

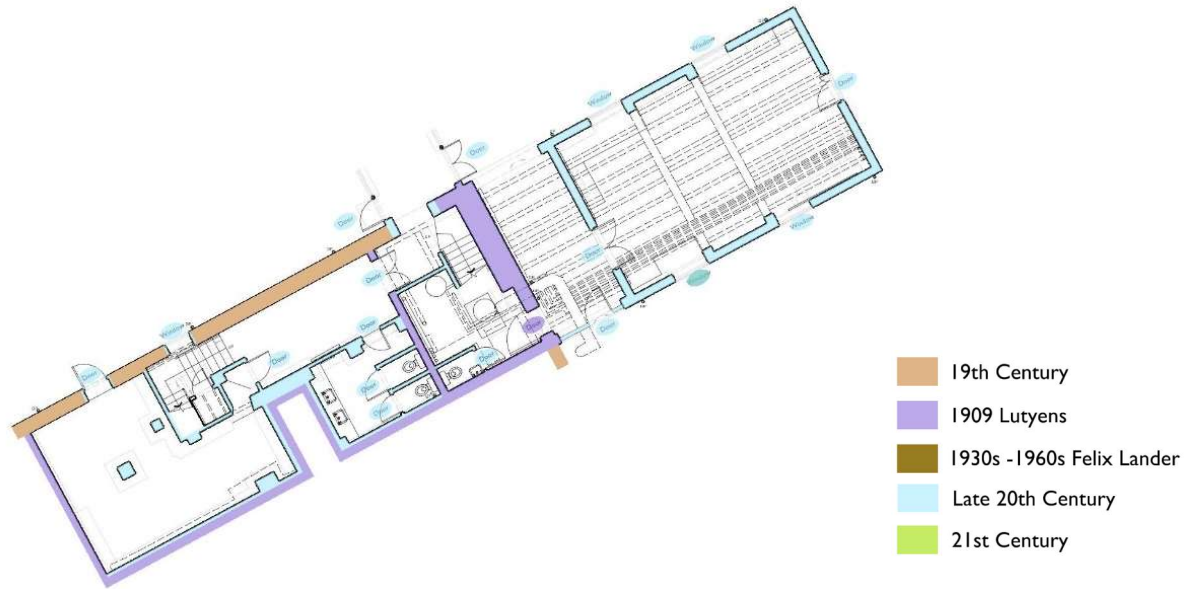
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

