

Temple Dinsley Level 0, GA – Apartment 27 – Assembly Hall

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Apartment 27. Located in Lutyens's services annexe.



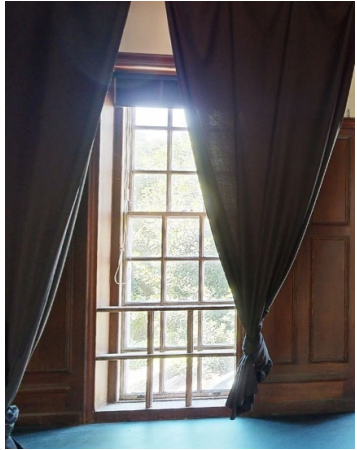
Extract from Level -0 GA, Plan as Existing. Plan of significance shows the evolution of the rear east block, comprising east wing and services annexe.



Photos taken pre-1909 showing the relationship between the main house and stable block prior to Lutyens East Wing and the second photo shows the completed East Wing with the service annexe.

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The present-day photos show the rear elevation of east block with the post Lutyens' two storey extension.				
A-Walls 27A. D1	To demolish modern boiler flue, of brickwork construction.	Neutral/negative. Late C20 reconstruction from GF to above roof.	Positive impact.	The boiler will be decommissioned, and new heating will be arranged for each individual apartment. Therefore, the flue becomes redundant taken valuable space from the bedroom.

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A-Walls 27A.P1	Infill existing doorway.	Neutral/negative. Late C20 addition by the School.	Positive impact	 The accessway is an ad-hoc change by the school. The infill forms part of a compartment wall, so it is fire rated construction, and to comply with sound airborne transmission and thermal insulation. Clad the assembly hall state side with salvaged panelling.
B-Floors 27B.D1	To lift modern parquet flooring, and cart away.	Neutral/negative. Late C20 addition by the School.	Neutral Impact	 The parquet is modern and has not significance. Lifting it allows access to the floor structure and to upgrade it thermally, fireproof and soundproof.
B-Floors 27B.P1	Upgrade existing floor, to comply with Fire, Sound and Thermal Lay new flooring compatible with underfloor heating (UFH) to detail.	Neutral/negative. Late C20 addition.	Neutral impact	
C-Ceilings 27C.P1	Existing ceiling to be repaired when required, following removal of conduits, lighting, roof lanterns, etc... Skim and decorate.	Neutral/negative. Late C20 addition.	Positive impact.	The proposal involves retaining the existing high ceiling in the lobby, hallway and living space. The finishes are to be made good using like for like materials and methods, to be permeable where possible.
C-Ceilings 27C.P2	Ceiling to be dropped on bedroom 1 & 2, ensuite and bathrooms.	Neutral/negative. Late C20 addition.	Neutral impact	The height of the ceiling accords with the volumes of the C20 hall, which would give

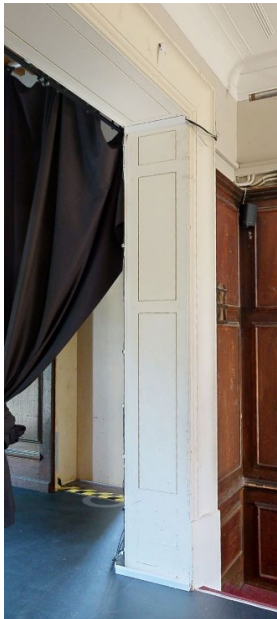
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				uncomfortable proportions within the smaller rooms. The proposal is reversible.
D-Doors 27D.P1	27-DG01 New door fitted, to be main entrance door security grade and fire rated.	Moderate. Early C20 Lutyens window relocated centrally on hall wall. Low. Late C20 Hall panelling and door infills.	Low-Moderate harm.	Allow to replace relocated window with door and reuse window within the reinstated courtyard if possible. Design to be in keeping with the architectural style of existing joinery.
<u>D-Doors</u> Generally	New internal doors. 27-DG02 to 27-DG08.	Neutral.	Neutral	Painted timber panelled doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.
E-Windows 27E.D1	Remove and infill two modern roof lanterns and two modern flat roof rooflights.	Neutral/negative. Late C20 addition by the School.	Positive Impact	 The proposal layout arrangement clashes with the partitioning below. There will be less distraction from the historic roof details and fenestration at high level.
E-Windows 27E.R1	Mid C20 timber sash windows repairs. Like-for-like splice timber repairs when required. Resin repairs for minimal localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building	Moderate Mid C20.	Positive Impact	

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	Regulations and the style of the build phase. To redecorate internally and externally.			Sash windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
E-Windows Generally	To insert new timber casement windows in new window openings.	Neutral/negative. Late C20 alteration. No historic fabric.	Neutral	Existing openings will be used to form windows to rooms facing the inner courtyard. To comply as means of escape. Design in keeping with the architectural style of the existing external joinery.
E-Windows 27E.P1	To adapt existing door openings to form window openings. To insert new timber frame sash window. To comply with means of escape.	Late C20 alteration. No historic fabric.	Neutral	 The new windows will bring natural light and ventilation to Bedroom 1 and 2. The design is to match the adjacent windows.
<u>F-New openings</u> 27F.P1	Open up the bottom section of the existing window to form a doorway into the apartment -main entrance. Infill top section to suit standard door height opening.	Moderate. Early C20 Lutyens window relocated centrally on hall wall. Low. Late C20 Assembly Hall panelling and door infills.	Low-Moderate harm.	 The historic 1908 floor plan for this wall (below) shows this window is not in its original position, and that there were door openings on this wall. Allow to adapt panelling locally to suit.

