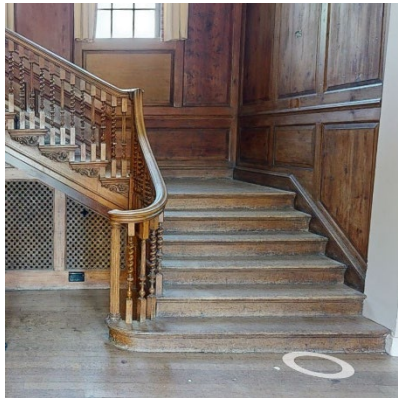


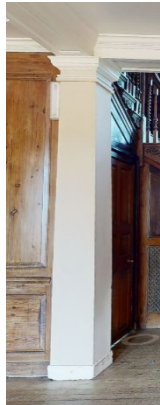
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Steel fixed light, opening mechanism and timber frame to be inspected for necessary repairs and surface treatment to inhibit corrosion. Prepare steel and timber frames to receive appropriate paint finish.
E-Windows WME-EH-E.R3	Renovation of timber sash window and shutters to WC north wall.	High Early C20 (1909) Lutyens	High	 Timber sash to wc WME-EH-W07 Painted timber multi-pane sash window, with central hinged opening light in steel frame. Window frame, sashes, shutters & shutter housing, and head panel to be repaired/renovated/redecorated as necessary. Existing window board to be inspected and repaired/replaced according to condition. Glass to be inspected and repaired/replaced as necessary. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash fasteners, shutter knobs and hinges to be retained for re-use. Existing paint finish to internal side of window and surrounding linings/joinery to be prepared for new paint finish. External paint finish to windows tbc. New security ironmongery to comply with building regulations where required tbc. The repairs will improve the appearance and longevity of the windows.
H-Stairs WME-EH-H.P1				Oak stair is to be inspected to ensure stability and any repairs/strengthening works carried out as necessary. 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Foot of Main Entrance stair Surface to treads/risers/balusters/handrail and decorative screen below 2nd flight is to be lightly sanded back and suitably prepared for new breathable and flame retardant varnish finish. The repairs will improve the appearance and longevity of the staircase and will comply with Building Regulations B1.
H-Stairs WME-EH-H.R1	Repair of hole in decorative screen below 2 nd flight.	Early C20 (1909) Lutyens	Low Enhance	 Damage to decorative screen below 2nd flight Hole to be repaired with matching timber infill. The repair will improve the appearance of the staircase. Note: Screens to be carefully removed to allow investigation of void space below stairs. Any services to be removed. Building Inspector to confirm requirement of linings behind open screen.
J-Internal fixtures and fittings WME-EH-J.D1/R1	Renovation / removal of C20 cast iron wall mounted radiator	Neutral	Neutral Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				C20 cast iron radiators to be removed or renovated (?) Radiators to be removed and replaced or restored and replaced in existing location or relocated within new layout as required.
J-Internal fixtures and fittings WME-EH-J.D2/R2	Renovation / removal of C20 cast iron wall mounted radiator	Neutral	Neutral Impact	 C20 cast iron radiator Radiator to be removed and replaced or restored and replaced in existing location or relocated within new layout as required.
J-Internal fixtures and fittings WME-EH-J.D3/R3	Renovation / removal of C20 cast iron wall mounted radiator	Neutral	Neutral Impact	 C20 cast iron radiator Radiator to be removed and replaced or restored and replaced in existing location or relocated within new layout as required.
J-Internal fixtures and fittings WME-EH-J.D3	Removal C20 butler's sink and taps, wooden drainer and associated pipework and drainage	Neutral	Neutral Impact	 Butler's sink & drainer There is evidence that a wc was located within the recess adjacent to the north wall. It is proposed that a new wc is re-

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				installed in this space to serve the entrance area for visitors to the building. Removal of the existing sink and fittings and replacement with an appropriately sized new basin and fittings will return the room to use.
J-Internal fixtures and fittings WME-EH-J.D4	Removal C20 shelving from recess	Low C20 additions	Low Impact Enhance	 C20 shelving Shelving to be removed to allow installation of sanitaryware
J-Internal fixtures and fittings WME-EH-J.P1	Installation of new radiators and associated pipework?			
K-Joinery WME-EH-K.P1				
M-Finishes WME-EH-M.P1	Emulsion paints to existing internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	Redecoration to restore panelling and doors to original Lutyens finishes.
N-Fireplaces WME-EH-N.R1	Repairs to Entrance Hall fireplace	Moderate-Low Post 1909 Lutyens	Neutral Impact	 Entrance Hall fireplace The fireplace will be retained. A CCTV inspection of the flue will be carried out to ensure structural stability and any necessary repairs carried out. The chimney will be fitted with a ventilated cap. Carry out conservation repair to large chip to the RHS corner of the hearth stone.

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Temple Dinsley Level 0, GA – Ground Floor – Common Areas – Entrance Hall

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
P-Services WME-EH- P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing WME-EH-R.P1	Confirmation of approved escape routes to inform specification of surface finishes to existing timber on escape routes.	Low	Low Impact	   Pillars and downstand beams in entrance Hall. Existing timber panelling, floor finish and stairs are to have surface finishes applied that comply with Building Regulations requirements for surface spread of flame. Investigate construction of pillars at base of stairs. Pillars and downstand beam casings are to be lined or have surface treatment applied as necessary that complies with Building Regulations requirements for protection to elements of structure.
V-Views WME-EH-V	Views from Apartment 4 will be directed	Low	Low Impact	Views shall be directed towards?

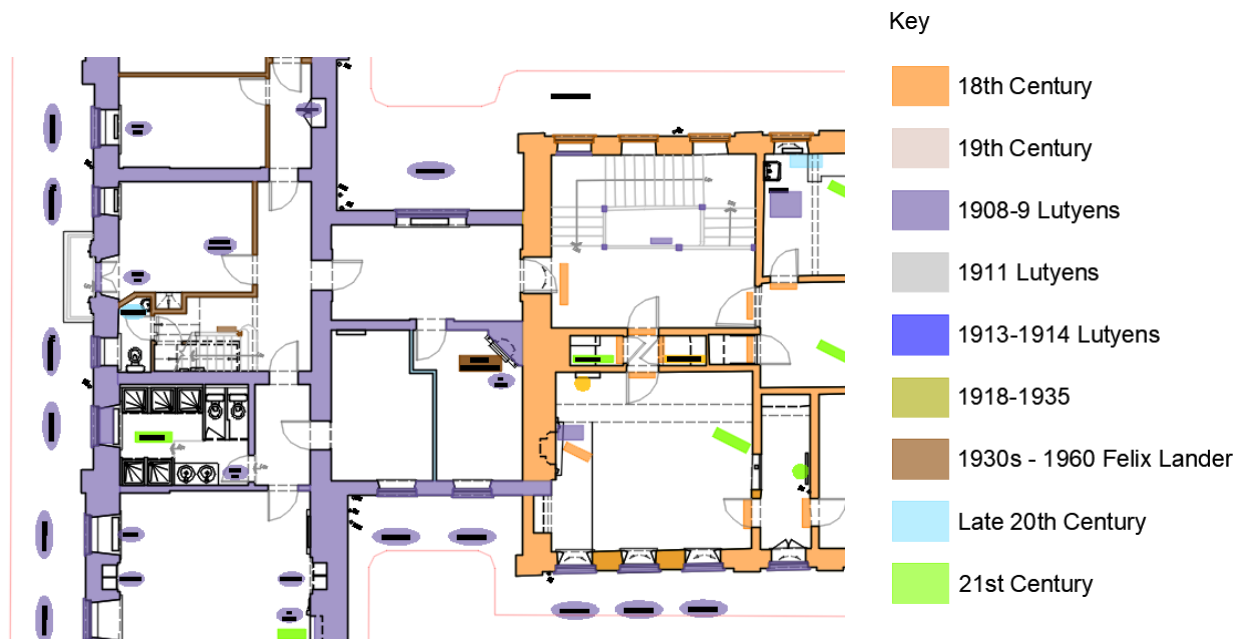
641-KS-06-MB-SH-A-90910 – P01

Temple Dinsley Level 0, GA – Ground Floor – Common Areas – Entrance Hall

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	towards the North, West and East.			

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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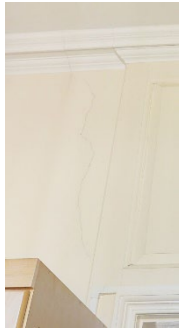
First Floor – Plan of Significance

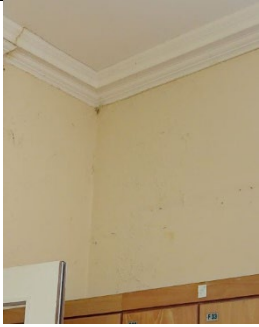


Extract from Level 1 Phasing Plan.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME1- A.R1	Pine wall panelling and timber coving to stairwell and landing to be repaired as necessary and new finish applied.	High Early C20 (1909) Lutyens	Low Impact Enhance	 Wall panelling to stairwell  Wall panelling at 1st floor landing Historic photographs indicate that the panelling originally had a painted finish. The existing finish will be investigated to confirm that it is a modern varnish product, which will be removed and replaced with a flame retardant breathable paint finish which complies with Building Regulations Part B1 requirements. Remove all surface mounted electrical sockets and fixtures on timber panelling. Carry out repairs to make good any fixing holes/penetration holes.