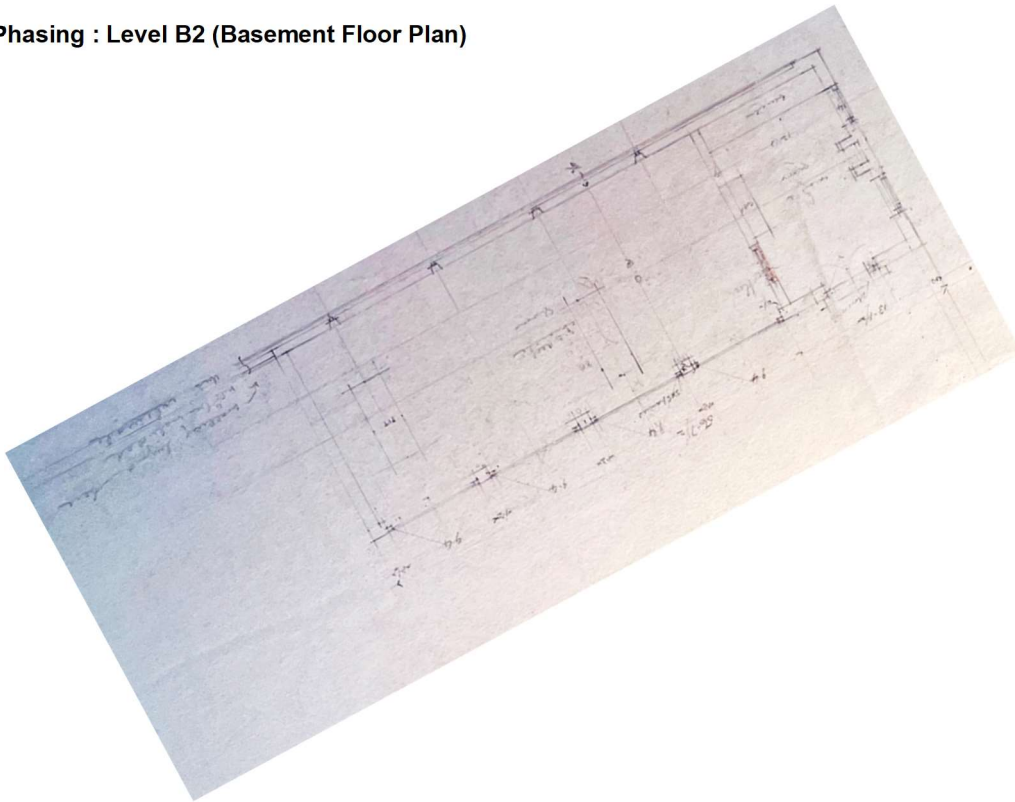
Teaching Block

Level B2 GA – Apartment 36 Latin + Basement

Proposed Apartment 36 Latin + Basement – Plan of Significance



Phasing : Level B2 (Basement Floor Plan)

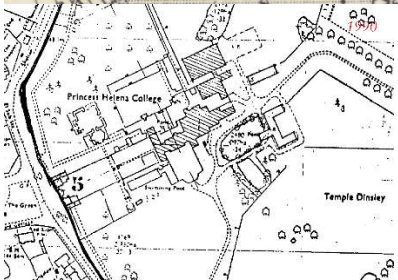
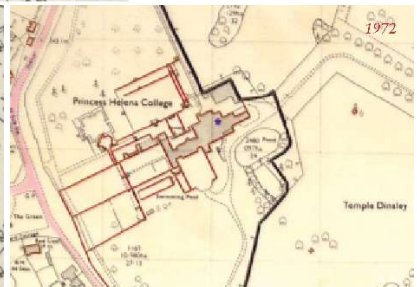
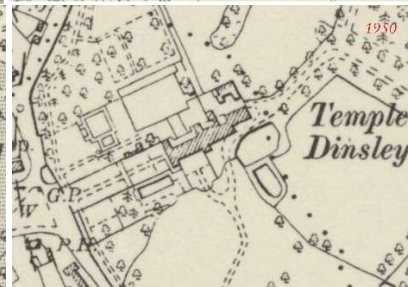
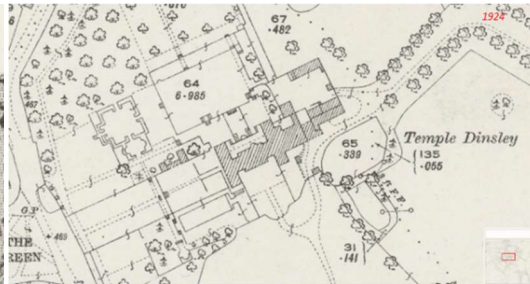
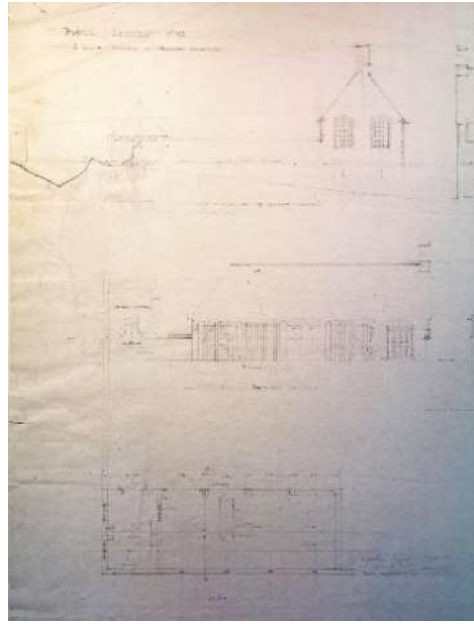
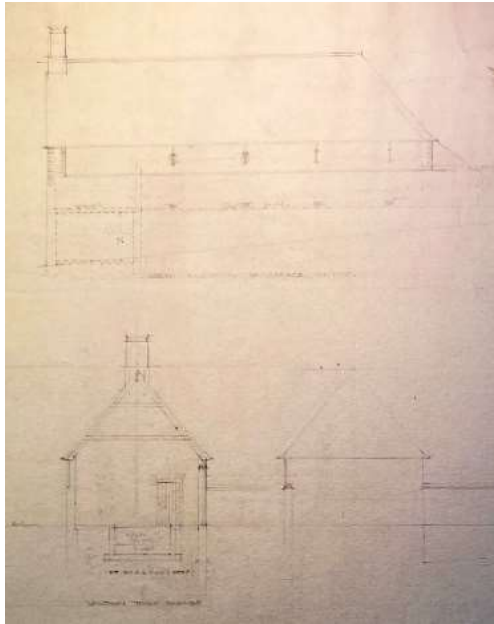


