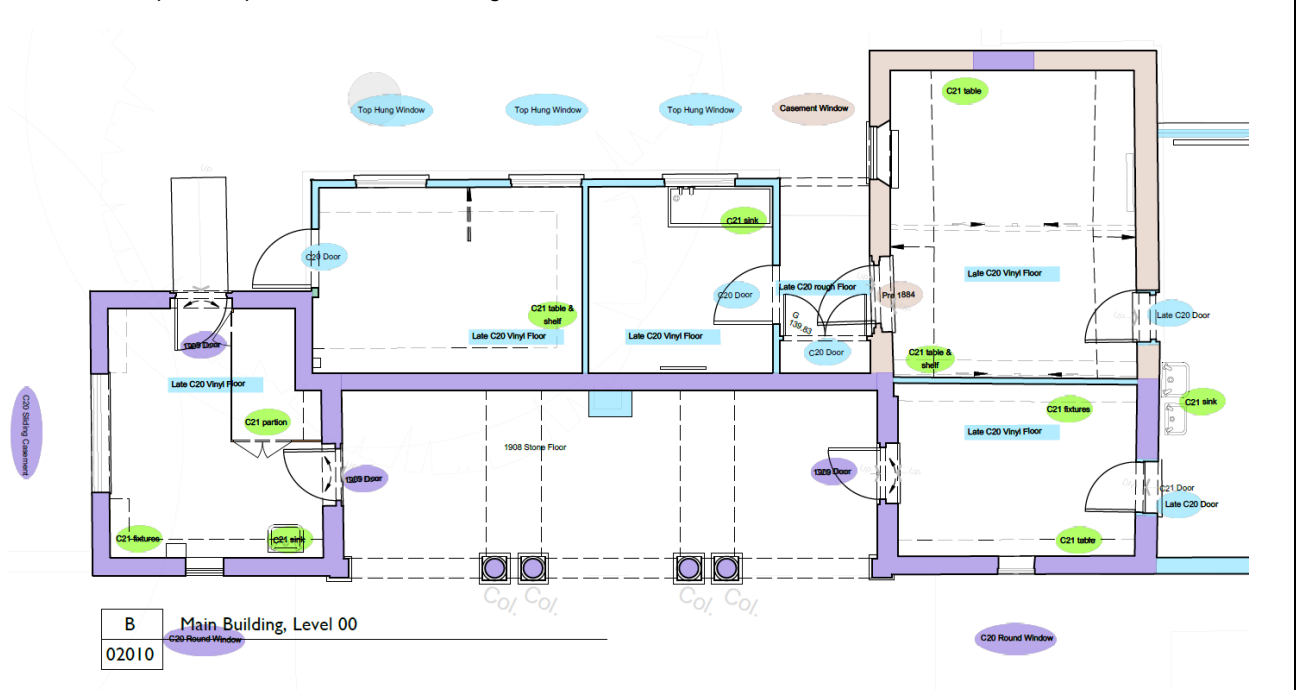


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Temple Dinsley Level 0, GA – Apartment 9 - Pavilion

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Pavilion – Proposed Apartment 9 – Plan of Significance – Refer to 641-KS-03-MB-DR-A-02010



Key

- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century

Extract from Level 0 GA, Plan as Existing. Plan of Significance shows the evolution of the Pavilion building.

The pre 1884 section of the structure would have been positioned at the West end of the C19 Loggia and is likely to have been an ancillary building to the house and used for storage and used by groundsman as a potting shed. By 1909 Lutyens' design had removed the arches of the C19 Loggia but retained a garden wall that separated the Rose Garden from the North Terrace and Pergola Garden. This wall linked the north west corner of Lutyens' West Wing with the Pavilion integrated with remaining sections of the C19 outbuildings to the West.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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South Elevation Temple Dinsley – Mid C19 shows the Georgian front of Temple Dinsley prior to any wing to the West. One of the earliest photographs. Outbuildings to the West are not visible we know from the early historic maps that these buildings existed.