641-KS-06-MB-SH-A-90920 – P01
Temple Dinsley Level 1, GA – First Floor – Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Repairs to all damaged timber, holes, dents and surface scratches to be filled and the existing surface prepared to receive new painted finish. The proposed panelling finish will be restored to the original 1909 Lutyens painted finish and will comply with Building Regulations Part B1 requirements.
A-Walls WME1-A.R2	Repair and redecoration of radiator screen.	Neutral C20 alteration by school	Low Impact	 Ist floor landing radiator screen Plywood and veneer screen. Carry out any repairs necessary, prepare surface and apply flame retardant breathable paint finish.
A-Walls WME1-A.R3	Repairs to plaster to link corridor	High Early C20 lime plaster Neutral C20 gypsum plaster	Moderate -Low Impact	 Lutyens link corridor  Crack at high level Cracks possibly associated with movement following early C20 alterations to be investigated by conservation structural engineer and remedial proposals carried out as necessary Lime plaster repairs to walls as necessary. Conservation repairs to cracks in plaster coving.

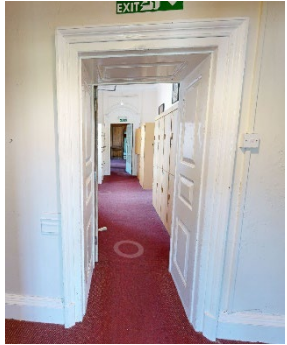
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME1- A.R4	Repairs to damp in top corner of north wall to link corridor	High Early C20 lime plaster	Low Impact Benefit	 Area of damp at high level Ingress likely caused by leaking rainwater pipe. Remove plaster in affected area. Allow masonry to dry out before carrying out conservation repair with lime plaster.
A-Walls WME1- A.D1	Partial demolition and reconstruction of partitions to form compartment to Apartment 2	Moderate Early C20 partitions extensively altered MC20	Low Impact	 West Wing 1st Floor corridor Linings to be formed around existing cornice and coving at ceiling level. The intervention is reversible. Refer to apartment 2 Impact Table
A-Walls WME1- A.R5	Removal of degraded paint to masonry corridor walls.	High Early C20 1909 Lutyens	Low Impact Benefit	  Plaster to corridor and stairwell walls Peeled and flaking layers of paint to be scraped back to a smooth surface suitable

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				for redecoration with a breathable paint finish. Plaster repairs A breathable paint system will protect the Early C20 plaster from deterioration.
B-Floors WME1- B.P1	Removal of carpet. Oak strip floorboards/softwood floorboards to be lifted to allow upgrading of floor to landing area, link corridor and west wing corridor	High Early C20 (1909) Lutyens oak strip floorboards Neutral C20 carpet	Low Impact Enhance	 Carpet over oak boards on landing The oak boards/softwood boards are to be lifted to allow the floor construction to be inspected, repaired/upgraded. Upgrading of floor construction is necessary to comply with Building Regulations Part B and Part E.
B-Floors WME1- B.R1	Replacement and refurbishment of C20 oak strip floorboards.	High Early C20 (1909) Lutyens oak strip floorboards Neutral C20 clear varnish finish	Low Impact Enhance	Conservation repairs will be carried out to any damaged oak boards. The boards will be sanded to restore the surface of the timber and will be finished with a breathable flame retardant varnish. The proposal to finish the oak boards with a varnish will restore the surface of the timber and comply with Building Regulations Part B1.
C-Ceilings WME1- C.D1	Removal of electrical services and surface mounted conduit from lath and plaster ceiling.	High Early 20 Lutyens plaster Neutral C20 electrical services	Low - moderate Impact Enhance	 Ceiling above landing Lime plaster repairs following removal of services.
C-Ceilings WME1- C.P1	Investigation of lath and plaster ceiling to link corridor.	High Early C20 Lutyens plaster coving	Low Impact	Thickness of lath and plaster to be investigated. Requirement for underlining with plasterboard to comply with Building Regulations subject to opening up. General repairs/redecoration to plaster coving.
C-Ceilings WME1- C.P2	Investigation of lath and plaster ceiling to link corridor.	High Early C20 Lutyens plaster and coving	Low Impact	Thickness of lath and plaster to be investigated. Requirement for underlining with plasterboard to comply with Building Regulations subject to opening up. General repairs/redecoration to plaster coving.

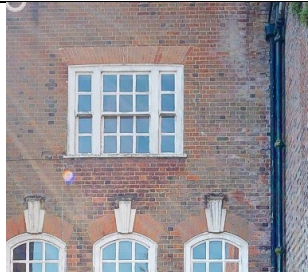
641-KS-06-MB-SH-A-90920 – P01
Temple Dinsley Level 1, GA – First Floor – Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors WME1-D.D1	C20 glazed door to be removed.	Neutral C20 alteration.	Low Impact	 C20 fire door Existing door to be replaced with fire rated door with vision panel.
D-Doors WME1-D.R1	Repair to cracked plaster to doorway lining	High Early C20 (1909) Lutyens plaster	Low Impact Benefit and Enhance	 Crack to plastered arch within landing doorway Remove oil based paint finish from plaster. Rake out crack and carry out conservation repair using appropriate lime plaster/filler and redecorate with flame retardant breathable paint.
D-Doors WME1-D.P1	New doors to existing door cases in link corridor	Neutral Replacement of C20 alterations	Low Impact	Fire Rated Doors WME1-FD01 & FD02 Allow for painted timber panelled door with vision panel and simple ironmongery inspired by historic doors. Self-closing device tbc Building Regulations requirement.
D-Doors WME1-D.R2	Repairs and redecoration to timber doorcases.	High Early C20 (1909) Lutyens	Low Impact Enhance	

641-KS-06-MB-SH-A-90920 – P01
Temple Dinsley Level 1, GA – First Floor – Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Link corridor doorcases Conservation repairs to cracks/open joints in doorcase joinery. Prepare surface for redecoration with flame retardant breathable paint.
E-Windows WME1-E.R1	Renovation of 2no C19 oak sash windows and oak shutters	High C19 oak sash windows	Low Impact Benefit & Enhance	 WME1-W01 & 2  2no C19 sash windows and shutters within stairwell  External view of stairwell windows

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Following remedial repair works to rainwater pipe and cleaning of masonry, investigate condition of timber. Allow for replacement of both timber sills, bottom sections of frame and lower sashes. Oak multi-pane sash windows, shutters and window boards will be repaired/renovated and redecorated internally and externally. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash fasteners and shutter knobs and hinges to be retained for re-use. New security ironmongery to comply with building regulations where required tbc. Existing paint finish to retained timber externally to be prepared for new breathable paint finish. New and existing timber internally to be prepared for application of a flame retardant breathable varnish. Any necessary repairs/replacement and redecoration will improve the appearance and longevity of the window.
E-Windows WME1-E.D1	Removal of C20 timber pelmets.	Neutral Alterations by school	Low Impact Enhance	 2no pelmets to be removed The pelments are supporting curtain tracks. Removal will improve the appearance of the windows.
E-Windows WME1-E.R2	Repairs to link corridor window	High Early C20 (1909) Lutyens sash window Neutral C20 decorative radiator screen	Low Impact Enhance	 Internal view looking north

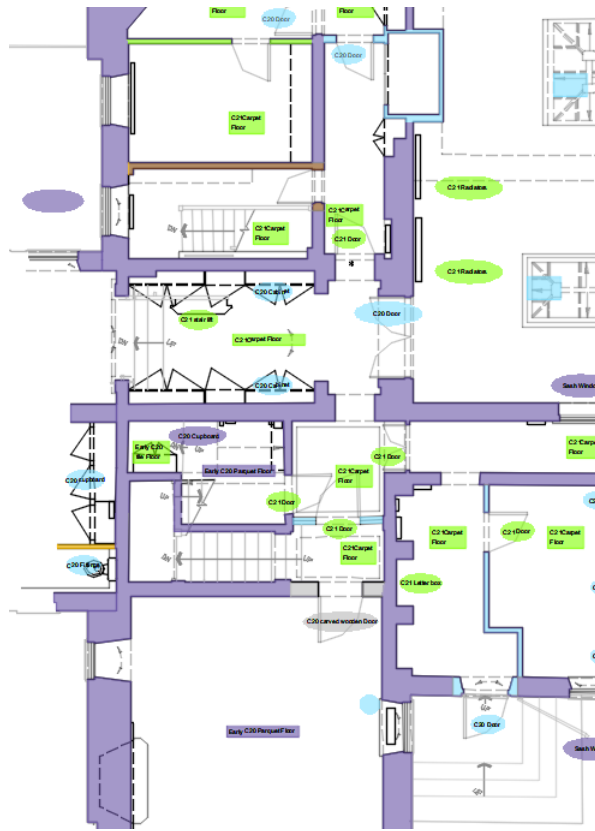
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 External view of 1st floor window Painted timber multi-pane sash window, will be repaired/renovated and redecorated internally and externally as necessary. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash fasteners and shutter knobs and hinges to be retained for re-use. New security ironmongery to comply with building regulations where required tbc. Existing paint finish externally to be prepared for new breathable paint finish. New and existing timber internally to be prepared for application of a flame retardant breathable paint finish. Any necessary repairs/replacement and redecoration will improve the appearance and longevity of the window.
H-Stairs WME1- H.P1	Necessary repairs and redecoration to oak staircase	High C18 stair altered Early C20 (1909) by Lutyens	Low Impact	 Oak stairs. Flight above 1st landing Oak stair, balustrading and handrail are to be inspected to ensure stability and any repairs/strengthening works carried out as necessary. Surface to treads/risers/balusters/handrail to be lightly sanded back and suitably prepared for new breathable and flame retardant varnish finish.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 1st floor balustrade Necessary repairs and redecoration will improve the appearance of the staircase and will comply with Building Regulations B1. Carpet tbc.
H-Stairs WME1- H.P2	Alterations to MC20 stairs and balustrading	Neutral MC20 alteration by school	Low Impact	 West wing stairs to 2nd floor Refer to apartment 2 Impact Table for layout and construction of new partitions affecting existing stair.
J-Internal fixtures and fittings WME1- J.D1/R1	Renovation / removal of C20 cast iron radiators	Neutral	Neutral Impact	Void behind radiator screen on landing and to link corridor to be investigated. Radiators and any other services to be removed. Radiator to be replaced with new or restored and replaced in existing location or relocated within new layout as required.
J-Internal fixtures and fittings WME1- J.P1	Installation of new radiators and associated pipework?			
J-Internal fixtures and fittings WME1- J.D1	Remove C20 notice boards	Neutral C20 alterations by school	Neutral Impact Benefit	Removal of C20 fixtures that cover the timber panelling. Fixing holes to be filled prior to redecoration.
K-Joinery WME1- K.P1				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
M-Finishes WME1-.P1	Emulsion paints to existing internal linings. Breathable paints where applicable.	High Timber panelling Early C20 (1909) Lutyens Neutral Clear varnish finish	Neutral Impact Benefit	Removal of C20 varnish finish and redecoration to restore panelling to original Lutyens finishes.
P-Services WME1- P.D1	Removal of existing services and associated equipment.	Neutral	Low Impact Benefit	 Ceiling mounted electrical conduit  Surface mounted electrical fitting on timber panelling. The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Neutral	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing WME1- R.P1	New finishes to surfaces.	Neutral	Low Impact	Wall panelling, stairs and balustrade, timber flooring and elements of structure to be upgraded with surface finishes to comply with Building Regulations Part B.
V-Views WME1-V	Views from Apartment 4 will be directed towards the North, West and East.			Views shall be directed towards?

