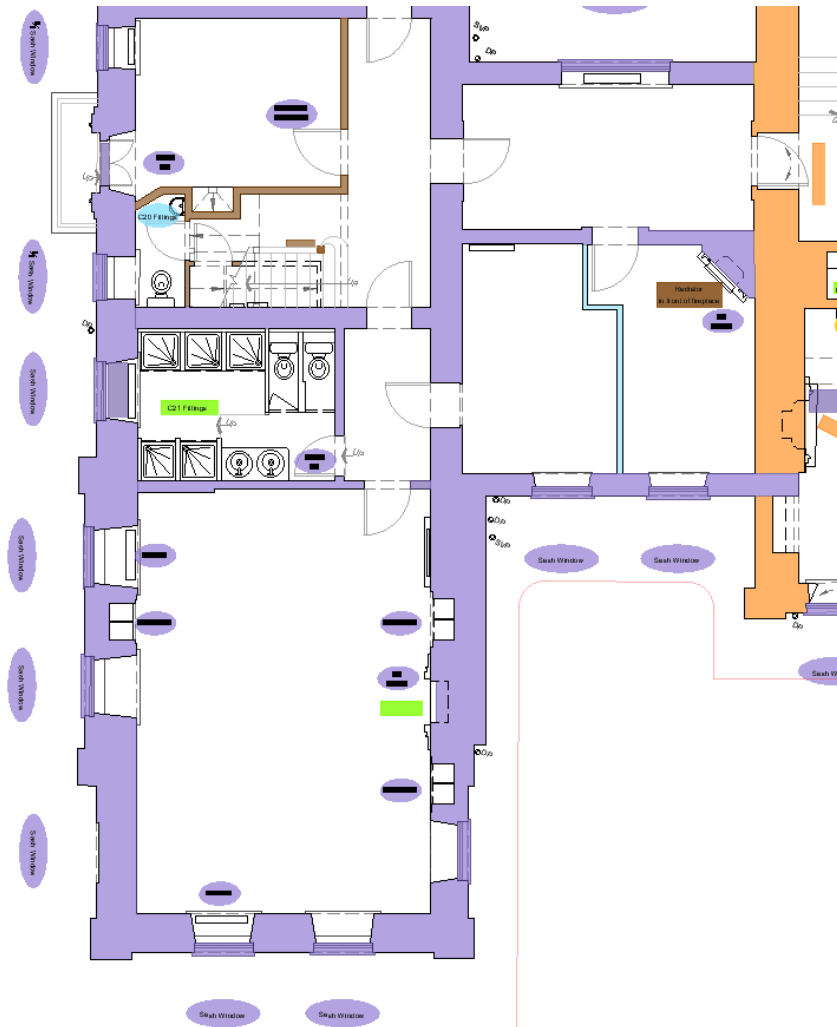


**Temple Dinsley**  
**Level 1, GA – Apartment 03 – Vivian Pain**  
**1909 Lutyens, West Wing**



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 |
|-----------|----------|---------------------------------|--------|--------------------------|
|-----------|----------|---------------------------------|--------|--------------------------|

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.

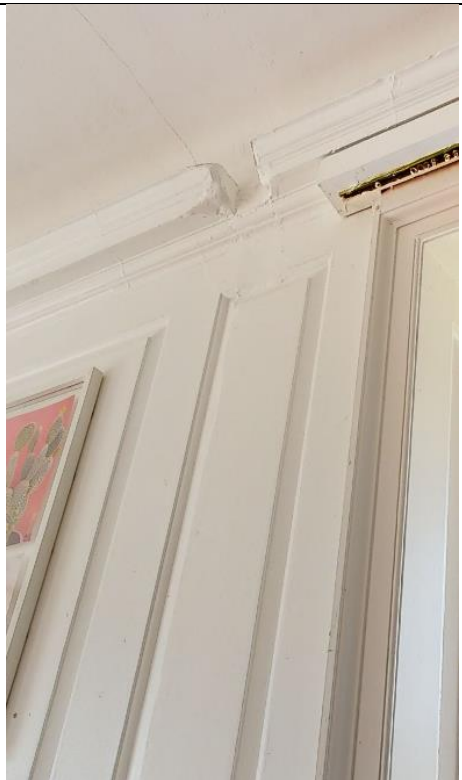
| Reference | Proposal | Significance of affected fabric | Impact | Reasoning and mitigation |
|-----------|----------|---------------------------------|--------|--------------------------|
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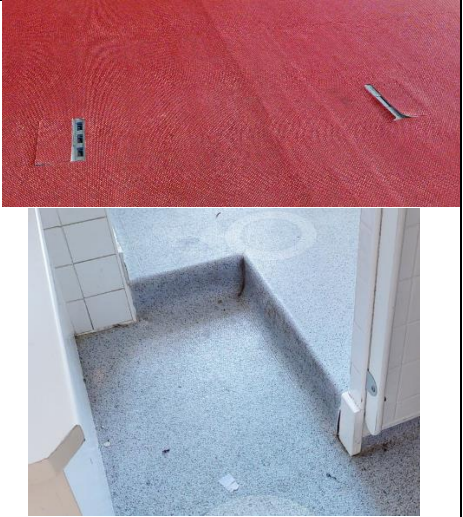


