re: 20746	23 C	093	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926	_	Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	996	1991	932	280	32	
Re: 20746	24 C	094	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926	_	Oak	RHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	996	1991	932	110	32	
Re: 20746	25 C	095	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926	_	Oak	RHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	996	1991	932	110	32	
Re: 20746	26 C	096	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926	_	Oak	RHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	996	1991	932	120	32	
Re: 20746	27 C	097	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	811	_	Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	881	1991	817	120	32	
Re: 20746	28 C	098	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926	_	Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	996	1991	932	160	32	
Re: 20746	29 C	099	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926	_	Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	996	1991	932	110	32	
Re: 20746	30 C	100	A	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	820		Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd	Hockey	Grandis	Prime	2023	890	1991	826	130	32	
Re: 20746	32.1			Sundry Item									n/a	n/a	0								_						
Re: 20746	33.1		:	Sundry Item		_				1	7		n/a	n/a	0													1	
Re: 20746	1 [067		Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	2040	926		Oak	RHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd		Grandis	Prime	2082	996	2050	932	130	32	
Re: 20746	30 C	101		Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	826	_	Oak	LHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd		Grandis	Prime	2023	896	1991	832	160	32	
Re: 20746	30 C	121	I	Rdy2HngSet 44ChpStB	d 3	0 24	Lam	W1100	1981	926		Oak	RHH	n/a	1	1470 x 190mm	305mm	205mm	7.2PGrd		Grandis	Prime	2023	996	1991	932	270	32	

Camden WM College - Internal Door Replacement Design and Access Statement

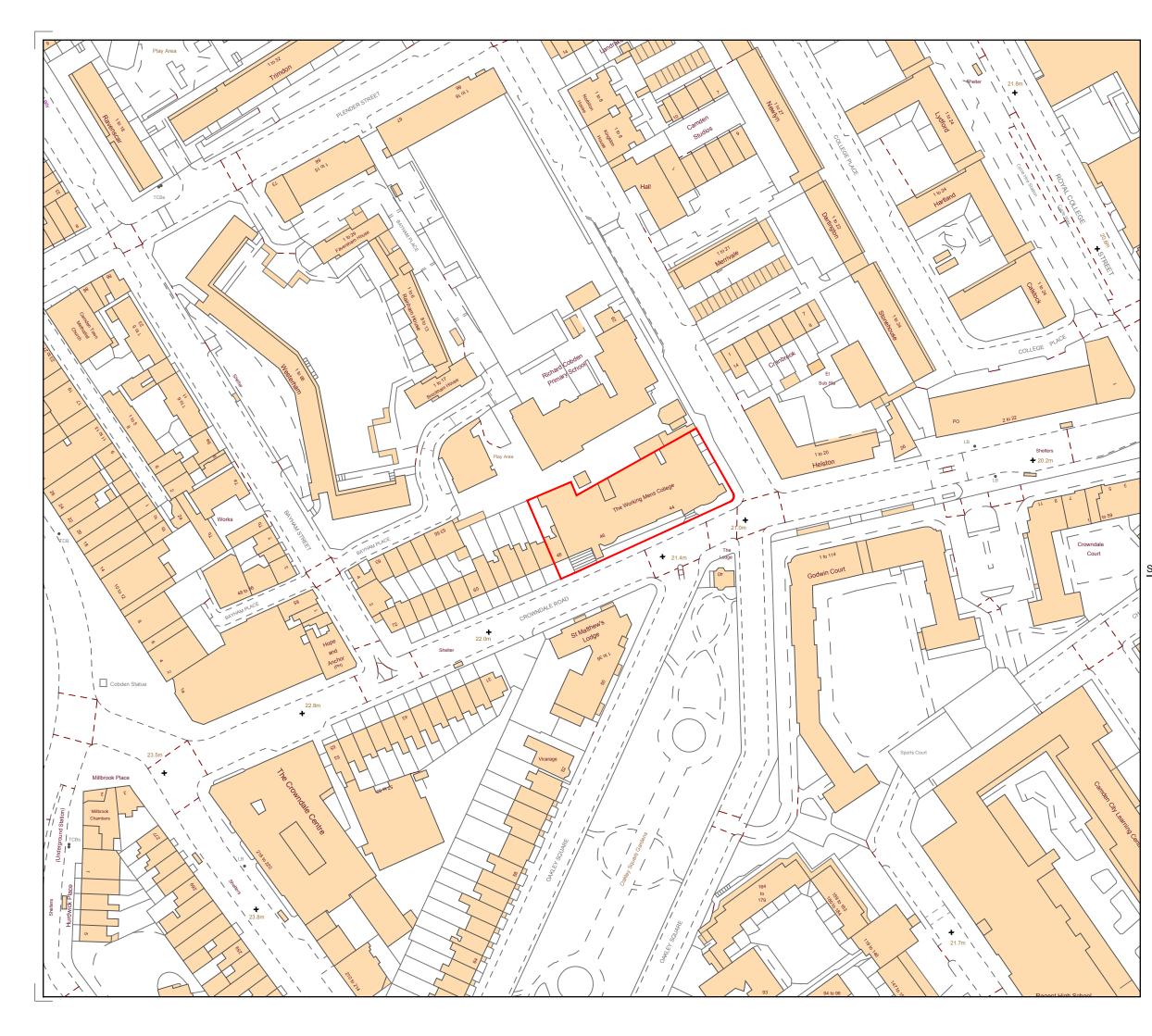


15

Camden WM College - Internal Door Replacement Design and Access Statement

APPENDIX A: APPLICATION DRAWING SET





3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 0345270 8260



Rev Date

Initials

Drawn

VP Rev.

00

SPACES

Client

WORKING MEN'S COLLEGE

CAMDEN WMC DOR SCHEDULE

Description

Project Name

SITE LOCATION PLAN

LISTED BUILDING CONSENT

BÉ

Scale & Paper Size Date Originated

Dec 2020

Stage No.

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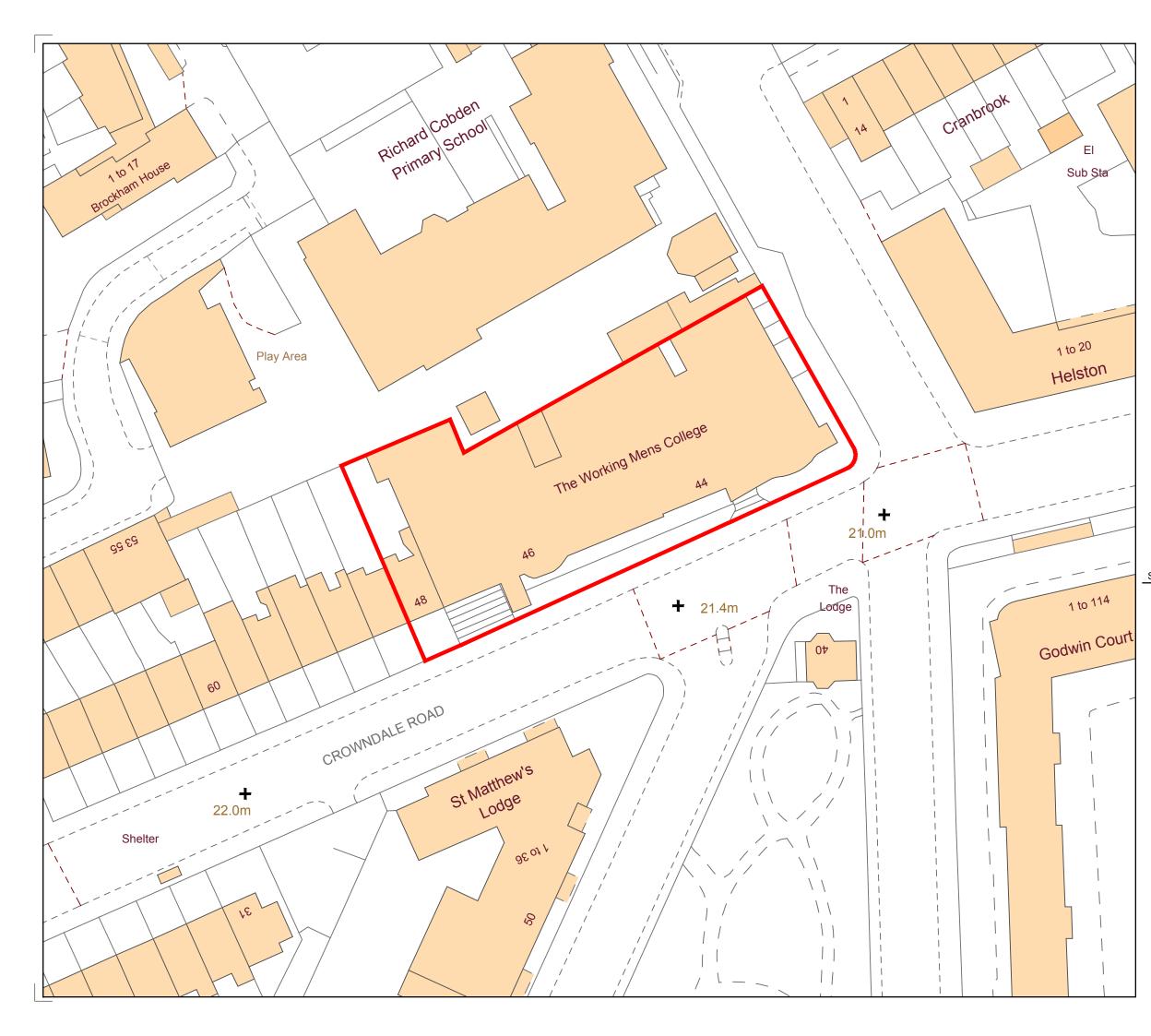
Drawing Title

Issue Status

1:1250@A3

Project No.

P404



3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 0345270 8260



Rev Date

Project Name

Drawing Title **BLOCK PLAN**

Issue Status

1:500@A3

Project No.

P404

LISTED BUILDING CONSENT

Scale & Paper Size Date Originated

Dec 2020

No.