1910 V&A Archive

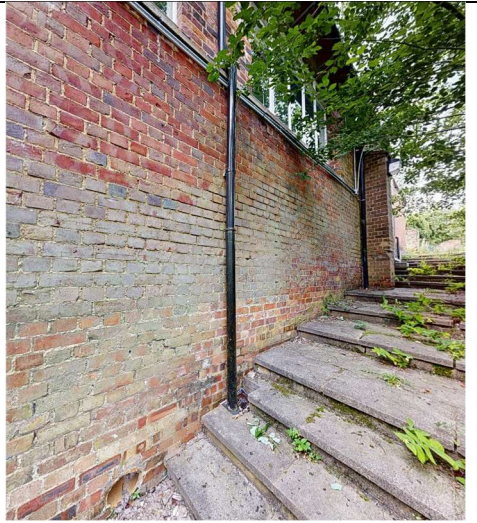
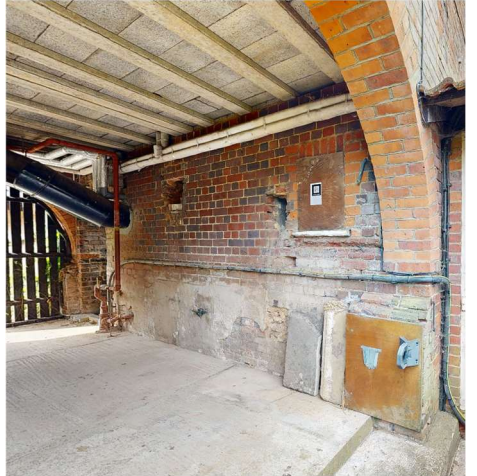
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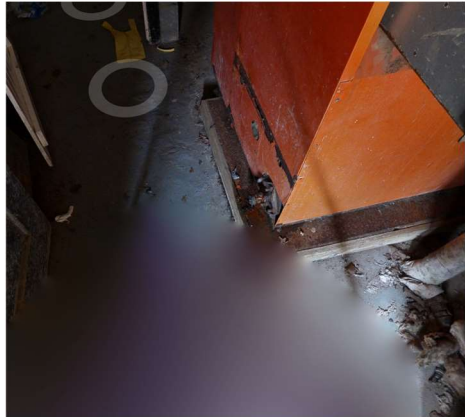
Temple Dinsley Level B2 GA – Apartment 36 – Latin + Basement Floor

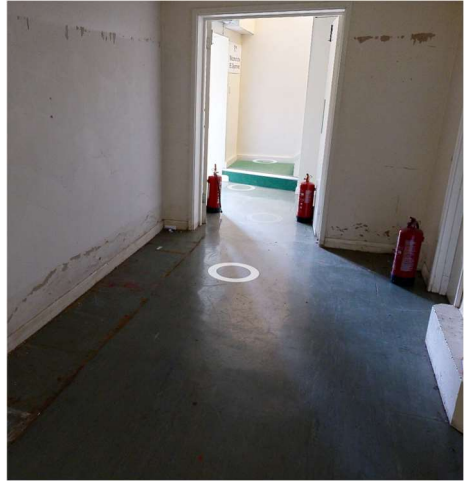
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A.D1	Remove Post-1983 stud wall put up by the school.	No significance	Neutral impact. Benefit.	 These partitions were for bathroom purposes for the school and are of no significance. There will be no loss of historic fabric.
A.R1	Exposed brickwork walls to be clean off existing paint, to carry out brick repairs if required. To be drylined internally with insulated plasterboard on battens.	Late 20th Century, no significance	Neutral impact Benefit.	   Brickwork is left unaltered and the walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Allow for

