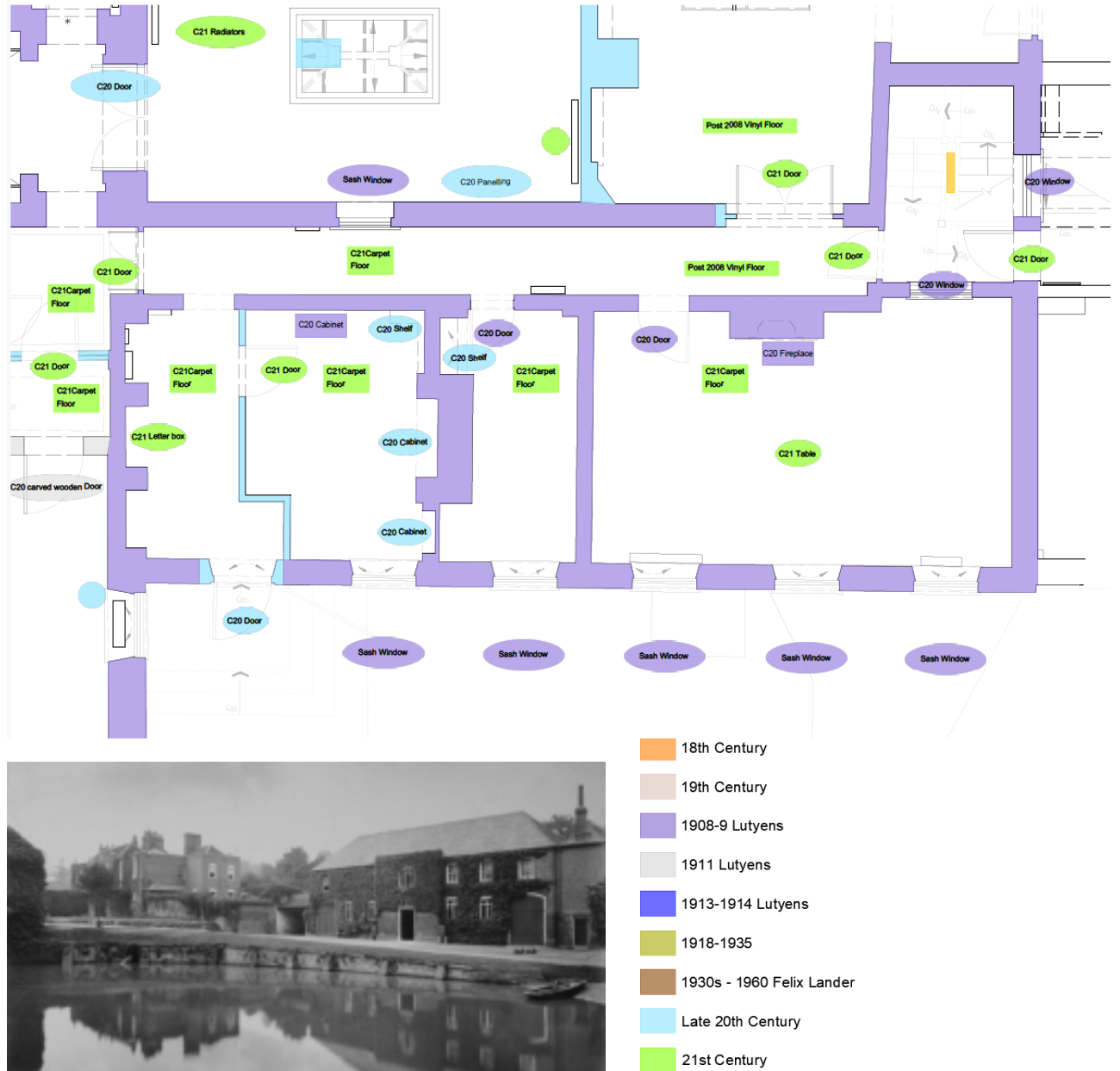


### **Level 0, GA – Apartment 31 – Still Room**

| Reference | Proposal | Significance of affected fabric | Impact | Reasoning and mitigation |
|-----------|----------|---------------------------------|--------|--------------------------|
|-----------|----------|---------------------------------|--------|--------------------------|

## Apartment 31 – Plans of Significance – 641-KS-30-MB-DR-A-02030.

Lutyens East Annexe that extended perpendicular to the East Wing and gave an ordered frontage to what had been a cluster of service parts to the building. Lutyens design gave a more formal finish to the house from the East addressing the South and provided much needed additional service areas for the house and estate. The East end wall originally had three sash windows of which only one survives located in the stair well to the north (although the round head has been lost). The internal window between the end room and the staircase may have been repositioned and reused when the 1913-14 Lutyens linking extension was added.



