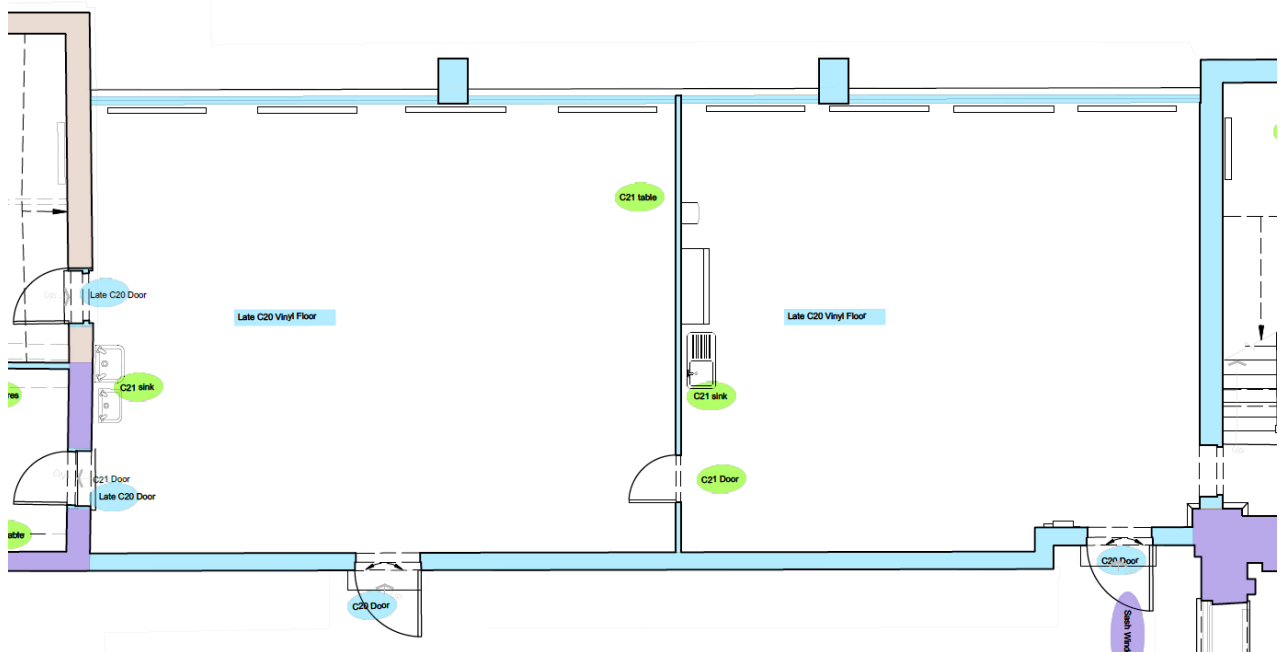


641-KS-06-MB-SH-A-90070 – P03
Temple Dinsley Level 0, GA – Apartment 7&8 – Art Block

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Art Block – Proposed Apartment 7 & 8 – Plan of Significance (Phasing drawing) 641-KS-30-MB-DR-A-02010.



Key

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

Extract from Level 0 GA, Plan as Existing. Plan of Significance shows the addition of the Art Block in 1988. The Architect responsible for the Art Block (Science lab as was listed on the planning application) was Walsh and Lander with planning approved in 1988. The design is very similar to the present building however it would appear that the basement level and additional basement windows to the Lander extension (towards the North end of the 1909 Lutyens' West Wing) was not completed. The building is inserted between the East wall of the Pavilion and extended West Wing and a series of windows on the North Elevation provide all the natural light and views to the accommodation. The garden wall that ran between the West Wing and the Pavilion was rebuilt and two doorways formed giving access from the Rose Garden into each classroom. The garden wall retained its subservient appearance within the setting of the Rose Garden.

