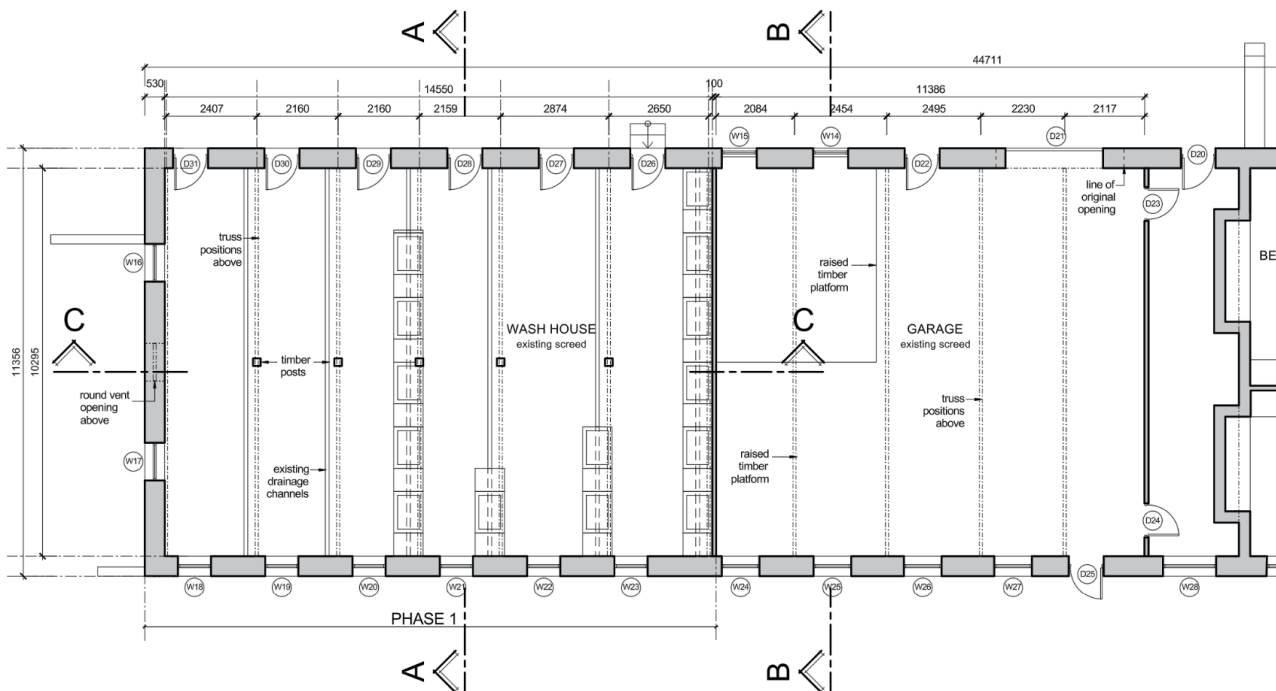


DOOR SCHEDULE:
SANPARKS: PLATTEKLIP LOWER WASH HOUSE
2502-500 – For Tender
18.08.2026

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GROUND FLOOR PLAN
SCALE 1:100

DOOR 20



Exterior



Interior

Condition

Frame: Original. Base of frame rotten. Signs of previous repair.

Door: Original. Poor condition. 2 (off) original hinges. No bolt. One eye bolt to wall and original hook present.

Requirements

Frame: Repair. Rotten base of frame to be cut 450mm above threshold in scarf joint pattern and replaced with new hardwood of a profile to match the existing. Seal around door frame externally with lime mortar. Sand and repaint door frame. Remove latch of new handle in frame and make good.

Door: Replace with new to match existing. Remove door and set aside for incorporation into possible exhibition. New door to be date stamped. Original ironmongery to be salvaged, repaired and reused. Install new bolt and eye bolt.

DOOR 26



Exterior



Interior

Condition

Frame: Original. Base of frame rotten.

Door: Original. Fair condition. 2 (off) original hinges. Ancient rim lock with JA Carpenter No.60 emblem and England Coat of Arms (c1830-1837 Manufacture). One eye bolt in door. Threshold piece and part of stile at base of door rotten. Base of battens on exterior rotten.

Requirements

Frame: Repair. Rotten base of frame to be cut 450mm above threshold in scarf joint pattern and replaced with new hardwood of a profile to match the existing. Seal around door frame externally with lime mortar. Sand and repaint door frame. Remove hasp and staple and make good.

