

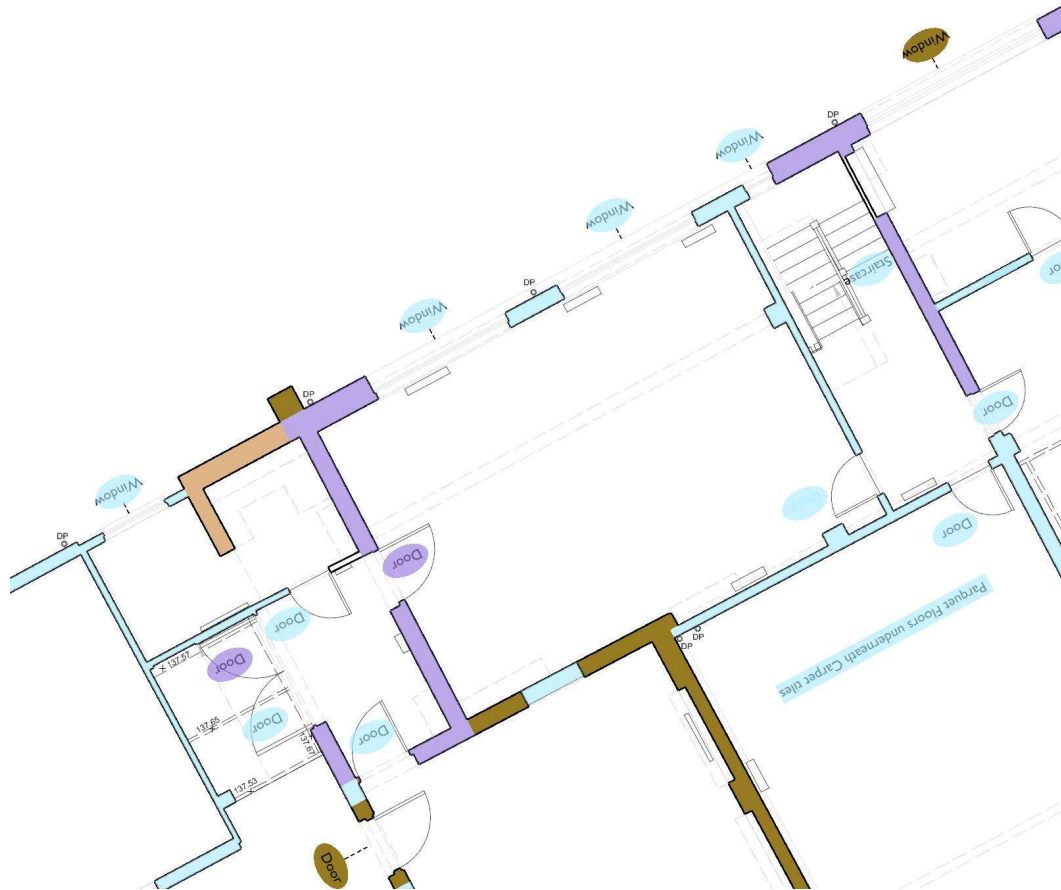
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1 GA – Apartment 37 – RE

Proposed Apartment 37 RE – Plan of Significance

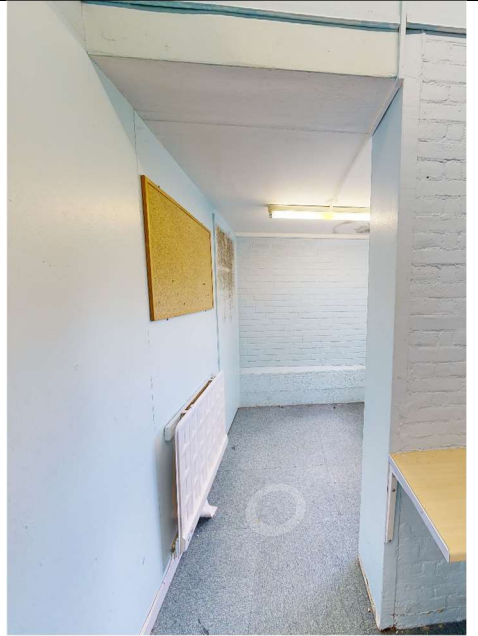


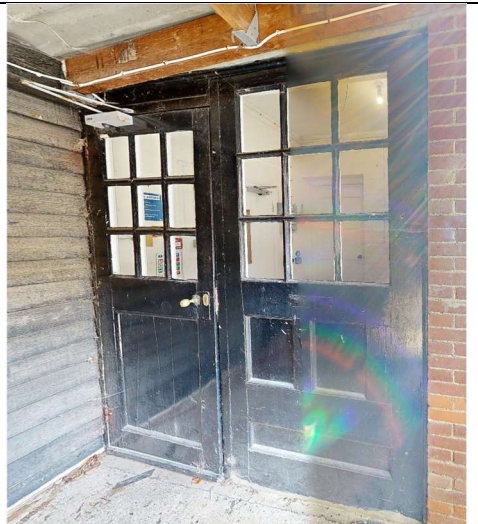
Level B1 (Ground Floor)

