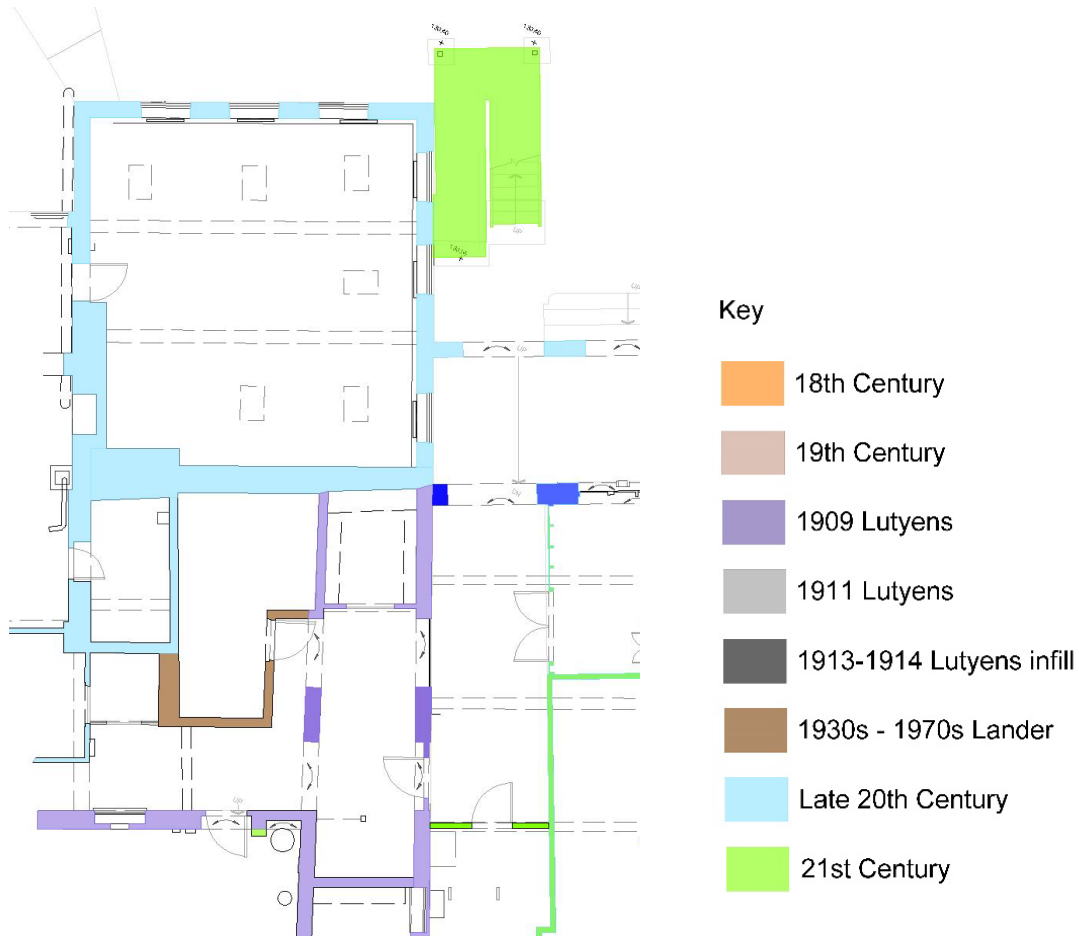


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East block – Proposed Apartment 22 – Plan of Significance

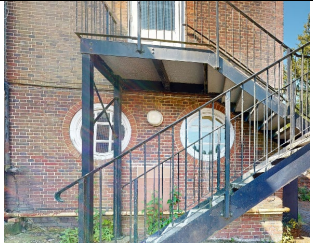


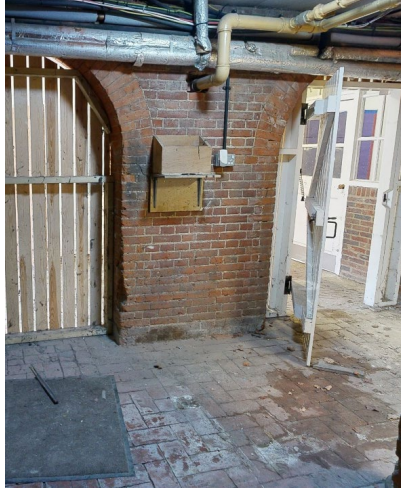
Extract from Level -1 GA, plan as existing. Plan depicts the phasing and significance of the rear east block. It shows its evolution during C20. The lower ground floor at the rear of the East Wing was predominately created in circa 1988 under permissions 88/009181 and 88/010791/LB for an extension to the basement to create new laboratories. This phase included some reconstruction of the previous C20 structures and can be identified by the differing colour of the brickwork at ground and first floor levels.

