

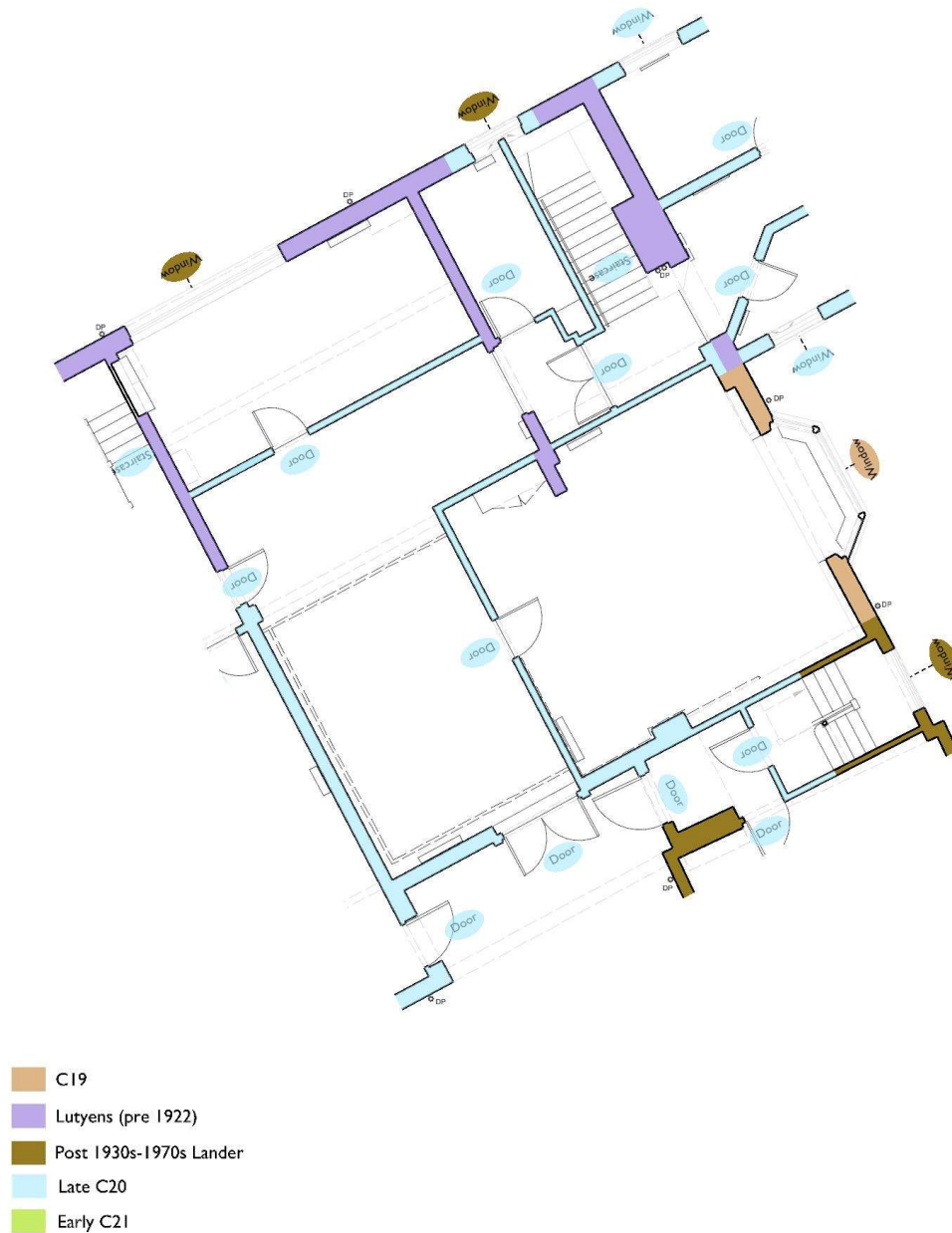
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1 GA – Apartment 39 French