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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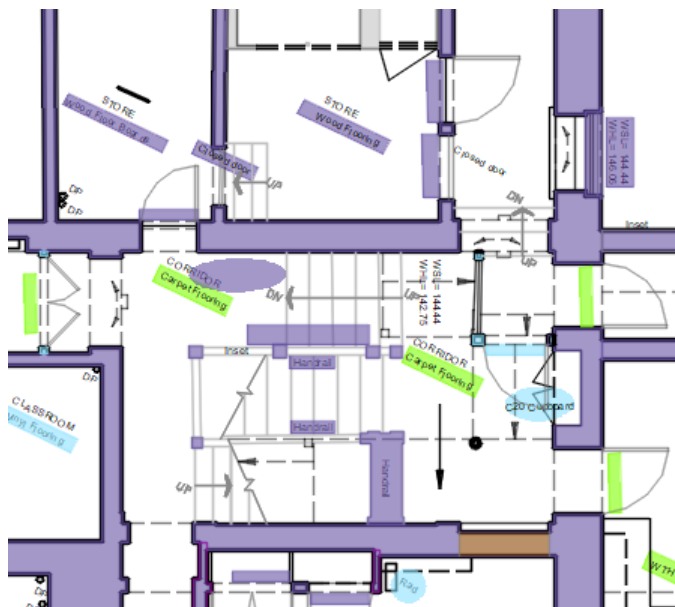
Ground Floor – Middle Entrance + Stair + Lift – Plan of Significance



Key

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

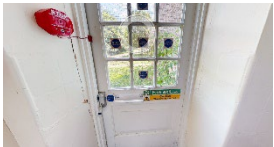
First Floor – Middle Entrance + Stair + Lift - Plan of Significance



Extracts from Level 0 and Level 1 GA Phasing Plans

641-KS-06-MB-SH-A-90930 – P01**Temple Dinsley Levels 0 & 1, GA – Middle Entrance – Common Areas – Ground & First Floors**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ME-A.P1	Infill openings in EC20 masonry walls and install/adjust as necessary existing C20 partitions to form compartment partitions to proposed apartments and proposed lift housing.	Moderate - Low Adjustments to C20 alterations.	Low Impact	Alteration to layout is necessary to form proposed apartments 10, 14, 15, 27, & 31. Infill of openings to EC20 walls is reversible.
A-Walls ME-A.P1	Investigate construction of EC20 timber lined pilasters forming compartment partition to Apartment 10.	High Early EC20 (1909) Lutyens	Low Impact Enhance	 LHS pilaster below curved ceiling Retain EC20 (1909) Lutyens mouldings at head and remove MC20 mouldings to both sides. Carefully remove pilaster panel to both sides to determine internal construction and appropriate method of compartmentation. Reinstall panels, sand back oil based paint finish and redecorate with flame retardant breathable paint. The pilasters will be retained in their original state with MC20 additions removed. The proposed infill partition is reversible.
A-Walls ME-A.P2	Alterations to previously adjusted door opening.	Moderate – Low MC20 alterations to 1909 Lutyens	Low Impact Enhance	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Adjusted doorcase MC20 doors and panelled lining and architrave to be removed. Pilasters to be reformed to the original Lutyens proportions.
A-Walls ME-A.R1	Repairs and redecoration to doorcase	Moderate EC20 Lutyens	Low Impact Enhance	 Doorcase Sand oil based paint back to a smooth finish and redecorate with flame retardant breathable paint.
A-Walls ME-A.R2	Investigate wall tiles and carry out repairs to internal plaster around external door.			  External door at Middle Entrance Rake out cracked plaster behind door frame and repair with lime plaster. Remove paint to investigate wall tiles.
A-Walls ME-A.R3	Carry out general plaster repairs as necessary	High-Moderate Early C20 1909 Lutyens plaster	Low Impact	Inspect walls to entrance area, corridor and below stairs cupboard. Rake out cracks and repair with lime plaster.

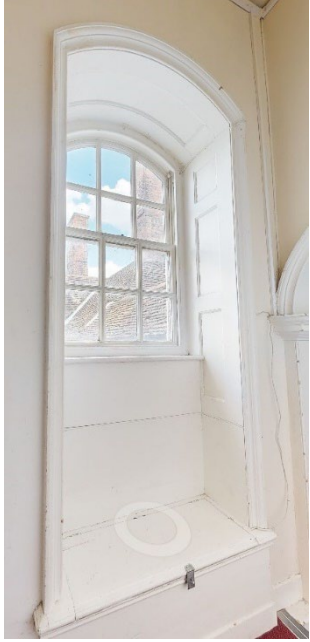
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ME-A.P3	Investigate construction of wall and infilled opening and upgrade as necessary to form compartment wall to Apartment 10.	High-moderate Early C20 1909 Lutyens Low C20 infill	Low Impact Enhance	 Wall adjacent to cellar stairs Wall to be upgraded to comply with building Regulations requirements for fire and sound insulation. The appearance of the wall will be improved.
A-Walls ME-A.P4	Investigate construction of wall and upgrade as necessary to form compartment wall to Apartment 15.	Low C20 alterations	Low Impact Enhance	 C20 partition Remove C20 lining to partition and upgrade as necessary as part of compartmentation works to Apartment 15. Remove boxing and services at high level and against external wall. Carry out repairs as necessary.
A-Walls ME-A.R4	Plaster repairs at junction of south & west walls to cellar stair lobby.	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	Damp ingress likely due to external rainwater pipes. Remove affected plaster and allow masonry to dry out. Carry out lime plaster repairs.
A-Walls ME-A.P5	Investigate and upgrade as necessary wall finish to understairs cupboard/store	Moderate Early C20 1909 Lutyens	Low Impact	Linings to walls as necessary to form compartment to stairs and adjoining apartment 10. Early C20 plaster will remain in place.
A-Walls ME-A.D1	Remove C20 shelving	Neutral C20 alterations	Low Impact	Carry out plaster repairs to walls as necessary following removal of shelving.
A-Walls ME-A.R5	Plaster repairs to walls and linings to stairs and landing and soffits including decorative plaster mouldings/covings and arched openings	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	Carry out plaster repairs as necessary to any cracks and fixing holes to stairwell walls and stair linings. Rake out cracks and holes and repair with lime mortar.
A-Walls ME-A.P6	Infill to existing door openings to form apartments 17 and 33	High Early C20 1909 Lutyens	Low Impact	Infill existing openings to form compartment walls to apartments. Retain EC20 doors, architraves and timber mouldings to common area side where noted on apartment Impact Table.
B-Floors ME-B.D1	Remove C20 carpet finish throughout entrance and corridor areas including lobby to cellar stairs and investigate floor finish and construction.	Neutral C20 alterations	Low Impact	Open up floor to determine construction and carry out repairs as necessary. Insulation strategy to be confirmed. Repairs/replacement of existing floor finish to be confirmed.

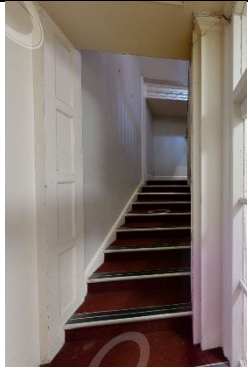
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors ME-B.P1	Investigate construction of floor within below stairs cupboard/store.	High-Moderate Early C20 1909 Lutyens	Low Impact	 Floor in below stairs cupboard Open up oak parquet floor and timber boards at higher level to rear to investigate construction. Carry out repairs as necessary. Insulation strategy to be confirmed. Oak parquet to be repaired and sanded back to a smooth clean surface and flame retardant breathable varnish applied.
B-Floors ME-B.D2	Remove C20 carpet and stair nosings throughout stair flights and landings to 2 nd floor and investigate floor and construction.	Neutral C20 alterations	Low Impact	Impact sound insulation strategy and replacement of existing floor finish to be confirmed.
C-Ceilings ME-C. R1	Investigate lath and plaster ceilings to all areas of entrance, corridor and below stairs cupboard.	High Early C20 1909 Lutyens	Low Impact	Lath and plaster ceiling to be opened up to determine thickness of plaster. If underlining with plasterboard is necessary to achieve Building Regulations requirements for compartmentation, the existing ceiling will be retained. If underlining is not necessary carry out repairs to areas of cracking. Pin back laths and rake out cracks. Repair with lime plaster. Coving to be repaired as necessary and redecorated.  Coving to corridor

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings ME-C. P1	Investigate construction of ceiling over cellar stairs.	Neutral Plasterboard ceiling.	Low Impact	 Ceiling over cellar stairs Straight crack to ceiling behind window suggests ceiling is plasterboard. Investigate to determine requirement for underlining to comply with Building Regulations compartmentation to 1st floor.
D-Doors ME-D.D1	Removal of all C20 fire doors/frames/glazed screens located in entrance area and in corridor and to cellar stair lobby.	Neutral Late C20 alterations	Low Impact	 Glazed lobby doors to be removed. Cupboard door to be replaced.  Lobby doors to be replaced
D-Doors ME-D.D2	Removal of C20 fire doors/frames/glazed screens located off landings from 1 st to 2 nd floor.	Neutral Late C20 alterations	Low Impact	 1st floor landing lobby Remove doors and partitions above and make good to below stair linings.

