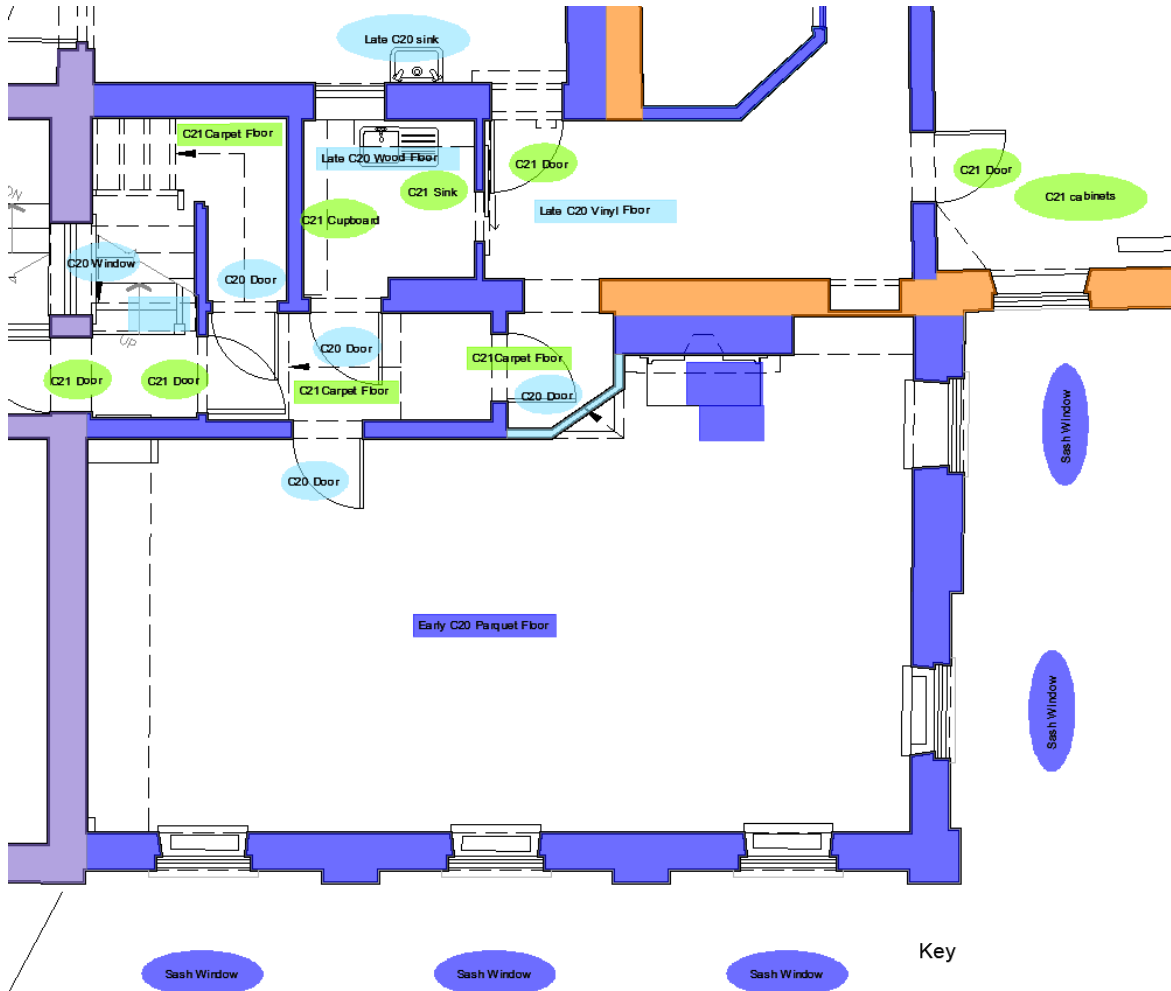


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Apartment 30 – Plans of Significance – 641-KS-30-MB-DR-A-02040.

Located between the Lutyens East wing and the old stable block.



Pre- 1909 photo showing the East End of the building prior to the Lutyens' East Wing.

Key

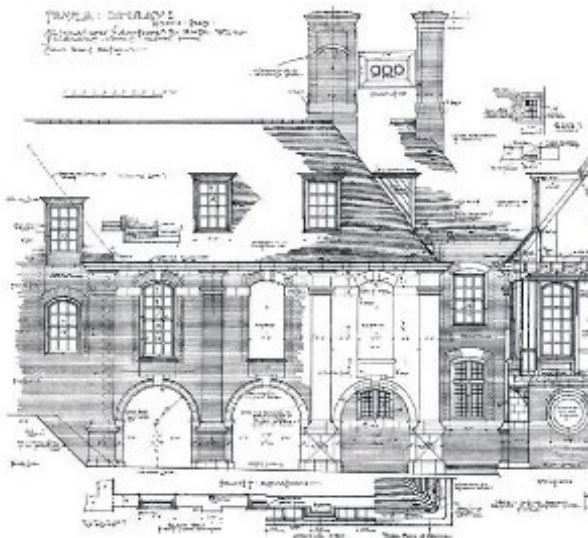
- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century

