

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Apartment 19 – Plan of Significance



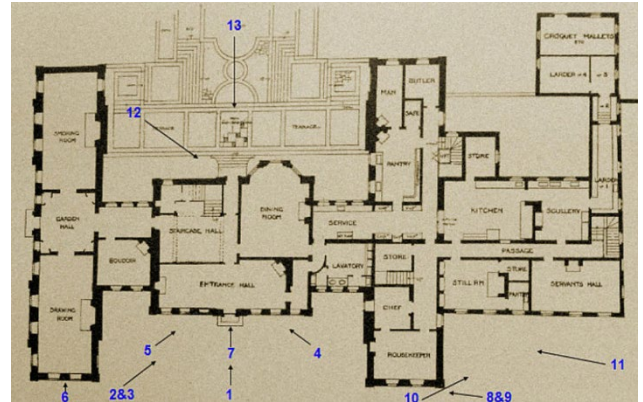
Extract from Level 2 GA, Phasing Plan. Plan of Significance shows the evolution of the East Wing (South). The West and East cross-wings were constructed either side of the existing Georgian manor house by Edwin Lutyens in 1908-09, replacing earlier wings first to the east, then west during the mid-late C19. The east wing comprised of the cross-wing mirroring that to the west and a further block housing service accommodation service accommodation. The roofs of both the East and West cross-wings were raised by 4ft in 1935 to provide additional headroom for accommodation for Princess Helena College and the dormer windows were added to the roofs at this time.



(LHS) South elevation Temple Dinsley – Late (?) C19 shows the Georgian front of Temple Dinsley with a wing added to the East. (RHS) North elevation of Temple Dinsley pre 1909 indicating East and West wings. (Left) The larger pre-1909 east wing viewed from the south-east.

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Views of the East wing and the 1909 service wing as designed by Lutyens (LHS) and the 1909 Ground Floor Plan layout (RHS).



The 1909 Lutyens east wing was later extended to connect with the original stable block (below)

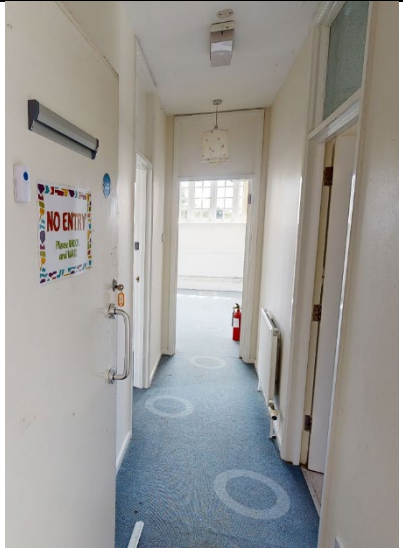


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 19A. D1	Removal of MC20 plaster finish including timber skirtings to all external masonry walls to all areas.	Low	Neutral Benefit	 South Room - looking south  South Room – looking north

