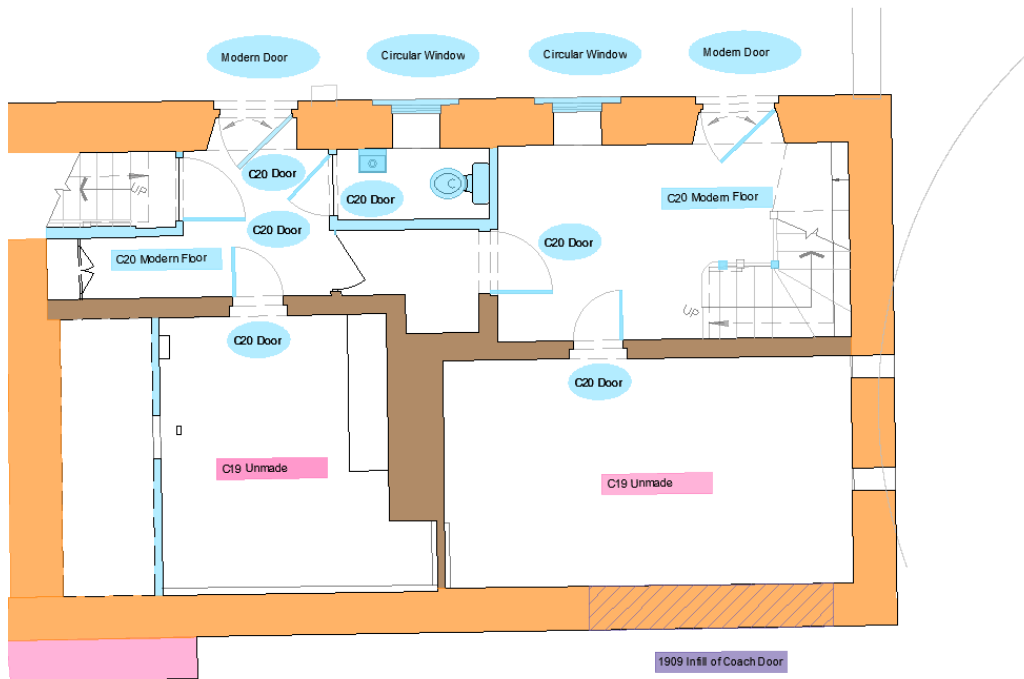


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Racquets – Proposed Apartment 26 – Plan of Significance – Refer to Phasing Plan 641-KS-30-MB-DR-A-02050



Level -2, Lower Basement

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 Racquet 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.

