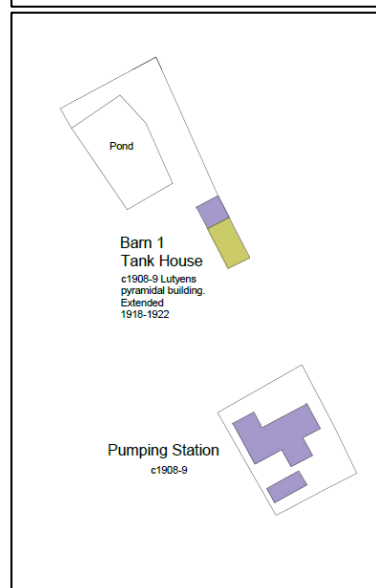
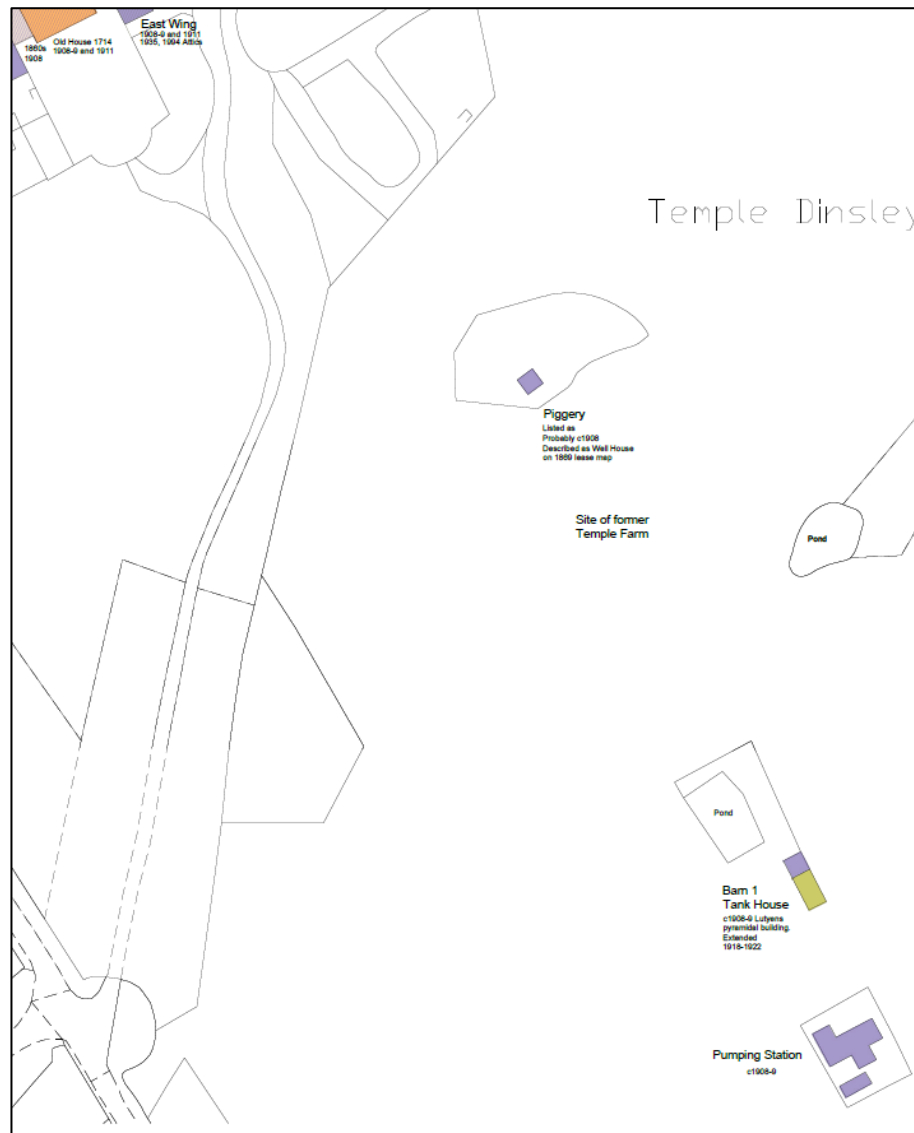


641-KS-06-TH-SH-A-90680 P01 Significance Impact Table

Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Pump House – Plan of Significance – Refer to Drawing 641-KS-30-XX-DR-A-00001 and 641-KS-30-XX-DR-A-00002



