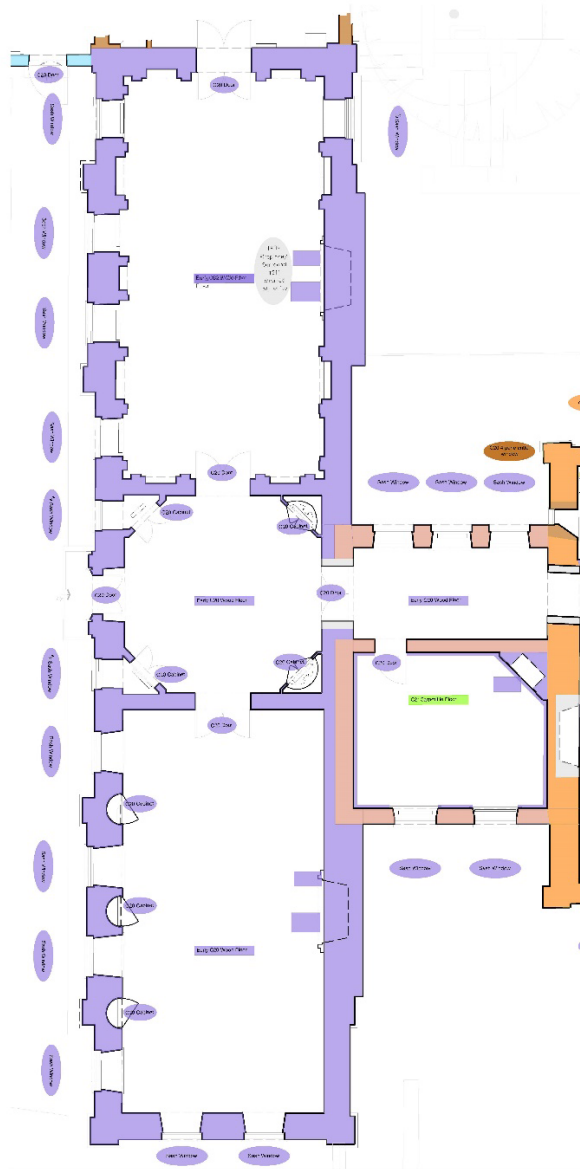


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley**Level 0, GA – Apartment 01 – Landseer****1909 Lutyens, West Wing**

1909 Lutyens West Wing – Proposed Apartment 01 – Plan of Significance

**Key**

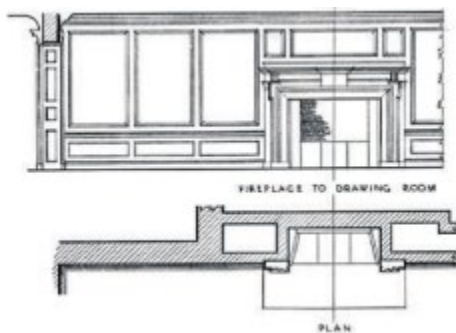
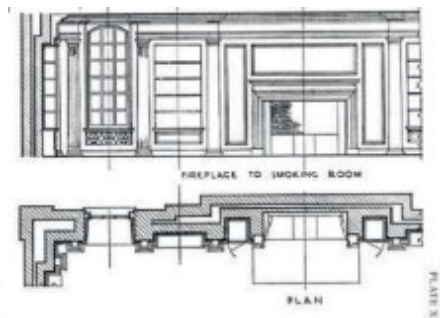
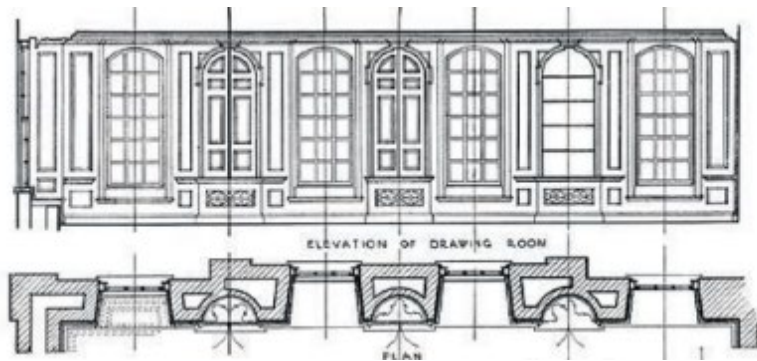
- 18th Century
- 19th Century
- 1909 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens infill
- 1930s - 1970s Lander
- Late 20th Century
- 21st Century

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Photographs from Country Life 1911-04-22: Vol 29 Issue 746.

