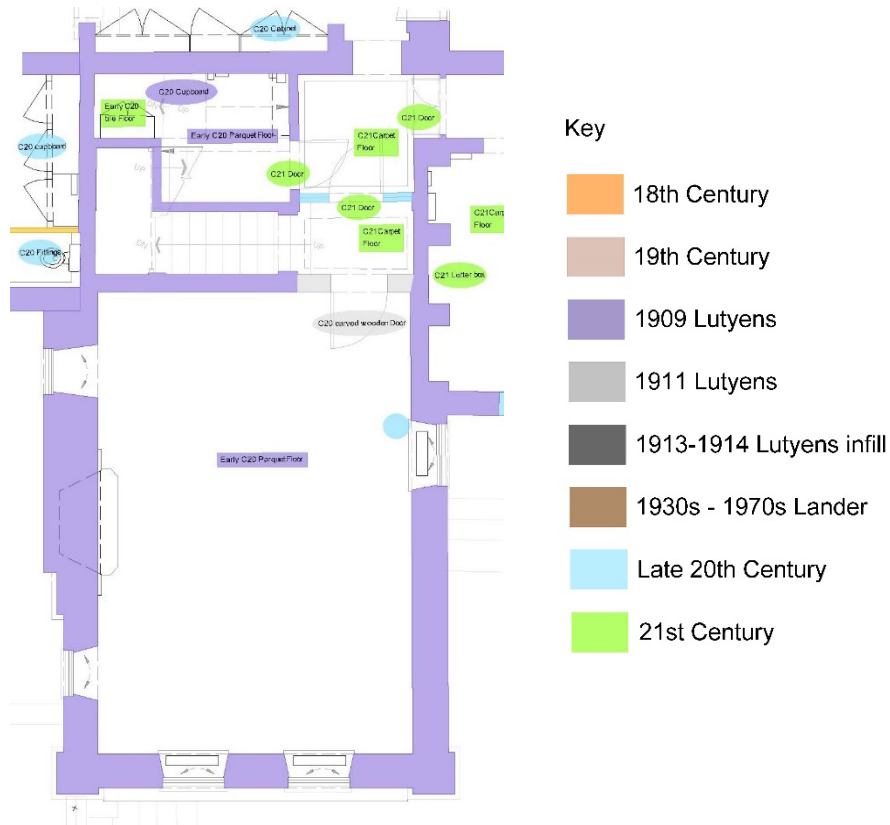


641-KS-06-MB-SH-A-90140– P02
Temple Dinsley Level 0, GA – Apartment 14 – Housekeeper

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
-----------	----------	---------------------------------	--------	--------------------------

East Wing – Proposed Apartment 14 – Plan of Significance



Extract from Level 0 GA, Plan as Existing. Plan of significance shows the evolution of the east wing.



South Elevation. Mid C19 shows the Georgian front of Temple Dinsley, with the East range addition. Photo taken prior to any wings added to the west and east. The front garden wall creating a division with the stable block behind are visible.



