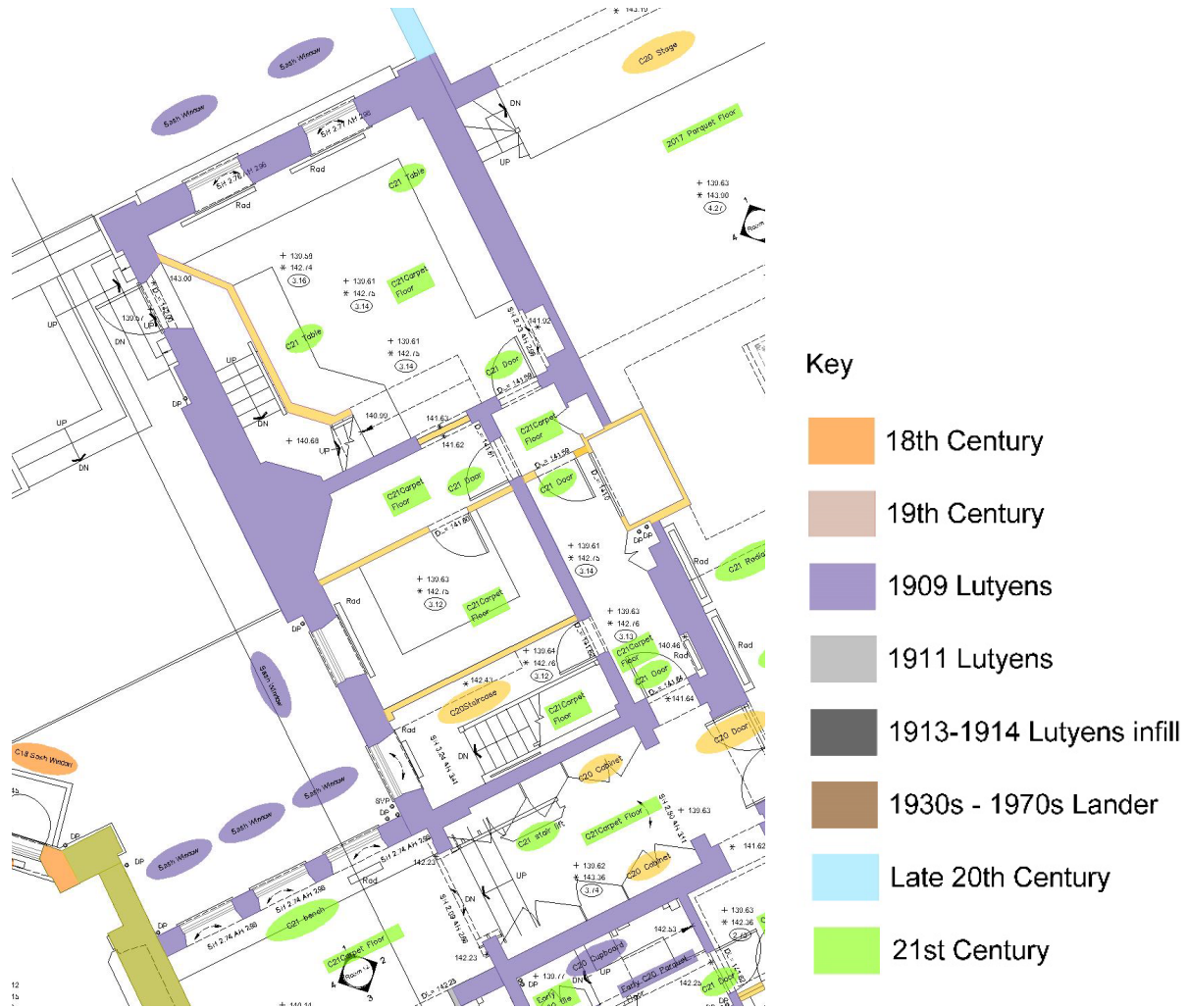


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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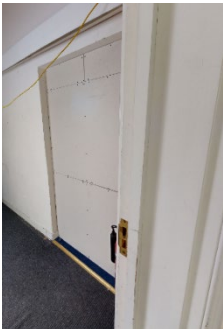
East Wing – Proposed Apartment 15 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the rear East Wing (North). The east cross-wing together with the west one were constructed either side of the existing Georgian manor house by Edwin Lutyens in 1908-09, replacing earlier wings.



