

6.0 Pre-application consultation

The proposals benefit from an extensive pre-application consultation process with NHC Planning and Conservation Officers, Historic England, Hertfordshire County Council Archaeologist, the Preston community and other interested parties including The Lutyens Trust.

6.1 Meetings and site visits with NHC for pre-app and PPA

2023

- Monday 18th September - NHCC Consultation Site Meeting with Mark Simmons, Sam Diccoco, Helen Watson, Peter Bull, Project Officer Major Projects Team, and Tricia Craggs.
- Wednesday 1st November - NHCC Consultation Site Meeting with Peter Bull and Tricia Craggs.

2024

- PPA Inception Meeting ~ Monday 4th March, held on site
- PPA 2 ~ Wednesday 27th March,
- PPA 3 ~ Tuesday 23rd April,
- PPA 4 ~ Wednesday 12th June,
- On-site meeting with Tricia Craggs - Thursday 27th June
- On site visit to discuss approach trees and ecology with Liz Anderson, Senior Ecologist of NHC - Tuesday 2nd July



Community consultation board: Proposed site plan



Community consultation board: Proposed one off houses: Summer House & Harwood House

5.3 Historic England meetings and site visits

2023

Friday 4th August - On-site meeting with Neville Doe (buildings) and Chris Laine (gardens) of HE.

2024

Thursday 27th June - On-site meeting with Neville Doe (buildings) and Chris Laine (gardens) of HE.

6.2 Community Consultation Event

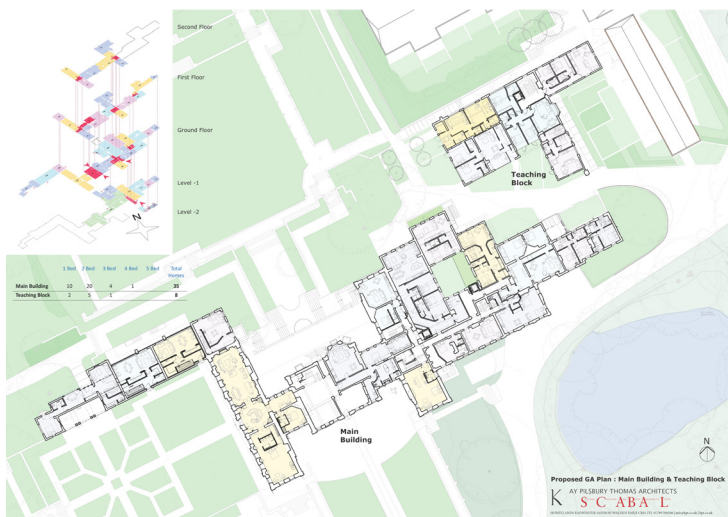
Open event organised by Preston Parish Council held at Preston Village Hall on the evening of Thursday 30th May and the morning of Saturday 1st June with 6 A0 boards on tripods with drawings showing the proposals in full and a rolling slide show showing an illustrated brief history of Temple Dinsley which is now on the Preston Parish Neighbourhood Plan website

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://preston-np.org.uk/wp-content/uploads/2024/06/641_Temple-Dinsley-Presentation-History-Slides-reduced.pdf

Both days drew a large number of visitors who were unanimously supportive of the proposals with particular interest shown in the benefits that the proposals will bring to Preston including instatement and extension of permissive pathways through the site.



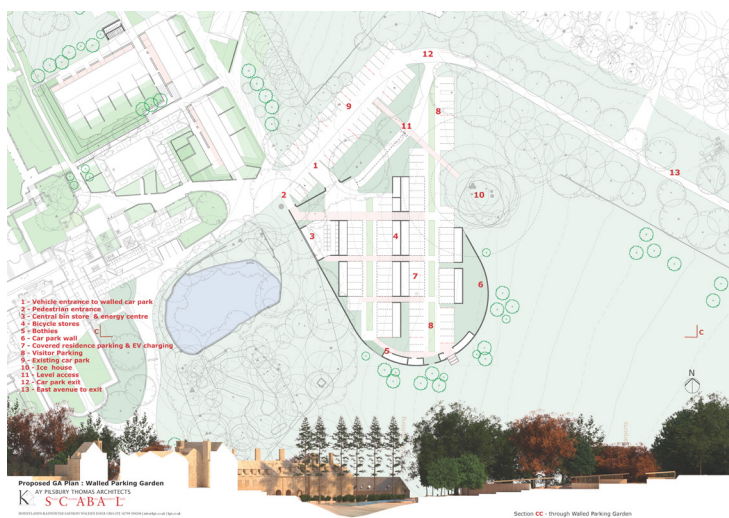
Community consultation board: View of Temple Dinsley from southwest



Community consultation board: Proposed GA Plan: Main Building & Teaching Block



Community consultation board: Proposed GA Plan: Sports Hall Housing



Community consultation board: Proposed GA Plan: Walled Parking Garden

Example comments in the visitors book:

From Heather & Doug Oakley "Really interesting presentation and lovely to see a very sensitive approach to the buildings and grounds".

Phil and Clare write "Very impressive development. Great balance of utility and keeping the integrity of the old buildings. Will be (a) great addition to the community. Thanks for the presentation".

Fay & Mark Higgin write "Very interesting plan. Glad to see that access by the village will be maintained to the grounds by permissive paths. We liked the scale and density of the new build with the walled parking".

Flick Wright says "Lovely to see what's happening at PHC. You need a suite / apartment named after LS Lowry - he donated one of his pictures to the school - which was sold to save it!"

6.3 Lutyens Trust Site Visit

On Thursday 11th June Dr Mervyn Miller and Architect Russell Morris of the Lutyens Trust visited the site with KPTS CABAL architects. Russell Morris wrote a note to say that both were "broadly supportive of our proposals" which he intends "to circulate to the Lutyens Trust committee members to probably also form the basis for any formal comment to NHDC".

Further visits to Temple Dinsely for the Lutyens Trust are planned for Sunday 17th November with author and ex-Country Life editor Clive Aslet of the Centre for the Study of Classical Architecture at Cambridge (CSCA) as part of a 3-day conference on the classical architecture of Sir Edwin Lutyens and a further visit next year for 30 + 2 staff for members of the Lutyens Trust.

6.4 Parish Council

Since acquiring the site in early 2003, the applicant has been in continued engagement and dialogue with Preston Parish Council.

6.5 Preston Cricket Club

Since acquiring the site in early 2003, the applicant has been in continued engagement and dialogue with Preston Cricket Club and agreed the use of the existing PHC playing fields for a second PCC cricket pitch and pavilion, which are now a key part of other proposals.

