DOOR SURVEY REPORT

BUCKLEY BARRACKS SLA REFURBISHMENT
HANWOOD, HAVEN, GRANBY & AVRO BLOCKS

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FOR AND ON BEHALF OF:
VIVO DEFENCE SERVICES LTD

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1.0 HANWOOD BLOCK DOORS

1.1 Front entrance

The outer entrance door is of double leaf timber framed and panelled construction with a semi-circular segmental glazed light over. Each door leaf is formed of top and bottom raised and fielded plywood panels.

The inner door to the entrance draught lobby is of double leaf half glazed timber framed and panelled construction with a semi-circular segmental glazed light over. Unlike the external semi-circular glazed light, the inner light is fitted with bottom hinges and top latch indicating this was originally openable.
Each door leaf is formed of a bottom plywood panel (presumed) and six small glazed lights above.

Unlike the traditionally side hinged external door the inner door leaves are supported on floor springs and have rounded stiles therefore originally were two way opening.

Proposal
The external door leaves are exhibiting decay, most particularly one of the bottom panels. It is proposed to repair and retain both door leaves, however in the event this proves not viable a pair of new replacement timber door leaves replicated to match the existing will be installed. The door frame and semi-circular glazed light are to be retained.

Protected from the weather the internal door and glazed light are in reasonable condition and are to be retained. However, being of two way opening design there are wide gaps all around each leaf therefore in the interest of energy conservation it is proposed to install draught seals.

1.2 Fire escapes

Ground and first floor fire escape doors are single leaf timber framed and fully glazed comprising ten small square lights and with a borrowed light over.

Record drawings indicate the fire escape doors were installed circa 1993 and are not therefore original to the building.

Proposal
Exhibiting decay to varying degree it is proposed to renew all six fire escape doors and frames with timber framed half glazed doors (six small square lights) similar in design to the existing inner entrance door. Interestingly this is similar to the design of door shown on the record drawings unlike the fully glazed doors installed at present.

1.3 Rear entrance

The rear entrance door is a modern style single leaf plywood flush door which is highly unlikely to be original to the building.

Proposal

Exhibiting decay, it is proposed to renew the door and frame with a single leaf timber framed half glazed (six small square lights) door, similar in appearance to the existing inner entrance door.

1.4 **Boiler room external door**

The boiler room external door comprises double leaf plywood flush door leaves with inset timber louvered top panels and aluminium bottom panels. This type of door is unlikely to be original to the building and record drawings dated 1995 would seem to support this.

Proposal

Exhibiting significant decay, it is proposed to install a new all timber framed fully louvred door. However, in the interest of durability we suggest consideration is given to installing a double leaf steel louvred door set similar in appearance to the existing.

1.5 **Accommodation rooms and circulation areas**

With the exception of the under stairs cleaner's cupboard, record drawings confirm that all internal doors are solid core flush pattern fire doors installed circa 1995 when the block underwent major internal reconfiguration.

Proposal

In compliance with the Building Regulations all internal doors to residential rooms, stores and circulation areas will be replaced with certified fire door sets.

1.6 **First floor landing storeroom**

With the exception of the relatively modern fire door, the door frame together with the high level glazed screen appear original to the building, albeit the glass may have been replaced with wired glass to comply with fire precautions when the building underwent major reconfiguration in 1995.

Proposal

Subject to the Fire Officer's approval it is proposed to replace the door leaf with a notional FD30S fire door whilst retaining the existing high level glazed screen and integral door frame.

1.7 **Ground floor under-stairs cupboard**

The door to the under stairs cupboard is of traditional timber framed and four panelled type therefore most likely the sole surviving original internal door.

