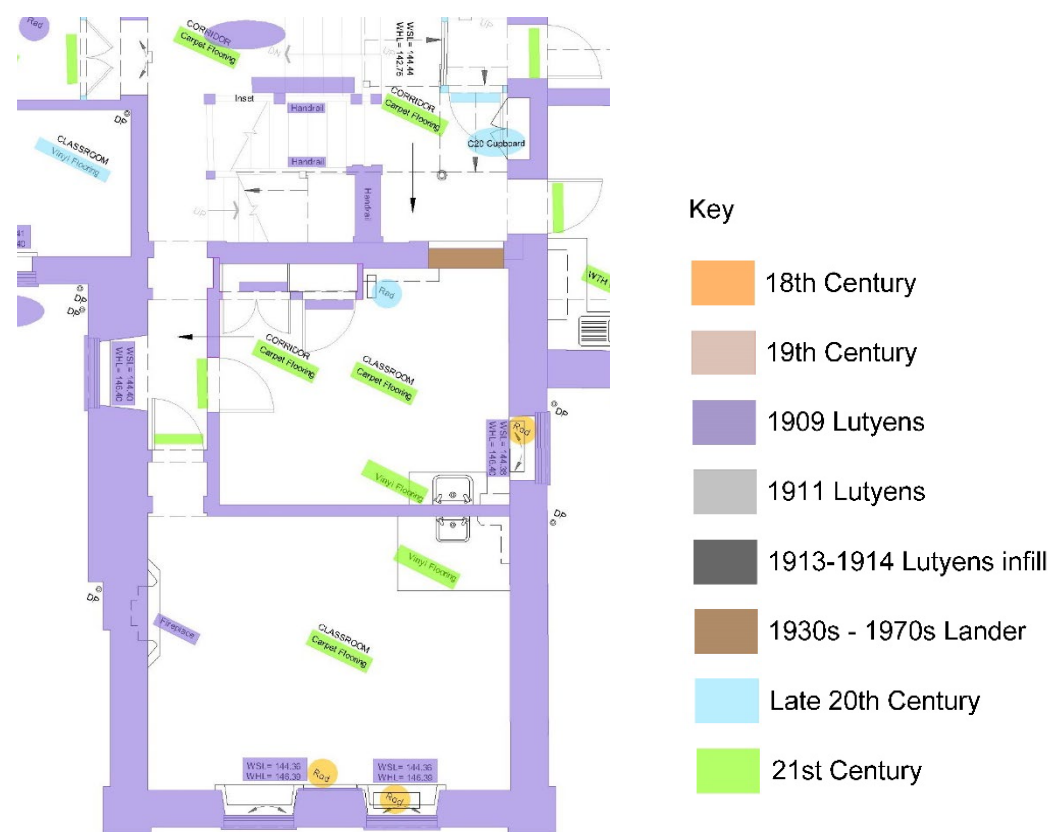


Temple Dinsley Level 1, GA – Apartment 16 - Crabbe

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

East Wing – Proposed Apartment 16 – Plan of Significance



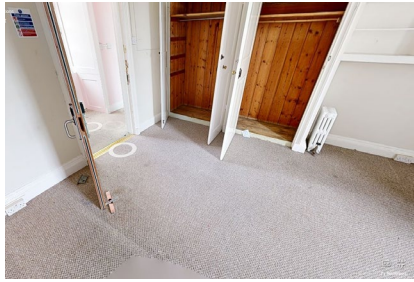
Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the east wing.

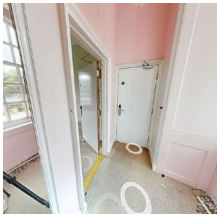
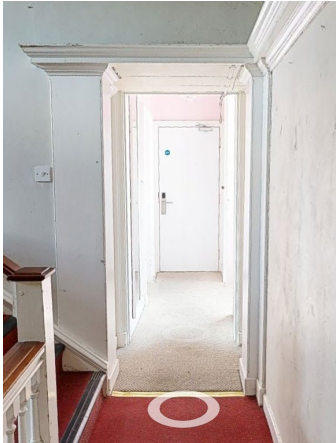
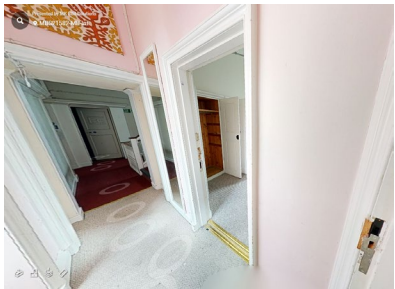


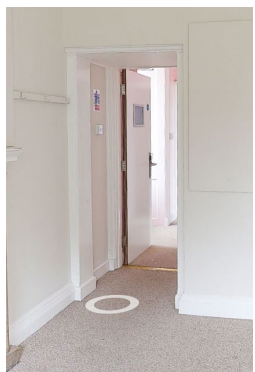
South Elevation. Mid C19 shows the Georgian front of Temple Dinsley, with the East range addition. Photo taken prior to any wings added to the west and east. The front garden wall creating a division with the stable block behind are visible.