See 5.13 for details

7.1 Impact Tables

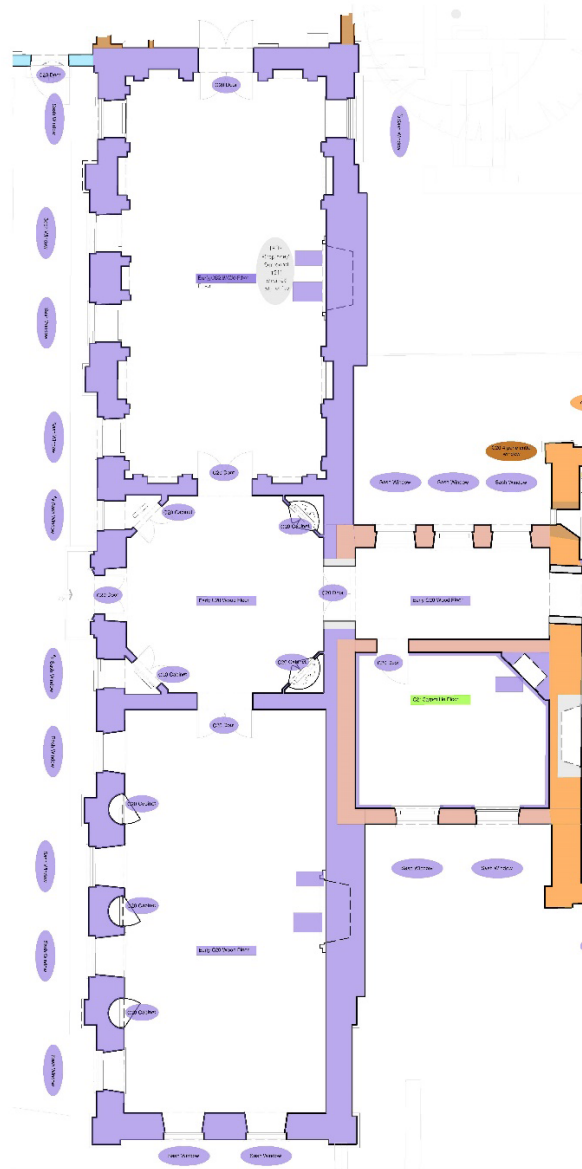
Refer to

641-KS-06-MB-SH-A-90010	Significance Impact Table: 01 ~ Landseer
641-KS-06-MB-SH-A-90020	Significance Impact Table: 02 ~ Norman and Burt
641-KS-06-MB-SH-A-90030	Significance Impact Table: 03 ~ Vyvyan Pain
641-KS-06-MB-SH-A-90040	Significance Impact Table: 04 ~ Felix
641-KS-06-MB-SH-A-90050	Significance Impact Table: 05 ~ Lander
641-KS-06-MB-SH-A-90060	Significance Impact Table: 06 ~ Bakersfield
641-KS-06-MB-SH-A-90070	Significance Impact Table: 07 & 08 ~ Art Room W & Art Room E
641-KS-06-MB-SH-A-90090	Significance Impact Table: 09 ~ Pavilion
641-KS-06-MB-SH-A-90100	Significance Impact Table: 10 ~ Dining Room
641-KS-06-MB-SH-A-90110	Significance Impact Table: 11 ~ Piano Nobile
641-KS-06-MB-SH-A-90120	Significance Impact Table: 12 ~ Attic West
641-KS-06-MB-SH-A-90130	Significance Impact Table: 13 ~ Attic East
641-KS-06-MB-SH-A-90140	Significance Impact Table: 14 ~ Housekeeper
641-KS-06-MB-SH-A-90150	Significance Impact Table: 15 ~ Butler
641-KS-06-MB-SH-A-90160	Significance Impact Table: 16 ~ Crabbe
641-KS-06-MB-SH-A-90170	Significance Impact Table: 17 ~ Almina
641-KS-06-MB-SH-A-90190	Significance Impact Table: 19 ~ Helena
641-KS-06-MB-SH-A-90200	Significance Impact Table: 20 ~ Weaver
641-KS-06-MB-SH-A-90210	Significance Impact Table: 21 ~ Quartermaster
641-KS-06-MB-SH-A-90220	Significance Impact Table: 22 ~ Larder
641-KS-06-MB-SH-A-90230	Significance Impact Table: 23 ~ Croquet Mallets
641-KS-06-MB-SH-A-90240	Significance Impact Table: 24 ~ Stable
641-KS-06-MB-SH-A-90250	Significance Impact Table: 25 ~ Workshop
641-KS-06-MB-SH-A-90260	Significance Impact Table: 26 ~ Racquets
641-KS-06-MB-SH-A-90270	Significance Impact Table: 27 ~ Assembly Hall
641-KS-06-MB-SH-A-90280	Significance Impact Table: 28 ~ Refectory
641-KS-06-MB-SH-A-90290	Significance Impact Table: 29 ~ Kitchen
641-KS-06-MB-SH-A-90300	Significance Impact Table: 30 ~ Servants Hall
641-KS-06-MB-SH-A-90310	Significance Impact Table: 31 ~ Still Room
641-KS-06-MB-SH-A-90320	Significance Impact Table: 32 ~ Safe
641-KS-06-MB-SH-A-90330	Significance Impact Table: 33 ~ Scullery
641-KS-06-MB-SH-A-90340	Significance Impact Table: 34 ~ Pantry
641-KS-06-MB-SH-A-90350	Significance Impact Table: 35 ~ Garage
641-KS-06-MB-SH-A-90900	Significance Impact Table: Common Areas: WME: Vestibule
641-KS-06-MB-SH-A-90910	Significance Impact Table: Common Areas: WME: Entrance Hall
641-KS-06-MB-SH-A-90920	Significance Impact Table: Common Areas: WME: 1st Floor
641-KS-06-MB-SH-A-90930	Significance Impact Table: Common Areas: Middle Entrance 1st
641-KS-06-MB-SH-A-90940	Significance Impact Table: Common Areas: East Stair
641-KS-06-MB-SH-A-90950	Significance Impact Table: Common Areas: WME: 2nd Floor
641-KS-06-MB-SH-A-90960	Significance Impact Table: Common Areas: Middle Entrance 2nd
641-KS-06-TB-SH-A-90360	Significance Impact Table: 36 ~ Latin
641-KS-06-TB-SH-A-90370	Significance Impact Table: 37 ~ RE
641-KS-06-TB-SH-A-90380	Significance Impact Table: 38 ~ Geography
641-KS-06-TB-SH-A-90390	Significance Impact Table: 39 ~ French
641-KS-06-TB-SH-A-90400	Significance Impact Table: 40 ~ History
641-KS-06-TB-SH-A-90410	Significance Impact Table: 41 ~ Spanish
641-KS-06-TB-SH-A-90420	Significance Impact Table: 42 ~ Maths
641-KS-06-TB-SH-A-90430	Significance Impact Table: 43 ~ English

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**

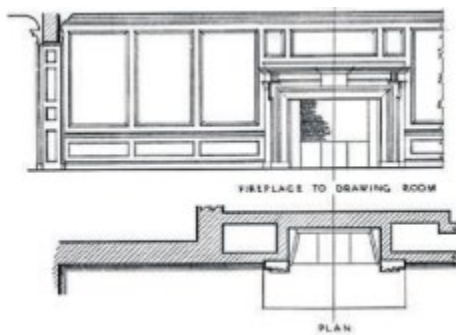
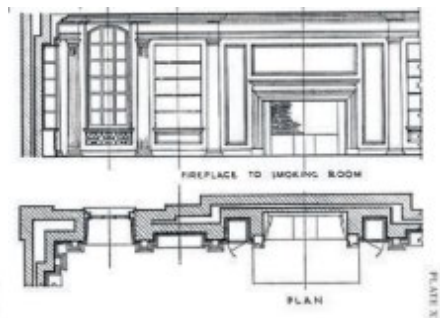
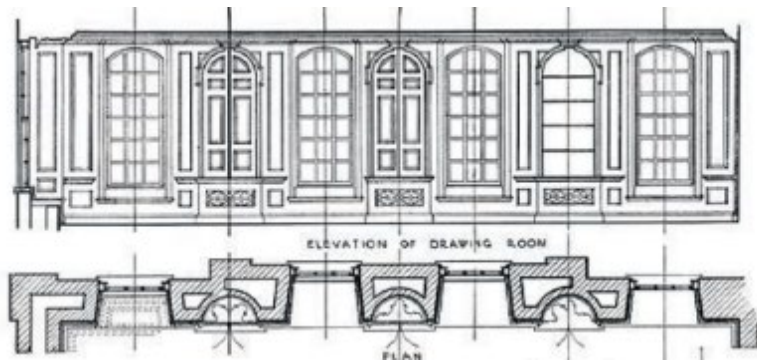
- 18th Century
- 19th Century
- 1909 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens infill
- 1930s - 1970s Lander
- Late 20th Century
- 21st Century

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.

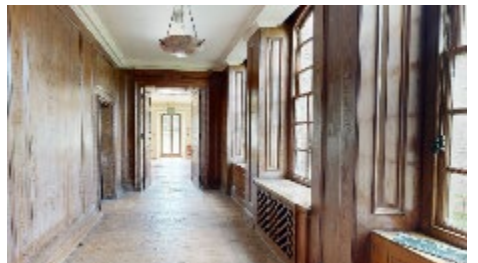


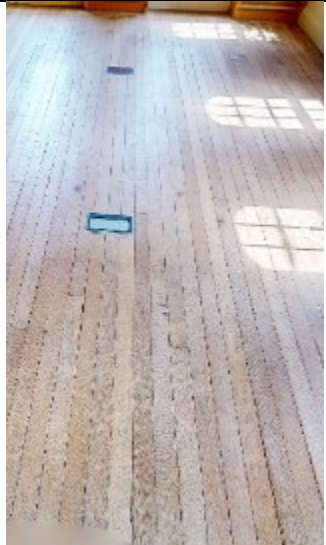
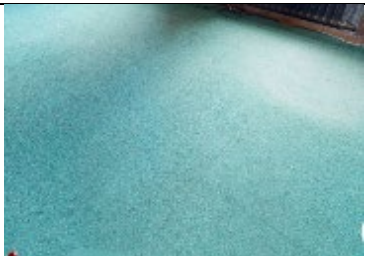
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Lutyens' original internal elevation drawings of Smoking Room (Proposed Living-Dining) and D Room (Proposed Master Bedroom)

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.

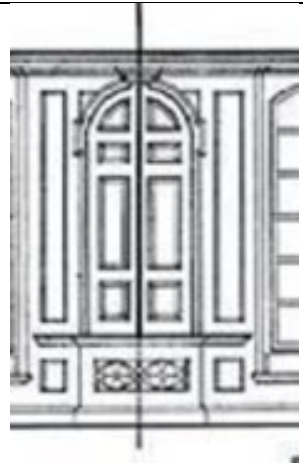
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
01-DG03	Lutyens 1909 raised and fielded 6 panel door with room panelling on reverse side, to be retained.	High Lutyens 1909	Neutral impact. Benefit.	 Benefit: The removal of modern door closers will be of visual benefit.
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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley**Level 1, GA – Apartment 02 – Norman & Burt****1909 Lutyens, West Wing**

1909 Lutyens West Wing, First Floor – Proposed Apartment 02 – Plan of Significance.
Refer to drawing 641-KS-30-MB-DR-A-02021 for full detail.

Extract from Level 1 GA, Plan as Existing. Plan of Significance shows the intended arrangement of the West Wing Bedroom Suites. The cornice arrangement and door openings are on an axis from the Main Stair landing (within the Old House). The doorways lead you through the C19 link (with alterations at first floor) to a north-south corridor where a central doorway would lead to the shared sitting room and glazed doorway with balcony, giving views of the Rose Garden and beyond. The Bedroom Suite to the north, featured a marble fireplace on the East wall, with plaster panelling and a row of windows on the West Wall. There are a number of integrated cupboards, radiator panels, and wall cupboards. To the north wall there were two doorways integrated with the panelling that gave access to a dressing room on the West side and Bathroom on the East. Photographs taken circa. 1911 suggest the ceiling in this room was much higher and slightly domed. The cornice line as it appears today would suggest that the main rooms of the Bedroom Suite would have all been domed. The Bedroom Suite to the South had two similar sized rooms immediately after the main entrance door, leading to a dressing room on the East side and a Bathroom on the West Side. A further door leads through to the second Bedroom. Again, this room features wall panelling with integrated cupboard joinery and a fireplace.

When the school altered the roof of the West Wing in 1937, raising it to provide further head room for an attic floor, the domed ceilings were lost leaving just the cornice line. The Bedroom Suite to north was divided with MC20 partitions and a central staircase with half landing was located off the Bedroom corridor. A secondary

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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staircase was also inserted within the North Bedroom. The South Bedroom was also divided however these partitions have since been removed with visual signs of the positions still within the panelling and cornicing.

Photographs from Country Life 1911-04-22: Vol 29 Issue 746.



West Elevation of Lutyens' West Wing.



Artists impression of Lutyens' West Wing with the Rose Garden in the foreground.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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West Elevation of Lutyens' West Wing prior to the roof being raised.



North Elevation of Lutyens' West Wing which shows us there was a single window on the north Elevation of the West wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Left Image (Country Life Collection) Possibly of First Floor West Wing North end looking towards bathroom door. Right Image, opposite wall present day. Modern dividing partition visible. Ceiling lower however the beginning of the arch is visible. Dado rail may have been added and lower panelling lined to give protection / increased durability for use as a school.

