

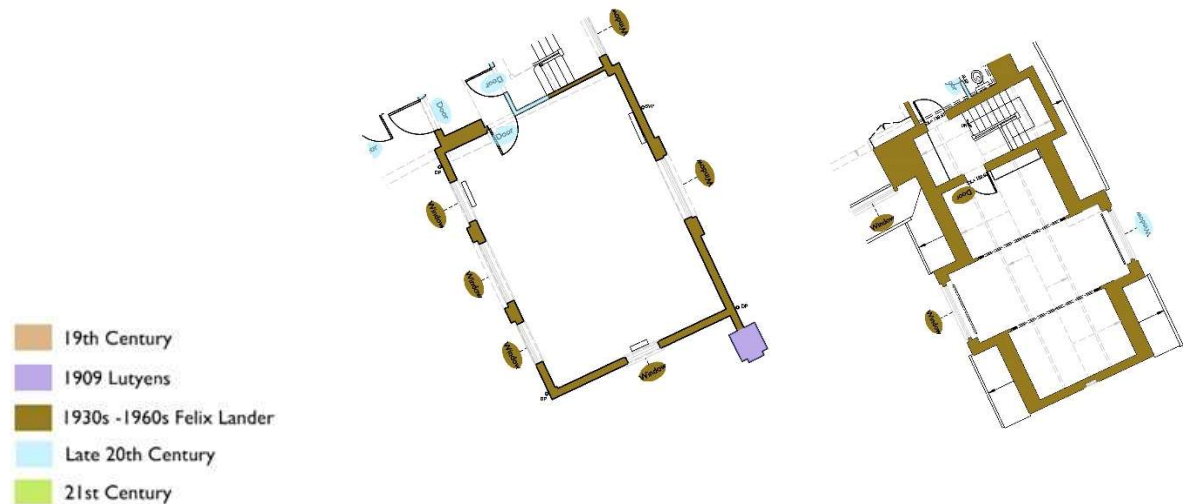
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1,00 GA – Apartment 41 Spanish

Proposed Apartment 39 French – Plan of Significance



Level B1 (Ground Floor) , Level 00 (First Floor)

A - Walls

A.D1	Remove the existing 1930-1960s masonry wall.	1930s-1960s Felix Lander	Positive impact. Benefit	 Part of the existing 1930s-1960s masonry wall is to be taken down to make a window opening for the bedroom of this apartment. There will be no loss of historic fabric.
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A.D2	Remove existing 1930s-1960s partition wall.	1930s-1960s Felix Lander , low significance	Low impact	 Demolition of partitions wall, which is in a poor condition and rebuilding a new partition wall for the apartment bedroom.
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.	1930s-1960s Felix Lander , low significance	Positive impact. Benefit.	01  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.R3	Minimum internal walls repairs to lime plaster carried out as required. Breathable paint.			

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				Wherever required ~ the walls are drylined to provide smooth wall surfaces, are to run services within, and to minimize thermal transmission. Benefit: This will improve its longevity, appearance, and use.
B Floors				
B.D1	Remove C20 carpet tiles. Investigate the existing floor finish beneath.	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.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	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. The existing floor construction will need to be insulated for fire and sound protection to the 1st floor accommodation below to comply with Building Regulations.
C Ceilings				
C.D1	Remove existing C20 ceiling boarding and services boxing to first floor, to allow for services to be concealed and roof to be insulated.	1930s-1960s Felix Lander , low significance + 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

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				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 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.D8-D11	The existing Door removed, to facilitate the new apartment layout	1930s-1960s Felix Lander , low significance + Late 20 th Century, no significance		
D.P1	New Door is to be installed which becomes the entrance door to the apartment.			
D.P2-D.P8	New door to new partition.		Neutral impact.	New solid timber door to the bedroom and common bathrooms
E-Windows				
W.02	New window proposed for the new bedroom of the apartment	1930s-1960s Felix Lander, low significance	Positive impact. Benefit.	 Benefit: Visual connection from bedroom to outside. Window proposed for the new bedroom.

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W.03-W.09	All casement windows are to be retained and repaired.	1930s-1960s Felix Lander, low significance; Late 20C (W.08)	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

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				finishes. 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.	None	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 - Stair				
H.D1	Remove existing staircase to accommodate entry from the basement level	Low significance	Low impact	 Demolition of part wall below the window to install a new door is proposed aligned with the window to allow level access into the apartment. This is designed by Felix Lander in the 1930s-1960s with low significance. There will be no loss of historic significance.

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H.P1	Redesign of a staircase to access from basement level		Positive impact, benefit	The new staircase although built in the same location will allow entrance from the alley road. It's a benefit for level access from the alley
J – Internal Fixtures and Fittings				
J.D2	The 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		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.		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 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 subfloor voids. - within ceiling/roof voids. New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms is 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).

641-KS-06-TB-SH-A-900XX

Temple Dinsley Level B1 GA – Apartment 41 – Spanish

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R – Fire and Soundproofing

R.P1	Creating compartmentation wall between Apartments 39 and 41 on lower level and 43 and 42 on upper level	Low Pre1884 – P1950	Neutral impact	The shared wall between Apartments 39 and 42, and between 43 and 42 will require to be fire-rated construction and are 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.
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