a.e. chubb ltd.

architectural services

INTERNAL DOORS
REFURBISHMENT
and / or
REPLACEMENT

at

THE NORFOLK ARMS HOTEL,
HIGH STREET,
ARUNDEL,
WEST SUSSEX, BN18 9AB.

for

AKKERON HOTELS Ltd.

SCHEDULE of PROPOSED WORKS.

Revisions:-

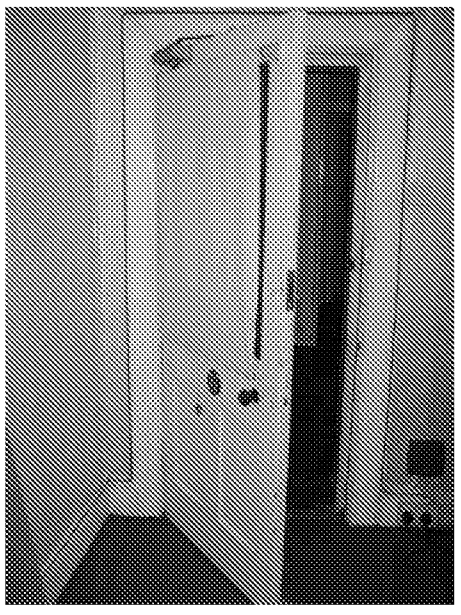
Rev -	06-02-2012	First issue (Draft)
Rev A	03-08-2012	Door Type 18 - Existing & Proposed Works description amended. Basement – Doors Types 32 and 33 added. First Floor – Door Type 23 Existing & Proposed Works description amended. First Floor – Doors Types 34, 35, 36, 37 and 38 added. Second Floor – Door Types 39 & 40 added. Second & Third Floors – Door Type 41 added. Third Floor – Bedroom 17 (Staff) Proposed Works description amended.

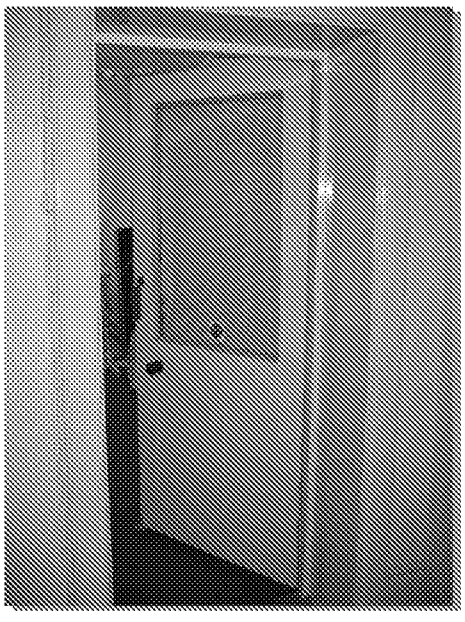
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THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:-
- 262/01.rev.A Basement, Ground Floor & First Floor Plans)
- 262/02.rev.A Second & Third Floors Plans

BASEMENT

Syndicate Room & Tarrant Room
Doors Type 1 on the Floor Plans drawings.



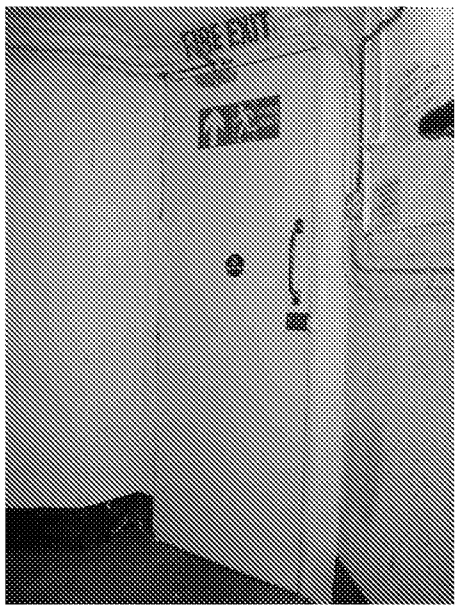


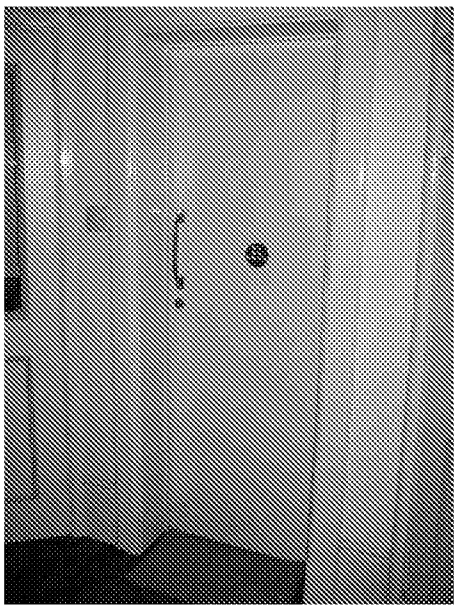
Existing. Semi-glazed timber doors, each door with Georgian-wired glass over 2no. plain panels (see adjacent photographs).
810mm wide x 48mm thick door leafs, both with overhead closer, & 'Fire Door Keep Shut' signs.
Door frames have large, applied stops, BUT the doors have no intumescant strips or smoke-seal brushes.
Each door has knob furniture with latch, and an additional, separate 'key' operated, mortice dead-bolt.

Proposed. Existing doors to remain complete.
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 2no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Replace existing knob furniture with brass knobset, to Fire Risk Assessor's agreement.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Replace existing 'key' operated mortice deadbolt with new 'thumb-turn' type mortice deadlock or surface-mounted 'Yale' type night latch.
Infill existing redundant keyholes and any redundant lock case rebates etc. with solid timber

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Entrance to Cellars Corridor.
Door Type 2 on the Floor Plans drawings.



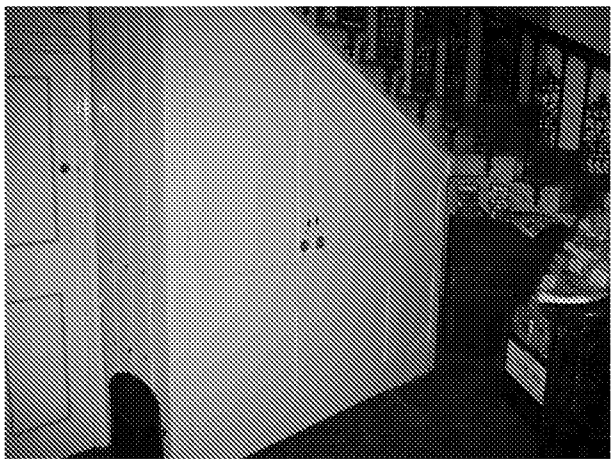


Existing. 1990's era plain, flush-faced, painted timber door (see adjacent photographs).
680mm wide x 44mm thick F.R. rated door leaf, with rebated intumescant strips & smoke-seal brushes, 'Fire Door Keep Shut' signs on both faces & 'running man' Emergency Exit sign on Corridor face – door is assumed as 30-mins rating, but actual rating is NOT KNOWN.
Door has brass pull handle on each face, an overhead closer & a 'Yale' type night latch, surface-mounted on the rear face.

Proposed. FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
IF NOT, REMOVE EXISTING DOOR & DISPOSE OF, after carefully removing all existing ironmongery for reuse.
Provide & install new min. 30-mins F.R rated, flush-faced door leaf 'blank' (to match existing) & cut to size to fit existing opening.
Include combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Hang new door in existing lining / frame, with appropriate tolerances to enable fire certificate to be issued.
Re-fix existing hinges, overhead closer, pull handles & surface-mounted 'Yale' type night latch - overhaul all reused ironmongery as necessary & ensure suitable for re-use.
Replace existing 'Fire Door' Keep Shut' signs (on both faces).
Decorate new door leaf to match existing (and re-decorate existing lining / frame as appropriate).

Under-Stairs Cupboards
Doors Type 32 on the Floor Plans drawings.

FIRE ASSESSOR TO ADVISE IF THESE DOORS ARE SUPPOSED TO BE FIRE DOORS.
CUPBOARD IS UNDERNEATH A MAIN CIRCULATION & ESCAPE STAIRS FLIGHT.
DOORS INCLUDE 'FIRE DOOR KEEP LOCKED' SIGNS.
HOWEVER, THESE DOORS ARE NOT MARKED AS BEING PART OF ANY FIRE COMPARTMENTATION, ON THE HOTELS ALARM SYSTEM & EVACUATION PLANS.



Existing. 2no. old, 2-panel, painted timber cupboard doors, with plain, square-edged junctions (no beading) between panels & each door's stiles / rails etc. on both faces - (see adjacent photograph).
Each door leaf 685mm wide x 25mm thick door leafs, with approx. 9mm thick panels - all panels are visible on all faces.
Doors have 'Fire Door Keep Locked' signs, BUT NO overhead closers, intumescant strips or smoke-seal brushes.
Each door only has a security bolt as a lock, into a central mullion.
The doors have no other ironmongery.
Alongside the doors is a matching, fixed panel.
The return 'wall' comprises of vertical T&G boarding face to a small-size timber framed partition (un-faced within Cupboard).

Basement (continued)

Under-Stairs Cupboards (continued).

Proposed. Cupboard is used currently as Admin. / Stationary Cupboard.
CUPBOARD IS TO BE TAKEN OUT OF USE & CONTENTS MOVED TO SAFE STORAGE ELSEWHERE.
Existing doors to remain complete, but to be screwed shut.
Existing security bolts & 'Fire Door Keep Locked' signs to be removed.
Original keyhole & all rebates left by removal of ironmongery to be infilled with solid timber.
Re-decorate existing doors, surrounding frame, side panel & return partition.

ALTERNATIVELY, IF THE CUPBOARD IS TO REMAIN IN USE, THE DOORS WILL HAVE TO BE REPLACED COMPLETELYWITH NEW DOORS TO MATCH, AND THE ADJACENT MATCHING FIXED PANEL & BOARDED RETURN PARTITION WILL NEED TO BE LINED INTERNALLY -- ALL TO PROVIDE AT LEAST 30-mins F.R. RATED CONSTRUCTION.
HOTEL TO ADVISE IF THIS LATTER OPTION IS TO BE PURSUED.

Under-Stairs Store

Door Type 33 on the Floor Plans drawings.

FIRE ASSESSOR TO ADVISE IF THIS DOOR IS SUPPOSED TO BE A FIRE DOOR.
THE STORE IS UNDERNEATH A MAIN CIRCULATION & ESCAPE STAIRS FLIGHT.
THE DOOR INCLUDES A 'FIRE DOOR KEEP LOCKED' SIGN.
HOWEVER, THIS DOOR IS NOT MARKED AS BEING PART OF ANY FIRE COMPARTMENTATION, ON THE HOTELS ALARM SYSTEM & EVACUATION PLANS.



Existing. Old 4-panel, painted timber door, with quadrant beaded junctions between panels & each door's stiles / rails etc. on front face (to Stairwell) and plain, square-edged junctions (no beading) between panels & each door's stiles / rails etc. on rear face - (see adjacent photograph).
830mm wide x 32mm thick door leafs, with approx. 12mm thick panels - all panels are visible on all faces.
Door has 'Fire Door Keep Locked' sign, BUT NO overhead closer, intumescant strips or smoke-seal brushes.
Door has a white-painted metal 'pull' handle on the Stairwell face & a 'Yale' type night latch surface-mounted on the Room face.
The door has no other ironmongery.

Proposed. Existing door to remain complete.
Check that the door's panels thickness is 6mm or greater -- IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 2no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Check existing hinges type & size complies with current fire rating requirements -- if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain existing 'pull' handle, night latch & 'Fire Door Keep Locked' sign - overhaul all retained ironmongery as necessary & ensure suitable for re-use.
Install new overhead closer (to match type & finish used elsewhere in hotel).
Re-decorate existing door (and existing lining as appropriate).

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- 262/01.rev.A Basement, Ground Floor & First Floor Plans)
- 262/02.rev.A Second & Third Floors Plans

GROUND FLOOR

Town Bar Entrance from Stairs Lobby
Door Type 3 on the Floor Plans drawings.



