

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Apartment 4 – Plan of Significance



Extract from Level 2 GA, Phasing Plan. Plan of Significance shows the evolution of the West Wing (North).

The West and East cross-wings were constructed either side of the existing Georgian manor house by Edwin Lutyens in 1908-09, replacing earlier wings first to the east, then west during the mid-late C19. The roofs of the cross-wings were raised by 4ft in 1935 to provide headroom for dormitory accommodation for Princess Helena College and the dormer windows were added to the roofs at this time.

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(LHS) South elevation Temple Dinsley – Late (?) C19 shows the Georgian front of Temple Dinsley with wings added to the West and East.

(RHS) North elevation of Temple Dinsley post 1909 indicating new East and West wings replacing the earlier additions.



North-west views of the west wing as designed by Lutyens and as existing with MC20 extensions added by Princess Helena College and indicating the raised roof to the east and west wings.

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A-Walls 4A. D1	Removal of MC20 plaster finish including timber skirtings to all external masonry walls to all areas.	Low	Low Impact Benefit	 LHS north room (12a)  Damp penetration at low level (12a)

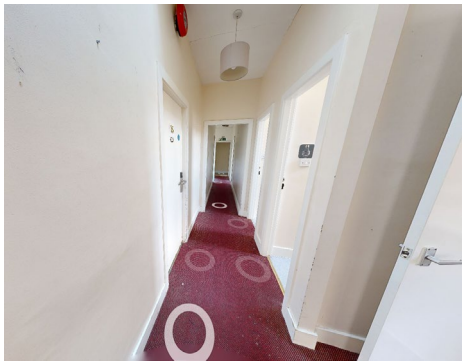
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				 RHS north room (12b)  Damp penetration to full height of wall  Room 14 The low wall constructed in 1935 to raise the level of the Lutyens hipped roof is masonry construction. There is evidence at low level of damp penetration in several areas to the east and west sides of Rooms 12 a & b, Room 14 and to the WCs and washroom. It is expected that water ingress is occurring due to failure of the copper parapet capping and/or the lead flashing at the junction of the capping with

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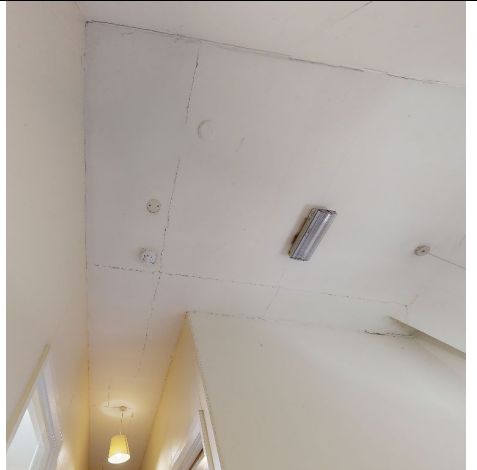
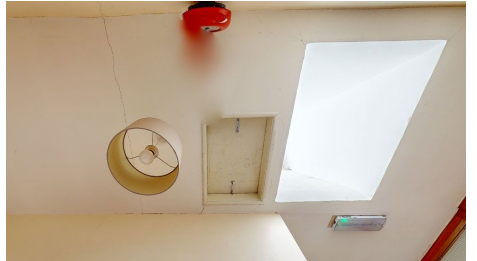
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				the wall. Investigation and repair of the external copper/leadwork will be necessary to prevent further ingress of damp. All areas of plaster and timber skirtings will be removed to allow the masonry to fully dry out. Removal of damp plaster and repair of external copper and leadwork will prevent further deterioration of the masonry wall and is considered a benefit.
A-Walls 4A. P1	Installation of insulated timber lining to internal side of masonry walls.	Low	Low Impact	The masonry wall will be upgraded with the installation of an insulated timber lining to the internal side to comply with Building Regulations. Thickness of the lining to be confirmed. The insulation will be breathable. This proposal is reversible. Thermal upgrading will improve the construction quality of the building fabric, the internal environment and the viability of the historic building for future use.
A-Walls 4A.D2	Removal of MC20 plasterboard linings to all sloping sections of walls.	Low 1935 alterations	Low Impact Benefit	Room 13 Room 14 Plasterboard linings to sloping sections of walls are to be removed to allow the roof structure to be assessed/recorded/condition investigated, the roof void insulated and an insulated timber lining to be installed below the existing rafters. This is considered to be a positive impact which will benefit the building fabric, the internal environment