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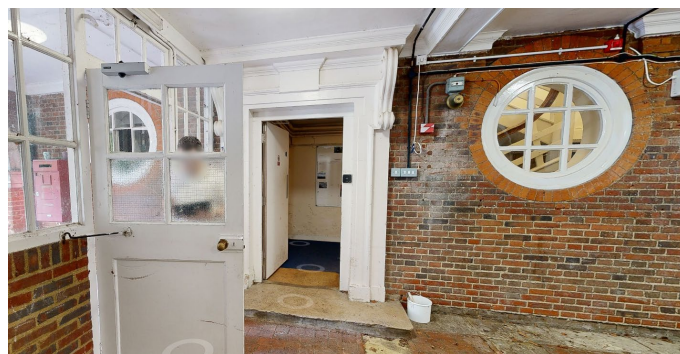
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Post 1912 photo showing Lutyens' East Wing and Annexe completed prior to the 1913-14 linking section also carried out by Lutyens'.



Extract of Lutyens' drawing showing the 1913-14 linking section.



Present day photo shows the retained external door case and circular windows visible on the 1911 photo above. These were retained in the new design and form the external wall of the undercroft.

The photo taken pre-1909 shows the relationship between the main house and stable block prior to Lutyens East Wing. The room that forms Apartment 30 was part of the Lutyens' linking extension between the East Annexe and the Stable Block and has windows on the South and East external walls. It is proposed that this room remains largely unchanged and forms a one-bedroom Apartment. Due to the significance of this phase of Lutyens' proposals it is considered a sympathetic way of using this room and section of the building.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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A-Walls 30A.D1	Wall partition within C20 corridor demolished. Repositioned to form bathroom to apartment.	Moderate Early C20 1913-14 Lutyens Altered late C20	Low Impact	 The doorway position looks to have been introduced after 1911, and this wall may have framed the fireplace within the Service Hall. Access from the corridor would have been through the service door 30-DG03. The proposal involves repositioning of the wall to form bathroom to apartment. The partition is within the service end of the house and the alteration does not impact the overall layout and sequence of rooms.
A-Walls 30A.D2	Section of EC20 wall demolished.	High Early C20 1913-14 Lutyens	Low Impact	 Opening within internal corridor wall positioned away from corner ceiling detail to minimise impact on features. Opening narrow and does not alter overall arrangement of room. The height of the opening would be similar to the existing door height adjacent. The opening within the wall will not be visible from the main corner room of Apartment 30 due to the new internal partition. Some loss of historic fabric. The alteration should be considered low impact.
A-Walls 30A.R1	Repairs to lime plaster carried out as required. Breathable paint. Small areas of tiling will also be installed to act as splashbacks and for the shower room.	Moderate - High Early C20 1913-14 Lutyens	Low Impact Benefit	

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				 The proposals involve minimal alteration to the internal walls. The north wall follows the line of the original C18 Stable Block and the wall was widened when the corner room was added in 1911 by Lutyens. At the west end the parquet flooring changes visually and similarly there is lower soffit at ceiling level where the cornice is interrupted. There is also some waist height boxing at one end which all points to some late C20 alterations, for structural reasons or services. There is no impact to the internal setting of the room.
B-Floors 30B.R1	Existing EC20 Parquet Flooring to be retained.	High Early C20 1913-14 Lutyens	Low Impact Benefit	 The herringbone oak flooring is 'original' to the room, a 1911 Lutyens addition. There are areas that may require replacement. Floor to be sanded and oiled.
B-Floors 30B.R2	Change in floor finish due to C20 alteration at Level-1.	Moderate Early C20 1913-14 Lutyens with evidence of late C20	Low Impact Benefit	 Pattern within the 1911 parquet flooring shows margin border to room and change from herringbone to basketweave. Shows alteration of the room. To avoid lifting parquet flooring it is proposed that this floor be insulated from the underside (this floor forms the ceiling to the external undercroft).
B-Floors 30B.P1	C20 modern carpet finish removed. New flooring laid including decoupling membrane.	Low Late C20 finishes added by school.	Benefit	 Benefit to the historic fabric and setting.