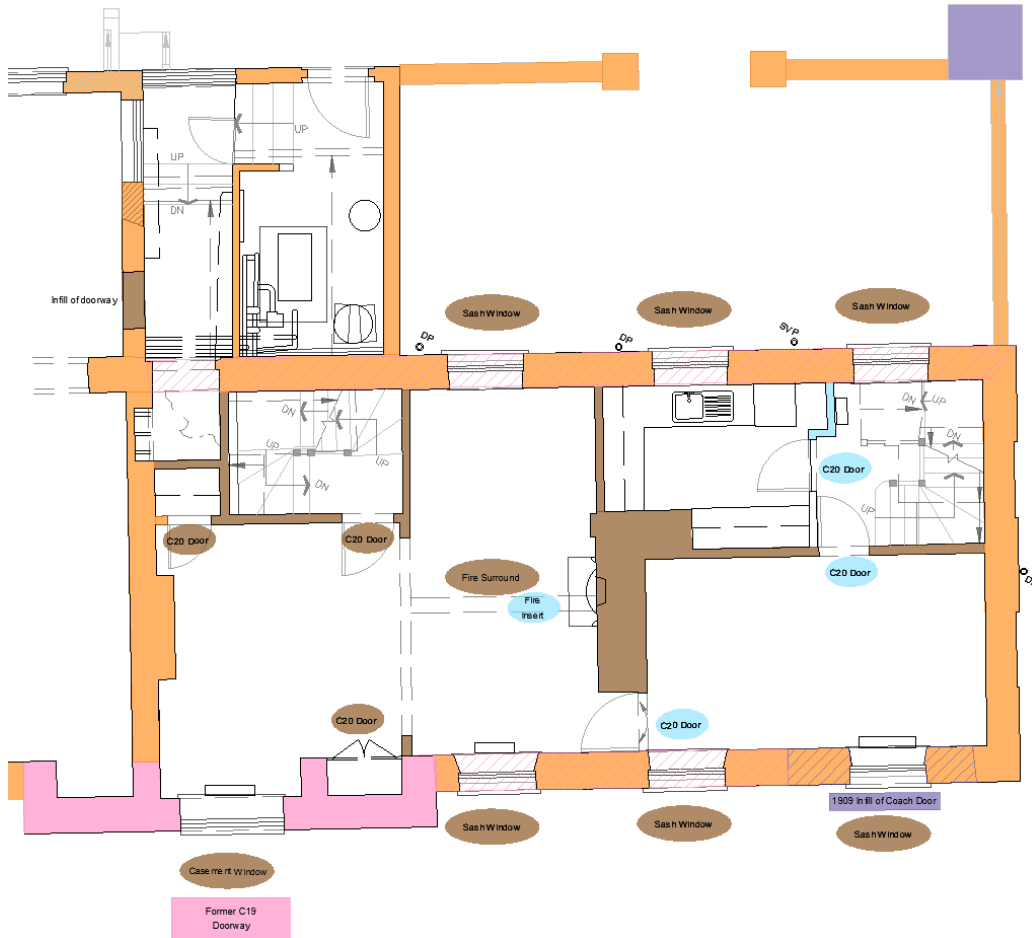
NOTE photos of the basement have been digitally enhanced to show the context as there is no natural light.



641-KS-06-MB-SH-A-90026 – P02

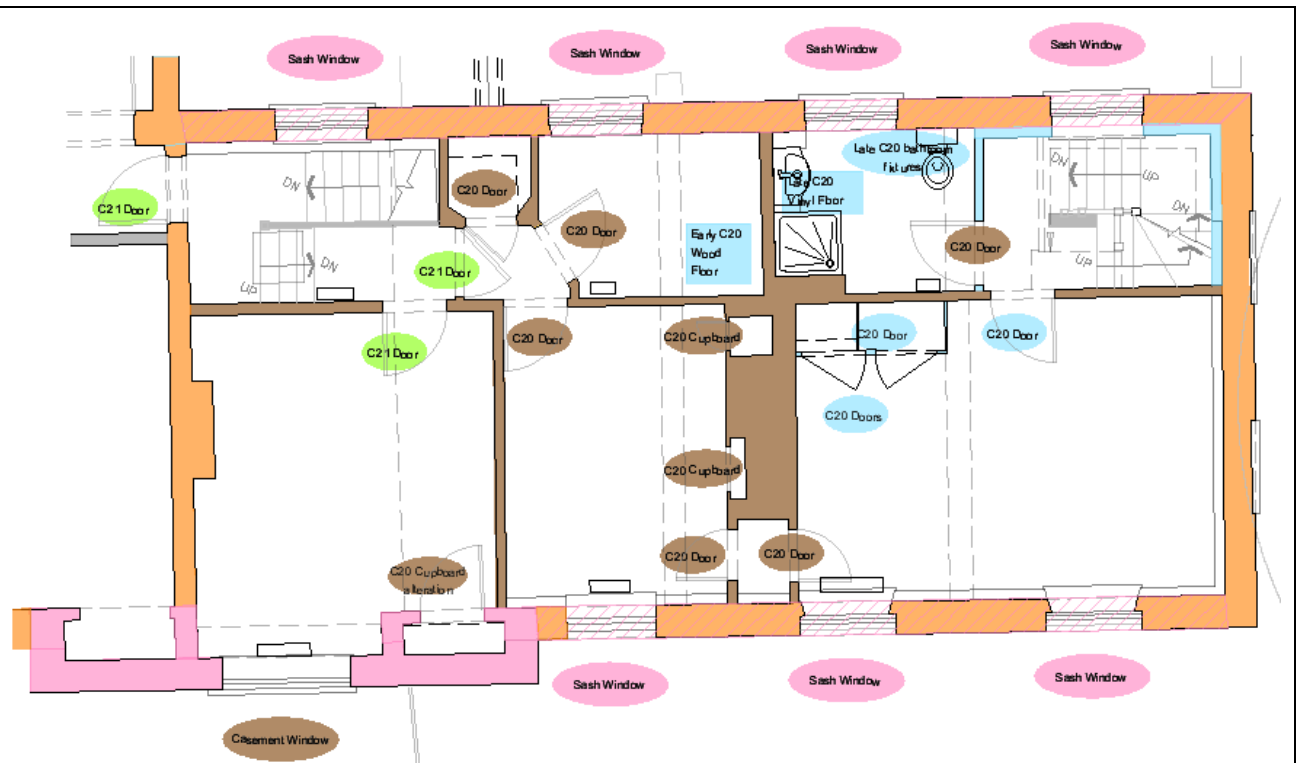
Temple Dinsley Level -1, 0, 1 & 2, GA – Apartment 26 – Racquets