641-KS-06-MB-SH-A-90930 – P01**Temple Dinsley Levels 0 & 1, GA – Middle Entrance – Common Areas – Ground & First Floors**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors ME-D.D01	Install new external entrance door.	Neutral. New door in existing C20 opening	Low Impact	External grade entrance door. Design tbc Ironmongery incl self-closing device tbc
D-Doors ME-D.FD02	New fire rated door in existing frame/linings to below stairs cupboard	Neutral. New door in existing C20 opening	Low Impact	Fire rated door ME-D.FD02 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
D-Doors ME-D.FD03	New fire rated double lobby doors in new frame/linings	Neutral. New doors in existing C20 opening	Low Impact	Fire rated door ME-D.FD03 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
D-Doors ME-D.FD04	New fire rated door in existing frame/linings to cellar stairs	Neutral. New door in existing C20 opening	Low Impact	Fire rated door ME-D.FD04 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
E-Windows ME-E.R1	Renovation of EC20 timber sash window	High EC20 (1909) Lutyens	Low Impact Benefit & Enhance	 Window ME-W01  External view The existing timber multi-pane sash window will be repaired/renovated/redecorated and upgraded with slim-line double glazing which will improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash catches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows ME-E.D1	Removal of EC20 timber sash window, panelling and masonry	High-Moderate EC20 (1909) Lutyens window adjusted during C20	Moderate Impact	 Location in east wing external wall for new opening to proposed link to lift Timber panelling around opening will be retained. Lift access is necessary to provide resident/visitor access to upper floor apartments. The window has been previously adjusted to allow for C20 flat roof extensions to be constructed. The window does not provide a significant view. It cannot be seen from the ground and will not harm the appearance of the building.
F-New Openings ME-F.D1	Form opening in external wall to provide access to new external passenger lift	High-Moderate Early C20 Lutyens brickwork. Sash window adjusted during C20	Moderate Impact	 Location for new passenger lift Proposed lift shaft will be visually obscured by surrounding walls and roofs. Access at 1st floor via new opening formed at location of existing sash window which was adjusted to allow for construction of flat roof. The proposed lift shaft will be located away from the original Lutyens external brickwork.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
H-Stairs ME-H.P1	Upgrading of MC20 stair and balustrade to cellars.	Low MC20 (1935) alterations	Low Impact	 Stairs to cellar Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements and the balustrade upgraded to comply with Protection from Falling requirements.
H-Stairs ME-H.P2	Repairs and renovation to stair flights from ground to 1 st floor	Moderate EC20 (1909) Lutyens	Low Impact	 Stair to 1st floor Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements. Oil based paint finish to doorcase panels to be sanded back to a smooth surface and redecorated in a flame retardant and breathable paint. Repairs and redecoration to timber pilasters, mouldings and rails along flights from ground to 2nd floor

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Stairs rising in adjacent cupboard/store room Investigate plaster lining and repair cracks to vertical section of stairs. Underline and line sides of stair construction to comply with Building Regulations requirements for fire protection.
H-Stairs ME-H.P3	Repairs and renovation to stair flights from 1 st to 2 nd floor including balustrade and handrails	High-Low EC20 (1909) Lutyens Stair from 1 st floor landing to 2 nd floor is MC20 replica	Low Impact	 View of Middle Entrance stair from 1st floor landing
J-Internal fixtures and fittings ME.D1/P1	Removal/repair & renovation of 2no C20 cast iron floor mounted radiators	Neutral	Neutral Impact	Radiators and associated pipework located in corridor adjacent to Apartment 15 and in cellar stair lobby to be removed and replaced or repaired and renovated.
J-Internal fixtures and fittings ME.D2	Removal of wall mounted notice boards fixed within common areas from ground to 2 nd floor	Neutral	Neutral Impact	Carry out plaster/timber repairs as necessary to fixing holes.
K-Joinery				
M-Finishes ME-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	The internal decoration of the common areas and stairs shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible.
P-Services ME-P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling

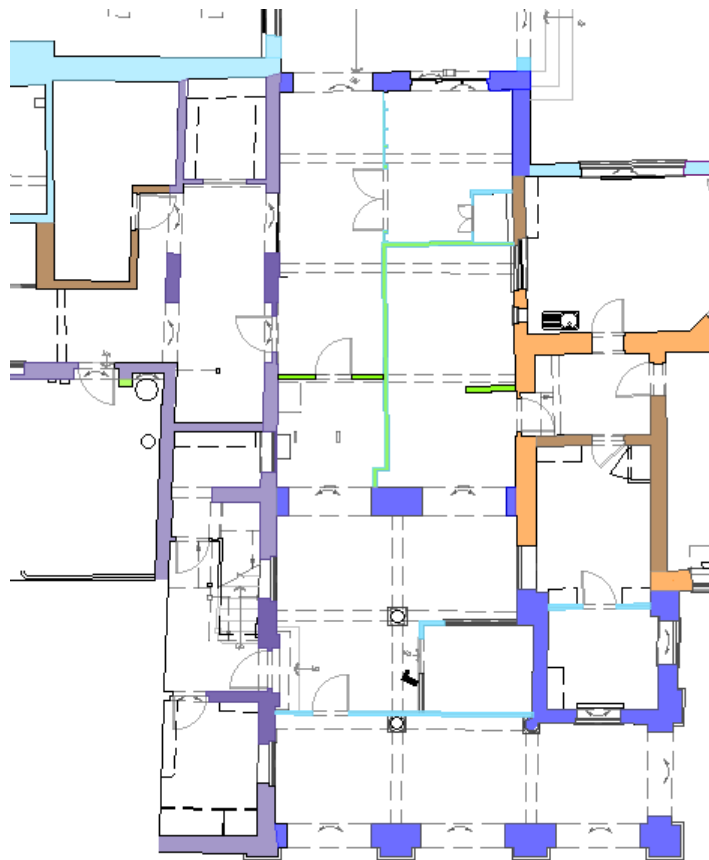
641-KS-06-MB-SH-A-90930 – P01**Temple Dinsley Levels 0 & 1, GA – Middle Entrance – Common Areas – Ground & First Floors**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing ME-R.P1	New construction and upgrading of existing to form compartments between common areas and apartments.	Low	Low Impact	The walls separating the common areas from apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.
V-Views ME-V	NA			

641-KS-06-MB-SH-A-90940 – P01
Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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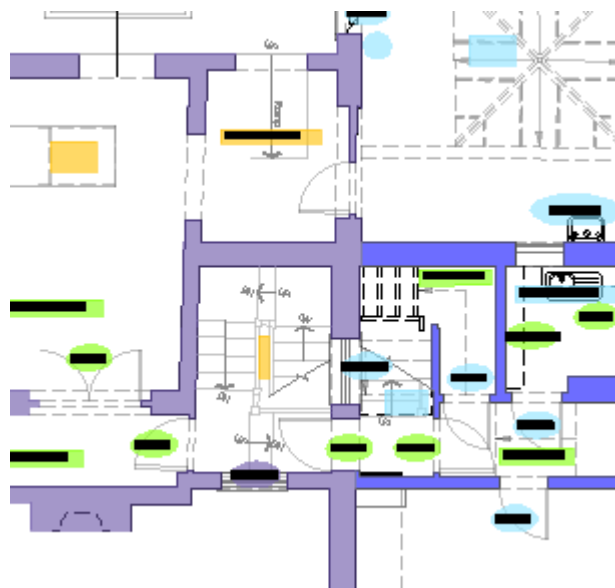
Basement Level B1 - East Stair + Lift – Plan of Significance



Key

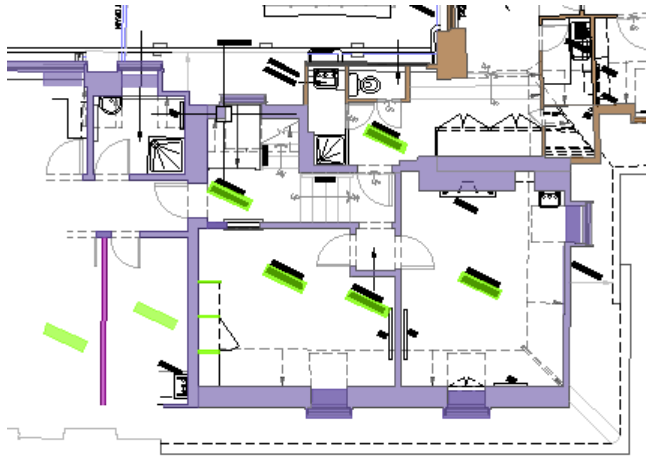
- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century

Level 0 – East Stair + Lift – Plan of Significance



Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Level 1 - East Stair + Lift – Plan of Significance



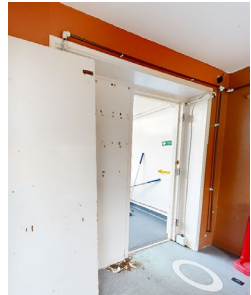
Extracts from Level B1, Level 0 and Level 1 GA, Phasing Plans

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ES-A.D1	Remove masonry wall at rear of basement store	Moderate C20 Lutyens	Moderate Impact	Removal of fabric is necessary allow installation of passenger lift from lower level. Painted brick wall.
A-Walls ES-A.R1	Plaster repairs to corridor and south store walls and wall at high level above half landing	High C20 Lutyens	Low Impact Benefit & Enhance	 Damp at low level along corridor wall  Damp at high level at junction with flat roof Investigate cause of damp and carry out remedial work to rectify. Remove damp plaster to all affected areas. Allow masonry to dry out and repair with lime plaster.
A-Walls ES-A.R2	Carry out general plaster repairs as necessary to all areas	High-Moderate Early C20 1909 Lutyens plaster	Low Impact	Inspect walls to entrance area, corridor and below stairs cupboard. Rake out cracks and repair with lime plaster.