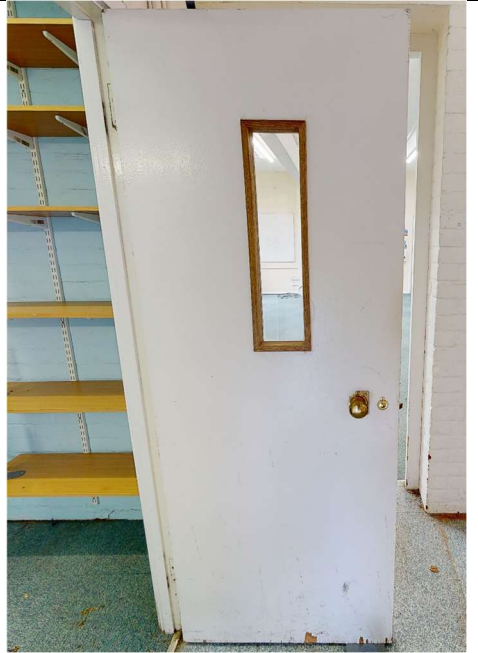
- 19th Century
- 1909 Lutyens
- 1930s -1960s Felix Lander
- Late 20th Century
- 21st Century

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A.D1	Remove existing late 20th-century partitions.	Late 20 th Century , no significance	Neutral impact.	 The existing C20th partitions were for compartmentation purposes for the school and are of no significance. There will be no loss of historic fabric.
A.D4	Remove existing column	Late 20 th Century, No significance	Low impact	 The column has no historic fabric as it supports the structure in order for the school to add the attic bedrooms. A structural design can be achieved to support the beam and slab for attic without affecting historic fabric elsewhere.
A.R1	Repair wall finishes with dry lining with insulated plasterboard on battens.	Late 20th century, No significance	Positive impact. Benefit.	Removal of the existing plasterboard lining, and to carry out any repairs required. The walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. There is no significant effect on the character of the spaces nor is historic fabric affected. 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. Benefit: The repairs and continuity of surface will improve its longevity, appearance and use.
B - Floors				
B.D1	Remove Late 20 th Century carpet tiles. Allow to inspect and carefully strip floor	Late 20 th Century, no significance	Neutral impact. Visual benefit.	

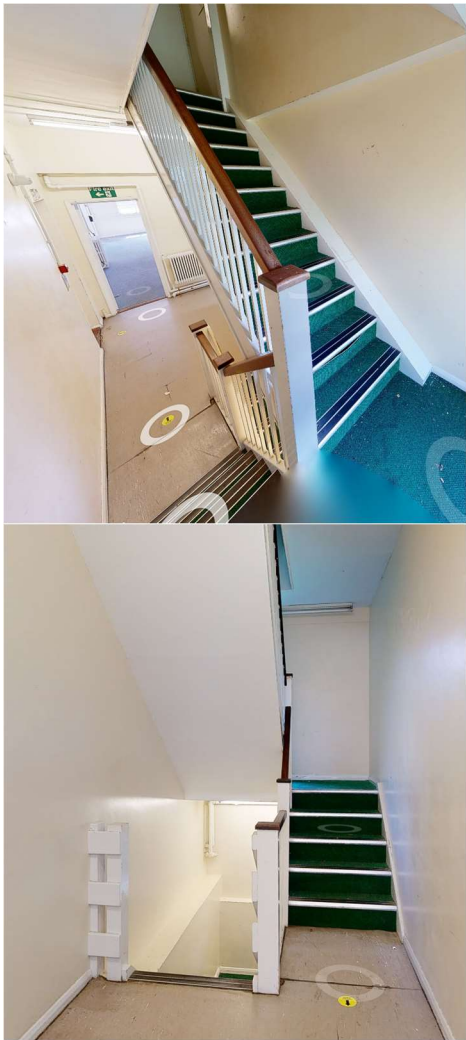
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	finish and concrete screed and lay new floor. Allow decoupling membrane and insulation.			 Benefit: The removal of this floor finish will allow for the inspection of the existing floor structure and for the sympathetic incorporation of sound insulation and services.
B.D1	Remove the boarded floor	Late 20 th Century significance	Neutral impact. Benefit	 No historic fabric is affected. Benefit: The removal of this floor finish will allow for the inspection of the existing floor structure and the incorporation of sound insulation and services.
C Ceilings				
C.D1	Remove existing LC20 ceiling boarding and services boxing to the first floor, to allow for services to be concealed and the roof to be insulated.	Late 20 th Century, no significance	Positive impact. Benefit	 Benefit: The removal of the LC20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. 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.
C.P1	New plasterboard ceiling to the first floor with plaster skim and paint finish.	Neutral Late C20 plasterboard	Positive impact. Benefit	Benefit: The replacement ceiling and loss of surface mounted fixtures will be of visual benefit, will help with the ceiling to sound proofed and insulated.

