

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Central Block – Proposed Apartment 11 – Plan of Significance



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



South Elevation (Front). Mid C19 shows the Georgian front of Temple Dinsley, central block. C21 photo showing central block with Lutyens side wings extensions.

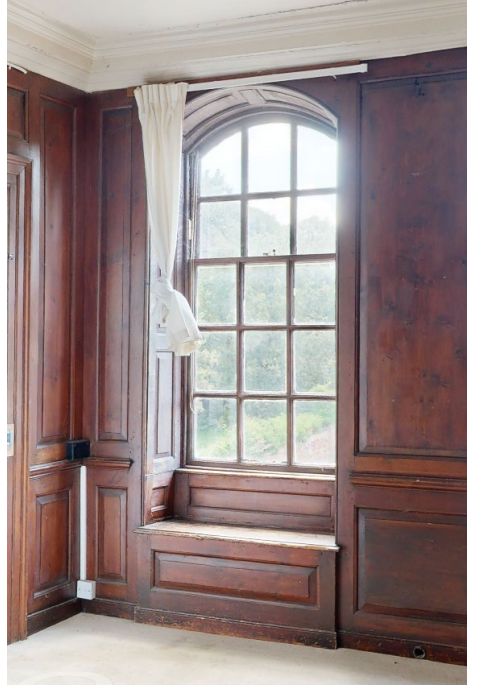


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North Elevation (Rear). Pre-Lutyens sketched picture showing rear bay window. C21 photo showing rear terrace and side wings.				
A-Walls 11A.P1	Apartment walls/partition next to common area/lobby to be Fireproofed.	High. C18	Neutral	Fireproof treatment to be confirmed.
B-Floors Generally 11B.D1	Remove C20 soft flooring (carpet and vinyl) throughout. Retain existing timber flooring beneath.	Low. Late C20 finishes added by the School.	Benefit	 The soft flooring is in poor condition, and it is required to be lifted to reveal the historic timber floor, which will enable like-for-like repairs to be carried out, as well as the thermal, acoustic and fire upgrade.
B-Floors 11B.P1	Existing wooden flooring to be retained and repaired when required. It is proposed to carefully lift the existing boards to allow for inspection and repair of timber floor joists, and insertion of new breathable insulation between the joists, Fire and Sound proofing treatment. Existing boards to then be re-laid and left as finish flooring. New tiled flooring laid including decoupling membrane on bathroom, en-suite and kitchen.	High. C18	Neutral Impact. Repairs of Benefit.	 Revealing the historic timber flooring enables like-for-like repairs to be carried out. The proposed membrane laid in bathrooms, kitchen and ensuites ensures that any overlaid floor finish will not adhere and damage the historic fabric.
C-Ceiling 11C.D1	Remove section of modern dropped ceiling that conceals the bearer.	Low. C20 alteration.	Positive impact.	

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				 Benefit: to reinstate the former ceiling height, to remove unsympathetic alteration -yet necessary at the time.
C-Ceiling 11C.R1	Ceiling - Lath and lime plaster and cornice to be repaired when required. And to be redecorated throughout.	High. C18. It may have been altered in EC20 Lutyens' intervention.	Low Impact. Repairs of Benefit.	
D-Doors 11D.P1	11-DF02. C20 glazed timber door to be removed. New door fitted, to be main entrance security door grade, and fire rated. To match lobby/landing original timber panelling.	Moderate. Circa 1980s door of no significance within Lutyens panelled surround.	Benefit.	 The door is a later addition, it does not match with the original timber panelling around it. A replacement door to match the adjacent historic door into the room will improve the architectural design, appearance and understanding of the space.
D-Doors 11D.P2	11-DF01. EC20 timber doors to be kept permanently, door	High. C18	Neutral Impact	

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	openings to be infill behind. Original ironmongery to be retained.			 The door set will remain, in fixed-shut position, therefore there will be no visual impact to the staircase lobby. Door will be lined on the internal side to form a compartment wall for fire and acoustic separation.
D-Doors 11D.P3	11-DF06. Modern door and doorcase to be removed. Door opening to be infilled. Outer archway to be retained.	Negative. C20 addition.	Low impact	 The existing door and infill is unsympathetic and detracts from the appearance of the historic outer arch. The proposal to infill in timber stud reveals the simplicity of the C18 arch. The proposal is reversible, built in lightweight non-load bearing timber stud partition, as part of compartment wall for fire and acoustic separation.
D-Doors 11D.P4	11-FD12. To reinstate missing timber door to the cupboard. To fit existing door (11-DF10) from the kitchen-dining room.	High. C18 and EC20 Lutyens	Positive impact.	