Photo of front south elevation showing EC20 Lutyens additional East Wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 14A. R1	External and internal walls above timber panelling and to window reveals to be reskimmed and decorated. To make good where existing C20 modern cable trunking removed.	High. Early C20 Lutyens	Neutral Impact. Repairs of Benefit.	 The proposal involves applying a fresh coat of skim plaster and decorate only, using breathable paint. The proposed like-for-like repairs improve the breathability of the fabric.
B-Floors 14B.R1	Existing parquet flooring to be retained and repaired -when required. Careful sanding and oil.	High. Early C20 Lutyens	Low Impact. Repairs of Benefit.	 Benefit: The herringbone oak flooring is from Lutyens phase. There are areas that may require repairing or replacement. Careful like-for-like repairs.
C-Ceilings 14C.R1	Ceiling lath and lime plaster to be repaired generally. To be decorated. The proposal involves the removal of existing C21 modern fixtures/fittings.	High. Early C20 Lutyens	Low impact. Repairs of Benefit.	 Benefit: the like-for-like repairs are beneficial for the viability of the building. Any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above, to minimise the impact of the proposed alteration on the historic fabric.
D-Doors 14D.P1	EC20 carved wooden door to be upgraded to a FD30. New ironmongery fitted to suit main entrance security door grade.	High. Early C20 Lutyens	Low Impact. Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The door becomes the main entrance door to the apartment; therefore it has to comply with Fire Safety and Security.
E-Windows 14E.R1	EC20 'Lutyens' timber sash windows repairs. Splice repairs when required. Resin repairs for localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building Regulations. To redecorate internally and externally.	High. Early C20 Lutyens	Low impact. Repairs of Benefit.	 The proposal involves to ease and adjust the opening mechanism when necessary, and to carry out timber repairs to the window frame and bars if required. The like-for-like repairs are beneficial for the viability and appearance of the building. Replacement of non-original ironmongery to sympathetically reflect the style of the windows will improve their appearance.
K-Joinery 14K.R1	Existing radiators timber panels to be retained. Modern top grilles to be replaced.	Low. Post Lutyens. C20 addition.	Low Impact.	 The replacement grilles will improve the architectural design and detailing, sympathetically reflecting the style and character of the space.

641-KS-06-MB-SH-A-90140– P02**Temple Dinsley Level 0, GA – Apartment 14 – Housekeeper**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
L-Panelling 14L.R1	EC20 timber wall panelling to have no alterations. All existing panelling to be retained, unless noted otherwise. Where existing C21 modern fixtures/fittings removed, panelling to be splice repaired using like-for-like material and finishes.	High. Early C20 Lutyens	Neutral Impact.	
I-Internal fixtures and fittings 14I.P1	New reversible 'pod' freestanding structure to form a lobby entrance and WC/en-suite facility.	High. Early C20 Lutyens	Low Impact.	The pods are designed to be freestanding and detached from the walls to minimise disruption to ceilings and floor, and to make them reversible. The pod will be placed against the existing east wall of the room just after the main entrance door to form a small lobby space. The design of the pod and doors have been kept simple. The partition and door to the apartment main space will be glazed, to allow natural light into the lobby entrance. The rest of the pod fenestration will be painted panelling and fine shadow gaps, clearly differentiating between what is original and Lutyens' panelling and the newer elements. The pod has some clerestory glazing that will meet a narrow stainless steel U channel at ceiling level with a light touch. The incoming services will be brought from the ceiling. Drainage will be taken out below the solid floor, minimum distance to cause minimal disruption to parquet flooring.
I-Internal fixtures and fittings 14I.P2	New reversible 'pod' freestanding structure containing kitchen units.	High. Early C20 Lutyens.	Low impact.	The pods are designed to be freestanding and detached from the walls to minimise disruption to ceilings and floor, and to make them reversible. The overall proportions and form of the space is not compromised.
N-Fireplace 14N.R1	EC20 fireplace stone surround to be retained. Hearth retained. Inner stone clad wall to be cleaned. Flue re-lined. Grate cleaned and retained.	High. EC20 Lutyens	Low impact. Benefit.	 The like-for-like repairs will enhance the appearance and integrity of the historic

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				fabric. The installation of the liner for stove makes more flexible options for heating and using the building and it is reversible.
P-Services 10P.R1	Cast iron radiators refurbished to work with new heating system.	High. EC20 Lutyens	Neutral impact. Benefit.	 These are to be retained and refurbished. This will preserve the historic fixtures and enhance the use of the building.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - the floor in apartment 14 is solid, en-suite and kitchen drainage to be run within its thickness. New electrics throughout. Heating using existing radiators. Mechanical ventilation to kitchen and en-suite via external wall above timber panelling, with discreet and cast iron metal cowls. Incoming hot and cold water feed will be brought in from the ceiling. Plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.