North Elevation. Photo taken prior to the Lutyens' 1909 West Wing.



Extract of garden plan from the Hertfordshire Garden Trust.



South Elevation with arched Loggia pictured prior to Lutyens' 1909 West Wing and Pavilion addition.



North and South Elevation with Loggia visible at the West end, wrapped around the house.



Photograph taken at the end of the C19 prior to Lutyens' 1909 West Wing. The roof of the Loggia is visible with the arch structure continued West connecting to glazed garden structures and brick outbuildings.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Lutyens' West Wing, West Elevation and Rose Garden, photo taken post 1909. Drawing of the elevation.



Lutyens' Pavilion looking from the Rose Garden. Circular window is open with a pivot hinge. Photos early C20.



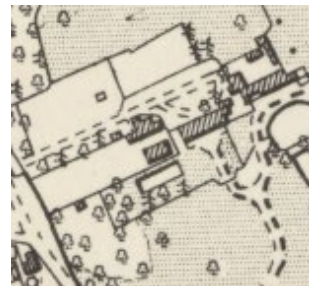
Lutyens' Pavilion looking from the Rose Garden towards the latter part of the C20.



Extract of 1884 Map



Extract of 1898 Map



Extract of 1899 Map



Extract of 1924 Map

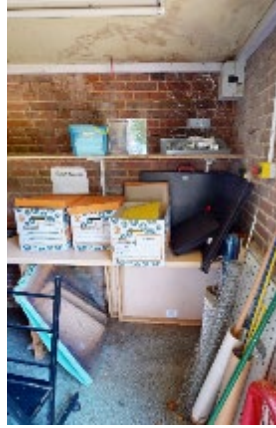
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 9A.P1	Conversion and extension to Lutyens' Pavilion Building. Demolition of Late C20 and Early C21 additions.	High Remnants of Pre 1884 Outbuilding Early C20 1909 Lutyens	Moderate	 The Pavilion is a great opportunity to make use of a forgotten part of the site that was an integral part of Lutyens' 1909 West wing proposals. To minimise the impact of the conversion of the Pavilion the visible alterations are proposed to the North Elevation. Removing the unsympathetic late C20 and early C21 additions and inserting a new link extension with minimal alteration to the historic fabric, incorporates the garden wall within the design whilst limiting any visible change to the significant South Elevation. The proposed link will adopt a different materiality (vertical boarding has been shown) to differentiate between the new and old. The roof line has been kept shallow pitched behind a parapet and is lower than the 1909 garden wall so it remains concealed on the South Elevation. The layout of the design gives access to the dwelling to the North. Views to the West and East also. As the South terrace was designed to be used by visitors to the Rose Garden there is a intention to keep this a communal space. The 1909 panelled doors to the covered terrace are to be visually retained but closed off – providing no access. This allows for clear separation between communal areas (the terrace) and the pavilion (dwelling). The arrangement of the gardens and terrace will remain unchanged and its context within the setting is preserved.
A-Walls 9A.R1	Repair to existing South Terrace of Rose Graden Pavilion.	High Early C20 1909 Lutyens	Low Impact Benefit	  