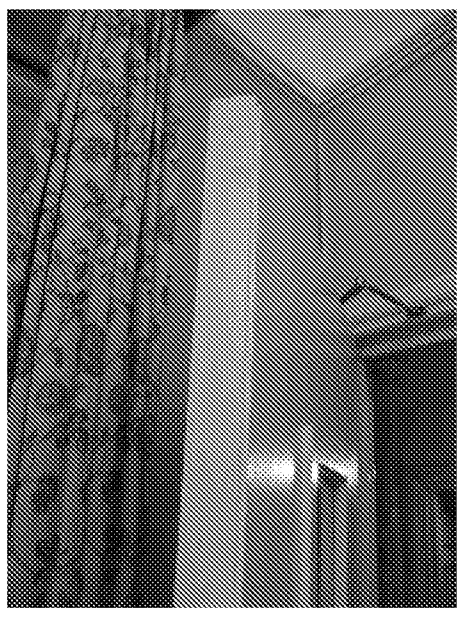
Existing. Fully glazed timber door, with 15no. small Georgian-wired glass panes within timber glazing bars etc.
One pane replaced previously with timber board (see adjacent photograph).
810mm wide x 44mm thick door leaf, with no apparent fire rating or signage.
Door has no closer or intumescant strips or smoke-seal brushes.
Door has lever handles with fully rebated latch set, & integral key operated lock.

Proposed. Existing door to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Replace existing timber panel with Georgian wired glass & glazing beads etc. all to match existing.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Replace existing lever furniture with brass levers set to Fire Risk Assessor's agreement.
Check existing hinges type & size complies with current fire rating requirements -- if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Replace existing mortice lock / latchset with new fully rebated mortice lock / latchset, including emergency escape type 'thumb-turn' on Town Bar face.
Fit new overhead closer (to match type & finish used elsewhere in hotel).
Re-decorate existing door (and existing lining as appropriate).

Sussex Room.
Door Type 4 on the Floor Plans drawings.







Existing. Large, flush-faced, painted timber door with Georgian-wired vision panel (see adjacent photographs).
2280 x 1040mm wide x 50mm thick F.R. rated door leaf (possibly an old panelled door which has been altered).

The door is faced both sides with a thin board, possibly 'Asbestolex'.
The door has an overhead closer, & 'Fire Door Keep Shut' signs, BUT no intumescant strips or smoke-seal brushes.
The door has a large brass 'pull handle' on each face, with a fully rebated 'key' operated, mortice dead-bolt (escutcheon on the Stair Lobby face only).

Proposed. REMOVE & DISPOSE OF EXISTING DOOR LEAF, but carefully remove & retain existing hinges, overhead closer & pull handles for reuse - disposal to comply with current Asbestos Regulations.
Provide & install new min. 30-mins F.R rated, flush-faced door leaf 'blank', cut to size to fit existing opening.
Include new Georgian-wired vision panel to match existing size, position etc.
Include combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Hang new door in existing lining / frame, with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements -- if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Re-fix overhead closer & pull handles & kick-plate - overhaul all reused ironmongery as necessary & ensure suitable for re-use.
Provide new fully rebated key operated deadlock (for security), with brass escutcheon on Stairwell face only, & with emergency escape type 'thumb-turn' on room face.
Decorate new door leaf to match existing (and re-decorate existing lining / frame as appropriate).

Town Bar Scullery (from Stairs Lobby).
Door Type 5 on the Floor Plans drawings.

Existing. 1960's era plain, flush-faced, painted timber door (no photograph available).
750mm wide x 38mm thick door leaf - entire Scullery face of the door has been lined previously with asbestos-based board to improve the fire-resistance.
The door has an overhead closer, & 'Fire Door Keep Shut' signs, BUT no intumescant strips or smoke-seal brushes.
The door has a 'Yale' type night latch, surface-mounted on the Scullery face, with a 'pull escutcheon' as the only other ironmongery.

Proposed. REMOVE & DISPOSE OF EXISTING DOOR LEAF, but remove & retain overhead closer for reuse - disposal to comply with current Asbestos Regulations.
Provide & install new min. 30-mins F.R rated, flush-faced door leaf 'blank', cut to size to fit existing opening.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Hang new door, with new hinges, in existing lining / frame, with appropriate tolerances to enable fire certificate to be issued.
Re-fix existing overhead closer - overhaul all reused ironmongery as necessary & ensure suitable for re-use.
Provide new surface-mounted 'Yale' type night latch on Scullery face, with new brass 'pull' handles on both faces & new brass kick-plate on Stairwell face.
Decorate new door leaf to match existing (and re-decorate existing lining / frame as appropriate).

Ground Floor (continued)

Scullery (door to Basement).

Door Type 6 on the Floor Plans drawings.





Existing. **O**ld 4-panel, painted timber door, with moulded timber beadings as border to all panels (see adjacent photographs).

The entire rear face of the door (the Basement face) has been lined previously with an asbestos-based board, to improve the fire-resistance (see adjacent photographs).

870mm wide x 36mm thick door leaf (plus the rear lining).
Door has old 'bakelite' type knob furniture with key-operated rim-lock / latch, and an additional 'Yale' type night latch, both surface-mounted on the Basement face.
Door has an overhead closer, & 'Fire Door Keep Shut' signs, BUT no intumescant strips or smoke-seal brushes.

Proposed. Remove door temporarily & remove asbestos board backing, after carefully removing any existing ironmongery intended for reuse (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 4no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with existing overhead door closer, with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain & reuse existing rim lock / latch & 'Yale' type night latch, but fit new brass knobset to Fire Risk Assessor's agreement.
Overhaul all retained ironmongery as necessary & ensure suitable for re-use - remove any other redundant fittings.
Replace existing 'Fire Door Keep Shut' signs.
Re-decorate existing door (and existing lining as appropriate).

Reception / Norfolk Room Corridor.

Door Type 7 on the Floor Plans drawings.



Existing. Semi-glazed timber door, with 3no. large rectangular Georgian-wired glass panes over a plain lower area (see adjacent photograph).
820mm wide x 38mm thick door leaf, with electro-magnetic 'hold-back' equipment, released /activated by fire alarm system.
Door has overhead closer, BUT no intumescant strips or smoke-seal brushes.
Door has no other furniture apart from brass kick-plates.

Proposed. Existing door to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Existing electro-magnetic holders, overhead closer & kick-plates to remain.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Re-decorate existing door (and existing lining as appropriate).

Staff Access to Hotel Bar.

Door Type 8 on the Floor Plans drawings.



Existing. Semi-glazed timber door, with 4no.plain timber panels below glazing & mid-rail (see adjacent photograph).
Door is 'twice-glazed':-
- original glazing consists of 24no. small panes of textured, obscured glass & slender timber glazing bars.
- this is 'backed-up' with 1no. large area of Georgian-wired glass within large timber glazing beads.
920mm wide x 45mm thick SLIDING door leaf, with overhead track & pelmet.
Door has 'Fire Door Keep Locked' signs BUT no self-closing device & no intumescant strips or smoke-seal brushes.
Door has no lock or other furniture apart from a hasp, staple & padlock.

Door opening also has low-level, plain timber, side-hung 'gate' with shelf – this appears to act as a 'wicket gate' for staff access / exit (and possible bar servery to waiters working in the Norfolk Room ?), whilst the main sliding door is kept open.

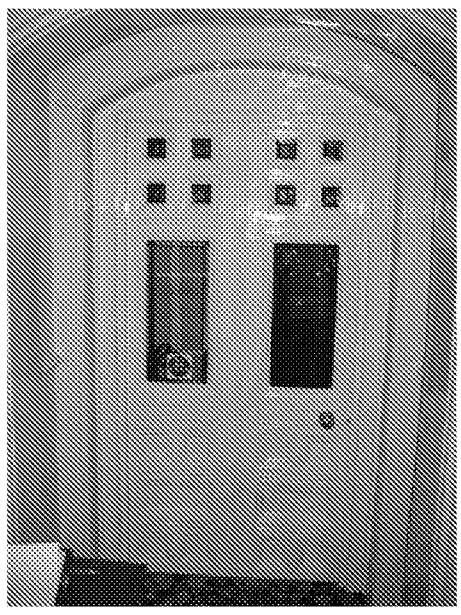
Ground Floor (continued)

Staff Access to Hotel Bar (continued).

Proposed. Remove door temporarily & remove existing sliding gear etc.
Remove existing 'wicket gate'& dispose of.
Form new 'servery bar' within existing door opening width (similar to existing 'wicket gate' shelf) with hinged, 'fold-down' panel & horizontal 'stop' bead on opposite side of opening – include brass retention catch to hold panel in raised / open position.
Convert existing door to side-hung operation, including 'planting' new timber frame on Corridor face of door opening (in place of existing architraves) – new door frame size to suit existing door leaf size.
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 4no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Remove all existing 2no.sets of glazing inc. existing glazing bars & beads.
Build-in new timber transom & mullion within existing glazing opening (all to match existing framing below mid-rail), to create 4no. equal size openings.
Glaze the 4no. new openings with Georgian-wired, clear plate glass, intumescant gaskets & timber glazing beads.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the new frame / lining to Fire Risk Assessor's agreement).
Re-hang door with 3no. new, suitably sized brass hinges to allow 180° door swing & to Fire Risk Assessor's approval, & with appropriate tolerances to enable fire certificate to be issued.
Install new overhead closer (to match type & finish used elsewhere in hotel).
Install new electro-magnetic 'hold-back' equipment, released /activated by fire alarm system (this is to hold door open during working hours, & to allow use of waiters server flap).
Install new fully rebated mortice lock / latchset, with brass knobset to Fire Risk Assessor's agreement, including emergency escape type 'thumb-turn' on Hotel Bar face.
Replace existing 'Fire Door Keep Locked signs with new 'Fire Door Keep Shut' signs.
Re-decorate existing door and decorate new frame / lining.

Arun Restaurant Entrance.

Door Type 9 on the Floor Plans drawings.

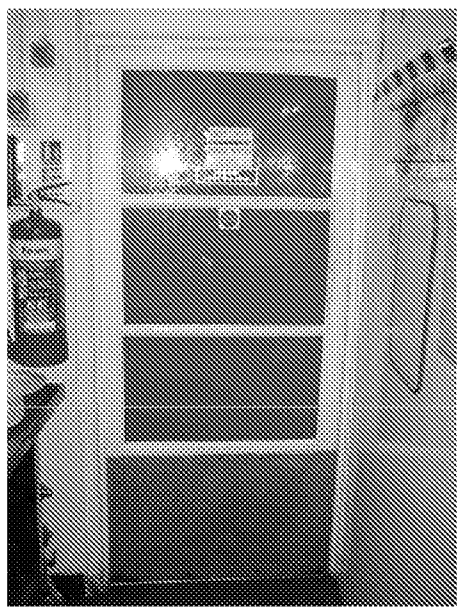


Existing. Ornate, possibly Victorian, multi-panelled & partially-glazed timber door, built to resemble a narrow pair (see adjacent photograph).
All glass panes appear to be thick, clear float glass with bevelled edges on one face.
All door panels are small but with moulded timber beading borders.
970mm wide x 52mm thick door leaf, with 'Fire Door Keep Shut' signs.
Door has brass knobset with full rebated, mortice lock / latchset
Door has overhead closer, BUT no intumescant strips or smoke-seal brushes.

Proposed. Existing door to remain complete.
Existing small door panels appear to be easily in excess of 6mm thick BUT actual thickness to be checked.
If panels thickness is greater than 15mm, seek advice / confirmation from Fire Risk Assessor and / or 'Sealmaster Ltd.' whether panels construction complies with current fire-rating requirements OR 'upgrading' is required.
If panels are between 6mm and 15mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 4no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Replace existing rebated lock / latchset, with new mortice lock / latchset, including emergency escape type 'thumb-turn' on Restaurant face.
Retain & reuse all other existing ironmongery – hinges, knobset, overhead closer & 'Fire Door' signs.
Overhaul all retained ironmongery as necessary & ensure suitable for re-use.
Re-decorate existing door (and existing lining as appropriate).