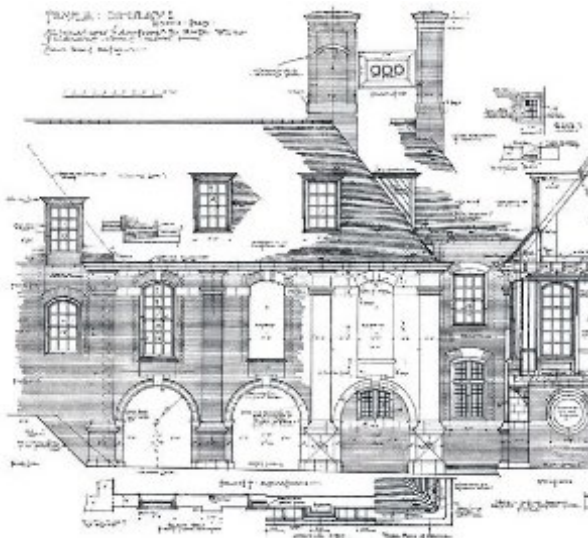
Pre- 1909 photo showing the East End of the building prior to the Lutyens' East Wing.

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**Level 0, GA – Apartment 31 – Still Room**

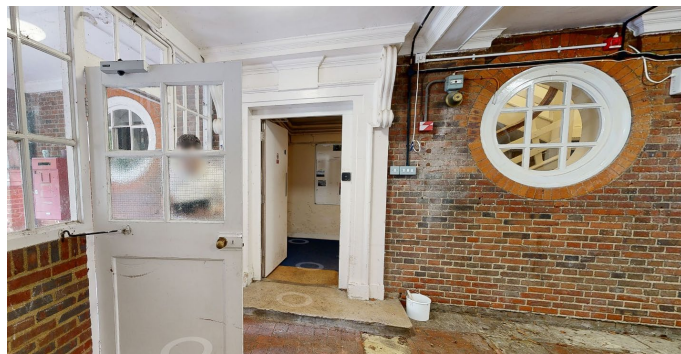
| Reference | Proposal | Significance of affected fabric | Impact | Reasoning and mitigation |
|-----------|----------|---------------------------------|--------|--------------------------|
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Post 1912 photo showing Lutyens' East Wing and Annexe completed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



Extract of Lutyens' drawing showing the 1913-14 linking section and altered end of



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 and Annexe. The rooms that form Apartment 31 accommodated additional service rooms for staff. It is proposed that these rooms remain largely unchanged and form a one-bedroom Apartment with views to the South. Due to the significance of this phase of Lutyens' proposals it is considered a sympathetic way of using these rooms and the service corridor that Lutyens had created to access and formalise the Service accommodation.

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|-----------|----------|---------------------------------|--------|--------------------------|
|-----------|----------|---------------------------------|--------|--------------------------|



Image of Lutyens' East Annexe, present day.

| Reference                   | Proposal                                          | Significance of affected fabric                                                | Impact     | Reasoning and mitigation                                                                                                                                                                                                                 |
|-----------------------------|---------------------------------------------------|--------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A-Walls<br>31A.D1           | Remove late C20 partition.                        | Setting<br>High<br>1908-09 Lutyens East Annexe<br><br>Fabric<br>Neutral<br>C20 | Neutral    |  <p>New fire / sound compartment, internal partition required. Room already divided. Considered no impact. Benefit as sympathetic intervention.</p> |
| A-Walls<br>31A.D2<br>31A.D3 | Sections of Lutyens 1908-09 wall demolished.      | High<br>1908-09 Lutyens East Annexe                                            | Low Impact | To form new openings through to Bedroom and Ensuite. Does not alter the proportions of the room and loss of minimal fabric (reinstating possible door position). Considered low impact.                                                  |
| A-Walls<br>31A.R2           | Repairs to existing plaster finishes as required. | Setting<br>High<br>1908-09 Lutyens East Annexe                                 | Benefit    | Benefit following Late C20 and early C21 alterations made by school.                                                                                                                                                                     |

