

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Wing – Proposed Apartment 18 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the rear East Wing (North), and part of the east link to the former Georgian manor house (central block) and later C20 additions forming the East annex.



North rear elevation photo, post-Lutyens.



Country Life archive photo of the interior of the services staircase and corridor to the northern end of the East Wing.

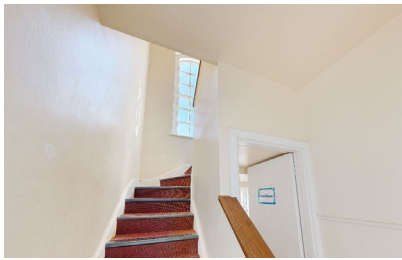


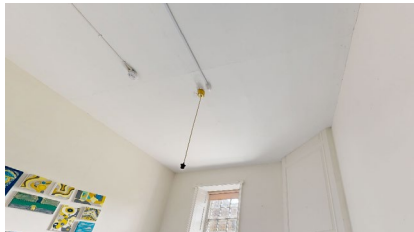
The present-day photos show the rear elevation of east annex with the post Lutyens' two storey extension, and Lutyens east wing.

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<u>General proposal</u>	Formation of Apartment 18	High. Early C20 Lutyens Low Late C20	High	The apartment occupies the north end of the east wing together with the rear of the east annex. With the existing corridor off which to access the two bedrooms with their en-suites. And a small stairs to the east annex where the living spaces sit. The former stair tower/block accommodates an utility room from which to access the large room that contains the kitchen, dining and sitting spaces. There are two terraces the apartment benefits from, at the north. And to the south.
<u>A-Walls</u> 18A.D1	Demolish modern corridor partition and doorway.	Neutral/negative Late C20 alteration by the School	Benefit	 The partition is a modern addition in the former corridor of the east wing. It has not significance or relevance as it doesn't form part of the former layout.
<u>A-Walls</u> 18A.D2	Demolish modern partition and doorway that encloses the modern staircase that comes from the ground floor.	Neutral/negative Late C20 alteration by the School	Benefit	 The partition is a modern addition done by the School. It has not significance or relevance as it doesn't form part of the former layout. The proposal allows then the reinstatement of the original floor space.

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<u>A-Walls</u> 18A.D3	Widen the doorway into the rear room of the east annex, from the stair-lift tower, with a view to insert a double door.	Low Mid-late C20	Low	 The current single door appears small in proportion to the size of the room that opens to. Given also the proposed use of this room, as an open plan living space, it seems proportionate to increase it and become a double door.
<u>A-Walls</u> 18A.D4	Open up bottom of existing central window to form a doorway to the rear terrace.	Low Mid-late C20	Low	 The proposal allows to access and benefit from the rear north terrace what overlooks over the rear gardens. The existing opening and brickwork detailing will remain unchanged, only the brickwork bottom section will be demolished. Stone cill inserted and new door fitted in line with the architectural style of the windows.
<u>A-Walls</u> 18A.D5	Open up bottom of existing window to form a doorway to the middle terrace.	Low Mid-late C20	Low	

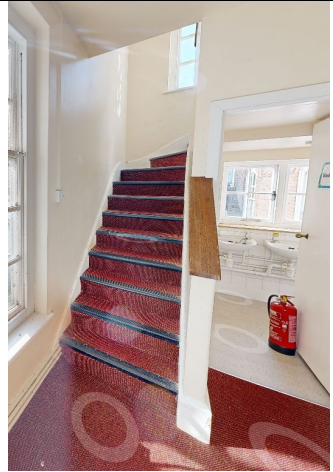
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				The proposal allows to access and benefit from the middle inner terrace. The existing opening and brickwork detailing will remain unchanged, only the brickwork bottom section will be demolished. Stone cill inserted and new door fitted in line with the architectural style of the windows.
<u>A-Walls</u> 18A.P1	Erect a new internal partition, acting as a compartment wall between the flat and the common corridor and staircase. To have the main entrance door.	High. Early C20 Lutyens	Neutral	The proposal is reversible.
<u>A-Walls</u> 18A.P2	Remove modern solid door. Infill doorway while retaining original architraves and door lining.	High. Early C20 Lutyens	Low	 The infill is reversible and inserted within the original door lining, which will be retained.
<u>A-Walls</u> 18A.P3	Following the decommissioning of the lift and demolition of lift shaft, infill load bearing wall.	High. Early C20 Lutyens	Low	 The infill does not affect any historic fabric.

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<u>B-Floors</u> <u>18B.D1</u>	Take up raised floor, added by the School to run the shower cubicles drainage and services.	Neutral/negative Late C20 alteration by the School	Benefit	 The removal is an improvement, as it reverts the original floor level.
<u>B-Floors</u> <u>18B.P1</u>	Following the demolition of the staircase to the second floor, lay a new timber joisted floor over. This is to be Fire Compartment, sound and thermally proof.	Low Mid-late C20	Low	
<u>B-Floors</u> <u>18B.P2</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. 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> <u>18C.D1</u>	Take down suspended tiled ceiling.	Neutral/negative Late C20 alteration by the School	Benefit	 The removal is an improvement, as it reverts the original room height.