001

Stage

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CAMDEN WMC DOOR SCHEDULE

Initials

Client

Description

Drawn

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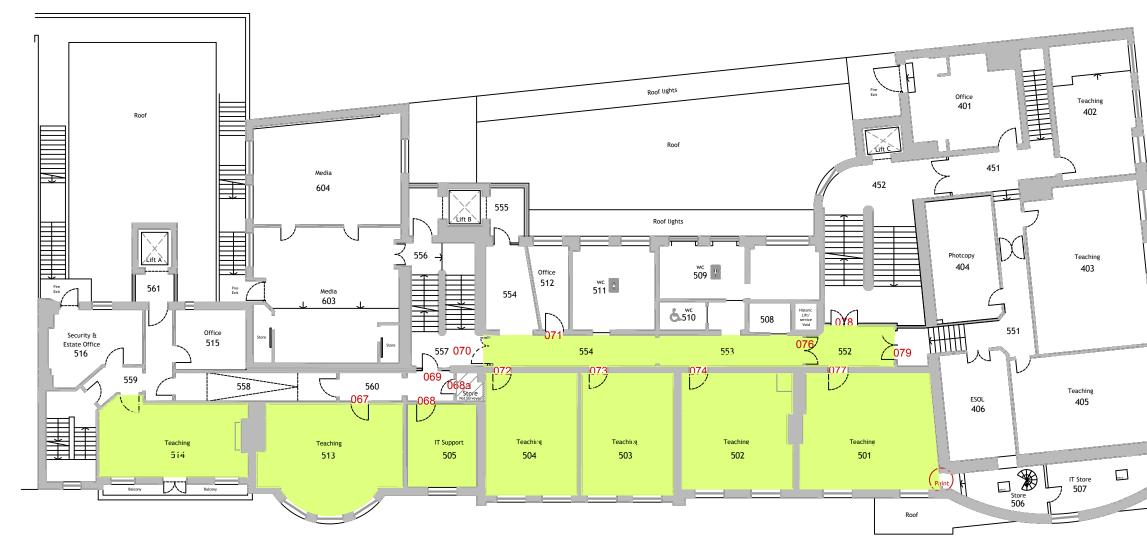
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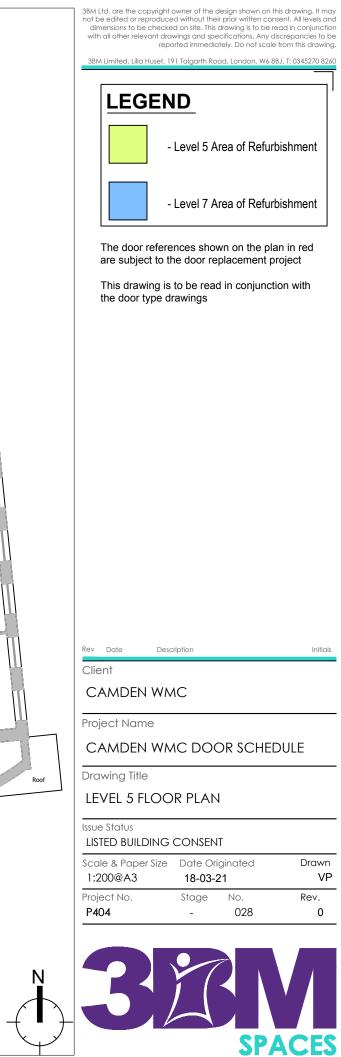
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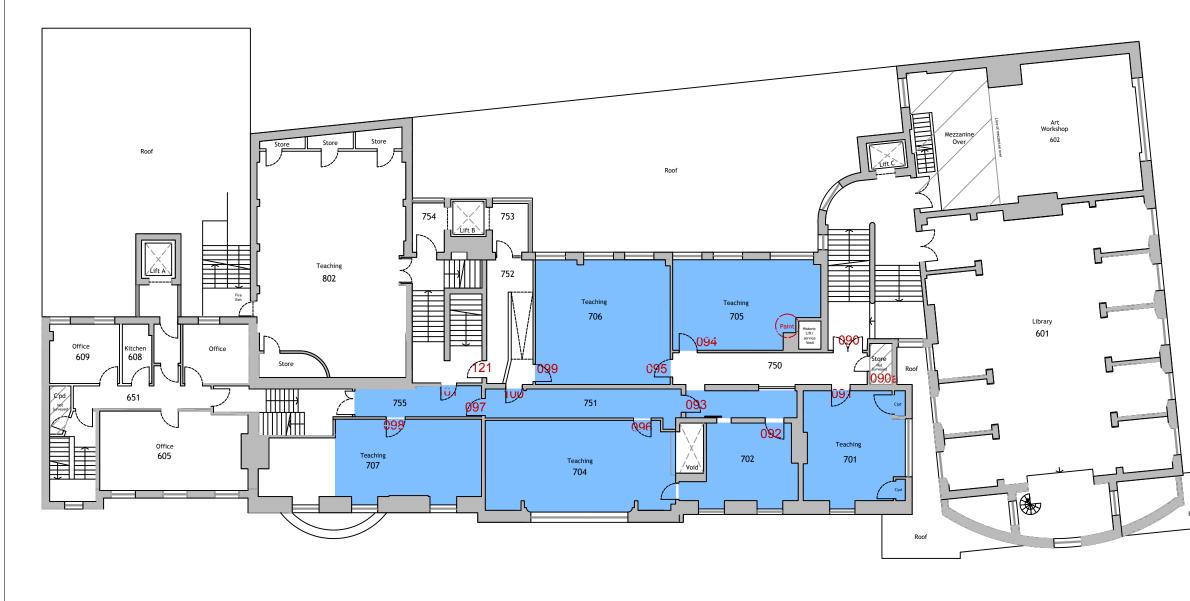
SPACES



WORKING MEN'S COLLEGE



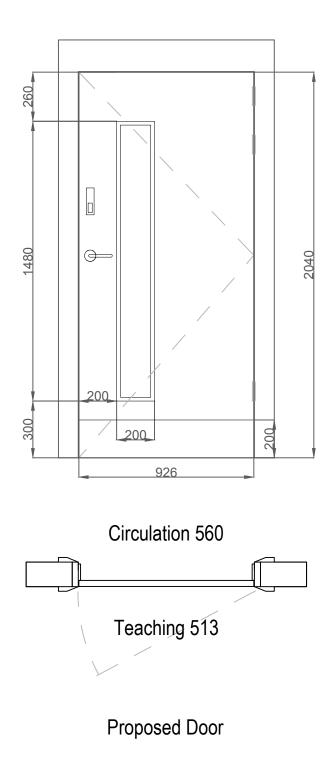




0 Scale Bar 1:200 (m) ^I

6 8 L I 10

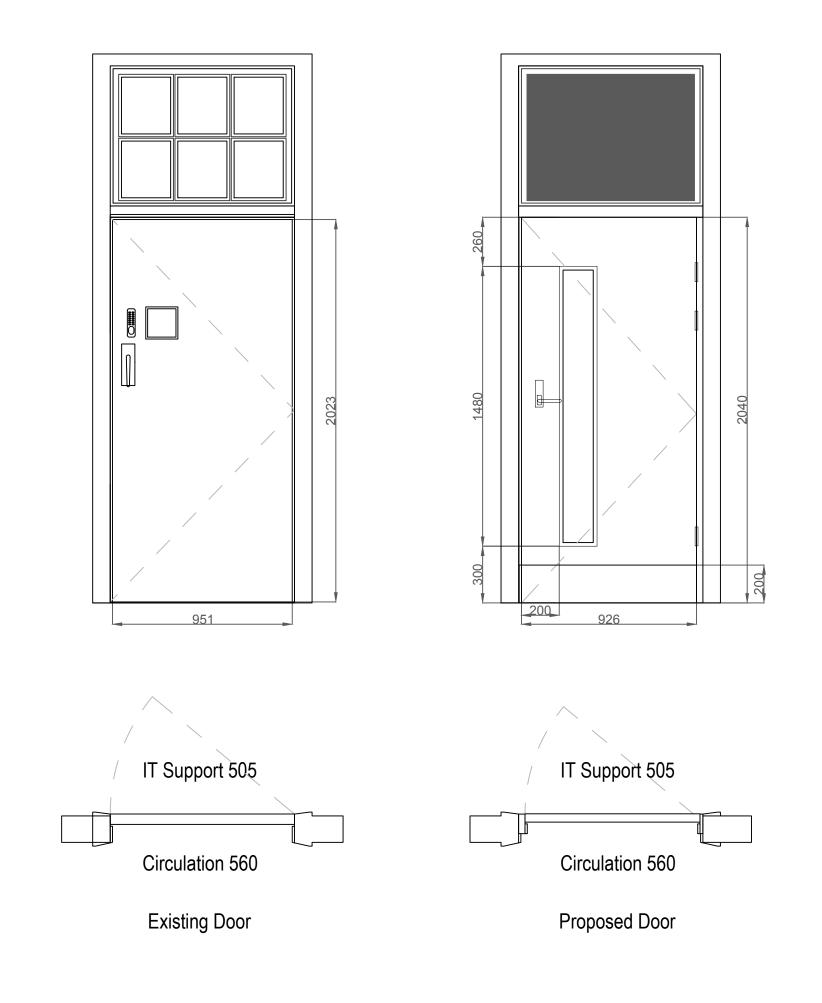
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3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 0345270 8260