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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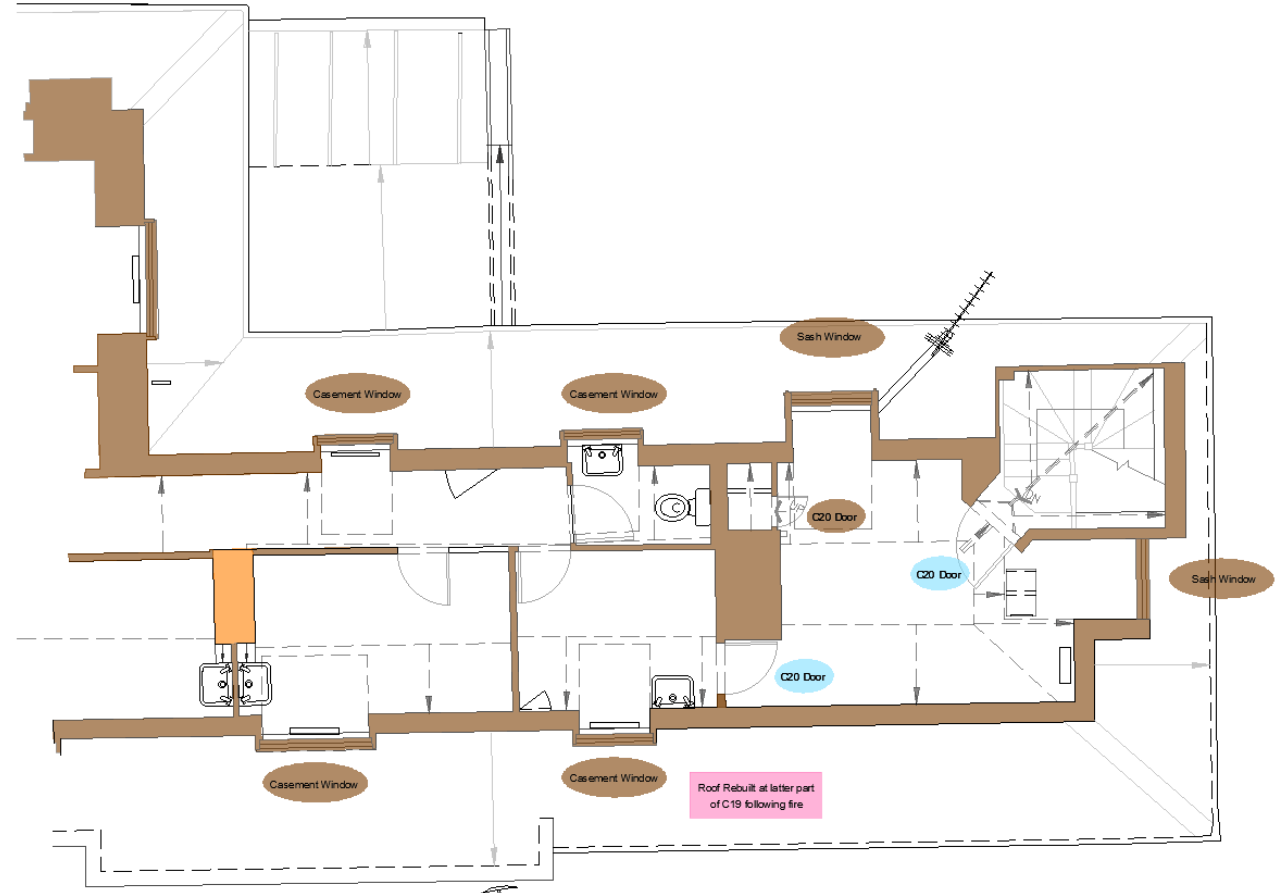


