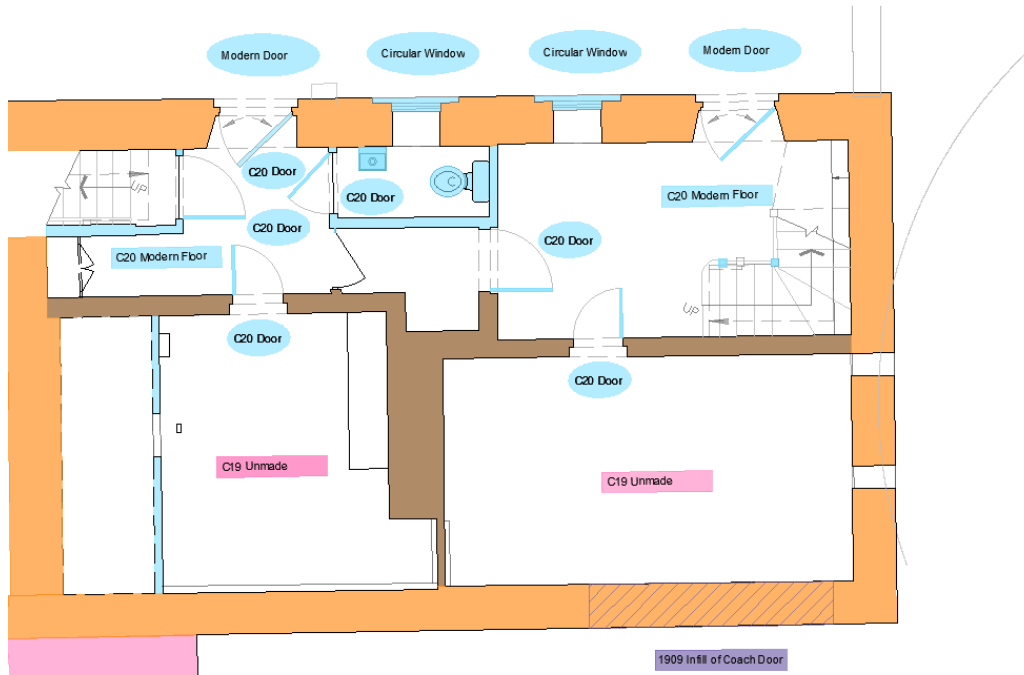
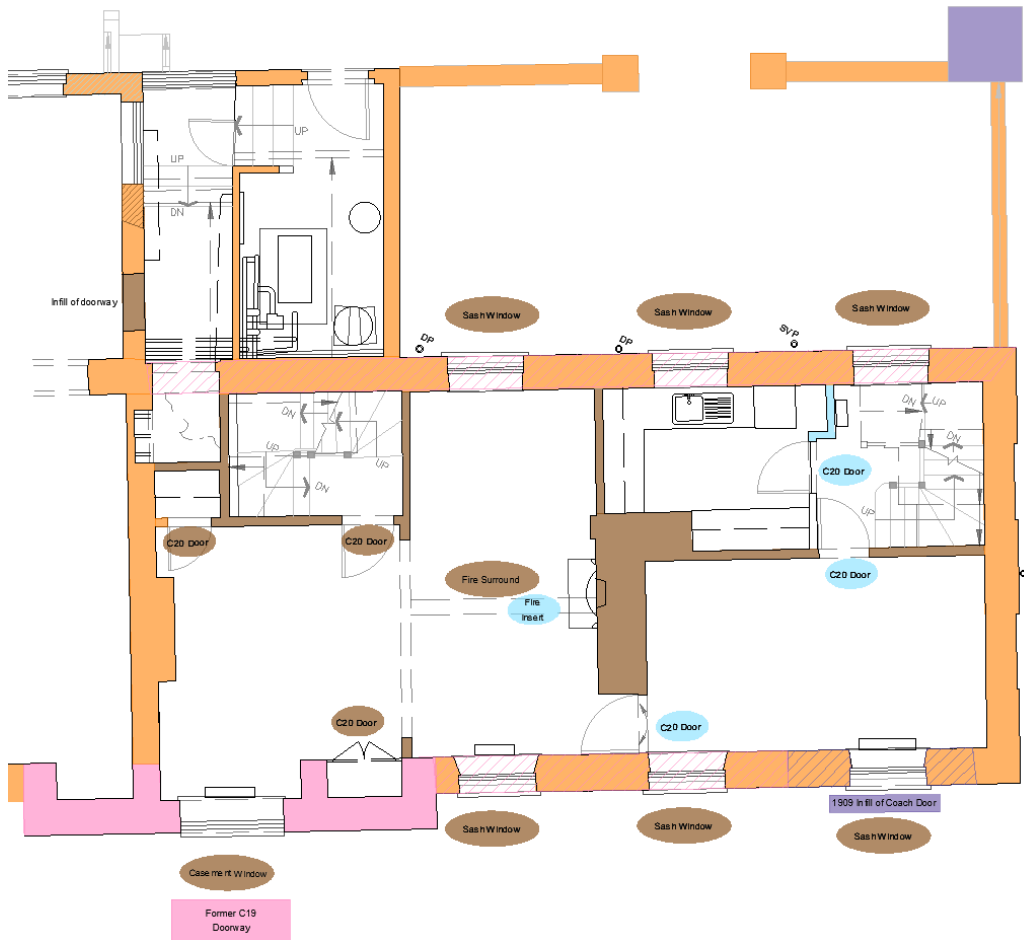