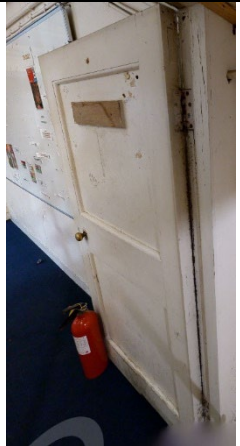
641-KS-06-MB-SH-A-90940 – P01
Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ES-A.R3	Infill high and low level vents in wall to store	Neutral C20 alterations	Low Impact	 Wall adjacent to proposed lift Window to be retained. Vents retained and infilled. Intervention is reversible.
A-Walls ES-A.P1	Adjust existing opening to allow installation of proposed new window	Low Early C20 Lutyens masonry previously adjusted opening	Low Impact	 Existing opening Partial infill of wall necessary to insert new window (internal wall becomes external) No loss of historic fabric.
A-Walls ES-A.R4	Alteration of existing opening	Low -Moderate Early C20 Lutyens walls with MC20 openings formed by school	Low Impact	 Existing opening/servery Timber linings and architraves to be retained, repaired and redecorated. All kitchen fittings and fixtures to servery area to be removed. Carry out repairs as necessary to plaster following removal of kitchen installation.

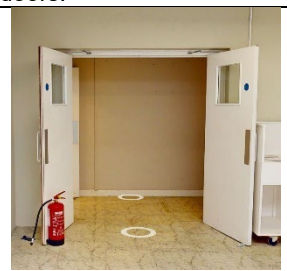
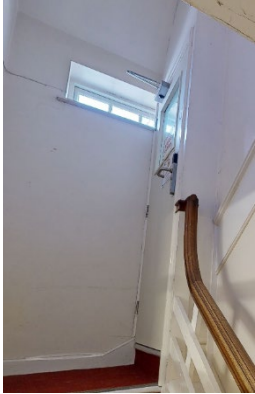
641-KS-06-MB-SH-A-90940 – P01
Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing opening/servery Opening to be increased in width to allow installation of proposed lift. Minimal loss of EC20 fabric necessary to provide lift access for residents/visitors  Existing opening between servery and kitchen MC20 opening to be partially infilled to form new door to proposed corridor. No loss of fabric
A-Walls ES-A.R5	Plaster repairs to external wall on stairs Level B10 to Level 0	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	 Damp on half-landing Investigate junction with flat roof. Carry out remedial works to rectify. Remove affected plaster and allow masonry to dry out. Carry out lime plaster repairs.
B-Floors ES-B.D1	Remove C20 carpet finish throughout entrance and corridor	Neutral C20 alterations	Low Impact	Solid floor construction. Infill existing mat well to level. Proposed floor finish tbc
B-Floors ES-B.D2	Remove C20 floor finishes.	Neutral C20 alterations	Low Impact	Remove carpet and nosings to Level B1 to Level 1 stairs, landings and corridors. Remove vinyl tiles to Dining Hall and Level 1 bathroom. Substrates to be lifted and floor construction to allow upgrading to comply with Building Regulations requirements for fire protection and sound insulation. Proposed floor finish tbc
C-Ceilings ES-C. R1	Repairs to lath and plaster ceilings 2no stores and corridor at Basement Level.	High C20 Lutyens	Low Impact	Lath and plaster ceiling to be opened up to determine thickness of plaster. If underlining with plasterboard is necessary to achieve Building Regulations

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
			Benefit & Enhance	requirements for compartmentation, the existing ceiling will be retained. If underlining is not necessary carry out repairs to areas of cracking. Pin back laths and rake out cracks. Repair with lime plaster.
C-Ceilings ES-C. R2	Repairs to lath and plaster ceilings above stairs at Level B1 & Level 0 landing	High C20 Lutyens	Low Impact Benefit & Enhance	Investigate cracking which may be due to water ingress from adjacent flat roof. Lath and plaster ceiling to be opened up to determine thickness of plaster. If underlining with plasterboard is necessary to achieve Building Regulations requirements for compartmentation, the existing ceiling will be retained. If underlining is not necessary carry out repairs to areas of cracking. Pin back laths and rake out cracks. Repair with lime plaster.
C-Ceilings ES-C. P1	Infill existing rooflight	Low C20 roof construction	Low Impact	 Existing rooflight over Dining Hall
D-Doors ES-D.R1	Repair and upgrade as necessary and redecorate 2no timber panel doors	High C20 Lutyens	Low Impact Benefit & Enhance	 Door to proposed lift lobby ES-FD02 Existing matching door to East Stair Store ES-FD03 Existing doors and ironmongery to be retained. Allow to repair and upgrade 2no timber panel doors to be fire rated doors finished flame retardant and breathable paint. Ironmongery to suit fire door requirements with self-closing device tbc.
D-Doors ES-D.D1	Removal of C20 flush panel door fire to stairwell	Neutral Late C20 alterations	Neutral Impact	

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Flush panel fire door Door will be replaced with external grade timber panelled door with simple ironmongery inspired by historic doors
D-Doors ES-D.D2	Removal of C20 flush panel door with vision panel forming lobby to Level 0 landing including removal of glazed panel over.	Neutral Late C20 alterations	Neutral Impact	 Existing door to be removed No loss of historic fabric. Allow for replacement with fire rated painted timber panelled door with vision panel and simple ironmongery inspired by historic doors.
D-Doors ES-D.D3	Removal of C20 flush panel double doors with vision panels and frame to Dining Hall	Neutral Late C20 alterations	Neutral Impact	 Door to Dining Room Removal of doors is necessary to re-form opening. No loss of historic fabric.
D-Doors ES-D.D4	Removal of C20 flush panel door on stairs between Level 0 and Level 1	Neutral Late C20 alterations	Neutral Impact	 Door to be removed No loss of historic fabric.
D-Doors ES-D.DG01	Install new external quality timber panel entrance door.	Neutral. New door in existing C20 opening	Neutral Impact	New external grade door and frame DG01 Painted timber panelled door with simple ironmongery inspired by historic doors. Self-closing device tbc

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors ES- D.FD02	Upgraded timber panel door to proposed lift lobby	High C20 Lutyens door	Low Impact	Upgrade existing timber panel door to be fire rated door and frame to comply with Building Regulations FD02 Painted finish. Self-closing device tbc Original door, frame and ironmongery retained.
D-Doors ES- D.FD03	Upgraded timber panel door to store room	High C20 Lutyens door	Low Impact	Upgrade existing timber panel door and frame to comply with Building Regulations FD03 Painted finish. Self-closing device tbc Original door, frame and ironmongery retained.
D-Doors ES- D.FD04	Install new timber panel fire door with vision panel (Level 0 lobby)	Neutral	Low Impact	New fire rated door and frame FD04 Painted timber panel door with vision panel and simple ironmongery inspired by historic doors. Self-closing device tbc
E-Windows ES-E.R1	Renovation of 2no C20 round multi-pane timber windows to stairwell and store room	High C20 (1909) Lutyens	Low Impact Benefit & Enhance	 Round windows (1 of 2no) ES WG01 & WG02 Timber multi-pane round windows will be repaired/renovated/redecorated and upgraded with slim-line double glazing which will improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. The repairs will improve the appearance and longevity of the window.

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows ES-E.R2	Upgrade internal window to Apartment 30	Moderate Late C19? C20 Lutyens	Low Impact	 Internal window W03 Allow to upgrade window to form compartment to Apartment 30 as necessary to comply with Building Regulations requirements for fire and sound. Intervention is reversible.
E-Windows ES-E.R3	Upgrade internal window between stairs	Moderate Late C19? C20 Lutyens	Low Impact	 Window between stairs W04 Allow to upgrade window to form compartment between stairs as necessary to comply with Building Regulations requirements for fire and sound. Intervention is reversible.
E-Windows ES-E.P1	Adjust opening to form proposed external wall and insert new timber window (Level 0)	Moderate Early C20 Lutyens wall with C20 alterations	Low Impact	Existing internal opening to be adjusted to suit new window W04a No loss of historic fabric.
E-Windows ES-E.D1	Remove C20 high level window on landing between Levels 0-1	Neutral C20 alterations	Low Impact	 Half landing window to be infilled
E-Windows ES-E.R4	Renovation of window at landing to Level 1	High Early C20 Lutyens dormer window on Level 1 landing	Low Impact Benefit & Enhance	 High level dormer window landing ES WF05 Timber multi-pane window will be repaired/renovated/redecorated and upgraded with slim-line double glazing

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				which will improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. The repairs will improve the appearance and longevity of the window.
G-New Internal Partitions ES-G.P1	Adjust existing opening and form new compartment partition	Low Early C20 Lutyens masonry previously adjusted opening	Low Impact	Insert photo Partial infill of opening necessary to form access corridor to proposed lift. No loss of historic fabric. Intervention is reversible.
H-Stairs ES-H.P1	Upgrading of C20 stair and balustrade flight from Level B1 to Level 0 landing.	Low C20 alterations	Low Impact	 Level B1 stairs Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements. Investigate linings to underside of stairs and upgrade as necessary to comply with Building Regulations. Repairs and redecoration to balustrade and handrail as necessary.
H-Stairs ES-H.P2	Upgrading of C20 stair and balustrade flight from Level 0 landing to Level 1 including removal of soffit and replacement of balustrading	Low C20 alterations	Low Impact	 Stairs from Level 0 landing to Level 1 landing Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements. Investigate linings to underside of stairs and upgrade as necessary to comply with Building Regulations. Repairs and redecoration to balustrade and handrail as necessary.