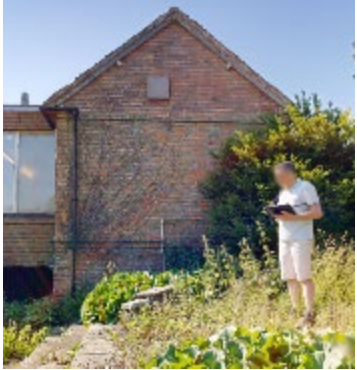
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 This terrace was used as a covered access by the school Art Department. The roof / ceiling build up, cornice detailing and pillars will require some repair. The sheltered brickwork will require a small amount of lime repointing. Repair work will have a positive impact and revive the structure visually and address any damp.
A-Walls 9A.R2	Repair to West Building of Pavilion.	High Early C20 1909 Lutyens	Low Impact Benefit	   Overgrown planting shall be removed and the wall repointed where required. Cornice detail to be repaired and replacement of any lead flashings and blown clay tiles to the hipped roof. Positive impact and visual improvement.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The West Pavilion Building has some special architectural features such as a brick soffit, creasing tile lintel and metal rise and fall brackets with half round gutters. All the existing elements shall be retained and repaired.
A-Walls 9A.R3	Repair to East Building of Pavilion.	High Early C20 1909 Lutyens	Low Impact Benefit	  Overgrown planting shall be removed, and the wall repointed where required. Cornice detail to be repaired and replacement of any lead flashings and blown clay tiles to the hipped roof. Positive impact and visual improvement. This wall has also had a large ventilation grille fitted to the West side of the circular window which shall be removed, and the wall repaired.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 30A.R4	Repair wall to East Pavilion Building that has visible signs of damp (leaking roof/flashing detail) and structural movement.	High Early C20 1909 Lutyens	Low Impact Benefit	 The roof shall be repaired with repair/replacement of any structural timbers as required. Once the cause of the movement has been established, allow for helibars to be used locally to tie the wall together. These walls have been plastered with a cement based plaster. Prior to lining the walls any cement based plasters shall be removed.
A-Walls 9A.D1	Demolition of shed style buildings.	Low-Negative Late C20 Early C21 School additions.	Low Impact Benefit Enhance	  

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The sheds are of poor construction and basic arrangement. The junctions with Lutyens' pavilions are awkward and unsympathetic. The materiality is low specification. The proximity to the existing yew tree has not been managed. The removal of these sheds will be a massive benefit to the heritage asset and will enhance the setting.
A-Walls 9A.D2	Demolition of shed style buildings (cont).	Low-Negative Late C20 and Early C21.	Low Impact Benefit Enhance	 These sheds are a C20/C21 school addition and have been added with little alteration to the historic fabric. There are unsympathetic junctions where the sheds meet the historic architectural features of the pavilion. The design is basic and has a negative impact on the setting visually, particularly to the north.
A-Walls 9A.D3	Demolition of shed style buildings (cont).	Low-Negative Late C20 and Early C21.	Low Impact Benefit Enhance	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 These sheds are a C20/C21 school addition and have been added with little alteration to the historic fabric. There are unsympathetic junctions where the sheds meet the historic architectural features of the pavilion. The design is basic and has a negative impact on the setting, particularly to the north. Visible damp due to a failed flashing. Positive impact of removal.
9A.D4	Removal of C20 modern partition.	Low-Negative Late C20 and Early C21.	Low Impact Benefit	  The internal partition is a modern addition that has been built on the line of the Lutyens' 1909 roof truss. The lines of the plasterboard are visible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 9A.P2	Removal of redundant services to North Elevation of East Pavilion Building. Reinstall door opening as a window (refer to 9E-WG05).	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding Negative Window infill	Tidying services Low Impact Benefit Window High impact Benefit	 Three panels of brickwork visible on this elevation show the evolution of the outbuilding. The lower section of the wall is part of the C19 brick outbuildings that were ancillary to Temple Dinsley. At the wall plate height of the gable we can see the additional section, which is part of the 1909 Lutyens' phase. The roof plan shows to achieve the visual symmetry of the pavilion buildings on the South Elevation, the garden wall height to the South conceals the lower eaves on the East Pavilion. The East Pavilion building is wider than the West Pavilion building. This is visible on the North Elevation but not the South.  Three panels of brickwork visible. There is a blocked up doorway positioned centrally on the gable. The varied brickwork and perp joint arrangement confirm this. The doorway is likely to have been blocked up as part of the 1909 Lutyens' design..