North Elevation of Lutyens' West Wing which shows us there was a single window on the north Elevation of the West wing.

#### **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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A - Walls</b>  |                                                                                                          |                                                              |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| A-Walls<br>03A.D1 | Remove LC20 timber stud partition.                                                                       | Low<br>LC20<br><br>High<br>1909 Lutyens' West Wing.          | Positive impact.<br>Benefit. |  <p>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.</p> |
| A-Walls<br>03A.P1 | Replacement timber stud partition.                                                                       | High<br>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<br>03A.R1   | Panelling within Bedroom to be repaired following historic removal of partitions and redundant services. | High<br>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>B Floors</b>                        |                                                                                                                                                                                                                                                                                                |                                                                                               |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| B-Floors<br>03B.D1<br>03B.R1<br>03B.P1 | <b>C21 floor finishes removed throughout.</b><br>Existing floorboards below to be carefully lifted to allow for inspection and repair of existing floor joists.<br><b>Insertion of services and new acoustic / fireproofing insulation between the joists.</b><br>Re fix existing floorboards. | Low<br>C21 finishes added by school.<br><br>High<br>C20 Lutyens' Original floor boards below. | Positive impact.<br>Benefit  |  <p>Benefit: The existing modern C20 carpet/linoleum/laminate floor finishes will be removed.<br/>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.<br/>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.</p> |
| <b>C Ceilings</b>                      |                                                                                                                                                                                                                                                                                                |                                                                                               |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| C-Ceilings<br>03C.R1                   | Ceiling - Lath and lime plaster to be repaired generally.                                                                                                                                                                                                                                      | High<br>1909 Lutyens lathe and plaster.<br><br>Low<br>Altered MidC20                          | Positive impact.<br>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<br>Late C20 plasterboard finish layer. | Neutral impact. |  <p>Ceilings of LC20th plasterboard to be repaired like for like. Plasterboard removed and replaced where access is required for installation of services.</p>                                                                                                                                                                |