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing stair enclosure Remove sloping soffit over stairs at landing Level 1 and reinstate balustrading.
J-Internal fixtures and fittings ES.D1/R1	Removal of wall C20 shelving and notice boards	Neutral	Neutral Impact	Wall fixed shelving to proposed lift lobby, below stairs cupboard and store room to be removed. Repair fixing holes as part of lime plaster repairs.
J-Internal fixtures and fittings ES.D2	Removal of wall mounted notice boards fixed within common areas from basement level to Level 1. Removal of timber radiator screen on landing Level 0.	Neutral	Neutral Impact	Carry out plaster/timber repairs as necessary to fixing holes.
K-Joinery				
M-Finishes ES-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	The internal decoration of the common areas and stairs shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible.
P-Services ES-P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
Q-Lift ES-Q.D1/P1	Removals and proposals to form lift lobby at Level 1	Moderate Removal of Early C20 Lutyens dormer window and	Moderate Impact	Proposed works to form lift access and lobby:

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		masonry below. Removal of Early C20 partition and door. Neutral Removal of C20 fittings to bathroom and alterations to stair		 Level 1 location for proposed lift lobby Remove 1no C20 flush panel fire door. Retain, repair and redecorate frame and lining to opening. Remove EC20 timber panelled door, frame and partition forming shower room. Door and ironmongery to be retained and reused elsewhere. Remove C20 sanitaryware fixtures, fittings and associated plumbing and pipework. Carefully remove EC20 timber sash window and dormer. Sash window to be re-used.  EC20 dormer window Remove masonry to external wall below window to form opening for access to proposed lift. Proposed lift shaft will be visually obscured by surrounding walls and roofs. The proposed lift shaft will be located away from the original Lutyens external brickwork. Loss of fabric necessary to provide access to Level 1 for residents and visitors to the building.
R-Fire and Soundproofing ES-R.P1	New construction and upgrading of existing to form compartments between common areas and apartments.	Low	Low Impact	The walls separating the common areas from apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

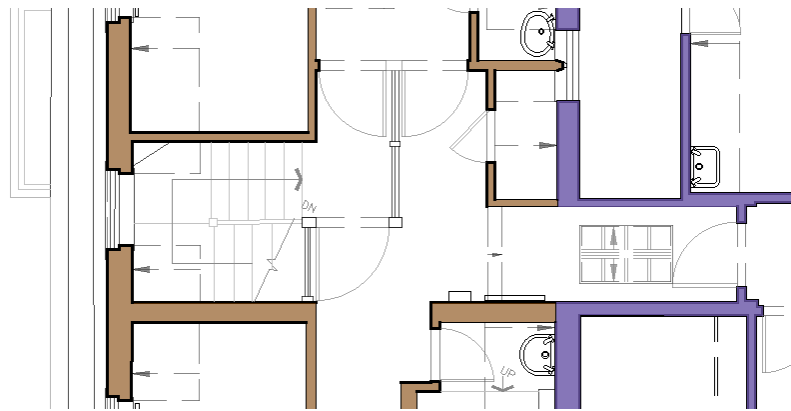
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
U-East Annexe Undercroft ES-U.D1/R1/P 1	Upgrading and repairs to Level B1 (Undercroft)	High Early C20 Lutyens masonry & paving Low Late C20 alterations by school	Low Impact Benefit & Enhance	Proposed works to Undercroft: Remove Late C20 structure forming 'Tuck shop'.  C20 structure to be removed Remove Late C20 brick wall, door and glazed screen over to south and north ends of undercroft.  C20 south screen to be removed  C20 north screen Remove C21 timber partition forming locker area and stores to north end of undercroft.  Lockers and C21 partitions Form compartment walls proposed Apartment 23 as Impact Table.

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Temple Dinsley Levels B1, 0 & 1, GA – East Stair + Lift

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Investigate construction of soffits to determine extent of lath and plaster/plasterboard linings and carry out repairs upgrading to comply with Building Regulations requirements for fire protection, thermal and sound insulation. Investigate construction of downstand beams and columns to determine requirement for upgrading to comply with Building Regulations requirements for fire protection. Carry out any necessary repairs to brickwork pointing, coving, stonework to arches. Remove painted timber gates, structural post and wood store framing to proposed access through to inner courtyard and carry out any remedial works necessary to masonry and soffit following installation of lift housing.  Proposed access to courtyard  Location for proposed lift (external side) Refer to Impact Statement for proposed alterations to existing walls relating to Apartment 22. Carry out necessary repairs to stone and brick paving. Remove areas of concrete and replace with paving appropriate to existing Lutyens design and materials.
V-Views ES-V	NA			

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Landing – Plan of Significance



Key

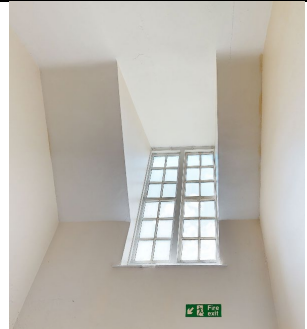
- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century

Extract from Level 2 Phasing Plan. Plan of Significance shows the work carried out by the school in 1935.

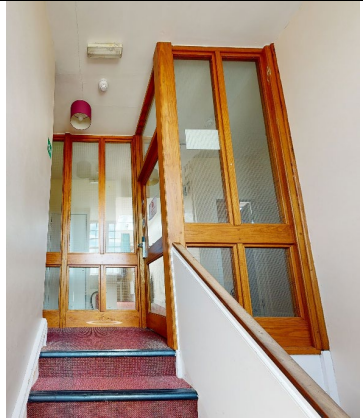
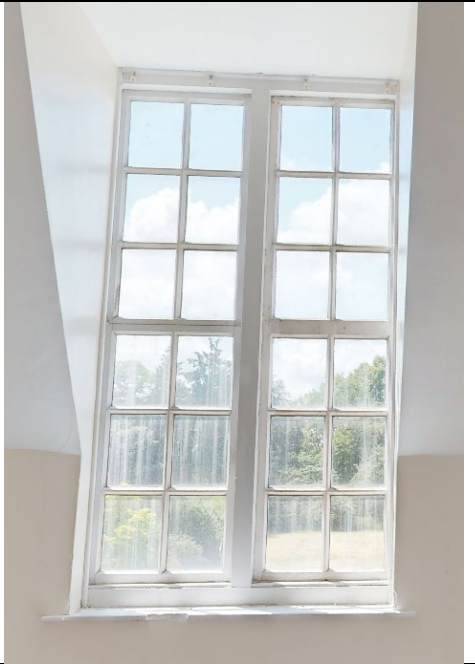
Refer to Felix & Lander Impact Tables. A low masonry wall was constructed above the existing external walls below and the Lutyens roof was raised to the top of this new wall to provide increased head height for dormitory accommodation. It is assumed that the existing stair from 1st to 2nd floor is an addition carried out by Princess Helena College to access the dormitories.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME2- A.D1	Removal of MC20 plaster finish and timber skirtings to masonry walls to external and south sides enclosing stairs.	Moderate Lutyens 1909 roof raised c1935 Neutral Masonry above half-landing level is MC20th.	Neutral Benefit	 Evidence of damp ingress at stair half-landing It is expected that damp ingress is occurring due to failure of the copper parapet capping and/or the lead flashing at the junction of the capping with the wall. Investigation and repair of the external copper/leadwork will be necessary to prevent further ingress of moisture. All areas of plaster and timber skirtings will be removed to allow the masonry to fully dry out. Removal of damp plaster and repair of external copper and leadwork will prevent further deterioration of the masonry wall and is considered a benefit.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME2-A.R1	Repairs to upstand wall, hung tiles, copper gutter and lead flashings	Neutral 1935 alterations	Benefit	The construction of the upstand wall and associated copper gutter, lead flashings and hung tiles are to be investigated where evidence of damp ingress is apparent. Proposals for repairs will be submitted for approval.
A-Walls WME2-A.D2	Removal of C20 timber stud partitions forming corridor cupboard.	Neutral C20 alterations	Neutral	 Corridor cupboard No historic fabric affected.
B-Floors WME2-B.P1	Upgrading of existing second floor construction. Removal of existing C20 floor finishes and upgrading of existing floor construction.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations	Neutral likely	C20 carpet floor finish. Investigation will be necessary to confirm what intervention/strengthening works may have been carried out in 1935 to convert the 2nd floor to dormitories. Floorboarding may have been installed as part of the 1909 Lutyens construction to provide an accessible attic space and this original fabric may remain in place. The existing floor construction will need to be insulated for fire and sound protection to the 1st floor accommodation below to comply with Building Regulations. This work will need to be carried out from above to protect existing lath and plaster ceilings at 1st floor. Any 1909 floorboards found to remain will be carefully removed and replaced following upgrading of the floor construction. Details of upgrading works/necessary repairs to the floor will be submitted following investigation. Proposed new floor finishes tbc
B-Floors WME2-B.P2	Removal of existing C20 ramp construction and relocation of steps to allow for proposed removal of wall.	Neutral C20 alterations	Neutral likely subject to investigation	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Corridor ramp Original C20 corridor steps have been overlaid with a ramp construction as part of the C20 alterations. The existing wall (RHS) will be removed as part of the proposed works to for the Apartment 5 Lander entrance enclosure. The C20 ramp construction will be removed and the existing steps recorded and left in place/replaced following the upgrading works necessary to the floor construction to comply with Building Regulations. New steps will be formed further into the corridor.
C-Ceilings WME2-C. D1	Removal of MC20 plasterboard linings to sloping section of ceiling adjacent to dormer window.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations Plasterboard linings	Low Impact Benefit likely Benefit	 Dormer window over starwell Plasterboard linings to sloping sections of ceiling are to be removed to allow the roof structure to be assessed and condition investigated and the roof void insulated. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. The coved/rolled plaster junction between the flat and sloping ceiling will be reinstated.
C-Ceilings WME2-C. D2	Removal of existing plasterboard ceilings above stair and throughout 2 nd floor circulation area including linings around rooflight.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations, rooflight, plasterboard linings	Neutral	 Rooflight adjacent to Apartment 12 entrance Rooflight in existing hallway to be removed along with C20 ceiling linings.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Flat ceiling in corridor and over stairwell beyond Cracks in plasterboard visible throughout are to be repaired. No historic fabric affected.
C-Ceilings WME2-C. P1	Carry out all necessary repairs/strengthening works to structural members.	Moderate Lutyens 1909 roof raised c1935	Likely Benefit	Inspection, recording and necessary sympathetic repairs to existing ceiling joists and rafters is considered to be a benefit for the longevity of the building.
C-Ceilings WME2-C. P2	Installation of compartment separation between apartments and common areas and thermal insulation between/below rafters & joists and reinstate plasterboard linings.	Moderate Lutyens 1909 roof raised c1935	Benefit	Insulated timber lining to be installed between/below the existing rafters and ceiling joists. All historic fabric is retained. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. Compartment insulation is a Building Regulations requirement. The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated.
D-Doors WME2-D. D1	Varnished softwood timber top and bottom glazed C20 fire rated doors (3no) and full height glazed screens forming compartment at top of stairs.	Neutral/Negative Late C20 alterations	Enhance	 C20 compartment doors and glazed screens to be removed.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Compartment screen at stairwell landing The partition intrudes into the volume and views.
D-Doors WME2- D.D2	Painted flush panel C20 cupboard door ironmongery in corridor	Neutral/Negative Late C20 alterations	Neutral	 Corridor cupboard door to be removed
E-Windows Common WME2- E.R1	Renovation of C20 timber casement dormer window	Low C20 (1935) alterations	Benefit & Enhance	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				MC20 dormer window above stairwell WW W01 No historic fabric affected. The existing timber multi-pane window will be repaired/renovated/redecorated and upgraded with slim-line double glazing which will improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original 'monkey tail' casement latches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window.
E-Windows WME2- E.R2	Renovation of dormer windows (leadwork to roof and cheeks)	Low C20 (1935) alterations by school	Benefit Enhance	No historic fabric affected. C20 dormer windows with lead flat roofs and lead clad cheeks. All leadwork and will be inspected and repairs/replacement carried out as necessary. Construction void to dormer roof and cheeks to be upgraded with high performance insulation.
H-Stairs WME2- H.P1	Upgrading of MC20 stair and balustrade between 1 st and 2 nd floor levels.	Low MC20 (1935) alterations	Low impact Benefit	 Common stair to 2nd floor Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and sound separation requirements. Improves viability of the building use.
J-Internal fixtures and fittings WME2- J.D1	Renovation / removal of C20 cast iron wall mounted radiator	Neutral C20	Neutral Impact	 C20 radiator to be removed or renovated

