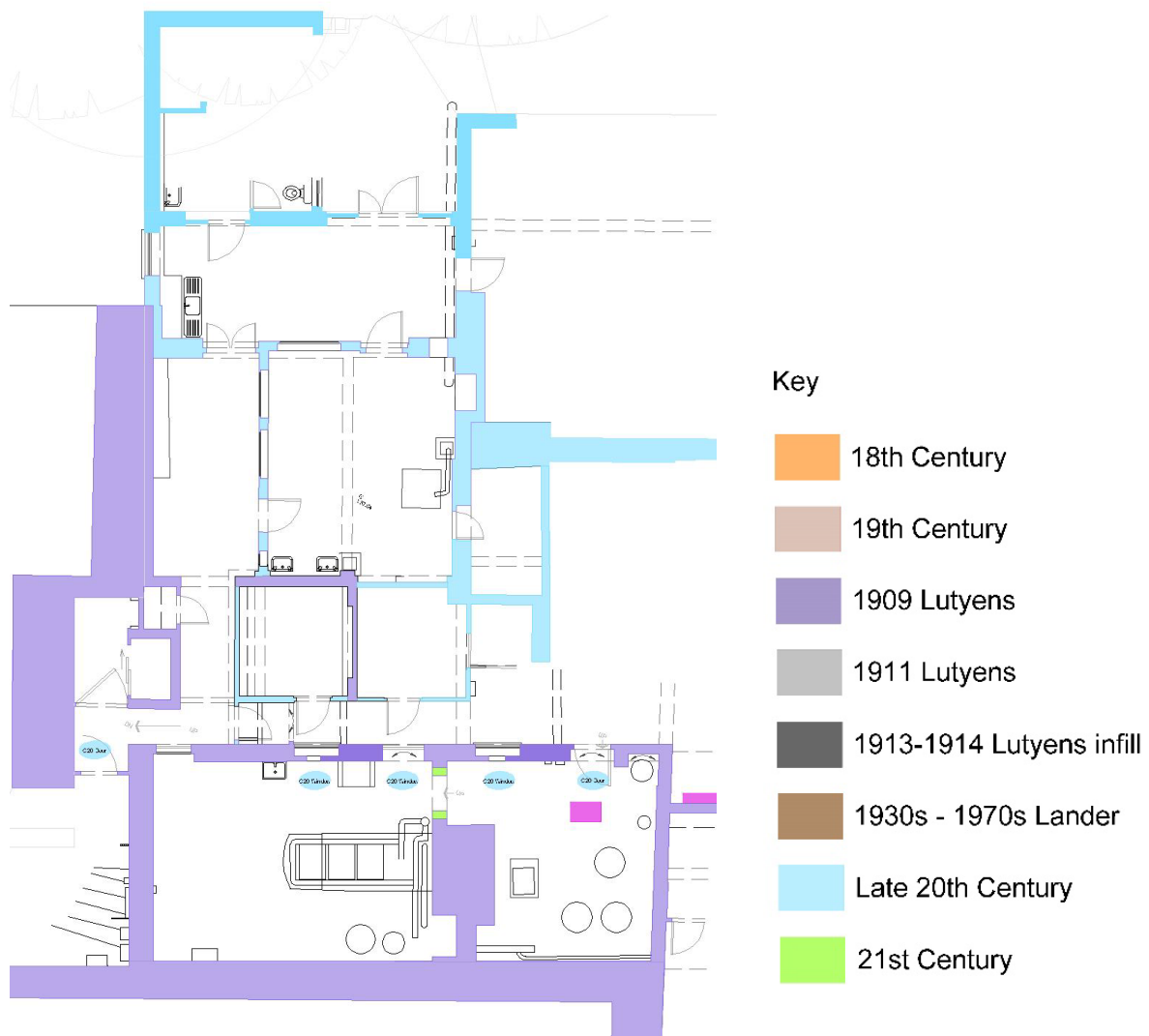


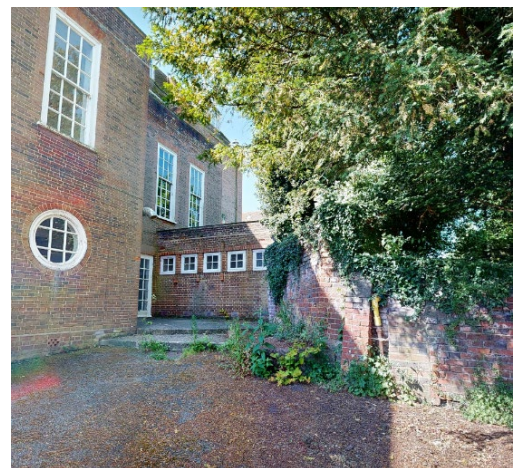
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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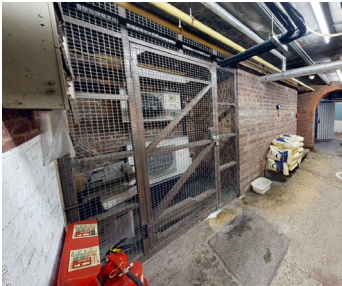
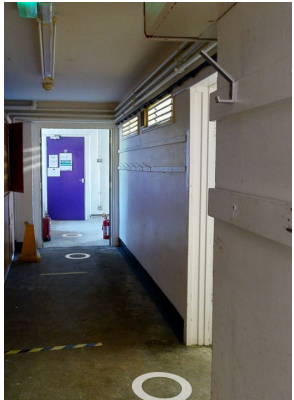
East block – Proposed Apartment 21 – Plan of Significance



Extract from Level -1 GA, Plan as Existing. Plan of significance shows the evolution of the rear east block.



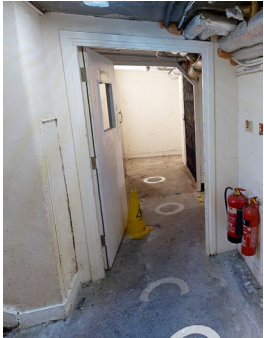
Recent photo of the rear elevation of east block (dated 2023). Recent photo of late C21 single storey toilet block and rear east block (dated 2023).

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>A-Walls</u> 21A. D1	To demolish late C20 toilets block.	Neutral/negative. Late C20 addition by the School.	Positive impact.	 The block is an unsympathetic modern single storey flat roofed addition. Its demolition allows the use of the floor space for amenity to the apartment. And it will provide unobstructed views over the large rear garden, from inside the apartment and from the patio/garden. It will reinstate a gap between the rear wall of the house and the rear garden walls.
<u>A-Walls</u> 21A. D2	To take down late C20 brickwork walls to form an inner open courtyard.	Neutral/negative. Late C20 alteration. This area was the former kitchen yard. Moderate. Abuts c1908 Lutyens Larder range.	Positive impact.	 The proposal involves the careful demolition of modern brickwalls and floor above to reinstate the open kitchen yard which will also provide daylight and ventilation to inner rooms of some apartments. Benefit – it will remove poor quality structures, indicate the position of Lutyens' courtyard and allow the western wall and arches of the former Larder undercroft to be revealed.
<u>A-Walls</u> 21A. D3	To demolish C20 brickwork walls.	Neutral/negative. Late C20 alteration. This area was an infill of open space adjacent Lutyens' East Wing. Low. There are incomplete rooms below the former stair and store of the 1908 plan. The brickwork is fragmentary and mainly at plinth level as these spaces	Neutral impact	