641-KS-06-MB-SH-A-90070 – P03
Temple Dinsley Level 0, GA – Apartment 7&8 – Art Block

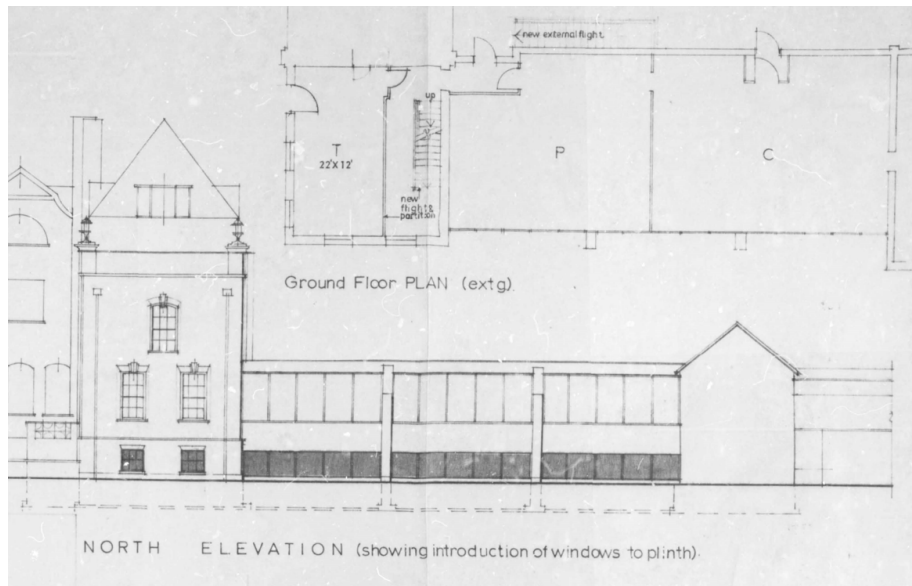
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Extract of garden plan from the Hertfordshire Garden Trust.

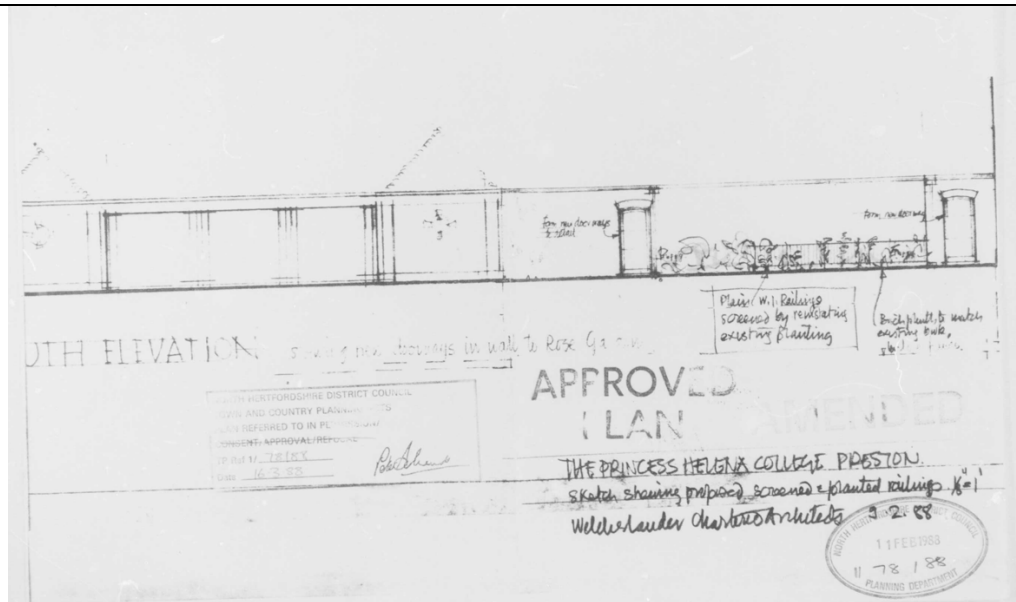


Lutyens' West Wing, West Elevation and Rose Garden, photo taken post 1909. Drawing of the elevation.