Proposal Apartment 2 (Norman and Burt)

The arrangement of the rooms and access to the attic allow the first floor (Level 1) of the West Wing to remain as two separate apartments/ suites. Removal of the Mid to late C20 alterations within the North Bedroom are a benefit to the space. The Apartments each have two bedrooms, with Apartment 02 (to the North) maintaining its connection to the central room with glazed door and balcony. The formation of these Apartments works well with the generous rooms of the former house using the larger rooms as open plan living spaces that benefit from the views to the West.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A-Walls 02A.D1	Remove Lander Late 1930's timber stud partitions.	Low Lander Late 1930's addition. High 1909 Lutyens' West Wing.	Positive impact. Benefit.	   Benefit: The removal of the LC20th partitions will open-up the 1909 Lutyens spaces to their original proportions as well as removing awkward junctions and detailing created by these divisions. Removal of these later partitions will also reveal the wall panelling, fireplace and window arrangement as it was originally intended to be viewed. This involves no

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				loss of historic fabric and is of architectural and visual benefit.
A-Walls 02A.D2 02A.P1	Remove Lander Late 1930's timber stud partitions. Replacement partition with repositioned doorways and separation of staircase to Apartment 02. Cornice is to be retained. New reversible timber frame partition with fire resistant board and finishes to comply with AD B.	Low Lander Late 1930's addition. High 1909 Lutyens' West Wing.	Moderate Impact	The partition will allow the staircase to be separated from the Apartment accommodation to the North and South. The intervention is considered moderate as this room has been significantly altered but the partition does mean the loss of the original axis leading from the landing of the main stair through to the first floor balcony on the West Wing. 
02A.P2	Lined partition beyond north wall of Lutyens' West Wing and the former window opening. To provide sound and fire separation between Apartments 02 & 06.	Low LC20 doorway High Former window opening. 1909 Lutyens' West Wing	Low Impact Reversible.	 The current doorway that exists between Apartments 02 and 06 was created in the MC20 when the north extension was added. It adapted the tall sash window opening on the North Elevation of Lutyens' West Wing. The proposal is for this opening to be retained, connecting doorway removed and the partition lined for fireproofing and soundproofing compartmentation between Apartment 02 and 06. Low Impact due to earlier alterations.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
02A.P3	Remove lining to establish if any wall tiling from the former bath surround / bathroom survives.	Low LC20 lining board. High Potential surviving wall tiles.	Neutral impact. Benefit	  Boxing of original bath surround to be retained. It is proposed that some lining be removed to check whether any of the tiling survives. Tiling would be clean and repointed.
Walls 02A.R1	Panelling within Bedroom to be repaired following removal of partitions and redundant services.	High C20 Lutyens' Original plaster panelling.	High Positive Impact.	 Areas and extent of plastered panel repair to be agreed. Positive Impact to ensure longevity of this fragile and historic finish.
B Floors				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors 02B.D1 02B.R1 02B.P1	C21 floor finishes removed throughout. Existing floorboards below to be carefully lifted to allow for inspection and repair of existing floor joists. Insertion of services and new acoustic / fireproofing insulation between the joists. Re fix existing floorboards.	Low C21 finishes added by school. High C20 Lutyens' Original floor boards below.	Positive impact. Benefit	 Benefit: The existing modern C20 carpet/linoleum/laminate floor finishes will be removed. The existing flooring beneath will be carefully lifted to allow inspection, repair, and insulation of the existing floor structure with new sound insulation. The insulation will provide sound proofing / fireproofing between apartments, whilst the floor structure repairs will increase the longevity of the fabric. New/reclaimed timber floorboards to match the existing will be laid were shortfall. The visual appearance of the floor will be improved with the removal of the modern C20 floor finishes introduced by the school.
C Ceilings				
C-Ceilings 02C.R1	Ceiling - Lath and lime plaster to be repaired generally. All cornices to be retained and repaired.	High 1909 Lutyens lathe and plaster. Low Altered MidC20	Positive impact. Benefit.	

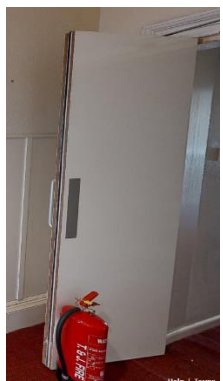
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Benefit: Where damaged, original Lutyens lath and plaster ceilings are to be repaired like-for-like and any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above to minimise the impact of the proposed alterations on the historic fabric. The floor above is not historic following the school alteration in the MC20.
C-Ceilings 02C.P1	Existing plaster board and gypsum plaster finish to be repaired like for like.	Neutral Late C20 plasterboard finish layer.	Neutral impact.	 Ceilings of LC20th plasterboard to be repaired like for like. Plasterboard removed and replaced where access is required for installation of services.

D-Doors

D-Doors 2D.DF01	New Entrance door to Apartment 2 Norman and Burt.	Neutral-Negative door in new partition. High Lutyens' 1909 West Wing.	Low Impact	Fire rated door. Painted panelled timber door to match the existing. Ironmongery incl. self-closing device tbc. Considered low impact has the new entrance door to the apartment shall be of a high quality.
D-Doors 02-DF02 2D.R1	Lutyens 1909 glazed external door	High Lutyens 1909	Neutral impact. Benefit.	

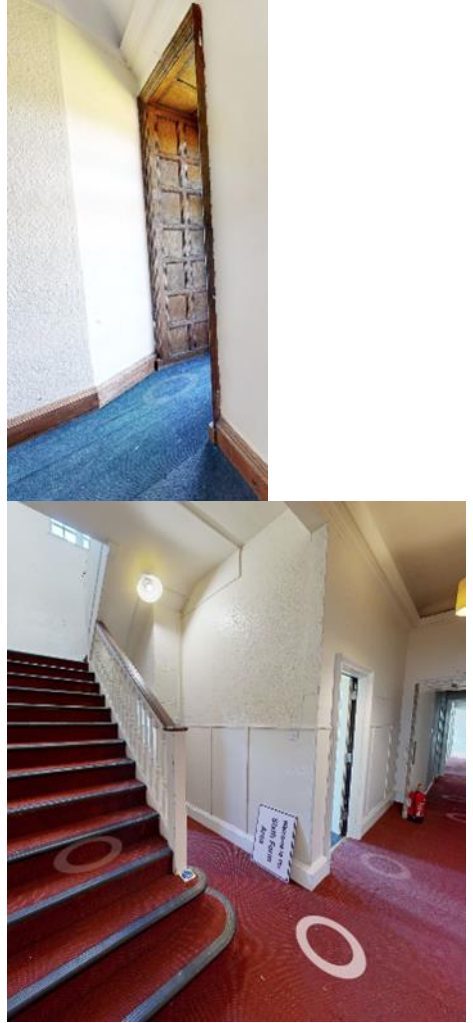
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				  Benefit: The removal of modern surface mounted bolts will be of visual benefit. They will be replaced with concealed bolts and ironmongery required to meet building regulations. Splice repairs and re-finishing of the door will increase its longevity.
02-DF03, 02-DF04 and 02-DF06	New internal panelled doors to match existing Lutyens' 3 panelled doors.	High 1909 Lutyens	Positive Impact Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Reinstating panelled doors in existing openings where the original architraves, doorcases and skirtings have been retained. Positive Impact. Benefit.
02-DF05 and 02-DF08	New timber sliding pocket door to en-suites.	NA	Neutral impact.	The doors will be a solid painted timber sliding pocket door set within new timber stud partition.
02-DF07	Existing door retained, repaired (vision panel removed and replaced with panel) and reused as Bedroom door as indicated.	High 1909 Lutyens' original panelled door.	Positive Impact Benefit	  The panelled door is repeated on this level in numerous locations however many are missing. This door shall be relocated into an existing opening where the original doorcase, architrave and skirting remain. Positive Impact.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
02-DF09-DF17	Existing LC20 flush fire rated doors to be removed.	Low LC20 interventions. High Setting of West Wing	Positive Impact. Benefit	       

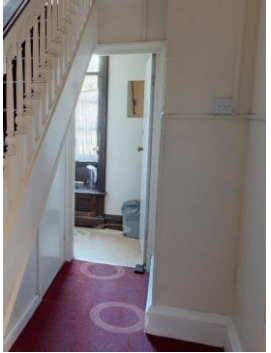
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 All doors bring no benefit to the historic setting or fabric. Positive Impact.
E-Windows 02-WF01 – 02-WF06	All 1909 'Lutyens' sashes to be retained and repaired.	High 1909 Lutyens	Positive Impact. Benefit.	 

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 panes and subsequent to removal of extract fans. 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 partition 02G-P1	New reversible timber frame partition with fire resistant board and finishes to comply with AD B. Full Compartmentation between stair and Apartment.	Low LC20 addition High 1909 Lutyens' West Wing	Moderate Impact. Reversible	 Lobby A new reversible timber stud partition is proposed to form an entrance lobby into Apartment 2, allowing bedroom 1 to be accessed from within the apartment whilst maintaining communal access to the west wing from the stair hall. Whilst the new timber partition will be incorporated into the Lutyens' corridor, there is now all panelling so the wall can be scribed to the cornice sympathetically. No loss of historic fabric. Stair Compartmentation A new section of timber stud partition is proposed to replace the existing LC20 partition currently parallel to the stair. The position of the new partition will slightly improve the awkward junction between the existing LC20 partition and

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				the adjacent original 1909 Lutyens external door within the proposed bedroom. (as can be seen in image below). At high level due to the position and height of the half landing, there will still be a projection into the room adjacent to the head of the external balcony door, 02-DF02. No loss of historic fabric. 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
H-Stairs				
02H.D1	Demolish existing LC20th stair.	Low LC20 staircase	Neutral impact. Benefit.	  

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Benefit: The removal of this LC20th stair and bulkheads will allow the panelled bedroom to the first floor to be opened up to its original proportions and remove the awkward and unsympathetic junctions that obscure the impact of Lutyens detailing, panelling and arrangement.
J-Internal Fixtures and Fittings 02J.P1	New centrally located and reversible undercounter kitchen cabinetry and worktop.	High 1909 Lutyens	Low Impact. Reversible	New reversible kitchen cabinetry addition comprising floor mounted, timber kitchen cabinets with worktop. The kitchen will be located as an 'island' away from the walls, ensuring minimal impact on the surrounding panelling. It will be undercounter cabinets only, meaning that views across the space are maintained. Incoming services can rise up from the first-floor void to avoid any visible pipework and drainage will be directed to an external replacement stack located in the corner junction of the external north elevation of the old house and east elevation of the west wing. At this stage, mechanical ventilation will likely be within the island unit and connect to a vent system within the first-floor zone ducted to an external wall to an external tile air brick detail to match the existing.
J-Internal Fixtures and Fittings 02J.P2	New en-suites / bathrooms and sanitaryware.	High 1909 Lutyens	Low impact.	New sanitaryware and associated services and drainage will be located in north end of the west wing. There is already an existing soil pipe in this location which may be utilised. This will form an en-suite to bedroom 2 as well as visitor WC. Ventilation will be via an external cast iron cowl or detail to match the tiles air brick of Lutyens design. The existing WC and understair LC20 partition are to be removed to allow for freestanding bath with WC and basin to the middle of the West Wing enclosed by a the new timber stud partition. There is

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				already drainage provision here that may be utilised. Ventilation will be via an external cast iron cowl or air brick with detailing to match the tiles air brick. 
J-Internal fixtures and fittings 02J.D1	Remove existing WC and WHB.	Low LC20 internal wall and fittings.	Neutral impact.	  The existing WC and understair LC20 partition are to be removed to allow for freestanding bath with WC and basin, enclosed by a new timber stud partition. There is already a drainage provision here that may be utilised. Ventilation will be via an external cast iron cowl or air brick with detailing to match the tiles air brick of Lutyens design. There will be loss of historic fabric and the existing Lutyens panelling will remain unaffected.
J-Internal fixtures and fittings 02J.D2	Remove existing LC20 shelving.	Low LC20 fittings.	Neutral impact. Benefit	Currently blocking 1909 Lutyens cabinet. To be removed and considered a positive benefit.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
K-Joinery				
K-Joinery 02K.R1	Existing Lutyens' 1909 joinery to be retained.	High 1909 Lutyens	Positive Impact.	  All existing Lutyens' 1909 joinery to be repaired where necessary, re-finished and retained in-situ. Some covers to radiators are modern copies. Schedule of panels and associated repairs to be prepared. Positive Impact.
K-Joinery 02K.R2	Existing Lutyens' 1909 door joinery, skirtings, architraves and doorcases to be retained.	High 1909 Lutyens	Positive Impact. Benefit.	The existing Lutyens 1909 architraves and door frames are to be retained and repaired. This will be of positive visual benefit, is a reversible addition and will involve no loss of historic fabric. 