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Racquets – Proposed Apartment 25 – Plan of Significance – Refer to Phasing Plan 641-KS-30-MB-DR-A-02050

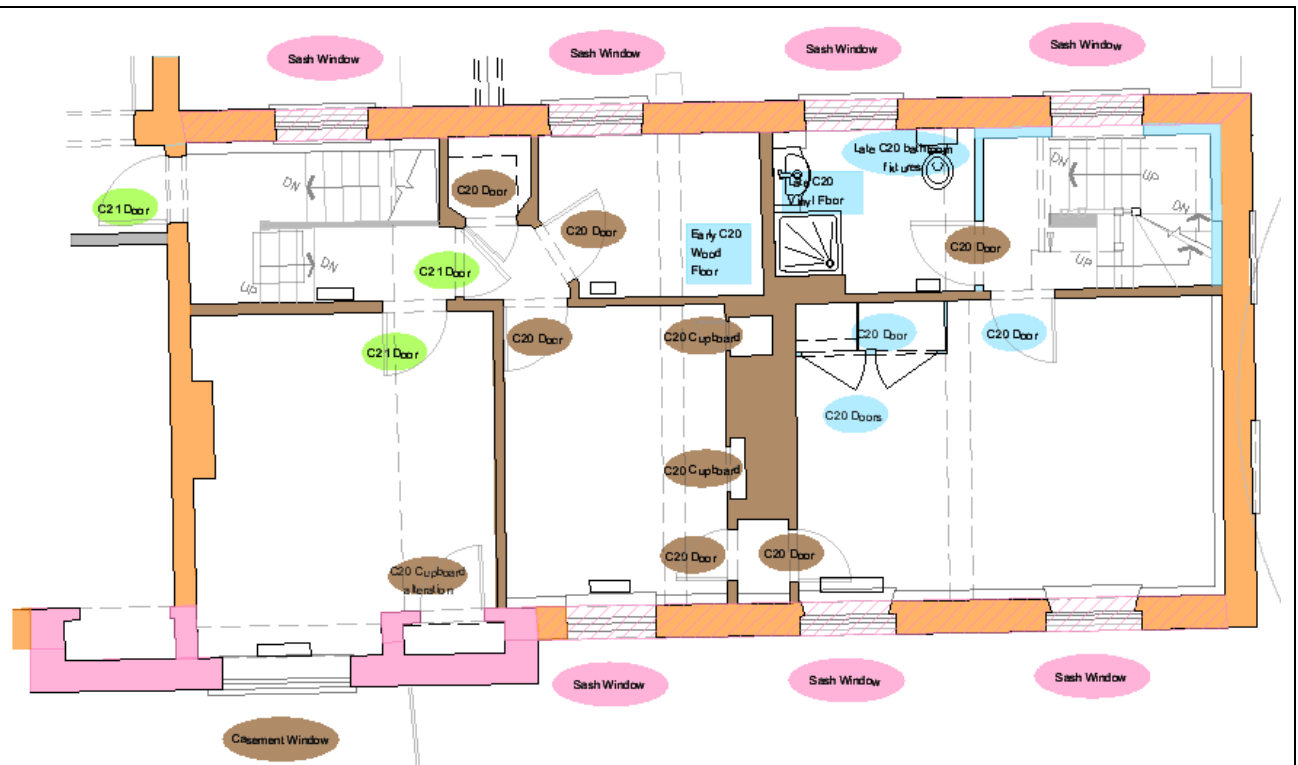


Level -2, Lower Basement

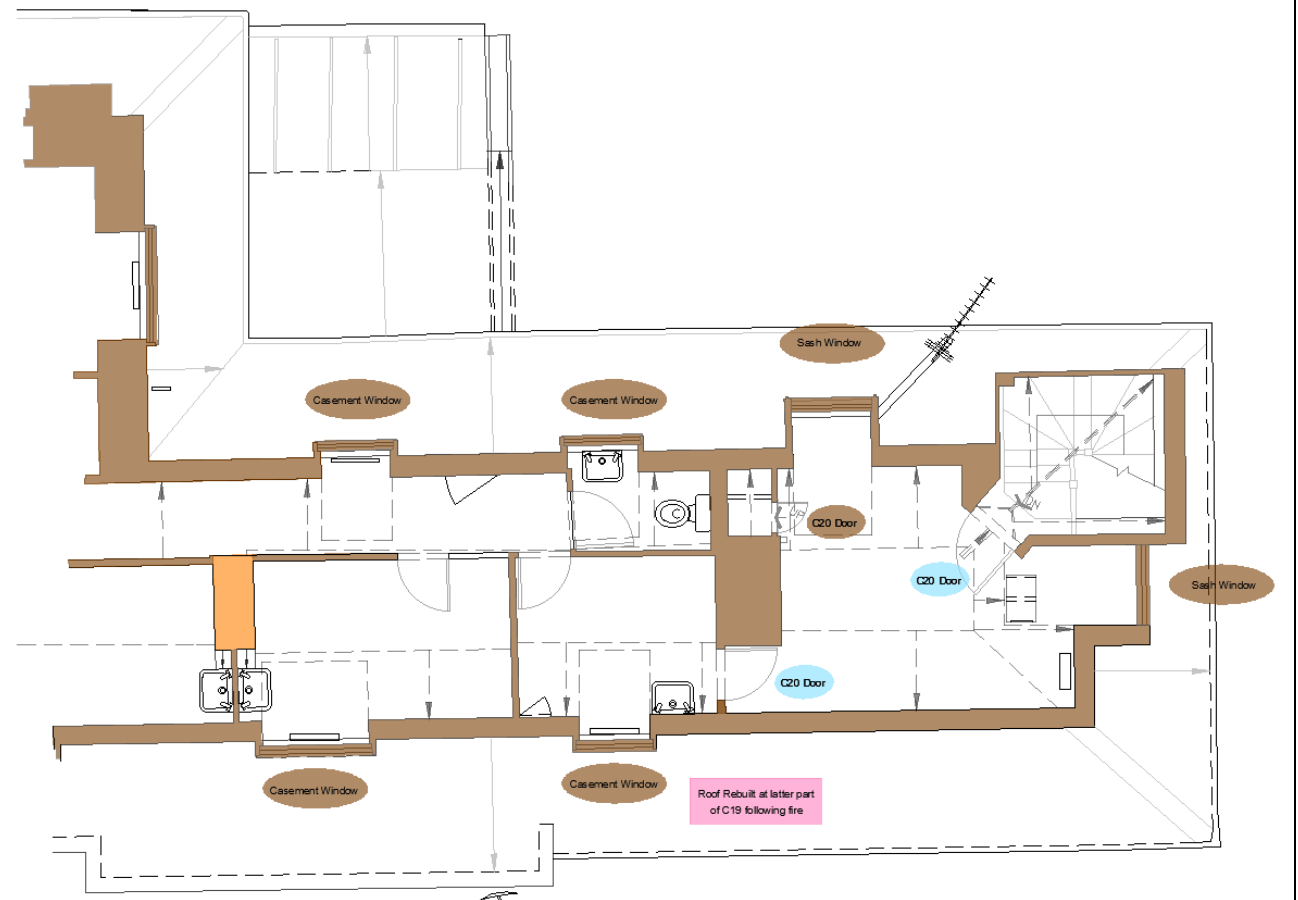


Level -1, Basement

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Level 0, Ground Floor

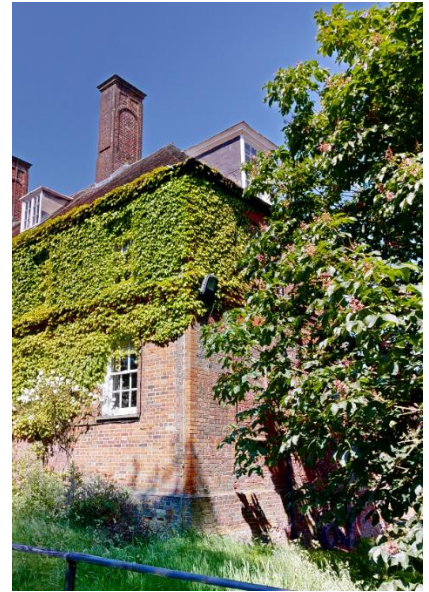


Level 1, First Floor

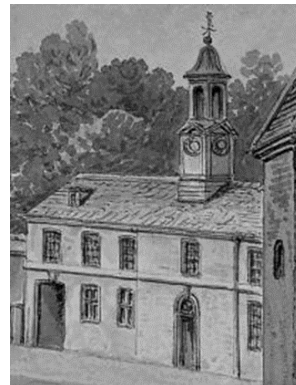
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Extract from GA of all floors, Plan of Significance. Shows the main walls of the stable block are C18. Following fire in 1888 the stable block was rebuilt with a new roof and altered fenestration. Lutyens' 1909 plan confirms the building was altered in his proposal to form garaging as well as an internal Racquet Court. There was further alteration in Lutyens' 1913-14 scheme which connected the Stable Block to the East end of the house by a linking set of rooms. The remaining alterations and partitioning of the Raquet Court have been made during the school's occupation and in the 1980's when the circular windows were added along with the external doors and internal staircases. The central projecting bay has also been substantially changed.

NOTE photos of the basement have been digitally enhanced to show the context as there is no natural light.



Mid 19 photograph showing the Stable Block with the large central clock tower that was later destroyed in a fire, in 1888. Notice the lack of chimney stacks to the roof of the Stable Block and the large coach doors that were mirrored on the East end.