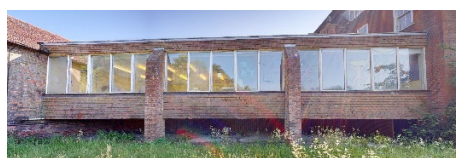


Extract of approved planning drawings from January 1988 showing the 1970's link extension and proposals for additional accommodation at basement level with glazing to the basement and to the basement of the West Wing extension.

641-KS-06-MB-SH-A-90070 – P03
Temple Dinsley Level 0, GA – Apartment 7&8 – Art Block

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
 Extract of approved planning drawings from January 1988 showing the 1970's link extension and proposals for additional accommodation at basement level with external stairs formed for access and new external doors within the Rose Garden external wall.				
A-Walls 7A.P1	Conversion of 1970's Art Block and extension of ancillary basement to form bedroom accommodation.	High Adjacent Buildings include 1909 Lutyens' Pavilion and corner of Lutyens' West Wing Low 1970's Art Block Additional Mid C20 West Wing two storey Extension to the North.	Moderate	 The Art Block is a 1988 school addition with clean contemporary lines, large format glazing and vertical clay wall tiles. The North Elevation is modern with the design more sympathetic and subservient to the historic setting to the South (the Rose Garden, Pavilion and West Wing). Planning drawings from 1988 show that there was an intention to form a basement set of classrooms however this work was not completed and the basement forms a small storage area below the suspended floor. The formation of habital basement shall impact the neighbouring historic buildings as a series of underpinning and retaining structures will be required. All ground works shall protect the existing structures. The South Elevation shall be repaired and retained sympathetically whilst works to the North Elevation will keep the lightweight appearance through use of a modern glazing system, and minimal visual change to the setting.

641-KS-06-MB-SH-A-90070 – P03
Temple Dinsley Level 0, GA – Apartment 7&8 – Art Block