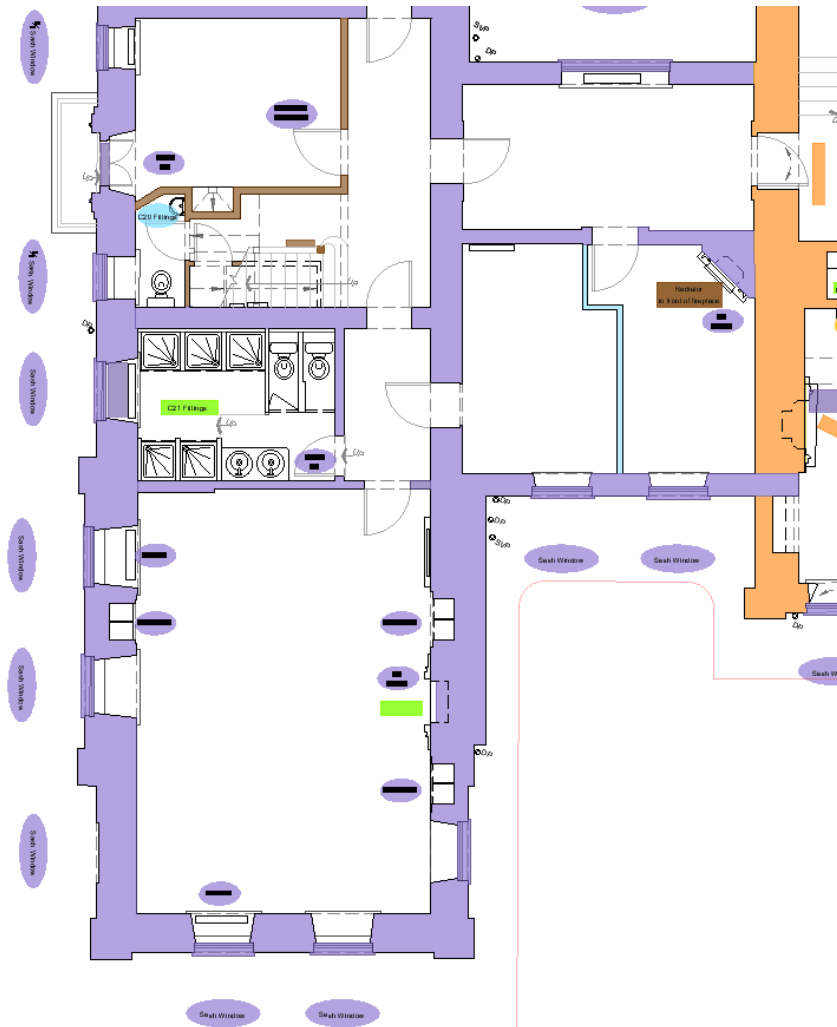
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
K-Joinery 02K.R3	Original Lutyens' cabinet in dressing room retained and repaired.	High 1909 Lutyens	Positive Impact. Benefit.	 Access to be reinstated to cabinet. Retained and repaired. Positive Impact.
K-Joinery 02K.R4	Original Lutyens' hidden cabinets within panelling.	High 1909 Lutyens	Positive Impact. Benefit.	 Cabinets integral with panelling to be retained and restored where possible. It is likely that the original keys are lost.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
L-Panelling 02L.R1	Existing panelling to be retained and repaired where necessary.	High 1909 Lutyens	Positive Impact. Benefit.	  Benefit: All existing panelling to be retained, unless noted otherwise. Where existing C21 modern fixtures/fittings removed, panelling to be repaired using like-for-like material and finishes. Where present, mould staining is to be removed and any damp issues rectified before panelling is repaired and repainted. This will improve its appearance, longevity and historic integrity.
M-Finishes 01M.P1	New breathable paint finish to lime plastered walls/ceilings. Emulsion paints to new plasterboard internal linings only.	High 1909 Lutyens	Positive Impact. Repairs / redec 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 will be consistent with the character of the spaces.
N-Fireplaces 01N.R1	Repair former fireplace.	High 1909 Lutyens	Positive impact. Benefit.	 Benefit: The repair of the existing fireplace will restore the original 1909 Lutyens design features.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
P-Services 02P.D1	Removal of existing services and associated equipment.	Low	Positive impact. Benefit.	Benefit: The existing electrics, modern heating system and equipment is all related to the school and shall be removed. The fixture and fittings are all contemporary with plastic trucking and fluorescent lighting therefore this is considered a benefit to the building.
P-Services 02P.R2	Cast Iron radiators to be 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 02P.P1	Services	High 1909 Lutyens	Low impact	Services generally shall be run - - within new partitions and wall linings - below suspended floors (floor boards lifted) - within ceiling voids (accessed from above) New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through floors, ceilings and walls. 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).
P-Services 02P.P2	Waste and drainage	High 1909 Lutyens' Low MC20, LC20 fabric	Low impact	The proposed bathrooms have been kept to locations that already have drainage routes. These will be investigated and re-used where practicable and where the historic fabric is not compromised. Generally, an SVP shall be connected to on the East Side of the West Wing.
R-Fire and Soundproofing 02R.P1	Infill within existing doorway to achieve fire and sound compartmentation between Apartments 01 and 06.	High 1909 Lutyens	Neutral impact	Refer to note 02A.P2 above.
R-Fire and Soundproofing 02R.P2	The new timber stud partition will be clad with fire resistant boards, to both sides.	NA	Neutral impact	The proposed reversible timber stud partition will be clad on both sides with fire resistant board and plaster finish to create fire compartmentation between the common areas and the apartment. Refer to note 02A.P1 and 02G.P1.
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 North gardens and East terrace. Benefit: The intention is for these gardens to be restored and maintained for communal use by the apartment occupants.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley**Level 1, GA – Apartment 03 – Vivian Pain****1909 Lutyens, West Wing**

1909 Lutyens West Wing – Proposed Apartment 03 – Plan of Significance.
Refer to drawing 641-KS-30-MB-DR-A-02021 for full detail.

Extract from Level 1 GA, Plan as Existing. Plan of Significance shows the intended arrangement of the West Wing Bedroom Suites. The cornice arrangement and door openings are on an axis from the Main Stair landing (within the Old House). The doorways lead you through the C19 link (with alterations at first floor) to a north-south corridor where a central doorway would lead to the shared sitting room and glazed doorway with balcony, giving views of the Rose Garden and beyond. The Bedroom Suite to the north, featured a marble fireplace on the East wall, with plaster panelling and a row of windows on the West Wall. There are a number of integrated cupboards, radiator panels, and wall cupboards. To the north wall there were two doorways integrated with the panelling that gave access to a dressing room on the West side and Bathroom on the East. Photographs taken circa. 1911 suggest the ceiling in this room was much higher and slightly domed. The cornice line as it appears today would suggest that the main rooms of the Bedroom Suite would have all been domed. The Bedroom Suite to the South had two similar sized rooms immediately after the main entrance door, leading to a dressing room on the East side and a Bathroom on the West Side. A further door leads through to the second Bedroom. Again, this room features wall panelling with integrated cupboard joinery and a fireplace.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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When the school altered the roof of the West Wing in 1937, raising it to provide further head room for an attic floor, the domed ceilings were lost leaving just the cornice line. The Bedroom Suite to north was divided with MC20 partitions and a central staircase with half landing was located off the Bedroom corridor. A secondary staircase was also inserted within the North Bedroom. The South Bedroom was also divided however these partitions have since been removed with visual signs of the positions still within the panelling and cornicing.

Photographs from Country Life 1911-04-22: Vol 29 Issue 746.



West Elevation of Lutyens' West Wing prior to the roof being raised.

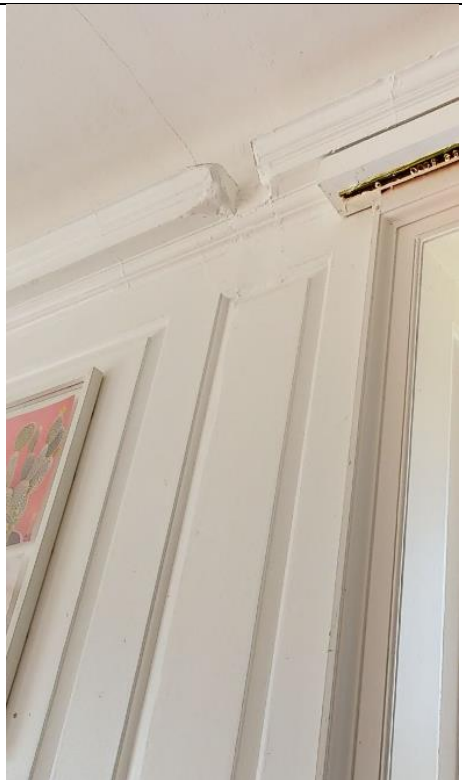
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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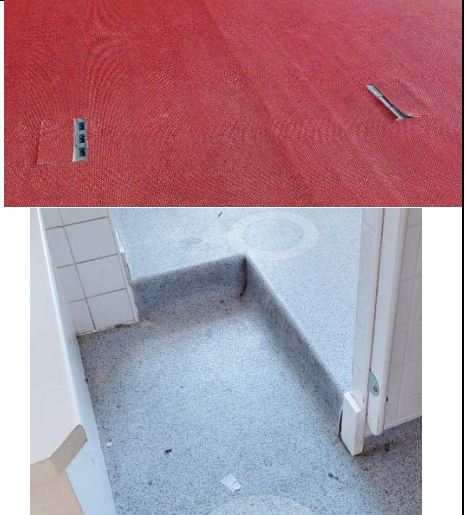


North Elevation of Lutyens' West Wing which shows us there was a single window on the north Elevation of the West wing.