Notes

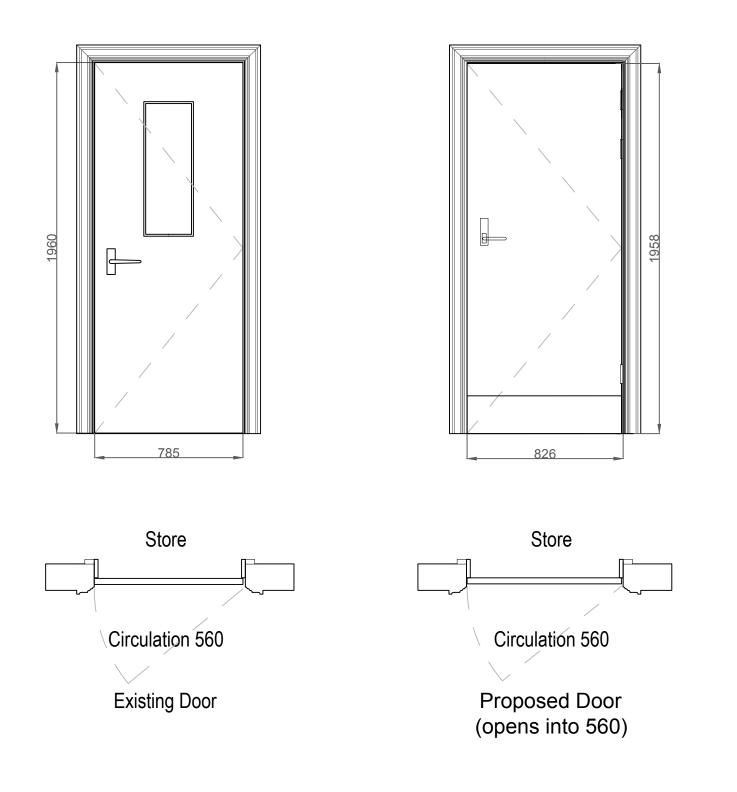
	Illy remove exis		
fittings and dis	, casings, bead scard.	s, linings an	d architraves
	Illy remove exis ated beads, lini		
discare	d.	-	
	isting room nan side for future i		
· Make	good remaining	door openir	ng and adjust
	opening to suit ated proposed		ai and the
	and fit new case cation to suit direction		
depth	to suit wall / par	tition thickne	ess.
	anlight arrange		door using
	fire resistant / ir t casing and wa		flexible sealant
· Replac	ce existing fanlig	ght with solid	
	th 15mm fireline new architraves		
skirting			
and fit	tings as per rele	evant door s	
	o door schedule , ease and adju	,	ation.
	ained room nam		
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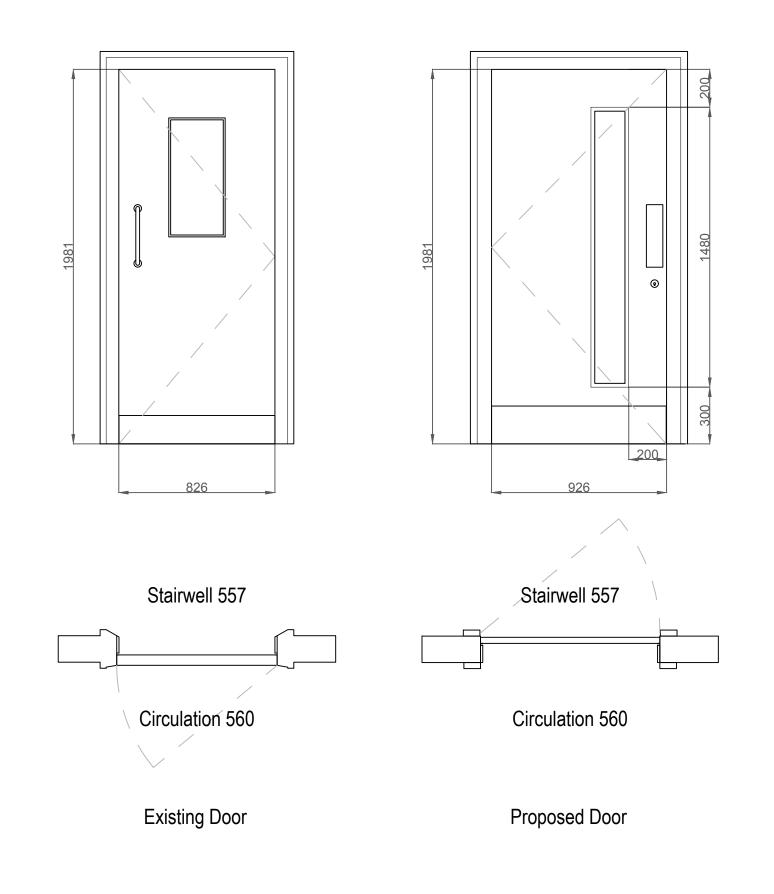
	Carefully ren			
	fittings, casir and discard.	igs, beads	s, linings and	architraves
•	Carefully ren associated b			
	discard. Set existing to one side f Make good r size of openi associated p Supply and f specification depth to suit Form fanligh mouldings to Apply fire rei around casir Replace exis infill with 15r Apply new a skirtings. Supply and f and fittings a (refer to door Check, ease	room nam or future re emaining of ing to suit roposed c it new cas to suit din wall / part t arrangen o match ex sistant / in ng and wal sting fanlig nm fireline rchitraves it new doc s per rele r schedule and adjus	e and way fi eapplication. door opening new door lea asings. ing / lining a nensions sho ition thickne nent above o isting. tumescent fl I abutment. ht with solid board to bo and make g or and assoc vant door sp i) st door opera	nding signage g and adjust af and the s per own. Casing ss. door using exible sealant timber stud th sides ood existing iated fixtures ecification
Rev	Date Des	cription		Initials
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· · · · · · · · · · · · · · · · · · ·	Carefully remove existing door and associated fittings, casings, beads, linings and architraves and discard. Set existing room name and way finding signage to one side for future reapplication. Make good remaining door opening. Supply and fit new casing / lining as per specification to suit dimensions shown. Casing depth to suit wall / partition thickness. Apply fire resistant / intumescent flexible sealant around casing and wall abutment. Apply new architraves to match existing. Supply and fit new door and associated fixtures and fittings as per relevant door specification. Check, ease and adjust door operation. Fit retained room name and way finding signage to door.
Rev	Date Description Initials
	MDEN WMC
	ct Name MDEN WMC DOOR SCHEDULE
Drav	ving Title 'EL 5 DOOR 068a
	Status ED BUILDING CONSENT
1:50	& Paper Size Date Originated Drawn @A3 18-03-21 VF
Proje P40	ct No. Stage No. Rev. 4 - 004 0



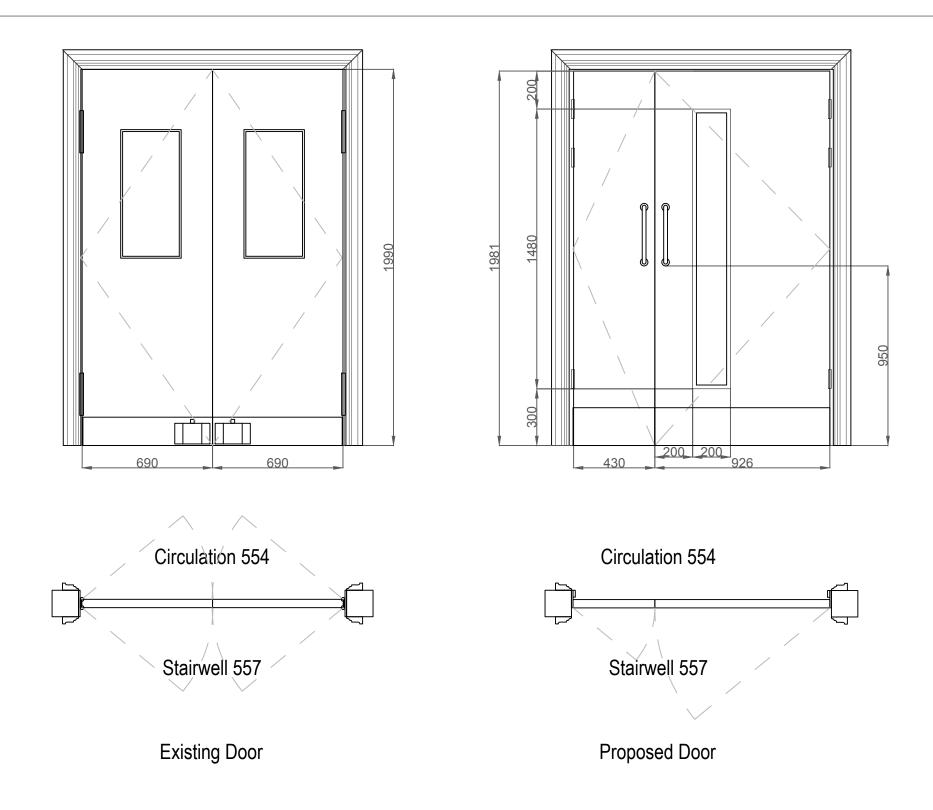
Scale Bar 1:20 (mm)

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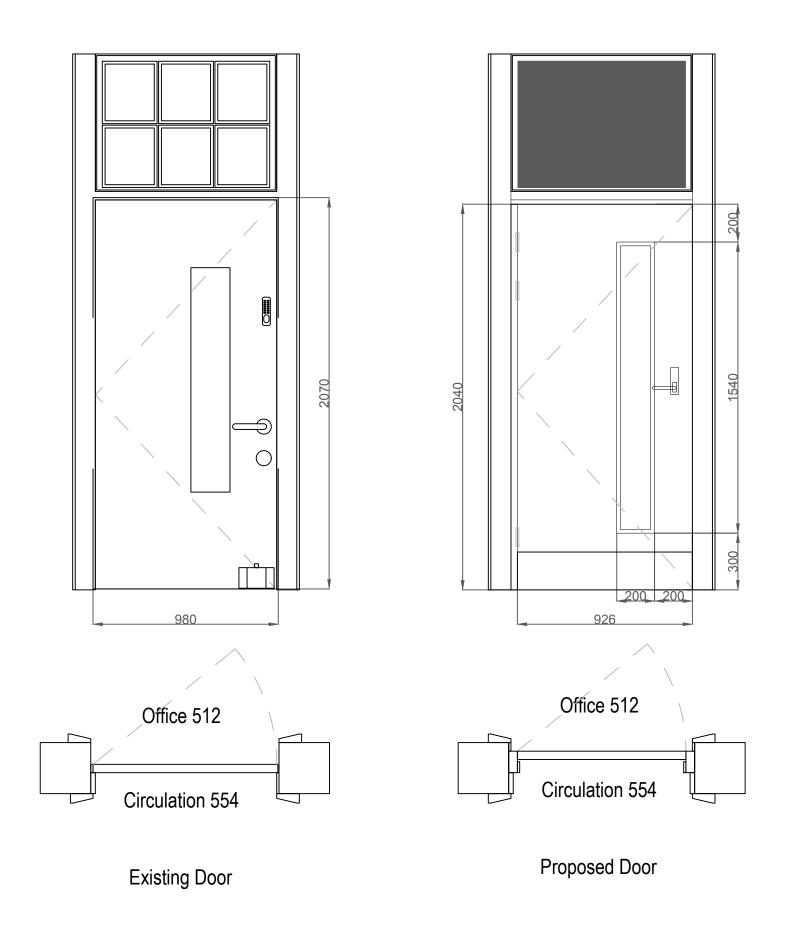
	y remove exis		
-	casings, bead	s, linings and	d architraves
and disc		a and way f	
	iting room nam ide for future r		
	e existing struc		
	nodate enlarge		
	ted proposed of		
	ng door openir		-
•	ood affected flo		
	and fit new cas ation to suit dii		
	suit wall / par		
	re resistant / ir		
	casing and wa		
	ew architraves	and make g	ood existing
skirtings			
	and fit new doo ngs as per rele		
	door schedule		CINCALION
·	ease and adju	,	ation.
	ned room nam		
to door.			
	or mounted Ele		
	o be connecte existing fire al		ig mains pow
		ann system.	
Rev Date	Description		Initials
	Description		Initials
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CAMDEN	WMC		
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3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 0345270 8260