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 7A.D1 and 7A.P2 8A.D1 and 8A.P2	Demolition and rebuilding of South wall of Art Block to form parapet with coping stone.	Low - Moderate significance – wall is rebuilt along the historic line of most of the Kitchen Garden wall, rebuilt later with new doorways in 1988. The bricks, joints and coping differ and are later than the c1908-9 Pavilion. Rose Garden – High Significance	Moderate Benefit	  The South wall of the Art block has been rebuilt as part of the works to form the building in the 1970's. The wall follows the line of the original garden wall (illustrated in the image above of the 1909 West Wing) which is shown to have a coping stone. The wall has been rebuilt in 1970's sympathetically by matching the brick to Lutyens' Pavilion and the West Wing – likely reusing some bricks. However, the weather detail to the top of the wall, where the roof felt laps without any upstand, flashing or coping, is poor and has visibly failed. To rebuild and introduce a coping will be a improvement and longterm benefit. The arches are modern Bulmer brick arches which are sympathetic to Lutyens' design and shall be reused. The stone coping will be kept lower in height to the moulded cornice of the Pavilion maintaining the expected hierarchy. The overall height of the wall will be unchanged. Unsympathetic rainwater hoppers and downpipes shall be replaced.
A-Walls 7A.P3 8A.P3	North Elevation altered to - provide appropriate cill height to ground floor windows - formation of a lightwell to front of enlarged basement with glazed access doors and external access stairs - New large aluminium framed sliding windows	Low C20 Elevation of Art Block High Setting of North Elevation	Low Impact Benefit	  Subtle adjustment of the elevation to replace light grey C20 glazing with large sliding glazing panels with dark frames to give natural light and ventilation to the living space located at ground floor level.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The basement extension and lightwell provide additional habital space for bedrooms without changing the external appearance. The distinction between communal outdoor space and private space is maintained. Visually the alteration will have minimal impact on the overall setting and is considered of low impact. The appearance of the basement undercroft shall be improved.
A-Walls 7A.D2 and 8A.D2	Demolish late C20 internal partition dividing the classrooms.	Neutral/Negative Late C20	Neutral Impact	No impact removing internal partitions and linings of classrooms.
A-Walls 7A.D3 and 8A.D3	Excavation of ground levels for construction of full basement and external works (lightwell and stairs).	Neutral/Negative High Setting	Neutral Impact Low Impact	The excavation has been kept close to the north of the building to minimise the impact on the existing footpath whilst still 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 South Elevation. 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 / retaining walls to be installed. No historic fabric shall be lost.
B-Floors 7B.D1 7B.P1 8B.D1 8B.P1	Floors - C20 dwarf wall and timber suspended floor to be removed and replaced with new suspended floor system.	Neutral/Negative Late C20	Low Impact Benefit	The timber suspended floor is late C20 and a replacement floor shall be required to accommodate a new basement level. There is no loss of historic fabric and no alteration to the setting so the impact is considered low.
C-Ceilings and Roof 7C.D1 7C.P1 8C.D1 8C.P1	Ceiling - Remove all modern linings and roof structure. Form new insulated flat roof / insulated sedam roof.	Neutral/Negative Late C20 High Setting of South Elevation and Rose Garden, North Elevation	Low Impact Benefit	The ceiling and roof of the Art Block is a C20 timber build up with bitumen felt roof covering. Forming a new insulated roof will benefit the South wall shared with the Rose Garden as a proper coping and upstand detail can be introduced. A once weathered stone coping which matches the height of the moulded cornice of the Pavilion (South Elevation) will be used. Similarly, a sufficient upstand and flashing can be formed on the north side which shall be an improvement. Linear rooflights are proposed over the circulation spaces within the roof structure. These will be low profile and not visible from the Rose Garden or North Gardens. The height of the roof line will be retained as any increase in height would alter the visual appearance and change the relationship between the existing buildings. Impact of the removal and replacement is low. Roof finish concealed behind parapets to be an insulated composite / inverted flat roof.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 7D-DG01 8D-DG01 7D-DG01 8D-DG01	Removal late C20 doors and replacement of external doors to match existing in appearance but upgrade to specification of weatherproofing and ironmongery shall be required.	High Setting of South Elevation and Rose Garden Neutral/Negative Late C20 Doors	Low Impact	 Doors are late C20 with rudimentary repairs but have been designed to copy the curved heads of the West Wing windows and Lutyens' external doors to the pavilion. The brick arches are Bulmer bricks. The intention would be to retain the brick gauged arches but replace the doors with similar appearance. Doors to have solid bottom panels with midrail and glazed upper lights 3x3. Glazing shall be narrow double glazing with integral glazing bars and ironmongery to comply with building regulations. The external bulkhead lights shall be removed and replaced with sympathetic wall lights placed to the side of doors. The replacement external doors are considered as a benefit with low impact on historic fabric and setting.
7-DG01-04 DB01-06 8-DG01-04 DB01-06	New doors to new internal partitions.	Low	Neutral impact	New solid timber doors to rooms, with sliding pocket doors to kitchens.
E-Windows 7E.D1 8E.D1 7E-WG01-WG05 8E-WG01-WG05	Remove late C20 window units. New sliding double glazed aluminium framed windows and solid back panel reflective glazing panels.	Neutral/Negative Late C20 High Setting of North Elevation	Low Impact	Late C20 windows have no significance. Large dark grey framed aluminium sliding glazing panels will give a similar appearance to the North Elevation Art Block. Benefits of double-glazed units that can be pulled back to provide an indoor balcony space to the living areas as well as double glazing better controlling heat loss and gain. The solid back panel reflective glazing also maintains the linear appearance of glazing and wall arrangement. As the overall appearance will be simplified and the frames darker it is considered a visual improvement and benefit to the setting of the North side.
E-Windows 7E-WB01-WB07 8E-WB0-WB07	New sliding double glazed aluminium framed full height doors and solid back panel reflective glazing panels.	Neutral/Negative Late C20 High Setting of North Elevation	Low Impact	Large dark grey framed aluminium sliding glazing door panels provide large levels of light to the converted basement space and access to the lightwell, a small private outdoor space. Benefits of double-glazed units better controlling heat loss and gain. The solid back panel reflective glazing also maintains the linear appearance of glazing and wall arrangement. As the overall appearance will largely be concealed by the lightwell and external levels, views of the North Elevation will not be negatively affected. Large areas of glazing will be seen around the garden

