

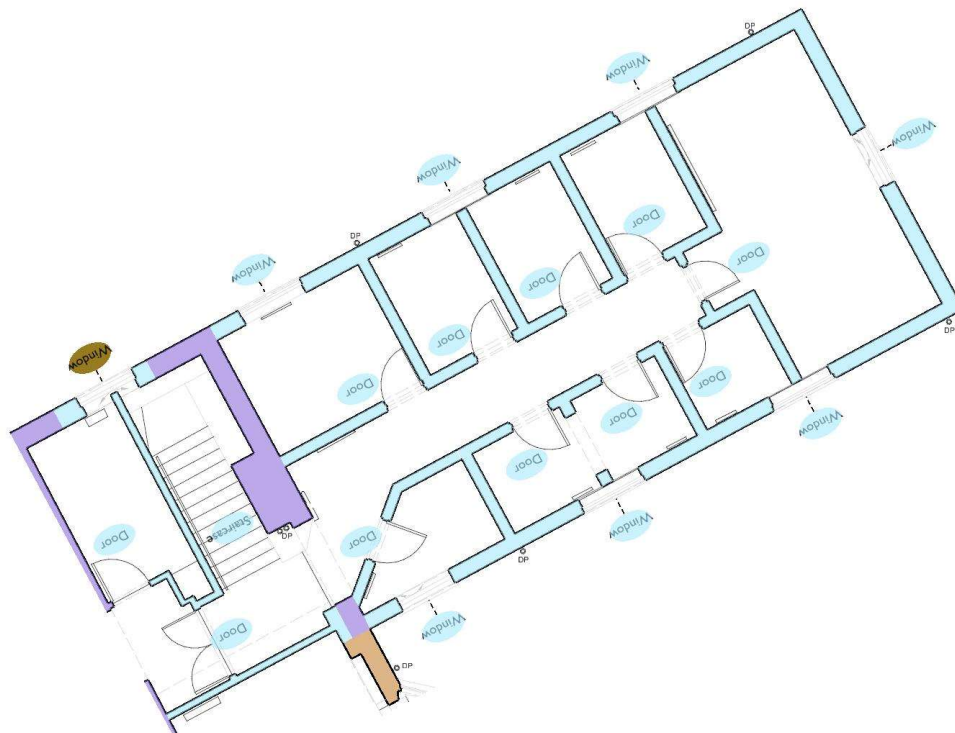
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
-----------	----------	---------------------------------	--------	--------------------------

Temple Dinsley

Teaching Block

Level B1 GA – Apartment 40 History

Proposed Apartment 40 History – Plan of Significance



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

Level B1 (Ground Floor)

A - Walls

A.D1	Remove Late 20 th Century stud walls	Late 20 th Century, no significance	Neutral impact.	Existing stud walls were stripped down to facilitate new apartment layout.
------	---	--	-----------------	--

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.R1	Repair wall finishes with dry lining with insulated plasterboard on battens.	Late 20 th Century, no significance	Positive impact. Benefit.	Removal of the 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. 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.P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.		Positive impact.	
B Floors				
B-D1	Remove C20 carpet tiles. Investigate the existing floor finish beneath.	Late 20 th Century, no significance	Visual 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.	Late 20 th Century, no significance	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.
C - Ceilings				
C.D1	Remove existing LC20 ceiling to allow for services to be concealed and 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.		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, and we will be able to run services in it.
D-Doors				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.D7 - D.D15	The existing Door removed, to facilitate the new apartment layout	Late 20 th Century, no significance		To accommodate proper apartment layout.
D.P1	New fire door to be installed.		Neutral impact.	This door will become the main entrance door to the Apartment with a contemporary fire and security door.
D.D2 - D.D6	New door to new partition.			New solid timber door to the bedroom and common bathrooms
E-Windows				
W01-W07	Existing windows are to be retained and repaired	Late 20 th Century, no significance	Positive impact. 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 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 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 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.
J – Internal Fixtures and Fittings				
J.D3	Radiators to be removed with new heating system	Late 20 th Century, no significance		All cast iron radiators are to be removed, restored/redecorated and relocated within new layout as required. Services will be concealed in floor/ceiling voids.
J.P1	New kitchen cabinets and worktop fitted to west corner 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		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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	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	One layer of fire-resistant plasterboard is to be used around the protected lobby area marked red below			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.