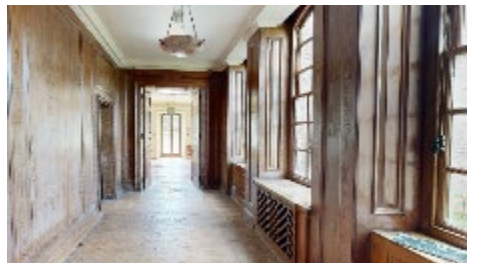


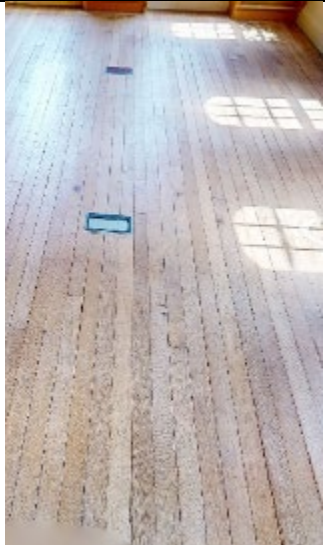
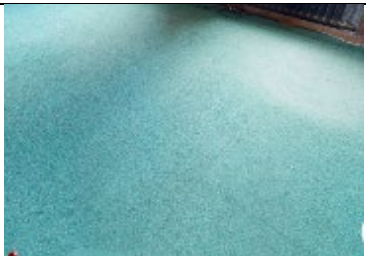
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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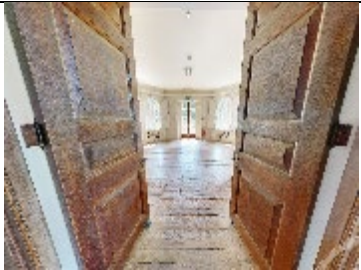
Lutyens' original internal elevation drawings of Smoking Room (Proposed Living-Dining) and D Room (Proposed Master Bedroom)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A-Walls 01A.R1	Living-Dining room walls have no alterations proposed to the panelling or finishes.	High 1909 Lutyens	Positive impact. Benefit.	 Benefit: The proposals involve no alteration to the external façade, window arrangement or the 'original' Lutyens 1909 panelling and joinery. It is proposed to replace the LC20 radiator panels and replace with new hardwood timber radiator panels to match the original Lutyens drawings. The panelling is to remain unpainted, as originally intended which is evident from an article by Lawrence Weaver, 'Chapter XII: Temple Dinsley, Herts, 1909' on Lutyens' Houses and Gardens, featured in a 1921 edition of Country Life magazine, issue 142. <i>'The smoking-room is interesting by reason of its unpainted paneling of pine, left clean and untouched from the tool and looking very fresh and pleasant'</i> Therefore, there is no impact to the internal setting of the room and the reinstatement according to the historic drawings is an enhancement to its appearance and understanding.
A-Walls 01A.R2	Kitchen walls have no alterations proposed to the panelling or joinery.	High 1909 Lutyens	Neutral impact. Benefit.	 Benefit: The proposals involve no alteration to the external façade, window arrangement or the panelling along with other 'original' Lutyens 1909 joinery. All to be retained and repaired like-for-like to improve its longevity, appearance, and use.
A-Walls 01A.R3	Master bedroom have no alterations proposed to the panelling.	High 1909 Lutyens	Positive impact. Benefit.	 Benefit: The proposals involve no alteration to the external façade, window