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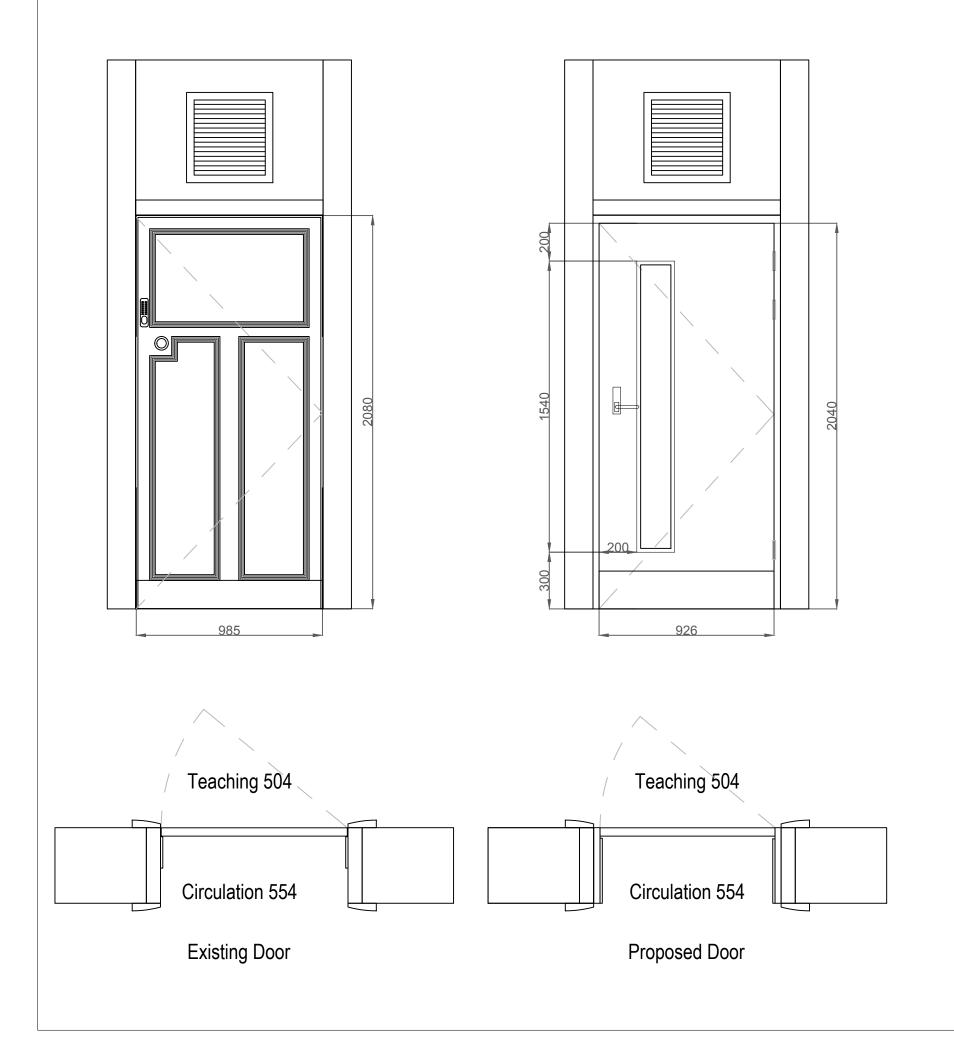
	-			
•	associated architraves Make good size of oper associated Supply and specification depth to sui Apply fire re around casi Apply new a skirtings. Supply and associated door specifi Check, eas Fit retained to door. New floor m device to be	ing and wall architraves a fit new leaf fixtures and ication (refer e and adjust	ngs, beads, oor opening iew door lea asings. ng / lining as ensions sho tion thicknes umescent fle abutment. and make go and a half du fittings as p to door sch door opera and way fin ctromagnetic into existing	linings and and adjust fs and the s per wn. Casing s. exible sealan bod existing oors and er relevant edule) tion. ding signage c hold open g mains
Clier CA Proje CA	nt MDEN W ect Name	Pescription /MC	OR SCHEI	Initials
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3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 0345270 8260

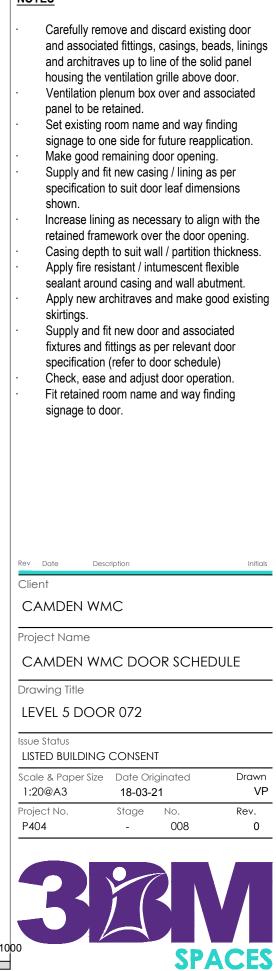
Notes

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 Carefully fittings, ca and disca Carefully associate discard. Set existin signage to Make good size of op associate Supply ar specificat depth to se Form fanl mouldings Replace of infill with Apply fire sealant an Apply ar fixtures an specificat Check, ea 	remove existing glaze d beads, linings and a ng room name and wa o one side for future re- od remaining door ope ening to suit new doo d proposed casings. Ind fit new casing / linin ion to suit dimensions suit wall / partition thick ight arrangement abor s to match existing. existing fanlight with se 15mm fireline board to resistant / intumescel round casing and wall w architraves and make and fit new door and as and fittings as per relev- ion (refer to door sche ase and adjust door op ed room name and wa	and architraves ad fanlights and architraves and ay finding eapplication. ning and adjust r leaf and the ng as per shown. Casing kness. ve door using olid timber stud o both sides nt flexible abutment. a good existing sociated rant door edule) peration.
	Description	Initials
Client CAMDEN V	VMC	
Project Name		
-	VMC DOOR SCH	IEDULE
Drawing Title		
LEVEL 5 DC	OR 071	
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3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 0345270 8260

