

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East annex – Proposed Apartment 28 – Plan of Significance

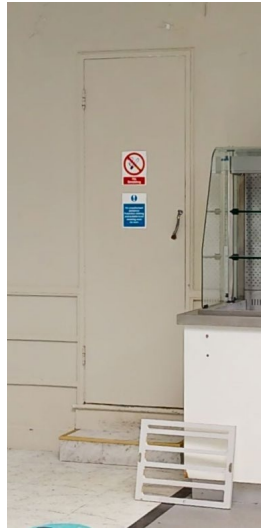


Extract from Level 0 GA, plan as existing. Plan depicts the phasing and significance of the rear east annexe. It shows its evolution during C20.



Present day photos of the rear elevation of east annexe and its interior.

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<u>General proposal</u>	Formation of Apartment 28	Low. Mid - late C20 extension.	Low	The apartment sits entirely in the modern C20 extension. It occupies part of the space used by the school as the dining room, the north end half. Part of the floor of the school dining room (south half) will be demolished to create an open courtyard that provides daylight, ventilation and means of escape to inner bedrooms and bathrooms of some of the apartments that surround. The sleeping space sits at the back, facing the inner courtyard, while the living space sits at the rear with views over the rear garden. The centre is occupied by the utility services. The apartment will make use of the single storey extension to apartment 22 using the flat roof as a terrace.
<u>A-Walls</u> 28A.P1 28A.P3 28A.P4	Infill existing openings in the side walls connecting to adjacent spaces.	Low. Mid - late C20 extension.	Neutral	Existing openings connecting with adjacent spaces will be blocked. The infill build-up to comply with fire compartmentation, sound airborne transmission and thermal insulation.
<u>A-Walls</u> 28A.P2	Erect cavity wall construction external wall from existing brickwall below, at level -1.	Low	Low	The proposed wall closes the inner courtyard at ground level.
<u>B-Floors</u> 28B.R1	Remove C20 soft flooring (vinyl) throughout. Existing flooring below to be confirmed. Assumed to be suspended timber flooring. It is proposed to carefully lift the existing boards to allow for inspection and repair of timber floor joists, and insertion of new breathable insulation between the joists, Fire and Sound proofing treatment. Existing boards to then be re-laid and left as finish flooring. New tiled flooring laid including decoupling membrane on bathroom and kitchen.	Low. Mid - late C20 extension.	Low	 The floor becomes a compartment floor with the apartment below.
<u>C-Ceiling</u> 28C.R1	Existing plaster board ceiling to be repaired when required,	Low. Mid - late C20 extension.	Low	

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	following removal of conduits, lighting, roof lanterns, etc... Skim and decorate.			
<u>D-Doors</u> 28D.D1	Remove and cart away modern double timber doors.	Low. Late C20 fabric.	Low	 This door allowed access to the assembly hall stage. The double leave solid door is of no significance.
<u>D-Doors</u> 28D.D2	Remove and cart away modern solid timber door, architraves, doorcase and steps.	Low. Late C20 fabric.	Low	 The door provided access from the school kitchen into the dining room. It is a modern solid door, of no significance.

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<u>D-Doors</u> 28D.D3	Remove and cart away solid timber hatch doors and architraves.	Low. Late C20 fabric.	Low	 This is a services hatch from the kitchen to the dining room. Installed by the School and of no significance.
<u>D-Doors</u> 28D.D4	Remove and cart away modern top glazed panel door	Low. Late C20 fabric.	Low. Benefit	 Existing door does not comply with standards for a main entrance door.
<u>D-Doors</u> 28D.P1	Insert in the adapted opening a new timber frame fully glazed single door, double glazing units and with glazing bars matching existing. To have a top fanlight that matching windows either side.	Low. Late C20 fabric.	Low.	The proposal door will provide access to rear terrace. The door and fanlight design will match existing external joinery.
<u>D-Doors</u> 28D.P2	Door replacement with a timber frame top glazed door, double glazing units, matching glazing bars and security grade.	Low. Late C20 fabric.	Low. Benefit	The door becomes the main entrance door to the apartment.
<u>E-Windows</u> 28E.D1	Remove and cart away timber sash window. Take down bottom	Low. Late C20 fabric.	Low	

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	section of the brickwall to form a new doorway.			 Central window to be adjusted to become a door into the new terrace.
<u>E-Windows</u> 28E.R1 WG01 WG02	Mid C20 timber sash windows repairs. Splice repairs when required. Resin repairs for 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 Regulations. To redecorate internally and externally.	Low. Late C20 fabric.	Low. Benefit	 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.
<u>E-Windows</u> 28E.P1 WG03, WG04	Insert new casement windows, to be timber frame with double glazing units and with glazing bars that match existing external joinery.	New fabric		The windows face the inner courtyard and are to be in-line in design and size with the rest.
<u>G-Internal partition</u>	New lightweight non-load bearing timber	No historic fabric affected	Low impact.	The partitions are reversible.

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28G.P1	stud partition, clad with plasterboard, acoustic insulation between studs. To form the bedroom, dressing and bathroom.			
<u>H-Stairs</u> 28H.D1	Remove modern metal staircase serving access to floor above.	Low. Late C20 extension.	Low. Benefit	 The industrial style metal staircase is out of character with the setting. Its replacement for a more in keeping brickwork construction staircase is thought to be an enhancement.
<u>H-Stairs</u> 28H.D1	New external staircase to access apartment above, 28 Refectory. Top landing to provide canopy to main entrance to Apartment 22.	Low. Late C20 extension.	Low impact.	Two flight staircase, brickwork construction. Brickwork to be of red brick matching existing, bedded in lime mortar. Brickwork bond to match existing. Outer edge of first flight and intermediate landing to have a brickwork parapet with limestone capping -matching adjacent new extension. Inner side to have a cast iron balustrade and railings that continue to the landing.
J-Internal fixtures and fittings 28J.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 28J.P2	New sanitaryware with its associated services fitted to equip bathroom.	No historic fabric	Neutral	The proposal is to be installed against new internal partition.
<u>L-Panelling</u> 28L.D1	Remove dado level modern panelling and wall mouldings.	Low. Late C20 extension.		

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				 These are a modern fixture and will be off character on new domestic setting.
<u>M-Finishes</u> 28M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing historic and modern substrate to maintain breathability where possible.
<u>P-Services</u> 28P.D1	Removal of modern services.		Benefit. No harm.	 The existing modern school equipment, electrics, lighting/emergency lighting, smoke alarms and associated trunking and conduits are related to use by the School. These are to be removed and replaced to an appropriate residential standard. The proposal is to be an enhancement to the new use of the building.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 28 is thought to be suspended floor. Bathroom and kitchen drainage to be run within its thickness. New electrics throughout. Heating using existing radiators. Relocate those affected by the works. Mechanical ventilation to kitchen and bathroom via ceiling and to the outside

641-KS-06-MB-SH-A-90280– P01

Temple Dinsley Level 0, GA – Apartment 28 - Refectory

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				walls, with discreet and cast iron metal cowls. Incoming hot and cold water feed and plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.