C19 Illustration of the Stable Block and the Georgian House of Temple Dinsley, Circa.1850

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Late C19/Early C20 photograph taken of the Pond and Stable Block at Temple Dinsley prior to Lutyens' 1909 alterations.



Late C19/Early C20 photograph taken of the Pond and Stable Block at Temple Dinsley prior to Lutyens' 1909 alterations. Shows there were additional buildings attached to the East end of the Stable Block and the East and Coach door.

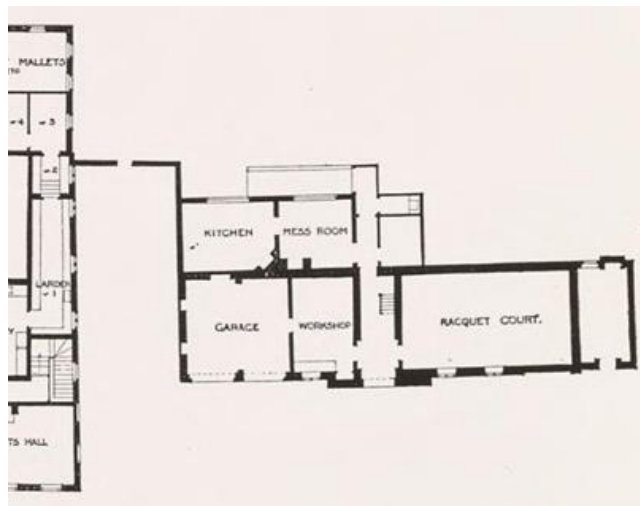


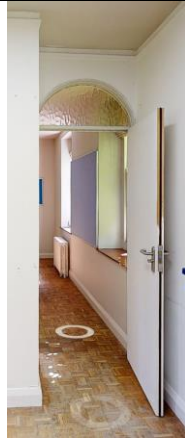
FIG. 380.—GROUND FLOOR PLAN OF TEMPLE DINSLY
living-rooms, their axial line was fixed at right

Partial plan layout featured in article by Sir Lawrence Weaver for Country Life in 1911.

This shows us the coach door to the East had been infilled to form the Racquet Court and the tall narrow building against the East Elevation of the Stable block had been retained. The West Coach door looks to have been altered to form two garage doors. The plan of the Stable Block retained a central staircase which gave access to sleeping quarters for staff who would use the kitchen and mess room at ground floor. In this first Lutyens' scheme there are no dormer windows which suggests that these were added at a later date when the school was in occupation of the building and additional accommodation was required.