Arun Restaurant / Kitchen.

Door Type 10 on the Floor Plans drawings.



Existing. Fully-glazed timber door, with 4no. large rectangular Georgian-wired glass panes (see adjacent photograph).
Kitchen face of door has metal pate covering to lower panel (acting as 'kick-plate'), & Kitchen face of every glass panel has painted finish.
910mm wide x 47mm thick door leaf, with 'Fire Door Keep Shut' signs.
pull handle & overhead closer on Restaurant face.
Door has overhead closer, BUT no intumescant strips or smoke-seal brushes.
Door has no other furniture.

Proposed. Existing door to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Re-decorate existing door (and existing lining as appropriate).

Ground Floor (continued)

Norfolk Room Servery.

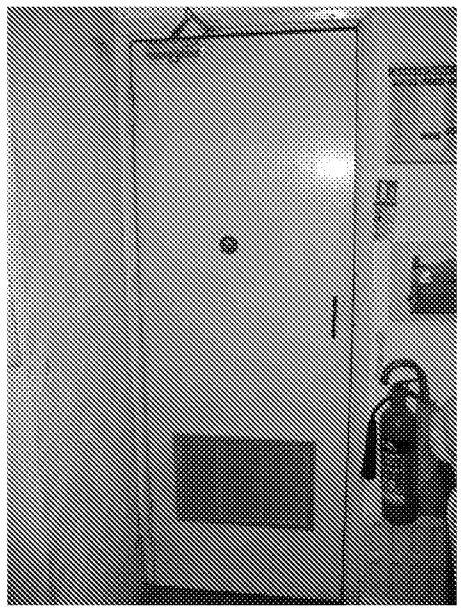
Door Type 11 on the Floor Plans drawings.

Existing. Semi-glazed timber door, with Georgian-wired glass over 1no. plain panel (no photograph available).
820mm wide x 42mm thick door leaf - Servery face of low-level panel has been lined previously with asbestos-based board to improve the fire-resistance.
The door has an overhead closer, pull handle & push-plate & 'Fire Door Keep Shut' signs.
The door also has intumescant strips / smoke-seal brushes rebated into the door leaf edges BUT fire rating is not known.

Proposed. Remove door temporarily & remove asbestos board backing to low-level panel (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panel thickness is 6mm or greater – IF PANEL IS LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panel is at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 4no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
FIRE RISK ASSESSOR TO ADVISE IF EXISTING REBATED STRIPS / BRUSHES COMPLY WITH CURRENT FIRE-RATING REQUIREMENTS – if not, replace with fully rebated, combined intumescant strips & smoke seal brushes, to provide at least 30-mins. fire-resistance
Re-hang door with existing overhead door closer, with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Overhaul all retained ironmongery as necessary & ensure suitable for re-use.
Retain existing 'Fire Door Keep Shut' signs.
Re-decorate existing door (and existing lining as appropriate).

Laundry.

Door Type 12 on the Floor Plans drawings.



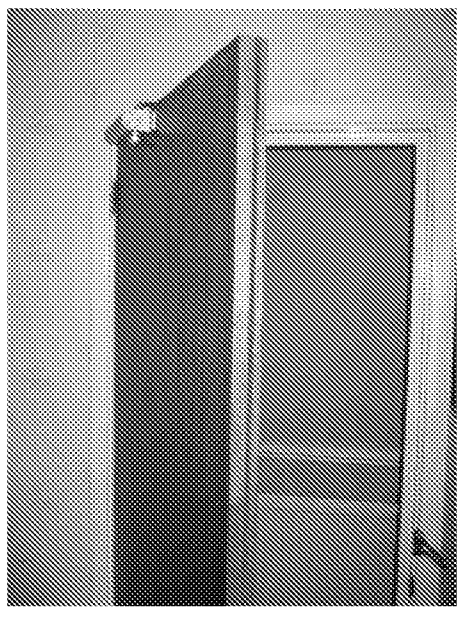
Existing. 1960's era plain, flush-faced, painted timber door, with large metal, replacement air grille on each face (see adjacent photograph).
700mm wide x 44mm thick door leaf, with 450 x 300mm grille.
The door appears to be an old, fire-rated door BUT actual rating is NOT KNOWN.
Also, the grilles appear to be plain metal – if so, then the fire-rating of the door would be non-existent.
The door has a simple pull handle, overhead closer, & 'Fire Door Keep Shut' signs, BUT no intumescant strips or smoke-seal brushes.
The door has no other furniture, apart from a 'key' operated, mortice dead-bolt.

Proposed. REMOVE & DISPOSE OF EXISTING DOOR LEAF, but carefully remove & retain overhead closer for reuse.
Provide & install new min. 30-mins F.R rated, flush-faced door leaf 'blank', cut to size to fit existing opening.
Install new 'intumescant type' replacement air grille assembly, with metal grille faces – overall size to be determined, but to provide same 'clear ventilation area' as existing door grille.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Hang new door, with new hinges, in existing lining / frame, with appropriate tolerances to enable fire certificate to be issued.
Re-fix existing overhead closer - overhaul as necessary & ensure suitable for re-use.
Provide new surface-mounted 'Yale' type night latch on Laundry face, with new stainless steel pull handle & push-plate.
Provide new 'Fire Door Keep Shut' signs.
Decorate new door leaf to match existing (and re-decorate existing lining / frame as appropriate).

Bedrooms 101, 102, 102, 104, 105, 106, 107 & 108.

Door Type 13 on the Floor Plans drawings.





Existing. 1990's era, veneer-faced, varnished, flush timber doors (see adjacent photographs).
All door leafs are 720mm wide x 44mm thick.
Each door & frame appears to form a F.R. rated doorset, complete with combined intumescant strips & brushes, rebated into the door leaf edges – however, the actual rating is NOT KNOWN.
Each door has an overhead door closer & key-operated, SAA finish, locking door knob furniture & a brass security 'hasp' fitting.

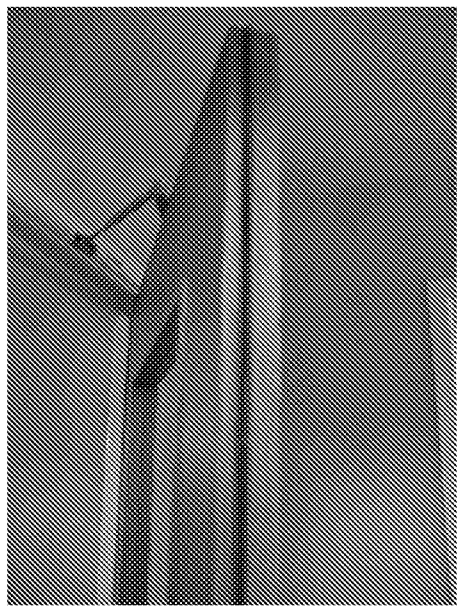
Proposed. Existing doors & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOORS COMPLY WITH CURRENT FIRE-RATING REQUIREMENTS & ARE SUITABLE FOR RE-USE.
Fire Risk Assessor also to advise if existing combined intumescant strips & brushes can remain in place.
If not, carefully remove existing rebated strips etc., & replace with new combined intumescant strips & smoke seal brushes to each door to provide at least 30-mins. fire-resistance, if possible fitted within existing rebates.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable stainless steel hinges.
Make good any decorations disturbed to door & frame / lining.

Ground Floor (continued)

Corridor (serving Beds. 101 - 108). 3no. doors total.

Door Type 14 on the Floor Plans drawings.





Existing. 1990's era, veneer-faced, varnished, flush timber doors, each with 1no. large Georgian-wired vision panel (see adjacent photographs).
All door leafs are 820mm wide x 44mm thick.
Each door & frame appears to form a F.R. rated doorset, complete with combined intumescant strips & brushes, rebated into the door leaf edges – however, the actual rating is NOT KNOWN.
Each door has 'Fire Door Keep Shut' signs, overhead door closer, SAA finish pull handle & push-plate.

Proposed. Existing doors & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOORS COMPLY WITH CURRENT FIRE-RATING REQUIREMENTS & ARE SUITABLE FOR RE-USE.
Fire Risk Assessor also to advise if existing combined intumescant strips & brushes can remain in place.
If not, carefully remove existing rebated strips etc., & replace with new combined intumescant strips & smoke seal brushes to each door to provide at least 30-mins. fire-resistance, if possible fitted within existing rebates.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable stainless steel hinges.
Make good any decorations disturbed to door & frame / lining.

Stores (serving Beds. 101 - 108). 2no. doors total.

Door Type 15 on the Floor Plans drawings.

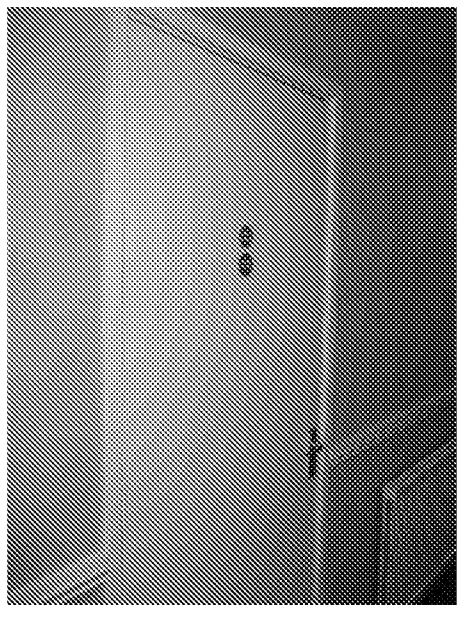


Existing. 1990's era, veneer-faced, varnished, flush timber doors (see adjacent photograph).
All door leafs are 720mm wide x (assumed) 44mm thick.
Each door & frame appears to form a F.R. rated doorset, complete with combined intumescant strips & brushes, rebated into the door leaf edges – however, the actual rating is NOT KNOWN.
DOOR THICKNESS & PRESENCE OF INTUMESCANT STRIPS & OVERHEAD CLOSER ETC. TO BE CHECKED.
Each door has 'Fire Door Keep Locked' signs, SAA finish lever handles & a key-operated SAA finish, fully rebated mortice lock / latchset, along with an additional, separate 'key' operated deadbolt.

Proposed. Existing doors & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOORS COMPLY WITH CURRENT FIRE-RATING REQUIREMENTS & ARE SUITABLE FOR RE-USE.
Fire Risk Assessor also to advise if existing (assumed) combined intumescant strips & brushes can remain in place.
If not, carefully remove existing rebated strips etc., & replace with new combined intumescant strips & smoke seal brushes to each door to provide at least 30-mins. fire-resistance, if possible fitted within existing rebates.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable stainless steel hinges.
Make good any decorations disturbed to door & frame / lining.

Stores & Fire Exits to external (serving Beds. 101 - 108). 4no. doors total.

Door Type 16 on the Floor Plans drawings.



Existing. 1990's era, flush-faced, painted timber doors (see adjacent photograph).
All door leafs are 820mm wide x (assumed) 44mm thick.
Each door & frame appears to form a F.R. rated doorset, complete with combined intumescant strips & brushes, rebated into the door leaf edges – however, the actual rating is NOT KNOWN.
DOOR THICKNESS & PRESENCE OF INTUMESCANT STRIPS & OVERHEAD CLOSER ETC. TO BE CHECKED.

Each Store door has 'Fire Door Keep Locked' signs, SAA finish lever handles & a key-operated SAA finish, fully rebated mortice lock / latchset, along with an additional, separate 'key' operated deadbolt.

Each Fire Exit door has 'Fire Door Keep Shut' signs, & SAA 'emergency exit crash-bar' furniture.

Proposed. Existing doors & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOORS COMPLY WITH CURRENT FIRE-RATING REQUIREMENTS & ARE SUITABLE FOR RE-USE.
Fire Risk Assessor also to advise if existing (assumed) combined intumescant strips & brushes can remain in place.
If not, carefully remove existing rebated strips etc., & replace with new combined intumescant strips & smoke seal brushes to each door to provide at least 30-mins. fire-resistance, if possible fitted within existing rebates.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable stainless steel hinges.
Make good any decorations disturbed to door & frame / lining.

THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:-
- 262/01.rev.A Basement, Ground Floor & First Floor Plans)
- 262/02.rev.A Second & Third Floors Plans

FIRST FLOOR

Main Circulation Stairwell. 2no. doors total.
Door Type 17 on the Floor Plans drawings.

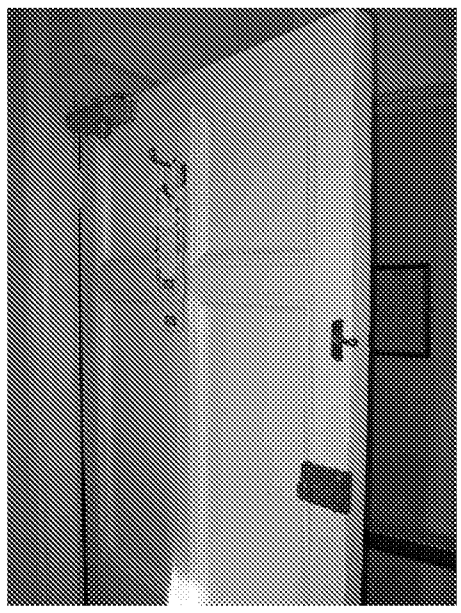


Existing. Semi-glazed timber doors, each door with Georgian-wired glass over 1no. large plain panel – the glazing & plain panels both have small moulded beadings surround (see adjacent photograph).
830mm wide x 44mm thick door leafs, each with overhead closer, & 'Fire Door Keep Shut' signs.
The doors appear to be recent fire-resistant doors BUT the lower plain panel material is NOT KNOWN & the actual fire rating is NOT KNOWN.
Door frames have applied stops, BUT the doors have no intumescant strips or smoke-seal brushes.
Each door has a SAA finish pull handle, but no other furniture.

Proposed. EXTENT OF PROPOSED WORKS TO BE CONFIRMED AT LATER DATE.
STAIRWELL DOORS FORM PART OF LARGER, PARTIALLY GLAZED SCREENS / PARTITIONS ERECTED PREVIOUSLY AS FIRE-RESISTANT CONSTRUCTION, TO SEPARATE THE MAIN CIRCULATION STAIRCASES GENERALLY(ALSO USED AS FIRE ESCAPE ROUTES) FROM THE BEDROOMS ACCOMMODATION ETC.
ALL MAIN STAIRWELL SEPARATIONS ARE TO BE ASSESSED & PROPOSED WORKS ESTABLISHED RE: NECESSARY IMPROVEMENTS AND / OR REPLACEMENT / RELOCATION.

Bedrooms 1, 2, 5 & 6.
Door Type 18 on the Floor Plans drawings.





Existing. Old 6-panel, painted timber door, with moulded timber beadings as border to all panels (see adjacent photographs).
Doors are of varying sizes, but all panels are visible on all faces:-
Room 1, 830mm wide x 50mm thick
Room 2, 810mm wide x 50mm thick
Room 5, 900mm wide x 46mm thick
Room 6, 880mm wide x 46mm thick,
Panels to Bedroom faces appear to have previous application of an asbestos-based material (with hessian type texture finish), so it is assumed that the door leafs fire-resistance have previously been upgraded, possibly in the 1960's.
Doors have overhead closers BUT no intumescant strips or smoke-seal brushes.
Doors have brass knob furniture with key-operated, fully rebated lock / latchset,& an additional 'Yale' type night latch & separate brass security 'hasp' fitting, both surface-mounted on the Bedroom face.

Proposed. Existing doors & ironmongery to be retained complete.
Remove door temporarily & remove possible asbestos-based material to doors panels (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Check existing hinges type & size complies with current fire rating requirements - if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Original keyholes alongside knobsets are probably redundant (Hotel to confirm) - if so, infill with solid timber.
Re-decorate existing door (and existing frame as appropriate).

Room 3 (currently used as Store).
Door Type 19 on the Floor Plans drawings.





Existing. Old 6-panel, painted timber door, with moulded timber beadings as border to all panels (see adjacent photographs).

The entire rear face of the door (the Store face) has been lined previously with an asbestos-based board, to improve the fire-resistance (see adjacent photographs).

900mm wide x 46mm thick door leaf (plus the rear lining).
Door has 'Fire Door Keep Locked' signs, BUT no overhead closer & no intumescant strips or smoke-seal brushes.
Door has an old porcelain knobset & rim lock / latchset, a 'key' operated deadbolt & the remains of a previous surface-mounted separate 'Yale' type night latch.

First Floor (continued)

Room 3 (currently a Store) (continued).

Proposed. Remove door temporarily & remove asbestos board backing after carefully removing any existing ironmongery intended for reuse (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain & reuse existing rim lock / latch & knobset to Fire Risk Assessor's agreement - infill redundant keyhole on Corridor face with solid timber.
Remove existing deadbolt & fittings - infill redundant rebates with solid timber.
Install new overhead closer (to match type & finish used elsewhere in hotel).
Install new 'Yale' type night latch, surface-mounted on Room face.
Replace existing 'Fire Door Keep Locked' signs.
Re-decorate existing door (and existing lining as appropriate).

Bedroom 4.

Door Type 20 on the Floor Plans drawings.

Existing. Old 6-panel, painted timber door, with moulded timber beadings as border to all panels (see adjacent photographs).

The entire rear face of the door (the Bedroom face) has been lined previously with an asbestos-based board, to improve the fire-resistance – applied moulded timber beadings have then been fitted to resemble the original 6-panel arrangement (see adjacent photographs).

830mm wide x 46mm thick door leaf (plus the rear lining).
Door has an overhead closer BUT no intumescant strips or smoke-seal brushes.
Door has a fixed brass knobset, with a separate 'Yale' type night latch & a brass security 'hasp' fitting, both surface-mounted on the Bedroom face.





Proposed. Remove door temporarily & remove asbestos board backing etc., after carefully removing any existing ironmongery intended for reuse (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain existing fixed knobset to Fire Risk Assessor's agreement.
Refix existing overhead closer, night latch & security 'hasp' fitting - overhaul all retained ironmongery as necessary & ensure suitable for re-use.
Re-decorate existing door (and existing lining as appropriate).

Cross-Corridor (serving Bedrooms 4, 6 & 7). 2no. doors total.

Door Type 21 on the Floor Plans drawings.

Existing. Semi-glazed timber doors, each door with Georgian-wired glass over 1no. large plain panel – the glazing & plain panels both have small moulded beadings surround (see adjacent photograph).
830mm wide x 44mm thick door leafs, each with overhead closer, & 'Fire Door Keep Shut' signs.
The doors appear to be recent fire-resistant doors BUT the lower plain panel material is NOT KNOWN & the actual fire rating is NOT KNOWN.
Each door frame also extends up to the ceiling & includes a fixed 'fanlight' panel over the door - again, the panel material & its fire-rating is NOT KNOWN.
Door frames have applied stops, BUT the doors have no intumescant strips or smoke-seal brushes.
Each door has a SAA finish pull handle, but no other furniture.



Proposed. Existing door, ironmongery & fixed panel over, to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR & HIGH-LEVEL PANEL COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Re-decorate existing door (and existing lining as appropriate).

First Floor (continued)

Bedroom 7.
Door Type 22 on the Floor Plans drawings.





Existing. Possibly old 6-panel timber door, with hardboard ? panel applied to entire Corridor face of door (applied panel edges stop short of door frame & stops).
Front face panel also has applied, surface-fixed moulded timber beadings, to create the appearance of a 6-panel door (see photographs adjacent).

The entire rear face of the door (the Bedroom face) has been lined previously with an asbestos-based board, to improve the fire-resistance (see adjacent photographs).

820mm wide x 46mm thick door leaf (plus the front & rear linings).
Door has rising butt hinges & an overhead closer, BUT no intumescant strips or smoke-seal brushes.
Door has a fixed knobset, (glass) with a separate 'Yale' type night latch & a brass security 'hasp' fitting, both surface-mounted on the Bedroom face.



Proposed. Remove door temporarily & remove asbestos board backing etc., after carefully removing any existing ironmongery intended for reuse (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Also remove front hardboard panel & applied beading to expose original (assumed) panelled door.
ASSESS CONDITION OF EXISTING DOOR & SUITABILITY FOR REFURBISHMENT & RE-USE.

Make good any cracked / split panels etc. & infill any redundant ironmongery rebates etc. with solid timber.
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with new suitably sized brass hinges to Fire Risk Assessor's agreement, & with appropriate tolerances to enable fire certificate to be issued.
Retain existing fixed knobset to Fire Risk Assessor's agreement.
Refix existing overhead closer, night latch & security 'hasp' fitting - overhaul all retained ironmongery as necessary & ensure suitable for re-use.
Re-decorate existing door (and existing lining as appropriate).

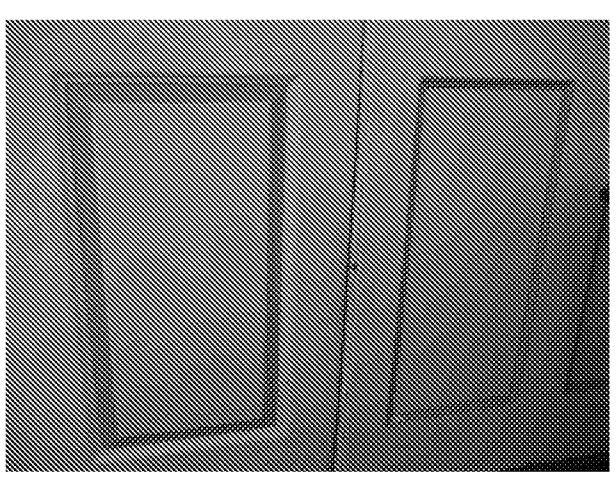
Cross-Corridor (to Rear Circulation Stairwell).
Door Type 23 on the Floor Plans drawings.



Existing. Large, unequal pair of old, semi-glazed & panelled timber doors, each door with 2no. Georgian-wired glass panes over 2no. panels – the glazing & panels both have small moulded beadings surround, whilst the main, wider door leaf panels are also bevel-edged (see adjacent photographs).

The bottom, fixed panels to both doors are faced on the Stairwell Side, with an asbestos-based board, edged with timber beading.

1090mm and 930mm wide x 36mm thick door leafs, each with overhead closer - the main, wider door leaf also has an old, surface-mounted door spring type closer.



The pair of doors have 'Fire Door Keep Shut' signs, as well as a 'running man' Emergency Exit sign on main Corridor face.
The pair of doors has a rebated meeting stile, BUT the doors have no intumescant strips or smoke-seal brushes.
The main, wider door leaf has an old, possibly redundant rim lock / latch, and fixed brass door knobs – the doors currently operate in the same way as pull-handle / push-plate Corridor door.
The secondary, narrower door leaf also has a redundant, surface-mounted bolt.

The pair of doors also has an arched fixed fanlight over the doors head frame, within a structural arch – from the Corridor face, the fanlight appears to be moulded panelling, BUT THE PANELS MATERIAL IS TO BE CHECKED.



Proposed. Existing pair of doors, ironmongery & fanlight over are to remain complete.
Remove doors temporarily & remove asbestos board backing & edgings to the panels, (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the doors panels (& fanlight panels if appropriate) thickness is 6mm or greater.
IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement) & rebated into the rebated meeting stiles edge of the main door leaf.

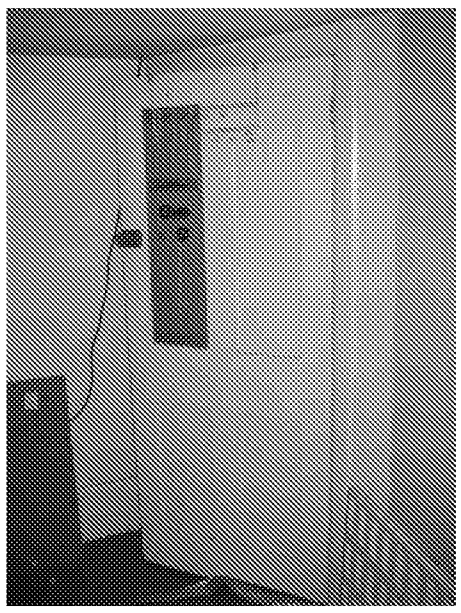
Cross-Corridor (to Rear Circulation Stairwell) – (continued).

