

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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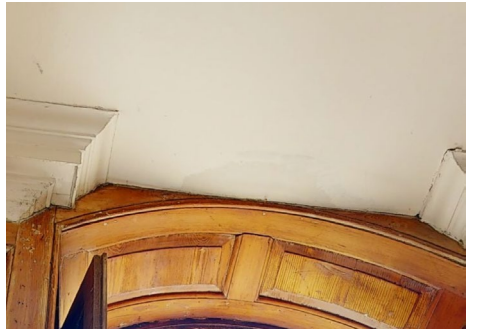
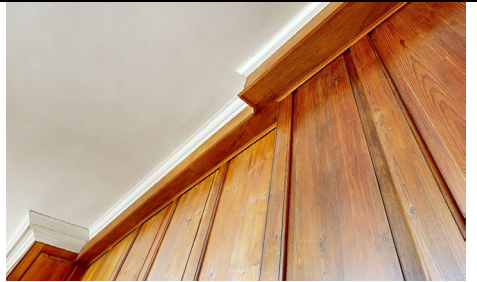
Ground Floor Vestibule – Plan of Significance

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 0 Phasing Plan.

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A-Walls WME-V-A.R1	Pine wall panelling, window seats and decorative radiator screens to vestibule to be repaired and new finish applied.	High Early C20 1909 Lutyens	Low Impact Enhance	Historic photographs indicate that the original panelling had a painted finish. The existing finish will be investigated to confirm that it is a modern varnish product, which will be removed and replaced with a flame retardant breathable paint finish which complies with Building Regulations Part B1 requirements. Remove all surface mounted electrical sockets and fixtures on timber panelling. Carry out repairs to make good all fixing holes. Repairs to damaged timber, dents and surface scratches to be filled prior to painting. The proposed panelling finish will be restored to the original 1909 Lutyens design and will comply with Building Regulations Part B1 requirements.
B-Floors WME-V-B.P1	Refurbishment of C20 oak strip floorboards. Surface to be sanded and waxed.	High Early C20 1909 Lutyens (?)	Low Impact Enhance	Boards to be carefully lifted to allow substrate to be inspected, repaired as necessary and insulated if possible. Light surface sanding will restore timber which will be protected by Class O varnish?.

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				The proposal will restore the finish of the oak boards and will comply with Building Regulations Part B1.
C-Ceilings WME-V- C.R1	Repair to continuous crack in plasterboard ceiling.	Low Plasterboard linings Neutral/Negative C20 alterations	Low Impact	 Crack in vestibule ceiling  Damp on ceiling above window Floors are to be upgraded from above. Ceiling clining to be investigated to confirm presence of lath and plaster above plasterboard lining. C20 plasterboard ceiling will be retained to avoid distrubance to plaster coving. Pin back boards to either side of crack. Rake out crack and fill joint with flexible joint compound. Remove smoke alarm and associated cables and make good to ceiling. Investigate cause of damp and carry out repairs as necessary.
	Removal of existing plywood boxing and C20 cove hiding existing drainage run.	Neutral/Negative plywood boxing and cove C20 alterations	Low Impact	 C20 plywood boxing Remove boxing and investigate potential for drainage run to be re-routed.
C-Ceilings WME-V- C.P1	Form replacement boxing to match panelling design in softwood timber.	Neutral/Negative plywood boxing and cove C20 alterations High	Low Impact Enhance	Replacement of boxing with an appropriate design and materials will visually enhance the Lutyens panelling

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		Early C20 1909 Lutyens panelling		
D-Doors WME-V-D.R1	Oak panelled external entrance door to be refurbished	High C18	Low Impact Benefit	  Oak entrance door external side  Oak entrance door internal side WMEV-D01 Door to be removed from frame and existing ironmongery removed. External surface to be lightly sanded to remove existing weathered finish to a clean smooth surface. Apply exterior quality oil suitable for oak. Internal finish to be removed and replaced with flame retardant breathable varnish(?) Door to be re-hung with all original ironmongery/lock cases of historic value and modern security fittings tbc.

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				 Glazed lead light panel at head of door appears to be in good condition and will be retained. Proposal to line internally with toughened glass panel for security purposes (?) will maintain internal view and daylight and will not affect the glazing. Fixing details tbc
D-Doors WME-V-D.R2	Oak panelled internal door between vestibule and entrance hall to be refurbished	High C18 door	Low Impact Benefit	 Entrance Hall door WMEV-FD02 Door to be removed from frame and existing ironmongery removed. Investigate existing finish and remove/clean with suitable product as necessary. Fill any deep scratches/dents to both sides of door with wood wax to match timber colour. Upgrade to be fire rated. Apply new flame retardant breathable varnish
D-Doors WME-V-D.R3	Pine (?) panelled internal doors to be refurbished	High C18 doors	Low Impact Benefit	 2no internal doors east wall of vestibule

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				WMEV-D03 & D04 Pine panelled doors to be removed from frame and existing ironmongery removed. Investigate existing finish and remove/clean with suitable product as necessary. Fill any deep scratches/dents to vestibule side of doors only with wood wax to match timber colour. Apply new flame retardant breathable varnish(?) Re-fix original/historic ironmongery to vestibule side only. Spare ironmongery of historic value to be retained for use elsewhere. Doors to be permanently fixed into opening on original hinges.
E-Windows Vestibule WME-V-E.R1	Renovation of 2no Early C20 timber sash windows and oak shutters	High Early C20 (1935) Lutyens	Low Impact Benefit & Enhance	 Vestibule windows WMEV-W01 & W02 The existing timber multi-pane sash windows and shutters will be repaired/renovated/redecorated, internally with a flame retardant breathable varnish, external paint finish tbc. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash fasteners and shutter knobs and hinges to be retained for re-use. New security ironmongery to comply with building regulations where required tbc. The repairs will improve the appearance and longevity of the window.
J-Internal fixtures and fittings WME-V-J.D1	Renovation / removal of C20 cast iron wall mounted radiator	Neutral	Neutral Impact	

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				C20 cast iron radiators to be removed or renovated (?) Radiators to be removed and replaced or restored and replaced in existing location or relocated within new layout as required.
J-Internal fixtures and fittings WME-V-J.P1	Installation of new radiators and associated pipework?			
K-Joinery WME-V-K.P1				
M-Finishes WME-V-M.P1	Emulsion paints to existing internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	Redecoration to restore panelling and doors to original Lutyens design.
P-Services WME-V-P.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 WME-V-R.P1	Confirmation of approved escape routes to inform use of proposed surface finishes to panelling and doors.	Low	Low Impact	The proposed infill construction between the existing doors on the east wall of the vestibule and Apartment 10 is to be fire rated construction and is to comply with Building Regulations requirements for airborne sound insulation.
V-Views WME-V-V	Views from Apartment 4 will be directed towards the North, West and East.	Low	Low Impact	Views shall be directed towards?