Derwen Joinery Door Set Assessment Report

1) Introduction

1.1) Property Details

Property address: 67 Acton Gate
Application reference: To be confirmed
Inspection date: 14/07/26
Prepared by: Mr. Phil Roberts
Derwen Job Ref: 26353

1.2) Purpose of Report

This report assesses the significance and condition of the door sets at the property and supports proposed repair or replacement works. It considers the door sets' architectural and historic interest, their contribution to the building and surrounding conservation area, and whether the proposed intervention follows a repair-first, minimum-intervention approach.

1.3) Assessment Methodology and Limitations

The inspection comprised a visual, non-intrusive assessment of each door set from accessible external positions. The schedule records the door set type, materials, glazing, operation, visible defects and recommended intervention. Concealed components were not opened, and no destructive testing was undertaken. Recommendations should be confirmed by a suitably experienced joiner or conservationist following close-access inspection.

2) Door set Condition Assessment

2.1) Summary of Findings

The majority of door sets remain superficially serviceable in the immediate short term; however, detailed inspection confirms progressive deterioration and historic remedial works that are no longer performing adequately. The main issues observed across the existing door sets are:

- Structural failure of rails, stiles and panels, with considerable areas of decay and compromised integrity.
- Some opening leaves fixed shut due to paint build-up or dimensional movement, preventing safe and proper operation.
- Risk of door leaf dropping where hinges, joints or fixings are worn, misaligned or weakened. Hinge quantity and quality also insufficient.
- Absence of draught seals and storm thresholds resulting in uncontrolled air leakage and reduced thermal comfort/performance.
- Poor security due to inadequate/poorly positioned locking mechanisms and weakened timber components.
- Thermal inefficiency associated with single glazing, failed putty, thin plywood panels and air infiltration.

Collectively, these issues indicate that the existing door sets are approaching the end of their functional life. The extent of deterioration, combined with the structural and operational failures identified, significantly limits the viability of repair as a long-term solution.

2.2) Door set-by-door set schedule

ED1 – Ground Floor Front		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed. Ok condition. Opening door leaf operates ok. No draught seal or storm threshold. Excessive heat loss and poor U-Value. Poor security. Some rot/deterioration to bottom rail and stiles.	Proposal: New Accoya flush glazed door set. Lignum style with 24mm Argon Tough DGU and a plant on glazing bar. Ovolo moulding to the frame and door leaf. Multipoint lock combined with 3* security cylinder with satin brass Hardwick Lyndon handle.
ED2– Ground Floor Front		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – excess paint line. Ok condition. Opening door leaf operates ok. No draught seal or storm threshold. Excessive heat loss and poor U-Value. Poor security, specifically letter plate and lock mechanism. Some deterioration to bottom rail and stiles.	Proposal: New Accoya flush glazed door set. Lignum style with 24mm Argon Tough DGU and a plant on glazing bar. Ovolo moulding to the frame and door leaf. Multipoint lock combined with 3* security cylinder with satin brass Hardwick Lyndon handle along with sleeved letter plate.

ED3 – Ground Floor Rear		Condition: Single glazing (non-tough) – ok, fair aging. Glazing – Putty pointed – some deterioration and flaking. Opening door leaf operates ok. No draught seal or storm threshold. Excessive heat loss and poor U-Value. Poor security, padlock only. Considerable deterioration to bottom rail, stiles and jambs.	Proposal: New Accoya flush glazed door set. Lignum style with 24mm Argon Tough DGU and a plant on glazing bar. Ovolo moulding to the frame and door leaf. Multipoint lock combined with 3* security cylinder with satin brass Hardwick Lyndon handle.
ED4 – Ground Floor Rear		Condition: Single glazing (non-tough) – ok, fair aging, privacy glass varies pane to pane. Glazing – Putty pointed – considerable areas of deterioration. Opening door leaves fixed shut due dimensional movement, dropping and twist. No draught seal. Excessive heat loss and poor U-Value. Poor security. Considerable rot/deterioration to bottom rails, stiles, jambs and threshold.	Proposal: New Accoya flush glazed double door set with opening wing lights. Lignum style with 24mm Argon Tough DGU and a plant on glazing bar. Ovolo moulding to the frame, door leaves and opening casements. Multipoint lock combined with 3* security cylinder with satin brass Hardwick Lyndon handles. Opening casements on friction hinges, espag locks and satin brass Hardwick Lyndon handles.

3) Heritage Impact Assessment

The proposed works have been developed to preserve and enhance the architectural character of 67 Acton Gate while addressing the significant deterioration, functional issues and long-term sustainability concerns identified during the inspection. The existing door sets show a variety of defects including dry rot to rails, stiles, and jambs, failed or deteriorating putty, paint build-up restricting operation, poor security, and substantial thermal inefficiency. These issues are evidenced in the accompanying photographs and detailed in the door set-by-door set schedule.

A repair-first approach has been considered. However, in our opinion, the extent of deterioration, the structural failure of key components and poor security mean that repair would not provide a viable or proportionate long-term solution. Repair would require extensive replacement of individual elements, together with major decoration works, resulting in a fragmented approach that would not reliably preserve the integrity, performance or appearance of the door sets.

The proposed replacement door sets follow a conservation-led approach. Each door set will be manufactured in Accoya timber using traditional methods, with Lignum-style profiles and ovolo mouldings to replicate the existing aesthetic. The use of 24mm argon-filled toughened double-glazed units with plant-on glazing bars will retain the appearance of traditional putty-pointed glazing while improving thermal performance. 10.15mm vacuum glass could also be considered to further improve U-values, although client cost considerations have deterred this option to date. The external Teknos white finish will match the existing colour, maintaining visual continuity across the building.

Overall, the proposals preserve the visual character of the property and its contribution to the conservation area, while improving safety, security, thermal performance and long-term durability. The works represent a proportionate intervention that responds to the condition of the existing door sets while supporting the continued use and sustainability of the building.

4) Conclusion

The assessment demonstrates that the existing door sets are in poor condition, with widespread decay, unaesthetically pleasing historic repairs, restricted operation, poor security and significant heat loss.

Replacement is therefore considered the most appropriate and proportionate intervention. The proposed Accoya flush glazed door sets will provide a faithful like-for-like appearance using traditional joinery methods, while significantly improving thermal efficiency, security and long-term durability. Their design, detailing and finish will preserve the architectural character of the property and enhance its contribution to the conservation area. A glazing and ironmongery/hardware sample is available upon request and can be brought to site for comparison inspection.

For these reasons, the proposed works are considered to preserve and enhance the special character of the property and surrounding area and are fully aligned with conservation principles.