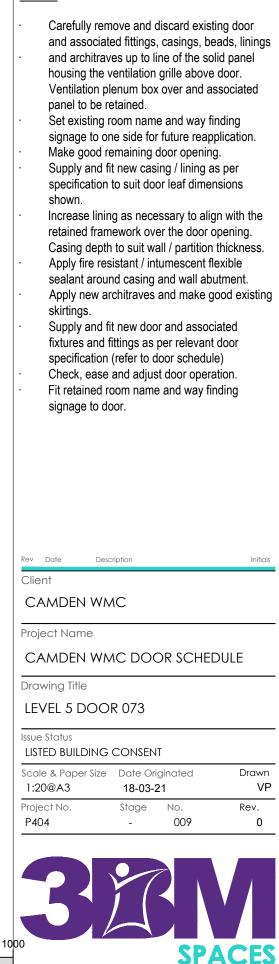
<u>NOTES</u>





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<u>NOTES</u>

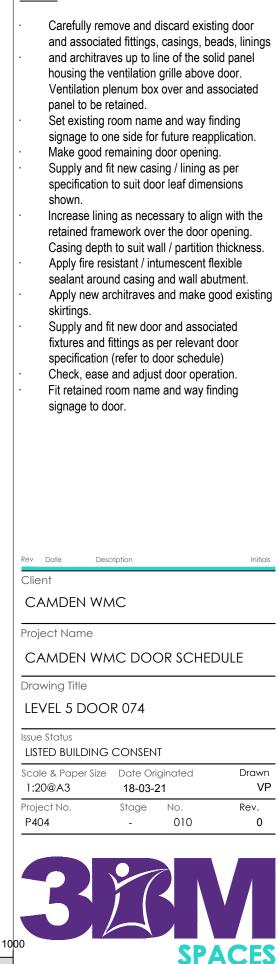


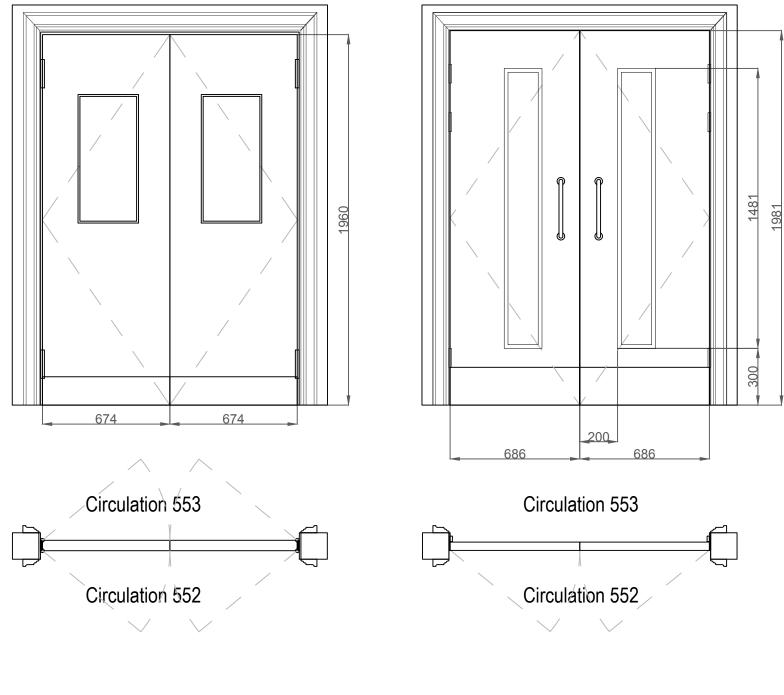


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<u>NOTES</u>





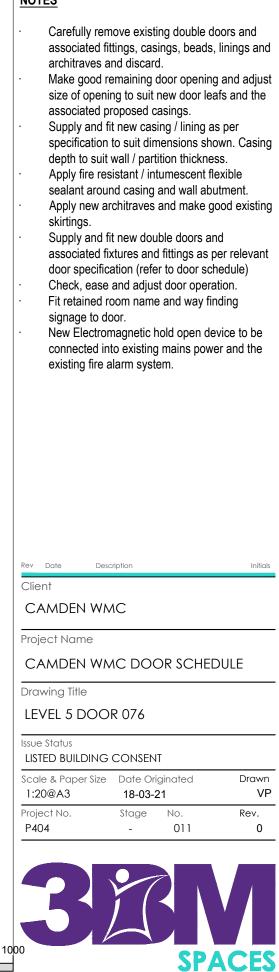
Existing Door

Proposed Door

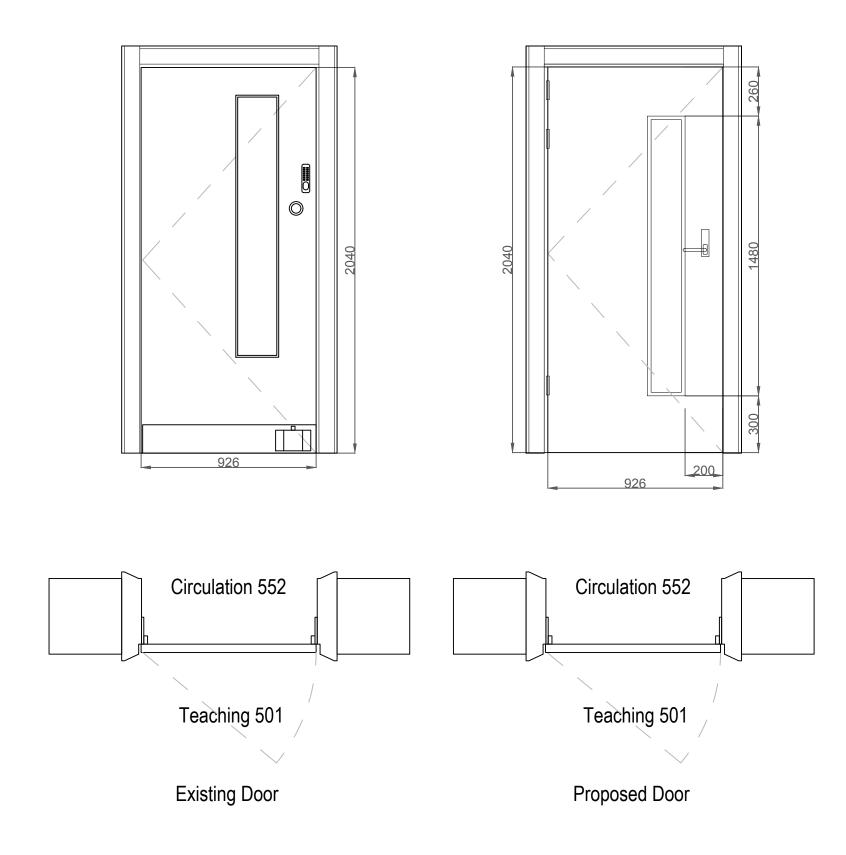
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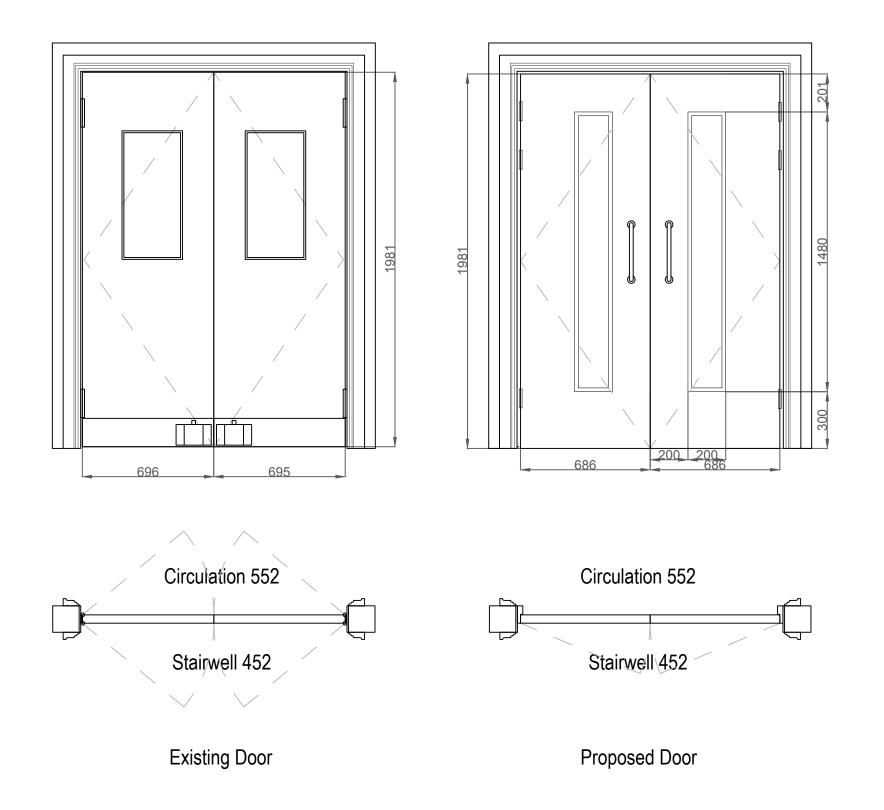
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<u>NOTES</u>

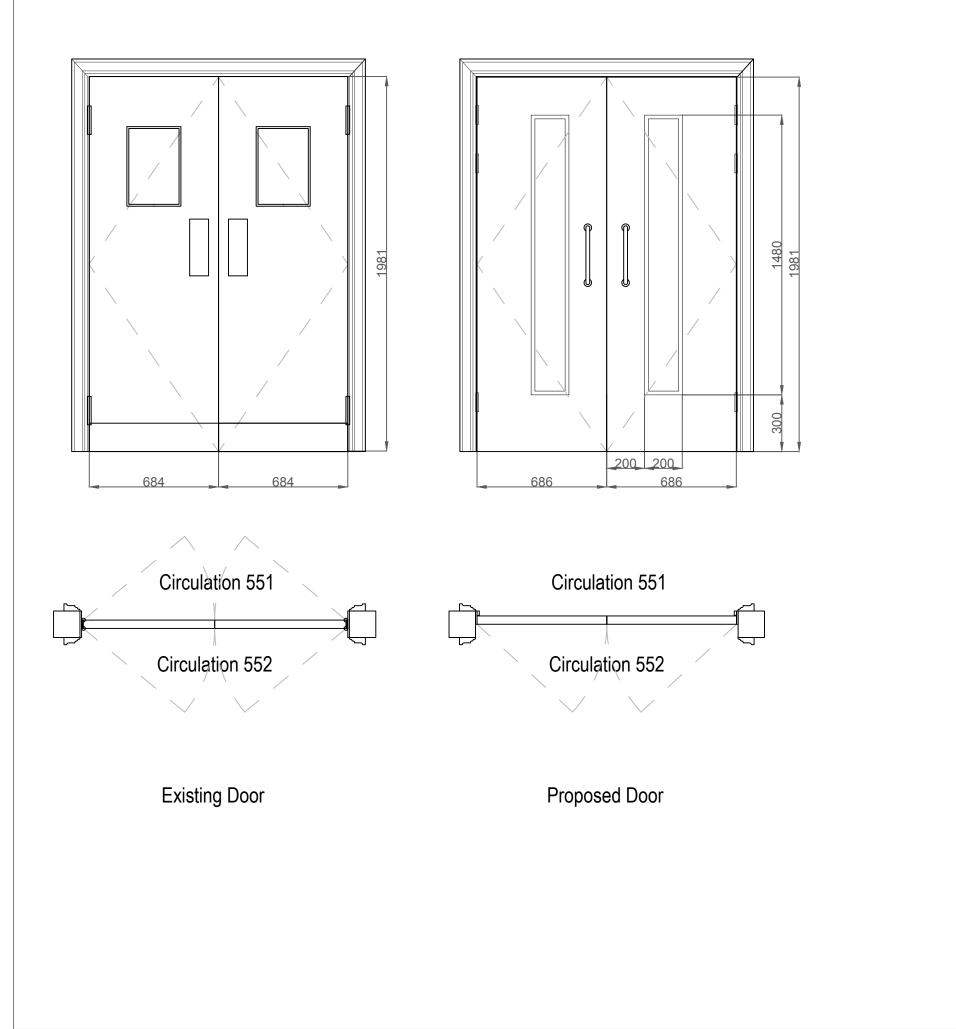
 Carefully remove and discard existing door and associated fittings, casings, beads, linings and architraves up to line of the solid panel housing the ventilation grille above door. Ventilation plenum box over and associated panel to be retained. Set existing room name and way finding signage to one side for future reapplication. Make good remaining door opening. Supply and fit new casing / lining as per specification to suit door leaf dimensions shown. Increase lining as necessary to align with the retained framework over the door opening. Casing depth to suit wall / partition thickness. Apply fire resistant / intumescent flexible sealant around casing and wall abutment. Apply new architraves and make good existing skirtings. Supply and fit new door and associated fixtures and fittings as per relevant door specification (refer to door schedule) Check, ease and adjust door operation. Fit retained room name and way finding signage to door.
Rev Date Description Initials
CAMDEN WMC
Project Name
CAMDEN WMC DOOR SCHEDULE
Drawing Title
LEVEL 5 DOOR 077
Issue Status LISTED BUILDING CONSENT
Scale & Paper Size Date Originated Drawn
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3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 0345270 8260