Temple Dinsley Level -1, 0, 1 & 2, GA – Apartment 25 – Workshop

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 25A.P1	Infill doorway and form compartment wall.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Alteration considered of low impact.
A-Walls 25A.P2	Allow to line and skim / skim all walls at basement level using lime render build up.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Benefit	 Extent subject to investigation. Signs of damp/salts on internal face of wall could be caused by leaking drainage, concrete floor slab, inappropriate paints/render or all of the above. Ideally all areas shall be addressed to provide a breathable wall build up. Benefit to long term use of the building.
A-Walls 26A.P3	Undercroft walls lined and insulated.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low-Moderate harm	 To convert unlit C20 space to habitable accommodation excavation required Walls to be lined with breathable build-up. No loss of historical fabric however alterations are assumed low-moderate harm due to associated excavation works required and change to use of space.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 25A.P4	Doorway infilled and new compartment wall formed.	High C18/C19 Stable Block Moderate C19 phase likely to include semicircular arch opening (altered C20) Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Doorway to be infilled to form compartment wall but doorway is retained and visible on the more significant side, which lines through to the window reveal and allows for the semi circular glazed fanlight to be retained as a feature and suggests the former doorway. Considered low impact.
A-Walls 25A.P5	West wall lined to form route for services and compartmentation.	High C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Domestic level of services necessary. Room has already undergone alteration during the latter part of the C20. The lining of the wall will not have a negative impact on the historic fabric.
B-Floors 25B.D1 25B.P1	Remove late C20/early C21 floor finish and slab/screed. Form new breathable insulated floor slab / breather perimeter.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Investigation and trial holes of the surrounding floor level shall be required to determine the existing footing depth and structural proposal. No historic fabric removed however additional footings may be required. New breathable insulated floor build up proposed or breather perimeter.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors 25B.D2 25B.P2	Excavation of unmade floor to allow floor to ceiling height to be increased. Form new breathable insulated floor slab / breather perimeter.	High C18/C19 Stable Block Neutral Alterations 1930-1960 Alterations LC20	Subject to investigation Low likely	 The existing floor is C20 poor quality. Investigation and trial holes of the surrounding floor level shall be required to determine the existing footing depth and structural proposal. No historic fabric removed however additional footings may be required. New breathable insulated floor build up proposed or breather perimeter. Floor level lowered sympathetically using breathable materials to improve the condition of the existing historic fabric. Alterations considered moderate due to the associated excavation.
B-Floors 25B.P3	Parquet flooring retained.	Low-Neutral Mid C20	Low	 C20 Floor boards below are visible in undercroft. Intention to retain mid C20 parquet flooring by sanding and repair. Fire compartment to kitchen below provided by new ceiling lining below. Benefit.
B-Floors 25B.P4	Replace modern floor finish.	Neutral Early C21 flooring.	Low	 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Modern lino floor finish to be lifted and replaced with wood/tile/carpet floor finish. Substrate likely original floorboards and joists to be retained with insulation and services run between joists. Low impact. Benefit.
B-Floors 25B.P5	Replace modern C20/C21 floor finish. Bathroom to have new tile flooring laid including decoupling membrane.	Neutral Early C21 flooring	Low Benefit	 Modern floor finish to be lifted and replaced with wood/tile/carpet floor finish. Substrate, likely original floorboards, and joists to be retained with insulation and services run between joists. Low impact. Benefit.
C-Ceilings 25C.P1	Line existing underside of floor joists to form compartment to floor above with fire resistant lining. Insulation void and services between floor joists.	High C19 Stable block Low - Neutral Alterations 1930-1960 Alterations LC20	Low Impact Benefit	 Line existing underside of C20 floor joists with new lime render ceiling on woodwool boards. To form compartment to floor above with fire resistant lining. Insulation void and services between floor joists. Considered low impact as no loss of historic fabric. Sympathetic to existing fabric.
C-Ceilings 25C.R1	Ceilings to ground floor lobby (Level -1) to be retained and repaired. Service ran in floor voids above, lifting floor boards.	High C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Repairing the existing ceilings and installing services by lifting floor boards in upper level avoids loss of historic linings and fabric. Considered low impact and benefit.
C-Ceilings 26C.R2	Ceilings to first and second floors (Level 0 and Level 1) to be retained and repaired. Services ran in floor voids above, lifting floor boards.	Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	  