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Three types of brickwork form the north gable of the East Pavilion. The Queen Closers that would have framed the door opening are clearly visible in the above image and will guide the width of the opening to be reinstated. Reinstating the door opening will have a positive impact on the appearance of the Pavilion to the North and will allow views and connection, from the Pavilion to the North, that were originally intended.
A-Walls 9A.P3	Insulate and line existing walls internally.	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding	Moderate Impact Benefit	The walls need to be insulated to improve the thermal performance of the building. The school appear to have heated the East pavilion without insulating the walls. To minimise the impact on the historic fabric all walls will be insulated internally and any sections of walls that become internal shall not be insulated. The insulation shall be breathable and shall be supported by lightweight studwork. The addition is reversible. The thermal improvements improve the viability and use of the historic building.
B-Floors 9B.R1	Pavilion South Terrace riven York stone floor repair.	High Early C20 1909 Lutyens	Low Impact Benefit	 Riven York stone floor to be retained. Bedding joints to be repointed using lime mortar as required. Minimal repairs to this floor are required. The proposals will improve the appearance and integrity of the terrace.
B-Floors 9B.D1	Remove Late C20 floor finishes.	Late C20, Early C21 Floor Finishes Substrate unknown	Low Impact Benefit	The C20/C21 floor finishes which include marmoleum should be lifted and recycled where possible. Intention would be to

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				retain breathable floors and finishes to the pavilions. If C20 concrete slabs have been laid, these will need to be removed. Benefit to remove modern finishes and improve breathability of the historic fabric.
B-Floors 9B.P1	Breathable floor or Breather perimeter	Low Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	Intention to retain breathable floors and finishes to the pavilions. If C20 concrete slabs have been laid, these would need to be removed or a breather perimeter introduced. Both approaches will improve the condition of the existing walls and shall have a positive impact overall.
B-Floors 9B.P2	Concrete slab with raft and pile design for Yew Tree (Tree Ref:T612).	Low Neutral/Negative Late C20/C21 alterations	Moderate Impact Benefit	The proximity of the Yew Tree has been addressed through consultation with a Arboriculturalist and SE to ensure the distance of the existing building and new link extension, as well as appropriate footing design, have been considered to ensure the preservation of the mature Yew Tree.
C-Ceilings 9C.D1	Ceiling – Remove all modern linings that have been applied to underdraw the existing rafters in both pavilion buildings.	Truss / Structure High Early C20 1911 Lutyens with Linings Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	    Both pavilions have been lined with modern boards. These shall be removed which is considered a positive impact and will allow the condition of the roof structure to be assessed and recorded.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings /Roof 9C.R1	Repair any damaged structural timbers.	Structure High Early C20 1911 Lutyens Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	Both pavilions have been lined with modern boards. These shall be removed which is considered a positive impact and will allow the condition of the roof structure to be assessed and recorded.
C-Ceilings 9C.P1	Apply necessary extension pieces and insulate from within.	Structure High Early C20 1909 Lutyens Additions Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	Addition of timber work and insulation to underside of the rafter lines. These spaces shall be vaulted. The reinstatement of the vaulted volumes enhances the appearance of the building.
D-Doors 9D-DG01	Repair door, reinstate upper solid panel and close off door lining internal side. Remove modern C20 ironmongery.	High Early C20 1909 Lutyens Neutral/Negative Late C20/C21 alterations	Moderate Impact Benefit	 Positive impact on the fabric of the door and setting of the terrace and pavilion reinstating its former appearance. Impact of closing off the door for access has been reduced by retaining the original door and frame appearance. Visual impact mitigated by design. Refer to 9R.P2 also.
D-Doors 9D-DG02	Repair door and remove modern grille and repair lower panel. Close off door lining internal side. Remove modern C20 ironmongery and decorate.	High Early C20 1909 Lutyens Neutral/Negative Late C20/C21 alterations	Moderate Impact Benefit	 Positive impact on the fabric of the door and setting of the terrace and pavilion reinstating its former appearance. Impact of closing off the door for access has been