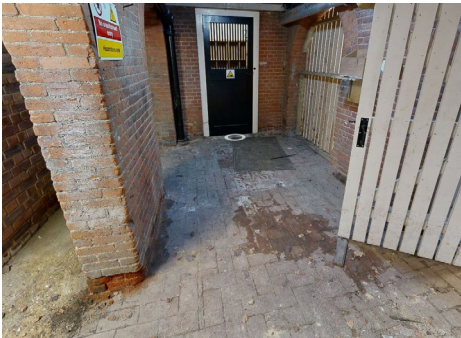
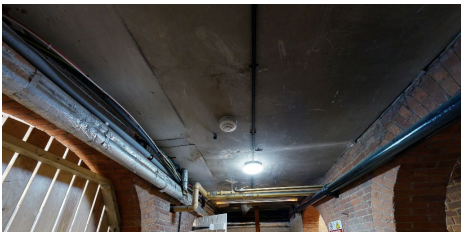


Present day photos of the rear elevation of east block (dated 2023)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>General proposal</u>	Formation of Apartment 22	Low - Neutral Late C20 extension. Rebuild of Lutyens' Croquet Store by Lander after 1950. It reflects but obscures the c1908 Lutyens work. Negative - Late C20 external staircase of no significance which has negative visual effect. Moderate – High. Fragment of undercroft to c1908 Lutyens Larder wing attached to former croquet store.	Low	The majority of the rooms occupy the late C20 Lander extension. Two bays of the Lutyens c1908 larder undercroft are included to form a dressing room and en-suite to the main bedroom. The sleeping space sits at the back, facing the inner courtyard and undercroft, benefiting from the privacy. The living space sits at the rear with views over the rear garden. A single storey flat roof rear extension is proposed to create a proportionate living space to a 2bed size apartment. The brickwork extension will line with a replacement external brickwork staircase up to apartment 28 Refectory above. The extension will provide a terrace to Apartment 28 outside the living space. This small extension is designed to reflect the character and materials of the Lutyens c1908 phase which inspired the Lander extension.
<u>A-Walls</u> 22A. D1	Open up the rear external wall.	Low- Neutral. Late C20 extension (circa 1988). Low level of architectural interest as inspired by Lutyens.	Low	  The proposal to form apartment 22 involves extending out to the rear to create a practical living space for the two bedroom apartment size. This part of the east block is an extension added in the Late C20, and the proposed design will be of high visual quality.
<u>A-Walls</u> 22A. D2	Remove round window and open up the wall to the underside of the new brickwork external staircase.	Low - Negative. Late C20 extension with utilitarian metal staircase.	Low	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The current stair detracts from the appearance of this part of the building and a high quality design of replacement would potentially enhance.
<u>A-Walls</u> 22A.P1	Erect a new brickwork cavity wall construction to form a single storey flat roof rear extension.	Low- Neutral. Late C20 extension.	Low	The purpose of the extension is to provide the Apartment with a spacious living space that is proportioned to its size -two bedroom apartment. Brickwork to be of red brick matching existing, bedded in lime mortar. Brickwork bond to match existing. Wall to be finished with a parapet wall capped with limestone, so to match garden wall details present in the garden. Finish with a cast iron railing -matching those in the new brickwork staircase. 
<u>A-Walls</u> 22A.P2	Erect new external cavity wall construction to divide en-suite from courtyard archway.	Moderate – abuts 1908 Lutyens structure. Neutral - Late C20 extension	Low.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 It follows existing precedent of infill with higher quality materials and design. The new partition is set back from the arches inner line so to not obstruct the reading of the gauged brick arches. The proposal is reversible. Brickwork to be of red brick matching surrounded brickwork, bedded in lime mortar. Brickwork bond to match existing. The archway is proposed to be left unchanged, this is exposed brickwork.
<u>A-Walls</u> 22A.P3	Exposed brick walls to the inside of dressing room and en-suite to be lined with breathable insulation build-up.	Moderate – abuts 1908 Lutyens structure. Neutral - Late C20 extension	Low	 It follows existing precedent of infill with higher quality materials and design. Benefit as this improves the thermal performance of the space. No historic fabric is lost, and the works are reversible.
<u>B-Floors</u> 22B-R1	C20 modern soft flooring to be stripped and suspended wood flooring exposed	Neutral Late C20 finishes. Potential for Moderate altered	Benefit.	