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				and the viability of the building for future use. The rolled plaster junction between the flat and sloping ceiling will be reinstated.
A-Walls 4A.P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below rafters and reinstate plasterboard linings	High Roof structure to East Wing is original 1909 Lutyens Low Roof structure to later additions to east side are C20	Low Impact Benefit	An insulated timber lining to be installed below the existing rafters. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated.
A-Walls 4A.R1	Room 12a Removal of existing plasterboard lining to sloping section of wall where damp ingress is apparent to allow repairs to rafters/sarking boards/wallplate to be carried out as necessary.	Roof structure High Early C20 1909 Lutyens with Plasterboard linings Neutral/Negative MC20 (1935 alterations	Low- Moderate Impact	 Room 12a Removal of the plasterboard lining is necessary to allow access to the rafters to investigate the cause of the damp penetration and to carry out any repairs required to the rafters/sarking boards/wallplate.
A-Walls 4A.R2	Repairs to upstand wall, hung tiles, copper gutter and lead flashings	Low 1935 alterations	Low Impact Benefit	The construction of the upstand wall and associated copper gutter, lead flashings and hung tiles are to be investigated where evidence of damp ingress is apparent. Proposals for repairs will be submitted for approval.
A-Walls 4A.P3	Alteration to C20 upstand wall and external cladding to north elevation.	Low 1935 alterations	Low Impact Enhance	MC20 masonry upstand wall and associated hung tile cladding and flashings to be adjusted to suit increased depth of proposed replacement window. Existing sill level to be reduced by approx 540mm to match adjacent windows (Refer to 4E.D1) Details tbc.
A-Walls 4A.P4	Upgrading of existing partition between stairwell/corridor and Felix Apartment 4.	Low MC20 partition	Low Impact	

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				 Partition to stairwell existing Room 15 Construction of existing partition is to be investigated and upgraded to form a fire rated compartment and sound separation to the stairwell to comply with Building Regulations requirements.
A-Walls 4A.D3	Removal of C20 masonry partition.	Low MC20 partition	Low Impact	 Masonry partition to east side (separating wc cubicles) to be removed. It is expected that the masonry wall was constructed as part of the 1936 works to brace the new external upstand wall.
A-Walls 4A.D4	Removal of C20 internal partitions dividing north room, forming stairwell, corridor and 3no rooms to east and west, WCs and washroom.	Low C20 fabric formed following raising of roof in 1935.	Low Impact	 Existing corridor Plasterboard lined timber partitions forming C20 dormitory accommodation.
B-Floors 4B.P1	Upgrading of existing second floor construction. Removal	High Early C20 1909 Lutyens	Low Impact	

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	of existing C20 floor finishes. Upgrading of existing floor construction.			 C20 carpet and vinyl floor finishes to dormitory accommodation. Investigation will be necessary to confirm what intervention/strengthening works may have been carried out in 1935 to convert the 2nd floor to dormitories. Floorboarding may have been installed as part of the 1909 Lutyens construction to provide an accessible attic space and this original fabric may remain in place. The existing floor construction will need to be insulated for fire and sound protection to the 1st floor accommodation below to comply with Building Regulations. This work will need to be carried out from above to protect existing lath and plaster ceilings at 1st floor. Any 1909 floorboards found to remain will be carefully removed and replaced following upgrading of the floor construction. Details of upgrading works/necessary repairs to the floor will be submitted following investigation.
C-Ceilings 4C. D1	Removal of existing plasterboard to ceilings throughout 2 nd floor accommodation including linings around rooflight and roof void access hatch in corridor.	Roof structure High Early C20 1909 Lutyens with Low Plasterboard linings Neutral/Negative MC20	Low-Moderate Impact	 Partial view of existing ceiling to the West Wing north room. Cracks in the plasterboard joints are visible. These linings will be removed to allow the roof structure to be assessed/recorded/condition investigated and the roof void insulated. This is considered a positive impact which will benefit the building fabric and the internal environment.

