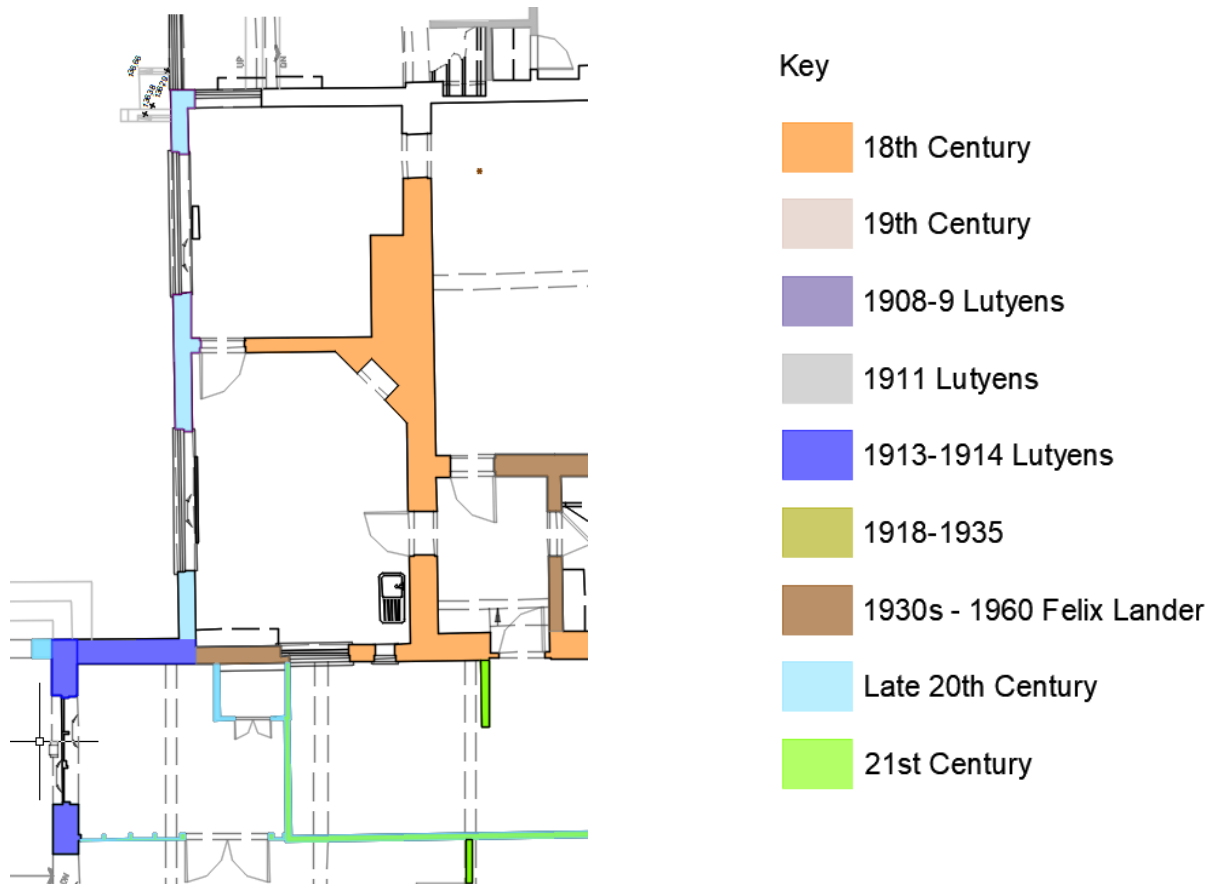


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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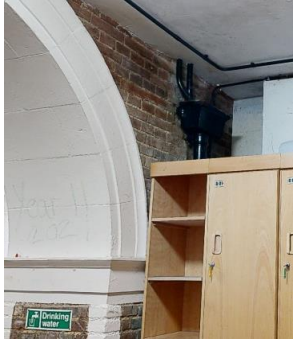
East block – Proposed Apartment 23 – Plan of Significance



Extract from Level -1 GA, plan as existing. Plan depicts the phasing and significance of the rear east block. It shows its evolution during C20. The lower ground floor at the rear of the East Wing was predominately created in circa 1988 under permissions 88/009181 and 88/010791/LB for an extension to the basement to create new laboratories. This phase included some reconstruction of the previous C20 structures and can be identified by the differing colour of the brickwork at ground and first floor levels.



Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 23-A.D1	Remove C20 partitions enclosing locker area including waste pipe against brick arch and rear store room.	Low LC20/21 alterations.	Low Impact Enhance	 Partitions forming locker area Removal of temporary construction within undercroft area.  Cast iron waste pipe and hopper to be re-used elsewhere.
A-Walls 23-A.P1	Form new external wall to Apartment 23	Low Altered 1913-14 Lutyens?	Low impact Enhance	Construction of new insulated external wall to form Apartment 23. Foundation to proposed wall will be to the design of a conservation engineer and will be formed as part of the works to lift the existing paving/concrete.
A-Walls 23-A.D2	Partial removal of existing masonry wall and window.	Moderate 1930-60 Felix Lander alterations	Low Impact	 View of wall to be partially removed MC20 (1930s) masonry only to be removed. C18 masonry and window opening to be retained. Intervention will provide an open plan living, dining & kitchen area which will be a positive enhancement to the viability and use of the apartment.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 23-A.P2	Infill to 2no door openings.	High C18 walls with Lutyens linings to openings.	Low Impact	 Infill existing openings to form compartment walls between apartments 23 and 24. Retain EC20 linings and architraves to both sides of wall. Intervention is reversible.
A-Walls 23-A.R1	Carry out general like for like plaster repairs as necessary.	High Early C20 1913-14 Lutyens	Low Impact	External walls to be inspected for evidence of damp and remedial action taken as necessary. Carry out like for like plaster repairs as necessary to any cracks/fixing holes.
A-Walls 23-A.P3	Form insulated lining/lime plaster to brick arch proposed to form north wall to living area.	High Early C20 1913-14 Lutyens	Low Impact	 Brick arch at north end of undercroft Lining will improve the thermal performance of the internal environment and ensure the viability of the accommodation for future use. The intervention is reversible.
A-Walls 23-A.P4	Form insulated lining to LC20 north wall to apartment	Low LC20 masonry	Low Impact	Lining will improve the thermal performance of the internal environment and ensure the viability of the accommodation for future use. The intervention is reversible.
B-Floors 23-B.R1	Repairs to suspended timber floors	High-Moderate EC20 Lutyens with alterations	Low Impact Benefit and Enhance	 Timber flooring The suspended floors are a mixture of softwood floorboards and oak parquet laid in a herringbone pattern. Timber floor finish to be carefully lifted to allow inspection of void. Carry out any necessary repairs and insulate and form compartment within void as necessary to Apartment 24. Re-lay existing floor finishes and make good.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Floor insulation will improve the thermal performance of the internal environment and ensure the viability of the accommodation for future use. The existing timber boards and parquet will be repaired and sanded back to a smooth surface. A flame retardant and breathable varnish will be applied.
B-Floors 23-B.P1	New floor finish to proposed bathroom	High EC20 Lutyens oak parquet or Low C20 alterations	Low Impact	Investigate floor finish below C20 carpet. Floor as 23-B.R1 Where oak parquet is found in proposed bathroom area it is to be lifted and re-used elsewhere. New floor finish and substrate to be installed.
C-Ceilings 23-C. R1/P1	Investigate ceilings/soffits at external and internal areas.	High Early C20 1909 Lutyens Low C20 plasterboard linings	Low Impact	Investigation to determine construction/thickness of plaster and necessity for underlining of ceilings to form compartmentation. If underlining with plasterboard is necessary to achieve Building Regulations requirements for compartmentation, the existing ceiling will be retained. If underlining is not necessary carry out repairs to any areas of cracking to retained lath and plaster. Pin back laths and rake out cracks. Repair with lime plaster.
C-Ceilings 23-C. R2/P1	Infill to soffit opening for existing lift	Low C20 alteration	Low Impact Enhance	Infill of opening necessary to comply with Building Regulations requirements for compartmentation.
D-Doors 23-D.D1	Remove 2no C20 fire doors.	Neutral Late C20 alterations	Low Impact	No loss of historic fabric.
