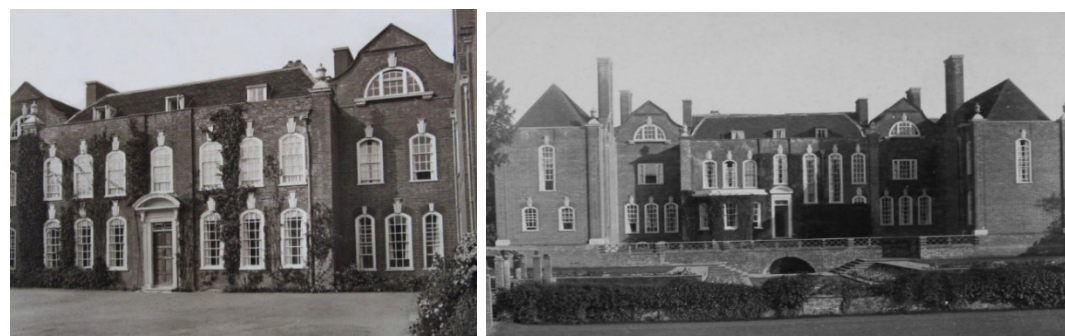
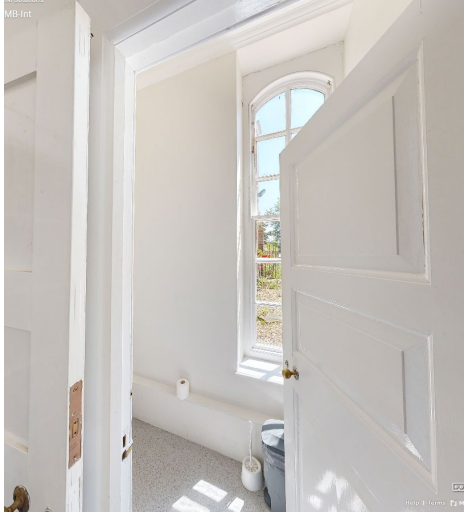


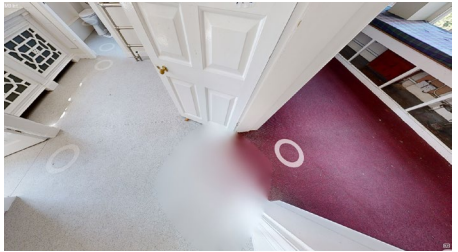
C18 Central Block and Lutyens East Wing – Proposed Apartment 10 Dining Room – Plan of Significance

Photos of front and rear elevations of central block pre EC20 Lutyens works.

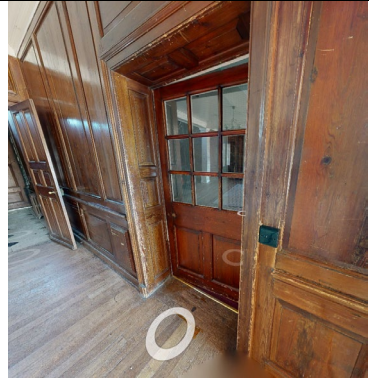


Photos of front and rear elevations of central block post EC20 Lutyens works

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 10A. D1	C20th partition to be demolished to form a sizable utility room.	Low. Partition is post Lutyens.	Benefit. No harm.	 Benefit: to reinstate Lutyens plan and improve use. The proposal involves reinstating the narrow space beside the front room, to form an utility room of the original proportions. Access from the apartment corridor is via a new opening in the post Lutyens curved wall.
A-Walls 10A.R1	South rooms inner face walls have no alterations proposed. Minimal repairs to lime plaster finish. Breathable paint decoration. Existing plaster cornice to be retained. Small areas of tiling fitted for splashbacks and shower.	High. Early C20 Lutyens	No Impact. Repairs of benefit.	 The like-for-like repairs are beneficial for the viability of the building. The tiling and decorations are consistent with the character of the space.
A-Walls 10A.R2	North rooms inner face walls repairs to lime plaster carried out as required. Breathable paint.	High. Early C20 Lutyens	No Impact. Repairs of Benefit.	 The like-for-like repairs are beneficial for the viability of the building. The decorations are consistent with the character of the spaces.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 10A.R3	South wall entrance/corridor timber panelling to remain. Redecorate.	High. Early C20 Lutyens	No Impact. Repairs / re-decorations are of benefit.	 The south wall of the corridor once formed part of the back room, prior to the insertion of the corridor, therefore the panelling is original. The retention of the later corridor wall makes the use flexible.
B-Floors 10B.D1	Remove C20 soft flooring (carpet and vinyl) throughout. Existing flooring below to be confirmed. Assumed to be a wooden flooring. If suspended, this is to be carefully lifted to allow for inspection and repair of existing suspended timber floor joists, and insertion of new breathable insulation between the joists. If parquet on solid floor, allow	Low. Late C20 finishes added by School.	Benefit	 Benefit: Revealing the historic timber floor and carrying out sympathetic like-for-like repairs improves breathability and enables its appearance to be appreciated.
B-Floors 10B.P1	Following C20 modern carpet finish removal, new tiled flooring laid including decoupling membrane to bathroom, shower room, WC and Utility room.	Low. Late C20 finishes added by School.	Benefit	 Benefit: Revealing the historic timber floor enables like-for-like repairs to be carried out and the proposed membrane ensures that any future finish will not adhere to the historic fabric.
B-Floors 10B.R1	Existing parquet and wooden flooring to be retained and repaired (careful sanding and oil).	High. Early C20 Lutyens.	Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The herringbone oak flooring is from the Lutyens phase. Careful like-for-like repair will be beneficial.
B-Floors 10B.R2	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 existing suspended timber floor joists, and insertion of new breathable insulation between the joists. Existing boards to be re-laid once floor repairs complete.	High. Early C20 Lutyens.	Benefit.	 The historic floor finish remains visible. Benefit: Breathable insulation will benefit the use and improve the thermal performance of the building. The careful like-for-like repairs are of benefit for the longevity of the building.
C-Ceilings 10C.R1	Ceiling - Lath and lime plaster to be repaired generally. And to be redecorated.	High. Early C20 Lutyens	Low Impact Benefit	 The like-for-like repairs are beneficial for the viability of the building. Lath and plaster ceiling to be repaired when required. Any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above, to minimise the impact of the proposal alteration on the historic fabric.
D-Doors 10-DG01 10D.P1	C20 timber door to be removed. New door fitted, to be main entrance door security grade and fire rated. To match central room original timber panelling.	Moderate. Circa 1980s door of no significance within Lutyens panelled surround.	Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The door is a latter 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 10D.P2	C18 timber doors to be kept shut permanently, door openings to be infilled behind.	High. C18	Neutral impact.	 Both doors and the proportions of the entrance hall will remain unaltered and the proposal is reversible. The door sets will remain, in fixed-shut position, therefore there will be no visual impact to the entrance lobby. Doors will be lined on the internal side to form a compartment wall for fire and acoustic separation.
D-Doors 10-DG02 & 10-DG03 10D.P3	New timber door, frame, and architraves to match.	Moderate. C20 alteration.	Neutral impact.	 Reason: This partition is a C20 later addition formed when the corridor was inserted. There is no loss of historic fabric

