

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Annexe – Proposed Apartment 33 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the link connecting the East cross wing with the Stable Block.



South elevation of central block and stable block photo, pre-Lutyens.



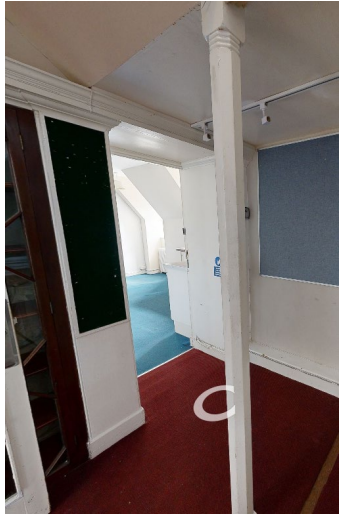
Present-day photo of the front south elevation of Lutyens' two storey extension linking the east cross wing with the stable block

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<u>General proposal</u>	Formation of Apartment 33	High. Early C20 Lutyens Moderate Mid C20 alterations by Lander.	High	The apartment occupies the first floor of the two-storey link, added by Lutyens. The former corridor connecting both former end buildings will be used as the lobby/corridor to the rooms. The former front (south rooms) rooms will be slightly altered to form a bedrooms and an open plan living space. The two back (north) rooms will be combined into one to form the second bedroom.
<u>A-Walls</u> 33A.D1	Demolish mid C20 partitions, to form the living space room.	Moderate Mid C20 alterations by Lander.	Moderate	  These partitioning was a later phase re-ordering carried out by Lander, hence of less importance. In order to form a sizable open plan living space it is necessary to take down this partitioning.
<u>A-Walls</u> 33A.D2	Demolish lightweight partitions	Moderate. Mid C20 alterations by Lander.	Moderate	

641-KS-06-MB-SH-A-90330– P01
Temple Dinsley Level 1, GA – Apartment 33 - Scullery

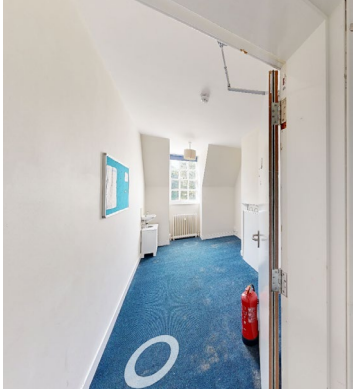
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				 Equally, these partitioning is thought to be a later phase re-ordering carried out by Lander, hence of lessen importance. By removing them it is possible to create a second bedroom.
<u>B-Floors 33B.D1</u>	Take up raise floors.	Low Late C20 alteration by the School.		 The raised floor is carried out by the school when converted to shower room and to run the drainage underneath. The proposal is an improvement and it reinstate the former floor levels.
<u>B-Floors. 33B.R1</u>	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. Wood flooring to be carefully lifted, to upgrade it thermally and fireproofing. To run services within it. Then to re-lay floorboards and carry out like-for-like repairs if required.	Low. Soft flooring to be late C20 finishes by the School. High. Wood flooring to be C20 Lutyens	Benefit.	 Benefit: revealing the historic timber flooring enables like-for-like repairs to be

641-KS-06-MB-SH-A-90330– P01**Temple Dinsley Level 1, GA – Apartment 33 - Scullery**

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	To lay a decoupling layer when new flooring is to be laid.			carried out. This improves breathability and enables its appearance to be appreciated.
<u>C-Ceilings</u> 33C.R1	Ceiling lime and lath plaster to be repaired generally, and to be decorated.	High. Early C20 Lutyens	Benefit	 The proposal involves repairs to the damaged lath and plaster ceiling. Damage has been due to rainwater ingress because of lead theft.
<u>D-Doors</u> 33D.P1 33G.P1	Remove modern solid fire door, and replace it with a panelled door in keeping with the architectural style of the staircase joinery. Door to be set forward in the depth of the doorway, to allow the insertion of a fire compartment wall behind to the apartment side. To replicate existing moulded cornice detail above replacement door.	High. Early C20 Lutyens		  The purpose of the proposal is to retain the doorway moulded detailing.
<u>D-Doors</u> 33D.P2	Remove modern solid fire door. Insert a new	Opening. High.	Benefit	

