

| 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**



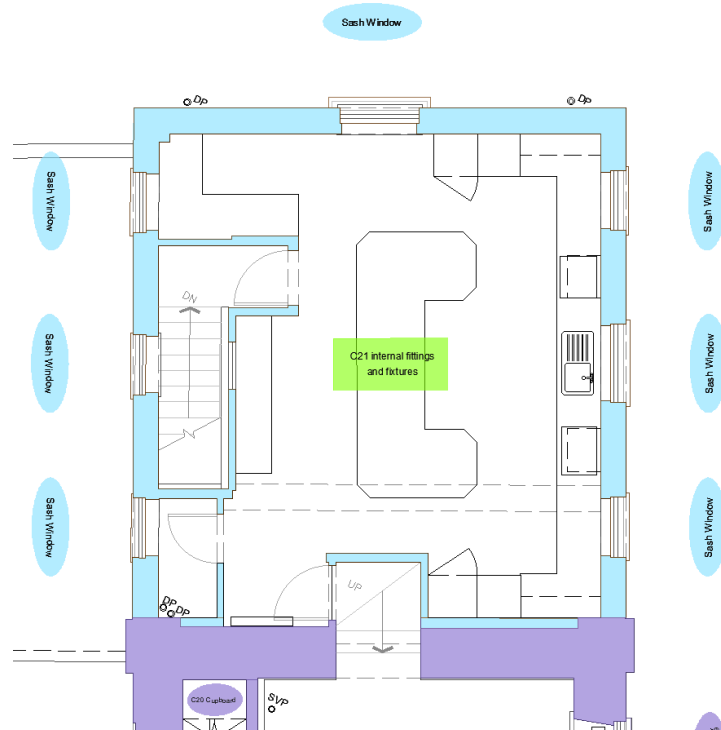
FIG. 383.—SMOKING-ROOM.

