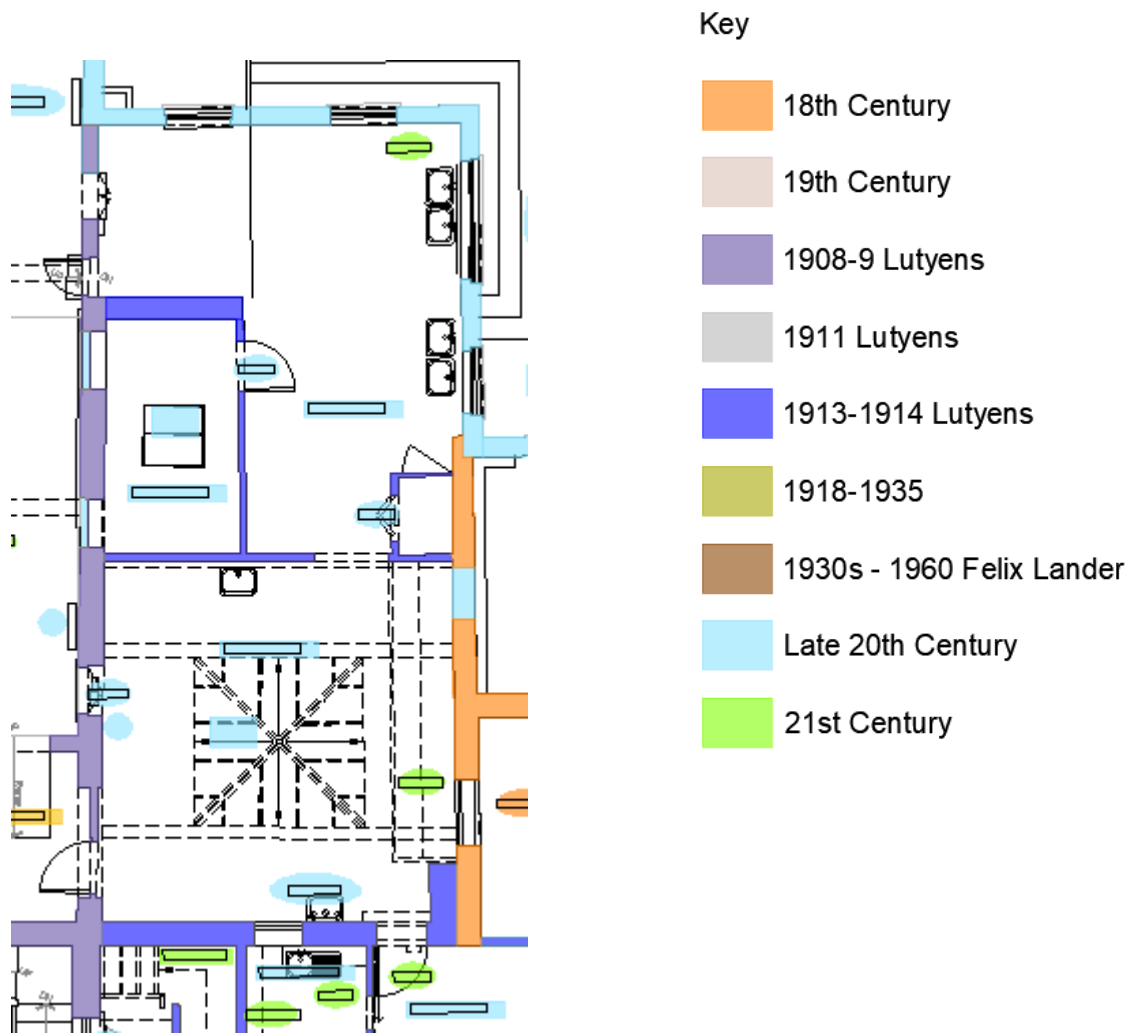


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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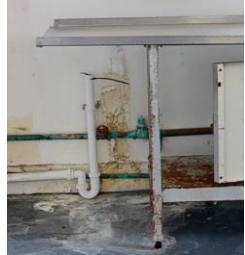
East block – Proposed Apartment 29 – Plan of Significance



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
A-Walls 29-A.D1	Remove areas of C20 tiling and catering linings from all walls in main kitchen areas and install insulated linings to C20 external walls to the north and east.	Moderate-Low C18 and 1913-14 Lutyens	Low Impact Enhance	External masonry walls to be upgraded with the installation of an insulated timber lining to the internal side to comply with Building Regulations. Thickness of the lining to be confirmed. Breathable construction. Thermal upgrading will improve the construction quality of the building fabric, the internal environment and the viability of the historic building for future use. The proposal is reversible.
A-Walls 29-A.R2	Clean paint from ceramic wall tiles located in store room on west wall to assess	Moderate 1913-14 Lutyens	Low Impact Enhance	Insert photo

