

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Wing – Proposed Apartment 17 – Plan of Significance



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

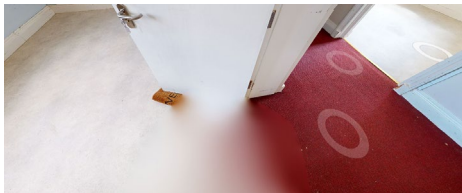


Photos of front and rear elevations of central block post EC20 Lutyens works, showing the east link connecting the Central Block with the East Wing.



Country Life archive photo of the interior of the services staircase and corridor to the northern end of the East Wing.

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<u>General proposal</u>	Formation of Apartment 17	High. Early C20 Lutyens	High	The apartment occupies the link between the central block and the east wing. It has a central corridor that communicates the east wing and services staircase with the central block, with rooms either side. The corridor will be blocked at the central block end. It will be part used as lobby with the further end partitioned and used as shower room. Rooms either side will be adapted to contain the bedroom and dressing room to the south, and living rooms to the north.
<u>A-Walls</u> 17A.D1 17D.D1	Removal of fire double solid doors and demolition of lightweight compartment partition.	Neutral/negative. Late C20 alteration by the School.	Moderate Benefit.	 The partition is a modern alteration added by the School, it is assumed to be for fire compartmentation. It impedes the appreciation of the moulded archway from the central corridor side. By taking down the partition the apartment benefits from a longer corridor.
<u>A-Walls</u> 17A.R1	Existing lath and plaster wall is damaged, showing cracks and bulging of the plaster. Carry out like for like repairs.	High. Early C20 Lutyens	Low Benefit.	 Wall behind sw shelving units. Like for like repairs are beneficial.
<u>A-Walls</u> 17A.P1	Infill doorway. Proposal to be read in conjunction with reference 17D.D3	High. Early C20 Lutyens	Moderate harm	

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	Allow design for infill on landing / corridor side to reflect the appearance of a panelled door to match existing c1908 doors.			 No historic fabric is affected as infill is lightweight and reversible. The design of the infill is to reflect the appearance of existing doors to limit effect.
<u>B-Floors</u> 17B.R1	Careful lift and cart away damaged/rotten timber floorboards, salvaged when possible for reuse. Lay new timber floor boards of similar matching size and softwood.	High. Early C20 Lutyens	Low. Benefit.	 Due to rainwater ingress the floorboards in this area are badly damaged, beyond repair. Required for the longevity of the building.
<u>B-Floors</u> 17B.R2	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. Wood flooring 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. To lay a decoupling layer when new flooring is to be laid.	High. 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-Ceiling</u> 17C.R1	Like for like repairs when possible and/or replacement to severely damaged lath and plaster ceiling.	High. Early C20 Lutyens	Benefit.	

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				 Due to rainwater ingress the lath and plaster ceiling has been badly damaged, beyond repair in some parts of the ceiling. Lay a new lath and plaster ceiling in this area.
<u>C-Ceiling</u> 17C.R2	Plastered ceiling like for like repairs, including cornice.	High. Early C20 Lutyens	Benefit.	  Due to rainwater ingress the lath and plaster ceiling has been damaged in some parts of the ceiling. Stabilise loose areas where possible and replace in lime plaster to match where unsound.
<u>D-Doors</u> 17D.D2 17G.P5	Modern door, doorcase and partition under the archway to be removed.	Negative. C20 addition.	Low impact	

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				 The existing modern door and infill is unsympathetic and detracts from the appearance of the historic outer arch. The proposal to infill in timber stud reveals the simplicity of the C18 arch. The proposal is reversible, built in lightweight non-load bearing timber stud partition, as part of the compartment wall for fire and acoustic separation.
<u>D-Doors</u> 17D.D3	Modern solid timber door to be removed, architrave, lining and doorcase.	Door. Negative. C20 addition. Opening and linings. High. Early C20 Lutyens	Moderate harm	 The siting of the shower room at the end of the corridor collisions with the doorway to the north room. Following careful consideration to the shower room location it was resolved that the back end of the corridor was the place with the least impact to the original layout and spacing, mainly to the south rooms. The location only impact involves the relocation of the existing doorway closer to the new main entrance. The reason for this is the positioning of the main entrance to the apartment in order to reveal the historic arch on the stair landing which is highly significant.
<u>D-Doors</u> 17D.R1 17G.P2	Refurbish original door with a solid top panel. Unhinge the door and set it forward within the doorway width, with a	High. Early C20 Lutyens	Moderate	

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	new doorcase matching existing. To be set back from the front face of the common area pilasters.			 The proposal involves retaining the doorway feature, while shutting the door permanently and insert a Fire compartmentation wall behind.
D-Doors 17D.R2 17G.P3	Refurbish and redecorate original Lutyens doors. To be shut permanently. Ironmongery to be retained. New fire compartmentation partition inserted behind.	High. Early C20 Lutyens	Low	  The proposal involves retaining all joinery elements facing the corridor and the new kitchen, these are the architraves, doors, lining and doorcases, while inserting a fire compartment wall on the kitchen side. The proposal is reversible.