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Repairing the existing ceilings and installing essential domestic services by lifting floor boards in upper level avoids loss of historic linings and fabric. Considered low impact and benefit.
D-Doors 25D-DLB01 25D-DLB01	Remove late C20 door. Replace with new exterior door with 3/3 lights and lower panel to match existing visually.	Neutral/Negative Late C20 Door	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Late C20 door of poor quality has no historic value and shall be replaced with new exterior door with 3/3 glazed lights and lower panel. Benefit appearance and use.
D-Doors 25D-DLB02 25D-DLB07	Remove blank late C20 door. Replace with new panelled door.	Neutral Late C20 / C21	Neutral Impact Benefit	 Modern C20 fire door to be removed. Improves appearance.
D-Doors 25D-DLB03	Modern internal gate to be removed.	Neutral Infill late C20 / C21 doors. High Setting C18/C19 Stable block	Neutral Impact	 Modern C20 full height internal gate to be removed. Improves appearance.
D-Doors 25D-DLB04	Remove ledge and braced short door.	Neutral/Negative Late C20 Door	Low	 Considered low impact as the door is of a low quality service door and no historic fabric is affected
D-Doors 25D-DLB05 25D-DLB06	Modern C20 fire doors to be removed. Replaced with new panelled fire doors to match the existing.	Neutral Infill late C20 / C21 doors. High Setting C18/C19 Stable block	Neutral Impact Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Modern C20 fire door to be removed. The arrangement of partitions is altered at the bottom of the stair. The openings have already undergone change so the impact is low and will not affect the significance of the heritage asset. New doors and architraves shall be sympathetic and improved.
D-Doors 25D-DLB08	New door and internal glazed partition.	High Setting C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	Internal glazed screen adjacent to provide daylight into the converted undercroft space. This alteration is considered low impact due to the previous alterations to this opening and part of the building. Visual improvement.
D-Doors 25D-DB02 25D-DB03	Late C20 door and upper fan light to be removed and reused where possible within apartment. Door and fan-light with fire rating proposed.	Low Alterations 1930-1960 Alterations LC20	Low Impact	 It is proposed that a modern fire door with fan light is made to replace this door case set and the original (1930s door) is reused downstairs. This is not the original layout or arrangement of the Stable Block so the alteration is considered Low Impact.