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Temple Dinsley Level 2, GA – Second Floor - Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Radiators to be removed or restored/redecorated and relocated within new layout as required. <i>No historic fabric affected in this part of the building.</i>
J-Internal fixtures and fittings WME2-J.P1	Installation of new radiators and associated pipework	Neutral C20 within C20 services	Neutral	<i>Subject to opening up. No historic fabric affected.</i>
K-Joinery WME2-K.P1	Install new balustrade	Neutral C20 area	Neutral Impact	Guarding min 1100mm high is required at the top landing of the existing stair by Building Regulations. <i>No historic fabric affected.</i>
M-Finishes WME2-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Neutral C20 area	Neutral Impact 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 existing internal linings to the roof and upstand wall are C20. These linings will be removed and replaced to allow the roof and walls to be insulated and relined which will provide an opportunity to hide new services.
P-Services WME2-P.D1	Removal of existing services and associated equipment.	Neutral C20 area	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard. <i>No historic fabric affected in this part of the building. Will improve appearance.</i>
P-Services Generally	Services	Neutral C20 area	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing WME2-R.P1	New construction and upgrading of existing to form compartment wall between common areas and apartments 4 & 5.	Neutral C20 area	Low Impact	The walls separating the common areas from apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation. <i>No historic fabric affected in this part of the building.</i>
V-Views WME2-V	Unchanged	Low C20 window opening	Neutral	Views remain through the window westwards.

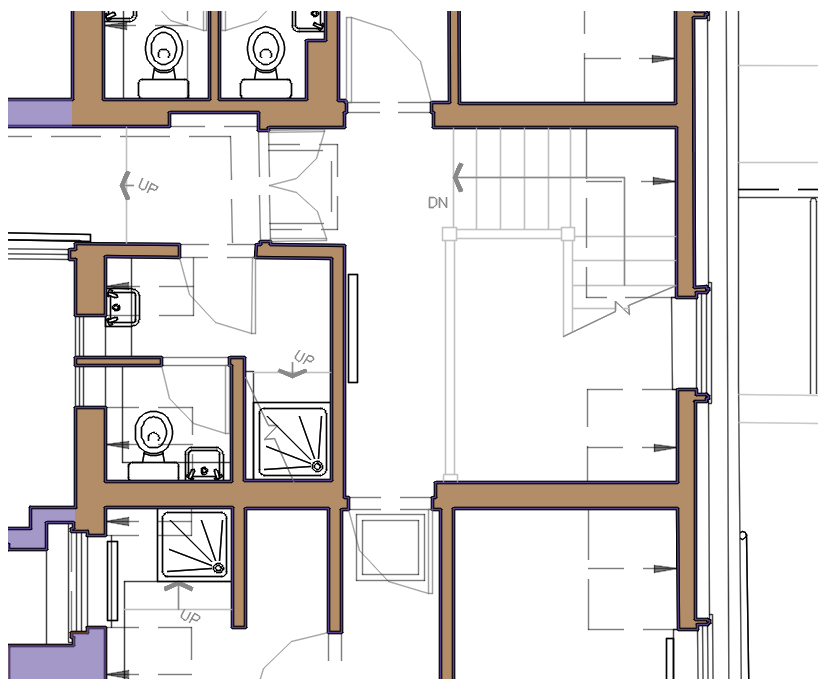
641-KS-06-MB-SH-A-90950 – P01

Temple Dinsley Level 2, GA – Second Floor - Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Landing – 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

Extract from Level 2 GA, Phasing Plan. Plan of Significance shows the work carried out by the school in 1935. Refer to Weaver & Helena Impact Tables. A low masonry wall was constructed above the existing external walls and the Lutyens roof was raised to the top of this new wall to provide increased head height for dormitory accommodation. It is *likely* that the existing stair from 1st to 2nd floor is an addition carried out by Princess Helena College to access the dormitories *and its details reflect this*.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ME-A.D1	Form opening in masonry partition between stairwell and Apartment 19 Helena. Refer to Helena Impact Table F-New openings 19F. D1	<i>Moderate</i> Lutyens 1909 roof raised c1935 <i>Neutral</i> C20 alterations	Moderate - Low Impact	<i>The effect is limited as it is a single doorway within brickwork already altered during the C20 school works. Headroom within the attic limits options for alternative layouts.</i>
A-Walls ME-A. R1	Repair to minor cracks to Early C20/MC20 plaster to stairwell walls.	High Early C20 Plaster to level of head of window likely to be Lutyens 1909 original construction. <i>Neutral</i> Masonry above landing window level is MC20th.	Benefit	 Plaster to stairwell walls

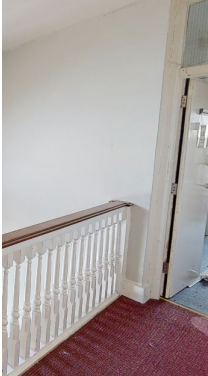
641-KS-06-MB-SH-A-90960 – P01
Temple Dinsley Level 2, GA – Common Areas – 2nd Floor 01

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ME-A.D2	Remove section of external wall including dormer window	Neutral C20 alterations Neutral MC20 window	Low – Neutral Impact	 Location in east external wall for new opening to proposed link to lift Lift access is necessary to provide resident/visitor accessibility to upper floor apartments. The location of the alterations are unobtrusive within the hidden roof above the Hall and the fabric was changed when the roof was raised. Refer to F-New openings CAF.D2
B-Floors ME-A.P2	Form extension to landing over stairwell to provide access to Apartment 19 Helena.	Neutral C20 alterations	Neutral	 Location of proposed extension to landing in front of existing wall The stair at this level is C20 and the landing detail and balusters would match the existing. It provides access to Apartment 19. The location is unobtrusive and the fabric was changed when the roof was raised. Refer to Helena Impact Table F-New openings 19F. D1
B-Floors ME-B.P3	Upgrading of existing second floor landing construction. Removal and replacement of existing C20 floor coverings.	Neutral Second floor landing C20	Low Impact	C20 extension to earlier staircase. C20 carpet floor finish. Investigation & upgrading of the existing construction will be necessary to comply with Building Regulations fire compartmentation and sound insulation between landing and adjacent apartments. Proposed new floor finishes tbc

