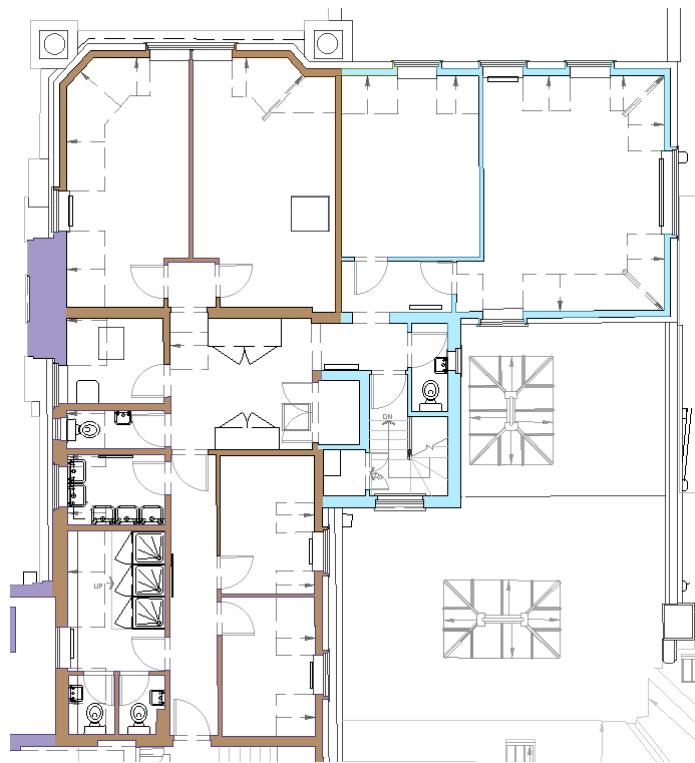


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Apartment 20 – Plan of Significance



Key

- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century

Extract from Level 2, Phasing Plan. Plan of Significance shows the evolution of the East Wing (North).

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.

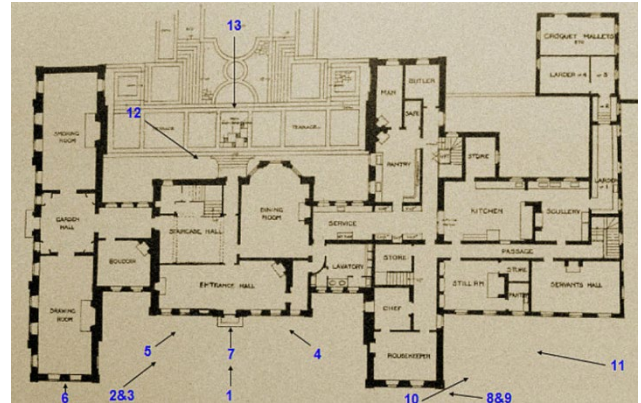
Views of the East wing and the 1909 service wing as designed by Lutyens (LHS) and the 1909 Ground Floor Plan layout (RHS).

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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View of the East wing from the north prior to the roof being raised in 1935.



View of the service wing from the east (above). 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 20A. D1	Removal of MC20 plaster finish including timber skirtings to all external masonry walls to all areas.	Low	Neutral Benefit	 LHS north room (29a)

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 RHS north room (29b) The wall to the east side is an internal partition. Wall to the north is external.  1no external wall below window in Room 30a  3no external walls in Room 30b  External walls to existing stairwell (south and east walls)