Level -1, Basement

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

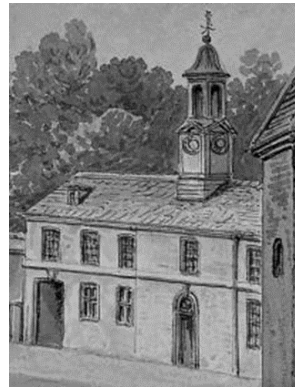


Level 1, First Floor

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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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

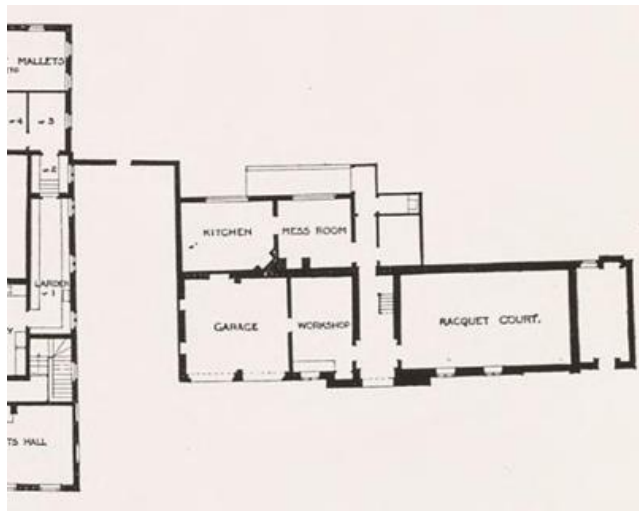


Late C19/Early C20 photograph taken of the Pond and Stable Block at Temple Dinsley prior to Lutyens' 1909 alterations.

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. Shows there were additional buildings attached to the East end of the Stable Block and the East and Coach door.



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.