Proposed Apartment 39 French – Plan of Significance



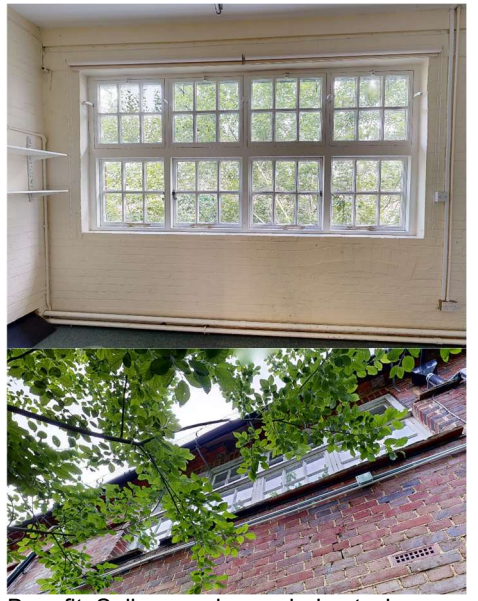
Level B1 (Ground Floor)

641-KS-06-TB-SH-A-900XX
Temple Dinsley Level B1 GA – Apartment 39 – French

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A.D1	Remove existing partition walls put up by school	Late 20 th Century	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.D2	Remove existing 1909 Lutyens	Moderate	Low impact	
A.D3	Remove existing Late 20 th Century partitions.	Low	Positive impact. Benefit.	 Benefit : The existing P1950 wall removed to facilitate windows for bedrooms, this adds benefit to the apartment – visual connection with the front garden.

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A-R1	Exposed brickwork walls are to be cleaned off existing paint, to carry out brick repairs if required. To be drylined with insulated plasterboard on battens.	01 Late 20 th Century, no significance 02 1909 Lutyens - High	Positive impact. Benefit.	01  02  Brickwork is left unaltered and the walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Benefit: 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 late 19 th Century garden wall, which holds significant heritage value, also has cyma reversa moulding. This approach not only maintains the wall's structural integrity but also protects its historical significance	low	Positive impact. Benefit.	

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				 Benefit: This will improve its longevity, appearance, and use. Improvement to the high significance wall
B - Floors				
B.D1	Remove C20 carpet tiles. Investigate the existing floor finish beneath.	01 Late 20 th Century, no significance	Neutral impact. Visual benefit.	 Benefit: The removal of this floor finish will allow for the inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.D2	Remove the wooden floor	01 Late 20 th Century, no significance	Neutral impact. Benefit	 Benefit: The removal of this floor finish will allow for inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	This floor can be insulated from the inside by raising the floor, Floor boards to be lifted to allow condition of floor joists to be established and identify any required repairs.	01 Late 20 th Century, no significance	Neutral impact. 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.

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C - Ceilings				
C.D1	Remove existing C20 ceiling boarding and services boxing to 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 C20 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.		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, using like-for-like materials.
D-Doors				
D.P9,10,11,13,14	The existing Door removed, to facilitate the new apartment layout	Late 20 th Century, no significance		
D.P1	A New Door is to be installed which becomes the entrance door to the apartment.			
D.P2-D.P8	New door to new partition.	Low	Neutral impact.	New solid timber door to the bedroom and common bathrooms
E-Windows				
W04	Late 20 th Century Window to be retained and repaired where necessary.	Late 20 th Century, no significance	Positive impact. Benefit.	 Benefit: 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

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				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.
W03	Between 1959-1972 Window to remain same and repaired where necessary	Low	Neutral impact.	 Same benefit as above
W01-02	New windows proposed to match the external elevation		Positive impact. Benefit	This adds benefit to the apartment – visual connection with the front garden.
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.
J – Internal Fixtures and Fittings				
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.P1	New kitchen cabinets and worktop fitted to south east wall.		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.		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	Low	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The internal decoration of the apartment shall be tailored to work with modern 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 all related to the school and shall be removed in entirety. The fixtures and fittings are all contemporary with surface-mounted plastic

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				trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Neutral C20 services	Low impact	Services generally shall be run - 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.P1	Creating compartmentation wall between Apartments 37,38 and 39.	Lutyens 1909 Late 20 th Century	Neutral impact	The shared wall between Apartments 39 and 37,38 is the original masonry wall of 1909 Lutyens and Late 20th Century and will require to be fire-rated construction and to comply with regulations requirements for airborne sound insulation. Also, The walls around the protected lobby are to be drylined with fire-resistant plasterboard. These proposals involve no loss of historic fabric and are reversible additions.