Door: Remove door, disassemble and repair. Repair rotten threshold piece, part of stile and base of battens. Reuse battens from Door 31 for repair. Sand and repaint entire door. Original ironmongery to be salvaged, repaired and reused. Carefully remove rim lock for refurbishment by specialist. Install new eye bolt and hook.



Embossed emblem



Ancient rim lock

DOOR 27



Exterior



Interior

Condition
Frame: Original. Base of frame rotten. Door: Original. Fair condition. Base of one of the stiles is rotten. Limited rot to base of battens on external face of door. 2 (off) original hinges. 2 sets of beam & brackets installed internally. One bolt, 2 (off) eye bolts.
Requirements
Frame: Repair. Rotten base of frame to be cut 450mm above threshold in scarf joint pattern and replaced with new hardwood of a profile to match the existing. Seal around door frame externally with lime mortar. Sand and repaint door frame. Remove hasp and staple and make good. Door: Repair. Repair rotten base of stile. Limited rot to battens on external face of door to be removed and filled with epoxy. Sand and repaint entire door. Original ironmongery to be salvaged, repaired and reused. Install new hook.

DOOR 28



Exterior



Interior

Condition
Frame: Original. Base of frame rotten. Door: Original, contemporary repairs visible (boarding internally). Badly damaged. 2 (off) original hinges. 2 sets of beam & brackets installed internally. No bolt (one eye bolt in wall, part of hook visible)
Requirements
Frame: Repair. Rotten base of frame to be cut 450mm above threshold in scarf joint pattern and replaced with new hardwood of a profile to match the existing. Seal around door frame externally with lime mortar. Sand and repaint door frame. Remove hasp and staple and make good. Door: Replace with new to match existing. Remove door and set aside for incorporation into possible exhibition. New door to be date stamped. Original ironmongery to be salvaged, repaired and reused. Install new bolt, eye bolt and hook.

DOOR 29



Exterior



Interior

Condition
Frame: Original. Base of frame rotten. Damage due to installation of lock. Door: Contemporary replacement.
Requirements
Frame: Repair. Rotten base of frame to be cut 450mm above threshold in scarf joint pattern and replaced with new hardwood of a profile to match the existing. Repair damage to frame from installation of lock with profiled piece to match existing. Seal around door frame externally with lime mortar. Sand and repaint door frame. Remove hasp and staple and make good. Door: Replace with new to match original doors. New door to be date stamped. Replace ironmongery with new (of similar to original). Install new bolt, eye bolt and hook.

DOOR 30



Exterior



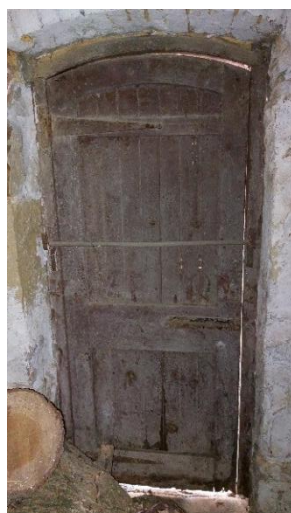
Interior

Condition
Frame: Original. Base of frame rotten. Damage to frame where mortice lock forced. Door: Original. Badly damaged. Signs of earlier repair evident (Sheet metal placed on base of door externally to cover rotten battens). 2 (off) original hinges. 1 set of beam & brackets installed internally. One bolt, 2 (off) eye bolts, no hook.
Requirements
Frame: Repair. Rotten base of frame to be cut 450mm above threshold in scarf joint pattern and replaced with new hardwood of a profile to match the existing. Repair damage from mortice lock to frame. Seal around door frame externally with lime mortar. Sand and repaint door frame. Remove hasp and staple and make good. Door: Replace with new to match existing. Remove door and set aside for incorporation into possible exhibition. New door to be date stamped. Original ironmongery to be salvaged, repaired and reused. Install new hook.

DOOR 31



Exterior



Interior

Condition
Frame: Original. Base of frame rotten. Prior repairs visible. Door: Original. Base of door badly damaged. 2 (off) original hinges. 1 set of beam & brackets installed internally. One bolt, 2 (off) eye bolts, no hook.
Requirements
Frame: Repair. Rotten base of frame to be cut 450mm above threshold in scarf joint pattern and replaced with new hardwood of a profile to match the existing. Seal around door frame externally with lime mortar. Sand and repaint door frame. Remove hasp and staple and make good. Door: Replace with new to match existing. Remove door and set aside for incorporation into possible exhibition. New door to be date stamped. Original ironmongery to be salvaged, repaired and reused. Install new hook.