Proposal Apartment 3 (Vivian Pain)

The arrangement of the rooms and access to the attic allow the first floor (Level 1) of the West Wing to remain as two separate apartments/ suites. The Apartment has two bedrooms. Apartment 02 (to the North) includes the central room with glazed door and balcony. The formation of these Apartments works well with the generous rooms of the former house using the larger rooms as open plan living spaces that benefit from the views to the West.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A-Walls 03A.D1	Remove LC20 timber stud partition.	Low LC20 High 1909 Lutyens' West Wing.	Positive impact. Benefit.	 Benefit: The removal of the LC20th partitions will open-up the 1909 Lutyens spaces to their original proportions as well as removing awkward junctions and detailing created by these divisions. Removal of these later partitions will also reveal the wall panelling, fireplace and window arrangement as it was originally intended to be viewed. This involves no loss of historic fabric and is of architectural and visual benefit.
A-Walls 03A.P1	Replacement timber stud partition.	High 1909 Lutyens' West Wing.	Moderate Impact	Formation of a lightweight partition to form shared lobby and bathroom. The repositioned partition is of moderate impact as this room would ideally not be divided. However, the arrangement allows for the two windows to be included within the space which is an improvement on the school's intervention.
Walls 03A.R1	Panelling within Bedroom to be repaired following historic removal of partitions and redundant services.	High C20 Lutyens' Original plaster cornice and panelling.	High Positive Impact.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Positive Impact to interior decoration that has been damaged during school occupation.
B Floors				
B-Floors 03B.D1 03B.R1 03B.P1	C21 floor finishes removed throughout. Existing floorboards below to be carefully lifted to allow for inspection and repair of existing floor joists. Insertion of services and new acoustic / fireproofing insulation between the joists. Re fix existing floorboards.	Low C21 finishes added by school. High C20 Lutyens' Original floor boards below.	Positive impact. Benefit	 Benefit: The existing modern C20 carpet/linoleum/laminate floor finishes will be removed. The existing flooring beneath will be carefully lifted to allow inspection, repair, and insulation of the existing floor structure with new sound insulation. The insulation will provide sound proofing / fireproofing between apartments, whilst the floor structure repairs will increase the longevity of the fabric. New/reclaimed timber floorboards to match the existing will be laid were shortfall. The visual appearance of the floor will be improved with the removal of the modern C20 floor finishes introduced by the school.
C Ceilings				
C-Ceilings 03C.R1	Ceiling - Lath and lime plaster to be repaired generally.	High 1909 Lutyens lathe and plaster. Low Altered MidC20	Positive impact. Benefit.	

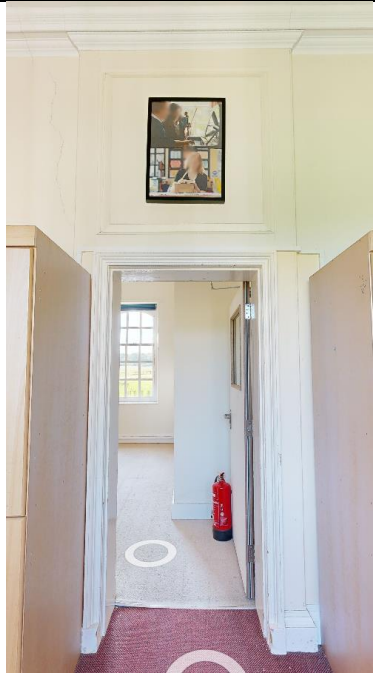
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Benefit: Where damaged, original /altered Lutyens lath and plaster ceilings are to be repaired like-for-like and any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above to minimise the impact of the proposed alterations on the historic fabric. The floor above is not historic following the school alteration in the MC20.
C-Ceilings 03C.P1	Existing plaster board and gypsum plaster finish to be repaired like for like.	Neutral Late C20 plasterboard finish layer.	Neutral impact.	 Ceilings of LC20th plasterboard to be repaired like for like. Plasterboard removed and replaced where access is required for installation of services.

D-Doors

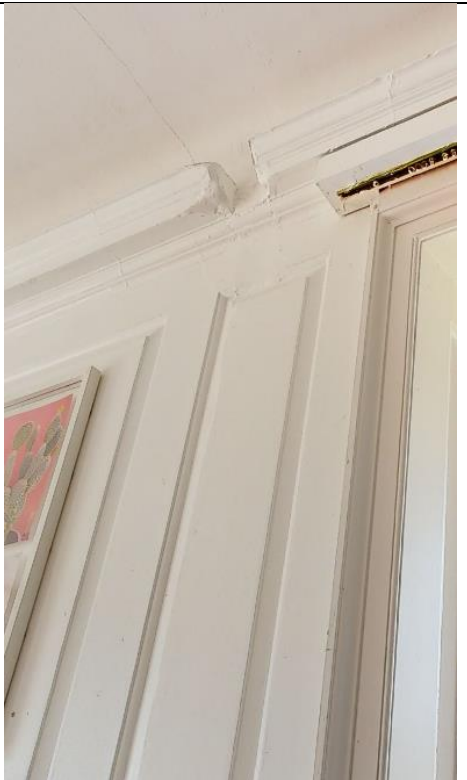
D-Doors 3D.DF01	New Entrance door to Apartment 3 Vivian Pain.	High Lutyens' 1909 West Wing.	Low Impact	Fire rated door. Painted panelled timber door to match the existing. Ironmongery incl self-closing device tbc. Considered low impact as the new entrance door to the apartment shall be of a high quality.
D-Doors 03-DF02 3D.R1	Lutyens 1909 3 panelled door.	High Lutyens 1909	Positive Impact. Benefit.	 Benefit: The door will be a painted solid timber raised and fielded panelled door, with detailing to match the existing Lutyens door within the first floor of the west wing – as shown in the image above.
03-DF03 - 03-DF06	New internal panelled doors to match existing Lutyens' 3 panelled doors.	High 1909 Lutyens'	Positive Impact Benefit.	Reinstating panelled doors (to match 03-DF02) in existing openings where the original architraves, doorcases and skirtings have been retained. Positive Impact. Benefit.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
03-DF07-DF10	Existing LC20 flush fire rated doors to be removed.	Low LC20 interventions. High Setting of West Wing	Positive Impact. Benefit	   All doors bring no benefit to the historic setting or fabric. Positive Impact.
E-Windows				
E-Windows 03-WF01 – 03-WF08	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 panes and subsequent to removal of extract fans. 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 Partition				
G – New Internal Partition 03G.P1	Infill feature doorway.	High 1909 Lutyens' West Wing.	Moderate Impact	Original door position. Panelled door has been removed by school and replaced with a fire door. It is proposed that a replacement false panelled door be inserted on the north side of the infill partition. The south side of the opening will be lined completely however the architrave will remain. Considered moderate impact as this room has already been divided, is a secondary room and the visual features that indicate a doorway will remain. To form part of compartment wall, between bedroom and communal hallway.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				
J – Internal Fixtures and Fittings				
J-Internal Fixtures and Fittings 03J.P1	New centrally located and reversible undercounter kitchen cabinetry and worktop.	High 1909 Lutyens	Moderate impact. Reversible	New reversible kitchen cabinetry addition comprising floor mounted, timber kitchen cabinets with worktop. The kitchen will be located as an 'island' away from the walls, ensuring minimal impact on the surrounding panelling. It will be undercounter cabinets only, meaning that views across the space are maintained. Incoming services can rise up from the first-floor void to avoid any visible pipework and drainage will be directed to an external replacement stack located in the corner junction of the external north elevation of the old house and east elevation of the west wing. At this stage, mechanical ventilation will likely be within the island unit and connect to a vent system within the first-floor zone ducted to an external wall to an external tile air brick detail to match the existing / cast iron cowl.
J-Internal Fixtures and Fittings 03J.P2	New Sanitaryware	High 1909 Lutyens	Low impact. Reversible	New sanitaryware and associated services and drainage will be located in north end of the west wing. There is already an existing soil pipe in this location which may be utilised. This will form an en-suite to bedroom 2 as well as visitor WC. Ventilation will be via an external air brick with detailing to match the tiles air brick of Lutyens design.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal Fixtures and Fittings 03J.D1	Remove C21 sanitaryware and partitioning.	Low LC21 interventions.	Positive Impact Benefit	 Modern communal shower room and toilets, unsympathetic to the setting and lack of ventilation along with non-breathable paints show damp issues. Positive Impact of removal.
K-Joinery				
K-Joinery 03K.R1	Existing Lutyens' 1909 joinery to be retained.	High 1909 Lutyens	Neutral impact.	 All existing Lutyens' 1909 joinery to be repaired where necessary, re-finished and retained in-situ. Unfortunately, the cupboard doors within this panelled room have been removed. It is proposed that these would not be replaced and shall remain as alcoves. 
L- Panelling				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
L-Panelling 03L.R1	Panelling within Bedroom to be repaired following historic removal of partitions and redundant services.	High C20 Lutyens' Original plaster cornice and panelling.	High Positive Impact.	 Positive Impact to interior decoration that has been damaged during school occupation.
M - Finishes				
M-Finishes 03M.P1	New breathable paint finish to lime plastered walls/ceilings. Emulsion paints to new plasterboard internal linings only.	High 1909 Lutyens	Positive Impact. Repairs / rededs 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 will be consistent with the character of the spaces.
N - Fireplaces				
N-Fireplaces 03N.R1	Repair former fireplace.	High 1909 Lutyens	Positive impact. Benefit.	 Benefit: The repair of the existing fireplace will restore the original 1909 Lutyens design features. Ventilation to be provided.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
N-Fireplaces 03N.R2	Repair former fireplace.	High 1909 Lutyens	Positive impact. Benefit.	 Benefit: The repair of the existing fireplace will restore the original 1909 Lutyens design features. Ventilation to be provided.
P - Services				
P-Services 03P.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 03P.R1	Cast Iron radiators to be 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 03P.P1	Services	High 1909 Lutyens	Low impact	Services generally shall be run - - within new partitions and wall linings - below suspended floors - within ceiling voids New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through floors, ceilings and walls. Incoming hot-water and cold-water feed. Drainage pipes to be run below the existing flooring.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				To ensure the buildings longevity the services must be updated to ensure the buildings future viability. (Refer to CBG Report).
P-Services 03P.P2	Waste and drainage	High 1909 Lutyens	Low impact	The proposed bathrooms are close to existing drainage routes. These will be investigated and re-used where practicable and where the historic fabric is not compromised.
R-Fire and Soundproofing 03R.P1	Compartmentation between communal stair and Apartment 3.	High 1909 Lutyens	Low Impact	Existing wall construction to be investigated to determine whether additional linings or treatments need to be applied. It is proposed that any linings would be applied to South side of the wall.
R-Fire and Soundproofing 03R.P2	Compartmentation between communal hall and Apartment 3.	High 1909 Lutyens	Low Impact	Existing wall construction to be investigated to determine whether additional linings or treatments need to be applied. It is proposed that any linings would be applied to South side of the wall to preserve the panelling on the North side within the communal hallway. 
V-Views	Gardens to be restored and maintained for communal use by the apartment occupants.	High	Positive impact. Benefit.	  Approach from South

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Temple Dinsley Level 1, GA – Apartment 03 – Vyvyen Prain

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

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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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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.