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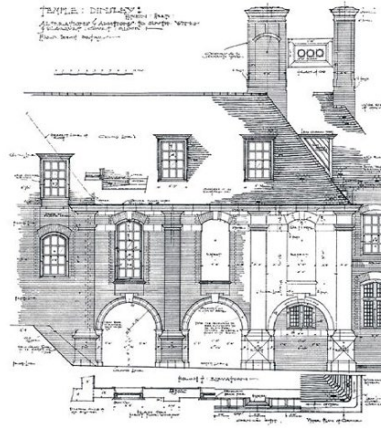
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors 30B.P2	C20 modern carpet finish removed. New flooring laid including decoupling membrane.	Low Late C20 finishes added by school.	Benefit	 Benefit to the historic fabric and setting.
B-Floors 30B.P3	C20 modern carpet finish removed. New tile flooring laid including decoupling membrane.	Low Late C20 finishes added by school.	Benefit	 Benefit to the historic fabric and setting.
C-Ceilings 30C.R1	Ceiling - Lath and lime plaster to be repaired generally. Ceiling - movement in corner of room and localised cracking to ceiling and cornice. To be prepared using stainless steel discs to secure lath locally.	High Early C20 1913-14 Lutyens with evidence of late C20 alterations	Low Impact Benefit	Lath and plaster ceiling to be repaired and 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.  Movement to be investigated. May be due to climbers on external wall or leaking guttering and pipework. Repairs using SS disks and skimming with new lime plaster is a sensitive way of repairing cracks and movement in lath once the cause has been rectified and the benefit of the repair preventing further dilapidation.
C-Ceilings 30C.P1	C20 ceilings to corridor and existing downstairs cupboard to be replaced.	Low Late C20 School alterations	Low Impact	Ceiling to hallway, cupboard and ensuite is lined with a modern C20 plasterboard at various heights. To be removed and relined following installation of services and fireproofing, etc.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				
D-Doors 30D-DG01 30D-DG01 30D.P1	Remove modern C20 fire door. This door will become the main entrance door to Apartment 30 and shall be replaced with a contemporary fire and security door.	Low Late C20 School alterations	Low Impact	 Door position unaltered with door architrave and skirting retained. The door has been replaced historically for a late C20 fire door. As this doorway shall form the entrance to apartment 30 (from a shared circulation space) a panelled timber 'front' door with compartmentation and security specification will be required
D-Doors 30D-DG02 30D-DG02 30D.P2	Early C20 two panel door to understairs cupboard and architrave, skirting to be slightly adjusted and retained. Slight removal of wall to accommodate fire compartmentation lining.	Moderate Early C20 1913-14 Lutyens	Low Impact	Door position unaltered with door architrave, doorcase, skirtings retained. These service doors have various panel heights that do not match. Some may have been moved here from a different part of the building. 

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 30D-DG03 30D.P3	Early C20 two panel door. Doorway to be closed off. Doorway retained and lined on opposite side.	Moderate Early C20 1913-14 Lutyens	Low Impact	 Timber door to be kept shut permanently, door opening to be infilled behind to become part of the party/fire compartment wall. Reduces impact of closing off doorway. These service doors have various panel heights that do not match.
D-Doors 30-DG04 30-DG04 30D.P4	New timber panelled doorway to ensuite. Door repositioned within corridor to form ensuite. Reusing doorcase and architrave, alter skirting. Modern C20 fire door removed. Architrave and joinery reused in new position (30-DG04).	Moderate Early C20 1913-14 Lutyens architrave. Low Late C20 School alterations	Low Impact	 The fire door to the corridor is a C20th school alteration so the replacement of this door has no impact on historic fabric. The doorway position looks to have been introduced after 1911, and this wall position would have framed the fireplace within the Service Hall. Access from the corridor would have been through the service door 30-DG03.
D-Doors 30-DG05 30D.P5	Infill EC20 door opening as part of 30D.P3 compartment wall. This section of wall formed the corner of part of the original stable block, with the opening perhaps formed towards the middle of the C20.	Moderate Early C20 1913-14 Lutyens	Low Impact	 The opening in this wall appears to have been formed during the latter part of the C20 when there was a requirement to alter the layout of accommodation for the

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				school. This wall formed part of the original corner of the stable block which we know from historical photographs had one single window opening at this floor level. Reinstating the wall is considered of low impact to the historic fabric. The overall proposals of removing the access between the East wing and the annexe should also be considered however the benefit of altering the building into separate apartments, and the positive benefits this should bring to the building fabric, should outweigh any detrimental impact, on the way the building would have historically been experienced.
D-Doors 30-DG06 30D.R1	Early C20 door to be repaired with upper glazing light replaced.	Moderate Early C20 1913-14 Lutyens	Low Impact Benefit	 Door has been adapted during the late C20 with upper panel replaced with a glazing light. Alteration likely carried out by the school. A door closer has also been fitted to the door and historic frame that shall be removed. Architrave, doorcase, skirtings retained and repaired for decoration. Glazing light shall be replaced with a more sympathetic mould detail.
E-Windows 30E-WG01 – WG05	All 1913-14 'Lutyens' sashes to be retained and repaired.	High Early C20 1913-14 Lutyens	Low Benefit	 Extract of Lutyens proposed Elevation linking the East end of the House with the corner of the stable block/service building. 3 nr. tall sash windows with curved heads are clearly shown on the Elevation