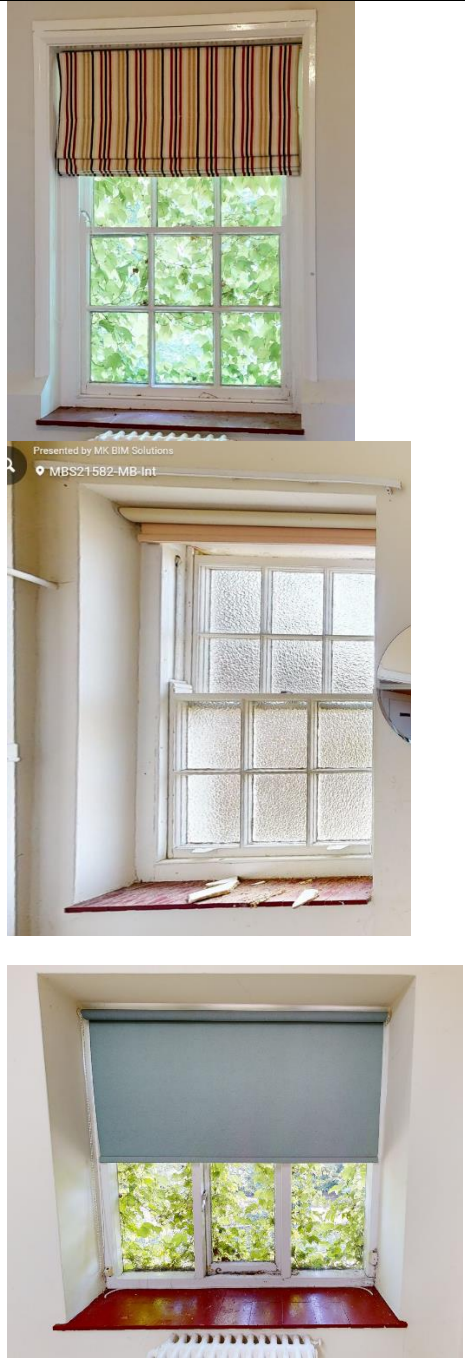
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 25D-DB01	Early C20 door to be retained.	High Lutyens 1911	No impact	 Reused (1930s) panelled door to cupboard. No impact.
D-Doors 25D-DGB04	Retain Semi-circular light at high level as feature. Wall lined on Apartment 25 side with sealed panel behind light. Doorway reveals will be expressed in Apartment 26. Late C20 fire door removed as this wall shall form part of compartment wall.	Low Late C20 fire door	Low Impact	Door was replaced and doorway altered during latter part of C20. The door surround and frame is to be retained and expressed with new apartment with compartment wall built on its West side. Glazed semi circular fanlight visible. No loss of historic fabric and former door opening expressed. Alteration considered low impact.
D-Doors 25D-DG01 25D-DG06	Early C21 fire door to be replaced. New panelled fire door to match existing.	Neutral Late C20 / C21 school insertions	Neutral Impact Benefit	 Architrave reused. New fire door to match panelled doors D08. Benefit as improved replacement door.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 25D-DG03	Early C20 door to be retained.	Low 1930s alterations	Neutral Impact	 Retained 1930s panelled door to Bedroom.
D-Doors 25D-DG02 25D-DG07	Early C21 fire door to be replaced. Allow new panelled fire door and architrave to match existing historic doors adjacent.	Neutral Late C20 / C21 school insertions	Neutral Impact Benefit	 Architrave reused. New fire door to match panelled doors D08. Benefit as improved replacement door.
D-Doors 25D-DG04	Early C20 door to be retained.	Low LC20 (1930s)	No Impact	 Reused panelled door to bathroom. No impact.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 25D-DG05	Early C20 door to be retained.	Low LC20 (1930s)	No Impact	 Retained panelled door to cupboard. No impact.
D-Doors 25D-DG08	Early C21 fire door to be removed. Doorway infilled to form compartment wall with architrave and frame retained and expressed.	High Setting C18/C19 Stable block 1911 Lutyens additions Neutral Late C20 / C21 school insertions	Low Impact Benefit	 The C21 fire door to be removed. Door architrave are early C20 and shall be retained and fitted to the infill compartment wall to indicate location of former opening. Despite losing the historic arrangement of a passage there is no loss of the historic fabric. Alteration considered of low impact.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 25D-DG09	Early C20 door to be removed and relocated.	Low LC20 (1930s)	Low Impact	 Door is to be reused within the same part of the building. This is not the original layout or arrangement of the Stable Block so the alteration is considered Low Impact.
E-Windows 25E-WLB02	Retained and repaired.	Neutral Late C20 school insertions	Benefit in repairing	 Of no historic interest as they are LC20 insertions cut into original C18 plinth. To be retained with repointing improved and repositioned services.