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<u>D-Doors</u> 17D.P1 17G.P1 17-DF01	Original Lutyens moulded archway retained and new fire compartment wall and main entrance door inserted within archway thickness.	High. Early C20 Lutyens	Low-moderate impact.	 The partition is set back from the face on both sides, so the mouldings are clearly read and appreciated. The new partition will comply with Fire Compartmentation, Sound and Thermal transmission. Door to be fire rated, main entrance security grade door. Door design in the style of the architectural style of this part of the building.
<u>D-Doors</u> 17D.P2 17-DF02 17-DF04	New replacement doors fitted in existing and new doorways. To be fire rated.	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.
<u>D-Doors</u> 17D.P3 17-DF03	Relocate original timber panelled door, removed from the toilet. To be upgraded to become a fire door.	High. Early C20 Lutyens	Low	The door is in good condition, and can be salvaged and used somewhere else in the apartment.
<u>E-Windows</u> 17E.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

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				ironmongery to sympathetically reflect the style of the window will improve their appearance.
<u>F- New openings</u> 17F.D1	Opening up of load bearing wall to form a doorway into the living space of the apartment. Relocate cast iron rad somewhere else in the apartment.	High. Early C20 Lutyens	Low-moderate impact.	 Following from above reference 17D.D3, the location chosen for the relocation of the doorway to the living space is the existing low level wall niche that presently hosts a radiator. This is to minimise the impact on historic fabric.
<u>F- New openings</u> 17F.D2 17A.R1	Part opening of partitioning to create an open plan living space. Carry out repairs to the water damaged lath and plaster wall finish.	High. Early C20 Lutyens	Low-moderate impact.	  Two of the three north facing rooms, used as storerooms, are windowless, so to be able to incorporate them to the apartment, these have to be opened up and connected to the larger room with the window, as the source of natural light, ventilation and means of escape.

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				The opening to the original partition will be kept to the minimum practical.
<u>F- New openings</u> 17F.D3	Part opening of partitioning to create an open plan living space. Remove doorway. Carry out repairs to the water damaged lath and plaster wall finish.	High. Early C20 Lutyens	Low-moderate impact.	  For the reason above mentioned (17F.D3), the lower storeroom will be opened up and connected to the upper rooms. This space will be used as the kitchen. The opening to the original partition will be kept to the minimum practical.
<u>F- New openings</u> 17F.D4	Forming small openings to form a wardrobe door and a walkway into the dressing alcove.	High. Early C20 Lutyens	Low-moderate impact	

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				 The bedroom and the apartment itself are modest, therefore dressing/storage spaces are essential. Opening up spaces, where possible, creates the sense of roominess, which the room will benefit from. The new openings in the original partition are kept to the minimum.
<u>G-New internal partitions 17G.P4</u>	Both doors (original panelled door and modern solid door) to be removed. Architraves and lining to remain. Opening to be infilled with lightweight partitioning, and plastered finish.	High. Early C20 Lutyens	Low	 By blocking both doorways, the lobby space can become a part of the shower room. The doorway architraves and lining, the cornice and skirting will remain. The infill is reversible.
<u>G-New internal partitions 17G.P6</u>	New lightweight non-load bearing timber stud partition, clad with plasterboard to form a shower room. Partition erected around existing original cornice. The new partition to have a cornice that suits in design and scale with the cornice in the corridor, but is not identical.	No historic fabric affected	Neutral impact.	The partition and door are reversible.

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<u>H-Stairs</u> 17H.R1	Retain, repair and oil existing timber steps.	High. Early C20 Lutyens The steps are currently obstructed by the later C20 school shelves.	Low. Benefit.	 The steps are retained. Like for like repairs are a benefit.
<u>J-Internal fixtures and fittings</u> 17J.D1	Remove and relocate Lutyens cupboards.	High. C20 Lutyens Neutral. School shelves (fittings).	Moderate	 Cupboards appear to have been relocated from somewhere else. Indicators of this are that the skirting and cornice continue around the side elevations. Alternative position to be agreed with Heritage Officer. School shelves are to be removed as they are later insertions. They have minimal fixings to the fabric which will be repaired like for like.
<u>J-Internal fixtures and fittings</u> 17J.R1	Retain school bell.	Low Mid-late C20 addition.	Benefit	 The bell is thought to be added by the school. It shows clear evidence of its evolution and past use as a school, which adds interest and character to the space.

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<u>J-Internal fixtures and fittings</u> 17J.R2	Retain hydrant, glazed door timber cabinet and bell Tidy services and remove redundant late C20 cabling and meter box.	High. Early C20 Lutyens Low Mid-late C20 addition.	Benefit	 The early C20 fixtures show clear evidence of its past use as a school, which adds interest and character to the space. It is important they are retained as evidence of its past.
<u>J-Internal fixtures and fittings</u> Generally,	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.
<u>M-Finishes</u> 17M.R1	Repair plaster beaded edge in the archway.	High. Early C20 Lutyens	Benefit	 Damaged due to its location, it is proposed to carry out repairs to reinstate the beading.
<u>M-Finishes</u> Generally	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-Fireplace</u>	Reinstate fireplace. To remove existing screen,	High. Early C20 Lutyens	Benefit	

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17N.R1	investigate and allow to install a fireplace grate that suits the period of the fireplace.			 Benefit. The proposal reinstates original features, adding interest to the rooms.
<u>P-Services</u> 17P.D1	Remove modern wash hand basin and associated plumbing.	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> 17P.D2	Remove modern sanitaryware and associated plumbing.	Neutral/negative. Late C20 alteration by the School.	Neutral. Benefit	  The present WC becomes a dressing alcove. The pieces are modern of no historic value.
<u>P-Services</u> 17P.D3	Remove modern plumbing, cabling,	Neutral/negative.	Benefit. No harm	

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	plastic conduit, fire alarm fittings, etc.	Late C20 alteration by the School.		 The existing modern 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> 17P.R1	Cast iron radiators refurbished to work with new heating system.	High. Potentially 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 - ceilings - the floor in apartment 16 is a suspended timber floor. Shower room and kitchen drainage to be run within its thickness.

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				New electrics throughout. 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.