**D-Doors**

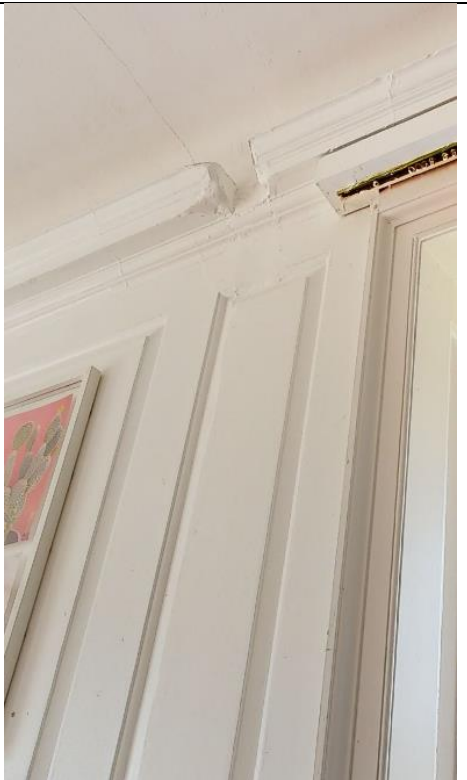
|                       |                                                                          |                                  |                                 |                                                                                                                                                                                                                                                                                                          |
|-----------------------|--------------------------------------------------------------------------|----------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D-Doors 3D.DF01       | New Entrance door to Apartment 3 Vivian Pain.                            | High<br>Lutyens' 1909 West Wing. | Low<br>Impact                   | Fire rated door.<br>Painted panelled timber door to match the existing.<br>Ironmongery incl self-closing device tbc.<br>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<br>Lutyens 1909             | Positive<br>Impact.<br>Benefit. |  <p>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.</p> |
| 03-DF03 - 03-DF06     | New internal panelled doors to match existing Lutyens' 3 panelled doors. | High<br>1909 Lutyens'            | Positive<br>Impact<br>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<br>LC20 interventions.<br><br>High<br>Setting of West Wing | Positive Impact.<br>Benefit  |    <p>All doors bring no benefit to the historic setting or fabric. Positive Impact.</p> |
| <b>E-Windows</b>                  |                                                        |                                                                |                              |                                                                                                                                                                                                                                                                                                                                                      |
| E-Windows<br>03-WF01 –<br>03-WF08 | All 1909 'Lutyens' sashes to be retained and repaired. | High<br>1909 Lutyens                                           | Positive Impact.<br>Benefit. |                                                                                                                                                                                                                                                                                                                                                      |

| Reference                            | Proposal                | Significance of affected fabric  | Impact          | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------|-------------------------|----------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      |                         |                                  |                 |   <p>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.</p> |
| <b>G-New Internal Partition</b>      |                         |                                  |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| G – New Internal Partition<br>03G.P1 | Infill feature doorway. | High<br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------|----------------------------------------------------------------------------------|---------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           |                                                                                  |                                 |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>J – Internal Fixtures and Fittings</b> |                                                                                  |                                 |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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 |  <p>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.</p>                                                                                                                                                                           |
| <b>K-Joinery</b>                        |                                                |                                 |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| K-Joinery 03K.R1                        | Existing Lutyens' 1909 joinery to be retained. | High 1909 Lutyens               | Neutral impact.         |  <p>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.</p>  |
| <b>L- Panelling</b>                     |                                                |                                 |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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

| Reference              | Proposal                                                                        | Significance of affected fabric   | Impact                       | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|---------------------------------------------------------------------------------|-----------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N-Fireplaces<br>03N.R2 | Repair former fireplace.                                                        | High<br>1909 Lutyens              | Positive impact.<br>Benefit. |  <p>Benefit: The repair of the existing fireplace will restore the original 1909 Lutyens design features. Ventilation to be provided.</p>                                                                                                                                                                                                                                                  |
| <b>P - Services</b>    |                                                                                 |                                   |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| P-Services<br>03P.D1   | Removal of existing services and associated equipment.                          | Low                               | Positive impact.<br>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<br>03P.R1   | Cast Iron radiators to be refurbished/restored to work with new heating system. | High<br>Early C20<br>1909 Lutyens | Neutral impact<br>Benefit    |  <p>Benefit: These are to be refurbished and retained.</p>                                                                                                                                                                                                                                                                                                                               |
| P-Services<br>03P.P1   | Services                                                                        | High<br>1909 Lutyens              | Low impact                   | <p>Services generally shall be run -</p> <ul style="list-style-type: none"> <li>- within new partitions and wall linings</li> <li>- below suspended floors</li> <li>- within ceiling voids</li> </ul> <p>New electrics throughout.<br/>Underfloor heating compatible.<br/>Mechanical Ventilation to kitchen and bathrooms taken through floors, ceilings and walls.<br/>Incoming hot-water and cold-water feed.<br/>Drainage pipes to be run below the existing flooring.</p> |

| 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.<br> |
| V-Views                         | Gardens to be restored and maintained for communal use by the apartment occupants. | High                            | Positive impact. Benefit. |   <p>Approach from South</p>                                                                                                                                                              |

**641-KS-06-MB-SH-A-90030 P01**  
**Temple Dinsley Level 1, GA – Apartment 03 – Vyvyen Prain**

| Reference | Proposal | Significance of affected fabric | Impact | Reasoning and mitigation                                                                                                                                                                                                                                                                                             |
|-----------|----------|---------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |          |                                 |        |  <p>Rose Garden</p> <p>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.</p> |