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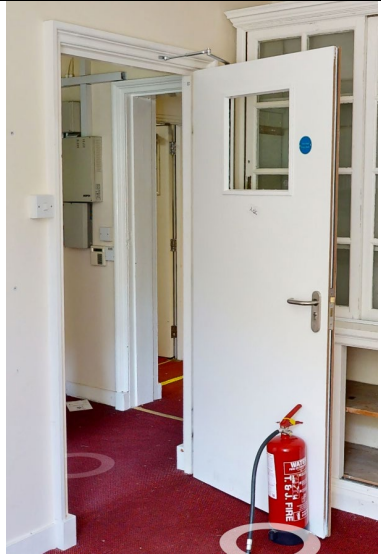
**Level 0, GA – Apartment 31 – Still Room**

| Reference                    | Proposal                                                                                                                       | Significance of affected fabric                                                   | Impact                   | Reasoning and mitigation                                                                                                                                                                                                                                           |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A-Walls<br>31A.P1            | New fire compartment timber stud partition.                                                                                    | Setting<br>High<br>1908-09 Lutyens<br>East Annexe                                 | Low<br>Impact            | To replace late C20 partition. Low impact as room has already been historically divided. Partition will be sympathetic with joinery to match architectural style.                                                                                                  |
| A-Walls<br>31A.P2            | New fire compartment timber stud partition.                                                                                    | Setting<br>High<br>1908-09 Lutyens<br>East Annexe                                 | Low<br>Impact            | To form compartmentation with communal spaces. Reversible. Low impact due to high quality doors and joinery in keeping with architectural style.                                                                                                                   |
| A-Walls<br>31A.P3            | New fire compartment timber stud partition to line window.                                                                     | Setting<br>High<br>1908-09 Lutyens<br>East Annexe                                 | Low<br>Impact            | Reversible and lightweight. Low impact.                                                                                                                                                                                                                            |
| B-Floors<br>31B.R1           | Existing timber floors to be insulated, services installed below, reinstated and repaired.                                     | High<br>1908-09 Lutyens<br>East Annexe                                            | Benefit                  | Repairs to existing floors and retaining existing floors is a positive impact and benefit.                                                                                                                                                                         |
| B-Floors<br>31B.R2           | Existing solid floors (possibly to corridor) to be repaired.                                                                   | High<br>1908-09 Lutyens<br>East Annexe                                            | Benefit                  | Repairs to existing floors and retaining existing floors is a positive impact and benefit.                                                                                                                                                                         |
| B-Floors<br>31B.D1<br>31B.P1 | C20 modern carpet finish removed. New flooring laid including decoupling membrane for tiled locations.                         | Setting<br>High<br>1908-09 Lutyens<br>East Annexe<br><br>Fabric<br>Neutral<br>C20 | Benefit                  | Benefit as the existing carpets are not breathable and allows the floor condition to be assessed.                                                                                                                                                                  |
| C-Ceilings<br>31C.R1         | Ceiling - Lath and lime plaster to be repaired generally.                                                                      | Setting and fabric<br>High<br>1908-09 Lutyens<br>East Annexe                      | Low<br>Impact<br>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. |
| C-Ceilings<br>31C.P1         | Late C20 ceilings to corridor and other areas to be replaced.                                                                  | Low<br>Late C20<br>School alterations                                             | Low<br>Impact            | Where there have been any modern linings installed. To be removed and relined following installation of services and fireproofing, etc.                                                                                                                            |
| D-Doors<br>31D-DG01          | This door will become the main entrance door to Apartment 31 and shall be replaced with a contemporary fire and security door. | Setting<br>High<br>1908-09 Lutyens<br>East Annexe<br><br>Fabric<br>Neutral<br>C20 | Low<br>Impact            | Fire rated door.<br>Painted panelled timber door to match the existing.<br>Ironmongery incl self-closing device tbc.<br>Considered low impact as the new entrance door to the apartment shall be of a high quality.                                                |

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**Level 0, GA – Apartment 31 – Still Room**

| Reference                                   | Proposal                                                                                                         | Significance of affected fabric                                                     | Impact                       | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D-Doors<br>31D-DG02<br>31D-DG02             | Early C20 two panel door to be removed and repositioned to new cupboard door adjacent.                           | High<br>1908-09 Lutyens East Annexe<br><br>Late C20 alterations                     | Low<br>Impact<br><br>Benefit |  <p>Ceiling to hallway Door has been altered. New layout shows the door being removed from current position and reused as cupboard door. Solid upper panel shall be reinstated during repair with moulding to match existing lower panel. Low impact and benefit.</p> |
| D-Doors<br>31D-DG03<br>31D-DG04<br>31D-DG06 | New internal panelled doors to match existing Lutyens' 2 panelled doors. Fire Doors and Non-rated fire doors.    | Setting<br>High<br>1908-09 Lutyens East Annexe                                      | Benefit                      | New doors, joinery and ironmongery to match existing. Sympathetic and benefit.                                                                                                                                                                                                                                                                           |
| D-Doors<br>31D-DG05<br>31D-DG05             | Remove DG05.<br>Reuse DG05 two panelled door                                                                     | High<br>1908-09 Lutyens East Annexe                                                 | Low<br>Impact                |                                                                                                                                                                                                                                                                     |
| D-Doors<br>31D-DG07                         | This door will become the rear external door to Apartment 31 and shall be a contemporary fire and security door. | Setting<br>High<br>1908-09 Lutyens East Annexe<br><br>Fabric<br>Neutral<br>Late C20 | Low<br>Impact                | Fire rated door. Painted panelled timber door to match the existing. Ironmongery incl self-closing device tbc. Considered low impact as the new entrance door to the apartment shall be of a high quality.                                                                                                                                               |