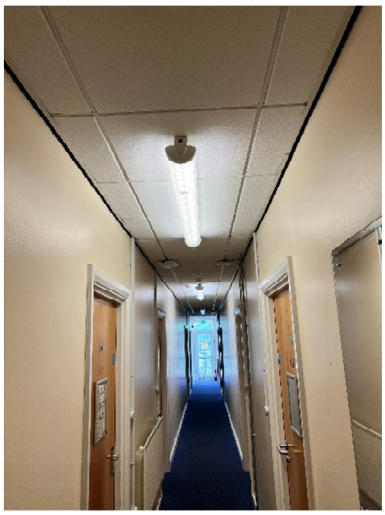
Proposal

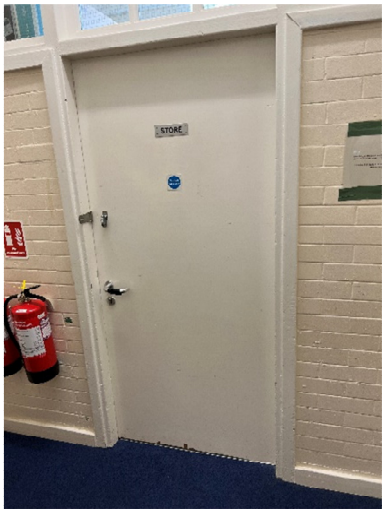
To comply with current Building Regulations in respect of fire precautions continued use of the cupboard requires replacement of the door with a FD30S fire door. In order to retain this original feature, the cleaner's cupboard will be relocated to another location and the under stairs recess taken out of use.

1.8 Photographs

	Hanwood Block Doors	Description
1.		Outer front entrance door will be retained and refurbished.
2.		Semi-circular segmental glazed light above outer entrance door to be retained.
3.		Inner entrance door and semi-circular segmental glazed light above will be retained. In the interest of energy conservation wide gaps around door leaves will be draught sealed.

	Hanwood Block Doors	Description
4.		Not original to the building, four in total fire escape doors will be replaced with half glazed timber framed and panelled doors similar in appearance to the front entrance inner door.
5.		Not original to the building the rear entrance door will be replaced with a half glazed timber framed and panelled door similar in appearance to the front entrance inner door.
6.		Not original to the building, boiler room double leaf louvred door will be replaced with a new all timber framed fully louvred door. However, in the interest of durability it is recommended that consideration is given to installing a double leaf steel louvred door set similar in appearance to the existing.

	Hanwood Block Doors	Description
7.		Installed circa 1995 therefore not original to the building, all doors to accommodation rooms, circulation areas and cupboards will be replaced with new fire door sets in compliance with the Building Regulations.
8.		Doors to bedrooms will be replaced with new fire door sets as previously described.
9.		High level glazing to first floor landing storage room appears to be original to the building. Subject to the Fire Officer's approval it is proposed to retain the high level glazing whilst installing a new fire door in the existing frame.

	Hanwood Block Doors	Description
10.		As previously described, subject to the Fire Officer's approval it is proposed to install a new fire door in the existing first floor store room door frame which is integral with the high glazed screen above.
11.		Traditional timber framed and panelled door to the under stairs cupboard is most likely the sole surviving original internal door. Subject to the Fire officer's approval it is proposed to retain this original feature requiring the cupboard to be taken out of use.

2.0 HAVEN BLOCK DOORS

2.1 Front entrance

The outer entrance door is of double leaf timber framed and panelled construction with a semi-circular segmental glazed light over. Each door leaf is formed of top and bottom raised and fielded plywood panels.

The inner door to the entrance draught lobby is of double leaf half glazed timber framed and panelled construction with a semi-circular segmental glazed light over. Unlike the external semi-circular glazed light, the inner light is fitted with bottom hinges and top latch indicating this was originally openable.
Each door leaf is formed of a bottom plywood panel (presumed) and six small glazed lights above.
Originally a two way opening door supported on floor springs the door has been modified to open inwards only. This has entailed 'squaring off' the rounded hinge side stiles and fitment of a timber lining within the existing frame.

Proposal
The external door leaves are exhibiting significant decay, most particularly one bottom rail & panel. It is proposed to repair and retain both door leaves, however in the event this proves not viable a pair of new replacement timber door leaves replicated to match the existing will be installed.
There is also some decay affecting the door frame and semi-circular glazed light, these items will be repaired and retained.

Protected from the weather the internal door and glazed light are in reasonable condition and are to be retained. In the interest of energy conservation it is proposed to install draught seals on the rounded meeting stiles.

2.2 Fire escapes

Ground and first floor fire escape doors are single leaf timber framed and fully glazed comprising ten small square lights and with a borrowed light over. Similar to other block these fire exits were installed circa 1993 and are not original to the building.

Proposal
Exhibiting decay to varying degree it is proposed to renew all six fire escape doors and frames with timber framed half glazed doors (six small square lights) similar in design to the existing inner entrance door.

2.3 Rear entrance

The rear entrance door is a modern style single leaf plywood flush door highly unlikely to be original to the building.