Key

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

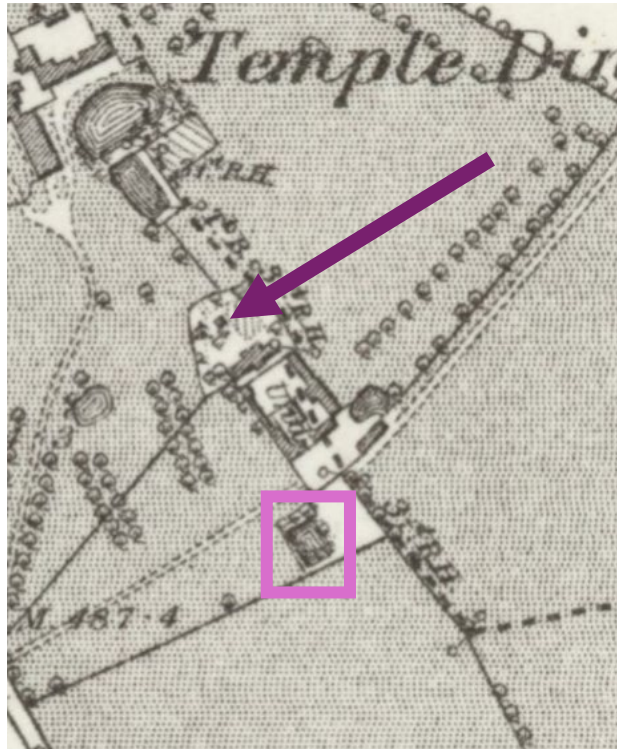
641-KS-06-TH-SH-A-90680 P01 Significance Impact Table

Temple Dinsley – Pump House

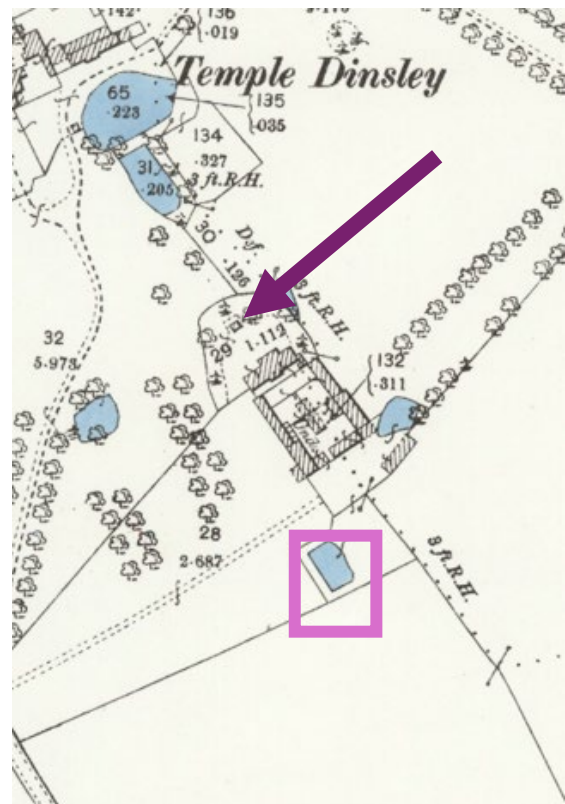
	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Lutyens' Tank House was a complete new build and formed part of the 1909 proposal. The building has a square symmetrical building with features commonly used by Lutyens' for other buildings and would have likely appeared as a dovecote. There was an entrance doorway positioned centrally on the West Elevation with high level windows on the remaining elevations. Giving the elevations a symmetrical appearance reflected in the roof form (pyramid shaped) which was hipped on all four sides. The lower level has an internal structure which supports the original water tank above. The Tank House sits between the former site of Temple Farm and Lutyens' Piggery and Well House. The Tank House was extended by 1924 with an additional storage area and the roof altered to form a linear North South range. This part of the Tank house is less significant. The 'original' South wall of the Tank House remains and is an internal wall.

Temple Farm, which was relocated at the beginning of the C20 to a location further South, is no longer shown on the 1924 OS Map in its location close to the Pond (pink square) and Stable Block. The original farm buildings were removed entirely in that time except for one surviving square building which was the earlier 'Well House' (purple arrow below indicates its position). Ironically it is now referred to as 'The Piggery'. The newly relocated Temple Farm was designed by Lutyens' slightly to the South West and across the road and is a model farm.