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| Reference                       | Proposal                                                  | Significance of affected fabric        | Impact                        | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------|-----------------------------------------------------------|----------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D-Doors<br>31D-DG08             | Removal of late C20 door.                                 | Fabric<br>Neutral<br>Late C20          | No<br>Impact                  |  <p>No Impact.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| E-Windows<br>31E-WG01 –<br>WG05 | All 1913-14 'Lutyens' sashes to be retained and repaired. | High<br>1908-09 Lutyens<br>East Annexe | Positive<br>Impact<br>Benefit |  <p>Splice repairs carried out 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. Renewal of finishes. These repairs will aid the longevity of these significant windows. Unsympathetic fixtures such as blind rails shall be removed.</p> |

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| Reference                                  | Proposal                                                           | Significance of affected fabric                                                   | Impact                        | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E-Windows<br>31E-WG06                      | Window to be lined on Apartment side and expressed within hallway. | High<br>1908-09 Lutyens<br>East Annexe                                            | Moderate                      |  <p>Window to be retained however to create compartmentation between Apartment and Common Area, a compartment wall will line the Apartment side. The window can still be expressed on the Corridor side. Considered low impact as it is possible that this window position was an alteration when the link extension (1913-14) was added – reusing one of the windows from the East Elevation. There is no loss of historic fabric but does alter the East end room of Apartment 31.</p> |
| F-New Openings<br>31F.P1                   | Form new opening in section of EC20 wall.                          | High<br>1908-09 Lutyens<br>East Annexe                                            | Low Impact                    | Removal of sections of structural walls. 1908-09 Lutyens fabric. North opening proposed has curved ceiling to alcove and may have been a former opening. The former fireplace in this wall has been removed historically. The doorways retain the alcove of the former fireplace and are mirrored each side of the stack. Considered low impact as the door joinery will match the existing. Sympathetic and proportions of the room and features are unchanged.                                                                                                            |
| G-New Internal Partitions<br>31G.P1        | New internal timber stud non-structural lightweight partitions.    | Setting<br>High<br>1908-09 Lutyens<br>East Annexe                                 | Low Impact                    | Small service room to be divided by lightweight partitions to form WC and Ensuite, as well as cupboards. Considered low impact as no loss of historic fabric and reversible.                                                                                                                                                                                                                                                                                                                                                                                                |
| J-Internal Fixtures and Fittings<br>31J.D1 | Removal of C21 desks.                                              | Setting<br>High<br>1908-09 Lutyens<br>East Annexe<br><br>Fabric<br>Neutral<br>C20 | Neutral Impact<br><br>Benefit | No Impact. Benefit as divides room.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| J-Internal Fixtures and Fittings<br>31J.D2 | Removal of modern C20/C21 units and shelving.                      | Setting<br>High<br>1908-09 Lutyens<br>East Annexe<br><br>Fabric<br>Neutral        | Neutral Impact<br><br>Benefit | No Impact. Shelving installed by school and unsympathetic. Benefit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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**Level 0, GA – Apartment 31 – Still Room**