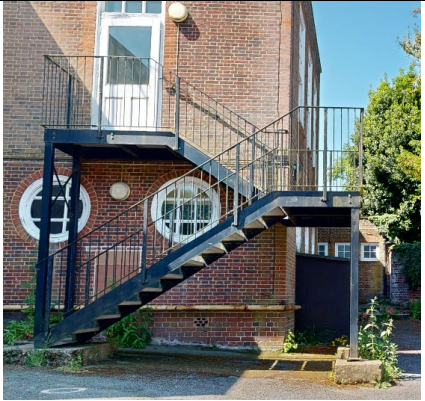
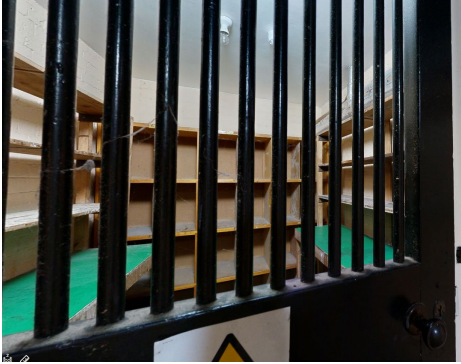
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	throughout for inspection. Localised repairs if required. Wood flooring to be lifted. Floor to be upgraded thermally. To run services within it. Lay new UFH and new flooring.	c1908 substructure subject to opening up. Soft flooring comprises late C20 finishes by the School.		 Benefit, as this improves the thermal performance of the spaces.
<u>B-Floors</u> 22B-R2	Carefully lift floor bricks, lay new breathable insulated floor, and relay them.	Moderate - Low. Within footprint of the undercroft of the Lutyens larder. Disturbed by Late C20 changes.	Low. Benefit	 This proposal means an improvement to the breathability of the floor and surrounding brick walls. The excavation will allow localised brick repairs and replacements to any damaged bricks by raising damp.
<u>C-Ceiling/Ro</u> <u>of</u> 22C.P1	Flat ceiling and roof construction.	Proposed new extension. Abuts Mid-Late C20	Neutral	Ceiling of the rear extension is to match the existing in height. Flat roof construction with terrace finish above.
<u>C-Ceiling</u> <u>22C.D1</u>	Remove modern boards ceiling. Install plasterboard ceiling.	Moderate structure. Neutral finish. Late C20 finish of poor quality.	Benefit	 The modern boards are unsightly and damaged and need replacement. This allows the Fire, Sound and Thermal compartmentation from the apartment above. Also the running of services.
<u>D-Doors</u> <u>22D.D1</u>	Remove modern door and doorcase. Block up doorway that connects with adjacent space of apartment 21.	Neutral. Late C20 extension and hollow-core door.	Neutral	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 No impact on historic fabric. With the conversion to apartments the partitioning that divides them has to comply with Fire, Sound and Thermal compartmentation.
D-Doors 22D.P1	New main entrance door to be security grade.	Low – Neutral. Late C20 extension inspired by Lutyens.	Low.	  Existing round window opening to be altered to form a doorway. Arch head to remain, brick arch lintel to be stretcher high -matching those in the yard to reflect the appearance and hierarchy of this part of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Door to be top half glazed with glazing bars matching those of existing joinery.
<u>D-Doors</u> 22D.R1	Existing timber door to be repaired and refurbished. Top panel to be solid or frosted glass.	Neutral Mid C20 re-ordering	Neutral	 The character and fabric is retained, which reproduces the 2-panelled doors of the 1908 Lutyens area adjacent. It is reversible.
<u>E-Windows</u> 22E.D1 22E.P3	Existing round window to be removed, opening altered to accommodate a larger window, 1m diam.	Neutral. Late C20 extension which reflects but obscures c1908 Lutyens.	Low	 The changes are necessary as the window becomes a window to a habitable room. For compliance with daylight requirement the glazed area will be increased, to provide 1/15th of the floor area. New like for like openable timber frame round window fitted. Double glazing with integrated glazing bars. Arch head remains, brick arch lintel to be stretcher high -matching those in the yard. No historic fabric is affected. Like the existing, the proposed design is inspired by the adjacent c1908 Lutyens design.
<u>D-Doors</u> General note 22-DB02 to 22-DB06	New doors to be 2-panel timber doors.	Proposed new partitions.	Neutral	To be in line with the design of the entrance door and retained door in the ensuite. No historic fabric is affected. The proposed design is inspired by the adjacent c1908 Lutyens design. It is reversible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>E-Windows</u> 22E.P1 21-WB01. 02 & 03	New three number timber frame openable round windows with arch lintel. 1m diam.	Proposed new extension.	Low.	New windows are to be timber frame sash windows, with a brick arch lintel (brick stretcher high), pane numbers to be in line with windows above. The new windows serve a habitable room. For compliance with daylight requirement the glazed area will be increased, to provide in total 1/15th of the floor area. New like for like openable timber frame round window fitted. Double glazing with integrated glazing bars. Arch head with brick stretcher high - matching those in the yard. No historic fabric is affected. The proposed design is inspired by the adjacent c1908 Lutyens design.