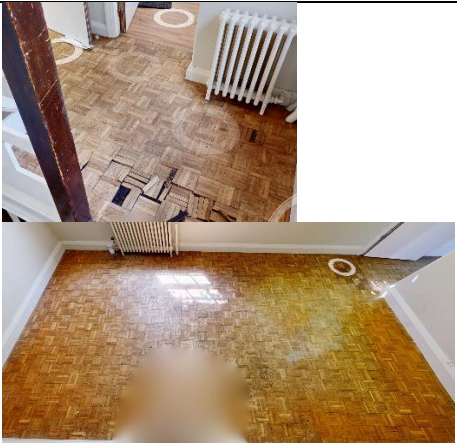
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
General Proposal	Formation of Apartment 26.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	The layout of the end rooms of the stable block remain largely unchanged with the formation of Apartment 26. Apartment 26 has direct access from the North Courtyard and is laid out across four levels. A small garden space (following the footprint of an earlier mapped garden) is provided. The service rooms remain largely on the north side of the building allowing services to be directed to this side of the building, allowing the South Elevation (Front Elevation) and LC20 additions to remain unchanged.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
			Low harm – Neutral impact	The undercroft is a poor quality space altered in the C20 and has a low ceiling. To form an acceptable floor to ceiling height for the accommodation at this level excavation of the unmade floor shall be necessary and trials holes will be required to ensure that the footings of the Stable Block are sufficient, or, to allow proposals for a structural footing to be installed. 
A-Walls 26A.P1	Infill doorway and form compartment wall.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Neutral	 The doorway and frame are a completely modern early C21 fire door and casement. There is no loss of the altered historic fabric.
A-Walls 26A.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	Low	 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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				areas shall be addressed to provide a breathable wall build up. Low impact and benefit to long term use of the building.
A-Walls 26A.D1	Investigation and excavation of ground levels and formation of new low level window openings for construction of full basement and external lightwells.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low-Moderate harm	All excavations are for proposals that visually changed Elevation below ground level which allows for alteration whilst having minimal impact on the setting and overall views – South and West Elevations. The undercrofts have low ceilings. To form an acceptable floor to ceiling height for the accommodation at this level excavation of the unmade floor shall be necessary and trials holes will be required to ensure that footings are sufficient, or, to allow proposals for a structural footing / underpinning / retaining walls to be installed. No historic fabric shall be lost. Proposals are considered moderate-low as these lower sections of wall include the C18/C19 plinth to be retained but extensive alteration to these elevations has taken place and the opening proposed are small, in keeping elsewhere and take into account the architectural detailing of the remaining curved plinth brick. 
A-Walls 26A.P3	Undercroft walls lined and insulated.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low-Moderate harm	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Undercroft ventilates subfloor of the Racquet Court and ventilation will be maintained. To convert 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. Original Lutyens' vents to be retained and visible on internal wall face.
A-Walls 26A.P4	West wall lined to form route for services and compartmentation.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 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 space and will bring many benefits.
A-Walls 26A.P5	Doorway infilled and new compartment wall formed.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 1930's doors that have undergone alteration. Doorway to be infilled to form compartment wall on the other side of the doorway to allow the retention of the door frame – which lines through to the window

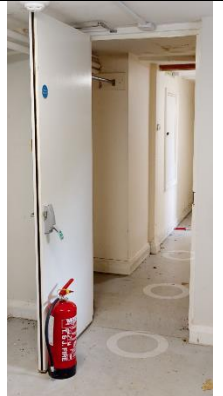
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				reveal and allows for the semi circular glazed fanlight to be retained as a feature and suggests the former doorway. Considered low impact.
A-Walls 26A.P6	West wall lined to form route for services and compartmentation.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 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 space and will bring many benefits.
A-Walls 26A.P7	Doorway infilled and chimney breast expressed. Compartment wall lined.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 Alteration to provide niche for new WC and compartmentation of the wall. Lining of wall provides route for services to the north side of the building so alteration is sympathetic to the existing historic fabric and setting. Impact is considered low.
A-Walls 26A.P8	Doorway infilled and new compartment wall formed.	LC20 doorway.	Low	 This opening gave access through to adjacent accommodation. Infill and formation of a compartment wall is of low impact.

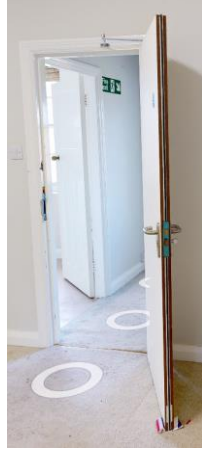
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors 26B.D1 26B.P1	Remove late C20/early C21 floor finish and slab/screed. Form new breathable insulated floor slab / breather perimeter.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 Investigation 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.
B-Floors 26B.D2 26B.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 26B.P3	Parquet flooring retained.	Low-Neutral Mid C20	Neutral Benefit repair	 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.