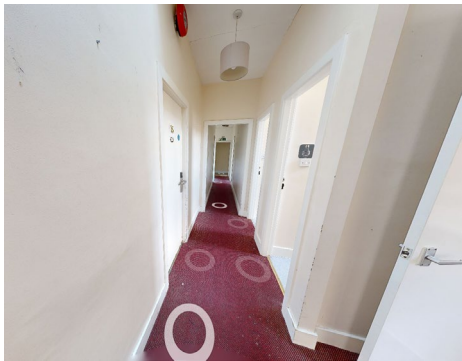
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 4A. D1	Removal of MC20 plaster finish including timber skirtings to all external masonry walls to all areas.	Low	Low Impact Benefit	 LHS north room (12a)  Damp penetration at low level (12a)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 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

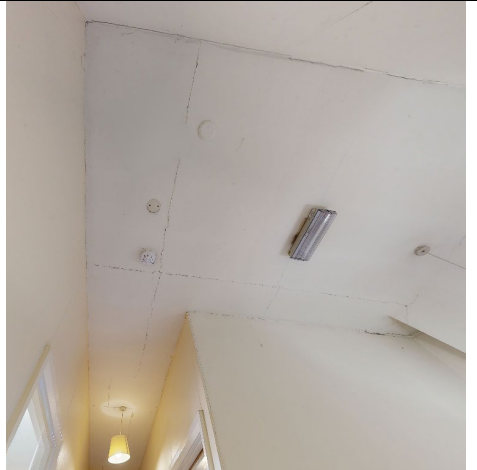
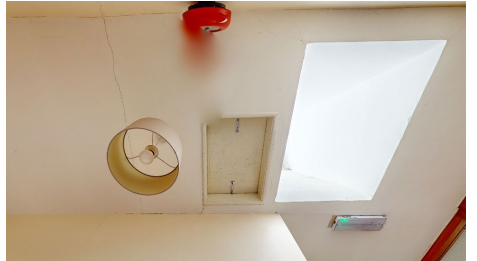
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				the wall. Investigation and repair of the external copper/leadwork will be necessary to prevent further ingress of damp. All areas of plaster and timber skirtings will be removed to allow the masonry to fully dry out. 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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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 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	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	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.

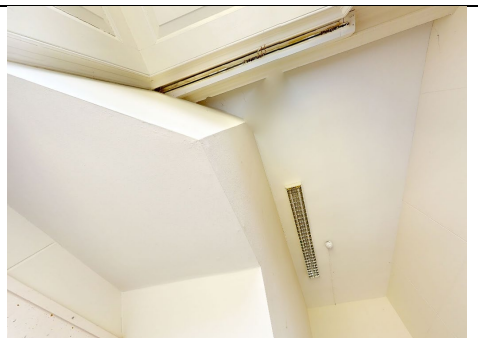
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Corridor ceiling  Roof void access hatch and linings around rooflight to be removed along with ceiling linings. The coved/rolled plaster junction between the flat and sloping ceiling will be reinstated.
C-Ceilings 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	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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.

641-KS-06-MB-SH-A-90040 – P01**Temple Dinsley Level 2, GA – Apartment 4 - Felix**

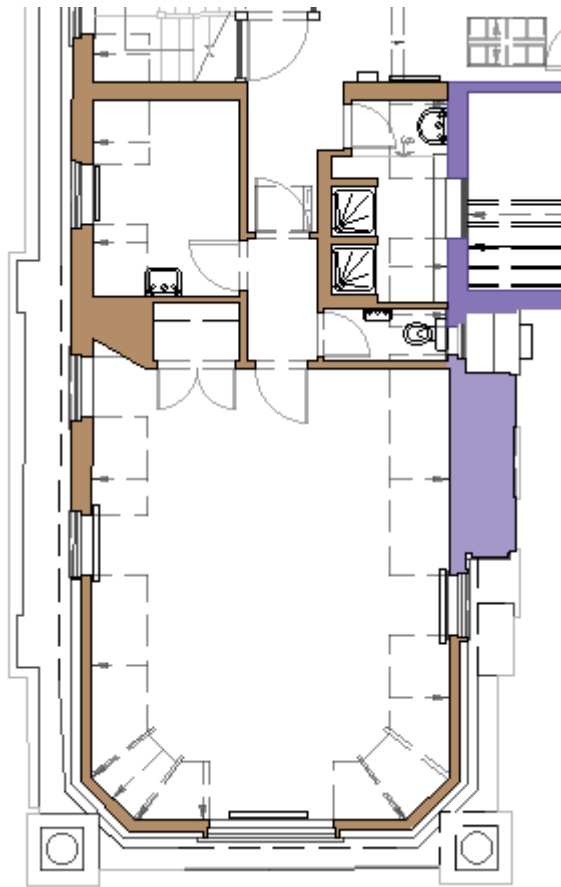
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal fixtures and fittings 4J.D2 (?)	Removal of MC20 cast iron wall mounted radiators and pipework	Low MC20 school insertions	Low Impact	Existing heating system was installed as part of conversion of attic space 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 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 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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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Apartment 5 – 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 evolution of the West Wing (South). 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.



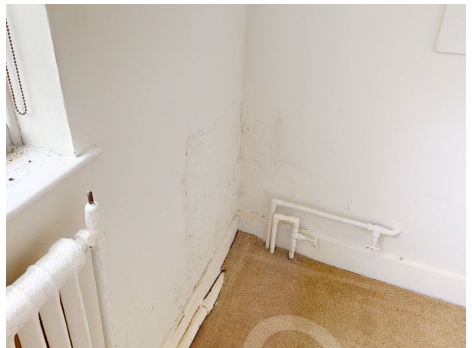
(LHS) South elevation Temple Dinsley – Late (?) C19 shows the Georgian front of Temple Dinsley with wings added to the west and east.

(RHS) Contemporary front elevation of Temple Dinsley indicating west wing with dormer window added to the south roof slope.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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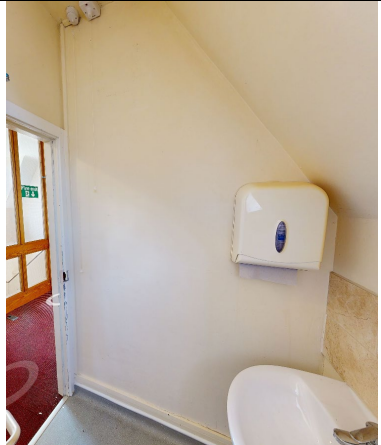

North-west views of the west wing as designed by Lutyens and as existing with MC20 extensions added to the north by Princess Helena College and indicating the raised roof and dormer windows.

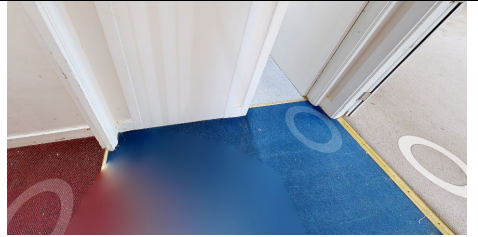
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 5A. D1	Removal of MC20 plaster finish and timber skirtings to all external masonry walls to all areas.	Low	Neutral Impact Benefit	 South Room  Damp penetration south room west wall  Damp penetration Room 16 west wall 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 side of the south room

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				and Room 16. 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 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 5A. P1	Installation of insulated timber lining to internal side of masonry wall.	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 5A.D2	Removal of MC20 plasterboard linings to all sloping sections of walls.	Low 1935 alterations	Low Impact Benefit	 Room 16 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 and the viability of the building for future use. The coved/rolled plaster junction between the flat and sloping ceiling will be reinstated.
A-Walls 5A P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below rafters	High Roof structure to East Wing is original 1909 Lutyens Low	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.

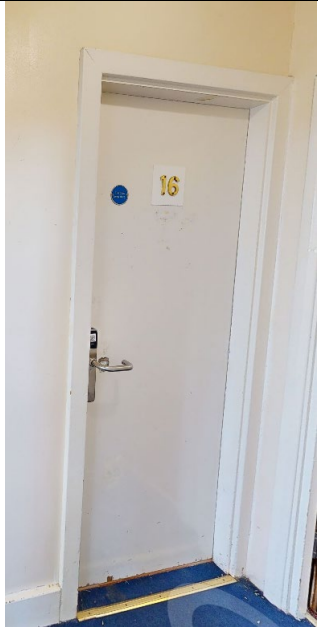
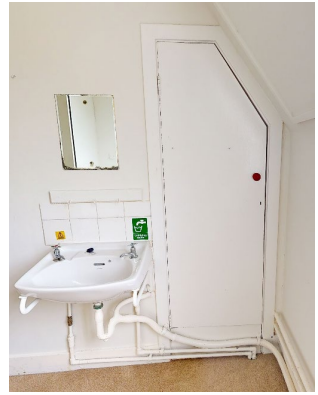
641-KS-06-MB-SH-A-90050 – P01**Temple Dinsley Level 2, GA – Apartment 5 - Lander**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	and reinstate plasterboard linings.	Roof structure to later additions to east side are C20		The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated.
A-Walls 5A.R1	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 5A.P3	Alteration to C20 upstand wall to south elevation to allow installation of new window.	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 E-Windows (E-Windows 5E.D1)
A-Walls 5A.P4	Upgrading of existing partition between stairwell and Lander Apartment 4	Low MC20 alterations	Low Impact	 Room 16 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.

