

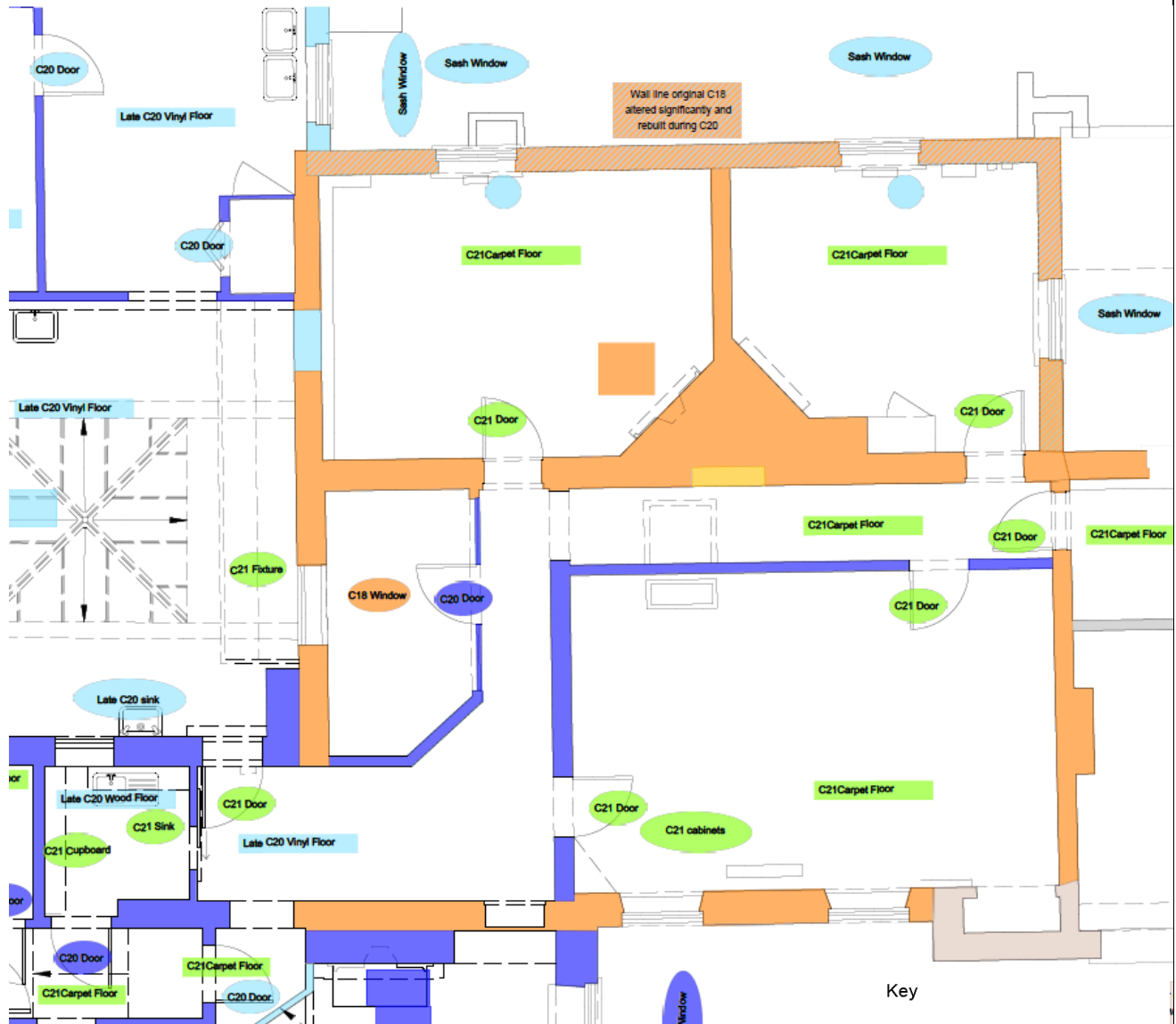
Temple Dinsley - 641-KS-06-MB-SH-A-90320 – P01

Level 0, GA – Apartment 32 - Safe

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Apartment 32 – Plans of Significance – 641-KS-30-MB-DR-A-02040.