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				reduced by retaining the original door and frame appearance. Visual impact mitigated by design. Refer to 9R.P2 also.
D-Doors 9D-DG03	Repair door and remove modern grille repairing upper panel. Insert glazing to upper panel subject to investigation. Remove modern C20 ironmongery, retaining historic ironmongery and decorate.	High Early C20 1909 Lutyens Neutral/Negative Late C20/C21 alterations	Low impact Benefit.	 Repairing the door is a positive impact and visually will enhance the appearance of the north elevation of the Pavilion. The replacement of the damaged upper panel with clear glass will improve the appearance and provide natural light to the interior.
D-Doors 9D-DG04	Repair door and remove modern ironmongery and vision panel.	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	 Positive impact on the fabric of the door. Keeping the door in this location is important to the historic arrangement of the Pavilion buildings and reinforces the contrasting characteristics of the historic pavilion and new link.

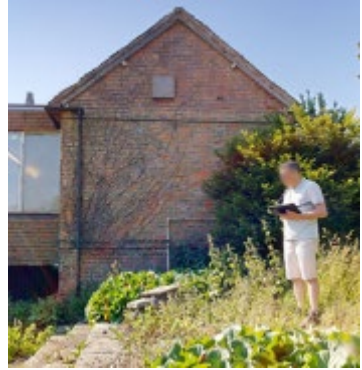
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 9D-DG05	Modern C20 fire door.	Neutral/Negative Late C20 school alterations	Low Impact	 Modern C20 fire door to be removed. The opening, which was higher prior to the Modern C20 alterations to form the school art block, would have been a window or door opening. This wall opening shall be closed off as this wall shall form part of a compartment wall however, there is enough depth for the reveal to be expressed on the East side of the wall (in Apartment 8). As the opening has already been altered the impact is low and will not affect the significance of the heritage asset.
D-Doors 9D-DG06	Modern C20 fire door.	Neutral/Negative Late C20 school alterations	Low Impact	 Modern C20 fire door to be removed. The head of this opening lines through with DG05. This opening shall be closed off as this wall shall form part of a compartment wall however, there is enough depth for the reveal to be expressed on the East side of the wall (in Apartment 8). As the opening has already been altered the impact is low and will not affect the significance of the heritage asset.
D-Doors 9D-DG07	External vertically boarded aluminium glazed entrance door to the link extension and access to the Pavilion Apartment.	High Early C20 1909 Lutyens Neutral/Negative Late C20 school alterations	Low Impact	The vertically boarded entrance door is designed to blend with the vertical cladding of the link extension which contrasts with the historic brickwork of the pavilion. The door is part of a higher quality replacement of the rear building and is therefore an enhancement.
D-Doors 9D-DG08	New door to Bedroom 1 in link extension.	Neutral replacement of Late C20 school outbuilding	Neutral Impact	The door is proposed as 3-panelled to reflect the 1909 Lutyens' doors but to differentiate it the design is simpler without the arched head.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 9D-DG09	New door to proposed ensuite in link extension.	Neutral replacement of Late C20 school outbuilding	Neutral Impact	The door is proposed as 3-panelled to reflect the 1909 Lutyens' doors but to differentiate it the design is simpler without the arched head.
D-Doors 9D-DG10	New door to bedroom.	Neutral replacement of Late C20 school outbuilding	Neutral Impact	The door is proposed as 3-panelled to reflect the 1909 Lutyens' doors but to differentiate it the design is simpler without the arched head.
D-Doors 9D-DG11	New door to proposed Bathroom	Neutral replacement of Late C20 school outbuilding	Neutral Impact	The door is proposed as 3-panelled to reflect the 1909 Lutyens' doors but to differentiate it the design is simpler without the arched head.
E-Windows 9E-WG01, WG02, WG03A & WG03B	New Aluminium framed windows.	High Early C20 1909 Lutyens Neutral replacement of Late C20 school outbuilding	Neutral Impact	The aluminium framed glazed casements shall be simple in design and blend in colour with the vertical cladding of the link extension. Clear visual distinction between historic fenestration and new whilst not detracting from the historic setting and visual rhythm of the north elevation.