E-Windows 25E-WLB01-01	New low level casement windows to Lower Basement.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low - Moderate Impact	Extract from proposed Elevations. The windows have been positioned below the plinth line and follow the rhythm of windows above. Proposed lightwell detail to match Lutyens detail elsewhere on the building.  Similarly, frame and glazing bar details for new windows to match existing with narrow double glazing. Ironmongery to be confirmed. Impact considered moderate or low depending on investigation of trial hole and age of brickwork.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 25E-WB01 25E-WB02 25E-WB03 25E-WG01 to 25E-WG04	Retained and repaired.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	   

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Minimal like-for-like conservation repairs. Allow: Splice repairs carried out where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of windows and weights adjusted as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. Renewal of finishes. These repairs will aid the longevity of these significant windows.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
F-New Openings 25F.D1	Form new opening in section of EC20 wall.	High Setting C18/C19 Stable block Low - neutral Alterations 1930-1960 Alterations LC20	Low Impact	 Opening formed in wall and removal of hatch to undercroft which allows for a new internal doorway and glazed screen to be inserted. This wall forms part of the early C20 alterations and looks to pick up the structural loads of the floor joists. A structural opening will be formed and the line of the wall will still be clear. Minimal loss of historic fabric so the alteration is considered low impact.
G-New Internal Partitions 25G.P1	New section of wall (likely infill below steel lintol as wall appear to be structural)	Low Alterations 1930-1960 Alterations LC20	Low	New section of compartment wall to separate stair and entrance from proposed kitchen. Considered low impact as this part of the building has undergone significant alteration and does not impact its significance.
H-Stairs 25H.R1	LC20 Stair retained and repaired.	High Setting C18/C19 Stable block Alterations LC20 (1930s stair)	Neutral benefit	 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Retained and repaired like-for-like and redecorated. Neutral Impact, will improve appearance.
J-Internal Fixtures and Fittings 25J.D1	Removal of modern C20/C21 units and shelving.	Neutral - Low C20 / C21 school insertions	Neutral Impact	 School addition during mid to late C20. No impact on the historic fabric or setting.
J-Internal Fixtures and Fittings 25J.D2	Removal of modern MC20 workshop bench.	Neutral MC20 brick in cement probably 1980s	Neutral Impact	 School addition during mid to late C20. No impact on the historic fabric or setting.
J-Internal Fixtures and Fittings 25J.P1	New kitchen cabinets and worktop fitted to internal walls.	Neutral Late C20	Neutral impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.
J-Internal fixtures and fittings 25J.P2	New sanitaryware to en-suites.	Neutral Late C20 High Setting C18/C19 Stable block	Neutral impact.	The proposal involves no loss of historic fabric and are a reversible addition. Services will be concealed in floor/ceiling voids. External SVP's replaced in new position, improving the North Elevation.
J-Internal fixtures and fittings 25J.R1	Remnants of C19 cupboard to be retained and repaired like-for-like.	High C19 Stable Block 1909 -1911 Alterations LC20 Alteration	Benefit	 Cupboard forms part of Lutyens' plan and was mirrored on the other side of the

