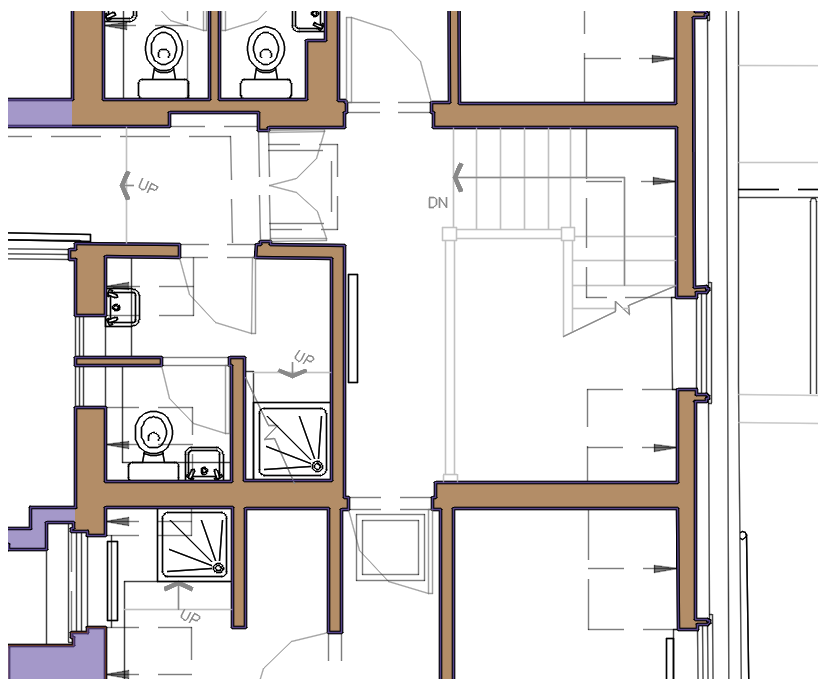


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
-----------	----------	---------------------------------	--------	--------------------------

Second Floor – Proposed Landing – Plan of Significance



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 2 GA, Phasing Plan. Plan of Significance shows the work carried out by the school in 1935. Refer to Weaver & Helena Impact Tables. A low masonry wall was constructed above the existing external walls and the Lutyens roof was raised to the top of this new wall to provide increased head height for dormitory accommodation. It is *likely* that the existing stair from 1st to 2nd floor is an addition carried out by Princess Helena College to access the dormitories *and its details reflect this*.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ME-A.D1	Form opening in masonry partition between stairwell and Apartment 19 Helena. Refer to Helena Impact Table F-New openings 19F. D1	<i>Moderate</i> Lutyens 1909 roof raised c1935 <i>Neutral</i> C20 alterations	Moderate - Low Impact	<i>The effect is limited as it is a single doorway within brickwork already altered during the C20 school works. Headroom within the attic limits options for alternative layouts.</i>
A-Walls ME-A. R1	Repair to minor cracks to Early C20/MC20 plaster to stairwell walls.	High Early C20 Plaster to level of head of window likely to be Lutyens 1909 original construction. <i>Neutral</i> Masonry above landing window level is MC20th.	Benefit	 Plaster to stairwell walls

641-KS-06-MB-SH-A-90960 – P01
Temple Dinsley Level 2, GA – Common Areas – 2nd Floor 01

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ME-A.D2	Remove section of external wall including dormer window	Neutral C20 alterations Neutral MC20 window	Low – Neutral Impact	 Location in east external wall for new opening to proposed link to lift Lift access is necessary to provide resident/visitor accessibility to upper floor apartments. The location of the alterations are unobtrusive within the hidden roof above the Hall and the fabric was changed when the roof was raised. Refer to F-New openings CAF.D2
B-Floors ME-A.P2	Form extension to landing over stairwell to provide access to Apartment 19 Helena.	Neutral C20 alterations	Neutral	 Location of proposed extension to landing in front of existing wall The stair at this level is C20 and the landing detail and balusters would match the existing. It provides access to Apartment 19. The location is unobtrusive and the fabric was changed when the roof was raised. Refer to Helena Impact Table F-New openings 19F. D1
B-Floors ME-B.P3	Upgrading of existing second floor landing construction. Removal and replacement of existing C20 floor coverings.	Neutral Second floor landing C20	Low Impact	C20 extension to earlier staircase. C20 carpet floor finish. Investigation & upgrading of the existing construction will be necessary to comply with Building Regulations fire compartmentation and sound insulation between landing and adjacent apartments. Proposed new floor finishes tbc