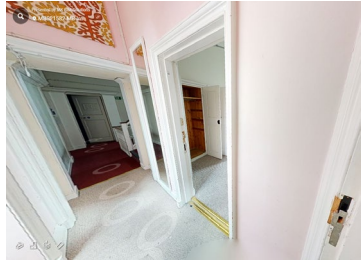
Photo of front south elevation showing EC20 Lutyens additional East Wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>General proposal</u>	Formation of Apartment 16	High. Early C20 Lutyens	Low-Moderate harm Includes benefits	The apartment occupies two rooms of the east wing south end, at first floor. The large front room will contain the living space, with views over the front drive entrance and garden. The small room is subdivided to contain the bedroom and shower room. The hallway-corridor is retained, with the low ceiling original sections. The corridor is visible from the First Floor Landing will be shortened as is necessary in principle in order to create the enclosure for an apartment. To minimise harm, this is detailed so that the door and surround is set back to preserve views of the columns and surround from both sides. Setting back limits space for accessing the bedroom, so it is proposed to copy the detail Lutyens uses elsewhere in the building to have a pair of doors within a shared architrave. The apartment includes a historic fireplace and cupboard to be preserved.
<u>B-Floors.</u> 16B.R1	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. Timber boards to be carefully lifted, to upgrade it thermally, acoustically and fireproofing. To run services within it. Then to re-lay floorboards and carry out like-for-like repairs if required. 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>C-Ceilings</u> 16C.R1	Ceiling lime and lath plaster to be repaired when disturbed by stripping of services, 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>D-Doors</u> 16D.D1	Removal of modern solid fire doors.	Neutral/negative. Late C20 alteration by the School.	Neutral Benefit	 The removal of the doors is a benefit. These are out of character with the original joinery.
<u>D-Doors</u> 16D.P1 16-DF01	To insert a main entrance door within the moulded walkway. The door to be a fire rated and security grade door.	High. Early C20 Lutyens	Moderate harm	 The view above shows the view from the stair landing that is affected by the door. The door will be the main entrance door to the apartment and is essential for the use. To be set back from the face of the pilaster. To be a timber frame panel door that matches in design those in the stairwell. The work is reversible with minimal impact to the historic fabric.
<u>D-Doors</u> 16D.P2 16-DF02 16-DF03	Insert two timber frame panel doors. To be fire rated.	High. Early C20 Lutyens	Enhance door design Low harm Adapt architrave	 The doors design is proposed to keep the style of the existing joinery, to be panelled doors with period ironmongery. Doors architrave will match Lutyens' two door arrangement across the staircase, as image below shows.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				
<u>D-Doors</u> 16D.P3 16-DF04	Insert a timber frame panel door within the moulded walkway. To be fire rated.	High. Early C20 Lutyens	Moderate	 The door design is proposed to keep the style of the existing joinery. Allow to be panelled doors with period ironmongery.
<u>E-Windows</u> 16E.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.

641-KS-06-MB-SH-A-90160– P01
Temple Dinsley Level 1, GA – Apartment 16 - Crabbe

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>F-New openings</u> 16F.D1	Forming a new opening into the bedroom.	High. Early C20 Lutyens	Moderate harm	 It is proposed two doorways into the small room; one to the bedroom and a second one to the shower room. The existing doorway will be used to provide access to the shower room, this will be partly infilled to create a narrower doorway. Architraves to be reused. A second new doorway will be formed to access the bedroom, between the existing doorway and the main entrance walkway.
<u>G-New partitioning</u> 16G.P1	Erecting a lightweight partitioning to form a shower room within the back-small room.	High. Early C20 Lutyens	Low	The work is reversible.
<u>J- Internal fixtures and fitting</u> 16J.D1	Remove modern wall mounted radiator	Neutral/negative. Late C20 alteration by the School.	Benefit	
<u>J- Internal fixtures and fitting</u> 16J.P1	To reinstate radiator grille. Design to match Lutyen's design elsewhere in the building.	High. Early C20 Lutyens	Benefit	 The grille is missing.
<u>J-Internal fixtures and fittings</u> 16J.P2	New sanitaryware and kitchen units with its associated services to be fitted to equip shower room and kitchen.	High. Early C20 Lutyens	Low impact.	The proposal involves minimal alteration to the walls and floors.

641-KS-06-MB-SH-A-90160– P01**Temple Dinsley Level 1, GA – Apartment 16 - Crabbe**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>M-Finishes</u> 16M.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> 16N.R1	Refurbish and redecorate fireplace and grate. Allow to investigate condition of hearth and repair like-for-like.	High. Early C20 Lutyens	Benefit	
<u>P-Services</u> 16P-D1	Removal of wash hand basins and associated plumbing and incoming services	Neutral C20 alteration by the School.	Neutral Benefit	 These plumbing services and fixtures for school use are redundant. To be removed carefully and adjacent surfaces repaired so no historic fabric is affected.
<u>P-Services</u> 16P-D2	Removal of modern services, light fittings, cabling, conduits, fire alarm fittings.	Neutral/negative. Late C20 alteration by the School.	Benefit	 The cabling and fixtures for school use are redundant. To be removed carefully and adjacent surfaces repaired so no historic fabric is affected.
<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 16 is a suspended timber floor. Shower room and kitchen drainage to be run within its thickness. New electrics throughout.

641-KS-06-MB-SH-A-90160– P01

Temple Dinsley Level 1, GA – Apartment 16 - Crabbe

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Heating using existing radiators. Mechanical ventilation to kitchen and shower room 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. The building services are to be updated to suit residential use and to ensure the future viability of the building.