

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

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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.

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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.

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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.

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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

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				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.

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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				

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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.	

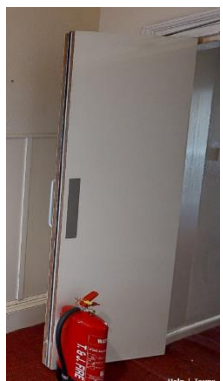
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Benefit: Where damaged, original Lutyens lath and plaster ceilings are to be repaired like-for-like and any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to 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.	

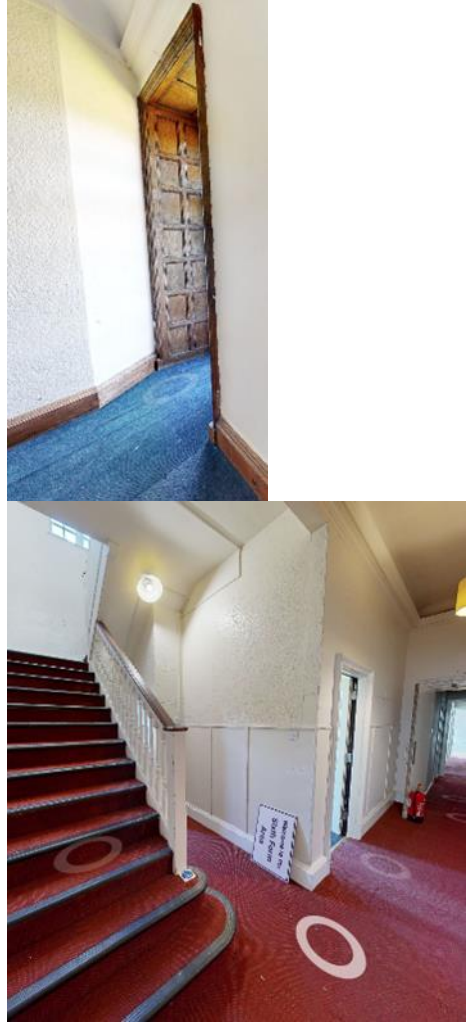
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				  Benefit: The removal of modern surface mounted bolts will be of visual benefit. They will be replaced with concealed bolts and ironmongery required to meet building regulations. Splice repairs and re-finishing of 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.	

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				 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.

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02-DF09-DF17	Existing LC20 flush fire rated doors to be removed.	Low LC20 interventions. High Setting of West Wing	Positive Impact. Benefit	       

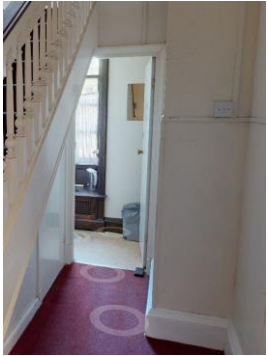
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 All doors bring no benefit to the historic setting or fabric. Positive Impact.
E-Windows 02-WF01 – 02-WF06	All 1909 'Lutyens' sashes to be retained and repaired.	High 1909 Lutyens	Positive Impact. Benefit.	 

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				 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

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				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. 

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H-Stairs				
02H.D1	Demolish existing LC20th stair.	Low LC20 staircase	Neutral impact. Benefit.	  

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				 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

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				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.

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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. 

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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.

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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.

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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.	

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				   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.