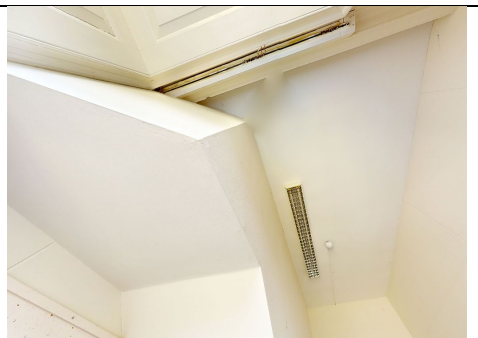
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				 Corridor ceiling  Roof void access hatch and linings around rooflight to be removed along with ceiling linings. The coved/rolled plaster junction between the flat and sloping ceiling will be reinstated.
C-Ceilings 4C. P1	Carry out all necessary repairs/strengthening works to structural members. Fix new timber between/below existing rafters and ceiling joists as necessary for head fixing for new partitions.	Roof structure High Early C20 1909 Lutyens	Low Impact Benefit	Installation of new timber noggins and battens is reversible.
C-Ceilings 4C. P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below existing ceiling joists and reinstate plasterboard ceilings.	Roof structure High Early C20 1909 Lutyens	Low- Moderate Impact	Compartment separation is a Building Regulations requirement. Thermal insulation of the ceilings is considered to be a positive impact which will benefit the building fabric and the internal environment .
D-Doors 4D.D1	Painted flush panel C20 doors/fire rated doors and ironmongery to West Wing (north) accommodation (8no total)	Neutral/Negative Late C20 alterations	Low Impact	

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				 Typical fire rated door between corridor and dormitory room. All modern C20 doors/fire doors to be removed along with partitions.
D-Doors 4D.D2	2no painted flush panel C20 cupboard doors to Rooms 13 & 15	Neutral/Negative Late C20 alterations by school	Low Impact	 Cupboard doors Rm 13 to be removed  Cupboard door in Room 15 to be removed
D-Doors 4D.FD01	New Entrance door to Apartment 4 Felix	Neutral-Negative replacement of	Low Impact	Fire rated door. Painted timber vertical boarded door.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		late C20 alterations		Ironmongery incl self-closing device tbc
D-Doors 4D.FD02	New Lobby door to Apartment 4 Felix	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door. Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 4D.D03	New door to Bedroom 2	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 4D.D04	New door to Bathroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 4D.D05	New door to Master Bedroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 4D.D06	New door to Living/Dining Kitchen	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 4D.D07	New pocket door to Master Bedroom Ensuite Bathroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
E-Windows 4E.D1	Removal of C20 timber dormer window Window 4E-W05	Neutral	Low Impact Benefit Enhance	 Left side of window W05  Right side of window W05

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				 External view of window W05 Window is to be removed and replaced with a new window to match the sill height of the windows to the east and west. The reduced sill level will enhance aspect/views out of the room. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use. Refer to note A-Walls 4A.R2 for alterations to external construction to increase opening depth.
E-Windows 4E.P1	Install new replacement window in adjusted opening.	Low MC20 (1935) alterations	Low Impact Benefit & Enhance	New timber window to match existing in adjusted opening.
E-Windows 4E.R1	Renovation of C20 timber casement dormer windows Windows 4E-W01-W09	Low MC20 (1935) alterations	Low Impact Benefit & Enhance	The existing timber multi-pane windows will be repaired/renovated/redecorated and upgraded with slim-line double glazing which improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original 'monkey tail' casement latches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window.
E-Windows 4E.R2	Renovation of dormer windows (leadwork to roof and cheeks)	Low C20 (1935) alterations	Low Impact Benefit & Enhance	C20 dormer windows with lead flat roofs and lead clad cheeks. All leadwork and will be inspected and repairs/replacement carried out as necessary. Construction void to dormer roof and cheeks to be upgraded with high performance insulation.
G-New internal partitions 4G.P1	Timber stud partitions to form living accommodation.	Low	Low Impact	New lightweight partitions will replace existing. Second floor was formerly attic roofspace. It is assumed that the original 1909 roof structure is still in place at the higher level following the 1935 works.