Proposal
Exhibiting decay, it is proposed to renew the door and frame with a single leaf timber framed half glazed (six small square lights) door, similar in appearance to the existing inner entrance door.

2.4 **Boiler room external door**

The boiler room external door comprises double leaf plywood flush door leaves with inset timber louvered top panels and aluminium bottom panels. This type of door is unlikely to be original to the building and record drawings dated 1995 would seem to support this.

Proposal

Exhibiting significant decay, it is proposed to install a new all timber framed fully louvred door. However, in the interest of durability we suggest consideration is given to installing a double leaf steel louvred door set similar in appearance to the existing.

2.5 **Accommodation rooms and circulation areas**

With the exception of the under stairs cleaner's cupboard, record drawings confirm that all internal doors are solid core flush pattern fire doors installed circa 1995 when the block underwent major internal reconfiguration.

Proposal

In compliance with the Building Regulations all internal doors to residential rooms, stores and circulation areas will be replaced with certified fire door sets.

2.6 **First floor landing storeroom**

With the exception of the relatively modern fire door, the door frame together with the high level glazed screen, which has been boarded over on the landing side, appear original to the building, presumably to comply with fire precautions when the building underwent major reconfiguration in 1995.

Proposal

Subject to the Fire Officer's approval it is proposed to replace the door leaf with a notional FD30S fire door whilst retaining the existing door frame and high level glazed screen which will remain over boarded on the landing side.

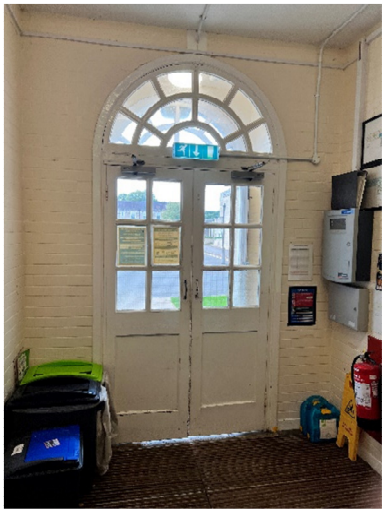
2.7 **Ground floor under-stairs cupboard**

The door to the under stairs cupboard is of traditional timber framed and four panelled type therefore most likely the sole surviving original internal door.

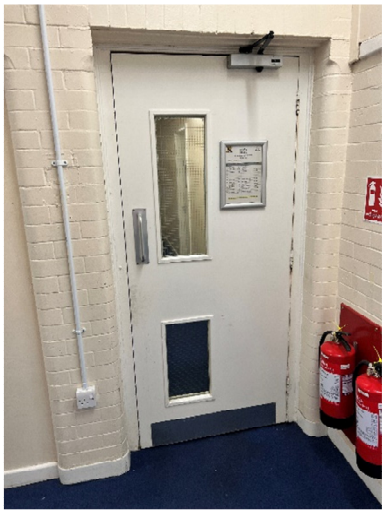
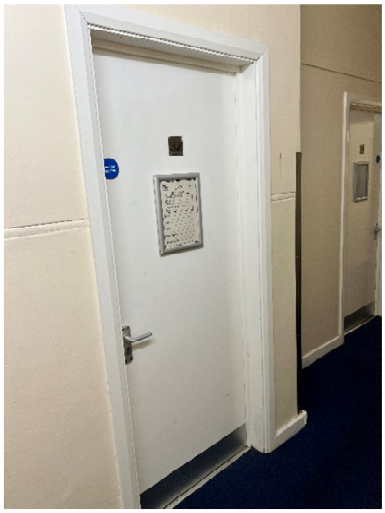
Proposal

To comply with current Building Regulations in respect of fire precautions, continued use of the cupboard requires replacement of the door with a FD30S fire door. In order to retain this original feature, the cleaner's cupboard will be relocated to another location and the under stairs recess taken out of use.

2.8 **Photographs**

	Haven Block Doors	**Description**
1.		Outer front entrance door will be retained and refurbished.
2.		Semi-circular segmental glazed light above outer entrance door to be retained and repaired.
3.		Inner entrance door and semi-circular segmental glazed light above will be retained. In the interest of energy conservation wide gap between meeting stiles will be draught sealed.

