

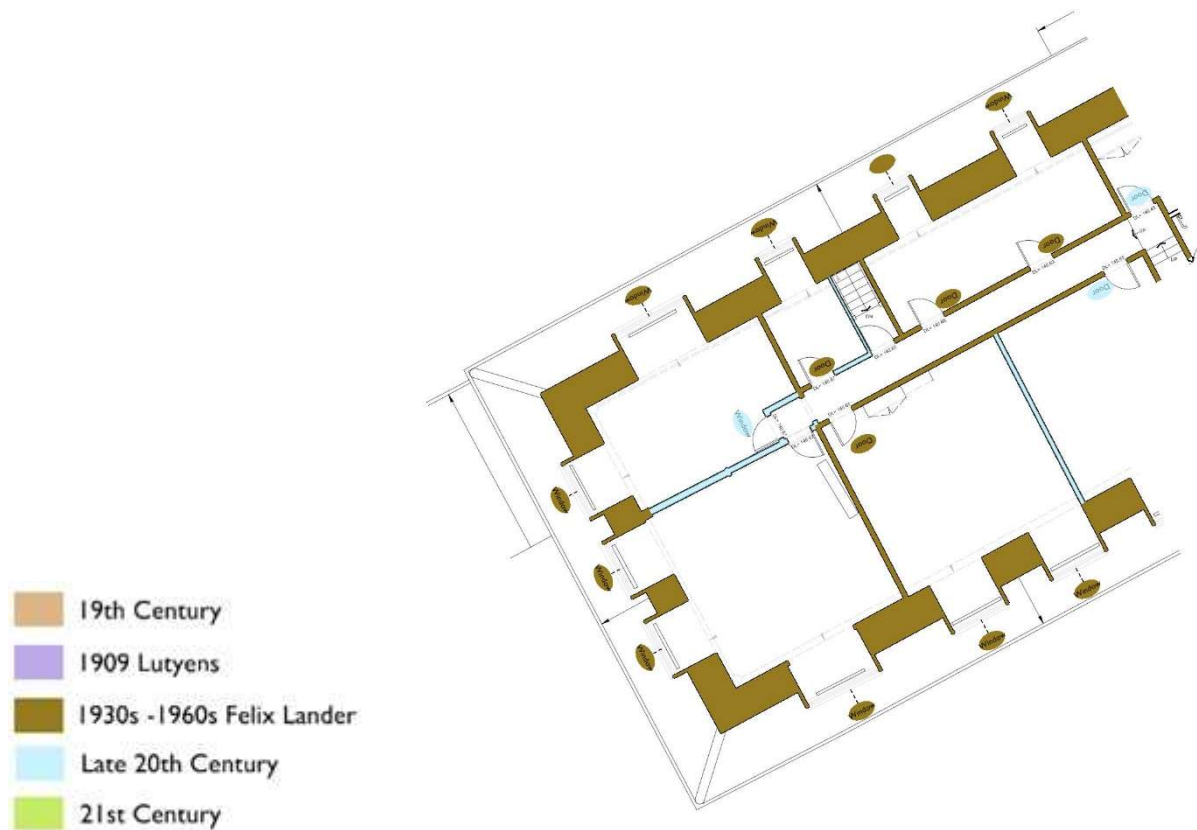
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level 00 GA – Apartment 42 Maths

Proposed Apartment 42 Maths – Plan of Significance



Level 00 (First Floor)