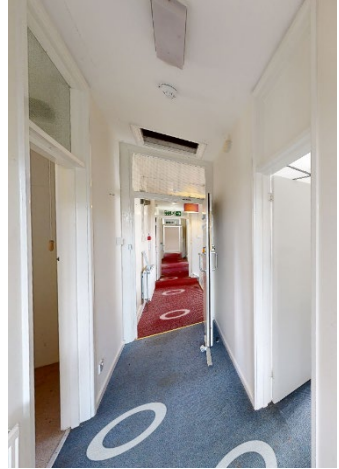
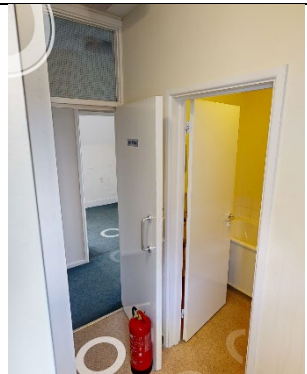
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Evidence of damp ingress to east wall  West wall to bathroom The low wall constructed in 1935 to raise the level of the Lutyens hipped roof is masonry construction. There is of damp penetration in some areas to the east side (existing bedroom) and the west side (existing bathroom) Investigation of external flashings and roof coverings to the east side will be necessary to prevent further ingress of damp. All areas of plaster and timber skirtings will be removed to allow the masonry to fully dry out where there is damp penetration. Removal of damp plaster and repair of external copper and leadwork will prevent further deterioration of the masonry wall and is considered a benefit.
A-Walls 19A. P1	Installation of insulated timber lining to internal side of all external masonry walls.	Low 1935 alterations	Low Impact	The masonry walls will be upgraded with the installation of an insulated timber lining to the internal side to comply with Building Regulations. Thickness of the lining to be confirmed. The insulation will be breathable. This proposal is reversible. Thermal upgrading will improve the construction quality of the building fabric, the internal environment and the viability of the historic building for future use.
A-Walls 19A.D2	Removal of MC20 plasterboard linings to all sloping sections of walls.	Low 1935 alterations	Low Impact Benefit	Plasterboard linings to sloping sections of walls is to be removed to allow the roof structure to be assessed/recorded/condition investigated and insulated. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 19A.P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below rafters reinstate plasterboard linings.	High Roof structure to East Wing is original 1909 Lutyens Low Roof structure to later additions to east side are MC20	Low Benefit	An insulated timber lining to be installed below the existing rafters. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated.
A-Walls 19A.R1	Repairs to upstand wall, hung tiles, copper gutter and lead flashings	Low 1935 alterations	Low Impact Benefit	The construction of the upstand wall and associated copper gutter, lead flashings and hung tiles are to be investigated where evidence of damp ingress is apparent. Proposals for repairs will be submitted for approval.
A-Walls 19A.P3	Alteration to C20 upstand wall to allow installation of new window.	Low 1935 alterations	Low Impact Enhance	MC20 masonry upstand wall and associated hung tile cladding and flashings to be adjusted to suit increased depth of proposed replacement window. Existing sill level to be reduced by approx 540mm. Refer to E-Windows 19E.D3  South dormer window – existing sill level to be reduced
A-Walls 19A.P4	Upgrading of existing partition between stairwell/corridor and Helena Apartment 19	Low C20 partition	Low Impact	 Partition to stairwell Construction of existing wall is to be investigated and upgraded to form a fire rated compartment and sound separation to the stairwell to comply with Building Regulations requirements. Other side

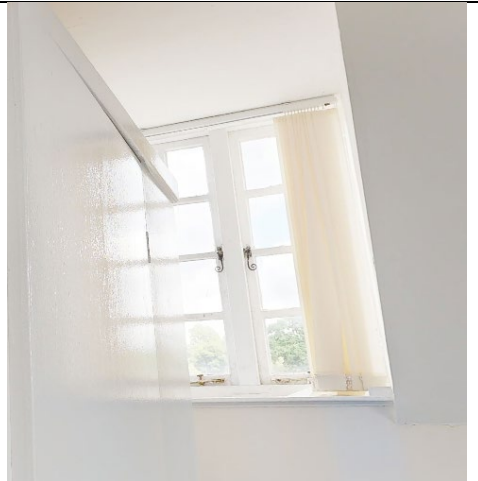
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 19A.P5	Retention of section of existing partition between proposed bedroom and living area. Acoustic upgrading to existing construction to be confirmed.	Low C20 partition	Low impact	 Retain partition
A-Walls 19A.D3	Removal of C20 internal timber stud partitions forming living accommodation.	Low C20 fabric.	Low Impact	 Removal all existing partitions forming corridor
B-Floors 19B. P1	Upgrading of existing second floor construction. Removal of existing C20 floor finishes. Upgrading of existing floor construction.	High Early C20 1909 Lutyens to East Wing Low MC20/LC20 to east side additions	Low Impact	C20 carpet and vinyl floor finishes to accommodation. Investigation will be necessary to confirm what intervention/strengthening works may have been carried out in 1935 to convert the 2nd floor to dormitory accommodation. Floorboarding may have been installed as part of the 1909 Lutyens construction to provide an accessible attic space and this original fabric may remain in place. The existing floor construction will need to be insulated for fire and sound protection to the 1st floor accommodation below to comply with Building Regulations. This work will need to be carried out from above to protect existing lath and plaster ceilings at 1st floor. Any 1909 floorboards found to remain will be carefully removed and replaced following upgrading of the floor construction. Details of upgrading works/necessary repairs to the floor will be submitted following investigation.