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D-Doors				
D.P1	A new Door with a new architrave is to be installed which becomes the secondary entrance door. Allow for the door and doorcase to reflect the 2 panelled design of DG02.	Low	Positive impact. Benefit.	 Benefit: The existing opening has no nib and does not reflect the historic character of the building. The appearance will be improved.

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D.P2	Left Door – it is a reused 1909 Lutyens glazed timber door that needs to be repainted with putty-fixed glazing to the top half and traditional ironmongery. This will form the private entrance door to Apartment 37. The existing frame and glazed panel above are to be retained, stripped, repaired and repainted. Right door - Existing poorly detailed C20 door, be replaced with new hardwood painted paneled door with putty fixed glazing to top half and traditional ironmongery.	Left door - High	Positive impact. Benefit.	 Benefit: Left Door – Preserved and enhanced by repair, more appropriate ironmongery and redecoration. Splice repairs carried out where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. A new solid-painted timber door to match the historic door and detailing. This will be of visual benefit with the loss of no historic fabric.
D.P3,D.P4, D.P5	New door to new partition.	Neutral	Neutral impact.	New solid timber door to bedroom and common bathroom is enhanced by matching the 2 panelled doors elsewhere.
D.D5	Remove existing Late C20 doors. New internal timber door to be placed to en-suite.	Late 20 th Century, No significance	Neutral impact.	 Remove C20 doors, These are of no loss of historic significance.

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D.D6	Remove the existing C20 door.	Late 20 th Century, No significance	Neutral impact	 DG06 is replaced by a sliding door to access through the secondary door of the apartment.
D.P7, D.P9	Existing LC20 doors to be removed and new reversible masonry infill to be built to infill existing doorway. Allow to investigate the 8 panelled door whether reused historic door. If so, allow to refurbish and use within the historic footprint of this building.	Low	Low Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing LC20 doors are to be removed and the doorway will be filled with masonry.
E-Windows				
WG01-03	All casement windows are to be retained and repaired.	Late 20th Century with no significance - windows are to be repaired where necessary. These are later and less significant Crittall windows than the circa 1935 window being retained in the Old House.	Positive impact. Benefit.	  Allow Specialist to advise on metal windows and to carry out refurbishment and potential installation of slimlite double glazing. Timberwork to be repaired like-for like.

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				Reused sash window to be refurbished in timber like-for-like to match the main building. These repairs will aid the longevity of these significant windows. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
G – New Internal Partitions				
G.P1	New reversible timber studs and plasterboard partitions to ground level 0 to create room divisions to facilitate apartment creation.		Positive 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.
H - Stairs				
H.D1	Remove the C20 stair and balustrade between lower ground to 2nd-floor levels.	Late 20 th Century alterations by school	Neutral impact.	 Existing C20 stair and balustrade to be removed as it is redundant and of no historic interest.

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J – Internal Fixtures and Fittings				
J.D1	2no. existing ground floor internal window extractor fan to be removed.	Low C20 window extractor fan detracts	Positive impact.	 Benefit – Windows to clear of any fixtures on them. Positive impact on the external façade and window insulation
J.D2	Cupboard is lined with a modern C20 ,plasterboard at various heights to be removed.	Late 20 th Century, no significance	Neutral impact.	Shelves put up for use by 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.P2	New sanitaryware to en-suites and bathroom.	N/A within Late C20 context of 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 with vertical riser boxings for SVP's.
M-Finishes				
M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Moderate-Neutral substrates.	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The decoration of the apartment will improve its appearance and shall be tailored to work with substrates to maintain breathability where possible.
P – Services				
P.D1	Removal of existing services and associated equipment.	Late 20 th Century, no significance	Positive impact. Benefit.	Benefit: The existing electrics, heating system and equipment are poorly related to the interest of the building and all related to the school so shall be removed in entirety. The fixture and fittings are all contemporary with surface-mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Late 20 th Century, no significance	Low impact	Services 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.

641-KS-06-TB-SH-A-900XX**Temple Dinsley Level B1 GA – Apartment 37 – RE**

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				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				
6R.P1	New masonry infill within existing doorways to achieve fire and sound compartmentation between Apartments 37 and 38. Also to double boarded lining on either side of 37 and 39.		Neutral impact. Benefit	The wall between Apartments 37 and 38 is the original masonry wall of the pre-1884 and will require no intervention on the side of Apartment 37. The later added doorways that exist between Apartments 37 and 38 DG07 will be infilled with masonry. Also, the same treatment has to be given for DG 09. The doorway between Apartments 37 & 38 was added in circa 1950 when the adjacent block was constructed. These proposals involve no loss of historic fabric and are reversible additions.