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				continuing the rhythm of windows on the East annexe wing of the building. Splice repairs carried put where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of windows and weights adjusted as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations.
F-New Openings 30F.P1	Form new opening in section of EC20 wall.	High Early C20 1913-14 Lutyens	Low Impact	 Opening within internal corridor wall positioned away from corner ceiling detail to minimise impact on existing historic fabric and features. Opening narrow and does not alter overall arrangement of rooms so the alteration should be considered low impact. The height of the opening would be similar to the existing door height adjacent. The opening within the wall will not be visible from the main corner room of Apartment 30 due to the new internal partition. Some loss of historic fabric.
G-New Internal Partitions 30G.P1	New internal timber stud non-structural lightweight partition.	High Early C20 1913-14 Lutyens	Low Impact	 Projection into room minimal and maintains the visual arrangement and sequence of the windows. Low impact to the historic fabric and proportions of the room. Maintains corner view provided by windows on the South and East Elevations. The height of the partitions shall be lower than the full ceiling height (low false ceiling above the proposed shower with space above). This allow the cornice and ceiling to continue and minimises the impact of the intervention. The partitions are lightweight and the intervention can be reversed. The partitions shall be laid over the parquet flooring.

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J-Internal Fixtures and Fittings 30J.P1	Kitchen units.	High Early C20 1913-14 Lutyens	Low Impact	 Installation of kitchen joinery within the main corner room of Apartment 30 will be restricted to the internal west corner of the main room. Inbuilt joinery in this location, minimises the Projection into room minimal and maintains the visual arrangement and sequence of the windows. Low impact to the historic fabric and proportions of the room. Maintains corner view provided by windows on the South and East Elevations.
J-Internal Fixtures and Fittings 30J.D1	Remove C20 shelving.	Low Late C20 finishes added by school.	Benefit	 Benefit to the historic fabric and setting.
K-Joinery 30K.D1	Late C20 low level boxing for services to be removed if possible.	Low Late C20 addition	Neutral Benefit	Boxing (see image above) removed or concealed behind new fitted kitchen joinery units. If possible, to be removed or concealed behind the kitchen joinery.
30K.R1	5nr. EC20 Radiator covers below each window seat retained.	High Early C20 1913-14 Lutyens	Low Impact Benefit	  These form part of a Lutyens interior joinery design with radiator covers, window seat and dado rail that are of high significance. These will be retained and

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				repaired where required. The cover in the north east corner will need repaired as it has suffered from water damage.
M-Finishes 30M.P1	Breathable paints to lime plastered walls. Emulsion paints to new internal linings.	High Early C20 1913-14 Lutyens	Low Impact	The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible.
N-Fireplaces 30N.R1	Early C20 painted timber surround retained and redecorated.	High Early C20 1913-14 Lutyens	Low Impact Benefit	 Brick cleaned. Clay hearth tiles retained. Grate ironwork repaired and painted. Flue re-lined - for installation of small stove.
P-Services Generally 30P.P1	Services	High Early C20 1913-14 Lutyens	Low Impact	Services to be sympathetic and generally shall be run - within new partitions and wall linings - below floors and within ceilings. New electrics throughout. Underfloor heating compatible particularly with breathable floor slab build up. Mechanical Ventilation to kitchen and bathrooms taken through walls and terminated with cast iron conservation cowl. Incoming hot water and cold water feed. Drainage pipes shall be boxed in internally. Shared external SVP. To ensure the buildings longevity the services must be updated to ensure the buildings future viability.
P-Services 30P.R1	Cast Iron Radiator refurbished/ restored to work with new heating system.	High Early C20 1913-14 Lutyens	Low Impact Benefit	To be retained and refurbished.
R-Fire and Soundproofing 30R.P1	Compartmentation between Apartment 30 and 31.		Low	Compartmentation between Apartment 31 and Apartment 30 and Communal Stair/Corridor. Former external wall shall be upgraded relatively easily. Cupboard wall, new doorway and underside of stair shall need upgraded. Considered low impact as former external wall and separate phase line.
R-Fire and Soundproofing 30R.P2	Compartmentation between Apartment 30 and 32.	High C18/C19 Stable Block 1913-14 Lutyens	Low	Compartmentation between Apartment 30 and Apartment 32 Former external wall to Stable Block. Infill of openings to reinstate wall and form compartmentation. Considered low impact as former external wall and separate phase line.

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30V-Views	Apartment 30 looks directly onto the pond and the east section of driveway.	High Early C20 1913-14 Lutyens	Low Impact	 Views of the pond will remain unchanged. There will be car parking visible beyond the pond however existing trees will provide some screening. The external landscaping will be considered a benefit to the historic setting.