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

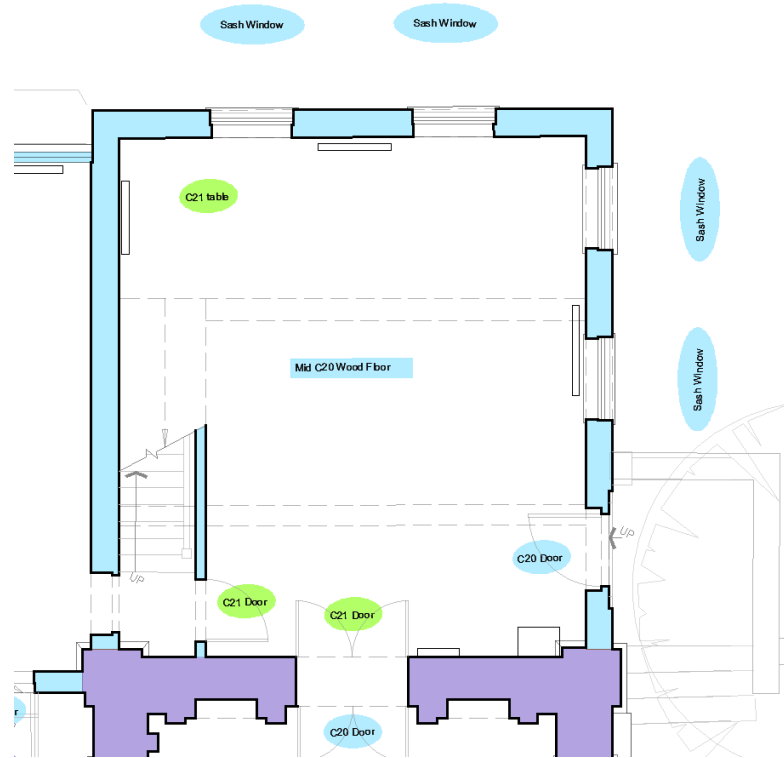
#### Key

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

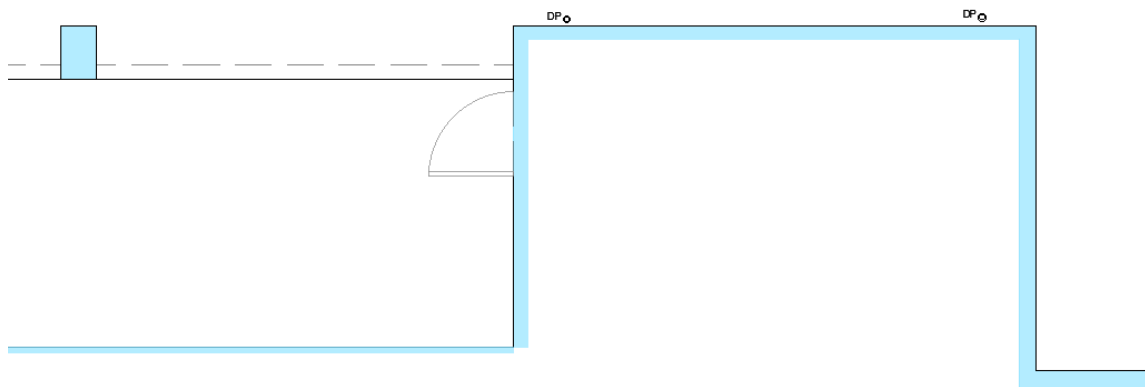


**Level 0 (Ground Floor)**

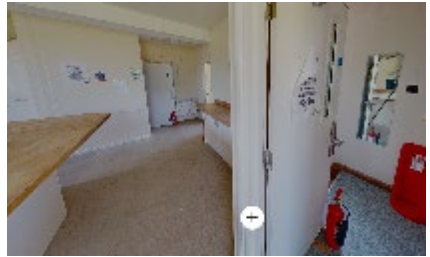
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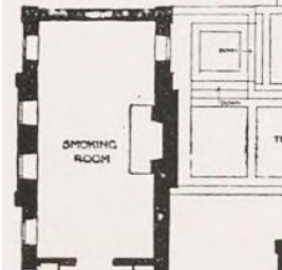


Level 1 (First Floor)

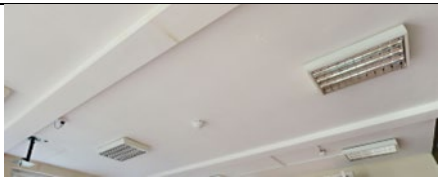


Level -1 (Basement Floor)

| Reference        | Proposal                                                                                                       | Significance of affected fabric | Impact                          | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                   |
|------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A - Walls</b> |                                                                                                                |                                 |                                 |                                                                                                                                                                                                                                                                                                                                                            |
| A-Walls 06A.D1   | Remove existing LC20 partitions.                                                                               | Low LC20                        | Neutral impact.                 |   <p>The existing C20th partitions were for compartmentation purposes for the school and are of no significance. There will be no loss of historic fabric.</p>                       |
| 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 |   <p>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.</p> |
| 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                                                                                                                                                                                                                               |

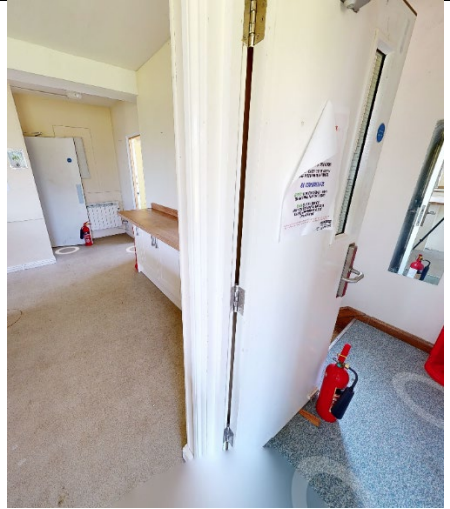
| Reference      | Proposal                                                                                                                                               | Significance of affected fabric | Impact                    | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | external works (lightwell and stairs / amphitheatre).                                                                                                  | High Setting                    | Low Impact                | <p>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.</p> <p>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.</p> |
| 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.               |  <p>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.</p>                                                                                                             |

| Reference         | Proposal                                              | Significance of affected fabric | Impact      | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                   |                                                       |                                 |             | <p>This doorway was not part of the original 1909 Lutyens' design and was probably added when the extension was added.</p>  <p>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.</p> |
| A-Walls<br>06A-P2 | Masonry infill to doorway between apartments 06 & 09. | Low MC20 doorway                | Low impact. |  <p>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.</p>                                                                                                                                                                                                                                                                                                                                     |