Located at the West End of the old stable block. The South side of the Apartment is formed by the original Stable Block wall, albeit altered, with alcove that is repeated on Lutyens Plan



Key

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

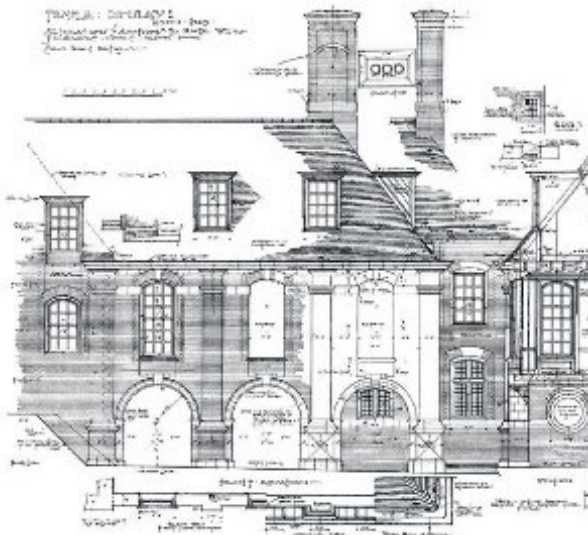


Pre- 1909 photo showing the East End of the building prior to the Lutyens' East Wing.

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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.



Stable Block South Elevation – vegetation shall need to be removed and extensive repointing carried out.



Stable Block North Elevation - First Floor tall sash windows are later C20 additions.

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The Apartment has rooms on both the North and South Elevations and reuses an existing corridor and route through, formed by Lutyens and later utilised by the school also. The layout of the rooms remains largely as existing with the only significant alterations involving the raising of part of the floor to the proposed living space (located on the South side). This is to allow the seating area better views from the windows looking South. The formation of Apartment retains many of the original features and incorporates them into the layout and is considered low impact overall.				
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 32A.R1	Repairs to existing plaster finishes as required.	Setting High C18/C19 Stable Block C20 alterations	Benefit	Benefit following Late C20 and early C21 alterations made by school.
A-Walls 32A.P1	New fire compartment timber stud partition.	Setting High 1913-14 Lutyens Late C20 alterations.	Low Impact	New reversible partition within existing corridor space to form lobby. Considered low impact. No loss of historic fabric.
A-Walls 32A.P2	Infill doorway DG06.	Setting High 1913-14 Lutyens	Low Impact	New reversible partition within existing wall. Considered low impact. No loss of historic fabric.
A-Walls 32A.P3	Line Late C20 external walls.	Late C20 School Addition.	Neutral	Neutral if sensitively carried out. Improves thermal efficiency of external wall.
A-Walls 32A.P4	New internal joinery partition to form ensuite and storage space.	Setting High C18/C19 Stable Block C20 alterations	Low	Large room and division does not effect proportions. The proposal is considered low as the intervention is reversible.
B-Floors 32B.R1	Existing Tile flooring to be retained and repaired.	High Early C20 1913-14 Lutyens	Benefit	 Benefit
B-Floors 32B.R2	Existing timber floors to be insulated, services installed below, reinstated and repaired.	High 1908-09 Lutyens East Annexe	Benefit	Repairs to existing floors and retaining existing floors is a positive impact and benefit.
B-Floors 32B.P1	C20 modern carpet / finishes removed. New flooring laid including decoupling membrane where applicable.	Low Late C20 finishes added by school.	Benefit	Benefit to the historic fabric and setting.
B-Floors 32B.P2	Raise floor to South Room within former Stable Block introducing steps and window joinery.	Floor High C19 with later alterations.	Low Impact	