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		have been reordered in 1980s conversion to laboratories. Moderate. Abuts Lutyens' 1908 basement rooms which are being retained.		 All complete 1908 walls are retained. Limited demolition of the C20 walls as proposed allows to create an open plan living space that benefits from the daylight and vistas that the rear windows and doors provide. It allows some better appreciation of the 1908 layout. These walls may be load-bearing walls, which need to be assessed by a Structural Engineer. Fragmentary c1908 brickwork: The lower levels of the former lift and stairs are being retained. An incomplete section of c1908 brick within Bed 2 is to be lost in order for Bed 2 to have natural light and to be practical as a bedroom. This area of brickwork is to be included in the photographic record.
<u>A-Walls</u> 21A. P1	Infill niches, window and door openings as shown on the plans	Neutral. All infills are Late C20 alteration. Moderate. Walls include Early C20 Lutyens	Neutral	 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 There is no alteration to historic fabric. The proposal involves removing the c1980s windows and doors joinery. The openings detailing remains (i.e. brick lintels). Infill to be lightweight and to be set back within c1908 openings. These are minor alterations which are reversible.
A-Walls 21A. P2	Upgrade existing partition.	Neutral/negative. Late C20 alteration.	Neutral.	 There is no alteration to historic fabric. The partition becomes a separating wall between the apartment and the staircase, hence this needs to be upgraded acoustically, thermally and fireproofed. Wall part rebuilt to infill pipework holes. It is reversible.
A-Walls 21A. P3	South inner wall to be lined with a tanking system.	Moderate. Early C20 Lutyens wall. Neutral. Late C20 finishes.	Neutral. To agree detail.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Subject to agreement of detail. The proposal is reversible and it does not affect the historic wall.
<u>A-Walls</u> 21A. P4	Exposed brickwork walls to be clean off existing paint, to carry out brick repairs if required. To be drylined with insulated plasterboard on battens.	Moderate. Early C20 Lutyens walls. Neutral. Late C20 finishes.	Low.	 Brickwork is left unaltered and the walls are drylined to provide smooth wall surfaces, to run services within and to minimise thermal transmission.
<u>B-Floors</u> 21D.P1	To dig out existing concrete slab throughout the entire floor, and to lay a new insulated concrete floor.	Neutral/negative. Late C20 alteration. Impermeable concrete slab.	Benefit	 The existing floor is not insulated and shows signs of damp. The proposal provides an insulated floor which is breathable so it reduces raising damp in perimeter walls. It is proposed to replace with an insulated limecrete floor.

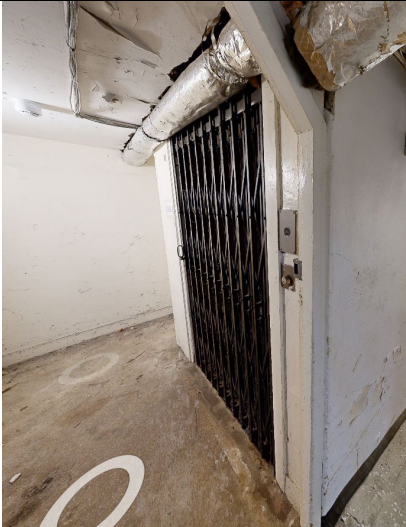
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>C-Ceilings</u> <u>21C.P1</u>	Carry out necessary repairs to the plastered ceiling following removal of pipework, ducting, boxing and conduits. Remove modern damaged plastered ceilings, lay new plasterboard, skim plaster and decoration.	Moderate. Early C20 Lutyens Neutral/negative. Late C20 alteration.	Benefit	  In some areas the ceiling has been extensively damaged with perforations and passing of pipework. This is an opportunity to insulate between joist (acoustic and thermal) and to run services. The visual appearance and performance of the ceiling will be improved.
<u>D-Doors</u> <u>21D.P1</u>	21-DB01 To remove modern door, doorcase architraves, and to fit a new fire rated, external grade and security door.	Neutral. Late C20.	Neutral	 The wall becomes a compartment wall hence the door is to be a fire door. This door is also the main entrance door to the apartment, hence a security door. Its design in style with the rest of the joinery proposed inside the apartment.
<u>D-Doors</u> <u>21D.P2</u>	21-DB07 To remove modern solid door and to insert a new timber frame glazed door with side glazed panes.	Neutral. Late C20.	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The door provides access and view over the apartment garden and beyond. Its design to be in line with existing external joinery.
<u>D-Doors</u> Generally	New internal doors. 21-DB02 to 21-DB06.	Neutral.	Low impact	Painted timber vertical boarded doors to match this part of the historic building. Ironmongery to be confirmed. Design to reflect the character of this part of the building.
<u>E-Windows</u> 21E-R1	Sash window to be retained and repaired. Top louvered pane to be replaced with glazed panes, with matching glazing bars.	Low Late C20 alteration inspired by Lutyens design. Negative louvre panel.	Benefit	 The proposal retains the window and restores its original design.
<u>E-Windows</u> 21E-P1	To insert new timber casement windows in existing openings.	Neutral/negative. Late C20 alteration. No historic fabric.	Benefit	 Reinstates fenestration within the former openings. Reinstates natural light to the rooms and openings onto the reinstated courtyard. Design is to allow means of