| Reference                               | Proposal                                                                                                    | Significance of affected fabric             | Impact                  | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         |                                                                                                             | C20                                         |                         |                                                                                                                                                                                                                                                                                                                                                               |
| J-Internal Fixtures and Fittings 31J.P1 | New kitchen cabinets and worktop fitted to internal walls.                                                  | Setting High<br>1908-09 Lutyens East Annexe | Low impact.             | The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.                                                                                                                                                                                                                             |
| J-Internal fixtures and fittings 31J.P2 | New sanitaryware to en-suites.                                                                              | Setting High<br>1908-09 Lutyens East Annexe | Low impact.             | The proposal involves no loss of historic fabric and are a reversible additions. Services will be concealed in floor/ceiling voids. External SVP's to match existing painted metal rainwater downpipes.                                                                                                                                                       |
| K-Joinery 31K.P1                        | New Joinery                                                                                                 | Setting High<br>1908-09 Lutyens East Annexe | Neutral Benefit         | Design to be in keeping with the architectural style of existing joinery adjacent to suit style of context.                                                                                                                                                                                                                                                   |
| N-Fireplaces 31N.R1                     | Original marble surround fireplace and Lutyens grate. To be retained and repaired. Hearth to be reinstated. | High<br>1908-09 Lutyens East Annexe         | Positive Impact Benefit |  <p>Lovely fire marble surround and grate (with small decorative urns that match those on the West Wing balcony ironwork) to be retained and repaired. Checks will be made for hearth below the late C20 floor finish. Hearth to be retained or reinstated if missing.</p> |
| M-Finishes 31M.P1                       | Emulsion paints to new internal linings. Breathable paints where applicable.                                | None                                        | None Benefit            | No impact.<br>Benefit to breathable fabric.                                                                                                                                                                                                                                                                                                                   |
| P-Services 31P.D1                       | Removal of existing services and associated equipment.                                                      | None                                        | Low Impact Benefit      | The heating pipework and electrics throughout will be replaced sympathetically as required for domestic use. The existing fixture and fittings are all contemporary with plastic trucking and fluorescent lighting therefore there removal is considered a benefit to the building.                                                                           |
| P-Services 31P.P1                       | Retain existing cast iron radiators and adapt for domestic use                                              | Mid C20                                     | Low Impact Benefit      |  <p>There is an intention to retain the variety of cast iron radiators that are thought to have been installed by the school. These would all need to be refurbished and compatible with the new heating system/pipework.</p>                                            |
| P-Services Generally                    | Services                                                                                                    | None                                        | Low Impact              | Services to be sympathetic and generally shall be run<br>- within new partitions and wall linings                                                                                                                                                                                                                                                             |

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**Level 0, GA – Apartment 31 – Still Room**

| Reference                          | Proposal                                                                                                                                                                                                                                                 | Significance of affected fabric                                                             | Impact                             | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                                                                                                                                                                                                                                                          |                                                                                             |                                    | <p>- below floors and within ceilings.</p> <p>New electrics throughout.</p> <p>Underfloor heating compatible.</p> <p>Mechanical Ventilation to kitchen and bathrooms taken through walls and terminated with cast iron conservation cowl.</p> <p>Incoming hot water and cold water feed.</p> <p>Drainage pipes shall be boxed in internally. External SVP to match existing external RWP.</p> <p>To ensure the buildings longevity the services must be updated to ensure the buildings future viability.</p> |
| R-Fire and Soundproofing<br>31R.P1 | Compartment wall to East with Apartment 30 was an external wall and will form the Compartment wall.                                                                                                                                                      | <p>Setting<br/>High<br/>1908-09 Lutyens East Annexe</p> <p>Fabric<br/>Neutral<br/>C20</p>   | Low                                | Compartmentation between Apartment 25 and Apartment 26 is necessary and proposed on the line of wall that divided the bay to minimise upgrading necessary. This follows the line of a shared chimney. The positioning of the final compartment linings will have to be taken into account the stepping of the wall vertically and the relationship of any floors. This is identified as the least intrusive position.                                                                                         |
| R-Fire and Soundproofing<br>31R.P2 | Compartmentation between Middle Stair Entrance and Apartment 31 shall be achieved through the installation of a replacement internal partition of a late C20 wall. In addition, sections of solid wall to the corridor shall also form compartmentation. | <p>Setting<br/>High<br/>1908-09 Lutyens East Annexe</p> <p>Fabric<br/>Neutral<br/>C20</p>   | Low                                | Considered low impact as the dividing partition is a replacement partition for a school addition. Compartmentation is also achieved by incorporating existing solid walls between the corridor and Apartment 31.                                                                                                                                                                                                                                                                                              |
| V-Views<br>31V                     | Views from Apartment 31                                                                                                                                                                                                                                  | <p>High<br/>Setting to the South over the pond.</p> <p>Views of new car park and bothy.</p> | <p>Neutral</p> <p>Low-Moderate</p> | <p>The views from this service end of the building maintain the limited incidental views to the pond to the south.</p> <p>The introduction of the new car park and bothy shall be visible from the south facing rooms however the pond and tree line shall remain in the foreground and planting intended to give screening.</p>                                                                                                                                                                              |