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				Due to the high cill level of the windows in this room and high ceiling – it is proposed that a platform be formed to give the general living accommodation improved views from the windows. Considered low impact as no loss of historic fabric – alteration would be reversible and shall be sympathetically carried out. Platform shall help with services etc.
C-Ceilings 32C.R1	Ceiling - Lath and lime plaster to be repaired generally.	High Setting C18/C19 Stable block 1909-14 Lutyens Alterations LC20 Alteration	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.
C-Ceilings 32C.P1	Any modern plasterboard ceilings to be replaced.	Low Late C20 School alterations	Low Impact	
D-Doors 32D-DG01 32D-DG01	Remove modern C20 fire door. This door will become the main entrance door to Apartment 32 and shall be replaced with a contemporary fire and security door.	Low Late C20 School alterations	Low Impact	 Considered low impact as later school alteration.
D-Doors 32D-DG02 32D-DG02	Remove late C20 sliding door. Smaller opening and new two panelled door with fire rating to match Lutyens 2 panel doors in this area of the building.	Low Late C20 School alterations	Low Impact Benefit	 Considered low impact as later school alteration and proposed door shall be of a

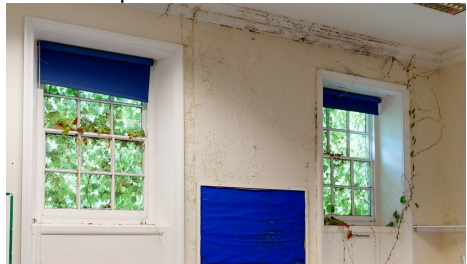
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				high quality and in keeping with the architectural style.
D-Doors 32D-DG03	New doorway to form lobby in new compartment partition.	Neutral	Neutral	Fire rated door shall be panelled in style and ironmongery to match existing.
D-Doors 32-DG04 32-DG07 32-DG08 32-DG04 32-DG07 32-DG08	Modern C20 fire door removed. New panelled fire and non-fire rated doors to match existing joinery. Reusing doorcase and architrave, alter skirting.	Low Late C20 School alterations	Low Impact Benefit	   Fire doors to be replaced with panelled doors more in keeping with architectural style. Some doors shall remain fire rated. Existing joinery shall be retained.
D-Doors 32-DG05	EC20 Lutyens Door and Upper Screen retained for proposed Bathroom Door and repaired.	High Setting C18/C19 Stable block	Benefit	

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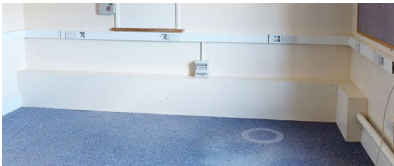
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		1909-14 Lutyens Alterations		 Benefit
D-Doors 32-DG06	Modern fire door to be removed. Wall infilled to form compartmentation line within Apartment 32. Joinery retained and expressed to show former opening position.	High Setting C18/C19 Stable block 1909-14 Lutyens Alterations Fabric Late C20	Low Impact	 Considered low impact as loss of formal door opening however the door itself is a modern replcement. Joinery retained in position to show location of former opening.
E-Windows 32E-WG01 – WG05	Windows to be retained and repaired.	South Elevation High C19 windows	Benefit	General repairs. 

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		North and East Elevation Low Late C20 windows	Low	Opportunity to introduce narrow double glazing to later windows. Generally, frames shall be retained and repaired where possible. 
E-Windows 32E-WG06	Remove C20 window added by the school during late C20 alterations.	Neutral Late C20 alteration High Former C19 opening.	No Impact	 Roof terrace proposals require this late C20 openings to be infilled. Neutral. Former C19 opening has already been infilled during school alterations.
E-Windows 32E-WG07	Remove C20 window added by the school during late C20 alterations.	Neutral Late C20 alteration	No Impact	 Roof terrace proposals require these late C20 openings to be infilled. Neutral.
G-New Internal Partitions 32G.P1	New internal timber stud non-structural lightweight partition for lobby.	Neutral	Low Impact	Lightweight reversible partition. Considered low impact due to altered layout at service end / stable block during school occupation. Dividing partition in corridor.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal Fixtures and Fittings 32J.D1 32J.D2 32J.D3 32J.D4 32J.D5 32J.D6	Removal of modern C20/C21 units and shelving.	Neutral - Low C20 / C21 school insertions	Neutral Impact	School additions during mid to late C20. No impact on the historic fabric or setting.     
J-Internal Fixtures and Fittings 32J.P1	New kitchen cabinets and worktop fitted to internal walls.	Neutral Late C20	Neutral 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 32J.P2	New sanitaryware to en-suites.	Neutral Late C20 High	Neutral impact.	The proposal involves no loss of historic fabric and are a reversible addition. Services will be concealed in floor/ceiling