	Haven Block Doors	Description
4.		Not original to the building, four in total fire escape doors will be replaced with half glazed timber framed and panelled doors similar in appearance to the front entrance inner door.
5.		Not original to the building the rear entrance door will be replaced with a half glazed timber framed and panelled door similar in appearance to the front entrance inner door.
6.		Not original to the building, boiler room double leaf louvred door will be replaced with a new all timber framed fully louvred door. However, in the interest of durability it is recommended that consideration is given to installing a double leaf steel louvred door set similar in appearance to the existing.

	Haven Block Doors	Description
7.		Installed circa 1995 therefore not original to the building, all doors to accommodation rooms, circulation areas and cupboards will be replaced with new fire door sets in compliance with the Building Regulations.
8.		Doors to bedrooms will be replaced with new fire door sets as previously described.
9.		High level glazing to first floor landing storage room appears to be original to the building. Subject to the Fire Officer's approval it is proposed to retain the high level glazing whilst installing a new fire door in the existing frame.

	Haven Block Doors	Description
10.		Over boarded high level glazing to first floor landing storage room on the landing side will remain.
11.		Traditional timber framed and panelled door to the under stairs cupboard is most likely the sole surviving original internal door. Subject to the Fire officer's approval it is proposed to retain this original feature requiring the cupboard to be taken out of use.

3.0 GRANBY BLOCK DOORS

3.1 Front entrance

The outer entrance door is of double leaf timber framed and panelled construction with a semi-circular segmental glazed light over. Each door leaf is formed of top and bottom raised and fielded plywood panels.

The inner door to the entrance draught lobby is of double leaf half glazed timber framed and panelled construction with a semi-circular segmental glazed light over. Unlike the external semi-circular glazed light, the inner light is fitted with bottom hinges and top latch indicating this was originally openable.
Each door leaf is formed of a bottom plywood panel (presumed) and six small glazed lights above.
Originally a two way opening door supported on floor springs the door has been modified to open inwards only. This has entailed 'squaring off' the rounded hinge side stiles and fitment of a timber lining within the existing frame.

Proposal
The external door appears to be free from any significant decay and will be retained.

Protected from the weather the internal door and glazed light are in reasonable condition and are to be retained. In the interest of energy conservation it is proposed to install draught seals on the rounded meeting stiles.

3.2 Fire Escapes

Ground and first floor fire escape doors are single leaf timber framed and fully glazed comprising ten small square lights and with a borrowed light over. Similar to other block these fire exits were installed circa 1993 and are not original to the building.

Proposal
Exhibiting decay to varying degree it is proposed to renew all six fire escape doors and frames with timber framed half glazed (six small square lights) doors similar in design to the existing inner entrance door.

3.3 Rear entrance

The rear entrance door is a modern style single leaf plywood flush door highly unlikely to be original to the building.

Proposal
Exhibiting some decay, it is proposed to renew the door and frame with a single leaf timber framed half glazed (six small square lights) door, similar in appearance to the existing inner entrance door.

3.4 Boiler room external door

The boiler room external door comprises double leaf plywood flush door leaves with inset timber louvered top panels and aluminium bottom panels. This type of door is unlikely to be original to the building and record drawings dated 1995 would seem to support this.

Proposal

Exhibiting significant decay, it is proposed to install a new all timber framed fully louvred door. However, in the interest of durability we suggest consideration is given to installing a double leaf steel louvred door set similar in appearance to the existing.

3.5 **Accommodation rooms and circulation areas**

With the possible exception of the under stairs cleaner's cupboard (see item 3.7), record drawings confirm that all internal doors are solid core flush pattern fire doors installed circa 1995 when the block underwent major internal reconfiguration.

Proposal

In compliance with the Building Regulations all internal doors to residential rooms, stores and circulation areas will be replaced with certified fire door sets.

3.6 **First floor landing storeroom**

In common with Haven Block the high level glazed screen appears to have been boarded over on the landing side (access to the room has not been made available). It is therefore reasonable to presume the relatively modern fire door is installed in the original frame and the high level glazed screen remains albeit concealed from view.

Proposal

Subject to the Fire Officer's approval it is proposed to replace the door leaf with a notional FD30S fire door whilst retaining if present the existing door frame and high level glazed screen which will remain over boarded on the landing side.

3.7 **Ground floor under-stairs cupboard**

Boarded on both sides it is believed this door is the original traditional timber framed and four panelled door which has been upgraded to a fire door and may therefore be the sole surviving original internal door.