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				arrangement or the 'original' Lutyens 1909 panelling and joinery. It is proposed to replace the LC20 radiator panels with new hardwood timber radiator panels to match those shown on the original Lutyens drawings, which is an enhancement to its appearance and understanding.
A-Walls 01A-R4	Bedroom 2 has no alterations proposed to the panelling or cornice and will require minimal repairs only to lime plaster finish ready for breathable decoration.	High C17 panelling re-used and adapted in 1909 by Lutyens.	Neutral impact. Benefit.	 Benefit: The proposals involve no alteration to the external façade, window arrangement or the panelling along with other 'original' Lutyens 1909 joinery. All to be retained and repaired where necessary. Minor lime plaster repairs to southwest corner at high level. Cause of damp to be investigated and rectified and wall repaired ready to receive breathable paint finish. This will improve its longevity, appearance, and use.
A-Walls 01A.R5	Entrance Hall has no alterations proposed to existing joinery.	High 1909 Lutyens	Neutral impact. Benefit.	  Benefit: The proposals involve no alteration to the external façade, window arrangement or the internally wall panelling and other 'original' Lutyens 1909 joinery. Wall panelling to be retained, repaired, and painted as original 1911 photograph. This will enhance its appearance and understanding.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B Floors				
B-Floors 01B.R1	All of the existing timber floorboards are to be retained. 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 1909 Lutyens	Low impact. Benefit.	  Benefit: The proposals involve no alterations to the floor finishes (unless separately noted). The boards will be carefully lifted to allow inspection, repair, and insulation of the existing floor structure with new breathable insulation. The breathable insulation will improve the thermal efficiency of the building, whilst the floor structure repairs will increase the longevity of the fabric. The existing air bricks will be checked to ensure they are supplying sufficient ventilation to the sub floor void. The existing floorboards will be re-laid, with new to match where floor boxes have been removed. The visual appearance of the floor will be improved with the removal of the central modern electrical floor boxes added by the school.
B-Floors 01B.D1 01B.P1	C21 modern carpet tile finish removed. Existing floor finish below to be confirmed and carefully lifted to allow for inspection and repair of existing suspended timber floor joists, and insertion of new breathable insulation between the joists. New	Low C21 finishes added by school.	Positive impact. Benefit	 Benefit: The existing modern C20 carpet tiles will be removed. The existing flooring

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	floor finish over, to match.			beneath will be carefully lifted to allow inspection, repair, and insulation of the existing floor structure with new breathable insulation. The breathable insulation will improve the thermal efficiency of the building, whilst the floor structure repairs will increase the longevity of the fabric. New/reclaimed timber floorboards to match the existing will be laid. The visual appearance and breathability of the floor will be improved with the removal of the modern C20 carpet introduced by the school.
C Ceilings				
C-Ceilings 01C.R1	Ceiling - Lath and lime plaster to be repaired generally.	High 1909 Lutyens lathe and plaster. Neutral Late C20 plasterboard finish layer.	Positive impact. Benefit.	 Benefit: Where damaged, lath and plaster ceilings are to be repaired like-for-like and any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above in order to minimise the impact of the proposal alterations on the historic fabric.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors				
D-Doors 01-DG01	New timber door and doorframe within existing opening.	Moderate 1909 Lutyens panelled opening altered after the 1911 Weaver Staircase photograph. TBC	Benefit / Reversible	  This opening does not currently have a door or doorframe although historically there was a doorway at one time. A new solid hardwood frame with raised and fielded 6 panel fire and security door is proposed, to match the hall side of 01-DG03. This will be the entrance door into Apartment 01. The doorframe/door will be a reversible addition with no alterations to the existing panelling. The mitigation and enhancement would comprise a design to reflect the historic photographic evidence and better reveal the original design.
01-DG02	Lutyens 1909, raised and fielded 4 panel double door set to be retained.	High Lutyens 1909	Neutral impact. Benefit.	 Benefit: The removal of modern door closers will be of visual benefit.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
01-DG03	Lutyens 1909 raised and fielded 6 panel door with room panelling on reverse side, to be retained.	High Lutyens 1909	Neutral impact. Benefit.	 Benefit: The removal of modern door closers will be of visual benefit.
01-DG04	New timber door within new pod partition.	NA	Moderate impact. Reversible	The new pod partition and door will be a reversible addition.
01-DG05	New timber door to WC/shower room pod.	NA	Moderate impact. Reversible	The new pod will be a reversible addition.
01-DG06	Lutyens 1909, raised and fielded 4 panel double door set.	High Lutyens 1909	Neutral impact. Benefit	 Benefit: The removal of modern door closers will be of visual benefit and school signage.
01-DG07	LC20 door formed when the C21 north extension added.	LC20	Neutral impact. Reversible	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The door set will remain, in fixed-shut position, therefore there will be no visual impact to the room. Door will be lined on the external side to form a compartment wall for fire and acoustic separation.
01-DG08	Lutyens 1909 glazed external double door set.	High Lutyens 1909	Neutral impact. Benefit.	 Benefit: The removal of modern door closers and ironmongery will be of visual benefit. The repair and treatment of the door will increase its longevity.
01-DG09	Lutyens 1909, raised and fielded 4 panel double door set, to be retained.	High Lutyens 1909	Neutral impact. Benefit.	 The removal of modern door closers along with repair to timber at doorknob location will be of visual benefit.
E-Windows 01-WG01 - 01-WG18	All 1909 'Lutyens' sashes to be retained and repaired.	High 1909 Lutyens	Positive impact. Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Splice repairs carried out where required. Resin repairs for more localised repair. Replacement lights for any broken planes. Perished putty replacement. Easing of windows and weights adjusted as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. Renewal of finishes. These repairs will aid the longevity of these significant windows.
G – New internal partitions 01G-P1	New reversible 'pod' structures within Bedrooms to create WC/En-suite facilities.	High 1909 Lutyens	Moderate impact. Reversible	In order to create en-suite/WC facilities to the apartment it is proposed to install reversible 'pod' structures. <u>Master Bedroom Pod</u> The pod is positioned within the centre of the room on the north side of the original fireplace. Design of the pods and doors have been kept simple with painted panelling and fine shadow gaps. The pod has some clerestory glazing that will meet a narrow stainless steel U channel at ceiling level with a light touch. The services will be brought into the Apartment from the basement and run underfloor the floor level, rising up where required. There is existing foul drainage (SVP) to the north of the chimney stack externally which allows for a connection for foul drainage below floor level for both pods (and the kitchen). The pod partitions shall be fixed onto the existing floorboards and a resilient matting and decoupling layer shall be laid over the floor within the pod to allow a floor finish to be laid inside. The partitions will have a insulated build up to provide a level of sound reduction. The placement of the pod in this location allows for the rhythm and sequence of the windows and cabinets to be appreciated and still gives views to both the West and South. <u>Bedroom 2 Pod</u> The pod will be placed against the existing west wall of the room which allows for a small lobby space. The form of the room with fireplace in the corner and