<u>NOTES</u>

	nove existing door and as ngs, beads, linings and a	
and discard.		chillaves
· Carefully rer	move existing glazed fanli beads, linings and architra	
discard.	-	
	room name and way find for future reapplication.	ing signage
· Make good	remaining door opening a	
	ing to suit new door leaf a	and the
	proposed casings. fit new casing / lining as p	her
specification	to suit dimensions show	n. Casing
	wall / partition thickness.	
	ngement above door usin o match existing.	Ig
· Supply and	fit new fire rated glass as	per
	to the new fanlight arran	
	sistant / intumescent flexi ng and wall abutment.	ble sealant
· Apply new a	irchitraves and make goo	d existing
skirtings.	fit now door and apposint	ad fixturaa
	fit new door and associate as per relevant door spec	
(refer to doo	r schedule)	
	e and adjust door operatic room name and way findi	
to door.		ng signage
	device to be connected to	
mains powe	r and existing fire alarm s	ystems.
Rev Date	Description	Initials
	Description	Initials
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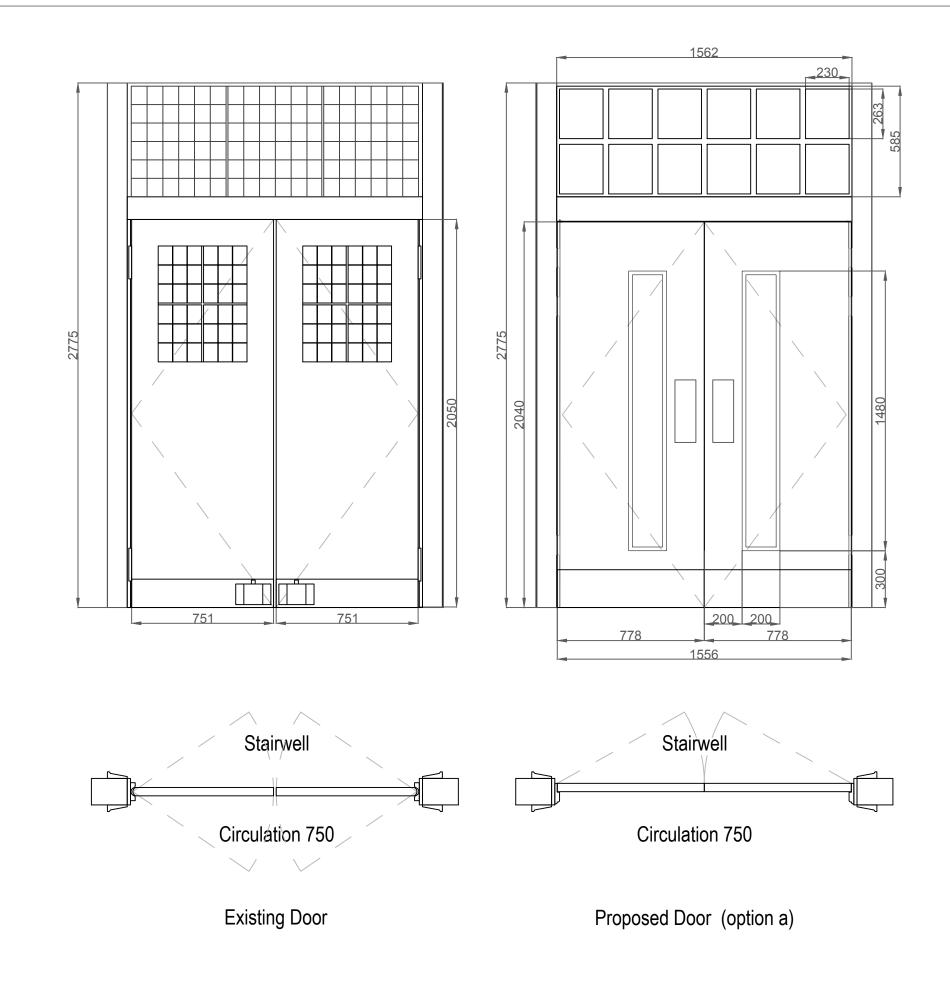
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NOTES

	Carefully remove existing door and associated
	fittings, casings, beads, linings and architraves and discard.
	Set existing room name and way finding
	signage to one side for future reapplication. Increase existing structural opening to
	accommodate enlarged door size and the
	associated proposed casings. Make good
	remaining door opening. Make good affected floor surfaces.
	Supply and fit new casing / lining as per
	specification to suit dimensions shown. Casing
	depth to suit wall / partition thickness. Apply fire resistant / intumescent flexible
	sealant around casing and wall abutment.
	Apply new architraves and make good existing skirtings.
	Supply and fit new door and associated
	fixtures and fittings as per relevant door
	specification (refer to door schedule) Check, ease and adjust door operation.
	Fit retained room name and way finding
	signage to door. New floor mounted Electromagnetic hold open
	device to be connected into existing mains
	power and the existing fire alarm system.
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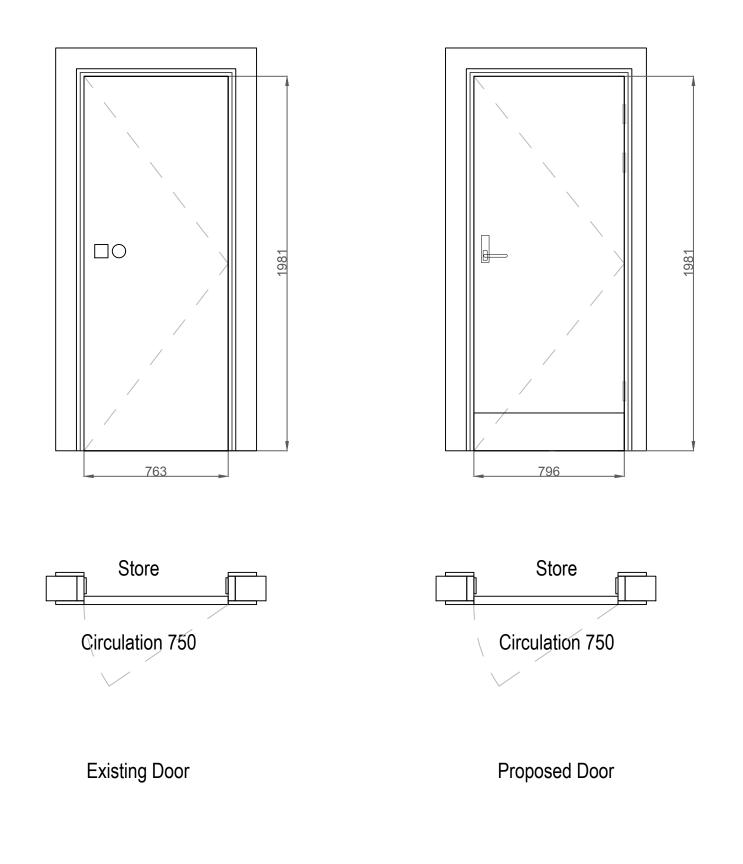


3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 03

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oors and linings and inlights and itraves and g and adjust af and the s per own. Casing ss. Form sing encase in a s. exible utment. ood existing nd associated door e) tion. vice to be er and the
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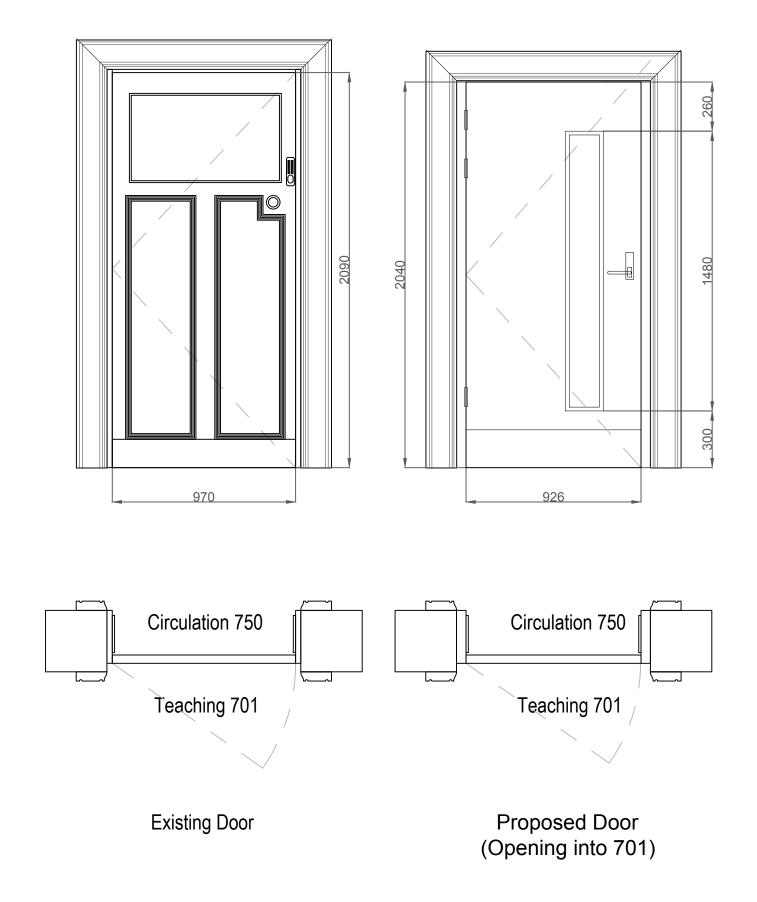
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3BM Limited, Lilla Huset, 191 Talgarth Road, London, W6 8BJ, T: 0345270 8260

<u>NOTES</u>

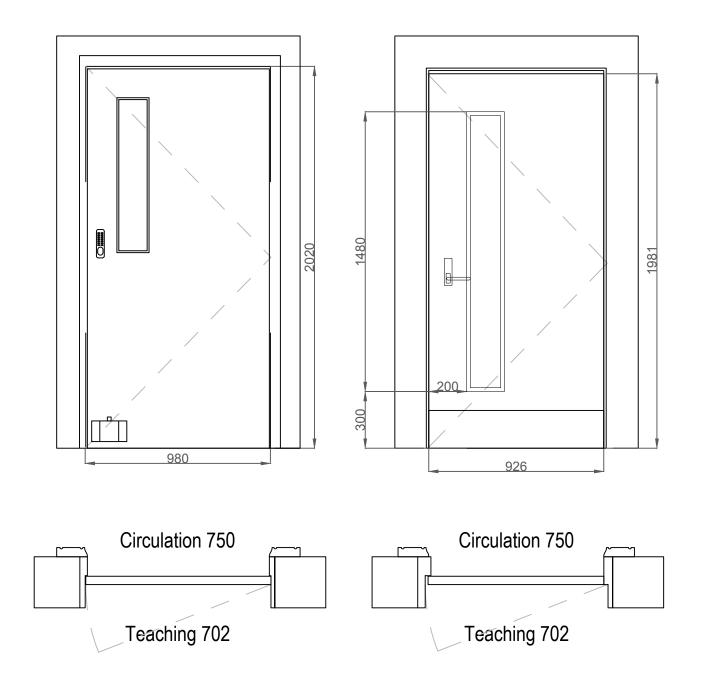
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<u>NOTES</u>