Check existing hinges type & size complies with current fire rating requirements - if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Remove existing surface-mounted door spring & redundant bolt.
If necessary, replace existing overhead closers to both door leafs, with heavier duty models.
Install 2no. new surface-mounted brass bolts to top & bottom of secondary, narrower door leaf.
Re-decorate existing doors (and existing lining as appropriate).
ALSO, adjust existing carpeting to suit & install new oak threshold, full width to both doors opening, with solid oak 'ramps' both sides to allow easy passage for wheelchairs & hotel trolleys – include adjusting line & level of bottoms of both door leafs over threshold with suitable clearances to enable fire certificate to be issued.

Staff Cottage Doors
(Bedrooms / Store / Chef's Changing). 4no. doors total.

Door Type 24 on the Floor Plans drawings.





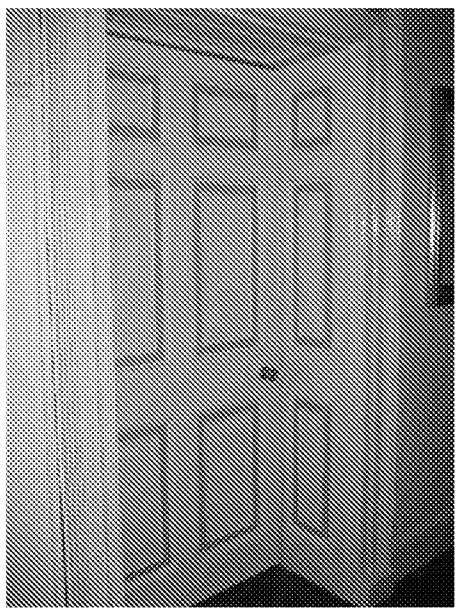
Existing. Old 4-panel, painted timber doors, with simple, square-edged junctions between panels & each door's stiles / rails etc. (no moulded beadings) - (see adjacent photograph).
780mm wide x 34mm thick door leafs, with approx.. 12mm thick panels - all panels are visible on all faces.
Note – upper 2no. panels to Staff Cottage C (Chef's Changing) may be painted glass TO BE CHECKED.
Doors have NO overhead closers & NO intumescant strips or smoke-seal brushes.
Each door has a simple painted metal pull handle on outer face & a 'Yale' type night latch surface-mounted on the Room face.
The doors have no other ironmongery.

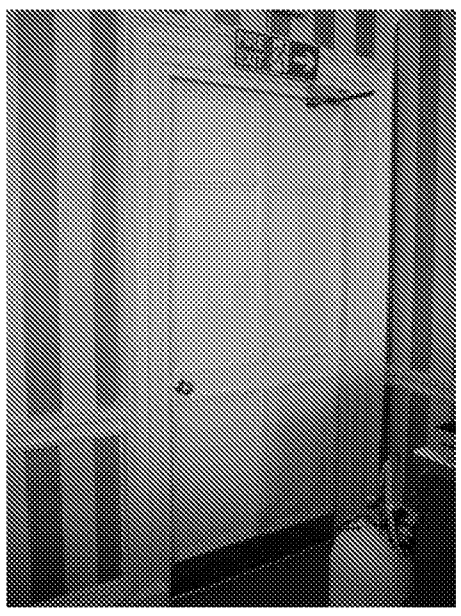
Proposed. Existing doors & ironmongery to remain complete.
Check upper panels material to Staff Cottage C (Chef's Changing) door:-
- if timber panelling thicker than 6mm, upgrade with 'Fireface Plus' as elsewhere.
- if other type of board panelling, replace with Georgian-wired glass as described below.
- if Georgian-wired glass, retain to Fire Risk Assessor's agreement.
- if plain float glass, replace with Georgian-wired glass, intumescant gaskets & timber glazing beads – finish with painted decoration as rest of door.

Upgrade each door with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 4no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-decorate existing door (and existing lining as appropriate).

Ballroom (Access Door to Ballroom Bar).

Door Type 34 on the Floor Plans drawings.

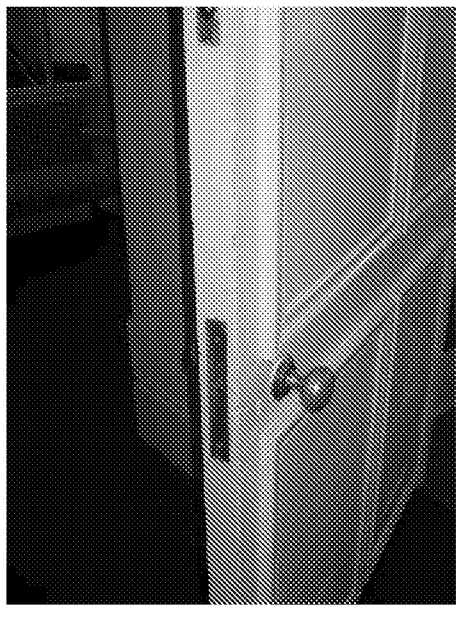




Existing. Old 6-panel, painted timber door, with moulded timber beadings as border to all panels, with additional beading forming inner relief to each panel - door opening set within matching, panelled recess (see adjacent photographs).

The rear face of each door panel (the door's Ballroom face) has been lined previously with an asbestos-based board, surrounded by moulded timber beadings, to improve the fire-resistance - (see adjacent photographs).

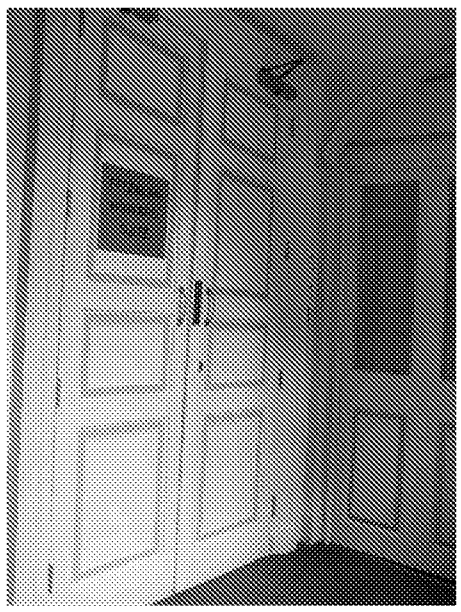
1030mm wide x 50mm thick door leaf (plus the panels lining & beading).
Door has an overhead closer BUT no intumescant strips or smoke-seal brushes.
Door has a brass knobset, with a fully rebated lock / latchset, along with a higher level, fully rebated 'spring-ball' catch.

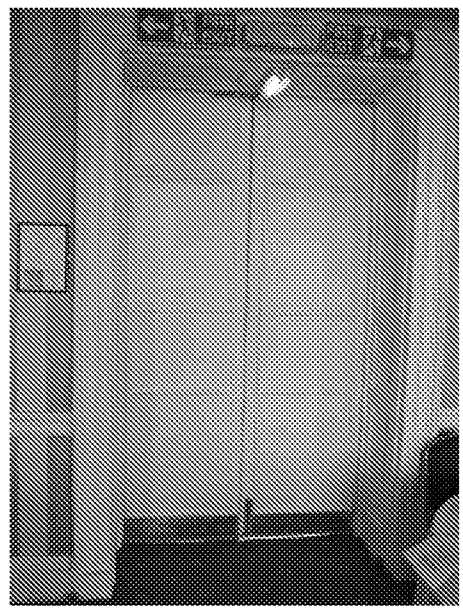


Proposed. Remove door temporarily & remove asbestos board backing etc., to all panels (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand), INCLUDING REPLACING EXISTING 'INNER RELIEF' BEADING TO EACH DOOR PANEL AFTER THE 'FIREFACE' HAS BEEN APPLIED.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements - if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain existing knobset to Fire Risk Assessor's agreement.
Retain all existing lock/latchset & 'ball-catch' & provide new brass escutcheons - overhaul all retained ironmongery as necessary & ensure suitable for re-use.
Re-decorate existing door (and existing lining as appropriate).

Ballroom – Main Entrance.

Door Type 35 on the Floor Plans drawings.





Existing. Old, large pair of 4-panel, painted timber doors, with moulded timber beadings as border to all panels, with additional beading forming inner relief to each panel - (see adjacent photographs).

The rear face of each door panel (the door's Ballroom face) has been lined previously with an asbestos-based board, surrounded by moulded timber beadings, to improve the fire-resistance - (see adjacent photographs).

2580mm high x 720mm wide x 50mm thick door leaves, (plus the panels lining & beading).
The pair of doors has a rebated meeting stile, BUT no intumescant strips or smoke-seal brushes.
Each door has an overhead closer & a brass 'pull' handle only.
The pair of doors has an overhead selector (due to the rebated meeting stile) and a fully rebated deadlock with keyhole & escutcheon to the Corridor face only.
The 'secondary' door leaf has 1no. surface-mounted barrel bolt.

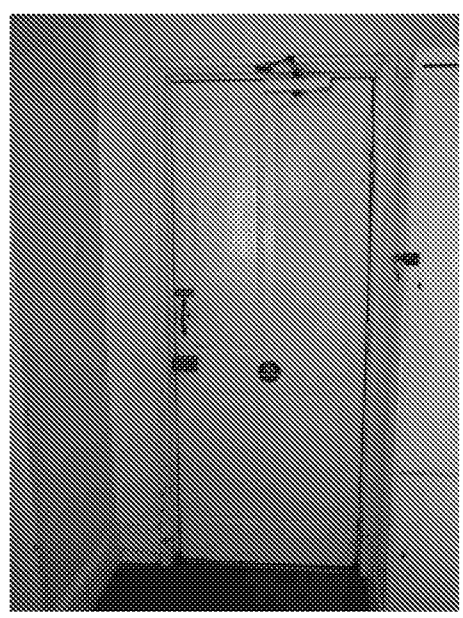


Proposed. Remove both doors temporarily & remove asbestos board backing etc., to all panels (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand), INCLUDING REPLACING EXISTING 'INNER RELIEF' BEADING TO EACH DOOR PANEL AFTER THE 'FIREFACE' HAS BEEN APPLIED.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang doors with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements - if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain all existing ironmongery - overhaul as necessary & ensure suitable for re-use.
Re-decorate existing door (and existing lining as appropriate).

Ballroom Kitchen

Door Type 36 on the Floor Plans drawings.





Existing. Old 4-panel, painted timber door, with moulded timber beadings as border to all panels (see adjacent photographs).

The entire Corridor face of the door has been lined previously with a 'Formica' type laminate & the lower part of the door also includes a steel sheet for impact protection from servery trolleys etc.

The rear face of each door panel (the Gallery / Store face) has been lined / infilled previously with an asbestos-based board, inside the line of the existing moulded beadings, to improve the fire-resistance (see adjacent photographs).

740mm wide x 50mm thick door leaf.
Door has 'Fire Door Keep Shut' signs, & an overhead closer, BUT has no intumescant strips or smoke-seal brushes.
Door has brass 'pull' handle on Corridor face & black metal 'pull' handle on the rear face
Door has surface-mounted 'Yale' type night latch, but no other visible ironmongery.

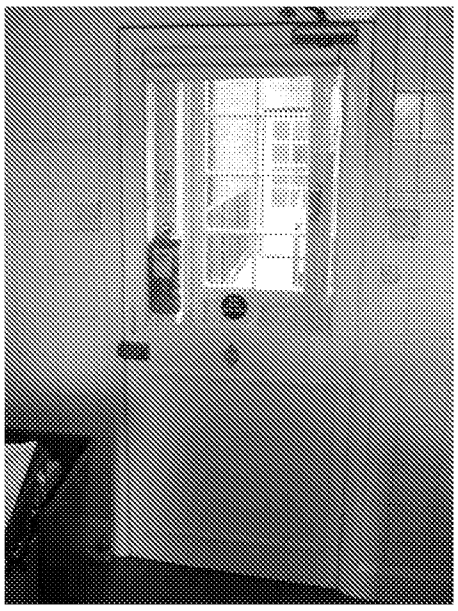
Proposed. Remove door temporarily & remove asbestos board backing / infill to each door panel (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Also remove existing front laminate & steel plate facings, to expose original (assumed) panelled door.
ASSESS CONDITION OF EXISTING DOOR & SUITABILITY FOR REFURBISHMENT & RE-USE.