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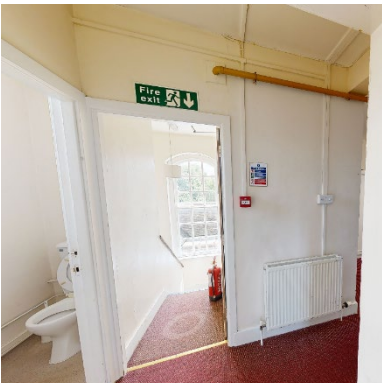
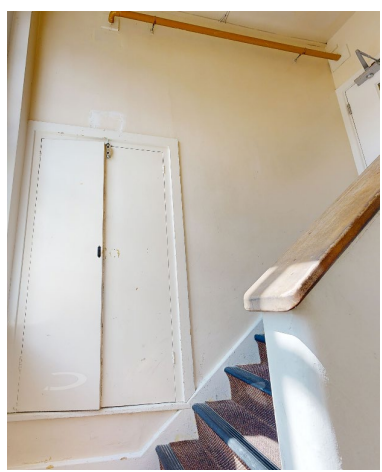
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Boiler Room External wall to west.
				 Partially tiled external wall to washroom (west side of east wing)
				 Damp to shower room wall (east side of east wing)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Room 31 (east side of east wing) damp ingress at low level The low wall constructed in 1935 to raise the level of the Lutyens hipped roof is masonry construction. There is evidence at low level of damp penetration in some areas to the east side (Room 31 and the shower room) Investigation of external flashings and junctions with roofs to the east and west sides 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 20A.R1	Repairs to upstand wall, hung tiles, copper gutter, lead flashings and C20 flat roof/wall junction to prevent damp ingress.	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 20A. P1	Installation of insulated timber lining to internal side of all external masonry walls.	Low	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 20A.D2	Removal of MC20 plasterboard linings to all sloping sections of walls.	Low MC20 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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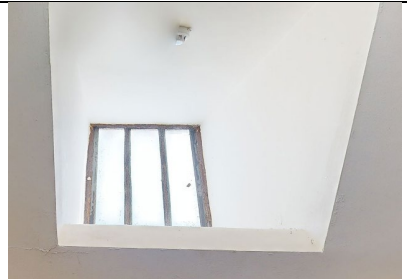
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 20A.P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below rafters and reinstate plasterboard linings.	High Roof structure to East Wing is original 1909 Lutyens Low Roof structure to later additions to east side are C20	Low Impact 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. Refer to 20R.P1
A-Walls 20A.P3	Alteration to C20 upstand wall and external cladding to north elevation.	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 to match adjacent windows (Refer to E-windows 20E.D1 D2 & D3)  Sill height to window to be reduced
A-Walls 20A.P4	Upgrading of existing partition between existing common area corridor and Weaver Apartment 20.	Low C20 partition	Low Impact	 Partition to stairwell (currently WCs) Construction of existing partition is to be investigated and upgraded to form a fire rated compartment and sound separation to the stairwell to comply with Building Regulations requirements. Refer to 20R.P1

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 20A.D3	Removal of C20 internal timber stud partitions dividing all rooms to east and west sides including bathroom accommodation, and removal of MC20 internal masonry walls enclosing stairs and lift. Refer to dwg 02032 for demolitions and existing partitions to be retained.	Low C20 fabric.	Low Impact	 Remove all C20 partitions forming lift enclosure  Remove all C20 internal partitions forming stair, WC and lift enclosure.  C20 lift enclosure on stairwell to be removed

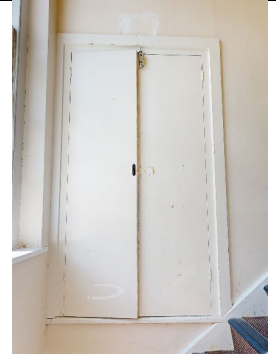
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing corridor Remove plasterboard lined timber partitions forming central corridor.
B-Floors 20B.P1	Upgrading of existing second floor construction. Removal of existing C20 floor finishes. Upgrading of existing 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 in the original east wing. 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.
C-Ceilings 20C. D1	Removal of existing plasterboard to ceilings throughout 2 nd floor accommodation including linings around rooflights and roof void access hatch on stairwell landing.	Roof structure High Early C20 1909 Lutyens to East Wing Low MC20/LC20 to east side additions Plasterboard linings Neutral/Negative MC20 (1935 alterations)	Low-Moderate Impact	 Room 29a Evidence of water ingress from roof. Junction between flat lead dormer roof and tiled slope above to be investigated and any necessary repairs carried out.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Room 29b Evidence of water ingress from roof. Junction between flat lead dormer roof and tiled slope above to be investigated and any necessary repairs carried out.  Room 29b Evidence of water ingress around existing rooflight and at junction with external wall and ceiling. These 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Lift lobby rooflight Plasterboard ceiling to lobby and linings to rooflight to be removed. Replacement/retention of existing rooflights to be confirmed.  Roof void access hatch to be removed along with plasterboard ceiling linings.  Ceiling to stairwell (above 2nd floor landing) Evidence of water ingress from flat roof above. Existing C20 roof coverings & decking to be repaired/replaced. C20 plasterboard linings to be removed and any necessary repairs to timber joists carried out prior to installation of insulation and new linings.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Ceiling outside Room 30a Evidence of water ingress from roof above lobby  Corridor ceiling adjacent Room 32 Evidence of water ingress from roof
C-Ceilings 20C. P1	Carry out all necessary repairs/strengthening works to structural members. Fix new timber between/below existing rafters and 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 20C. P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below existing ceiling joists and reinstate plasterboard ceilings.	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.
D-Doors 20D.D1	Painted flush panel C20 doors/fire rated doors and ironmongery to all East Wing (north) accommodation to be removed.	Neutral C20 alterations	Low Impact	  All modern C20 doors/fire doors/frames and glass panels over to rooms and