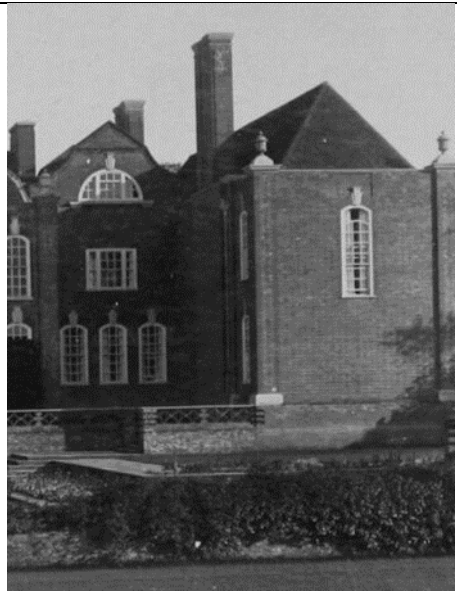
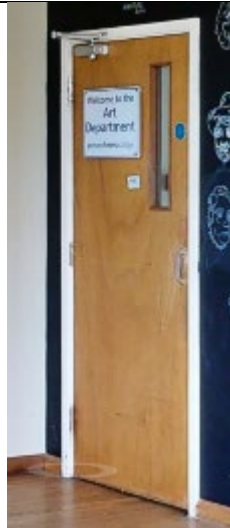
| Reference            | Proposal                                                                                                                                                                         | Significance of affected fabric | Impact                      | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>B Floors</b>      |                                                                                                                                                                                  |                                 |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| B-Floors<br>06B-D1   | Remove existing LC21 linoleum floor finish.                                                                                                                                      | Low<br>LC21                     | Neutral impact.<br>Benefit  | <p>Visual benefit.</p>  <p>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.</p>                                                                                                                                              |
| B-Floors<br>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<br>LC20                     | Neutral impact.<br>Benefit  |  <p>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.</p>                                                                                               |
| <b>C Ceilings</b>    |                                                                                                                                                                                  |                                 |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| C-Ceilings<br>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.<br>Benefit |  <p>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.</p> |
| C-Ceilings<br>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<br>01C-P2 | New plasterboard ceiling to first floor with plaster skim and paint finish. | -                               | Positive impact.<br>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<br>LC20 | Neutral impact.              |  <p>Remove C21 fire doors. These are of no significance.</p>                                                                                                                                                       |
| D-Doors<br>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<br>LC20 | Positive impact.<br>Benefit. |  <p>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</p> |

| Reference | Proposal                                                                                                    | Significance of affected fabric         | Impact          | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|           |                                                                                                             |                                         |                 | <p>timber door with putty fixed glazing within traditional glazing bars and raised &amp; 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.</p>  <p>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.</p> |
| 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<br>LC20 solid fire doors by school. | Low impact.     |  <p>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.</p>                                                                                                                                                                                                                                                |

| Reference          | Proposal                                                                                             | Significance of affected fabric                                                                   | Impact                   | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    |                                                                                                      |                                                                                                   |                          |  <p>Photograph taken of North Elevation (West Wing) showing no doorway.</p>                                                                                                                                                                                                                                                                                 |
| 06-DG04<br>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. |  <p>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.</p>                        |
| 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.<br><br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|                                              |                                         |                                                                                    |                              | 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.                                                                                                                                                                                                                                                                                                      |
| <b>E-Windows</b>                             |                                         |                                                                                    |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| E-Windows<br>06E-WG01<br>04 & 06-<br>WF01-07 | All sashes to be retained and repaired. | Moderate<br>LC20 Lander reproduction sash windows with rubbed gauge brick lintels. | Positive impact.<br>Benefit. |   <p>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</p> |