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				arrangement of the windows on the south wall is not impacted. The partitions of the pod will be plain painted timber panelling with fine shadow gaps, clearly differentiating between what is original Lutyens' panelling and the newer elements. The services (incoming supplies) and drainage will be below the floor level rising up into the pod. The clerestory glazing allows for a lightness of touch to the ceiling, and its height relates to the wall panelling that Lutyens' reused within this room which is a visual feature that should be reflected.
G – New internal partitions 01G.P2	New reversible partition within existing doorway to provide sound and fire separation between Apartments 01 & 06.	Low LC20 doorway	Moderate impact. Reversible	The current doorway that exists between Apartments 01 and 06 was created in the LC20 when the north extension was added. The proposal is for this doorway to be infilled with a new insulated partition and fireproofed on both sides. The existing LC20 doors within Apartment 01 will be retained in a fixed shut position to conceal the new infill partition behind, therefore there will be no visual change to the Living Room of Apartment 01.
J-Internal Fixtures and Fittings 01J.R1 & R2	1909 Lutyens 'secret' cabinets to either side of Living Room fireplace, built into wall panelling, with integrated servant bell push button to fire surround. All to be retained.	High 1909 Lutyens	Neutral impact.	 Benefit: Retain existing 'secret' cabinets and servant bells as was seen in early C20 photographs and on Lutyens' drawings.
J-Internal Fixtures and Fittings 01J.R3	1909 Lutyens Bakelite push button to be retained.	High 1909 Lutyens	Neutral impact.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Retain existing Bakelite push button.
J-Internal Fixtures and Fittings 01J.P1	New circular, centrally located and reversible undercounter kitchen cabinetry and worktop.	High 1909 Lutyens	Moderate impact. Reversible	New reversible kitchen cabinetry addition comprising floor mounted, curved, timber kitchen cabinets with worktop, to form circle in plan. The circular kitchen will be located centrally within the room, ensuring minimal impact on the surrounding walls, panelling, and cabinetry. The kitchen will be undercounter cabinets only, meaning that views from the Entrance Hall through to the Rose Garden, are maintained, and likewise the view from the Living Dining room towards Bedroom 2 will be unimpeded by the reversible addition. Incoming services can rise up from below floor level to avoid any visible pipework and drainage will be directed to the south east to connect to the replacement stack. At this stage, mechanical ventilation will likely be within the island unit and connect to a vent system under the floor level and ducted to an external wall at low level with an sympathetic airbrick detail.
K-Joinery 01K.R1	Existing Lutyens' 1909 joinery to be retained.	High 1909 Lutyens	Neutral impact.	All existing Lutyens' 1909 joinery to be retained. These include the existing shelved cupboard niches within the proposed Kitchen, built-in bookcases/cabinets within the Living-Dining Room and built-in arch head shelved cupboard niches to West wall of the Master Bedroom.
K-Joinery 01K.D1 01K.P1	New timber radiator cover panels and skirtings, to replace C21 grilles.	Low C21	Positive impact. Benefit	 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Benefit: New timber radiator panels to replicate the designs shown in original Lutyens' drawings; to Living-Dining Room, Master Bedroom and Bedroom 2. This will be of visual benefit.
L-Panelling 01L.R1	Existing panelling to be retained.	High 1909 Lutyens / likely C17 / C19 panelling re-used by Lutyens from earlier building.	Neutral impact. Benefit.	Benefit: All existing panelling to be retained, unless noted otherwise. Where existing C21 modern fixtures/fitings removed, panelling to be splice repaired using like-for-like material and finishes. This will improve its appearance and historic integrity.
M-Finishes 01M.R1	Mural paintings to niche cupboard within Kitchen., to be repaired/restored as necessary.	High 1909 Lutyens	Neutral impact. Benefit.	 Benefit: Mural paintings to semi-dome in niche cupboard and to spandrels of cabinet casing above, within Kitchen, to be repaired/restored. Internal dark paint finish within niche cupboards/shelves to be restored. Internal face of existing cupboard doors to be white painted, as seen is circa 1911 photograph.