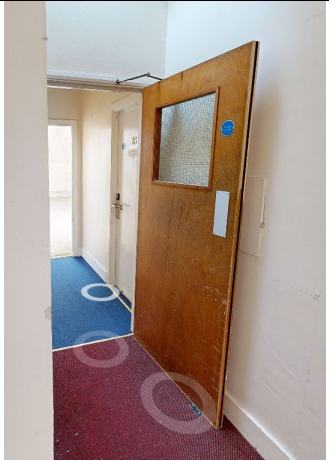
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 5A.D3	Partial removal of MC20 masonry partition.	Low MC20 fabric	Low Impact	 Partial removal of partition to provide headroom for new entrance door to Apartment 5 Lander
A-Walls 5A.D4	Removal of MC20 internal partitions forming shower room, wc, bedroom & living area to the south.	Low MC20 fabric	Low Impact	 Existing corridor C20 plasterboard lined timber partitions forming Room 16, 2no cupboards, WC and shower room.  Removal of C20 partition and cupboards will eliminate awkward junction with dormer window.
B-Floors 5B.P1	Upgrading of existing second floor construction. Removal of existing C20 floor finishes. Upgrading of	High Early C20 1909 Lutyens	Low Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	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 5C. D1	Removal of existing plasterboard ceilings throughout 2 nd floor accommodation including linings around rooflight.	Roof structure High Early C20 1909 Lutyens with Low Plasterboard linings Neutral/Negative MC20 alterations	Low-Moderate Impact	 Room 16  South Room Partial views of existng ceilings to the west wing Room 16 and the south room. Cracks in the plasterboard joints are visible. These linings will be removed to allow the roof structure to be assessed/recorded/

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				condition investigated and the roof void insulated. This is considered a positive impact which will benefit the building fabric and the internal environment.  Rooflight in existing hallway to be removed along with C20 ceiling linings.
C-Ceilings 5C.R1	South room. Removal of existing plasterboard linings to dormer roof and cheeks and to flat ceiling area where damp ingress is apparent. Repairs to joists/boards as necessary.	Roof structure (joists) High Early C20 1909 Lutyens with Plasterboard linings and carcassing to dormer Neutral/Negative MC20 (1935)		 East dormer to south room Removal of the plasterboard linings is necessary to allow access to the roof timbers to investigate the cause of the damp penetration and to carry out all necessary repairs.
C-Ceilings 5C. 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	Thermal upgrading of the roof is considered a positive impact which will benefit the building fabric and the internal environment. Installation of new timber noggins and battens is reversible.
C-Ceilings 5C. 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 5D.D1	Painted flush panel C20 doors/fire rated doors and ironmongery to all west wing (south) accommodation (4no total)	Neutral/Negative Late C20 alterations	Low Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Fire rated door to dormitory Room 16 All modern C20 doors/fire doors to be removed along with partitions.
D-Doors 5D.D2	Painted flush panel C20 cupboard doors to Room 16 and south room (3no total)	Neutral/Negative Late C20 alterations	Low Impact	 Cupboard doors and fire rated to south room to be removed  Cupboard door in Rm 16 to be removed

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 5D.D3	Timber top glazed C20 fire rated door forming compartment to west wing south accommodation.	Neutral/Negative Late C20 alterations	Low Impact	 Part glazed C20 compartment door to west wing south accommodation to be removed
D-Doors 5D.FD01	New Entrance door to Apartment 5 (Lander)	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 5D.FD02	New lobby door to Apartment 5 (Lander)	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 5D.D03	New door to Master Bedroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 5D.D04	New pocket door to Master Bedroom Ensuite Bathroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 5D.D05	New door to Bathroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 5D.D06	New door to Bedroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 5D.D07	New door to Living/Dining Kitchen	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
E-Windows 5E.D1	Removal and replacement of C20 timber dormer window	Neutral	Low Impact Benefit & Enhance	 South dormer

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 South dormer – external view The existing window has a sill height that is significantly higher than the adjacent existing windows. Window is to be removed and replaced with a new window to match the sill height of the windows to the east and west elevations. 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 5A.P2
E-Windows 5E.P1	Install new replacement window in adjusted opening.	Low C20 (1935) alterations	Low Impact Benefit & Enhance	New timber window to amtch existing in adjusted opening.
E-Windows 5E.R1	Renovation of C20 timber casement dormer windows 5E-W01-W07	Low MC20 alterations	Low Impact Benefit & Enhance	The existing timber multi-pane windows will be repaired/renovated/redecorated and upgraded with slim-line double glazing which will 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 5E.R2	Renovation of dormer windows (leadwork to roof and cheeks)	Low MC20 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 5G.P1	Timber stud partitions to form living accommodation.	Low C20 alterations	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. 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal fixtures and fittings 5J.D1	Removal of modern C20/C21 sanitaryware and associated fittings.	Neutral Late C20 / C21 school insertions	Neutral Impact	 2no existing shower cubicles and 1no basin to be removed  1no WC and cistern, 1no basin to be removed. All associated plumbing and pipework, tile splashbacks, fittings and fixtures to be removed to both rooms. All installations are C20/21.
J-Internal fixtures and fittings 5J.P1 (?)	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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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal fixtures and fittings 5J.D2 (?)	Removal of MC20 cast iron wall mounted radiators and pipework(?)	Low MC20 school insertio5J.P2ns	Low Impact	 Existing heating system was installed as part of conversion of attic space to dormitories. All cast iron MC20 radiators and associated pipework to be removed.
J-Internal fixtures and fittings 5J.P2	Installation of new radiators and associated pipework			
J-Internal fixtures and fittings 5J.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 5J.P3	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 proposed living space.
J-Internal Fixtures and Fittings 5J.P4	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 5M.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 liningsto 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 5P.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.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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 5R.P1	New construction and upgrading of existing to form compartment wall between Apartment 5 and common areas.	Low	Low Impact	The walls separating Apartment 5 and the common areas are to be fire rated construction and are to comply with building regulations requirements for airborne sound insulation.
V-Views 5V	Views from Apartment 4 will be directed towards the North, West and East.	Low	Low Impact	Views shall be directed towards?

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Level 0 & Level 1 and Level -1, GA – Apartment 06 – Bakersfield
1930's to 1960, Lander, North Extension, West Wing



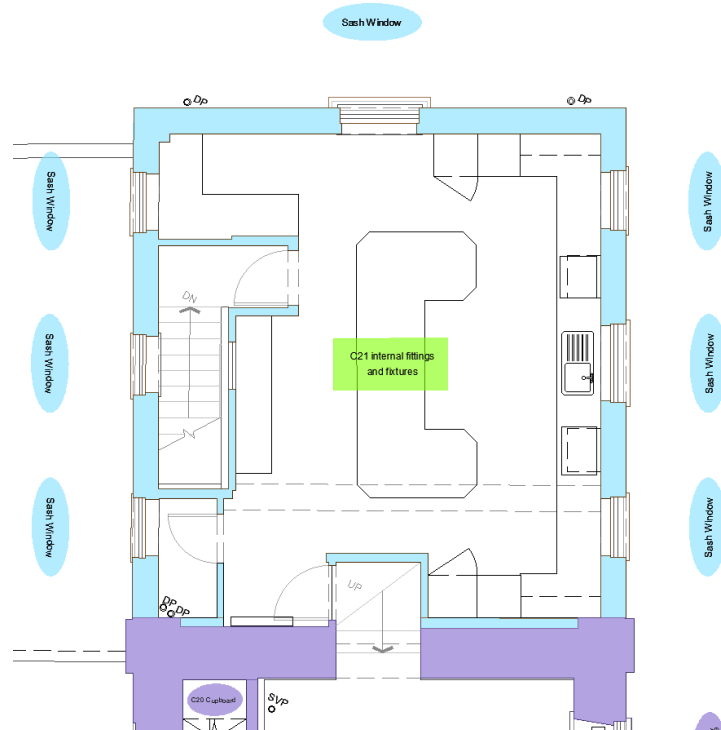
FIG. 383.—SMOKING-ROOM.

The north extension to the West Wing was added by the school after 1937. The image above from the Country Life article shows that the north wall did not feature a doorway or any windows to the north, with views intended to be focused to the Rose Garden to the West. The 1925 publication of the floor plan shows that the doorway was likely to be added by the school when the extension was added to the north.

Proposed Apartment 06 Bakersfield – Plan of Significance

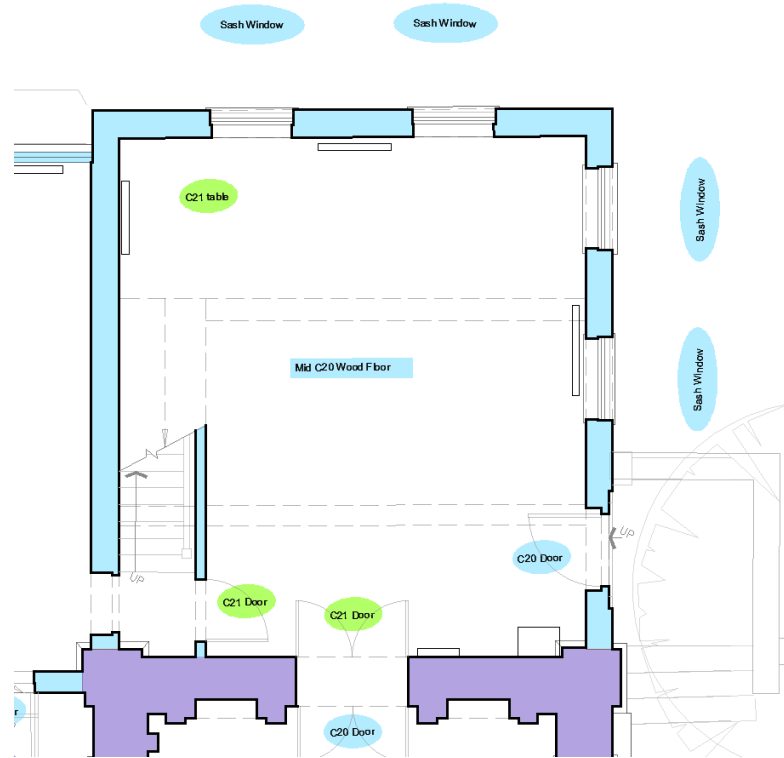
Key

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

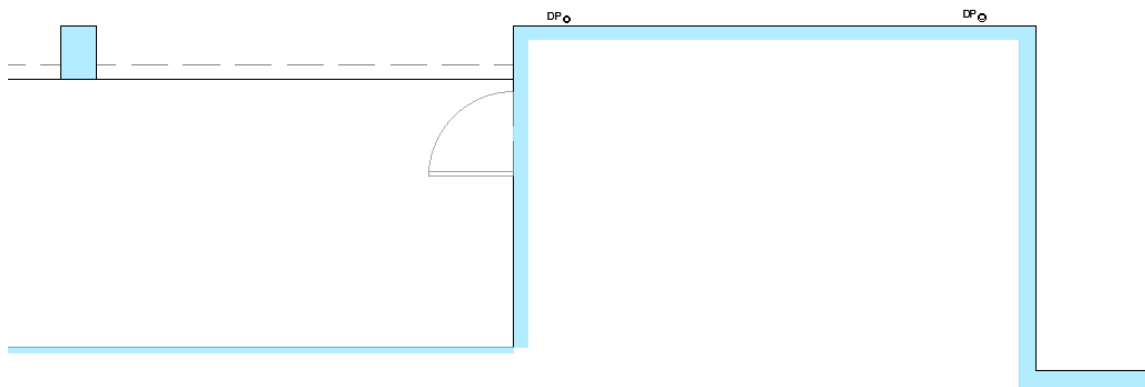


Level 0 (Ground Floor)

