

641-KS-06-MB-SH-A-90340- P01

Temple Dinsley Level 1, GA – Apartment 34 - Pantry

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Annex – Proposed Apartment 34 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the front part of the south-east end of the East Annex.



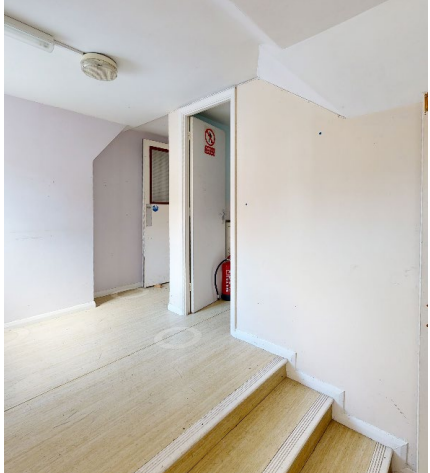
Photos of front elevations of main house and stable block pre EC20 Lutyens works. And the second photo showing the Central Block, East Wing and East Annex.

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Present day photos of front and rear of level 1 of East Annex, south-east corner.

<u>General proposal</u>	Formation of Apartment 34	High. Early C20 Lutyens	High	The apartment occupies the attic space of Lutyens phase that linked the East Annex with the Stables. Access is provided via the most eastern staircase and lift. It is a single bedroom apartment, with an en-suite and WC, a separate kitchen and dining room, and a sitting room. Part vaulted ceilings with dormer windows.
<u>A-Walls</u> 34A.D1	Demolish modern WC, shower room and kitchenette partitioning.	Low Mid-late C20 added by the School	Benefit	

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				 These are spaces created by the School to suit their needs. The removal of the partitions and the fixtures and fittings that contain is neutral. And it does enable to open the space to form the kitchen and dining room.
<u>A-Walls</u> 34A.D2	Remove dividing partition of two front rooms and the lobby entrance. And to open up the wall either side of the fireplace.	High. Early C20 Lutyens	Moderate	 The removal of the internal partitioning The opening of the wall either side of the fireplace and insertion of doors allows to connect both living spaces. Given the small size of the unit, connecting the spaces
<u>A-Walls</u> 34A.P1	Erect a new internal partition, acting as a compartment wall between the flat and the common staircase. To have the main entrance door.	High. Early C20 Lutyens	Low	The proposal is reversible.
<u>A-Walls</u> 34A.P2	Remove window and infill opening. Wall to be upgraded for compartmentation, sound and thermal.	High. Early C20 Lutyens	Low	

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				 The wall becomes a compartment wall that separates the apartment from the common staircase.
<u>B-Floors</u> 34B.D1	Lifting up raise floors. Level up floor throughout.	Low Mid-late C20 added by the School	Benefit	 It is thought the floors were raised to run sanitaryware waste and services pipework.
<u>B-Floors</u> 34B.R1	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. Wood flooring to be carefully lifted, carry out repairs if required, 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. To lay a decoupling layer when new flooring is to be laid.	Low. Soft flooring to be late C20 finishes by the School. High. Wood flooring to be early C20 Lutyens	Benefit.	 Benefit: revealing the historic timber flooring enables like-for-like repairs to be carried out. This improves breathability and enables its appearance to be appreciated.
<u>C-Ceilings</u> 34C.R1	Like for like repairs when possible and/or replacement to severely damaged lath and plaster ceiling.	High. Early C20 Lutyens	Benefit	

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				 Due to rainwater ingress the lath and plaster ceiling has been badly damaged, beyond repair in some parts of the ceiling.
D-Doors 34D.P1	All new doors to be timber panelled doors in keeping with the architectural style of this part of the C20 East Annex.	High. Early C20 Lutyens	Benefit.	
E- Windows 34E.R1	EC20 'Lutyens' timber sash and casement 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.	High. Early C20 Lutyens	Benefit	 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 34E.R2	Modern single glazing casement windows to be replaced with slim double glazing timber casement windows. Glazing bars and	Low Mid-late C20	Benefit	

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	joinery to match those in this part of the East Annex.			 The proposal will contribute to the thermal improvement of the space/apartment.
<u>G-New internal partitions</u> 34G.P1	New lightweight non-load bearing timber stud partition, clad with plasterboard to form WC and en-suite.	Part of C20 Lutyens partitioning affected.	Moderate	
<u>H-Stairs</u> 34H.D1	Remove modern steps.	Low Mid-late C20 added by the School	Benefit	 The steps are no longer required. The change in floor level coincides with the partition that divides apartment 34 and 35.
<u>J-Internal fixtures and fittings</u> 34J.D1	Remove modern fitted in wardrobes.	Low Mid-late C20.	Neutral	

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				 These are modern units, that have no significance. And its location clash with the proposed apartment layout.
<u>N-Fireplaces</u> 34N.R1	Retain original fireplace. Reinstate tile earth and inset. Clean tile surround and redecorate metal grate.		Benefit	 Benefit. The proposal reinstates original features, adding interest to the rooms.
<u>J-Internal fixtures and fittings</u> Generally,	New sanitaryware and kitchen units with its associated services to be fitted to equip shower rooms and kitchen.	High. Early C20 Lutyens	Low impact.	The proposal involves minimal alteration to the walls and floors.
<u>M-Finishes</u> Generally	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> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 34 is a suspended timber floor. Drainage to be run within its thickness. New electrics throughout. Heating using radiators.

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				Mechanical ventilation to kitchen and shower room via ceiling and out to the roof, with discreet tile vents. 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.