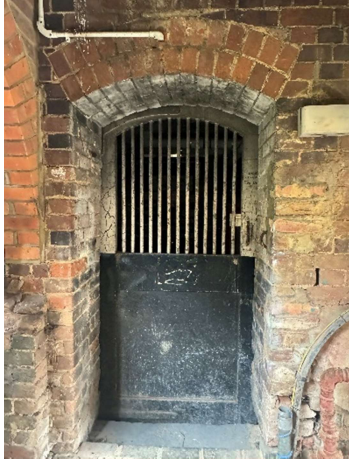
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				permeable insulation and air gap alongside existing wall or similar agreed lining. Benefit: The basement is half-converted. This will improve its longevity, appearance, and use. All new and existing partitions forming separation to common areas and other apartments to meet Building Regulations requirement for fire rating and sound separation to Building Regulations requirements. The installation is reversible.
A.R2	Carefully restoring the 1910 Lutyens garden wall.	Moderate – Neutral Multiple phases of rebuild and construction including C19 garden wall, c1910 Lutyens' garage, early C20 Lander, Late C20 and Early C21.	Positive impact. Benefit.	  Areas especially at low level are deteriorated and poorly repaired in cement in the past. The undercroft section has been damaged for installation of services. Minimal like-for-like conservation repair of brick and joints is necessary to retain the evidence of phasing and areas of penny struck pointing. This approach not only maintains the wall's structural integrity but also protects its historical significance. Benefit: This will improve its longevity, appearance, and use, and add to its understanding.

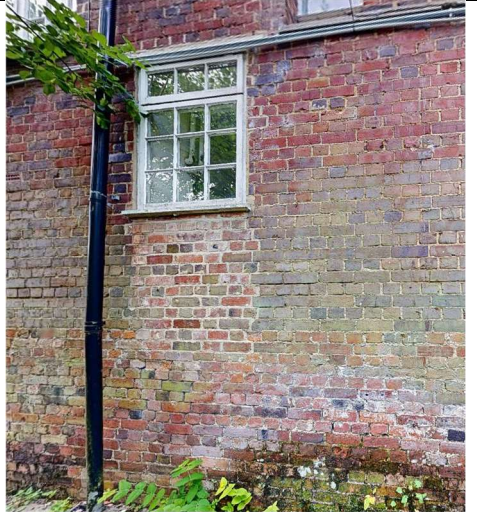
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.R3	Allow to repair section of existing circa 1910 Lutyens basement wall	Investigate possible Low-Moderate partition below Lutyens partition of 1910. Much altered and covered by modern plaster/render.	Low harm – neutral impact.	 Because of its alignment the assessment allows for a scenario that it may have fabric from 1910. If so, there will be an enhancement of historic fabric by stripping a portion of it. This will be repaired to accommodate the lift necessary for access to the apartments and bicycle storage area. All new and existing partitions forming separation to common areas and other apartments to meet Building Regulations requirement for fire rating and sound separation to Building Regulations requirements. The installation is reversible. This part of the building is much altered and the lift has been relocated to retain as much as possible of the wall.
A-P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.	Neutral Late C20 plaster finishes.	Neutral impact	There will be small areas of tiling need to be carried out in the around the proposed Kitchente and Bathroom area.
B Floors				
B.D1	Allow to inspect and carefully strip floor finish and concrete screed and lay new floor. Allow decoupling membrane and insulation.	Late 20th Century, no significance	Area 01 Neutral impact. Visual benefit. Area 02 Low Impact. Visual Benefit	Area 01  Area 02  Benefit: This will allow for the floor structure to be inspected and for the floor to be insulated, improving the appearance