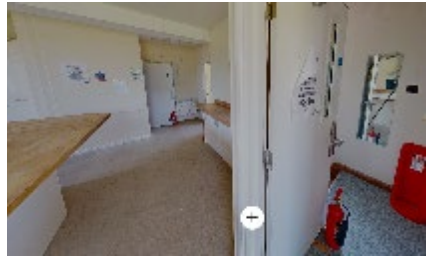
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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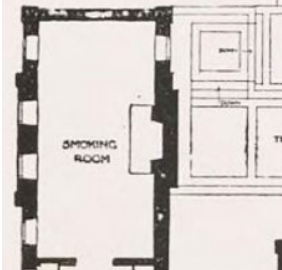


Level 1 (First Floor)



Level -1 (Basement Floor)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A-Walls 06A.D1	Remove existing LC20 partitions.	Low LC20	Neutral impact.	  The existing C20th partitions were for compartmentation purposes for the school and are of no significance. There will be no loss of historic fabric.
A-Walls 06A.D2	Strip LC20 trunking and picture rail to ground and first floor. Strip woodchip wallpaper to first floor walls.	Low LC20	Positive impact. Visual benefit	  Benefit: The existing external walls are to be unaltered in form. The removal of LC20 internal ad-hoc school fittings and woodchip wallpaper will be of visual benefit.
A-Walls 6A.D3	Excavation of ground levels for construction of full basement and	Neutral/Negative	Neutral Impact	The excavation has been kept close to the north of the building to minimise the impact on the existing footpath whilst still

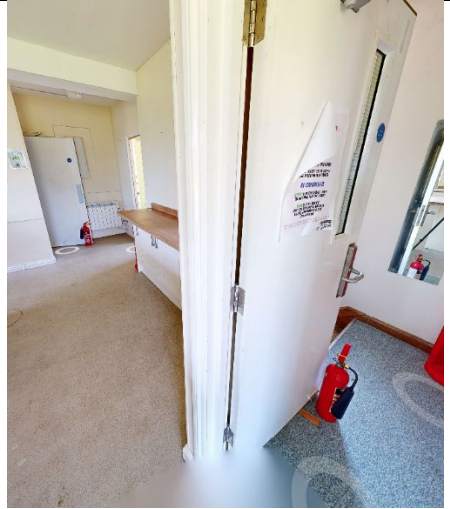
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	external works (lightwell and stairs / amphitheatre).	High Setting	Low Impact	providing access and light. All excavations are below ground level which allows for alteration whilst having minimal impact on the setting and overall views – North and West Elevations. The undercrofts have low ceilings. To form an acceptable floor to ceiling height for the accommodation at this level excavation of the unmade floor shall be necessary and trials holes will be required to ensure that footings are sufficient, or, to allow proposals for a structural footing / underpinning / retaining walls to be installed. No historic fabric shall be lost.
A-Walls 06A-R1	Assess and repair wall finishes using like-for-like. Assumed LC20 dry lining with plaster finish.	Low LC20	Positive impact. Benefit.	Benefit: This will improve its longevity, appearance and use.
A-Walls 06A-P1	Masonry infill to Level 0 doorway between apartments 01 & 06. Timber stud partition to north side opening at Level 1 to separate Apartments 01 and 06.	Low MC20 doorway	Low impact.	 Existing LC20 doors to be removed at Level 0 and doorway infilled with masonry to create separation between the different phases of the building. This approach also allows for fire and sound separation.  

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				This doorway was not part of the original 1909 Lutyens' design and was probably added when the extension was added.  At first floor it is proposed that the LC20 opening formed in Lutyens' window opening, shall be partitioned to create fire and sound separation between apartments. This was the original external north wall of Lutyens west-wing where a central window doorway was positioned. The opening was formed into a doorway created in the LC20 by Lander when the extension was added to the west-wing. This proposal will involve no loss of historic fabric and is a reversible addition.
A-Walls 06A-P2	Masonry infill to doorway between apartments 06 & 09.	Low MC20 doorway	Low impact.	 This opening was created circa 1960 when the adjacent art block (proposed apartment 09) was constructed. The doorway is within masonry and to be infilled to match to create fire and sound separation. It is a reversible addition, and no historic fabric will be affected.

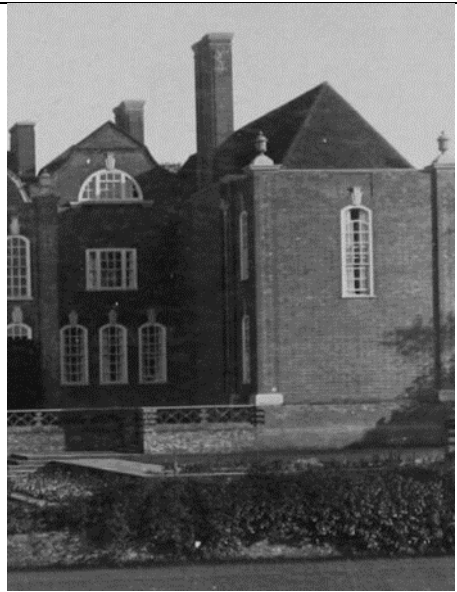
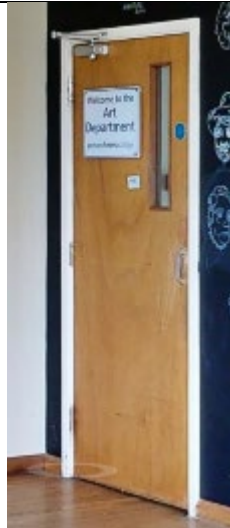
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B Floors				
B-Floors 06B-D1	Remove existing LC21 linoleum floor finish.	Low LC21	Neutral impact. Benefit	Visual benefit.  Benefit: The removal of this floor finish will allow for inspection of the existing floor structure and for the incorporation of sound insulation and services.
B-Floors 06B-R1	Carefully lift existing timber floorboards to allow existing suspended timber floor structure and condition to be inspected, services to be concealed and floor to be insulated.	Low LC20	Neutral impact. Benefit	 Benefit: This will allow for the floor structure to be inspected and repaired and for the floor to be insulated, improving the thermal efficiency and longevity of the building. The floor finish will be re-laid, sanded and oiled.
C Ceilings				
C-Ceilings 01C.D1	Remove existing LC20 ceiling boarding and services boxing to first floor, to allow for services to be concealed and roof to be insulated.	LC20 Low	Positive impact. Benefit	 Benefit: The removal of the LC20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.
C-Ceilings 01C-P1	New lowered ceiling to ground floor, to be level with underside of existing downstand beams.	Low C20	Neutral impact.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The new ceiling level will allow the downstand beams to be concealed within the ceiling void, creating a level junction between the ceiling and new partitions. This is a reversible addition and there will be no loss of historic fabric.
C-Ceilings 01C-P2	New plasterboard ceiling to first floor with plaster skim and paint finish.	-	Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, using like-for-like materials.

D-Doors

06D-D1	Remove existing C21 fire doors to first floor.	Low LC20	Neutral impact.	 Remove C21 fire doors. These are of no significance.
D-Doors 06-DG01	Existing poorly detailed LC20 glazed timber door be replaced with new hardwood painted panelled door with putty fixed glazing to top half and traditional ironmongery. This will form the private entrance door into Apartment 06. Existing frame and glazed panel above are to be retained, stripped, repaired and repainted.	Low LC20	Positive impact. Benefit.	 Benefit: The existing LC20 is of poor quality design. The glazing is bead fixed externally with pins that are rusting. The bottom panelling detail is crude in design and appearance. A new solid painted

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				timber door with putty fixed glazing within traditional glazing bars and raised & feilded lower panel, will be of traditional design to match the status and detailing of the building. The existing door frame and glazed panel above are to be retained, stripped and re-painted. This will be of visual benefit with the loss of no historic fabric.  New section of Terrace with LC20 steps leading to Felix Lander addition. The colour and texture of the bricks is clearly different. As part of the external works these shall be repaired.
06-DG02	New internal timber door within new partition.	Low	Neutral impact.	New solid timber door to new partition which is reversible.
06-DG03	Existing LC20 doors to be removed and new reversible masonry infill to be built to infill existing doorway.	Low LC20 solid fire doors by school.	Low impact.	 Existing C21 doors to be removed and doorway infilled with masonry. This was the original external north wall of Lutyens west-wing. The opening was created by the school when the extension was added to the west-wing. This proposal will involve no loss of historic fabric and is a reversible addition.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Photograph taken of North Elevation (West Wing) showing no doorway.
06-DG04 06-DG05	Existing LC21 fire door and frame to be removed. New door inserted into existing partition of stair.	Low LC21 fire door for school compartmentation.	Neutral impact. Benefit.	 Benefit: This is a LC21 fire door inserted by the school and is of no significance. The stairwell will be opened up to the ground floor. There will be no loss of historic fabric. New painted timber panelled door. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.
06-DB01 and DB02	New external doors to match glazed 6 over 9 sash windows above.	Moderate LC20 Elevation of the West Wing, north extension. High Setting of North Elevation	Low Impact.	These doors provide access and daylight to the proposed lower basement below the LC20 Lander extension. To minimise the impact visually, the external ground levels will be formed into an amphitheatre arrangement, similar to the treatment levels around the basement of the Art Block. The brick gauge lintels shall be repeated over the new openings and the proposed doors shall have a surround to match the sash windows above and an

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				additional light to give the appearance of a 9 over 9 windows. Much of the doorway shall be concealed by the ground levels. The intervention is considered low impact.
06-DB03-07	New doors to new partitions.	Low	Neutral impact	New solid timber doors to basement. Painted timber panelled doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.
06-DF01-04	New doors to new partitions.	Low	Neutral impact	New solid timber doors to bedrooms, with sliding pocket doors to en-suites. Painted timber panelled doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.
E-Windows				
E-Windows 06E-WG01 04 & 06- WF01-07	All sashes to be retained and repaired.	Moderate LC20 Lander reproduction sash windows with rubbed gauge brick lintels.	Positive impact. Benefit.	  Benefit: 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