| Reference                          | Proposal                                                                                                                                                                         | Significance of affected fabric                                                                                          | Impact                 | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                                                                                                                                                                                  |                                                                                                                          |                        | of finishes. These repairs will aid the longevity of these windows.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 06E-WB01 and WB02                  | New 6 over 9 lights with narrow double glazing and matching frames, surrounds and glazing profiles.                                                                              | Moderate LC20 Elevation of the West Wing, north extension.<br><br>High Setting of North Elevation                        | Low Impact.            | These windows provide daylight to the proposed lower basement below the LC20 Lander extension. To minimise the impact visually, the external ground levels will be formed to create a lightwell, similar to the treatment levels around the basement of the Old House section. The brick gauge lintels shall be repeated over the new openings and proposed windows shall have a surround to match the sash windows above, with 6 over 9 lights. Much of the window shall be concealed by the ground levels. Lightwell design based on existing to north side of Old House bay window. The intervention is considered low impact and sympathetic.<br> |
| <b>F - Basement</b>                |                                                                                                                                                                                  |                                                                                                                          |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| F- Basement 6F.P1                  | Formation of larger basement volume below C20 extension.                                                                                                                         | High Early C20 1909 Lutyens West wing adjacent.<br><br>Neutral-Negative Mid C20 West Wing Extension<br>Late C20 Basement | Low Impact Benefit     | Proposals to increase the depth of the existing basement and form lightwell. Underpinning works to existing footings of the West Wing North Wall corner and mid C20 extension shall be necessary. Works will not involve demolition of any existing historic fabric. Retaining works will involve excavation locally to insert the lower retaining wall and land drainage however the gardens shall be reinstated following any excavation works.                                                                                                                                                                                                                                                                                        |
| <b>G – New Internal Partitions</b> |                                                                                                                                                                                  |                                                                                                                          |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| G – New internal partitions 01G-P1 | New reversible timber stud and plasterboard partitions (to ground level 0, first floor level 1 and basement level -1) to create room divisions to facilitate apartment creation. | Low LC20 Lander<br><br>Neutral Proposed Basement.                                                                        | Low impact. Reversible | The new partitions will be a reversible addition, to create room division facilitating apartment use, and there will be no loss of historic fabric.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>H – Stair</b>                   |                                                                                                                                                                                  |                                                                                                                          |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| H – Stair 06H.P1                   | Existing timber stair to be retained with extension to handrail and balustrade to create galleried landing.                                                                      | Moderate LC20 Lander pine stair, part reusing Lutyens joinery from elsewhere.                                            | Low impact.            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Reference                                  | Proposal                                                                                                                    | Significance of affected fabric                                                                  | Impact          | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|                                            |                                                                                                                             |                                                                                                  |                 |  <p>Existing stair to be retained, with handrail and balustrade adapted at first floor level to create galleried landing. Lower partition altered to provide compartmentation.</p>                                                                                                                                                                                                                                                                                                                                     |
| H – Stair<br>06H.P2                        | New external stair and amphitheatre.                                                                                        | High Setting North Elevation and Gardens                                                         | Low Impact      | <p>The external stairs shall be integrated with an amphitheatre forming a lightwell. They will be of high quality with stone slab treads. Short balustrades to West to give some visual separation to the Art Block amphitheatre.</p> <p>Approach does not alter view of the late C20 extension in relation to the central section of the house – the Old House and terrace.</p>                                                                                                                                                                                                                          |
| H – Stair<br>06H.P3                        | New internal stair.                                                                                                         | Neutral                                                                                          | Neutral Impact  | Modern domestic staircase. Design to be in keeping with the architectural style of existing joinery. No impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>J – Internal Fixtures and Fittings</b>  |                                                                                                                             |                                                                                                  |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| J-Internal Fixtures and Fittings<br>06J.D1 | 4no. existing ground floor internal background vents to be removed and infilled internally. External grille to be retained. | <p>Low LC20 reproduction external ventilation grilles.</p> <p>Negative LC20 internal grilles</p> | Neutral impact. |   <p>There are currently 5no. external background vents (3no. to north elevation, 2no. west elevation). It is proposed to infill 4no of these internally to improve the appearance and use of the interiors, retaining one to continue as background ventilation, with the internal grille to be replaced with a new hit and miss grille. The reproduction external tile ventilation detail will be retained for all vents.</p> |
| J-Internal fixtures and fittings<br>06J.D2 | Remove C21 school home economics kitchen.                                                                                   | Neutral C21                                                                                      | Neutral impact. | C21 kitchen units for use by school home economics classes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| J-Internal fixtures and fittings<br>06J.P1 | New kitchen cabinets and worktop fitted to west wall.                                                                       | Neutral C21                                                                                      | Neutral impact. | The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**641-KS-06-MB-SH-A-90060-P02****Temple Dinsley Level 0, GA – Apartment 06 – Bakersfield**