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		Setting C18/C19 Stable block		voids. External SVP's replaced in new position, improving the North Elevation.
J-Internal fixtures and fittings 32J.P3	New window seat joinery, platform, internal steps and balustrade.	High Setting C18/C19 Stable block Fabric C19 windows, Late C20 Joinery	Moderate	The proposal involves no loss of historic fabric and would be a reversible addition. The benefit of providing a raised seating area to allow a improved relationship between the outdoor and indoor space outweighs the impact of proposals. Proposals would be simple and in keeping with the architectural style.
J-Internal fixtures and fittings 32J.R1	Remnants of C19 cupboard to be retained and repaired like-for-like.	High Setting C18/C19 Stable block 1909-14 Lutyens Alterations LC20 Alteration	Benefit	 Cupboard forms part of Lutyens' plan and was mirrored on the other side of the window. These were shown at ground level either side of the entrance door to the Stable Block. There is a line in the ceiling indicating the mirrored wall that was demolished by the school during their alterations. The original stair was positioned in this part of the building.
K-Joinery 32K.P1	New Joinery Generally	Neutral Late C20	Neutral Benefit	Design to be in keeping with the architectural style of existing joinery adjacent to suit style of context.
N-Fireplaces 32N.R1	Existing Fireplaces to be retained and ventilated.	High Setting C18/C19 Stable block 1909-14 Lutyens Alterations LC20 Alteration	Benefit	Existing fireplaces to be retained. The opening up of the lined fireplace is a benefit to allow architectural features to be appreciated. 

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M-Finishes 32M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	None	None Benefit	No impact. Benefit to breathable fabric.
P-Services 32P.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 this is considered a benefit to the building.
P-Services 32P.R1	Retain existing cast iron radiators and adapt for domestic use	Mid C20	Low Impact Benefit	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-Services Generally 32P.P1	Services	None	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. Mechanical Ventilation to kitchen and bathrooms taken through walls and terminated with cast iron conservation cowls. Incoming hot water and cold water feed. Drainage pipes shall be boxed in internally. Shared external SVP, on the north Elevation picking up Bathroom and Ensuite. To ensure the buildings longevity the services must be updated to ensure the buildings future viability.
R-Fire and Soundproofing 32R.P1	Compartmentation between Apartment 32 and 29.		Low	Compartmentation between Apartment 29 and Apartment 32 follows line of former external solid wall so compartmentation considered low impact.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
R-Fire and Soundproofing 32R.P2	Compartmentation between Apartment 30 and 32 to South.	Setting High C18/C19 Stable Block High 1913-14 Lutyens extension Early and Late C20 alterations.	Low	To achieve fire and sound compartmentation lining and treatment of partitions are required. Considered low impact due to former external walls and late C20 alterations.
R-Fire and Soundproofing 32R.P3	Compartmentation between Apartment 32 and 25.	Setting High C18/C19 Stable Block Early and Late C20 alterations.	Low	Connecting door to be lined and closed off to form compartment between these Apartments. The existing walls are all solid walls so compartmentation is considered low impact.
V-Views 32V	Views from Apartment 25	High Setting to the South over the pond. Setting to the North – Low Teaching Block. Views of new car park and bothy.	Neutral Low-Moderate	The views from this service end of the building maintain the limited incidental views to the pond to the south and outbuildings to the north. 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. The basement currently has no views and the stables and workshop / racquet court were not intended to have views as part of their character and function. The view of the teaching block to the north of the Stable Block shall remain largely unchanged with the new dwellings and their roof lines hidden mainly by the natural fall in levels across the site.