Make good any cracked / split panels etc. & infill any redundant ironmongery rebates etc. with solid timber.
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Include for replacing any of the moulded beadings to the rear face of the door as necessary, all to match the front face beadings, in case of damage caused during the asbestos board infill application.
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain & reuse all existing ironmongery - overhaul as necessary & ensure suitable for re-use.
Replace existing 'Fire Door Keep Shut' signs.
Re-decorate existing door (and existing lining as appropriate).
Apply suitable thickness stainless steel plate to Corridor face of door, to provide impact protection from servery trolleys etc. - plate to be sized to completely cover the lower 2no. panels & associated beadings & face-fixed with counter-sunk stainless steel screws.

First Floor (continued)

Still Room
Door Type 37 on the Floor Plans drawings.





Existing. Semi-glazed timber door, with Georgian-wired glass over 1no. large plain panel – the glazing & plain panels both have large beadings surround (see adjacent photograph).

The door is assumed as NOT a recent or fire-resistant type, as the rear face of the lower panel (the Room face) has been backed-up previously with an asbestos-based board, with a moulded timber surround to improve the fire-resistance (see adjacent photographs).

800mm wide x 44mm thick door leaf, with overhead closer, & 'Fire Door Keep Shut' signs.
Door frame has applied stops, BUT the door has no intumescant strips or smoke-seal brushes.
Door has an overhead closer AND an old 'Perko' type closer.
Door has a plastics type 'pull' handle, & surface –mounted 'Yale' type night latch on the Room face.
Door also has roller blind on Room face, to obscure the glass pane.

Proposed. Remove door temporarily & remove asbestos board backing etc. to lower door panel (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Also remove existing lower panel itself & any associated 'loose' beadings.

Replace the lower panel with new 12mm thick 'Promat Masterboard' sheet, set within continuous, intumescant gaskets & held in place with timber glazing beads (to match existing size & shape around upper glass pane)
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Remove existing old 'Perko' type closer & infill redundant rebates with solid timber.
Check condition of existing overhead closer – replace with heavier duty type if existing overhead closer needed assistance from existing 'Perko'.
Replace 'plastics' type 'pull' handle with new SAA or brass version.
Retain & reuse existing 'Yale' type night latch & roller blind - overhaul as necessary & ensure suitable for re-use.
Replace existing 'Fire Door Keep Shut' signs as necessary.
Re-decorate existing door (and existing lining as appropriate).

Conference Store
Door Type 38 on the Floor Plans drawings.





Existing. Recent, factory-manufactured flush door, with applied, surface-fixed moulded beadings to resemble 6-panel door (see adjacent photographs).
720mm wide x 44mm thick door leaf.
The door appears to be fire-resistant type – however, the actual rating is NOT KNOWN.
Door has SAA lever handles, with fully rebated lock / latchset.
Door has 'Fire Door Keep Locked' signs, BUT door has no closer & no intumescant strips or smoke-seal brushes.

Proposed. Existing door & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Replace SAA lever handles set with new brass knobset, roses & separate brass escutceons.
Retain existing lock / latchset.
Install new overhead closer (to match type & finish used elsewhere in hotel).
Make good any decorations disturbed to door & frame / lining.

Bedrooms 109, 110, 111, 112 & 113.
Door Type 13 on the Floor Plans drawings.

ALL ACCESS DOORS TO THESE BEDROOMS ARE IDENTICAL TO THE GROUND FLOOR DOORS TO BEDROOMS 101 – 108 INCLUSIVE.

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOORS TYPE 13 (Ground Floor Bedrooms 101 – 108 inc.).

Corridor (serving Beds. 109 - 113). 1no. door total.
Door Type 14 on the Floor Plans drawings.

CORRIDOR DOORS (at top of internal circulation staircase) IS IDENTICAL TO THE GROUND FLOOR CORRIDOR DOORS SERVING BEDROOMS 101 – 108 INCLUSIVE.

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOOR TYPE 14 (Cross-Corridor doors serving Ground Floor Bedrooms 101 – 108 inc.).

First Floor (continued)

Fire Exit to external (serving Beds. 109 - 113). 1no. door total.
Door Type 16 on the Floor Plans drawings.

FIRE EXIT DOOR IS IDENTICAL TO THE GROUND FLOOR PAINTED STORE / FIRE EXIT DOORS TO BEDROOMS 101 – 108 INCLUSIVE.

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOOR TYPE 16 , (Fire Exit door from Ground Floor Bedrooms 101 – 108 inc.).

THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:-
- 262/01.rev.A Basement, Ground Floor & First Floor Plans)
- 262/02.rev.A Second & Third Floors Plans

SECOND FLOOR

Main Circulation Stairwell. 1no. doors total.
Door Type 17 on the Floor Plans drawings.

SEMI-GLAZED STAIRWELL DOOR IS IDENTICAL TO THE FIRST FLOOR MAIN STAIRWELL SEMI-GLAZED DOORS.
830mm wide x 44mm thick door leaf.

Proposed. EXTENT OF PROPOSED WORKS TO BE CONFIRMED AT LATER DATE.
STAIRWELL DOOR FORMS PART OF LARGER, PARTIALLY GLAZED SCREEN / PARTITION ERECTED PREVIOUSLY AS FIRE-RESISTANT CONSTRUCTION, TO SEPARATE THE MAIN CIRCULATION STAIRCASES GENERALLY (ALSO USED AS FIRE ESCAPE ROUTE) FROM THE BEDROOMS ACCOMMODATION ETC.
ALL MAIN STAIRWELL SEPARATIONS ARE TO BE ASSESSED & PROPOSED WORKS ESTABLISHED RE: NECESSARY IMPROVEMENTS AND / OR REPLACEMENT / RELOCATION.

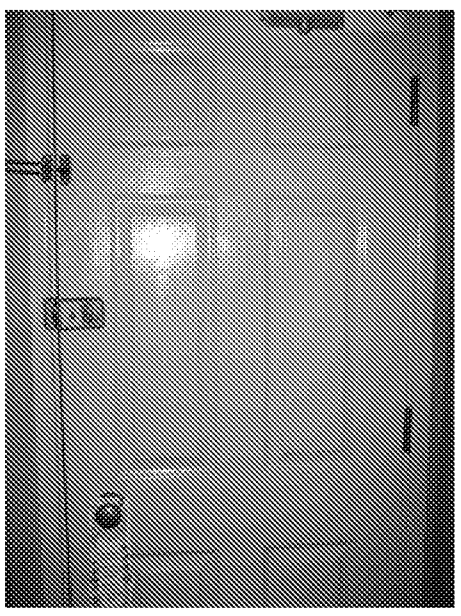
Bedrooms 8, 9, 10 & 11
Door Type 18 on the Floor Plans drawings.

ALL ACCESS DOORS TO THESE BEDROOMS ARE IDENTICAL TO THE FIRST FLOOR DOORS TO BEDROOMS 1, 2, 5 & 6 (except Bedrooms 1, 2, 5 & 6 are 6-panel doors, whereas Bedrooms 8, 9, 10 & 11 are all 4-panel doors).
Doors are of varying sizes, but all panels are visible on all faces:-
Room 8, 810mm wide x 50mm thick
Room 9, 830mm wide x 50mm thick
Room 10, 770mm wide x 50mm thick
Room 11, 810mm wide x 46mm thick,

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOORS TYPE 18 (First Floor Bedrooms 1, 2, 5 & 6).
Retain & reuse existing porcelain knobsets to Bedrooms 8 & 9 to Fire Risk Assessor's agreement - infill any redundant keyholes with solid timber.
Replace existing 'bakelite' type knobset to Bedroom 11 with new brass knobset to Fire Risk Assessor's agreement.

Bedroom 12
Door Type 25 on the Floor Plans drawings.





Existing. Recent, factory-pressed / moulded 6-panel door (see adjacent photographs).
760mm wide x 44mm thick door leaf.
The door appears to be fire-resistant type – however, the actual rating is NOT KNOWN.
Door has rising butt hinges & an overhead closer BUT no intumescant strips or smoke-seal brushes.
Door has a fixed brass knobset, with a separate 'Yale' type night latch & a brass security 'hasp' fitting, both surface-mounted on the Bedroom face.

Proposed. Existing door & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with new suitably sized brass hinges to Fire Risk Assessor's agreement, & with appropriate tolerances to enable fire certificate to be issued.
Make good any decorations disturbed to door & frame / lining.

Bedrooms 14 & 15.
Door Type 22 on the Floor Plans drawings.

ACCESS DOORS TO THESE BEDROOMS ARE IDENTICAL TO THE FIRST FLOOR DOOR TO BEDROOM 7, INCLUDING THE HARDBOARD & APPLIED 'FAKE 6-PANELS' BEADINGS TO THE CORRIDOR FACE & THE ASBESTOS-BASED BOARD LINING TO THE ROOM FACE.
920mm wide x 36mm thick door leafs (plus the front & rear linings).

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOOR TYPE 22 (First Floor Bedroom 7).
Retain & reuse existing porcelain knobset to Bedroom 15 to Fire Risk Assessor's agreement.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.

Cross-Corridor (serving Bedrooms 11, 12, 14, 15 & 16). 2no. doors total
Door Type 21 on the Floor Plans drawings.

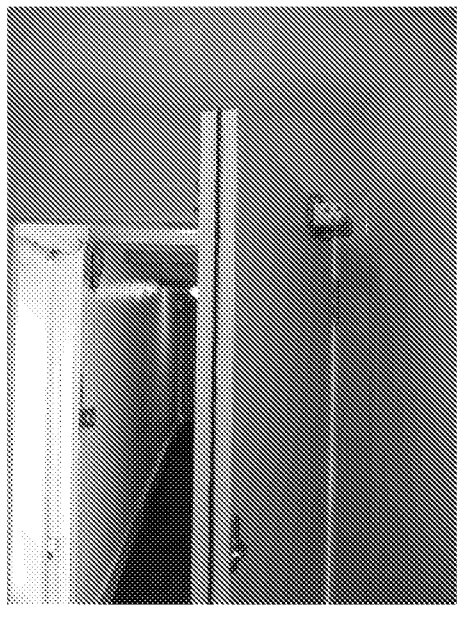
THESE SEMI-GLAZED DOORS WITH HIGH-LEVEL PANEL OVER ARE IDENTICAL TO THE FIRST FLOOR CROSS-CORRIDOR DOORS SERVING BEDROOMS 4, 6 & 7.
750mm wide x 44mm thick door leafs.

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOOR TYPE 21 (Cross-Corridor doors serving First Floor Bedrooms 4, 6 & 7).

Second Floor (continued)

Bedroom 16.
Door Type 26 on the Floor Plans drawings.





Existing. 1990's era plain, flush-faced, painted timber door (see adjacent photographs).
760mm wide x 44mm thick F.R. rated door leaf, with an overhead closer & rebated intumescant strips & smoke-seal brushes.
Door is assumed as 30-mins rating, but actual rating is NOT KNOWN.
Door has fixed brass knobset with a separate 'Yale' type night latch & a brass security 'hasp' fitting, both surface-mounted on the Bedroom face.

Proposed. Existing door & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Fire Risk Assessor also to advise if existing combined intumescant strips & brushes can remain in place.
If not, carefully remove existing rebated strips etc., & replace with new combined intumescant strips & smoke seal brushes to each door to provide at least 30-mins. fire-resistance, if possible fitted within existing rebates.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable stainless steel hinges.
Make good any decorations disturbed to door & frame / lining.

Store (off Corridor serving Bedrooms 11 & 12)
Door Type 27 on the Floor Plans drawings.

