

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Central Block – Proposed Apartment 13 – Plan of Significance



Extract from Level 2 GA, Plan as Existing. Plan of significance shows the evolution of the central block.



South Elevation (Front). Mid C19 shows the Georgian front of Temple Dinsley, central block. C21 photo showing central block with Lutyens side wings extensions.



North Elevation (Rear). Pre-Lutyens sketched picture showing rear bay window. C21 photo showing rear terrace and side wings.

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<u>General proposal</u>	Formation of Apartment 13	High. C18	High	The apartment occupies the east half of the central block and the link to the east wing, at second floor in the attic. It has a central corridor running through the central block connecting both wings. With rooms either side. The corridor will be blocked at mid central block. It will be used as lobby and corridor. Rooms either side will be adapted to contain two bedrooms, an en-suite, a bathroom, a kitchen and a living room.
<u>B-Floors 13B.D1</u>	Lift and cart away all modern soft flooring	Neutral. C20 addition by the School	Benefit	
<u>P-Services 13P.D1</u>	Remove modern plumbing, cabling, plastic conduit, fire alarm fittings, etc.	Neutral/negative. Late C20 alteration by the School.	Neutral. Benefit	 The existing modern electrics, lighting/emergency lighting, smoke alarms and associated trunking and conduits are related to use by the School. These are to be removed and replaced to an appropriate residential standard. The proposal is to be an enhancement to the new use of the building.
<u>P-Services 13P.D2</u>	Remove modern sanitaryware with associated plumbing.	Neutral/negative. Late C20 alteration by the School.	Neutral. Benefit.	

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				 The present WC becomes a ensuite. The pieces are modern of no historic value.
<u>A-Walls</u> Generally	Allow to investigate internal partitions and external walls, whether modern plasterboard or historic lath and plaster.	High. C18	Benefit	Allow for like for like repairs to any damaged original lath and plaster. Where modern plasterboard is found allow to remove it and infill partition with insulation (thermal/acoustic).
<u>B-Floors</u> Generally	Remove modern soft flooring and expose timber flooring. Lift floor boards carefully to upgrade floor to comply with Fire compartmentation, Sound and Thermal . Relay floor boards, carry out repairs if needed. Allow for a decoupling layer when new flooring is proposed.	High. C18	Benefit	The like-for-like repairs and exposure of historic finishes are beneficial for the viability and appearance of the building.
<u>C-Ceilings</u> Generally	Investigate and establish roof structure and date.	High. C18		It is proposed to open up the flat ceiling section in central corridor and side rooms to make the rooms feeling more spacious and exposing any historic roof members. As it stands the ceiling height is too low. Any thermal upgrade is to be made from above, during the re-roofing works of the central block.
<u>D-Doors</u> Generally	Remove all modern fire solid doors and replace them with timber doors in keeping with the architectural style of	Neutral/negative. Late C20 alteration by the School.	Benefit.	

641-KS-06-MB-SH-A-90130 – P01**Temple Dinsley Level 2, GA – Apartment 13 – Attic East**

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	this part of the C18 services central block.			
<u>E-Windows</u> Generally	EC20 'Lutyens' timber sash and casement windows repairs. Splice repairs when required. Resin repairs for localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building Regulations. To redecorate internally and externally.	High. Early C20 Lutyens	Benefit	Windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
<u>J-Internal fixtures and fittings</u> Generally,	New sanitaryware and kitchen units with its associated services to be fitted to equip shower rooms and kitchen.	High. C18	Low impact.	The proposal involves minimal alteration to the walls and floors.
<u>M-Finishes</u> Generally	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing historic and modern substrate to maintain breathability where possible.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 13 is a suspended timber floor. Drainage to be run within its thickness. New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen and shower room via ceiling and out to the roof, with discreet tile vents. Incoming hot and cold water feed and plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.