<u>E-Windows</u> 22E.P2 21-WB05 21-WB06	Insert two timber frame double casement windows, under existing archways. Brick up bottom section with brickwork cavity wall construction.	Moderate – Low. Partly within the former larder area, altered in the Late C20. The former c1908 openings are altered and one of the arches is rebuilt.	Low – neutral.	 Infill the base of the opening with a brick plinth recessed from the wall/arch face to allow reading of the former arched opening. Glazing bars and pane numbers to be in line with proposed new windows in the new extension, inspired by Lutyens' details and proportions. The proposal reveals the arch, involves no change to the historic c1908 fabric, and is reversible.
<u>E-Windows</u> 22E.P4 21-WB04	Insert new timber frame casement window in new opening to bedroom 2.	Low. Within Late C20 extension, inspired by Lutyens.	Low – neutral.	Casement window pane numbers and glazing bars to be in line with new proposed windows. This will provide ventilation and daylight to bedroom2.
<u>F-New openings</u> 22F.D1	Open up existing brickwork wall to form a window into the inner courtyard for bedroom 2 and to access dressing room and ensuite to bedroom 1.	Moderate – Low. Partly within the former larder area, altered in the Late C20.	Low	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Window opening to have a straight brick lintel (brick stretcher high). The openings will be kept to the minimal.
<u>F-New openings</u> 22F.D2	Remove modern round window and open up bottom section to form a doorway entrance to the apartment.	Low – Neutral. Late C20 extension inspired by Lutyens.	Low	 The doorway will retain the arch head, although it is to be replaced by a brick arch lintel (brick stretcher high), matching those existing in the courtyard. This part of the east block is an extension added in the late C20, so it holds low historic significance.
<u>G-New internal partitions</u> 22G.P1	New lightweight non-load bearing timber stud partitions.	Low – Neutral. Late C20 extension inspired by Lutyens.	Neutral	To divide the large space to form the following rooms; an open plan kitchen-dining-sitting room, a lobby entrance, a bathroom and two bedrooms. The proposal is reversible. The partitions will comply with sound airborne transmission.
<u>H-Stairs</u> 22H.D1	Remove modern metal staircase serving access to floor above.	Neutral-Negative. Late C20 utility metal stair.	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The industrial style metal staircase is out of character with the setting. Its replacement for a more in keeping brickwork construction staircase is thought to be an enhancement.
<u>H-Stairs</u> 22H.D1	New external staircase to access apartment above, 28 Refectory. Top landing to provide canopy to main entrance to Apartment 22.	Low - Neutral. Late C20 extension inspired by Lutyens. Neutral-Negative Late C20 utility metal staircase.	Low impact. Benefit	Stair to be replaced in higher quality with terrace/platform inspired by Lutyens. Two flight staircase, brickwork construction. Brickwork to be of red brick matching existing, bedded in lime mortar. Brickwork bond to match existing. Outer edge of first flight and intermediate landing to have a brickwork parapet with limestone capping -matching adjacent new extension. Inner side to have a cast iron balustrade and railings that continue to the landing.
<u>J-Internal fixture and fittings.</u> 22J.D1	Strip modern timber shelving.	Neutral. Late C20 fittings.	Neutral	 The shelving is modern and holds no significance.
<u>J-Internal fixtures and fittings</u> 22J.P1	New sanitaryware and kitchen units with its associated services to be fitted to equip ensuite, bathroom and kitchen.	Neutral. Late C20 extension, surfaces and fixtures.	Neutral	The proposal involves minimal alteration to the walls and floors and is similar to the character of the existing.
<u>M-Finishes</u> 22M.P1	Emulsion paints to new internal linings.	Neutral - Low	Neutral impact. Benefit	The internal decoration of the apartment reflects the existing. Most of the fabric is from late C20 and cement or plasterboard

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	Breathable paints where applicable.			based. Any permeable substrate found will be finished appropriately to maintain breathability where possible.
<u>P-Services</u> Generally	Services	Neutral – Late C20 services Moderate – Neutral substrate.	Neutral impact.	Services generally are to be installed sympathetically and unobtrusively: - within new partitions and wall lining - ceilings - the floor in apartment 22 is thought to be suspended, drainage to run within its thickness. En-suite drainage to be run within solid floor slab thickness. New electrics throughout. Heating using UFH. Mechanical ventilation to kitchen, bathroom and en-suite via ceiling and to the outside walls, with discreet and cast iron metal cowl. Incoming hot and cold water feed and plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.