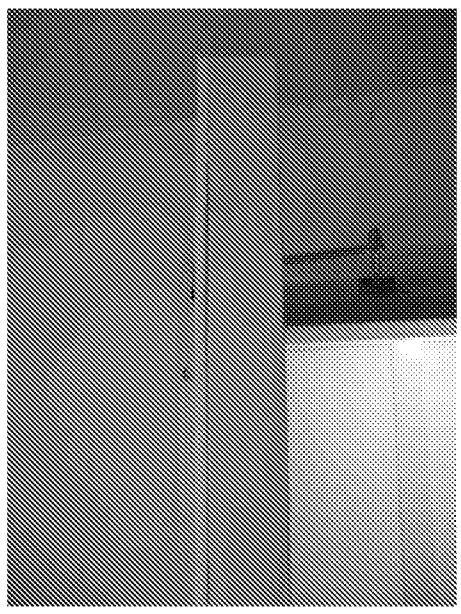




Existing. Semi-glazed timber door, with Georgian-wired glass over 1no. large plain panel – the glazing & plain panels both have small moulded beadings surround (see adjacent photographs).
750mm wide x 44mm thick door leaf, with overhead closer, & 'Fire Door Keep Locked' signs.
The door appears to be recent fire-resistant door, (matching the Cross-Corridor Door Type 21 elsewhere) BUT the lower plain panel material is NOT KNOWN & the actual fire rating is NOT KNOWN.
The door frame has applied stops, BUT the door has no intumescant strips or smoke-seal brushes.

The entire rear face of the door (the Store face) has been lined previously with a non-asbestos board (possibly 'Masterboard' or similar), to improve the fire-resistance (see adjacent photographs).
The board has been fixed to the door face whilst the ironmongery is still in place, & has been cut around the fittings.
The Georgian-wired glass also appears to have been painted black, before the board lining was applied.

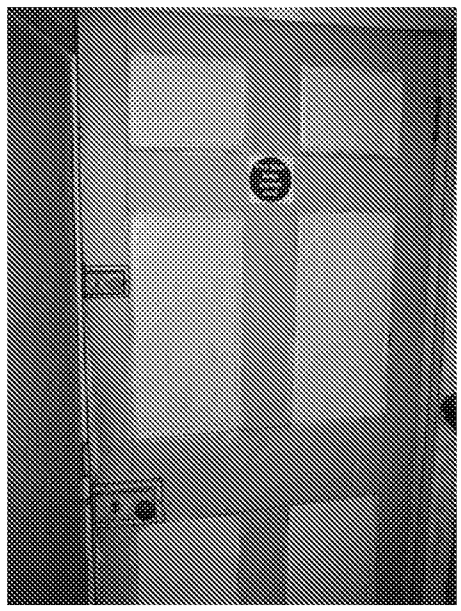
The door has a Yale' type night latch surface-mounted on the Store face, but no other furniture.



Proposed. Existing door & ironmongery to remain.
Carefully remove the existing board lining to the rear face, & dispose of.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Hotel to advise if existing board lining on the room face was applied also for security reason – if so, replace existing board lining with 9mm thick ply sheet, with stainless screw fixings into the door's top, mid & bottom rails & both stiles.
Replace existing 'Fire Door Keep Locked' signs.
Re-decorate existing door & rear lining (and existing lining as appropriate).

Minstrel's Gallery to Ballroom (Store)
Door Type 39 on the Floor Plans drawings.





Existing. Old 6-panel, painted timber door, with moulded timber beadings as border to all panels (see adjacent photographs).

The rear face of each door panel (the Gallery / Store face) has been lined / infilled previously with an asbestos-based board, to improve the fire-resistance, possible damaging the moulded timber beads in the process (see adjacent photographs).

800mm wide x 44mm thick door leaf.
Door has 'Fire Door Keep Locked' signs, BUT no overhead closer & no intumescant strips or smoke-seal brushes.
Door has an old brass knobset & rim lock / latchset, & a separate surface-mounted 'Yale' type night latch.

Second Floor (continued)

Minstrel's Gallery to Ballroom (Store) – (continued).

Proposed. Remove door temporarily & remove asbestos board backing / infill to each door panel (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Include for replacing all of the moulded beadings to the rear face of the door, all to match the front face beadings (assumption that existing beadings have been damaged during asbestos board infill application).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain & reuse brass knobset to Fire Risk Assessor's agreement.
Retain existing rim lock / latch & 'yale' type night latch - overhaul as necessary & ensure suitable for re-use.
Install new overhead closer (to match type & finish used elsewhere in hotel).
Replace existing 'Fire Door Keep Locked' signs.
Re-decorate existing door (and existing lining as appropriate).

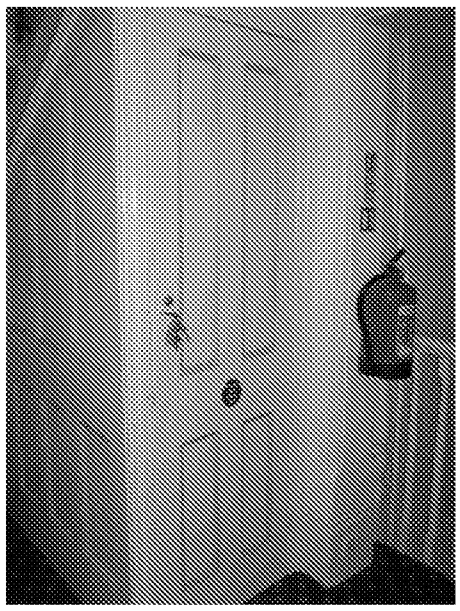
Understairs Store

Door Type 40 on the Floor Plans drawings.

Existing. Old 4-panel, painted timber door, with moulded timber beadings as border to all panels (see adjacent photographs).

The rear face of the door (the Store face) has been lined previously with an asbestos-based board, to improve the fire-resistance, (see adjacent photographs).

675mm wide x 34mm thick door leaf.
Door has 'Fire Door Keep Locked' signs, BUT no overhead closer & no intumescant strips or smoke-seal brushes.
Door has a small brass 'pull' knob, and a security bolt as a lock.
The door has no other ironmongery.





Proposed. Remove door temporarily & remove asbestos board backing (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Retain & reuse brass 'pull' knob to Fire Risk Assessor's agreement.
Retain existing security bolt - overhaul as necessary & ensure suitable for re-use.
Install new overhead closer (to match type & finish used elsewhere in hotel).
Replace existing 'Fire Door Keep Locked' signs.
Re-decorate existing door (and existing lining as appropriate).

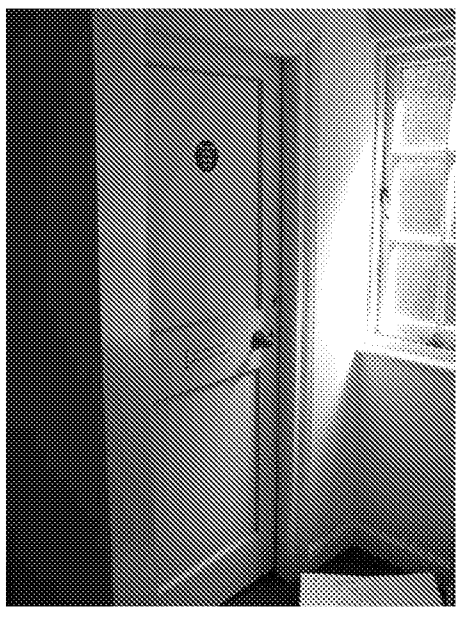
Store Door (opposite Bedroom 14).

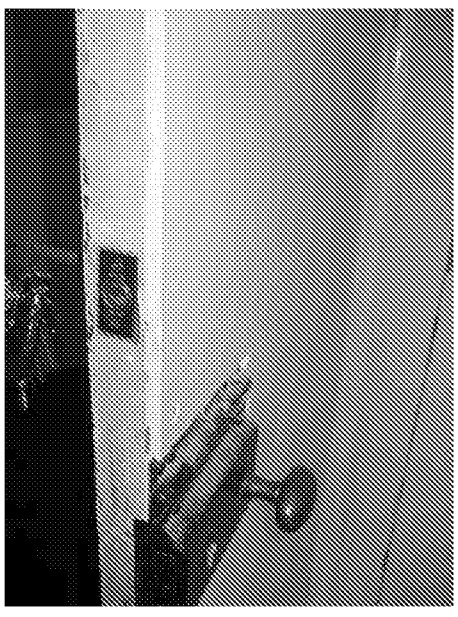
Door Type 41 on the Floor Plans drawings.

Existing. Old 2-panel, painted timber door, with moulded timber beadings as border to both panels (see adjacent photographs).

The entire rear face of the door (the Store face) has been lined previously with a non-asbestos board (possibly 'Masterboard' or similar), to improve the fire-resistance (see adjacent photographs). The board has been fixed to the door face whilst the ironmongery is still in place, & has been cut around the fittings.

680mm wide x 34mm thick door leaf.
Door has 'Fire Door Keep Locked' signs, BUT no overhead closer & no intumescant strips or smoke-seal brushes.
Door has an old brass knobset & rim lock / latchset, and a separate fully rebated security bolt.
(NOTE – barrel bolt shown in photograph exists only on Third Floor door)





Second Floor (continued)

Store Door (opposite Bedroom 14).
– (continued).

Proposed. Existing door & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR & BACKING COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with appropriate tolerances to enable fire certificate to be issued.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable stainless steel hinges.
Hotel to advise if locking part of rimlock / latchset is redundant – if so, infill keyhole with solid timber.
Install new overhead closer (to match type & finish used elsewhere in hotel).
Make good any decorations disturbed to door & frame / lining & replace existing 'Fire Door Keep Locked' signs (as necessary).

THIS SCHEDULE SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:-
- 262/01.rev.A Basement, Ground Floor & First Floor Plans)
- 262/02.rev.A Second & Third Floors Plans

THIRD FLOOR

Main Circulation Stairwell & Rear Circulation Stairwell. 3no. doors total.
Door Type 17 on the Floor Plans drawings.

SEMI-GLAZED STAIRWELL DOORS ARE IDENTICAL TO THE FIRST FLOOR MAIN STAIRWELL SEMI-GLAZED DOORS.
750mm wide x 44mm thick door leaf to Main Stairwell.
750mm wide x 44mm thick door leafs to Rear Stairwell.

Proposed. EXTENT OF PROPOSED WORKS TO BE CONFIRMED AT LATER DATE.
STAIRWELL DOOR FORMS PART OF LARGER, PARTIALLY GLAZED SCREEN / PARTITION ERECTED PREVIOUSLY AS FIRE-RESISTANT CONSTRUCTION, TO SEPARATE THE MAIN CIRCULATION STAIRCASES GENERALLY (ALSO USED AS FIRE ESCAPE ROUTE) FROM THE BEDROOMS ACCOMMODATION ETC.
ALL MAIN STAIRWELL SEPARATIONS ARE TO BE ASSESSED & PROPOSED WORKS ESTABLISHED RE: NECESSARY IMPROVEMENTS AND / OR REPLACEMENT / RELOCATION.

Bedroom 17 (Staff Bedroom).
Door Type 18 on the Floor Plans drawings.

ACCESS DOOR TO THIS BEDROOM IS IDENTICAL TO THE FIRST FLOOR DOORS TO BEDROOMS 1, 2, 5 & 6.
900mm wide x 48mm thick door leaf with all panels are visible on both faces.

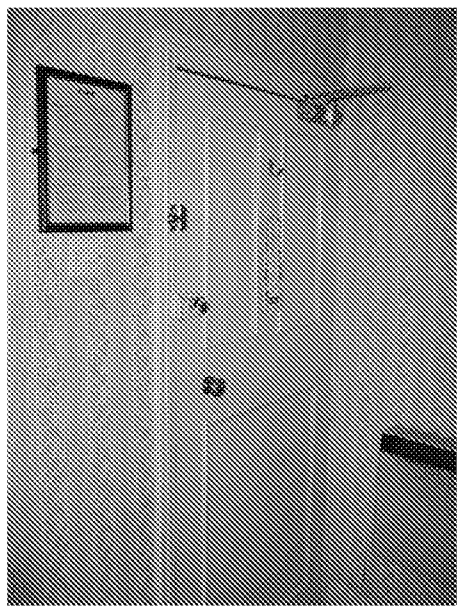
CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOORS TYPE 18 (First Floor Bedrooms 1, 2, 5 & 6).
Retain & reuse existing porcelain knobset & rim latchset to Fire Risk Assessor's agreement - infill any redundant keyholes with solid timber.
ALSO, adjust existing carpeting to suit & install new oak threshold, full width to door opening, with solid oak 'ramps' both sides to allow easy passage for wheelchairs etc. - include adjusting line & level of bottom of door leaf over threshold with suitable clearances to enable fire certificate to be issued.