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				All new and existing partitions forming separation to common areas and other apartments to meet Building Regulations requirement for fire rating and sound separation to Building Regulations requirements. The installation is reversible.
H-Stairs 4H.D1	Remove C20 stair and balustrade between 1 st and 2 nd floor levels.	Low C20 (1935) alterations by school	Low Impact	 Existing C20 stair and balustrade to be removed
H-Stairs 4H.P1	Infill opening in existing floor following removal of stair between 1 st and 2 nd floor.	Low	Low Impact. Enhance	  Existing ceilings to 1st floor room divided by C20 stair and partition. Removal of the existing stair and infill of the 1st floor ceiling/2nd floor will restore the original 1909 Lutyens layout at both levels and remove the unsightly junction of the half-landing obstructing the windows. The new section of floor will be constructed to Building Regulations

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				requirements for airborne and impact sound transmission. The ceiling at 1 st floor has been underlined to form a fire compartment to the 2 nd floor dormitory level. This compartmentation will need to be maintained to the underside of the new section of infill floor with a plasterboard lining.
J-Internal fixtures and fittings 4J.D1	Removal of modern C20/C21 sanitaryware and associated fittings.	Neutral Late C20 / C21 school insertions	Neutral Impact	 Existing WC to be removed  Existing washroom to be removed
J-Internal fixtures and fittings 4J.P2 (?)	Renovation / redecoration of MC20 cast iron wall mounted radiators (?)	Neutral Retention of MC20 / C21 school insertions	Neutral impact	 All cast iron radiators to be removed and restored/redecorated and relocated within new layout as required.

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J-Internal fixtures and fittings 4J.D2 (?)	Removal of MC20 cast iron wall mounted radiators and pipework	Low MC20 school insertions	Low Impact	Existing heating system was installed as part of conversion of attic space to dormitories. All MC20 cast iron radiators and associated pipework are to be removed.
J-Internal fixtures and fittings 4J.P3	Installation of new radiators and associated pipework?			
J-Internal fixtures and fittings 4J.D3	Removal of all C20/21 fittings and fixtures	Low MC20 school insertions	Low Impact	Wall mounted pin boards, fixed shelving and rails within cupboards, coat hooks, mirrors, blinds.
J-Internal Fixtures and Fittings 4J.P4	Installation of kitchen units.	Low Second floor area is generally MC20 fabric following 1935 alterations	Low Impact	The new kitchen is proposed to be installed against a new internal partition within the living space.
J-Internal Fixtures and Fittings 4J.P5	Installation of bathroom and ensuite.	Low Second floor area is generally MC20 fabric following 1935 alterations	Low Impact	The new bathroom and ensuite are proposed to be installed within a new internal partitions.
K-Joinery 4K.P1	New joinery	None	Neutral impact	
M-Finishes 4M.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. The existing internal lining to the roof and upstand wall are C20. These linings will be removed and replaced to allow the roof and walls to be insulated and relined which will provide an opportunity to hide new services.
P-Services 4P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing 4R.P1	New construction and upgrading of existings to form compartment wall between	Low	Low Impact	The walls separating Apartment 4 and the common areas are to be fire rated construction and are to comply with

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	Apartment 4 and common areas.			regulations requirements for airborne sound insulation.
V-Views 4V	Views from Apartment 4 will be directed towards the North, West and East.	Low	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.