Proposal

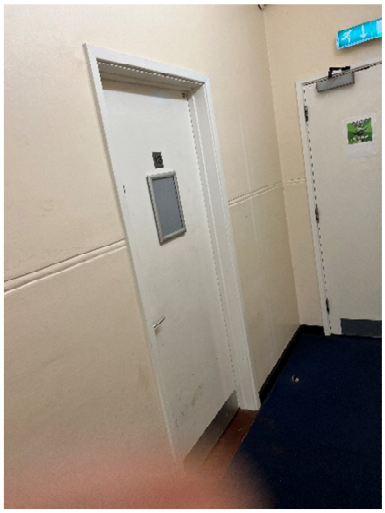
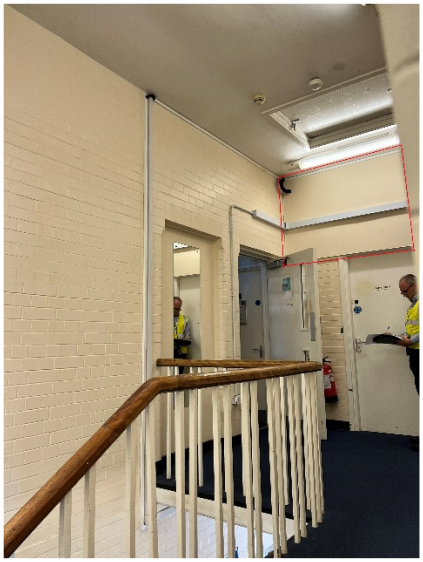
Subject to the over boarding not being asbestos, this will be removed and if found to be the original door behind will be refurbished and retained. For fire precautions reasons this will require the cleaner's cupboard relocated to another location and the under stairs recess taken out of use.

In the event the over boarding is asbestos the entire door will have to be disposed of as asbestos waste and a modern fire door installed.

3.8 **Photographs**

	Granby Block Doors	**Description**
1.		Outer front entrance door will be retained and refurbished.
2.		Semi-circular segmental glazed light above outer entrance door will be retained.
3.		Inner entrance door and semi-circular segmental glazed light above will be retained. In the interest of energy conservation wide gap between meeting stiles will be draught sealed.

	Granby Block Doors	Description
4.		Not original to the building, four in total fire escape doors will be replaced with half glazed timber framed and panelled doors similar in appearance to the front entrance inner door.
5.		Not original to the building the rear entrance door will be replaced with a half glazed timber framed and panelled door similar in appearance to the front entrance inner door.
6.		Not original to the building, boiler room double leaf louvred door will be replaced with a new all timber framed fully louvred door. However, in the interest of durability it is recommended that consideration is given to installing a double leaf steel louvred door set similar in appearance to the existing.

	Granby Block Doors	Description
7.		Installed circa 1995 therefore not original to the building, all doors to accommodation rooms, circulation areas and cupboards will be replaced with new fire door sets in compliance with the Building Regulations.
8.		Doors to bedrooms will be replaced with new fire door sets as previously described.
9.		Presumed over boarding of high level glazing to first floor landing storage room. Access to room was not available, it is presumed the original high level glazing is present on the store side similar to that in other blocks. If present and subject to the Fire Officer's approval it is proposed to retain the over boarding and high level glazing whilst installing a new fire door in the existing frame.

4.0 AVRO BLOCK DOORS

4.1 Front entrance

The outer entrance door is of double leaf timber framed and panelled construction with a semi-circular segmental glazed light over. Each door leaf is formed of top and bottom raised and fielded plywood panels.

The inner door to the entrance draught lobby is of double leaf half glazed timber framed and panelled construction with a semi-circular segmental glazed light over. Unlike the external semi-circular glazed light, the inner light is fitted with bottom hinges and top latch indicating this was originally openable.
Each door leaf is formed of a bottom plywood panel (presumed) and six small glazed lights above.

Unlike the traditionally side hinged external door the inner door leaves are supported on floor springs and have rounded stiles therefore originally were two way opening.

Proposal
The external door appears to be free from any significant decay and will be retained.

Protected from the weather the internal door and glazed light are in reasonable condition and are to be retained. However, being of two way opening design there are wide gaps all around each leaf therefore in the interest of energy conservation it is proposed to install draught seals.