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				window. These were shown at ground level either side of the entrance door to the Stable Block. There is a line in the ceiling indicating the mirrored wall that was demolished by the school during their alterations. The original stair was positioned in this part of the building.
K-Joinery 25K.P1	New Joinery	Neutral Late C20	Neutral Benefit	Design to be in keeping with the architectural style of existing joinery adjacent to suit style of context.
N-Fireplaces 25N.R1	Existing Fireplace to be retained and ventilated.	Neutral Late C20 / C21 school insertions	Neutral	 Existing fireplace to be retained. LC20 inspired by Lutyens.
M-Finishes 25M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	None	None Benefit	No impact. Benefit to breathable fabric.
P-Services 25P.D1	Removal of existing services and associated equipment.	None	Low Impact Benefit	The heating pipework and electrics throughout will be replaced sympathetically as required for domestic use. The existing fixture and fittings are all contemporary with plastic trucking and fluorescent lighting therefore this is considered a benefit to the building.
P-Services 225P.P1	Retain existing cast iron radiators and adapt for domestic use	Mid C20	Low Impact Benefit	There is an intention to retain the variety of cast iron radiators that are thought to have been installed by the school. These would all need to be refurbished and compatible with the new heating system/pipework.
P-Services Generally	Services	None	Low Impact	Services to be sympathetic and generally shall be run - within new partitions and wall linings - below floors and within ceilings. New electrics throughout. Underfloor heating compatible particularly with breathable floor slab build up. Mechanical Ventilation to kitchen and bathrooms taken through walls and terminated with cast iron conservation cowl. Incoming hot water and cold water feed. Drainage pipes shall be boxed in internally. Shared external SVP. To ensure the buildings longevity the services must be updated to ensure the buildings future viability.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
R-Fire and Soundproofing 25R.P1	Central wall shared by end bay of the C18/C19 stable block. This section of wall houses a chimney stack serving rooms on either side. To be lined where required to provide FR Compartmentation.	Moderate C19 Rebuilt Roof Low Alterations 1930-1960 Alterations LC20	Low	Compartmentation between Apartment 25 and Apartment 26 is necessary and proposed on the line of wall that divided the bay to minimise upgrading necessary. This follows the line of a shared chimney. The positioning of the final compartment linings will have to be taken into account the stepping of the wall vertically and the relationship of any floors. This is identified as the least intrusive position.
R-Fire and Soundproofing 25R.P2	Compartmentation between Kitchen at ground floor (Level -1) and internal stair. Walls containing Staircase and landings.	Low Alterations 1930-1960 Alterations LC20	Low	To achieve fire and sound compartmentation lining and treatment of partitions are required. Considered low impact due to the age of the walls.
V-Views 25V	Views from Apartment 25	High Setting to the South over the pond. Views of new car park and bothy.	Neutral Low-Moderate	The views from this service end of the building maintain the limited incidental views to the pond to the south and outbuildings to the north. The introduction of the new car park and bothy shall be visible from the south facing rooms however the pond and tree line shall remain in the foreground and planting intended to give screening. The basement currently has no views and the stables and workshop / racquet court were not intended to have views as part of their character and function. The view of the teaching block to the north of the Stable Block shall remain largely unchanged with the new dwellings and their roof lines hidden mainly by the natural fall in levels across the site.