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33-DF01	fire door, design in line with the architectural style of the joinery in the staircase. Door to be set forward in the depth of the doorway. Mirroring detail on 33D.P1. To replicate existing moulded cornice detail above replacement door.	Early C20 Lutyens Door. Low Late C20 alteration by the School.		 The purpose of the proposal is to retain the doorway moulded detailing.
<u>D-Doors</u> 33D.P3 33G.P2 33-DF02	New lightweight non-load bearing timber stud partition, clad with plasterboard, the corridor, to form a protected lobby entrance.	No historic fabric affected	Neutral	The proposal is reversible
<u>D-Doors</u> 33D.P4 33G.P3 33-DF07	New lightweight non-load bearing timber stud partition, clad with plasterboard, the corridor, to form a second bedroom.	No historic fabric affected	Neutral	The proposal is reversible
<u>D-Doors Generally</u> 33-DF03 to 33-DF07	Fit timber doors. Design to be sympathetic with the architectural style of the buildings.	High. Early C20 Lutyens	Positive	
<u>E-Windows</u> 33E.R1	EC20 'Lutyens' timber sash windows repairs and later windows to be 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.	High. Early C20 Lutyens	Benefit	

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				Original 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>F-New openings</u> 33F.D1	Form a new doorway opening to connect the room with the adjacent room that becomes the ensuite.	High. Early C20 Lutyens	Moderate	 The proposal involves a minimal opening of the original partition.
<u>F-New openings</u> 33F.D2	Form a new doorway opening into the room from the corridor	High. Early C20 Lutyens	Moderate	
<u>F-New openings</u> 33F.D3	Part opening up the partition so to connect both rooms and create a living space containing the kitchen, dining and sitting area.	High. Early C20 Lutyens		

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				The opening will be kept to the minimal possible. So there is a minimal as practical impact on the former partition.
<u>G-New internal partitions</u> 33G.P4	Erect a new lightweight internal partition to sub-divide the room to form an ensuite and a shower room.	High. Early C20 Lutyens	Low	 The proposed partition is reversible.
<u>G-New internal partitions</u> 33G.P5	Erect compartment wall to separate apartment from common area/staircase.	Low Late C20 alteration		
<u>J-Internal fixtures and fittings</u> 33J.D1	Remove kitchen units	Neutral C21 addition by the School	Benefit	 

641-KS-06-MB-SH-A-90330– P01
Temple Dinsley Level 1, GA – Apartment 33 - Scullery

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				 These are modern fittings that are not of use to the apartment and that also conflict with the proposed layout arrangement.
<u>J-Internal fixtures and fittings</u> 33J.D2	Remove modern fittings added by the school.	Neutral C21 addition by the School.	Benefit	  These are modern fittings that are not of use to the apartment and that also conflict with the proposed layout arrangement.
<u>J-Internal fixtures and fittings</u> 33J.P1	New sanitaryware and kitchen units with its associated services to be fitted to equip shower room, en-suite and kitchen.	High. Early C20 Lutyens Low. Late C20	Low impact.	The proposal involves minimal alteration to the walls and floors.
<u>M-Finishes</u> 33M.P1	Emulsion paints to new internal linings.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing

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	Breathable paints where applicable.			historic and modern substrate to maintain breathability where possible.
<u>N-Fireplaces</u> 33N.R1	Remove later brick upstand. Investigate and allow to reinstate tile brick hearth and inset.	High. Early C20 Lutyens	Benefit	 Retaining and reinstate any original features is a benefit which also adds character to the room.
<u>N-Fireplaces</u> 33N.R2	Remove blank plate and reinstate original fireplaces and hearths.	High. Early C20 Lutyens	Benefit	

641-KS-06-MB-SH-A-90330– P01
Temple Dinsley Level 1, GA – Apartment 33 - Scullery

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				  Retaining any original features is a benefit which also adds character to the room.
<u>P-Services</u> 33P.R1	Relocate existing cast iron radiator, somewhere else in the room.	High. Early C20 Lutyens		 This is the original cast iron rad , hence is proposed to be retained and relocated, as the space will be taken by the shower. Allow for refurbish.

641-KS-06-MB-SH-A-90330– P01

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<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - timber joisted floor. New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen and en-suite via ceiling and to the outside 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.