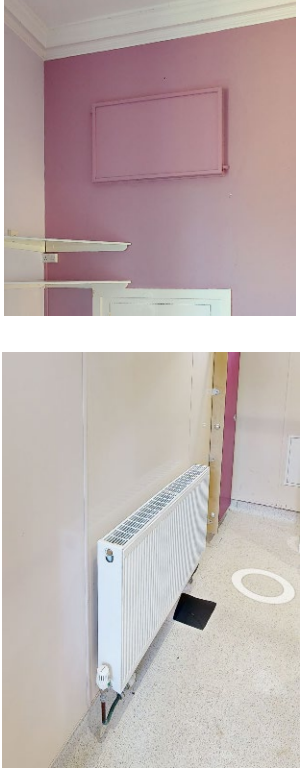
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<u>C-Ceilings</u> 18C.R1	Ceiling lime and lath plaster to be repaired generally, and to be decorated.	High. Early C20 Lutyens	Benefit	 The proposal involves minimal alterations to the ceiling. This is to be repaired and made good when disturbed by removal of modern services. Any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above which minimises the impact of the proposal alterations on the historic fabric.
<u>D-Doors</u> 18D.P1 18-DF01	New door fitted in new partition, to be the main entrance door, fire door and security door grade. Design to be sympathetic with the architectural style.	No historic fabric affected	Neutral impact.	The partition, door opening and door are reversible. It is proposed to be the compartment entrance wall to the apartment.
<u>D-Doors</u> 18D.P2 18-DF05	Remove modern fire door and replace it with a panelled door that harmonises with the architectural style of this part of the building.	High. Early C20 Lutyens	Positive	 The proposal aims to be an enhancement to the present joinery arrangement. No historic fabric is affected.
<u>D-Doors</u> 18D.P3 18-DF02	Form a new doorway in the existing window opening, to access the middle inner terrace. Design in the architectural style of the external joinery of this part of the building.	Low Mid-late C20	Low	

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				 The proposal allows the use and benefit of the open space created by the flat roofs adjacent to the apartment.
<u>D-Doors</u> 18D.P4 18-DF08	Fit a new double door to the widened doorway. Door design in line with existing joinery.	Low Mid-late C20	Neutral	
<u>D-Doors</u> 18D.P5 18-DF03	To form a new doorway in the existing window opening, to access the rear terrace. Design in the architectural style of the external joinery of this part of the building.	Low Mid-late C20	Low	
<u>E-Windows</u> 18E.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	 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.

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<u>F-New openings</u> 17F.P1	Form a new doorway opening to access adjacent room that becomes en-suite to the bedroom.	High. Early C20 Lutyens	Moderate	
<u>G-New internal partitions</u> 18G.P1	To erect a new lightweight internal partition with a sliding door. So it sub- divides the room to form an ensuite and a dressing room	No historic fabric affected	Neutral	The proposal is reversible.
<u>G-New internal partitions</u> 18G.P2 18-DF04	New lightweight non-load bearing timber stud partition, clad with plasterboard, in the main corridor, to form a protected lobby entrance.	No historic fabric affected	Neutral	The proposal is reversible
<u>G-New internal partitions</u> 18G.P3 18-DF06 18-DF06	New lightweight non-load bearing timber stud partition, clad with plasterboard to form an en-suite inside the main bedroom. Partition to the bedroom side to have a cornice that read the existing original cornice whilst it does differentiate from it.	No historic fabric affected	Neutral	The proposal is reversible
<u>H-Stairs</u> 18H.D1	Demolish modern stairs into the floor above and enclosure	Low Late C20	Neutral	

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<u>H-Stairs</u> 18H.D2	Demolish modern staircase that comes from floor below.	Neutral/negative Late C20 alteration by the School	Benefit	 This is a modern alteration, so there is not harm to the historic fabric. Removing the staircase and enclosure reinstates the original floor space.
<u>J-Internal fixtures and fittings</u> 18J.P1	New sanitaryware and kitchen units with its associated services to be fitted to equip en-suites 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> 18M.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>N-Fireplace</u> 18N.R1	To retain original fireplace with panelling above. Clean and redecorate grate.	High. Early C20 Lutyens	Benefit	

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				 Retaining any original features is a benefit which also adds character to the room.
<u>P-Services</u> 18P.D1	Remove and cart away showers, modern partitions and boxing with associated services, plumbing and drainage.	Neutral/negative Late C20 alteration by the School		 The shower cubicles are of no use to the apartment. The proposal reinstate the room volume.
<u>P-Services</u> 18P.D2	Remove and cart away wash hand basins with associated services, plumbing and drainage	Neutral/negative Late C20 alteration by the School		 The sanitaryware is of no use to the apartment.
<u>P-Services</u> 18P.D3	Remove modern radiators	Neutral/negative Late C20 alteration by the School	Neutral	

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				 These are modern fittings, that are out of character and an obstruction in the proposed layout arrangement.
<u>P-Services</u> 18P.D4	Remove sink and units, and any associated services, plumbing and waste.	Neutral/negative Late C20 alteration by the School	Neutral	 This is a modern fitting added by the school that is of no use to the apartment, and an obstruction to the proposed layout arrangement.
<u>P-Services</u> 18P-D5	Removal of modern services, light fittings, cabling, conduits, fire alarm fittings.	Neutral/negative. Late C20 alteration by the School.	Benefit	

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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 ensuite 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.
<u>Q-Lift</u> 18Q.D1	To decommission modern lift. To demolish modern lift enclosure and strip modern solid timber doors, architraves and doorcase.	Low. Late C20 alteration by the School.	Low impact.	 Main wall to be infilled. To lay a new flooring at floor and ceiling level inside the existing shaft. To comply with Fire, Sound and Thermal compartmentation requirements. The space behind becomes part of the utility room. No historic fabric or fittings are affected.