	 Carefully remove existing door and associated fittings, casings, beads, linings and architraves and discard. Set existing room name and way finding signage to one side for future reapplication. Make good remaining door opening and adjust size of opening to suit new door leaf and the associated proposed casings. Supply and fit new casing / lining as per specification to suit dimensions shown. Casing depth to suit wall / partition thickness. Apply fire resistant / intumescent flexible sealant around casing and wall abutment. Apply new architraves and make good existing skirtings. Supply and fit new door and associated fixtures and fittings as per relevant door specification (refer to door schedule) Check, ease and adjust door operation. Fit retained room name and way finding signage to door.
	Rev Date Description Initials
	Client
	CAMDEN WMC
	Project Name
	CAMDEN WMC DOOR SCHEDULE
	Drawing Title
	LEVEL 7 DOOR 091
	Issue Status LISTED BUILDING CONSENT
	Scale & Paper SizeDate OriginatedDrawn1:20@A318-03-21VP
	Project No. Stage No. Rev. P404 - 017 0
10	BERNING SPACES



Existing Door

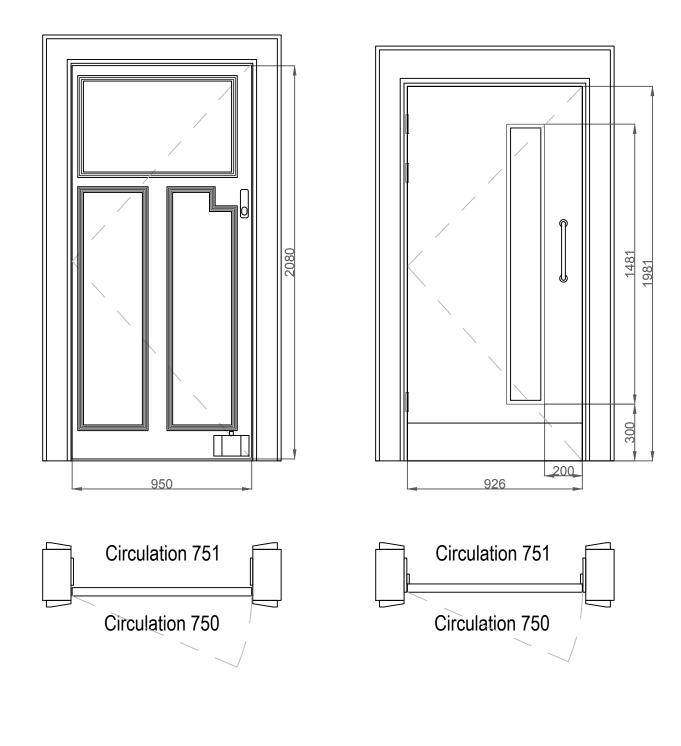
Proposed Door

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•	Carefully rem fittings, casir and discard. Set existing r signage to or Make good r size of openi associated p Supply and f specification depth to suit Apply fire res sealant arour Apply new an skirtings. Supply and f fixtures and f specification Check, ease Fit retained r signage to de	room nam ne side for emaining o ng to suit roposed c it new cas to suit din wall / part sistant / in nd casing rchitraves it new doc fittings as (refer to c and adjus oom name	e and way fin future reapp door opening new door lea asings. ing / lining as nensions sho ition thicknes tumescent fla and wall abu and make go or and associ per relevant loor schedule t door opera	architraves nding plication. g and adjust af and the s per pwn. Casing ss. exible utment. ood existing fated door e) tion.
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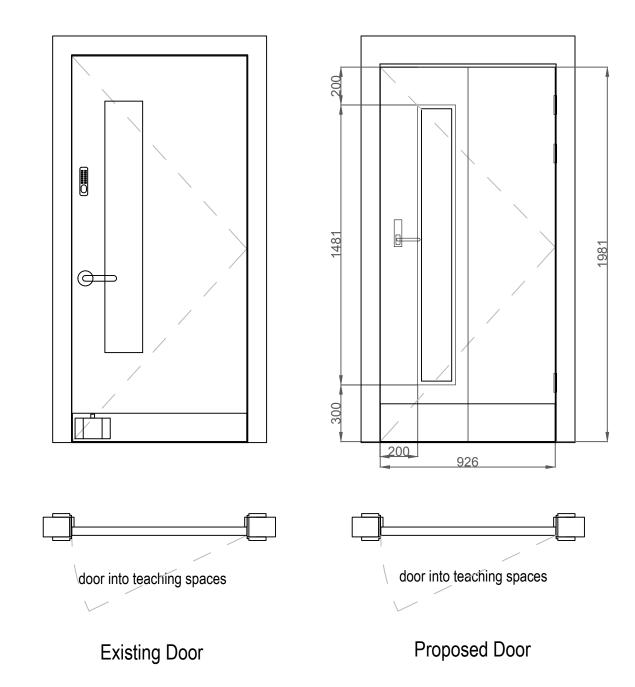
Existing Door

Proposed Door (opens into 750 corridor) 38M Ltd. are the copyright owner of the design shown on this drawing. It may not be edited or reproduced without their prior written consent. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Any discrepancies to be reported immediately. Do not scale from this drawing.

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<u>NOTES</u>

	 Carefully remove existing door and associated fittings, casings, beads, linings and architraves and discard. Set existing room name and way finding signage to one side for future reapplication. Make good remaining door opening and adjust size of opening to suit new door leaf and the associated proposed casings. Supply and fit new casing / lining as per specification to suit dimensions shown. Casing depth to suit wall / partition thickness. Apply fire resistant / intumescent flexible sealant around casing and wall abutment. Apply new architraves and make good existing skirtings. Supply and fit new door and associated fixtures and fittings as per relevant door specification (refer to door schedule) Check, ease and adjust door operation. Fit retained room name and way finding signage to door. New Electromagnetic hold open device to be connected into existing mains power and the existing fire alarm system.
	Rev Date Description Initials
	Client
	CAMDEN WMC
	Project Name
	CAMDEN WMC DOOR SCHEDULE
	Drawing Title
	LEVEL 7 DOOR 093
	Issue Status LISTED BUILDING CONSENT
	Scale & Paper Size Date Originated Drawn
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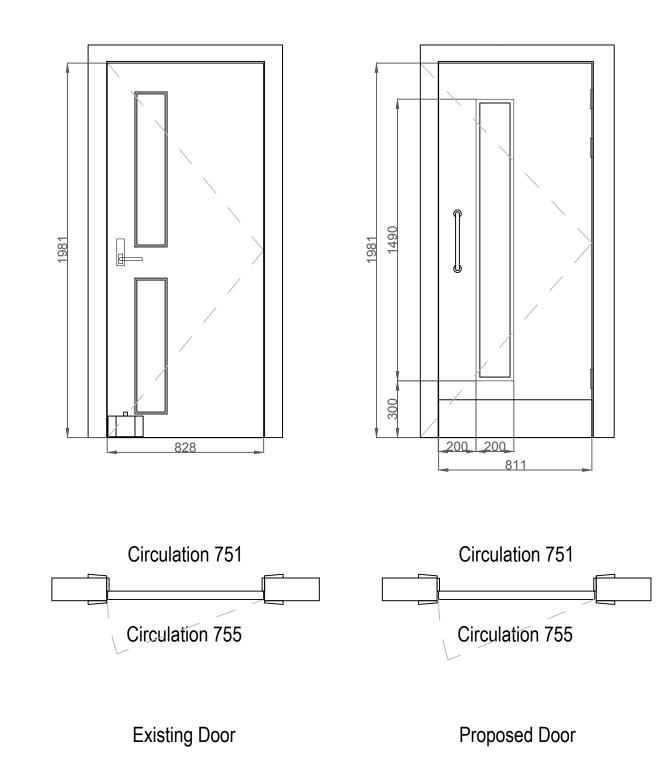
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<u>NOTES</u>

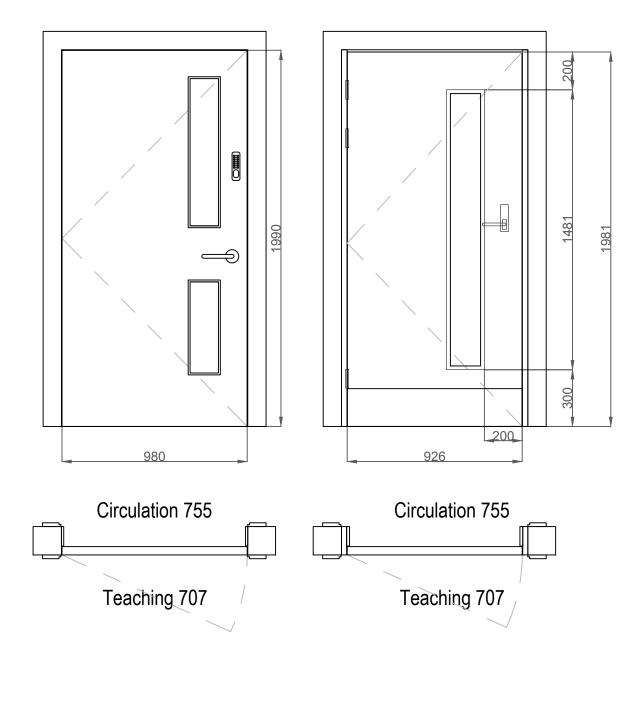
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<u>NOTES</u>

 Carefully remove existing door and associated fittings, casings, beads, linings and architraves and discard. Set existing room name and way finding signage to one side for future reapplication. Increase existing structural opening to accommodate enlarged door size and the associated proposed casings. Make good remaining door opening. Make good affected floor surfaces. Supply and fit new casing / lining as per specification to suit dimensions shown. Casing depth to suit wall / partition thickness. Apply fire resistant / intumescent flexible sealant around casing and wall abutment. Apply new architraves and make good existing skirtings. Supply and fit new door and associated fixtures and fittings as per relevant door specification (refer to door schedule) Check, ease and adjust door operation. Fit retained room name and way finding signage to door. New Electromagnetic hold open device to be connected into existing mains power and the existing fire alarm system.
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Rev Date Description Initials Client
Client
Client CAMDEN WMC
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Client CAMDEN WMC Project Name CAMDEN WMC DOOR SCHEDULE Drawing Title LEVEL 7 DOOR 097 Issue Status LISTED BUILDING CONSENT Scale & Paper Size Date Originated Drawn
Client CAMDEN WMC Project Name CAMDEN WMC DOOR SCHEDULE Drawing Title LEVEL 7 DOOR 097 Issue Status LISTED BUILDING CONSENT