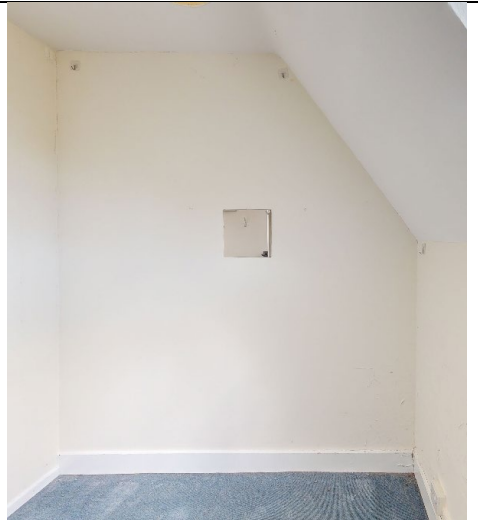
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C-Ceilings 19C. D1	Removal of existing plasterboard to ceilings throughout 2 nd floor accommodation including.	Roof structure High Early C20 1909 Lutyens with Plasterboard linings Neutral/Negative MC20 (1935 conversion works)	Low- Moderate Impact	 Bedroom window (east side) Cracks in the plasterboard joints are visible.  Roof access hatch located in corridor to be removed along with plasterboard ceiling linings. 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. Coved/rolled plaster junction between ceiling and sloping section of walls to be reinstated.
C-Ceilings 19C. P1	Carry out all necessary repairs/strengthening works to structural members. Fix new timber between/below existing rafters & ceiling joists as necessary for head fixing for new partitions.	Roof structure High Early C20 1909 Lutyens	Low Impact Benefit	Installation of new timber noggins and battens is reversible.
C-Ceilings 19C. P2	Installation of compartment separation between apartments and common areas and thermal insulation between/below existing rafters & ceiling joists	Roof structure High Early C20 1909 Lutyens	Low- Moderate Impact	Compartment separation is a Building Regulations requirement. Thermal insulation of the ceilings is considered to be a positive impact which will benefit the building fabric and the internal environment.

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	and reinstate plasterboard ceilings.			
D-Doors 19D.D1	Painted flush panel C20 doors/fire rated doors and ironmongery to all accommodation to be removed.	Neutral Late C20 alterations	Low Impact	 Entrance door, bathroom & bedroom doors along corridor  Door to living area All modern C20 doors/fire doors/frames and glass panels over to rooms and corridor/stairwell to be removed along with partitions.
D-Doors 19D.D2	Painted flush panel C20 wc cubicle doors and ironmongery to be removed.	Neutral Late C20 alterations	Low Impact	 C20 wc cubicle doors/frame/partitions
D-Doors 19D.FD01	New Entrance door to Apartment 20 Helena	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire Rated Door Painted timber vertical boarded door. Ironmongery & self-closing device tbc