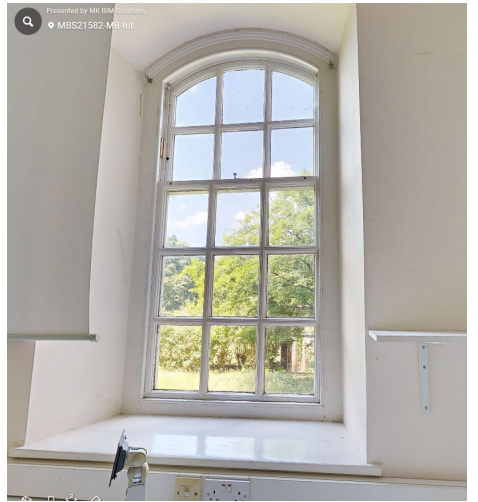
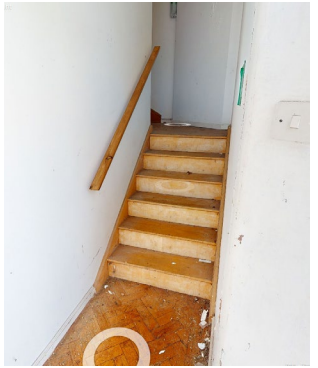
North Elevation (Rear). Photo of the rear elevation, post-Lutyens. And C21 photo showing rear of the east wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>A-Walls</u> 15A. D1	Late C20th partition with modern doors to be removed.	Low. Late C20 alteration by the School. .	Neutral.	 The proposal to take down the internal lightweight partition allows a new division of the space to be formed to achieve a sizable bedroom and en-suite. Also it creates an interrupted entrance/corridor from the main entrance to the back room door. Furthermore, it allows the original doorways and moulded architraves to be appreciated.
<u>A-Walls</u> 15A.D2	Late C20 staircase enclosure to be demolished.	Low. Late C20 alteration by the School.	No harm. Benefit.	 The proposal is a benefit, as it reinstates Lutyens plan and improves the use and perception of the space.
<u>A-Walls</u> 15A.P1	To remove C21 doorway slim infill. Opening to be blocked off in its full thickness.	Low. Infill to be C21 alteration by the School. Opening is 1909 Lutyens. .	Low impact.	 To enclose the living space from the lobby/entrance from where to access the bedroom, as part of the Fire Strategy. Also to separate the living space from the sleeping space, and minimise noise transmission.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>A-Walls</u> 15A.R1	Lime plaster repairs to existing wall as required. Breathable paint. Small areas of tiling will also be installed to act as splashbacks and for the shower enclosure.	High. Early C20 Lutyens	Neutral. Repairs of benefit.	 The like-for-like repairs are beneficial for the viability of the building. The decorations are consistent with the character of the spaces.
<u>B-Floors.</u> 15B.P1	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. If there is wood flooring this is to be carefully lifted, to upgrade it thermally and fireproofing. To run services within it. Then to re-lay floorboards and carry out like-for-like repairs if required. When parquet flooring on solid floor is found, this is to be retained and repaired -when required. Careful sanding and oil. To lay a decoupling layer when new flooring is to be laid.	Low. Soft flooring to be late C20 finishes by the School. High. Wood flooring to be early C20 Lutyens	Benefit.	 Benefit: revealing the historic timber flooring enables like-for-like repairs to be carried out. This improves breathability and enables its appearance to be appreciated.
<u>B-Floors.</u> 15B.P2	To insert a timber joist floor over staircase void. Plastered ceiling and timber flooring to match.	High. Early C20 Lutyens	Benefit	 Benefit as it reinstates the original flooring.

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<u>C-Ceilings</u> 15C.R1	Ceiling lime and lath plaster to be repaired generally, and to be decorated.	High. Early C20 Lutyens	Benefit	 The proposal involves minimal alterations to the ceiling. This is to be repaired and any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above which minimises the impact of the proposal alterations on the historic fabric.
<u>D-Doors</u> 15D.P1 15-DG01	New door fitted in new partition, to be the main entrance door, fire door and security door grade. Design to be sympathetic with the architectural style.	No historic fabric affected	Neutral impact.	The partition and door opening are reversible. It is proposed to be the compartment entrance wall to the apartment.
<u>D-Doors</u> 15D.P2	Modern C20 fire door to be removed. The opening with the original lining and architraves to be retained, and reinstated when missing.	Moderate . Opening is EC20 Lutyens Neutral/negative. Late C20 alteration by the School.	Benefit.	 The removal of the fire door is a positive visual impact. Leaving the doorway clear facilitates the circulation between the sleeping and living spaces.
<u>D-Doors</u> 15D.P3 15-DG02 & 15-DG03	New doors fitted in new internal partitioning. With new doorcases and architraves. joinery.	No historic fabric affected.	Neutral impact.	The proposal does not affect any historic fabric, and it is reversible. Door design to be in character with the architectural style of the original joinery.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>D-Doors</u> 15D.P4 15-DG04	Modern C20 fire door to be removed. The openings with the lining and architraves to be retained. Door replacement.	Neutral-Negative replacement of late C20 alterations by the School.	Benefit.	 The fire door replacement is a positive visual impact. Door style is to be in character with the architectural style of the original joinery.