E-Windows 9E-WG04	1909 Lutyens' casement to be retained and repaired.	High Early C20 1909 Lutyens	Low Impact Benefit	  Splice repairs carried put where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of window as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. Window locks. The repairs will improve the appearance and longevity of the window.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
9E-WG05 Refer to detailed notes within 9A.P2	New Window within reinstated opening to match 9E-WG04.	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding	Low Impact Benefit	As discussed previously the window is to be reinstated. The brick height of WG04 matches that of the visible panel so the design of the new window shall be a casement to match WG04 with narrow double glazing and integral glazing bars.   WG05 window position with queen closers retained and the size and proportions of proposed window are designed to suit the evidence and better reveal the historic design of this building.
E-Windows 9E-WG06 & WG07	1909 Lutyens' circular casements to be retained and repaired.	High Early C20 1909 Lutyens	Low Impact Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				  Both circular windows are part of the original 'Lutyens' design. The glazing was made up of smaller panes and lead cames. Both windows will need to be repaired with splice repairs or resin repairs for more localised areas. Replacement lights for any broken panes. Easing of windows and as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. The glazing panes to WG06 (West Pavilion) as none of the original glazing remains. An additional internal frame has also been fixed to the original frames with wired safety glass as a quick repair in the early C21 which shall be removed. The retention of the existing windows and their repair is considered a positive impact as it improves the appearance and longevity.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 9E-WG08	1909 Lutyens' sliding casement to be retained and repaired.	High Early C20 1909 Lutyens	Low Impact Benefit	  Original sliding casement which looks to be in a good condition. Splice repairs carried put where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of window as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. The repairs will improve the appearance and longevity of the window.
9E-WG09	Rooflight inserted into new low pitched roof.	None	Neutral Benefit	Rooflight will provide natural light to space of the link extension. It will be completely concealed and not visible from the grounds or first floor and second floor of the West Wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
F-New Opening 9F.P1	Reinstate window opening 9E-WG05	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding Neutral-Negative Late C20 infill	Low Impact Benefit	 See note 9A.P2 and 9E.WG05 above which refers to the phases of brickwork. The proposals is to reinstate a opening. Window 9-WG05 shall match 9-WG04. The window appearance is inkeeping with the heirarchy of the windows to the pavilion and across the estate. This gable has undergone historic alteration and the reinstatement of a opening in this position will have a low impact on the historic fabric and setting of the site. Positive impact on the interior space within the pavilion.
F-New Opening 9F.P2	Form opening between new link extension and West Pavilion Building to provide access.	High Early C20 1909 Lutyens	Low	 Opening formed in corner of East wall of the West pavilion (where wall of pavilion steps) to give access from link extension to the West pavilion building (proposed bedroom). The wall is one brick length thick and is the original wall of the 1909 Lutyens' pavilion. The opening will be minimal in size and the width and height of a doorway. Although the opening will involve the removal of some historic fabric, the step in the wall and the arrangement of the pavilion are not affected. The change in materiality of the spaces and window treatment will allow you to distinguish between the old and new, passing through the historic wall. Formation of the opening will not have a negative impact on the setting and will not detract from the playful arrangement of the pavilion.

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Temple Dinsley Level 0, GA – Apartment 9 - Pavilion

