

Listed Building Consent - Condition 9 Installation of New Doors

Dragonfly Contracts Ltd

Job Reference: DF2279

Client: Bruntwood

Project: Pall Mall Court – Redevelopment

Location: Pall Mall, 61-67 King Street, Manchester M2 4PD



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Change Tracking

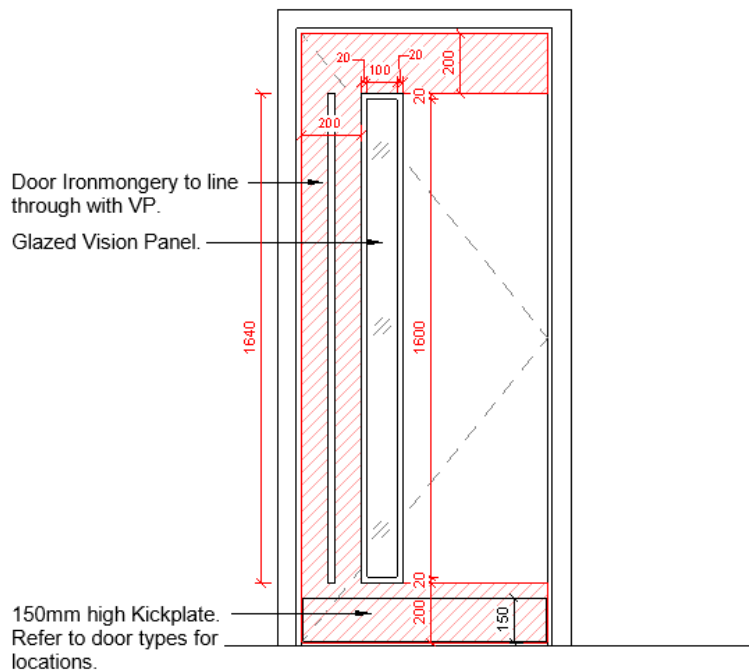
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2.0) Introduction

As previously explored, the existing heritage doors do not meet the performance to achieve the requirements set out in the fire strategy. Opportunities were explored to determine whether the doors could be upgraded to meet current regulations, however for the extent of work required was expected to be very destructive to the doors and would be no guarantees that the doors would receive formal certification of performance. As such it was agreed that a replacement heritage was to be implemented as part of the works.

The aesthetic of the door has been developed to achieve as close a match to the existing heritage doors as possible, the initial prototype door was presented as part of the initial sample room prepared earlier this year. This initial sample was received well in principle by the client and planners. There were several items that were raised for comment and over recent months these have been developed to formulate the current detailed proposal, based on achieving a successful heritage likeness balanced with building regulation requirements. A summary of these developments is outlined below:

Vision panel size – due to limitations in fire performance and hardware installation, the vision panel must be inset from the edge of each face of the door by 200mm, setting the maximum limitations for the vision panel. The vision panel width has been kept as narrow as recommendations in building regulations suggest, so as to keep uniformity of appearance of vision panel across the scheme between heritage and non-heritage doors. This results in a vision panel size of 1640x140mm, when beading is accounted for it leaves a clear, visible glazing size of 1600x100mm. See sketch set out below.



VISION PANEL/DOOR HANDLE SETTING OUT PRINCIPLES

Glazing bead – the square edge flush glazing bead with rebated edge, and finish to match the door leaf, will be implemented to closely match the bead detail on the existing heritage doors.

Georgian wire to vision panel – due to limitations in fire performance, Georgian wire cannot be installed to the vision panels.

Ironmongery – The black ironmongery finish has been matched to the new doors, this will require final approval from building control as this arrangement doesn't currently meet the required LRV difference to the door finish, however the heritage element of the design is expected to be taken into consideration. The max size of pull handle fixing points is 1200mm centres, as such we cannot match the existing pull handle that is fixed at the very top and bottom of the handle, however the pull handles can oversail from the fixing points so as that the visual appearance will be of a full height pull handle, with the height aligning to max size of the vision panel (inclusive of bead). The push plate on the reverse side of the door will also be matched in height.

3.0) Methodology for Installation

3.1) Fixing to Historic Fabric

Upon removing the existing heritage doors, it has been confirmed, as anticipated, that the doors are fixed solely to the concrete structure, with no direct attachment to the mosaic tiles. Careful attention will be given to the installation of new architraves. While the architraves will be fixed to the new door lining, they are expected to meet the edge of the mosaic tiles. This junction will be neatly finished with a mastic seal to ensure a clean and respectful integration.

3.2) Reuse of Existing Features Including Doors and Metalwork

In line with the narrative outlined above in **2.0) Introduction**, it is unlikely that any existing doors will be retained and reused in the building due to factors concerning fire safety regulations.

4.0) Removal, Alteration and Repair of Historic Fabric

Only hand tools will be used for the removal of existing doors to ensure precision and minimise the risk of damage to the surrounding mosaic tiles. Meticulous removal techniques will be employed, and if any mosaic tiles become dislodged during the process, the repair methods outlined in **LBC C5 – Internal & External Mosaic Repairs** will be applied. Additionally, Corex protection will be installed at door jambs to safeguard the mosaic tiles during the removal of doors and architraves, as outlined in **Condition 8 Methodology**.