



## Wapping Quays RTM Company Ltd

### Apartment front door Briefing Note – May 2026

Prepared by the Board of Directors in conjunction with [Berkeley Shaw Real Estate](#)

The board has recently reviewed the position relating to apartment front doors following a number of practical issues arising over recent years, including differing paint shades, replacement doors of varying styles, changes to door furniture, and difficulties encountered during the cyclical decorating programme.

Under the lease, apartment front doors form part of the leaseholder's demise. However, the lease also places restrictions on alterations to the exterior appearance of the building and requires works to be carried out in a good and workmanlike manner. As apartment doors form a visible part of the Quayside and communal corridors, the board has a responsibility to help maintain a consistent appearance throughout the grounds and building.

Following review, the board has agreed the following approach going forward:

#### 1. Approved Door Colours

The existing six-colour palette for apartment doors will remain in place.

The approved apartment door colours at Wapping Quays are:

- White – BS 00E55
- Black – BS 00E53
- Red – RAL 3020
- Blue – RAL 5017
- Green – RAL 6002
- Grey – RAL 7012

To help maintain a consistent appearance throughout the building, any repainting of apartment entrance doors should use the above colour references.

#### 2. Non-Standard Door Colours

Some doors have, over time, been painted in shades outside the approved palette.

These doors will not be required to be changed immediately. However, they will be expected to return to an approved colour during the next cyclical decorating programme.

#### 3. Repainting Between Decorating Cycles

Leaseholders will be permitted to repaint apartment front doors between the building's cyclical decorating programmes provided the approved colours are used and works are carried out to a good decorative standard.

The board recognises that doors can become marked or worn over time and that some leaseholders may also need to replace doors following fire safety inspections or testing requirements.

#### **4. Decorative Works and Lease Compliance**

Leaseholders are not required to seek prior approval before repainting or replacing apartment front doors, provided works comply with the lease requirements, approved colour references and applicable fire safety requirements.

Works should be carried out carefully and in a good and workmanlike manner in keeping with the lease requirements.

#### **5. Replacement Doors and Fire Safety**

Where apartment entrance doors require replacement, leaseholders should ensure the replacement door maintains the traditional Victorian 6-panel appearance with panel mouldings used throughout Wapping Quays to match existing.



Replacement doors should also comply with current applicable fire safety standards, typically including:

- FD30 fire-rated door.
- Solid core construction.
- Intumescent strips.
- Cold smoke seals.
- Fire-rated hinges and ironmongery.
- Suitable self-closing mechanism.
- Correct frame installation - Fitted in accordance with current fire safety standards and manufacturer requirements.
- Appropriate fire-rated gaps and smoke sealing arrangements.

As general guidance, the gap around the sides and top of a fire door should typically be approximately 3–4mm.

The threshold gap at the bottom of the door should normally not exceed 8mm and should comply with the certification requirements of the specific fire door set and smoke sealing system installed.

The board recognises that some leaseholders may need to replace doors following fire inspections or testing requirements and wishes to ensure replacements remain both safe and visually consistent with the building.

## **6. Door Furniture**

Leaseholders are expected to maintain door furniture in a style consistent with the overall appearance of the building corridors.

This includes items such as handles, knockers, and numbering.

## **7. Access During Decorating Programmes**

Leaseholders will be required to provide reasonable access during cyclical decorating works.

Apartment doors need to be painted in the open position to avoid visible paint lines or colour rims around the edge of the door. Painting doors in the closed position can leave visible unpainted edges and inconsistent finishes.

The board appreciates the cooperation of residents in helping maintain the appearance, fire safety and overall standards of Wapping Quays.

The board may review these arrangements in future if required for fire safety, maintenance or appearance reasons.

Kind Regards,

**The Board of Directors**  
Wapping Quays RTM Co Ltd

In conjunction with  
Berkeley Shaw Real Estate