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
G-New Internal Partitions 9G.P1	New solid infill treatment with fireproofing and soundproofing treatment to Apartment 9 side, West side of wall.	High Early C20 1909 Lutyens' Remnants of Pre 1884 Outbuilding Neutral Infill late C20 / C21 door and surround	Neutral Impact	 Refer to note for 9D-DG05. This wall opening shall be closed off as this wall shall form part of a compartment wall however, there is enough depth for the reveal to be expressed on the East side of the wall (in Apartment 8). As the opening is C20 in character the impact is neutral and will not affect the significance of the heritage asset.
G-New Internal Partitions 9G.P2	New solid infill treatment with fireproofing and soundproofing treatment to Apartment 9 side.	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding Neutral Infill late C20 / C21 door and surround	Neutral Impact	 Refer to note for 9D-DG06. This wall opening shall be closed off as this wall shall form part of a compartment wall however, there is enough depth for the reveal to be expressed on the East side of the wall (in Apartment 8). As the opening is C20 in character the impact is neutral and will not affect the significance of the heritage asset.
G-New Internal Partitions 9G.P3	Lightweight stud partition to form Utility space and Bathroom.	High Early C20 1909 Lutyens	Neutral Impact	Lightweight timber stud partition to form a bathroom and utility space. Positive visually as will not divide the space fully

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				and will accommodate the change in floor level between the two spaces.
J-Internal Fixtures and Fittings 9J.D1	Removal of modern C20/C21 units and shelving. Removal of firing oven and cage.	Neutral Late C20 / C21 school insertions	Neutral Impact	All associated units and shelving associated with the school shall be removed. All exposed pipework and trunking to be removed. Modern panel rads to be removed.
J-Internal Fixtures and Fittings 9J.P1	Installation of kitchen units.	High Early C20 1909 Lutyens	Low Impact	Located in the East Pavilion, the internal partition and Bathroom as well as kitchen units are located towards the South wall where daylight shall only be provided from the circular window. The overall form of the space is not compromised.
K-Joinery 9J.P1	New Joinery	None	Neutral Benefit	Boxing (see image above) removed or concealed behind new fitted kitchen joinery units. If possible, to be removed or concealed behind the kitchen joinery.
M-Finishes 9L.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	High Early C20 1909 Lutyens	Low Impact	The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible. The majority of the existing walls of the Pavilion will require insulation and lining, however the impact will be mitigated by design and this also gives space for services to be concealed.
P-Services 9P.D1	Removal of existing services and associated equipment.	Low	Low Impact 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 plastic trucking and fluorescent lighting therefore this is considered a benefit to the building. In addition, large oven and security cage within the West pavilion building really
P-Services Generally	Services	High Early C20 1909 Lutyens	Low Impact	Services generally shall be run - within new partitions and wall linings - breathable floors/conc. floor slab with breather perimeter - insulated and underdrawn ceilings New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through ceilings and discreet tile inserts adopted to avoid penetrations through walls. 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.
R-Fire and Soundproofing 9R.P1	Section of East wall of West Pavilion, North side of back wall of the Terrace, and West wall of East Pavilion will be lined to achieve fire and soundproofing.	High Early C20 1909 Lutyens	Moderate	To minimise the impact, this will be integrated with the insulating lining system and roof flashing details.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
R-Fire and Soundproofing 9R.P2	Lining of walls to achieve compartmentation between Apartment 8 and 9.	High Early C20 1909 Lutyens	Moderate	The wall between Apartment 8 and 9 will need to be lined on the West side of the wall. To minimise the impact, the compartmentation shall be achieved through insulating the wall also.
V-Views 9V	Views from Apartment 9 will not address the south and shall be directed towards the North, West and East. View of the Pavilion from the South will be unchanged.	High Early C20 1909 Lutyens	Low Impact	   Views shall be directed towards the Second Rose Garden, the North and Pergola Garden to the East. The intention is for these gardens to be restored and maintained. View of the pavilion, from the Gardens to the North, will have minimal change. Removal of the sheds and insertion of a building designed sympathetically and constructed with materials of high quality will have a positive impact on the setting. The link extension will be arranged between the brick pavilions so the historic form of the pavilion can still be read. Self-seeded Holly Tree (T611) of low grade (refer to Arboriculturists report and proposals) shall be removed. The footprint of the link extension has been carefully considered with consultation with a SE (Report) and Arboriculturalist to ensure the footing design addresses the issues of building within the RPZ (Root Protection Zone) of the Yew Tree (T612).