| Reference                               | Proposal                                                                                                                 | Significance of affected fabric                                                                   | Impact                                           | Reasoning and mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| J-Internal fixtures and fittings 06J.P2 | New sanitaryware to en-suites.                                                                                           | Neutral LC20                                                                                      | Neutral impact.                                  | The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids with vertical riser boxings for SVP's..                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>M-Finishes</b>                       |                                                                                                                          |                                                                                                   |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| M-Finishes 06M.P1                       | New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings      | Low LC20 Lander                                                                                   | 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.                                                                                                                                                                                                                                                                                                                                                      |
| <b>P – Services</b>                     |                                                                                                                          |                                                                                                   |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| P-Services 06P.D1                       | Removal of existing services and associated equipment.                                                                   | Neutral C21                                                                                       | 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 surface mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.                                                                                                                                                                                                                                                                                                                                                                                |
| 06P.P1-Services Generally               | Services                                                                                                                 | Moderate abutting altered 1909 Lutyens gable.<br><br>Low LC20 Lander.<br><br>Neutral C21 services | Low impact                                       | Services generally shall be run<br>- within new partitions and wall linings<br>- within sub floor voids.<br>- within ceiling/roof voids.<br><br>New electrics throughout.<br>Underfloor heating compatible.<br>Mechanical Ventilation to kitchen and bathrooms taken through existing ventilation apertures within walls, with external tile detail grilles retained.<br>Incoming hot-water and cold-water feed.<br>Drainage pipes shall be boxed in internally.<br><br>To ensure the buildings longevity the services must be updated to ensure the buildings future viability.<br>(Refer to CBG Report).                                                               |
| <b>R – Fire and Soundproofing</b>       |                                                                                                                          |                                                                                                   |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| R-Fire and Soundproofing 06R.P1         | New masonry infill within existing doorways to achieve fire and sound compartmentation between Apartments 01, 06 and 08. | Moderate abutting altered 1909 Lutyens gable.<br><br>Low LC20 Lander.                             | Neutral impact                                   | The wall between Apartments 01 and 06 is the original masonry external wall of the 1909 Lutyens west wing and will require no intervention on the side of Apartment 01. The later added doorways that exist between Apartments 01, 06 and 08 will be infilled with masonry. 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. The doorway between Apartments 06 & 08 was added in circa 1960 when the adjacent art block was constructed. These proposals involve no loss of historic fabric and are reversible additions. |
| <b>V - Views</b>                        |                                                                                                                          |                                                                                                   |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| V-Views                                 | Gardens to be restored and maintained for communal use by the apartment occupants.                                       | High 1909 Lutyens to be restored                                                                  | Positive impact. Benefit.                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|           |          |                                 |        |   <p>The predominant views are towards the north and east gardens. The intention is for these gardens to be restored and maintained for communal use by the apartment occupants.</p> |