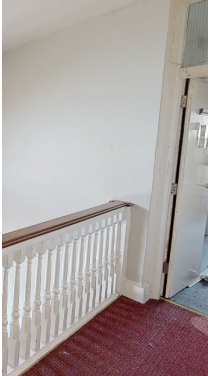
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				No historic fabric is affected.
C-Ceilings ME-C. D1	Removal of MC20 plasterboard linings to sloping section of ceiling adjacent to dormer window.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 Plasterboard linings C20 alterations	Low Impact Benefit	 Dormer window over stairwell EW W02 Plasterboard linings to sloping sections of ceiling are to be removed to allow the roof structure to be assessed/recorded/condition investigated, the roof void insulated. 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 coved/rolled plaster junction between the flat and sloping ceiling will be reinstated. No historic fabric is affected.
C-Ceilings ME-C. D2	Removal of existing plasterboard ceilings above stair and throughout 2 nd floor circulation area.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations Plasterboard linings	Low-Moderate Impact	 Flat ceiling in corridor and over stairwell  Remove existing services access hatch to roof void in ceiling at head of stairs
C-Ceilings ME-C. P1	Carry out all necessary repairs/strengthening works to structural members.	Moderate Lutyens 1909 roof raised c1935	Low Impact Benefit	Inspection, recording and necessary repairs to existing ceiling joists and rafters is considered to be a benefit.

641-KS-06-MB-SH-A-90960 – P01
Temple Dinsley Level 2, GA – Common Areas – 2nd Floor 01

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings ME-C. P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below rafters & joists and reinstate plasterboard linings.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations	Low Impact Benefit	Insulated timber lining to be installed between/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. Compartment insulation is a Building Regulations requirement. The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated.
D-Doors ME-D.D1	Removal of existing painted flush panel C20 fire door/frame/glazed panel over.	Neutral/Negative Late C20 alterations	Low Impact	 Existing C20 door to be removed
D-Doors ME-D.FD01	Install new door between stairwell and lift lobby.	Neutral. New door in existing C20 opening	Low impact	Fire rated door CAD.FD01 Allow painted timber panelled door incl self-closing device and vision panel and simple ironmongery inspired by historic doors.
E-Windows ME-E.R1	Renovation of C20 timber casement dormer window	Neutral C20 (1935) alterations	Low Impact Benefit & Enhance	 MC20 dormer window above stairwell EW W02 The existing timber multi-pane window will be repaired/renovated/redecorated and upgraded with slim-line double glazing which will improve the comfort of the

641-KS-06-MB-SH-A-90960 – P01
Temple Dinsley Level 2, GA – Common Areas – 2nd Floor 01

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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 ME-E.R2	Renovation of dormer windows (leadwork to roof and cheeks)	Neutral 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.
E-Windows ME-E.R3	Repairs to Early C20 fixed pane window	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	 EW W01 Window on stair flight to half-landing Conservation repairs and redecoration to be carried out as necessary. Proposals to be submitted for approval.
F-New openings ME-F.D2	Form opening in external wall to provide access to new external passenger lift	Moderate - low C20 additions to building affected at 2 nd floor. Proposed structure will sit away from existing masonry wall.	Low Impact	 Location for new passenger lift Proposed lift shaft will be visually obscured by surrounding walls and roofs. Access at 2nd floor via new opening formed at approximate location of existing dormer window. The proposed lift shaft will be located away from the original Lutyens external brickwork at 1st floor. Refer to A-Walls CAA. D2

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
H-Stairs ME-H.P1	Upgrading of MC20 stair and balustrade between 1 st and 2 nd floor levels.	Low MC20 (1935) stair flights to access the units in the roof	Low Impact	 Common stair to 2nd floor Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements.
H-Stairs ME-H.D1	Remove section of C20 existing painted timber balustrade at 2 nd floor level to allow installation of new section of landing.	Low C20 alterations	Low Impact	 Existing C20 balustrade to be removed to allow landing to be extended over stair.
J-Internal fixtures and fittings ME-J.D1	Removal of C20 pressed steel wall mounted radiator	Neutral	Neutral Impact	 C20 radiator to be removed Radiator and associated pipework to be removed.
J-Internal fixtures and fittings ME-J.P1	Installation of new radiators and associated pipework			

641-KS-06-MB-SH-A-90960 – P01**Temple Dinsley Level 2, GA – Common Areas – 2nd Floor 01**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
K-Joinery ME-K.P1	Install new balustrade around new section of landing providing access to apartment 19 Helena	Neutral C20	Neutral Impact	Guarding min 1100mm high is required at the new landing by Building Regulations.
M-Finishes ME-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	N/A	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 linings 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 ME-P.D1	Removal of existing services and associated equipment.	Neutral C20	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	Neutral C20	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 ME-R.P1	New construction and upgrading of existing to form compartment wall between common areas and apartments 19 and 20.	Neutral C20	Low Impact	The walls separating the common areas from apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.
V-Views ME-V	View Eastwards is affected by the proposed lift.	Low – Neutral as the views are C20 over a flat roof with visible service boxings etc.	Low – Neutral Impact	The window from the more significant C20 space, the stair, is retained.