<u>D-Doors</u> 15D.P4 15-DG05	Door replacement with a part glazed external timber door. Design to reflect the style of the external joinery.	Moderate. Post C20 Lutyens	Low Impact. Benefit	 The current solid door is not in keeping with the architectural style of the building. The proposal will be a visual improvement externally and internally, and it will allow daylight and vistas of the rear garden into the living space.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>E-Windows</u> 15E.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	Benefit	 Original sash windows are to be retained and repaired carefully. Ironmongery retained and repaired. 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 window will improve their appearance.
<u>G-Internal partition</u> 15G.P1	New lightweight non-load bearing timber stud partition, clad with plasterboard. To form a bedroom with an adjacent ensuite.	No historic fabric affected	Neutral impact.	The partition and door are reversible.
<u>G-Internal partition</u> 15G.P2	New compartment wall between Apartment 15 and the common circulation corridor.	No historic fabric affected	Neutral impact.	The new wall separating Apartment 15 and the common circulation corridor is to be of fire rated construction and to comply with Building Regulations requirements for airborne sound transmission and thermal performance.
<u>H-Stairs</u> 15H.D1	To remove C20 addition staircase.	Low. Late C20 alteration by the School.	Benefit. No harm.	 This is a modern alteration, so there is not harm to the historic fabric. Removing the staircase and enclosure reinstates the original floor space.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>J-Internal fixtures and fittings</u> 15J.D1	Removal of modern C20/21 units benches and shelving.	Neutral/negative. Late C20 alteration by the School	Neutral impact.	 The removal of modern fittings and fixtures, added by the school, are an enhancement.
<u>J-Internal fixtures and fittings</u> 15J.P1	New sanitaryware and kitchen units with its associated services to be fitted to equip en-suite and kitchen.	High. Early C20 Lutyens	Low impact.	The proposal involves minimal alteration to the walls and floors.
<u>M-Finishes</u> 15M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing historic and modern substrate to maintain breathability where possible.
<u>N-Fireplaces</u> 15N.P1	To investigate and possibly reinstate original fireplaces.	High. Early C20 Lutyens	Benefit	 Benefit. The proposal reinstates original features, adding interest to the rooms. To have stone heath and period metal grate fitted.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 15 is thought to be solid, en-suite drainage to be run within its thickness. New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen and en-suite via ceiling and to the outside walls, with discreet and cast iron metal cowls. Incoming hot and cold water feed and plumbing to be boxed internally.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The building services are to be updated to suit residential use and to ensure the future viability of the building.
<u>P-Services</u> 15P.D1	Removal of modern services and associated equipment.	Neutral/negative. Late C20 alteration by the School.	Benefit. No harm	 The existing modern school equipment, electrics, lighting/emergency lighting, smoke alarms and associated trunking and conduits are related to use by the School. These are to be removed and replaced to an appropriate residential standard. The proposal is to be an enhancement to the new use of the building.
<u>P-Services</u> 15P.D2	Removal of C20/C21 pipework and cabling. Removal of solid timber doors.	Low. Late C20 alteration by the School	Neutral impact	 The services shaft is to be sealed off. To comply with Fire, Sound and Thermal requirements.
<u>P-Services</u> 15P.P1	Remove modern panel radiators. Replacement radiator in the style of the original cast iron rads.	Low. Late C20 alteration by the School	Neutral impact.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Modern fittings, added by the school. The replacement will have a neutral impact and reflects the style of the existing cast iron rads.
<u>Q-Lift</u> 15Q.P1	To decommission modern lift. To demolish modern lift enclosure and strip modern solid timber doors, architraves and doorcase.	Low. Late C20 alteration by the School.	Low impact.	 A new back wall, which is to be a compartment wall, is erected. To be of fire rated construction, and to comply with sound airborne transmission and thermal insulation. To lay a new flooring at floor and ceiling level inside the existing shaft. To comply with Fire, Sound and Thermal compartmentation requirements. The remaining space is to be used for a wardrobe. No historic fabric or fittings are affected.
<u>R-Fire & Soundproofing</u> 15R.P1	Compartment wall between Apartment 15 bedroom and staircase.	Low. Late C20 alteration.	Low impact	To upgrade the existing partition to satisfy compartmentation between apartment and staircase. This is to be fired rated construction and to comply with Building Regulations requirement for airborne sound insulation. The proposal is reversible. No historic fabric or fittings are affected by the proposal.