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				area adjacent to the lightwell however, the glazing elements are visually light and are considered low impact to the setting.
F-Basement 7F.P1 7F.D1 8F.P1 8F.D1	Removal of dwarf wall / hit and miss brickwork. Formation of larger basement volume below C20 extension.	High Early C20 1909 Lutyens West wing. Remnants of Pre 1884 Outbuilding Rose Garden Neutral-Negative Mid C20 West Wing Extension 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 Pavilion, West Wing North West corner and mid C20 extension shall be necessary. Works will not involve demolition of any existing historic fabric. The structure to be removed for access to form retaining walls is late C20 in date and of no historic significance. Retaining works will involve excavation within the Rose Garden to insert the lower retaining wall and land drainage however the Rose Garden shall be reinstated following any excavation works.
G-New Internal Partitions 7G.P1 8G.P1	New internal partitions.	Neutral	Neutral Impact	Mixture of timber stud and solid wall partitions. These are located sympathetically so they do not interrupt the rhythm of the glazing. No impact.
H-New Internal Stairs 7H.P1 8H.P1	New internal stair.	Neutral	Neutral Impact	Modern domestic staircase. No impact.
H-New External Stairs 7H.P2 8H.P2	New external stair and lightwell.	High Setting North Elevation and Gardens	Low Impact	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 East and West to have low brick plinths with estate railings to achieve a lightweight appearance. Amphitheatre accommodates change in level whilst not blocking the view of the late C20 extension and altering the visual focus of the north gardens on the main view towards the central section of the house – the Old House.
J-Internal Fixtures and Fittings 7J.D1 8J.D1	Removal of modern C20/C21 units and shelving.	Neutral Late C20 / C21 school insertions	Neutral Impact	No impact. The removal improves the legibility of the existing structure.
J-Internal Fixtures and Fittings 7J.P1 8J.P1	Installation of kitchen units.	None	None	No impact.
K-Joinery 7K.P2 8K.P2	New Joinery	None	None	No impact.
M-Finishes 7M.P1 8M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	None	None	No impact.
P-Services 7P.D1 8P.D1	Removal of existing services and associated equipment.	Neutral Late C20 / C21 school insertions	Neutral Impact	No impact. The tidying and removal improve the legibility of the existing structure.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
P-Services Generally	Services	None	Low Impact	Services generally shall be run - within new partitions and wall linings - below floors and within ceilings. New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through ceilings or discreet tile inserts to vertical tiling. Incoming hot water and cold water feed. Drainage pipes shall be boxed in internally. Hoppers to South wall shall be replaced with heritage aluminium hoppers and downpipes. To ensure the buildings longevity the services must be updated to ensure the buildings future viability.
R-Fire and Soundproofing 7R.P1	Lining of walls to achieve compartmentation between Apartment 7 and 9.	High Wall structure Early C20 c1909 Lutyens Low Mid C20 finishes.	Moderate	The wall between Apartment 7 and 9 will need to be lined on the West side of the wall. To minimise the impact, the compartmentation shall be achieved through insulating the wall also. Refer to Pavilion Drawings 641-KS-03-MB-DR-A-12010.
R-Fire and Soundproofing 8R.P1	West Wall of Apartment 6 to be lined on Apartment 8 side.	Low Mid C20	Moderate	The wall between Apartment 6 and 8 is not historically significant. Compartmenting and insulating in this way works better with the use of the spaces and existing construction. The detailing will maintain permeability and be reversible.
V-Views 7V and 8V	Views from Apartment 7 and 8.	High Setting to the North and South of Temple Dinsley	Low Impact	The views around this part of the building and across the gardens to the North and South will remain largely unchanged due to the discreet external alterations and lightwells. Paths that have historical importance around the building, will be used to access the Apartments on the West Spur and as such the historic value of the setting is not compromised. Ancillary accommodation to support the Apartments, which include parking, bin and recycling collection and potential energy equipment, have been located within an area of the site that protects the historical setting of the house and gardens.