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				corridor/stairwell to be removed along with partitions.
D-Doors 20D.D2	Painted flush panel C20 fire rated doors and ironmongery to the goods lift to be removed.	Neutral C20 alterations	Low Impact	 C20 double doors to goods lift to be removed
D-Doors 20D.D3	Painted flush panel C20 wc cubicle doors and ironmongery to be removed.	Neutral C20 alterations	Low Impact	 C20 wc cubicle doors/frame/partitions
D-Doors 20D.D4	Painted flush panel C20 double doors and ironmongery to service cupboard on stair half-landing to be removed.	Neutral C20 alterations	Low Impact	 C20 cupboard on stairwell half-landing doors to be removed
D-Doors 20D.FD01	New Entrance door to Weaver Apartment 20	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 20D.FD02	New door to Bedroom 3	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 20D.FD03	New door to Bedroom 2	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 20D.D04	New door to Bathroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 20D.D05	New door to Cupboard	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 20D.FD06	New door to Bedroom 1	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 20D.FD07	New door to Living Area	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
E-Windows 20E.D1	Removal of C20 timber dormer window	Low C20 alterations	Low Impact Benefit & Enhance	 Right side of window Room 29a  Left side of window Room 29b  External view of window W09

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Window is to be removed and replaced with a new window with a reduced sill height of the adjacent west side window. 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. Refer to note A-Walls 20A.P3
E-Windows 20E.D2	Removal of 4no C20 timber dormer windows (north and south elevations of east wing)	Low C20 alterations	Low Impact Benefit & Enhance	 External view of 4no dormer windows  Typical internal view of windows Windows to be removed and replaced with a new windows with reduced sill height. 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. Refer to note A-Walls 20A.P3
E-Windows 20E.P1	Install new replacement windows in adjusted openings.	Low C20 (1935) alterations	Low Impact Benefit & Enhance	New timber windows to match existing in adjusted openings.
E-Windows 20E.D3	Removal of C20 timber dormer window (east hip of roof)	Low C20 alterations	Low Impact Benefit & Enhance	 Internal view of window W05

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 External view of window W05 Window to be removed and replaced with a new window with reduced sill height. 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. Refer to note A-Walls 20A.P3
E-Windows 20E.D4	Removal of C20 timber dormer window (south wall to stairwell)	Low C20 alterations	Low Impact Benefit & Enhance	 External view of window. Located on existing half-landing  Window 0? Windows to be removed and replaced with a new window in adjusted opening to suit 2nd floor FFL & kitchen installation. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.