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				 The proposal will reinstate the original features and detailing of the room. Door from dining room to be fitted in.
D-Doors 11D.P5	11-DF10. To fit a new oak timber door in existing door opening. Design and joinery to match existing, to be LHS hung. Ironmongery to suit style.	High. C18 and EC20 Lutyens	Low impact. Benefit.	 Existing door has original ironmongery that doesn't allow changing the door swing or hanging without compromising ironmongery or doorcase lining. Hence the door is proposed to be fitted in the cub'd in the sitting room. New like-for-like design timber door is proposed.
D-Doors 11D.P6	11-DF16. To reinstate jib/secret door.	High. C18 and EC20 Lutyens	Low impact. Benefit.	

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				This is to provide access to the inner room, that is the sitting room, from the lobby via the corridor.
D-Doors 11D.R1	11-DF14 To repair inner face of panels. To fit new ironmongery to sympathetically reflect the style of the door.	High. C18 and EC20 Lutyens.	Low impact. Benefit.	 The like-for-like repairs are beneficial to the longevity of the historic joinery.
D-Doors generally	All original doors are retained. To be eased and adjusted. Original ironmongery to be retained.	High. C18 and EC20 Lutyens.	Positive impact.	Any new ironmongery to be in keeping with the style and design of the original.
E-Window 11E.R1	C18 and 1911 'Lutyens' timber sash windows repairs. Splice repairs when required. Resin repairs for localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building Regulations. To redecorate internally and externally.	High. C18 and EC20 Lutyens.	Positive impact. Repairs are of benefit.	 Original sash windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the

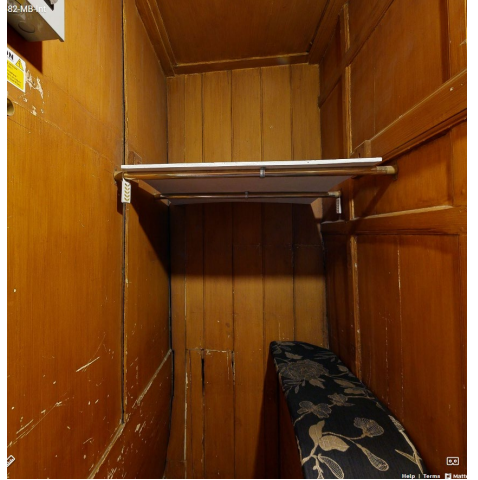
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				building. Replacement of non-original ironmongery to sympathetically reflect the style of the windows will improve their appearance.
E-Window 11E.R2	Reinstate missing shutter.	High. C18 and EC20 Lutyens.	Positive impact.	 Benefit, to reinstate the original feature and improve use.
G-New internal partitions 11G.P1	Infill door opening behind a EC20 door (to be kept permanently shut) with lightweight non-load bearing timber stud partition, as part of compartment wall.	High. C18 and EC20 Lutyens.	Low impact	 The infill is inserted within the existing opening, so there is no loss of historic fabric. This is reversible. The door set will remain, in fixed-shut position, therefore there will be no visual impact to the staircase lobby.

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				Door will be lined on the internal side to form a compartment wall for fire and acoustic separation.
G-New internal partitions 11G.P2	Remove modern door and doorcase, infill door opening with lightweight non-load bearing timber stud partition, as part of compartment wall. Over archway to be retained.	High. C18 and EC20 Lutyens adjacent. Negative. Late C20 infill and door.	Low impact	 The infill is inserted within the existing opening, so there is no loss of historic fabric. The proposal is reversible. The original archway detail is retained and clearer to see. The proposal is to built in lightweight non-load bearing timber stud partition, as part of compartment wall for fire and acoustic separation.
G-New internal partitions 11G.P3 (11G.D1)	To remove existing partition between cupboards, and to re-erect it further along.	High. C18 and EC20 Lutyens adjacent.	Low impact.	  There is evidence that the narrow space housed a staircase to the attic, which later was removed, and the back-

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				to-back cupboards formed. It is unclear the relation of the narrow space with the jib door. It is proposed to reinstate the jib door to provide a direct passage from the lobby entrance to the sitting room, as to comply with Fire Strategy.
J-Internal fixtures and fittings 11J.D1	To strip modern kitchen units, tiling and associated plumbing, drainage, electrics, etc.	Neutral/negative. C20 additions.	Neutral impact overall.	 Modern fittings, added by the school. The replacement will have a neutral impact.
J-Internal fixtures and fittings 11J.D2	Remove modern sanitary ware units and associated plumbing.	Neutral/negative. C20 additions.	Neutral impact overall.	 Modern fittings, added by the school. The replacement will have a neutral impact.
J-Internal fixtures and fittings 11J.D3	Remove modern basin and associated plumbing.	Neutral/negative. C20 additions.	Low impact. Benefit.	