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B.D2	Carefully stripping vinyl flooring to allow existing floor structure and condition to be inspected, services to be concealed and floor to be insulated.	Low – Neutral. Subject to opening up, 1910 Lutyens floor is likely to have been fully or substantially lost to install C20 concrete floor.	Low impact. Positive benefit.	and thermal efficiency and longevity of the building. Area 01  Area 02  Investigation of the structure by a conservation structural engineer is necessary as the space has been underpinned in late C20 and concrete benches may be integral. Benefit: This will allow for the floor structure to be inspected and repaired and for the floor to be insulated, improving the thermal efficiency and longevity of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B.D3	Subject to investigation, allow for the removal of the column and base to facilitate bike storage	Neutral Late C20 concrete underpinning	Positive impact	 Investigation of the structure by a conservation structural engineer is necessary as the space has been underpinned in late C20 and concrete benches may be integral. Benefit: By removing these columns the use is more flexible and potentially provides unobstructed space that can be used efficiently for bike storage.
B.R1	Carefully stripping vinyl flooring to allow existing floor structure and condition to be inspected. Allow to lay new floor and insulation.	Neutral. Late 20 th Century	Neutral impact. Benefit	This will allow for the floor to be inspected and repaired and for the floor to be insulated, improving the thermal efficiency and longevity of the building.
C - Ceilings				
C.R1	Inspect the existing beam and block slab. Allow for services to be built underneath and the ceiling to be insulated.	Neutral. Late 20 th Century	Neutral impact. Benefit	 Benefit: The new ceiling level will allow the beams and block roof to be concealed within the ceiling void, improving its appearance and creating a level junction between the ceiling and new partitions. The removal of surface mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C.R2	Inspect the existing concrete roof. Allow for services to be built underneath and the ceiling to be insulated.	Neutral Late C20 concrete		 Benefit: The new ceiling level will allow the concrete slab roof to be concealed within the ceiling void, improving its appearance and creating a level junction between the ceiling and new partitions.
C.P1	New plasterboard ceiling with plaster skim and paint finish.	Neutral Late C20 insitu cast concrete	Positive impact. Benefit	Benefit: The proposed ceiling will be of visual benefit.
D-Doors				
D.D10-D17	Remove existing doors	Late 20 th Century, no significance	Neutral Impact	 Remove fire doors, these are of no significance. All modern C20 doors/fire doors are to be removed along with partitions.
D.P1	A new door with a new architrave is to be installed which becomes the entrance door of this apartment.	Neutral Opening Low-	Positive impact. Benefit.	A new painted timber door with 2 panels would better match the early C20 2-panelled door adjacent. The upper panel to include glazing. This will be of visual benefit with the loss of no historic fabric.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.P2-D.P5	New door to new partition.	Neutral	Neutral impact. Benefit	New solid timber door to the bedroom and common bathroom
D.P6	Retain and repair Machine Room door and make good ironmongery like-for-like with upgraded added security lock.	Moderate – altered door and opening probably 1910 Lutyens	Positive impact.	 The door and frame of early C20 is to be preserved with minimal like-for-like conservation repairs to door, ironmongery, surround and arched opening. This will be of visual benefit with the loss of no historic fabric.
D.P7-D.P9	New door to new partition.	Neutral. Late 20 th Century	Neutral impact.	New solid timber door to the lift, bicycle store, and storage area.
D.P10	Existing poorly detailed Late 20 th Century door, be replaced with a new hardwood painted panelled door with putty fixed glazing to the top half and traditional ironmongery.	Neutral. Late 20 th Century	Positive impact	 Benefit: The existing late 20th Century Door is of poor quality design. The glazing is bead-fixed externally with pins that are rusting. Allow for a new solid-painted timber door inspired by Lutyens details with putty-fixed glazing within traditional glazing bars and a moulded lower panel to match the status and detailing of the building. This will be of visual benefit with the loss of no historic fabric.

