

Dear Jack Naven,

For the **Proposed Timber Doors** as per the approved application **139771/LO/2024**, here's an expanded architectural explanation of the proposed design and specification, addressing key elements of the hardwood double door, its glass panels, and installation details:

1. Door Design

- **Hardwood Double Door:** The proposed doors are crafted from high-quality hardwood, ensuring durability and weather resistance. The timber is designed to match the style of the **Townhouse Hotel Entrance on 101 Portland St**, incorporating narrower frames to enhance a contemporary look while maintaining the classic charm appropriate for a listed building.
- **Narrow Frames:** With a 100mm frame thinness, the doors maintain a sleek profile. This thin frame design optimizes the door-to-glass ratio, ensuring more natural light enters the interior space, while still preserving the historical aesthetics of the building.

2. Glass Panel Specification

- **Double Glazing:** The doors are fitted with double-glazed glass panels that comply with current **Building Regulations**. This ensures thermal insulation, soundproofing, and energy efficiency while reducing heat loss, an important consideration for the renovation of a listed property. The double glazing will also be certified by **FENSA**, confirming compliance with regulations and installation standards.
- **Safety Glass:** In line with building standards for modern safety, the glass used in the panels will likely be toughened or laminated for impact resistance, ensuring the safety of occupants and enhancing security.

3. Security and Ironmongery

- **5-Lever Deadlock x2:** The doors will be equipped with two **5-lever deadlocks**, one installed at the mid-height of each door. These locks comply with British Standard BS 3621, which is essential for secure external doors, especially in residential or commercial spaces.
- **D Handle and Push Plates:** The handle design will be ergonomic and in keeping with the building's listed status. The **D-handle** ensures ease of use, while the **push plates** protect the doors from wear and tear, particularly in high-traffic areas. Both will be in a finish that complements the traditional appearance, such as brushed stainless steel or polished brass, depending on the heritage preference.

4. Ventilation and Door Closures

- **Trickle Vents:** Concealed **trickle vents** are integrated into the door design to meet the necessary airflow and ventilation requirements, while maintaining an aesthetic

that doesn't detract from the building's historical look. Trickle vents allow controlled airflow into the building without compromising security or energy efficiency.

- **Overhead Internal Door Closer:** An overhead door closer will be installed internally, concealed from view as much as possible to maintain the traditional exterior. This closer ensures that the doors return to a closed position automatically, which is crucial for fire safety, energy efficiency, and security, particularly in a commercial or high-use setting.

5. Frame Construction and Detailing

- **Frame Thinness (100mm):** The timber frame has been specifically designed to be narrow yet structurally sound. The 100mm thickness ensures the frame can support the weight of the double-glazed panels and hardware, while maintaining the historical proportions typical of British heritage buildings.
- **Primed Timber Finish:** The hardwood timber frame and doors will be factory primed, providing a smooth, even base for the final paint finish. This protects the wood from the elements before installation, ensuring longevity and weather resistance. Final painting will likely match the building's existing color scheme, typically a neutral or muted tone suitable for the conservation area.
- **Beaded Pointing Around the Perimeter:** Internal standard beaded pointing will be used around the door perimeter to ensure a clean, polished look while providing an airtight seal. This beading will be carefully crafted to match the traditional carpentry of the existing building elements, ensuring visual harmony.

6. Structural Considerations

- **Existing Structural Opening:** The door dimensions of 2.23m x 2.25m match the existing structural opening, preserving the building's original proportions. No major alterations to the brick or masonry structure surrounding the doors will be necessary, ensuring the integrity of the listed façade is maintained.
- **Lintel and Support:** The existing lintel above the door frame will be retained or replaced in line with the approved application. Any timber or masonry that needs reinforcement will be done sympathetically to the listed status of the building.

7. Heritage and Regulatory Compliance

- **Listed Building Considerations:** Given that the building is listed, the materials, design, and detailing must all align with the conservation principles set by the local authority. The doors are designed to respect the historic character of the building while incorporating modern functionality.
- **FENSA Certification:** Installation will comply with FENSA standards, which provide certification for compliance with thermal performance and installation quality in line with building regulations. This guarantees that the work meets the required standards for a listed building renovation.
- **Insurance-Backed Guarantee:** The supplier will provide an insurance-backed guarantee, ensuring that the installation and materials are covered for any potential

defects or issues that arise post-installation. This guarantees peace of mind and accountability for both the client and the council.

Conclusion:

The proposed double timber doors with glass panels for the listed building follow both aesthetic and regulatory guidelines for listed properties. The design maintains the historic charm of the structure while integrating modern elements such as double glazing, security features, and draft-proofing. By adhering to both local conservation principles and modern building standards, the proposal ensures the door will be a visually pleasing and practical solution for the building's entrance.

Let me know if you need further elaboration on any specific technical or regulatory details!

Yours sincerely,

Mohamed Muse,
Muse Architects
Managing Director
BSc (Hons), BA (hons), M.Arch, ARB, RIBA