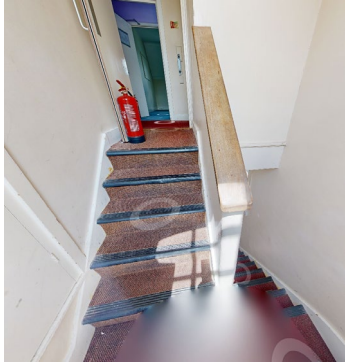
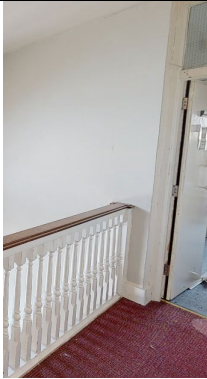
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 20E.R1	Renovation of C20 timber casement and dormer windows W03 W01 W04 & W14	Low C20 alterations	Low Impact Benefit & Enhance	 Window to WC The existing timber multi-pane windows 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 20E.R2	Renovation of 4no C20 timber windows (west elevation of east wing) Insert photo from RHS to LHS Dormer to Room 29a Dormer to plant room Casement to WC Dormer to washroom	Low C20 (1935) alterations by school	Low Impact Benefit & Enhance	 4no windows to be repaired 3no existing timber multi-pane casement dormer windows and low level casement to existing WC are to be repaired/renovated/redecorated and upgraded with slim-line double glazing which will 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. Note: Dormer window to RHS of the chimney is located in the existing plant room and is boarded over on the internal side.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 20E.R3	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.
F-New openings 20F. D1	Form opening in masonry partitions between lift lobby and Room 29b and Room 30A	Low C20 alterations	Low Impact	 Remove section of wall to form 2no new door openings  Remove masonry partition including north wall of wc
G-New partitions 20G.P1	Timber stud partitions to form living accommodation.	Low	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.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
G-New partitions 20G.P2	Infill existing door opening to full height.	Low C20 alterations	Low impact	 Infill existing door opening with new timber stud partition. Intervention is reversible.
H-Stairs 20H.D1	Remove existing stair, balustrade and landing	Low C20 alterations	Low Impact	 Remove stair from 2nd to 1st floor.
H-Stairs 20H.D2	Remove section of C20 existing painted timber balustrade at 2nd floor level to allow installation of new section of landing. Remove to common areas	Low C20 alterations	Low Impact	 Existing C20 balustrade to be removed to allow landing to be extended over stair.
J-Internal fixtures and fittings 20J.D1	Removal of modern C20/C21 sanitaryware and associated fittings.	Neutral Late C20 / C21	Neutral Impact	 Existing showers & WCs to be removed 2no WCs and cisterns, 2no basins and associated plumbing and pipework, tile

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				splashbacks, wall panels and fittings and fixtures to be removed. All installations are C20/21.  Existing washroom basins to be removed 5no basins and associated plumbing and pipework, tile splashbacks, fittings and fixtures to be removed. All installations are C20/21.  Existing WC 1no WC and basin and associated plumbing and pipework, tile splashback, fittings and fixtures to be removed. All installations are C20/21.  Existing WC 1no WC and basin and associated plumbing and pipework, tile splashback, fittings and fixtures to be removed. All installations are C20/21.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal fixtures and fittings 20J.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 20J.P1	Installation of new radiators and associated pipework			
J-Internal fixtures and fittings 20J.D3	Removal of all C20/21 fittings and fixtures	Low MC20 school insertions	Low Impact	Wall mounted pin boards, fixed shelving and rails within cupboards, coat hooks, mirrors, blinds.
J-Internal Fixtures and Fittings 20J.P2	Installation of kitchen units.	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 20J.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 20K.P1	New joinery	None	Neutral impact	
M-Finishes 20M.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 internal lining 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 20P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	 Existing plant room

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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. Existing plant room to be stripped of all existing service installations. Existing floor hatch to be investigated, all services within floor void are to be removed and opening in floor will be made good as a compartment to meet Building Regulations requirements.
P-Services 20P.D2	Removal of existing goods lift	Low	Low Impact Benefit	 Existing goods lift Remove existing goods lift and all associated mechanical gear.
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 20R.P1	New construction and upgrading of existing to form compartment wall between Apartment 20 and Apartment 13 and common areas.	Low	Low Impact	The walls separating Apartment 20 from Apartment 13 and the common areas are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.
V-Views 20V	Views from Apartment 20 will be directed towards the North, West and East.	Low	Low Impact	Views shall be directed towards