4.2 Fire escapes

Ground and first floor fire escape doors are single leaf timber framed and fully glazed comprising ten small square lights and with a borrowed light over.

Record drawings indicate the fire escape doors were installed circa 1993 and are not therefore original to the building.

Proposal
Exhibiting decay to varying degree it is proposed to renew all six fire escape doors and frames with timber framed half glazed doors (six small square lights) similar in design to the existing inner entrance door. Interestingly this is similar to the design of door shown on the record drawings unlike the fully glazed doors installed at present.

4.3 Rear entrance

The rear entrance door is a single leaf timber framed half glazed (six small lights) and panelled door. Examination of the crude glazing bar jointing would indicate the door is not original to the building.

Proposal
Exhibiting decay, it is proposed to renew the door and frame with a single leaf timber framed half glazed (six small square lights) door, similar in appearance to the existing inner entrance door.

4.4 **Boiler room external door**

The boiler room external door comprises a double leaf timber framed fully louvred door. This door is not original to the building as the boiler room is a later addition.

Proposal

Exhibiting significant decay, it is proposed to install a new all timber framed fully louvred door. However, in the interest of durability we suggest consideration is given to installing a double leaf steel louvred door set similar in appearance to the existing.

4.5 **Accommodation rooms and circulation areas**

With the possible exception of the under stairs cleaner's cupboard (see item 4.8), record drawings confirm that all internal doors are solid core flush pattern fire doors installed circa 1995 when the block underwent major internal reconfiguration.

Proposal

In compliance with the Building Regulations all internal doors to residential rooms, stores and circulation areas will be replaced with certified fire door sets.

4.6 **First floor landing storeroom**

The high level glazed screen to the first floor landing storeroom is no longer present having been removed and the opening filled with masonry.

4.7 **Ground floor under-stairs cupboard**

The opening to the under-stair's cupboard has been fully boarded over therefore it has not been possible to determine whether the original panelled door remains concealed behind.

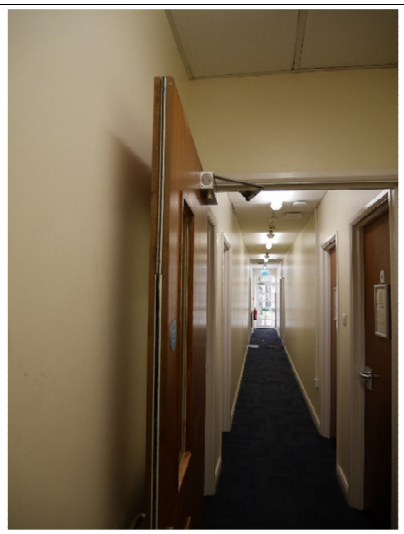
Proposal

Subject to the asbestos survey outcome, in the event the original timber panelled door is discovered intact behind the outer boarding this will be refurbished and retained.

4.8 Photographs

	Avro Block doors	Description
1.		Outer front entrance door will be retained and refurbished.
2.		Inner entrance door and semi-circular segmental glazed light above will be retained. In the interest of energy conservation wide gaps around door leaves will be draught sealed.
3.		Not original to the building, four in total fire escape doors will be replaced with half glazed timber framed and panelled doors similar in appearance to the front entrance inner door.

	Avro Block doors	Description
4.		Not original to the building the rear entrance door will be replaced with a half glazed timber framed and panelled doors similar in appearance to the front entrance inner door.
5.		Not original to the building, the boiler room double leaf louvred door will be replaced with a new all timber framed fully louvred door. However, in the interest of durability it is recommended that consideration is given to installing a double leaf steel louvred door set similar in appearance to the existing.
6.		Installed circa 1995 therefore not original to the building, all doors to accommodation rooms, circulation areas and cupboards will be replaced with new fire door sets in compliance with the Building Regulations.

	Avro Block doors	Description
7.		Doors to bedrooms will be replaced with new fire door sets as previously described.
8.		The opening to the under-stair's cupboard has been fully boarded over therefore it has not been possible to determine whether the original panelled door remains concealed behind.

6.0 CERTIFICATION

6.1 We trust in this report we have been able to provide you with the information which you require but if you would like further advice, please do not hesitate to contact us.

6.2 This report has been prepared on behalf of VIVO Defence Services Ltd by Gordon Pullinger MRICS and is confidential to you for the purpose to which it refers. The report may not be relied upon by any third party who do so at their own risk.