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 19D.FD02	New door to Bedroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire Rated Door Painted timber vertical boarded door. Ironmongery & self-closing device tbc
D-Doors 19D.D03	New door to Bathroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 19D.FD04	New door to Living Area	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire Rated Door Painted timber vertical boarded door. Ironmongery & self-closing device tbc
E-Windows 19E.D1	Removal of C20 timber dormer window	Low C20 (1935) alterations	Low Impact Benefit & Enhance	 South dormer window – existing sill level to be reduced Window is to be removed and replaced with a new window with a reduced sill height to be confirmed. Refer to note A-Walls 19A.P3
E-windows 19E.P1	Install new replacement window in adjusted opening.	Low C20 (1935) alterations	Low Impact Benefit & Enhance	New window to match existing in adjusted opening with increased sill depth. The reduced sill level will enhance aspect/views out of the room. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
E-Windows 19E.R1	Renovation of C20 timber casement dormer windows to bathroom, bedroom & living area (4no)	Low C20 alterations	Low Impact Benefit & Enhance	 Existing dormer window (Living area west side)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing dormer window (Living area east side) The existing timber multi-pane windows (4no) will be repaired/renovated/redecorated and upgraded with slim-line double glazing which improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original 'monkey tail' casement latches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window.
E-Windows 19E.R2	Renovation of dormer windows (leadwork to roof and cheeks)	Low C20 (1935) alterations by school	Low Impact Benefit & Enhance	C20 dormer windows with lead flat roofs and lead clad cheeks. All leadwork and will be inspected and repairs/replacement carried out as necessary. Construction void to dormer roof and cheeks to be upgraded with high performance insulation.

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F-New openings 19F.D1	Form opening in masonry partition between stairwell and Helena Apartment 20	Low C20 (1935) alterations by school	Low Impact	 Remove section of wall to form new door opening (to RHS)  Wall from stairwell side (Left of balustrade)
G-New partitions 19G.P1	Timber stud partitions to form living accommodation.	Low C20 (1935) alterations to roof by school	Low impact	New lightweight partitions will replace existing. Second floor was formerly attic roofspace. It is assumed that the original 1909 roof structure is still in place at the higher level following the 1935 works. 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
G-New partitions 19G.P2	Infill existing door opening	Low C20 alterations	Low impact	 Existing entrance opening to south dormitory accommodation Infill existing door opening with new timber stud partition to comply with Building Regulations requirements for sound separation and fire protection. Intervention is reversible. Refer to 19R.P1
J-Internal fixtures and fittings 19J.D1	Removal of modern C20/C21 sanitaryware and associated fittings.	Neutral Late C20 / C21 school insertions	Neutral Impact	 Shower enclosure  Shower and enclosure, 1no wc and cistern, basin and associated plumbing and pipework, tile splashback & bath surround and fittings and fixtures to be removed. All installations are C20/21.

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				 Kitchen sink in living area including associated pipework and drainage to be removed
J-Internal fixtures and fittings 19J.D2	Removal of C20 wall mounted radiators and pipework	Low C20 school insertions	Low Impact	 Steel panel radiators to be removed Existing heating system is C20. Radiators and associated pipework are to be removed.
J-Internal fixtures and fittings 19J.P1	Installation of new radiators and associated pipework			
J-Internal fixtures and fittings 19J.D3	Removal of all C20/21 fittings and fixtures	Low MC20 school insertions	Low Impact	 Existing kitchen units, fitted cupboard, wall mounted pin boards, fixed shelving and blinds to be removed.
J-Internal Fixtures and Fittings 19J.P2	Installation of new kitchen.	Low Second floor area is generally MC20 fabric following 1935 alterations	Low Impact	The new kitchen is proposed to be installed against a new internal partition within the living space.
J-Internal Fixtures and Fittings 19J.P3	Installation of bathroom and ensuite.	Low Second floor area is generally MC20 fabric following 1935 alterations	Low Impact	The new bathroom and ensuite are proposed to be installed within a new internal partitions.
K-Joinery 19K.P1	New joinery	None	Neutral impact	
M-Finishes 19M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible. The existing

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				internal linings to the roof and upstand wall are C20. These linings will be removed and replaced to allow the roof and walls to be insulated and relined which will provide an opportunity to hide new services.
P-Services 19P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing 19R.P1	Compartment wall between Apartment 19 and Apartment 13 and the common areas.	Low	Low Impact	The walls separating Apartment 19 from Apartment 13 and the common areas are to be fire rated construction and are to comply with regulations requirements for airborne sound insulation.
V-Views 19V	Views from Apartment 20 will be directed towards the North, West and East.	Low	Low Impact	Views shall be directed towards the Second Rose Garden, the North and Pergola Garden to the East. The intention is for these gardens to be restored and maintained.