A - Walls

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.D1	Remove existing C20 and 1930s-1960s Felix Lander stud walls	Late 20 th Century, No significance 1930s-1960s Felix Lander, low significance	Neutral impact.	 Existing stud walls were stripped down to facilitate new apartment layout.
A.R1	Repair wall finishes with dry lining with insulated plasterboard on battens.		Positive impact. Benefit.	Removal of the plasterboard lining, and to carry out any repairs required. The walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Benefit: This will improve its longevity, appearance and use. All new and existing partitions forming separation to common areas and other apartments to meet Building Regulations requirement for fire rating and sound separation to Building Regulations requirements. The installation is reversible.
A.P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.		Positive impact.	
B-Floors				
B.D1	Remove C20 carpet floor. Investigate the existing floor finish beneath.	No significance	Neutral impact. Visual benefit.	 Benefit: The removal of this floor finish will allow for inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	This floor can be insulated from the inside by raising the floor. Floor boards are to be lifted to allow the condition of floor joists to be established and identify any required repairs.	No significance	Neutral impact. Benefit	This will allow for the floor structure to be inspected and repaired and for the floor to be insulated, improving the thermal efficiency and longevity of the building.
C - Ceilings				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C.D1	Removal of existing plasterboard to ceilings throughout 1 st floor accommodation	No significance	Positive impact. Benefit	 These linings will be removed to allow the roof structure to be assessed/recorded/condition investigated and the roof void insulated. This is considered a positive impact which will benefit the building fabric and the internal environment. Benefit: The removal of the LC20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.
C.P1	Carry out all necessary repairs/strengthening works to structural members. Fix new timber between/below existing rafters as necessary for head fixing for new partitions.		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, and we will be able to run services in it. Thank you
C.P2	Installation of compartment separation between apartments and thermal insulation between/below existing ceiling joists and reinstate plasterboard ceilings.		Positive impact. Benefit	Compartment separation is a Building Regulations requirement. Thermal insulation of the ceilings is considered to have a positive impact which will benefit the building fabric and the internal environment and the internal environment.
D-Doors				
D.D10 - D.D16	The existing Doors removed, to facilitate the new apartment layout	No significance		 All modern C20 doors/fire doors to be removed along with partitions to accommodate the proper apartment layout.
D.P01	New fire door to be installed.		Neutral impact.	This door will become the main entrance door to the Apartment with a contemporary fire and security door.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.P02 - D.P09	New door to new partition.			New solid timber door to the bedroom and common bathrooms
E-Windows				
W01-09	Existing windows are to be retained and repaired	Low	Positive impact. Benefit.	 Splice repairs carried out where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of windows and weights adjusted as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. Renewal of finishes. These repairs will aid the longevity of these windows. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
G – New Internal Partitions				
G.P1	New reversible timber studs and plasterboard partitions to ground level 0 to create room divisions to facilitate apartment creation.	None	Positive impact. Reversible	The new partitions will be a reversible addition, to create room division facilitating apartment use.
H-Stairs				
H.D1	Remove the C20 stair and balustrade between the lower ground to 2nd-floor levels.	Late 20 th Century alterations by the school, no significance		 Existing C20 stair and balustrade to be removed to accommodate proper size bedroom.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
H.P1	A new staircase is proposed as we have demolished the other stairs connecting the ground and first floor. This will comply with building regs			
J – Internal Fixtures and Fittings				
J.D2	Cupboard is lined with a modern C20 ,plasterboard at various heights to be removed.	No significance	Neutral impact.	 Shelves put up for use by school.
J.D3	Radiators to be removed with new heating system	No significance	Neutral impact.	 The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.
J.P1	New kitchen cabinets and worktop fitted to west corner wall.			The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.
J.P2	New sanitaryware to en-suites and bathroom.			The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids with vertical riser boxings for SVP's.
M-Finishes				
M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Low	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
P – Services				
P.D1	Removal of existing services and associated equipment.	Neutral C20	Positive impact. Benefit.	Benefit: The existing electrics, heating system and equipment is all related to the school and shall be removed in entirety. The fixture and fittings are all contemporary with surface mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Neutral C20 services	Low impact	Services generally shall be run - within new partitions and wall linings - within sub floor voids. - within ceiling/roof voids.

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Temple Dinsley Level 00 GA – Apartment 42 – Maths

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through existing ventilation apertures within walls, with external tile detail grilles retained. Incoming hot-water and cold-water feed. Drainage pipes shall be boxed in internally. To ensure the buildings longevity the services must be updated to ensure the buildings future viability. (Refer to CBG Report).
R – Fire and Soundproofing				
R.P1	One layer of fire-resistant plasterboard is to be used around the protected lobby area marked red below		Neutral impact	The walls around the protected lobby are to be drylined with fire-resistant plasterboard and are to comply with regulations requirements for airborne sound insulation. These proposals involve no loss of historic fabric and are reversible additions.