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				and it is reversible. The layout would become more flexible.
D-Doors 10-DG05 10D.P4	C20 timber door to be kept shut permanently, door opening to be infill behind.	Moderate. C20 alteration.	Low level benefit.	 Benefit: the door is an insertion into Lutyens' wall so its closure would reinstate the designed layout.
D-Doors 10-DG06 10D.P5	New timber door, doorcase and architraves in new partition. Door joinery to match.	No historic fabric affected.	Benefit	The door and partition are in the position of a doorway on the 1909 Lutyens plan, so would better reveal the historic layout.
D-Doors 10-DG07 10D.P6	New timber double door and doorcase, under the moulded-decorated archway. Door joinery to match.	High. Early C20 Lutyens	Low impact.	 The new door sits within the Lutyens moulded-decorated archway. Reversible.
E-Windows 10E.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	Repairs Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 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 building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
F-New openings 10F.P1	To form two new door openings in the curved C20 wall.	Low. C20 alteration.	Neutral impact.	As per note D-Doors 10-DG02 & 10-DG03. 10D.P3
G-New internal partitions. 10G.P1	New lightweight non-load bearing timber stud partition. Plasterboard clad.	No historic fabric affected	Benefit.	The partition and door opening replaces a gap formed in the late C20. The proposal to reinstate the 1909 Lutyens plan will enhance the layout and understanding.
G-New internal partitions. 10G.P2	Infill EC20 walkthrough with lightweight non-load bearing timber stud partition, as part of compartment wall.	High. EC20 Lutyens	Low impact.	 The partition is inserted within the existing columned projections. This is a reversible alteration with no loss of historic fabric.
G-New internal partitions. 10G.P3	To form a pair of timber panelled reveals, architrave, and flat head. Moulding to match historic details in the dressing room.	High. EC20 Lutyens	Neutral impact. Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The proposal will discease the dropped ceiling behind and add an elegant feature to the corridor/entrance.
J-Internal fixtures and fittings 10J.D1	To strip C21 bench and stair lift.	Neutral/negative C20 additions.	Benefit.	 The removal of late C20 stairlift and bench will be an enhancement to allow the Lutyens mouldings and details to be better seen.
J-Internal fixtures and fittings 10J.D2	Remove C20 sanitary ware units and associated plumbing.	Neutral. C20 alteration.	Neutral overall.	 Modern fittings, added by the school. The replacement will have a neutral impact. The removal of WC cubicles to open up the cloaks to its 1909 proportions is a benefit to offset the introduction of the utility room.
J-Internal fixtures and fittings 10J.P1	New sanitaryware and utility units and associated services to be fitted.	High. EC20 Lutyens	Low impact.	The proposal involves no alterations to the space or any historic fabric. They are neutral and reversible. Services will be brought in from the ceiling.
J-Internal fixtures and fittings	New freestanding floor mounted kitchen cabinets and worktop	High. C18 and EC20 Lutyens	Low impact.	The proposal involves no alteration to the timber panelling. The kitchen units are

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
10J.P2	fitted to the northwest wall, detached from the wall.			freestanding and detached from the wall to minimise effect and make them reversible. Services will be brought in from the suspended floor below.
K-Joinery 10K.D1	To strip modern glazed cabinets and solid door cupboards.	Low. Late C20 alteration by the School.	Positive impact.	 The cabinets are a later addition. The top cornice is original, and this is retained.
L-Panelling 10K.P1	EC20 timber wall panelling in the kitchen / diner / living room to have no alterations proposed.	High. C18 and EC20 Lutyens.	None	
N-Fireplace 10N.R1	C18 fireplace stone surround to be repaired, joints re-point in light colour mortar. Hearth retained. Glass screen removed. Inner stone clad wall to be cleaned. Flue re-lined for installation of wooden stove.	High. C18	Benefit.	 The like-for-like repairs will enhance the appearance and integrity of the historic fabric. The installation of the liner for stove makes more flexible options for heating and using the building and it is reversible.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - below suspended floors New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen, bathroom and utility room via ceiling and to

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				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 flooring. The building services are to be updated to suit residential use and to ensure the future viability of the building.
P-Services 10P.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.