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				 The removal of the modern fitting will be an enhancement to allow the panel to be better seen, without obstruction.
J-Internal fixtures and fittings 11J.P1	New sanitaryware and kitchen units with its associated services to be fitted to form en-suite, family bathroom and a small kitchen.	High. C18 and EC20 Lutyens.	Neutral.	The alterations are neutral and involve no alterations to the space or any historic fabric.
J-Internal fixtures and fittings 11J.P2	New freestanding floor mounted kitchen cabinets and worktop fitted in the dining room, detached from the panelled walls.	High. C18 and EC20 Lutyens.	Neutral.	The proposal involves no alterations to the space or any historic fabric. The proposal is reversible. Any services to and from it will be concealed and run within the floor depth.
L- Panelling 11L.D1	To remove low level timber boxing and steelwork concealed in it, in both rooms. And to remove the metal posts cladded with timber panelling. The steelwork was retrofitted to rectify a failing timber joisted floor above.	Low. C20 alteration.	Low impact. Benefit.	

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				 To reinstate the former floor space of both rooms. Additional steelwork will be inserted at ceiling level, replacing the existing bearer.
L- Panelling 11L.D2	To remove modern timber panelling infill of the original doorway. Replacement with a timber panelling that reflects the style of wall panelling.	High. C18 and EC20 Lutyens.	Low impact. Benefit	 The proposal is to reinstate a moulded panel within the former doorway. This will enhance the architectural design and language of the room.
L- Panelling 11L.R1	EC20 timber wall panelling to have no alterations. All existing panelling to be retained. Careful sanding and staining when required. Where existing C21 modern fixtures/fittings removed, panelling to be splice repaired using like-for-like material and finishes.	High. C18 and EC20 Lutyens.	No impact. Repairs of benefit.	 No alterations are proposed to the wall panelling.

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				Any required repairs are beneficial for the appearance and longevity of the timber panelling.
L- Panelling 11L.R2	EC20 timber wall panelling to have no alterations. All existing panelling to be retained,. Where existing C21 modern fixtures/fittings removed, panelling to be splice repaired using like-for-like material and finishes. Redecorate throughout.	High. C18 and EC20 Lutyens.	No impact. Repairs of benefit.	 No alterations are proposed to the wall panelling. Any required repairs are beneficial for the appearance and longevity of the timber panelling.
M- Finishes 11M.R1	Remove modern shelving and rails. Careful sanding and oil of timber inner lining/boards.	High. C18 and EC20 Lutyens.	No impact. Repairs of benefit.	 The proposal is to clean up and re-decorate existing storage/wardrobe spaces.
N- Fireplace 11N.R1	EC20 fireplace stone surround and crate to be retained. Hearth to be retained or reinstated if found missing. Flue re-lined to allow use of the fireplace.	High. C18 and EC20 Lutyens.	Neutral.	

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				  No proposed works or alterations to the fireplaces. If hearths are not found these will be reinstated with stone hearth in keeping with the style and age of the fireplace features.
P-Services General	Strip modern lighting and switches with associated plastic trunking and cabling.	Neutral. C20 addition.	Neutral. Benefit.	The removal of modern fittings will be of visual benefit.
P-Services 11P.D1	Remove modern panel radiator. Replacement radiator.	Neutral. C20 addition.	Neutral. Benefit.	 Modern fittings, added by the school. The replacement will have a neutral impact and reflects the style of the existing cast iron rads.

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P- Services 11P.R1	Cast iron radiators refurbished to work with new heating system.	High. EC20 Lutyens	Benefit	 These are to be retained and refurbished. This will preserve the historic fixtures and enhance the use of the building.
P- Services Generally	Services	Low	Low impact.	Services generally are to be installed: - within wall lining - ceilings - below suspended floors New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen, bathroom and en-suite via ceiling and to the outside walls, with discreet and cast iron metal cowls. Incoming hot and cold water feed and plumbing to be boxed internally. Drainage pipes to run below the existing suspended timber floor. The building services are to be updated to suit residential use and to ensure the future viability of the building.