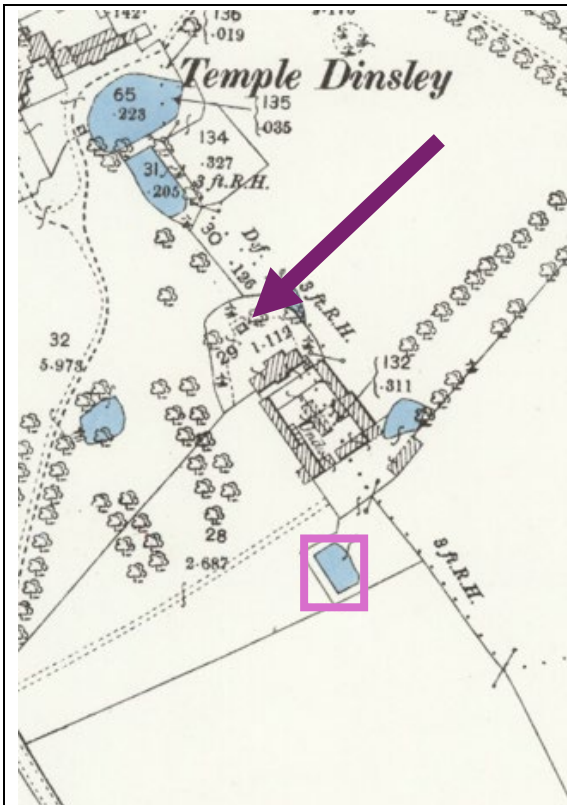
Extract of 1884 Map



Extract of 1889 Map

641-KS-06-TH-SH-A-90680 P01 Significance Impact Table
 Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Extract of 1889 Map



Extract of 1924 Map



Image circa. 1913 of the Tank House in the distance (in its square form with hipped roof) and 'The Piggery' in the foreground. With the separate building covering the well, clearly visible.

Design Proposals

The Tank House is a great opportunity to make use of a forgotten outbuilding of the site, that formed part of Lutyens' 1909 plans and farm scheme.

To minimise the impact of the conversion of the Tank House the building arrangement and form has determined the internal arrangement of rooms with main living areas accommodated at ground floor with a central circulation space. Entrance on the West Elevation to address the main approach. Bedroom accommodation at first floor. New windows and door openings are proposed as the existing window heights are very high above ground level (although these have been retained also) and additional window openings at first floor. These have been concentrated on the less significant linear part of the building. The North Elevation remains unchanged which is important as it is the view from the main house. The internal wall (original south wall) has been retained and the window forms a feature on the new staircase.

641-KS-06-TH-SH-A-90680 P01 Significance Impact Table**Temple Dinsley – Pump House**

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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The external windows proposed at first floor on the 1909 building are a window located directly over the original doorway (West Elevation), maintaining symmetry and a long linear window below the eaves on the East Elevation is positioned below the Eaves off centre to visually appear as a shadow. Much of the structure shall be retained. It is likely that a new floor structure will be added above the existing elements independently. The views across the site are all important however the view from the North and West are considered more significant.

Cart Lodges

A new detached cart lodge is positioned to the East corner of the Tank House . The position, arrangement and symmetry of the former farmstead on the historic maps has influenced the location of the ancillary accommodation (cart lodge) for the Pump House and Tank House, as well as the relationship between these buildings visually at present. When viewed from the West and East there is a clear separation between the Tank House and Pump House that should be retained.

In addition, this elevation is considered less significant as it is the rear of the property. The benefits ancillary accommodation and covered parking also benefit the site and its setting and avoid cars parking outside the buildings.



Looking North East



North Elevation



Internal Wall (Original South Elevation)

Refer to Drawings

641-KS-03-TH-DR-A-02010 Plans and Elevations as Existing

641-KS-03-TH-DR-A-12010 Plans and Elevations as Proposed

641-KS-01-TH-DR-A-02010-P01 Tank House Demolition Plans

641-KS-03-XX-DR-A-10501 Tank House and Pump House Block Plan as Proposed

641-KS-03-XX-DR-A-10500 Tank House and Pump House Site Plan as Proposed

Plans of Significance

641-KS-30-XX-DR-A-00001

641-KS-30-XX-DR-A-00002

Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
Conversion to dwelling.	High Setting 1909 Lutyens' Tank House	Moderate Impact Enhance	During the school's ownership of the site the Tank House has been unused, and it has fallen into disrepair. The conversion will allow the building to be repaired and enhanced.