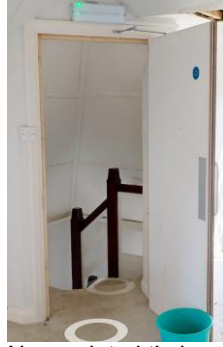
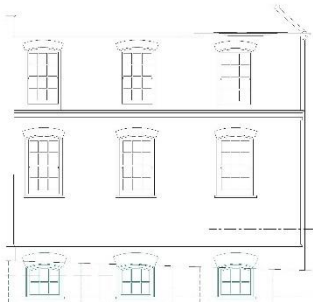
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors 26B.P4	Replace modern floor finish.	Neutral Early C21 flooring.	Low	 Modern lino floor finish to be lifted and replaced with wood/tile/carpet floor finish. Substrate likely original floorboards and joists to be retained with insulation and services run between joists. Low impact. Benefit.
B-Floors 26B.P5	Replace modern C20/C21 floor finish. Ensuite and Bathroom to have new tile flooring laid including decoupling membrane.	Neutral Early C21 flooring	Low Benefit	   Modern carpet 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 26C.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 Alterations 1930-1960 Alterations LC20	Low Impact Benefit	 Line existing underside of 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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				historic fabric. Sympathetic to existing fabric.
C-Ceilings 26C.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	  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. Service to run in floor voids above, lifting floor boards.	Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	    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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings 26C.D1	Ceiling – Remove all modern linings that have been applied to insulate and underdraw the existing rafters.	Structure High C19 Stable block Linings Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	 Lined with modern boards. These shall be removed which is considered a positive impact and will allow the condition of the roof structure to be assessed and recorded and any necessary repairs carried out. Insulating and lining from inside considered low impact.
C-Ceilings 26C.P2	Apply necessary extension pieces and insulate from within.	Structure High C19 Stable block Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	Addition of timber work and insulation to underside of the rafter lines. These spaces shall be vaulted. The reinstatement of the ceiling form is important to the historic form of the attic rooms.
C-Ceilings 26C.P3	Reline ceiling with plasterboard and skim/savolit and lime render (to match existing).	Structure High C19 Stable Additions Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	 Vaulted ceiling and dwarf walls lined with wood chip. The condition/ material of the substrate is unknown. Once insulated the roof shall be lined like for like with plasterboard and skim or wood wool boards and lime render.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 26D-DLB01 26D-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	Low Impact	  Late C20 door has no historic value and shall be replaced with new exterior door with 3/3 glazed lights and lower panel. Low impact visually as design shall be in keeping. Benefit.
D-Doors 26D-DLB02	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 26D-DLB03, 26D-DB01 and 26D-DB02	Modern C20 fire doors to be removed.	Neutral Infill LC20 / C21 doors.	Neutral Impact	  Modern C21 fire door to be removed. Neutral impact and will not affect the significance of the heritage asset.
D-Doors 26D-DLB04 and 26D-DLB05 and 26D-DB04	New doors and frames. Replaced with new panelled fire doors to match the existing.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Benefit	New doors and architraves New painted timber panelled fire doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 26D-DB03 26D-DB03	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 Alterations 1930-1960 Alterations LC20 doorframe and fanlight Low Late C20 fire door	Low Impact	 Door has been altered during latter part of C20 however the example of 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 26D-DG01 26D-DG02	Early C20 doors to be retained and reused. To be repositioned for door to ensuite.	Low Alterations 1930-1960 Alterations LC20	Low Impact	 Reused 1930s panelled doors reused for ensuite and bathroom. Low Impact.
D-Doors 26D-DG03 26D-DG04	Early C21 fire door to be replaced. New panelled fire door to match existing.	Neutral Late C20 / C21 school insertions	Neutral Impact Benefit	 New painted timber panelled fire doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 26D-DF01 26D-DF01	Early C21 fire door and surround to be replaced. New panelled fire door to match existing.	Neutral Late C20 / C21 school insertions	Neutral Impact Benefit	 New painted timber panelled fire doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.
D-Doors 26D-DF02	Early C21 fire door to be removed. Section of wall reinstated to form compartment wall.	High Setting C18/C19 Stable block 1911 Lutyens addition Neutral Late C20 / C21 school insertions	Low Impact Benefit	 Reinstate partition to form compartment wall. Considered low impact.
E-Windows 26E-WLB05	Retained and repaired.	Neutral Late C20 school insertions	Benefit	 LC20 insertions cut into original C18 plinth. To be retained with repointing improved and repositioned services.
E-Windows 26E-WLB01-03 And WLB04 (New Blank Window)	New low level casement windows to Lower Basement.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Moderate Impact	 The windows are within an altered section of brickwork and of limited visual effect due to ground levels and slopes. They reflect the historic basement openings elsewhere. Extract from proposed Proposed Elevations. The windows have been positioned below the plinth line and follow the rhythm of windows above. Similar approach on the East Elevation also with new blank window at low level to give symmetry.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Proposed lightwell detail to match existing.  Similarly, frame and glazing bar details for new windows to match existing with narrow double glazing. Ironmongery to be confirmed. Sympathetic approach considered moderate.
E-Windows 26E-WB01 to 26E-WB04 26E-WG01 to 26E-WG04 26E-WF01 and 26E-WF02	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.
F-New Openings 26F.D1	Form new opening in section of EC20 wall.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact	 Opening formed in wall to undercroft. The line of the existing wall will be continued through to contain stair. Service area and

