

Design and Access Statement, including Historic Environment Assessment and Evaluation

– Roads Farmhouse replacement fire doors

Roads Farmhouse is a grade II Georgian farmhouse. Externally the character of the building from front and side views are near original with wooden sash windows. At the rear there is a modern flat roof ground floor extension with modern windows, presumably added prior to listed building status.

Internally the building has been modernised, but many original or period features remain, such as an inglenook fireplace, wooden fitted alcoves and décor. Some of the doors are old wooden panel doors, while others are modern glass panelled doors.

The building has mixed use for offices on the ground floor (RSPB Frampton Marsh nature reserve offices) and accommodation for residential interns on the first floor. The second floor is currently only used for storage.

This application is solely concerned with upgrading fire doors on the property to increase the level of fire protection afforded to residents.

We propose to modify four and replace four of eight existing doors in the property. Four are believed to be original four panelled wooden doors that have been modified to try to make them fire resistant (this has not been satisfactory). The other four (both 2nd floor doors, the kitchen door and corridor door) are modern doors that either do not currently provide any fire resistance or it is insufficient.

The proposal is that the four original doors, which have already been modified to provide some fire resistance, but not to an adequate standard, will be retained in situ and re-treated to provide adequate fire protection. This will be done by a specialist company (Cromwell Fire Ltd) with a history of upgrading existing doors in listed buildings.

The proposed four new fire doors will be industry standard four panel FD30 solid wooden 44mm fire doors. They will be painted white and the design selected will be the closest match to the existing doors (see example below). The corridor and kitchen fire doors will have a glass panel to help reduce accidental collisions as they are through fares (both existing doors to be replaced already have a glass panel).

Please see 'Building Consent Door photos' document for photos of the doors as they are currently and the three floor plans for the locations of each door.



Example FD30 four panel 44mm fire door