641-KS-06-TH-SH-A-90680 P01 Significance Impact Table
Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		EC20 Later Extension		
Removal of posts on external walls to form new openings.	High Setting 1909 Lutyens' Tank House. EC20 Later extension	Low Impact	The majority of the openings proposed are in the less significant part of the building to the south. Where removal is proposed to the 'original' square frame it has been sensitively carried out on the West Elevation by centrally positioning the opening above the entrance door. To the East Elevation (considered less significant as the rear elevation) the larger opening mirrors the opening at ground floor. The first floor opening a subtle alteration below the deep eaves line.	
Removal of Water Tank and structural elements.	EC20 equipment.	Moderate Impact	Water Tank shall be photographed and recorded prior to removal. Elements of the structural frame that can be incorporated into the design have been retained.	
Floors Removal concrete hardstanding and equipment. Install insulated slab with breather perimeter where required.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Benefit	Unmade earth floors. Installation of an insulated floor slab will bring future benefits for the building use. Considered low impact and a benefit.	
External Walls Timber vertical posts with cross bracing, retained and insulated and lined.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Positive Impact	The walls shall be insulated and battened with new featheredge weatherboard applied to match the existing. The line of the original boarding (indicating the earlier square form) shall be retained. Internally the walls shall be insulated and lined with a modern plaster board. Positive impact.	
Roof Re-roof will be required. Roof to be re-felted and insulated.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Benefit	Existing tiles will need to be set aside for reuse. Roof structure assessed for repairs. Type 1F felt used for Bat Conservation. Shortfall of tiles to be made up new red plain tiles to match existing. Roof insulated from inside with rafter extension pieces required. Ceiling mixture of vaulted and underdrawn to provide loft space for bats and Owls.	
Windows Existing timber frame casement windows to be retained and repaired.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	Benefit	Part of the original design and reflect the architectural style of outbuildings that Lutyens' adopted. Benefit.	
New Windows New painted timber casements with slim double glazing where complete replacement is required. Double glazed aluminium screens and windows where indicated. New Conservation Rooflights.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Benefit	Replacement windows will be upgraded but visually match the existing casements. There are a number of new aluminium glazed screens with double glazing shown in locations to retain the agricultural appearance. Considered low impact and benefit. Rooflights to Elevations considered side and rear. Sympathetic in style and appearance.	
External Doors New doors to be a mixture of painted timber stable boarded doors, timber frame glazed doors and sliding /	High Setting 1909 Lutyens' Tank House	Low Impact Benefit	The proposed doors reflect the architectural style of the building and have also been designed to allow daylight into the internal space. The introduction of aluminium framed glazed doors on the East and South	

641-KS-06-TH-SH-A-90680 P01 Significance Impact Table
Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	opening aluminium framed screens / doors. External ledge and braced doors to West Elevation.	EC20 Later Extension		Elevation are a lightweight approach and allows the existing building form to be read. Considered low impact. The external ledge and braced timber door with secondary glazed doors are considered low impact and a positive impact on the buildings appearance.
Cart Lodge		High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Benefit	Required and important ancillary accommodation for a plant room and covered parking which visually enhances and protects the setting. The plant room and concealed elevations of the cart lodge also give the opportunity for sustainable energy proposals for the dwelling. The position of the Cart Lodge in relation to the Tank House is the most sympathetic and allows retains many of the important views of the Tank House.
General Internal Walls and finishes		High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Benefit	The internal fittings, fixtures, finishes and joinery shall reflect the architectural style of the building and its requirements.
Gardens		High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Enhance	Gardens adopt a size suitable for a detached dwelling of this size. The planting and boundary treatment is designed in such a way as to blend the garden space with the surrounding pasture land. Lightweight estate fencing and clusters of trees on the boundaries.
External Materials		High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Enhance	Gravel paths and stone flags for external paths and terraces.
Summary of Proposals The proposals retain as far as possible the original arrangement and architectural features of the Tank House with sympathetic repairs that shall protect and enhance the setting and the building. The proposals consider the historic alterations to the building. The Cart Lodge is subordinate and provides necessary ancillary accommodation that preserves the setting and protects the setting.				