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	age and suitability for retention			The north and south partitions forming the store room will be retained as part of the proposed layout.
A-Walls 29-A.R2	Carry out general like for like plaster repairs to internal walls as necessary.	High- Moderate- C18 & EC20 Lutyens Low LC20 alterations	Low Impact	 Plaster damage north wall Repairs to damaged plaster at low level caused by leaking pipe. Carry out like for like plaster repairs as necessary to any cracks/fixing holes following removal of linings and kitchen services fixtures.
A-Walls 29-A.D2	Partial removal of existing partitions forming store and dividing kitchen.	Moderate 1913-14 Lutyens with alterations	Moderate Impact	Partial removal is necessary to form reasonable accommodation. North and south sections of partition will be retained and incorporated into new partitions. Original finished/detailing to partitions has been previously removed.
A-Walls 29-A.P2	Alterations to existing internal door opening used as servery to form new window opening to Bedroom 1.	Moderate 1908-9 Lutyens	Low Impact	 Adjusted door opening Opening previously altered. No loss of historic fabric.
A-Walls 29-A.P3	Infill to blocked doorway in store room to form new window opening to en-suite.	Moderate 1908-9 Lutyens	Moderate Impact	 Blocked door opening Infill existing opening to form new insulated external wall and window. Infill existing opening to form new insulated external wall. Opening previously altered. No loss of historic fabric.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 29-A.P4	Open low level recess in wall to form new window in external wall to Bedroom 2.	Moderate 1908-9 Lutyens	Moderate Impact	 Blocked window opening Re-open infill in external wall to extent of former opening. Opening previously altered. Intervention will reinstate No loss of historic fabric.
A-Walls 29-A.P5	Infill to doorway at north end of kitchen	Low Alterations by school	Low Impact	 Door and serving hatch Work necessary to form compartment to proposed Apartment 28. No loss of historic fabric.
A-Walls 29-A.P6	Infill to serving hatch	Low C20 alterations by school	Low Impact	Work necessary to form compartment to proposed Apartment 28. Proposal will reinstate solid wall. No loss of historic fabric.
B-Floors 29-B.R1	Repairs to suspended timber floors	Low Alterations by school	Low Impact Benefit and Enhance	Remove C20 vinyl floor covering and substrate to allow inspection of void. Carry out any necessary structural repairs and works to form compartment and sound insulation to the accommodation adjacent and below to comply with Building Regulations requirements.
C-Ceilings 29- C.D1/P1	Remove glazed lantern	Low Alterations by school	Low Impact	 Lantern to be removed Infill structural opening to form new ceiling and flat roof insulated to Building Regulations requirements.
C-Ceilings 29- C.D1/P1	Remove small rooflight to store room	Low Alterations by school	Low Impact	 Rooflight in store room

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Infill structural opening to form new ceiling and flat roof insulated to Building Regulations requirements.
C-Ceilings 29-C. R1	Repairs to C20 ceiling lining	Low C20 plasterboard	Low Impact	Carry out repairs to ceiling lining following removal of kitchen services fixtures.
D-Doors 29-D.D1	Remove 3no C20 fire doors.	Neutral Late C20 alterations	Low Impact	No loss of historic fabric.
D-Doors 29-D.R1	Repairs to store room door	Moderate-Low EC20 Lutyens with alterations	Low Impact	 Altered door to store room Investigate suitability of existing timber panelled doors to store room for re-use.
D-Doors 29-D.P1 29-D01	New fire rated entrance door in new compartment partition	Low New door in new partition	Low Impact	Fire rated door. Entrance door 29-FD01 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 29-D.P2 29-D02	New fire rated door in new frame/linings to form internal lobby	Neutral New door in new partition	Low Impact	Fire rated door. Internal door 29-FD02 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 29-D.P3 29-D03	New fire rated door in new frame/linings to Bedroom 1	Neutral. New door in new partition	Low Impact	Internal door 29-D03 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
D-Doors 29-D.P4 29-D04	New pocket door in new frame/linings to Ensuite	Neutral. New door in new partition	Low Impact	Internal door 29-FD04 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 29-D.P5 29-D05	New fire rated door in existing frame/linings to Bathroom	Neutral. New door in new partition	Low Impact	Fire rated internal door 29-D05 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 24-D.P6 24-D06	New fire rated door in existing frame/linings to Bedroom 2	Neutral. New door in new partition	Low Impact	Internal door 29-D06 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 24-D.P7 24-D07	New door in new frame/linings to Living room	Neutral. New door in new partition	Low Impact	Internal door 29-D07 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 24-E.R1 WG01 - 04	Repairs to 4no C20 timber sash windows	Low LC20 alterations	Low Impact Benefit	 WG04 Remove C20 electric fan from window WG04 and make good alterations to match existing. Carry out general repairs as necessary. 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.
E-Windows 24-E.P1 29-E WG05 - 07	Install 3no new windows in adjusted openings	Moderate 1908 Lutyens with alterations	Low Impact Benefit and Enhance	New slim-line double glazed timber sash (?) windows to match adjacent within internal courtyard. Proposal will reinstate former openings. No loss of historic fabric.
G-New Internal Partitions 29-G.P1	Install new timber stud compartment partition to form new corridor access for Apartments 29 and 30	Low New construction	Low Impact	No loss of historic fabric. Intervention is reversible.
G-New Internal Partitions 29-G.P2	Install new timber stud partitions to form proposed accommodation to Apartment 29	Low New construction	Low Impact	No loss of historic fabric. Intervention is reversible.
J-Internal fixtures and fittings 29-J.D1	Removal of all kitchen fittings and associated electrical, ventilation, plumbing and drainage installations.	Neutral C20 fitting	Neutral Impact Enhance	No loss of historic fabric.
J-Internal fixtures and fittings 29-J.D2/R1	Repair & renovation (or removal) of C20 cast iron wall mounted radiator	Neutral C20 fitting	Neutral Impact	Removal or off site repair and renovation for re-use.
K-Joinery				
M-Finishes 29-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 29-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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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 29-Q.R1	Repairs and renovation to food lift/dumbwaiter	High-Moderate 1913-14 Lutyens(?)		Redecoration to lift wheel, enclosure, linings and doors. Investigate internal linings and form compartments to floor and soffit of shaft.
R-Fire and Soundproofing 29-R.P1	Upgrading of existing construction to form compartments between apartments.	Low	Low Impact	The walls, floors and ceilings separating the apartments are to be fire rated construction and are to comply with Building Regulations requirements for airbourne sound insulation.
V-Views 29-V	NA			