D-Doors 23-D.P1 23-D01	Insert new external grade entrance door	Neutral New door in new opening	Low Impact	New door 23-DG01 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 23-D.P1 23-D02 & 3	Insert new external grade multi-pane glazed doors as part of replacement window proposals	Neutral New doors in adjusted C20 opening	Low Impact	Provision of external doors is necessary to provide fire escape to comply with Building Regulations. External access to the terrace will be a positive enhancement to the viability and use of the apartment. No loss of high significance historic fabric.
D-Doors 23-D.P2 23-D04	New door in new frame/linings to bathroom	Neutral New door in new partition	Low Impact	New door 23-D02 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 23-D.P3 23-FD05	New fire rated door in existing frame/linings to bedroom	Neutral. New door in existing opening	Low Impact	Fire rated door 23-FD03 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 23-E.D1	Remove MC20 window	Low 1930s Felix Lander alterations	Low Impact	 Internal view Removal along with masonry partition to provide open plan layout to apartment. Refer 23-A.D2
E-Windows 23-E.D1/P1 WG02 & 4	Remove 2no late C20 multi pane casement windows to north elevation including masonry to form door openings. Replace with new window and door	Low LC20 alterations	Low Impact	 Existing windows to be removed  Internal view New sash windows in keeping with existing 1st floor windows above. Replacement of windows with window and door openings is necessary to provide fire escape to comply with Building Regulations.
E-Windows 23-E.P2 WG05	Install new window in existing brick arch	High 1913-14 Lutyens masonry	Low Impact	 Brick arch to north elevation New arched window to enclose proposed living room. Timber arched casement with slim double glazing and central opening light. Multi-pane glazing to match existing windows on north elevation.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 23-E.R1 WG03	Renovation of existing EC20 timber frame & metal casement	Moderate EC20 (1913-14) Lutyens	Low Impact Benefit & Enhance	 Internal view Existing metal casement window in timber frame to be retained. Paint to be stripped off site for repair. Stabilise timber and metal using appropriate materials and splice repairs ready for decoration. Frames to be assessed for condition and repaired or replaced like for like.
E-Windows 23-E.R2 WG01	Repairs to existing high level fixed pane window	Low C20 alteration (?)	Low Impact	 High level window Timber fixed light 3-pane window will be repaired/renovated/redecorated. Investigate for suitability for upgrading to slim-line double glazing. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. The repairs will improve the appearance and longevity of the window.
F-New Openings 23-F.D1	Form 2no openings in external wall for insertion of proposed new doors	Low LC20 alterations	Low Impact Enhance	Alterations necessary to comply with Building control requirements for escape. Visual benefit and enhancement to use of apartment.
G-New Internal Partitions 23-G.P1	New timber stud partitions to form proposed bathroom	Low New construction	Low Impact	No loss of historic fabric. Intervention is reversible.
J-Internal fixtures and fittings 23-J.D1	Remove C20 kitchen fittings including plumbing and drainage	Low C20 fittings	Low Impact Enhance	The existing modern, plumbing, and electrics alterations made by the school. These are to be removed and replaced to an appropriate residential standard. The proposal will be an enhancement
J-Internal fixtures and fittings 23-J.D2	Removal of pressed steel radiator and associated pipework	Neutral C20 fitting	Neutral Impact	No loss of historic fabric
J-Internal fixtures and fittings	Repair & renovation of C20 cast iron wall mounted radiator	Neutral C20 fitting	Neutral Impact	Removal or off site repair and renovation for re-use.

641-KS-06-MB-SH-A-90230 – P01**Temple Dinsley Level B1, GA – Apartment 23 Croquet Mallets**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
23-J.D3/P1				
J-Internal fixtures and fittings 23-J.D4	Removal of painted shelving to fireplace recess.	Neutral C20 fitting	Neutral Impact	Retain architrave around opening. The fireplace opening within the C18 wall will be retained and at low level will house the toilet cistern. The recess will be retained and used as part of the new layout. No loss of historic fabric.
K-Joinery				
M-Finishes 23-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	The internal decoration of the common areas and stairs shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible.
P-Services ME-P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
Q- Lift 23-Q.D1	Removal of lift located against 1930-60 Felix Lander wall	Low C20 alteration	Low Impact Enhance	No loss of historic fabric.
R-Fire and Soundproofing 23-R.P1	Upgrading of existing construction to form compartments between apartments.	Low	Low Impact	The walls separating the apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.
V-Views 23-V	NA			