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F-New openings 27F.P2	Open up the wall to form a doorway into bedroom 3. New doorway location to relate to panelling modules.	Low. MidC20 addition. The wall has been rebuilt as it does not correspond with the 1908 plan and the C20 boiler chimney has a different configuration.	Neutral	 No historic fabric is affected and this kitchen service area has a modern utilitarian character. The room adjacent to the assembly hall is part taken to create a third bedroom to the apartment. The opening is limited to a single domestic doorway to match the adjacent.
F-New openings 27F.P3	Open up wall to form two window openings to bedroom 3 and bedroom 1, facing the open inner courtyard.	Bed 1: Neutral/negative. Late C20 alteration. No historic fabric. Subject to opening up: Bed 2: Moderate – Neutral. A former window opening may survive in this position below later changes in accordance with the 1908 historic plan.	Positive Impact	 The proposal is to provide daylight, natural ventilation and means of escape to Bedroom 1 and 3, via the new open inner courtyard. It is part of the positive proposal to reinstate an inner courtyard which had windows along these two walls on the Lutyens plan of 1908. Reinstatement of the original window would reveal more of the significance.

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<u>G-Internal partition</u> 27G.P1	New lightweight non-load bearing timber stud partition, clad with plasterboard, acoustic insulation between studs. To form the bedrooms and en-suite rooms.	No historic fabric affected	Neutral impact.	The proposed layout reverts to a scale, hierarchy and proportion of rooms that better reflect that of this part of the Lutyens building. The partitions and door are reversible.
<u>G-Internal partition</u> 27G.P2	New non-load bearing compartment wall between bedroom3 and the common area. To comply with Fire Compartmentation, Sound and Thermal transmission.	No historic fabric affected	Low positive and negative impact.	The existing kitchen area appears open plan and contrary to the character of Lutyens' kitchen area. Whilst the subdivision does not reproduce the historic layout, the partition is reversible, it enables more effective use of this part of the building, and the reduction of the widths of doorways better reflects the cellular character of the Lutyens building.
J-Internal fixtures and fittings 27J.D1	Remove stage stand, steps and equipment	Neutral. Late C20 extension to the Assembly Hall by the School.	Positive Impact	 The stage becomes redundant, and the floor structure becomes of no use to the conversion to the space into an apartment. The removal of the stage allows for more effective use of this part of the building and better appreciation of the gable wall and windows.
J-Internal fixtures and fittings 27J.P1	New kitchen units with its associated services to be fitted to form kitchen.	No historic fabric	Neutral	The proposal is to be installed against new internal partition.
J-Internal fixtures and fittings 27J.P2	New sanitaryware with its associated services fitted to form bathroom and en-suite.	No historic fabric	Neutral	The proposal is to be installed against new internal partition.
L-Panelling 27L.D1	Remove Assembly Hall timber panelling where the new lift is installed. Panelling to be salvaged and fitted back to the apartment face of the new lift shaft walls. Remove panelling of the existing lift shaft which is to be demolished. Panelling salvaged and re-fitted to the back wall.	Low significance	Neutral	 The panelling although of low significance, it is evidence of the building being used by the school as an assembly hall, and it is proposed to stay.

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L-Panelling 27L.P1	Timber lining and architraves around the stage opening to remain.	Low significance Late C20 addition by the School.	Neutral	 This provides evidence of the use of the space, by the school as the assembly hall.
S-Services 27S.D1	To decommission and remove existing rad covers and radiators.	Neutral/negative. Late C20 addition by the School.	Neutral	 The proposal involves laying new underfloor heating system.
S-Services 27S.D2	Removal of modern services.	Neutral/negative. Late C20 alteration by the School.	Benefit. No harm	The existing school equipment, electrics, lighting/emergency lighting, smoke alarms and associated trunking and conduits are related to use by the school. They are to be removed and replaced to an appropriate residential standard. The proposal is to be an enhancement to the appearance of the building.
S-Services Generally 27S.P1	Services	Low	Low impact	Services generally are to be installed more sympathetically: -within new partitions and wall linings -suspended floor -within ceiling New electrics throughout. Underfloor heating compatible.

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				Mechanical ventilation to kitchen, bathroom and ensuite via ceiling and to outside wall in the inner courtyard. Discreet cast iron air vent inserts adopted. Incoming hot and cold water feed and waste plumbing to be boxed internally. Waste drainage to be taken within suspended timber floor to the inner courtyard main drainage runs. The building services are to be updated to suit residential use and to ensure the future viability of the building.
Q-Lift 27Q.D1	To decommission modern lift. To demolish modern lift enclosure and carefully remove timber panelling for reuse, and re-fitting to the face of the infill wall.	Low. Late C20 alteration by the School.	Low impact.	 A new back wall, which is to be a compartment wall, is erected. To be of fire rated construction, and to comply with sound airborne transmission and thermal insulation. To lay a new flooring at floor and ceiling level inside the existing shaft. To comply with Fire, Sound and Thermal compartmentation requirements. No historic fabric or fittings are affected.