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				escape and to match the character of existing historic windows adjacent.
<u>E-Windows</u> 21E-P2	To remove solid door and glazed side panels. To insert a window/screen/door.	No historic fabric.	Benefit	 It is proposed to insert a timber frame three panes window/door in the existing opening. To be timber frame, three full height panes with a central double door. Its design will reflect the style of the adjoining joinery which will be an improvement to the external appearance of the north elevation.
<u>G-New Internal Partitions</u> 21G.P1	To erect new lightweight partitioning to form bathrooms and dressing room.	No historic fabric. Adjoins Neutral/negative. Late C20 alteration. Adjoins Low significance altered former 1908 cellar	Neutral	These proposed works are reversible. The location of these service spaces is proposed within the area of the former cellar as they provide best use of this area without natural light and the services will be less intensive than the existing.
<u>J-Internal fixtures & fittings</u> 21J.D1	To strip any modern fitting and fixtures added by the school. Sinks with associated plumbing, tiled splashbacks, fluorescent lighting, worktops, and shelving.	Neutral/negative. Late C20 alteration by the School.	Benefit. No harm	 The removal of redundant modern fittings reveals the original volumes and is necessary for the change of use.
<u>J-Internal fixtures & fittings</u> 21J.P1	New sanitaryware with its associated services fitted to form bathroom and en-suite.	No historic fabric Adjoins Neutral/negative. Late C20 alteration.	Neutral	The services will be less intensive than the existing. In general fixtures will be installed against new internal partitions.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		Adjoins Low significance altered former 1908 cellar		
<u>J-Internal fixtures & fittings</u> 21J.P2	New kitchen units with its associated services to be fitted to form kitchen.	No historic fabric. Adjoins Neutral/negative. Late C20 alteration.	Neutral	The proposal to convert part of the laboratory into a kitchen involves minimal alteration to the existing walls and character.
<u>M-Finishes</u> 21M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible.
<u>P-Services</u> 21P.D1	To strip back heating equipment and associated pipework, all electrics, fire detection system, ducting and conduits.	Neutral/negative. Late C20 alteration by the School.	Benefit. No harm	 The removal of modern fittings is necessary for the change of use. It will improve the appearance and legibility of the space.
<u>P-Services Generally</u>	Services	Low	Low impact	Services generally are to be installed sympathetically: -within new partitions and wall linings -suspended floor -within ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen, bathroom and ensuite via ceiling and to outside wall in the inner courtyard. Discreet cast iron air vent inserts adopted. Incoming hot and cold water feed and waste plumbing to be boxed internally. Waste drainage to be taken within new floor slab to the inner courtyard main drainage runs. The building services are to be updated to suit residential use and to ensure the future viability of the building.
<u>R-Fire and Sound Proofing</u> 21R.P1	Lift shaft is retained. Space used to form a cupboard to service the bootroom.	Moderate - Neutral. Early C20 Lutyens lift shaft at plinth level, rebuilt and altered in later C20 to take a different lift	Neutral	

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		and to remove c1908 stairs.		 The extent, character and fabric of the space is retained. The lift shaft at this level has some c1908 brickwork at low level. All of this historic phase is to be retained. The collapsible doors are modern, which will be removed and replaced with more sympathetic timber doors. The shaft will be sealed off at ceiling level, new timber joisted flooring laid in, complying with fire compartmentation and sound transmission. The changes are reversible.