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E-Windows				
W01-02, W04-05	All windows are to be retained and repaired like-for-like.	Neutral significance. Late 20 th Century	Positive impact. Benefit.	 Conservation methods are to be used to preserve the windows and repair like-for-like: 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. Benefit: These repairs will aid the longevity of these windows.
W06	All windows are to be retained and repaired like-for-like. Allow to replace unsightly window with top hung casement with a sliding sash window.	Moderate – Neutral Multiple phases of rebuild and construction including C19 garden wall, c1910 Lutyens' garage, early C20 Lander, Late C20 and Early C21.	Positive impact. Benefit.	 As above The window to be replaced is standard catalogue and not sympathetic to the historic character of the site. Its small opening limits the use of this space. No historic fabric is affected and opportunity will be taken to improve the quality of previous repairs.
W.P3	New Window to be proposed to match with the other windows	Neutral - Late C20 doorway	Neutral - Positive impact	We are removing a door on the side and proposing a window to match the other adjacent elevation. This ensures it will be more sympathetic than the door to the character of the building.
G – New Internal Partitions				
G-P1	New reversible timber studs and plasterboard partitions to basement level to create room	None	Neutral impact. Reversible	The new partitions will be a reversible addition, to create room division facilitating apartment use, and there will be no loss of historic fabric.

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	divisions to facilitate apartment creation.			
H- Stairs				
H.D1	Removing the 20 th century carpets laid by the school. Allow to inspect, retain and carry out minimal like-for-like repairs to substrate. Upgrading of LC20 stair and balustrade.	Neutral significance. Late C20 stairs	Neutral impact	 No historic fabric likely. The proposal will upgrade the use of the stairs.
J – Internal Fixtures and Fittings				
J.D2	The cupboard is lined with a C20 intervention by the school at various heights to be removed.	Late 20 th Century, no significance	Neutral impact.	Shelves put up for use by the school.
J.D3	Radiators to be removed with new heating system	Late 20 th Century, no significance	Neutral impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.
J.P1	New kitchen cabinets and worktop fitted to north east wall.		Neutral	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.
J.P2	New sanitaryware to en-suites and bathroom.		Neutral	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids with vertical riser boxings for SVP's..
M-Finishes				
M-Finishes M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Low – Neutral significance of plaster substrate. C20 finishes.	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: Improved appearance. The internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
Q - Lift				
Q.P1	Allow to investigate and build a lift to access the upper floor	Low – Neutral significance. Late C20 concrete basement floor and ceiling. Abuts wall which may contain brick substrate from 1910 Lutyens garage.	Neutral impact likely	The location of the lift has been placed adjacent to the wall which has historic fabric from 1910 Lutyens garage.
P – Services				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
P-Services P.D1	Removal of existing services and associated equipment.	Late C20th Century, no significance	Positive impact. Benefit.	 Benefit: The existing electrics, heating system and equipment is all related to the C20 school and shall be removed in entirety. The fixture and fittings are all contemporary and intrusive with metal boxings and ducting, surface-mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Late C20th Century, no significance	Neutral impact	Services are necessary for the use of the building and generally shall be run sympathetically - within new partitions and wall linings - within sub floor voids. - within ceiling/roof voids. New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through existing ventilation apertures within walls, with external tile detail grilles retained. Incoming hot-water and cold-water feed. Drainage pipes shall be boxed in internally. To ensure the buildings longevity the services must be updated to ensure the buildings future viability. (Refer to CBG Report).
R – Fire and Soundproofing				
R-Fire and Soundproofing R.P1	One layer of fire-resistant plasterboard is to be used around the protected lobby area marked red below	Low – adjacent brick perimeter wall to western block retains some historic fabric at low level. Neutral – Mid-Late C20 walls elsewhere abutting the lobby.	Neutral impact.	The walls around the protected lobby are to be drylined with fire-resistant plasterboard as necessary for the use. These proposals involve no loss of historic fabric and are reversible additions. The appearance is improved.

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Temple Dinsley Level B2 GA – Apartment 36 – Latin + Basement Floor

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