M-Finishes 01M.P1	New breathable paint finish to lime plastered walls/ceilings. Emulsion paints to new plasterboard internal linings only.	High 1909 Lutyens	Neutral Impact. Repairs / redecs are of Benefit.	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 like-for-like repairs are beneficial for the viability of the building. The decorations are consistent with the character of the spaces.
M-Finishes 01M.P2	Reinstate white painted finish to Lutyens wall panelling, as evidenced	High Early C20 1909 Lutyens	High impact. Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	by photographs in Country Life 1911-04-22: Vol 29 Issue 746.			  The above photo shows the wall panelling to the Entrance Hall to have a painted finish. It is therefore proposed to reinstate the original painted finish to the existing timber panelling. It will better reveal the Lutyens design.
M-Finishes 01M.P3	Reinstate white painted finish to Lutyens fire surround and mantel, as evidenced by photographs in Country Life 1911-04-22: Vol 29 Issue 746.	High 1909 Lutyens	High impact. Benefit.	 The above photograph shows the fire surround and mantel above to be white painted, against the natural finish of the wall panelling. It is proposed that this finish is reinstated. It will better reveal the Lutyens design.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
N-Fireplaces 01N.R1	Cracking to existing marble hearth within proposed Living Room, to be repaired by specialist. Cracked hearth within fireplace recess to be replaced with limecrete	High 1909 Lutyens	Neutral impact. Benefit.	 Benefit: The existing marble hearth is to be retained and undergo specialist repair to the existing splits. The existing fire bed is to be repaired/replaced with limecrete to take firegrate to match original. These repairs will be of visual benefit.
N-Fireplaces 01N-R2	Marble outer hearth retained. Cracked hearth within fireplace recess to be replaced with limecrete.	High 1909 Lutyens	Neutral impact. Benefit.	 Benefit: The existing marble hearth is to be retained. The existing fire bed is to be repaired/replaced with limecrete to take firegrate to match original. These repairs will be of visual benefit.
P-Services 01P.D1	Removal of existing services and associated equipment.	Low	Positive impact. Benefit.	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.
P-Services 01P.R1	Cast Iron radiators to Entrance Hall and Bedroom 2 (& Kitchen?) refurbished/restored to work with new heating system.	High Early C20 1909 Lutyens	Neutral impact Benefit	 Benefit: These are to be refurbished and retained.
P-Services Generally	Services	High Early C20 1909 Lutyens	Low impact	Services generally shall be run - within new partitions and wall linings - below suspended floors - Ceilings as existing with services above. New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through floors, ceilings and walls.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Incoming hot-water and cold-water feed. Drainage pipes to be run below the existing flooring. To ensure the buildings longevity the services must be updated to ensure the buildings future viability. (Refer to CBG Report).
R-Fire and Soundproofing 01R.P1	Infill partition within existing doorway to achieve fire and sound compartmentation between Apartments 01 and 06.	High 1909 Lutyens	Neutral impact	The wall between Apartments 01 and 06 is the original masonry external wall of the west wing so will require no intervention on the side of Apartment 01. The current doorway that exists between Apartments 01 and 06 will be infilled with a new masonry infill. The existing doors within Apartment 01 will be retained in a fixed shut position to conceal the new infill behind, therefore there will be no visual change to the Living Room of Apartment 01.
V-Views	Gardens to be restored and maintained for communal use by the apartment occupants.	High	Positive impact. Benefit.	  

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The predominant view is towards the Rose Garden to the West. Other key views include that to the South and East. Benefit: The intention is for these gardens to be restored and maintained for communal use by the apartment occupants.