

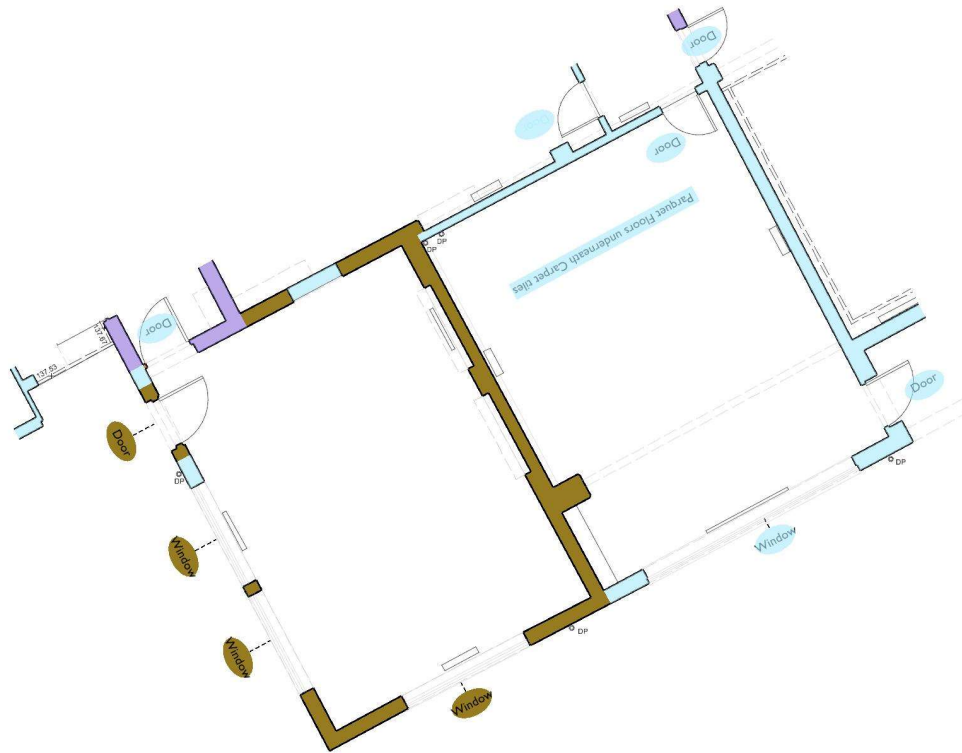
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1 GA – Apartment 38 Geography

Proposed Apartment 38 Geography – Plan of Significance



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

Level B1 (Ground Floor)

A - Walls

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.R1	Repair wall finishes with dry lining with insulated plasterboard on battens. 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.	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.
A.R2	01,02 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 1930s-1960s Felix Lander, low significance 02 Partly 1910 Lutyens Wall Moderate significance as disturbed	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.
A-P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.			

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.P2	Masonry infill to the doorway between apartments 37 & 38. And then to be drylined with insulated plasterboard on battens.	Rear (north) wall only: Partly 1910 Lutyens Wall Moderate significance as disturbed. Probably rebuilt as 1910 drawings show this wall comprised a nib and garage doors. All other walls: C20 Neutral significance	Low impact	 This opening was created circa in the late 20th Century - when the adjacent block was constructed. The doorway is within masonry and to be infilled to match to create fire and sound separate. It is a reversible addition, and no historic fabric will be affected.
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 inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	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 This unit is not within the 1910 Lutyens footprint.	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.
C - Ceilings				
C.D1	Remove existing C20 ceiling boarding and services boxing to the first floor, to allow for services to be concealed and roof to be insulated.	Late 20 th Century, no significance This unit is not within the 1910 Lutyens footprint	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 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				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.D7,D.D11,D.D10	The existing Door removed, to facilitate the new apartment layout	Low		
D.D11	Allow to install new door and frame/architrave to match historic 2-panelled door elsewhere on the building. Allow to repair brick reveals.	Neutral: Late C20 insertion Into Lander phase wall. Unsympathetically done so there is Potential to improve	Positive impact. Benefit.	 Benefit: The existing doorway was poorly inserted so the works will enhance. The existing door is of no historic or architectural interest. This will be of visual benefit with the loss of no historic fabric.
D.P2-D.P9	New door to new partition.	Neutral	Neutral impact.	New solid timber door to the bedroom and common bathrooms.
E-Windows				
WG01-02	Windows are proposed to change in width to facilitate the bedrooms.	1930s-1960s Felix Lander, low significance	Neutral impact	 The windows are of no historic interest. The proposed division will line with a mullion. Benefit: Slim double glazing will improve the thermal performance of the building.
W03-04	W03 – 1930s-1960s Felix Lander, low significance W04 – late 20 th Century	Left - 1930s-1960s Felix Lander Right – Late 20 th Century – no significance	Neutral impact.	 The windows are of no historic interest. The proposed division will line with a mullion.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Benefit: Slim double glazing will improve the thermal performance of the building.
F – New Opening				
F.D1	Section of wall removed to form opening and entrance into adjacent rooms.	Left - 1930s-1960s Felix Lander	Neutral impact.	No historic fabric affected. Layout is based on creating lobby to the bedrooms
G – New Internal Partitions				
G.P1	New reversible timber studs and plasterboard partitions to ground level to create room divisions to facilitate apartment creation.	N/A	Neutral impact.	The new partitions will be a reversible addition, to create room division facilitating apartment use, and there will be no loss of historic fabric. Reversible.
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	No historic fabric affected. Shelves put up for use by school will be removed to achieve clean wall partitions
J.D3	Radiators to be removed with new heating system	Late 20 th Century, no significance	Benefit	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 west corner wall.	N/A		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		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 – low with mid/late C20 substrates.	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The appearance will improve and internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
P – Services				
P-Services P.D1	Removal of existing services and associated equipment.	Neutral – low with mid/late C20 substrates.	Benefit	Benefit: The existing electrics, heating system and equipment is all related to the school and 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	Neutral – low with mid/late C20 substrates.	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.

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

Temple Dinsley Level B1 GA – Apartment 38 – Geography

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				(Refer to CBG Report).
R – Fire and Soundproofing				
R.P1	Compartmentation between Apartments 37 and 38, 38 and 39.	Neutral – low with mid/late C20 substrates.	Benefit	Other than potentially a brick nib, none of the shared wall between Apartments 37 and 38 is historic. The walls will require to be fire-rated construction and to comply with regulations and requirements for airborne sound insulation. The later added doorways that exist between D.D9 will be infilled with masonry. These proposals involve no loss of historic fabric and are reversible additions.