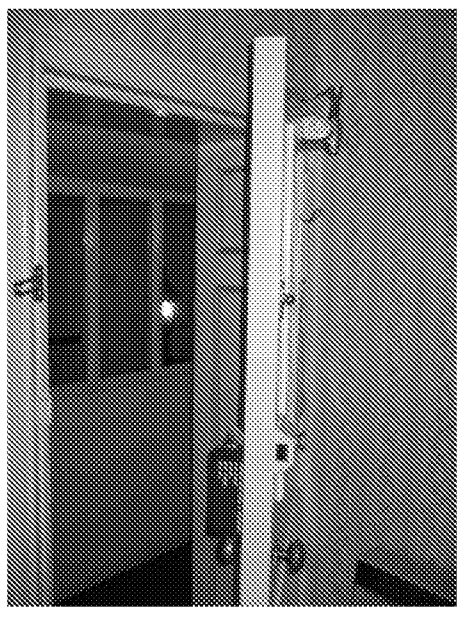
Bedrooms 18, 19, 20 & 21.
Door Type 28 on the Floor Plans drawings.

Existing. 1990's era plain, flush-faced, painted timber doors, with applied, surface-fixed moulded timber beadings to both faces, to create the appearance of 3-panel doors (see photographs adjacent).
Bedrooms 19, 20 & 21, 760mm wide x 44mm thick door leafs.
Bedroom 18, 830mm wide x 44mm thick door leaf.
The doors appear to be recent fire-resistant doors BUT the actual fire rating is NOT KNOWN.
Door frames have large, applied stops, BUT the doors have no intumescant strips or smoke-seal brushes.
Each door has an overhead closer & a fixed brass knobset, with a separate 'Yale' type night latch & a brass security 'hasp' fitting, both surface-mounted on the Bedroom face.

Note – the surface-fixed beadings to the Bedroom 20 door, give a 4-panel appearance.







Proposed. Existing doors & ironmongery to remain.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOORS COMPLY WITH CURRENT FIRE-RATING REQUIREMENTS & ARE SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Replace SAA finish lever handle set to Bedroom 19 door with a fixed brass knobset.
Re-decorate existing door & rear lining (and existing lining as appropriate).

Bedrooms 22 & 23.
Door Type 22 on the Floor Plans drawings.

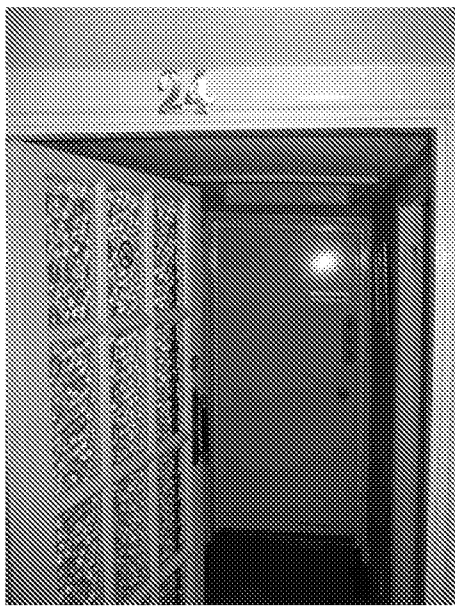
ACCESS DOORS TO THESE BEDROOMS ARE IDENTICAL TO THE FIRST FLOOR DOOR TO BEDROOM 7, INCLUDING THE HARDBOARD & APPLIED 'FAKE 6-PANELS' BEADINGS TO THE CORRIDOR FACE & THE ASBESTOS-BASED BOARD LINING TO THE ROOM FACE.
750mm wide x 36mm thick door leafs (plus the front & rear linings).

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOOR TYPE 22 (First Floor Bedroom 7).
Retain & reuse existing porcelain knobsets to Fire Risk Assessor's agreement.
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.

Third Floor (continued)

Bedroom 24.

Door Type 29 on the Floor Plans drawings.





Existing. Possibly old timber panelled door, with hardboard ? panel applied to entire Corridor face of door to give a flush door appearance (see adjacent photographs).

The entire rear face of the door (the Bedroom face) has been lined previously with an asbestos-based board, to improve the fire-resistance (see adjacent photographs).

830mm wide x 38mm thick door leaf (plus the front & rear linings).
Door has an overhead closer, BUT no intumescant strips or smoke-seal brushes.
Door has a fixed porcelain knobset, with a separate 'Yale' type night latch & a brass security 'hasp' fitting, both surface-mounted on the Bedroom face.

Proposed. Remove door temporarily & remove asbestos board backing etc., after carefully removing any existing ironmongery intended for reuse (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Also remove front hardboard panel & applied beading to expose original (assumed) panelled door.
ASSESS CONDITION OF EXISTING DOOR & SUITABILITY FOR REFURBISHMENT & RE-USE.

Make good any cracked / split panels etc. & infill any redundant ironmongery rebates etc. with solid timber.
Check that the door's panels thickness is 6mm or greater – IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with new suitably sized brass hinges to Fire Risk Assessor's agreement, & with appropriate tolerances to enable fire certificate to be issued.
Retain existing fixed porcelain knobset to Fire Risk Assessor's agreement.
Refix existing overhead closer, night latch & security 'hasp' fitting - overhaul all retained ironmongery as necessary & ensure suitable for re-use.
Re-decorate existing door (and existing lining as appropriate).

Cross-Corridor (serving Bedrooms 22, 23, & 24). 1no. door total

Door Type 21 on the Floor Plans drawings.

THIS SEMI-GLAZED DOOR IS IDENTICAL TO THE FIRST FLOOR CROSS-CORRIDOR DOORS SERVING BEDROOMS 4, 6 & 7 9 (except that there is no high-level panel over, due to the existing low ceiling height).

750mm wide x 44mm thick door leafs.

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOOR TYPE 21 (Cross-Corridor doors serving First Floor Bedrooms 4, 6 & 7).

Cross-Corridor (serving Staff Bedrooms 1, 2, 3 & 4). 1no. door total

Door Type 30 on the Floor Plans drawings.





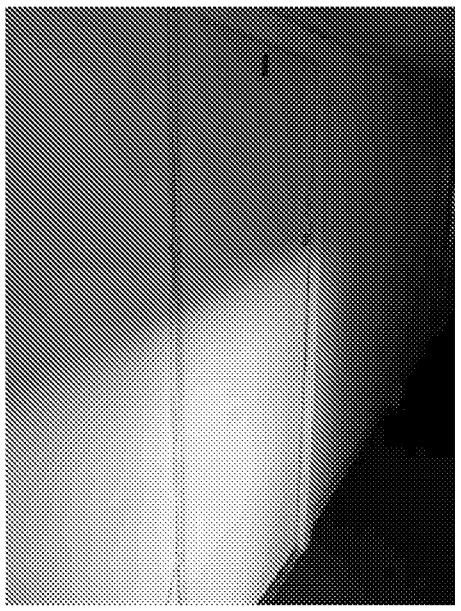
Existing. Fully glazed timber door, with 10no. Georgian-wired (obscured ?) glass panes within timber glazing bars etc. (see adjacent photographs).
810mm wide x 44mm thick door leaf, with overhead closer & 'Fire Door Keep Shut' signs, BUT intumescant strips or smoke-seal brushes.
The door appears to be a recent fire-resistant door BUT the actual fire rating is NOT KNOWN.
The door has a SAA finish pull handle, but no other furniture.

Proposed. Existing door & ironmongery to remain complete.
FIRE RISK ASSESSOR TO ADVISE IF EXISTING DOOR & HIGH-LEVEL PANEL COMPLIES WITH CURRENT FIRE-RATING REQUIREMENTS & IS SUITABLE FOR RE-USE.
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Check existing hinges type & size complies with current fire rating requirements – if not, replace with suitable brass hinges to Fire Risk Assessor's approval.
Re-decorate existing door (and existing lining as appropriate).

Third Floor (continued)

Staff Bedrooms 1, 2, 3 & 4.

Door Type 31 on the Floor Plans drawings.





Existing. Possibly old timber panelled door, with hardboard ? panel applied to entire Corridor face of door to give a flush door appearance (see adjacent photographs).

The entire rear face of the door (the Bedroom face) has been lined previously with an asbestos-based board, to improve the fire-resistance (see adjacent photographs).

810mm wide x 38mm thick door leaf (plus the front & rear linings).
Door has an old 'Perko' type door closer rebated into the door leaf at mid-height, and the door frame has large planted stops.
The door has no intumescant strips or smoke-seal brushes.
Door has a simple pull handle on the Corridor face, with a 'Yale' type night latch surface-mounted on the Bedroom face.

Proposed. Remove door temporarily & remove asbestos board backing etc., after carefully removing any existing ironmongery intended for reuse (work to be carried out by specialist contractor, in compliance with current regulations governing the handling & disposal of asbestos products).
Also remove front hardboard panel & applied beading to expose original (assumed) panelled door.
ASSESS CONDITION OF EXISTING DOOR & SUITABILITY FOR REFURBISHMENT & RE-USE.

Make good any cracked / split panels etc. & infill any redundant ironmongery rebates etc. with solid timber.
Check that the door's panels thickness is 6mm or greater -- IF PANELS ARE LESS THAN 6mm THICK, IT WILL NOT BE POSSIBLE TO UPGRADE THE DOOR TO PROVIDE THE REQUIRED FIRE-RESISTANCE & THE DOOR WILL NEED TO BE REPLACED.
If the door's panels are at least 6mm thick, upgrade with 'Sealmaster Ltd. ref: Fireface Plus' (1.8mm thick, birch-ply faced , woven 'intumescant' material) applied to the 6no. panelled areas, to manufacturer's recommendations, to enable certificate issue confirming at least 30-mins. fire-resistance – see Appendix A for 'Sealmaster Ltd.' information & Fitting Procedure (Method 2 fitting is assumed, but door construction should be checked beforehand).
Install combined intumescant strips & smoke seal brushes, rebated into the door leaf edges (or rebated into the existing lining to Fire Risk Assessor's agreement).
Re-hang door with new suitably sized stainless steel hinges & with appropriate tolerances to enable fire certificate to be issued.
Remove existing 'Perko' type closer & infill rebates in door & frame with solid timber.
Install new SAA finish pull handle.
Install new overhead closer (to match type & finish used elsewhere in hotel).
Refix existing night latch - overhaul as necessary & ensure suitable for re-use.
Re-decorate existing door (and existing lining as appropriate).

Store Door (off Rear Staircase top landing).

Door Type 41 on the Floor Plans drawings.

THIS STORE DOOR IS IDENTICAL TO THE SECOND FLOOR STORE DOORS (opposite Room 14), INCLUDING THE APPLIED 'MASTERBOARD' TYPE BOARD LINING TO THE STORE FACE.

680mm wide x 34mm thick door leaf (plus the rear lining).
This door also includes a surface-mounted barrel bolt on the Store face (possibly from room's previous use as a WC to Room 14).

CARRY OUT ALL PROPOSED WORKS AS DESCRIBED ELSEWHERE FOR DOOR TYPE 41 (Second Floor Store).

Remove existing surface-mounted barrel bolt.
Include for removal & replacement of existing 'Masterboard' type board lining (due to gap in protection where old barrel bolt removed) OR carry out 'patch' repair to existing 'Masterboard' type board lining to Fire Risk Assessor's approval.

APPENDIX A

'SEALMASTER LTD., ref: FIREFACE'

Proposed intumescant product for use in up-grading panel doors fire-resistance.

See the following 2no. documents:-

- 'Sealmaster Fireface.pdf' — Product Brochure
- 'Sealmaster Fireface – Fitting Instructions.pdf' — Application Instructions