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				section of wall is of low value therefore low impact.
F-New Openings 26F.D2	Form new opening in section of EC20 wall.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact	 Opening formed in wall at Level 0 (first floor). The line of the existing wall will be continued through to contain stair. Service area and section of wall is of low value therefore low impact.
G-New Internal Partitions 26G.P1	New timber stud partition to form ensuite. Existing early C20 door to be reused.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact	 New partition for WC divides existing lobby however there are alterations visible at skirting level that suggest there was a former partition on this line. The lobby will receive daylight from the glazed door. The circular window shall light the WC. The raised hatch door to the undecroft shall also be filled in with a new opening formed.
G-New Internal Partitions 26G.P2	Doorways infilled and new compartment wall formed.	LC20 doorway.	Low Impact	 Arrangement of doorways off landing altered to infill both doors forming one shared door. The proportion of rooms and landing arrangement is unaltered however there is an opportunity to form

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				compartment wall to the stair and replace late C20/early C21 fire doors, with no historic significance, with a visually pleasing in keeping panelled fire door.
G-New Internal Partitions 26G.P3	New timber stud partition to far end of room to form ensuite. Existing early C20 door to be reused.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact	 The large sash windows are unaltered and retained providing daylight and views to the ensuite and bedroom. The overall proportions of the room are altered however alteration is sympathetic and reversible.
H-Stairs 26H.R1	LC20 Stair retained and repaired.	High Setting C18/C19 Stable block Alterations LC20	Neutral	  Retained and repaired. Neutral Impact
J-Internal Fixtures and Fittings 26J.D1 26J.D2 26J.D3 26J.D4 26J.D5	Removal of modern C20/C21 units and shelving.	Neutral Late C20 / C21 school insertions	Neutral Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				    No contribution to historic significance. Neutral Impact.
J-Internal Fixtures and Fittings 26J.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.

641-KS-06-MB-SH-A-90026 – P02
Temple Dinsley Level -1, 0, 1 & 2, GA – Apartment 26 – Racquets

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal fixtures and fittings 26J.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.
K-Joinery 26K.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.
M-Finishes 26M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	None	None Benefit	No impact. Benefit to breathable fabric.
P-Services 26P.D1	Removal of existing services and associated equipment.	None	Low Impact Benefit	The heating pipework and electrics throughout will be replaced. The fixture and fittings are all contemporary with plastic trucking and fluorescent lighting therefore this is considered a benefit to the building.
P-Services 26P.P1	Retain existing cast iron radiators.	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 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.
R-Fire and Soundproofing 26R.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 to provide Compartmentation.	Moderate C19 Rebuilt Roof Low Alterations 1930-1960 Alterations LC20	Low	Compartmentation between Apartment 25 and Apartment 26 shall be on the line of wall that divided the bay. 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. Considered low impact due to the age of the internal walls.
R-Fire and Soundproofing 26R.P2	Compartmentation between Kitchen at ground floor (Level -1) and internal stair. Walls containing Staircase and landings.	Moderate C19 Rebuilt Roof 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
V-Views 26V	Views from Apartment 26	High Setting to the South over the pond. Views of new car park and bothy.	Low 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. 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. 