Existing Door

Proposed Door

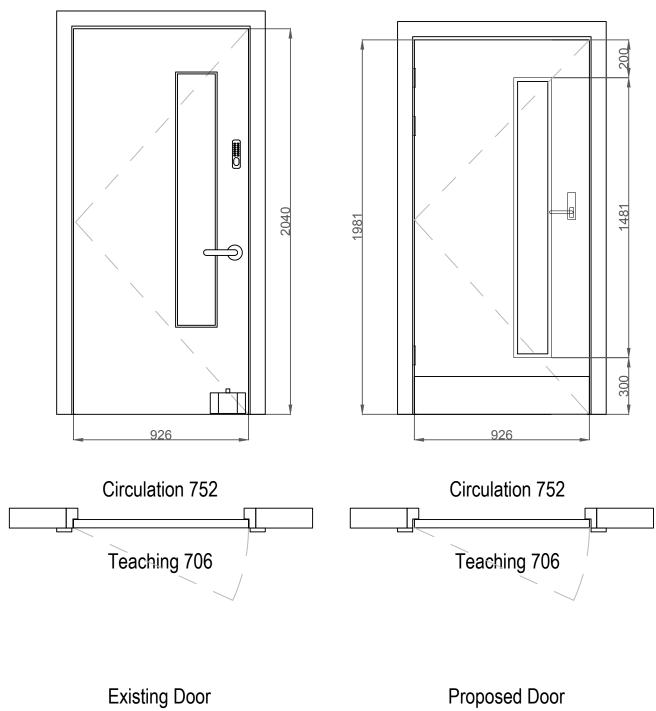
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<u>NOTES</u>

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Proposed Door

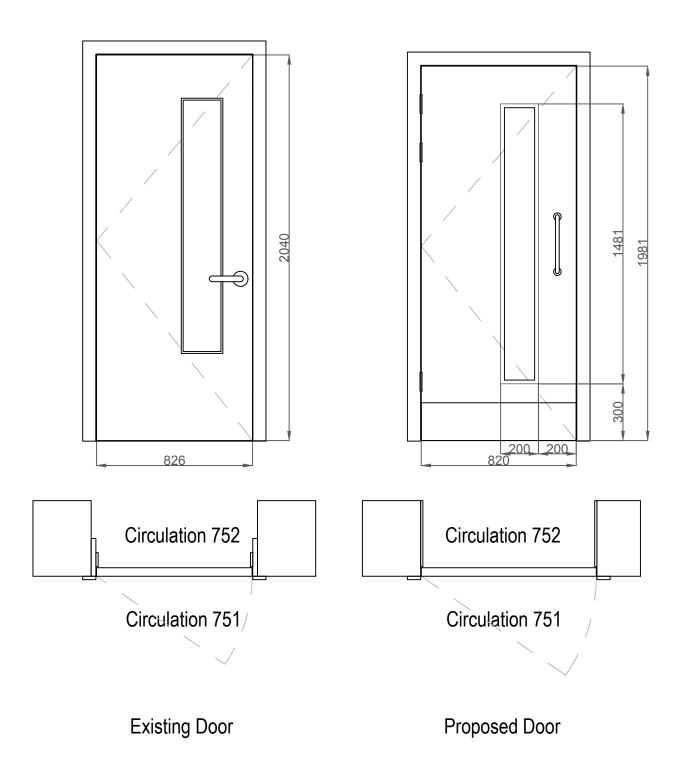
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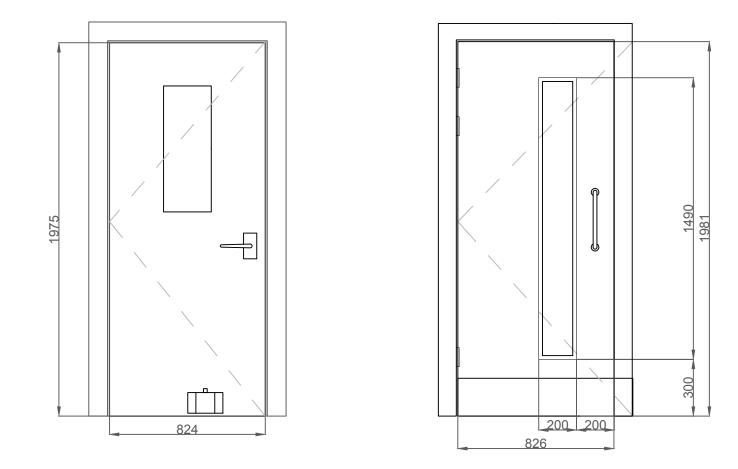
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and disca	-	•	
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•	suit wall / parti e resistant / int		
	round casing a w architraves.	and wall ab	outment.
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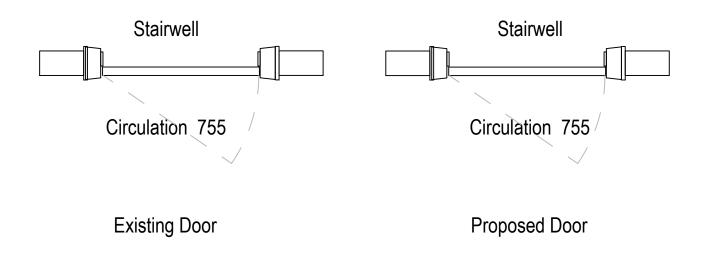


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<u>NOTES</u>

	 Carefully remove existing door and associated fittings, casings, beads, linings and architraves and discard. Set existing room name and way finding signage to one side for future reapplication. Increase existing structural opening to accommodate enlarged door size and the associated proposed casings. Make good remaining door opening. Make good affected floor surfaces. Supply and fit new casing / lining as per specification to suit dimensions shown. Casing depth to suit wall / partition thickness. Apply fire resistant / intumescent flexible sealant around casing and wall abutment. Apply new architraves and make good existing skirtings. Supply and fit new door and associated fixtures and fittings as per relevant door specification (refer to door schedule) Check, ease and adjust door operation. Fit retained room name and way finding signage to door. New Electromagnetic hold open device to be connected into existing mains power and the existing fire alarm
	Rev Date Description Initials
	Client CAMDEN WMC
	Project Name CAMDEN WMC DOOR SCHEDULE
	Drawing Title LEVEL 7 DOOR 100
	Issue Status
	LISTED BUILDING CONSENT
	Scale & Paper SizeDate OriginatedDrawn1:20@A318-03-21VP
	Project No. Stage No. Rev. P404 - 024 0
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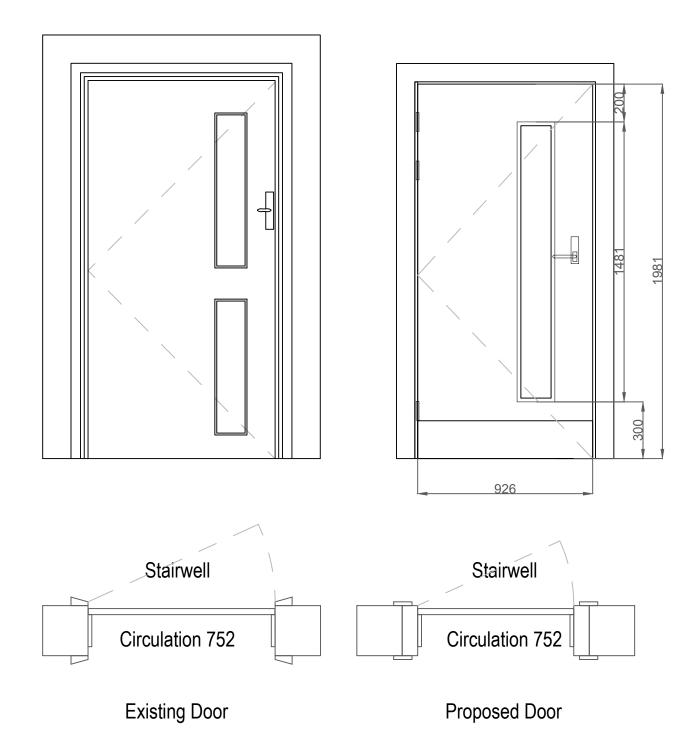


0 200 400 Scale Bar 1:20 (mm) 3BM Ltd. are the copyright owner of the design shown on this drawing. It may not be edited or reproduced without their prior written consent. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Any discrepancies to be reported immediately. Do not scale from this drawing.

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	housing the v Ventilation pl			
	panel to be re	etained.		
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LE Issue LIS Scc 1:2	AMDEN WM wing Title VEL 7 DOO e Status TED BUILDING le & Paper Size 20@A3	R 101 CONSEN [®] Date Orig 18-03-2	ginated 1 No.	Drawn VP Rev.
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<u>NOTES</u>

associa architra the ven plenum retained Set exis to one Make g Supply specific Increas retained Casing Apply f around Apply r skirting Supply and fitti (refer to Check,	sting room nan side for future i ood remaining and fit new cas cation to suit do e lining as nec d framework ov depth to suit w ire resistant / ir casing and wa new architraves s. and fit new do ngs as per rele o door schedule ease and adju ined room nam	sings, beads of the solid p pove door. Ve associated p ne and way fil reapplication door openin sing / lining a por leaf dimer essary to alig ver the door of vall / partition ntumescent fil abutment. and make g or and associ- evant door spen e) st door operation	, linings and anel housing entilation anel to be inding signage g. sper nsions shown. gn with the opening. thickness. lexible sealant good existing biated fixtures becification ation.
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Client			
Project Nam			
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	DOOR 121		
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Scale & Pape 1:20@A3	18-03-		VP
Project No. P404	Stage -	No. 027	Rev. 0
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Tele: 0345 270 8260 Address: 3BM Ltd, Lilla Huset, 191 Talgarth Road, London, W6 8BJ. Company Reg: 8008506 Vat Registration: 156686273

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