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				No historic fabric is affected.
C-Ceilings ME-C. D1	Removal of MC20 plasterboard linings to sloping section of ceiling adjacent to dormer window.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 Plasterboard linings C20 alterations	Low Impact Benefit	 Dormer window over stairwell EW W02 Plasterboard linings to sloping sections of ceiling are to be removed to allow the roof structure to be assessed/recorded/condition investigated, the roof void insulated. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. The coved/rolled plaster junction between the flat and sloping ceiling will be reinstated. No historic fabric is affected.
C-Ceilings ME-C. D2	Removal of existing plasterboard ceilings above stair and throughout 2 nd floor circulation area.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations Plasterboard linings	Low-Moderate Impact	 Flat ceiling in corridor and over stairwell  Remove existing services access hatch to roof void in ceiling at head of stairs
C-Ceilings ME-C. P1	Carry out all necessary repairs/strengthening works to structural members.	Moderate Lutyens 1909 roof raised c1935	Low Impact Benefit	Inspection, recording and necessary repairs to existing ceiling joists and rafters is considered to be a benefit.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings ME-C. P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below rafters & joists and reinstate plasterboard linings.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations	Low Impact Benefit	Insulated timber lining to be installed between/below the existing rafters. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. Compartment insulation is a Building Regulations requirement. The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated.
D-Doors ME-D.D1	Removal of existing painted flush panel C20 fire door/frame/glazed panel over.	Neutral/Negative Late C20 alterations	Low Impact	 Existing C20 door to be removed
D-Doors ME-D.FD01	Install new door between stairwell and lift lobby.	Neutral. New door in existing C20 opening	Low impact	Fire rated door CAD.FD01 Allow painted timber panelled door incl self-closing device and vision panel and simple ironmongery inspired by historic doors.
E-Windows ME-E.R1	Renovation of C20 timber casement dormer window	Neutral C20 (1935) alterations	Low Impact Benefit & Enhance	 MC20 dormer window above stairwell EW W02 The existing timber multi-pane window will be repaired/renovated/redecorated and upgraded with slim-line double glazing which will improve the comfort of the

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original 'monkey tail' casement latches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window.
E-Windows ME-E.R2	Renovation of dormer windows (leadwork to roof and cheeks)	Neutral C20 (1935) alterations	Low impact Benefit & Enhance	C20 dormer windows with lead flat roofs and lead clad cheeks. All leadwork and will be inspected and repairs/replacement carried out as necessary. Construction void to dormer roof and cheeks to be upgraded with high performance insulation.
E-Windows ME-E.R3	Repairs to Early C20 fixed pane window	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	 EW W01 Window on stair flight to half-landing Conservation repairs and redecoration to be carried out as necessary. Proposals to be submitted for approval.
F-New openings ME-F.D2	Form opening in external wall to provide access to new external passenger lift	Moderate - low C20 additions to building affected at 2 nd floor. Proposed structure will sit away from existing masonry wall.	Low Impact	 Location for new passenger lift Proposed lift shaft will be visually obscured by surrounding walls and roofs. Access at 2nd floor via new opening formed at approximate location of existing dormer window. The proposed lift shaft will be located away from the original Lutyens external brickwork at 1st floor. Refer to A-Walls CAA. D2

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
H-Stairs ME-H.P1	Upgrading of MC20 stair and balustrade between 1 st and 2 nd floor levels.	Low MC20 (1935) stair flights to access the units in the roof	Low Impact	 Common stair to 2nd floor Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements.
H-Stairs ME-H.D1	Remove section of C20 existing painted timber balustrade at 2 nd floor level to allow installation of new section of landing.	Low C20 alterations	Low Impact	 Existing C20 balustrade to be removed to allow landing to be extended over stair.
J-Internal fixtures and fittings ME-J.D1	Removal of C20 pressed steel wall mounted radiator	Neutral	Neutral Impact	 C20 radiator to be removed Radiator and associated pipework to be removed.
J-Internal fixtures and fittings ME-J.P1	Installation of new radiators and associated pipework			

641-KS-06-MB-SH-A-90960 – P01**Temple Dinsley Level 2, GA – Common Areas – 2nd Floor 01**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
K-Joinery ME-K.P1	Install new balustrade around new section of landing providing access to apartment 19 Helena	Neutral C20	Neutral Impact	Guarding min 1100mm high is required at the new landing by Building Regulations.
M-Finishes ME-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	N/A	Neutral Impact 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 existing internal liningsto the roof and upstand wall are C20. These linings will be removed and replaced to allow the roof and walls to be insulated and relined which will provide an opportunity to hide new services.
P-Services ME-P.D1	Removal of existing services and associated equipment.	Neutral C20	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Neutral C20	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing ME-R.P1	New construction and upgrading of existing to form compartment wall between common areas and apartments 19 and 20.	Neutral C20	Low Impact	The walls separating the common areas from apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.
V-Views ME-V	View Eastwards is affected by the proposed lift.	Low – Neutral as the views are C20 over a flat roof with visible service boxings etc.	Low – Neutral Impact	The window from the more significant C20 space, the stair, is retained.

641-KS-06-PH-SH-A-90690- P01 Significance Impact Table

Temple Dinsley – Pump House

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



641-KS-06-PH-SH-A-90690- P01 Significance Impact Table

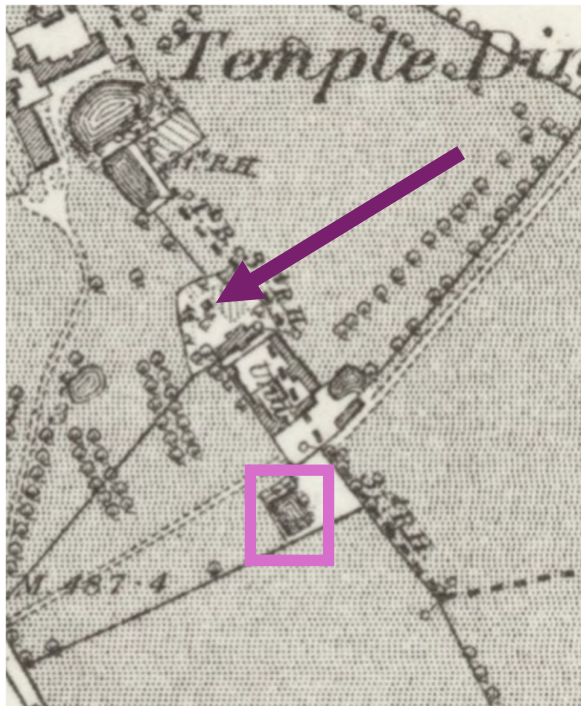
Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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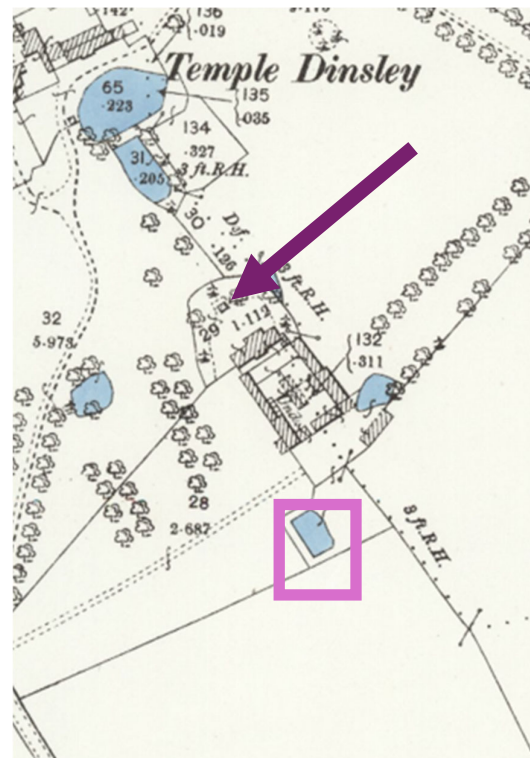
Lutyens' Pumping Station (Pump House) was a complete new build and formed part of the 1909 proposal. The building has a larger range to the north which was originally built as 'The Piggery'. The smaller building slightly to the South covers a well, not indicated on the C19 maps so likely formed at the beginning of the C20 to provide a clean and continuous water source to Temple Dinsley. Water would then be stored within the barn located to the north (the Tank House).

The Pumping Station building is brick with a pitched clay peg tile roof featuring hips and gables. The architectural detailing is similar to Lutyens' other outbuildings on the site with semi circular arches and casement windows. There is also louvred joinery for the purposes of ventilation. There are storage tanks contained at the end of the East central range and signs of alteration internally. The ceiling is boarded to the main central range running East-West. It is assumed that when the school took over the site in the 1930's, that the building became unused and is now dilapidated.

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

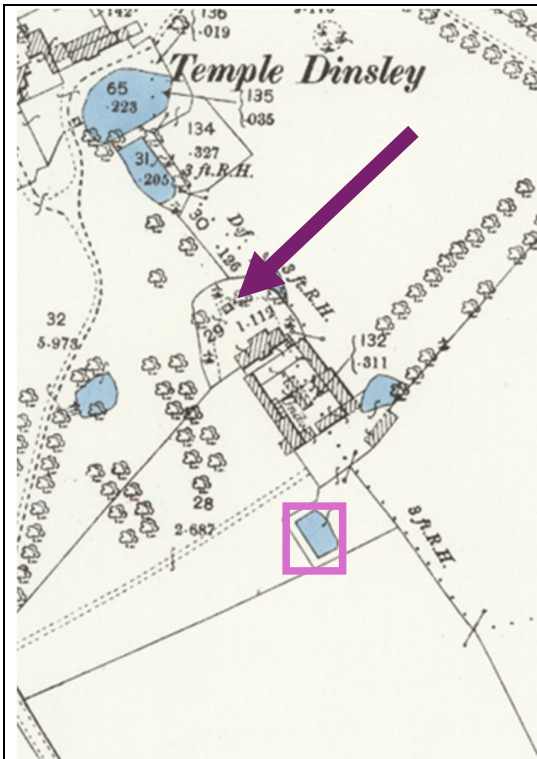


Extract of 1884 Map



Extract of 1889 Map

641-KS-06-PH-SH-A-90690- P01 Significance Impact Table				
Temple Dinsley – Pump House				
	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation



Extract of 1889 Map



Extract of 1924 Map



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

Design Proposals

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

To minimise the impact of the conversion of the Pump House the building arrangement and form has determined the internal arrangement of rooms with main living areas accommodated to the West side of the building that also address the main approach. The bedrooms are located to the East side and the separate building housing the well is proposed as a separate bedroom wing, retaining the well and covering this over with glass. A glazed link, set back with a clay tile pitched roof and overhang is proposed to connect the existing smaller building over the well, with the main 'Piggery'. Providing additional accommodation. A pitched roof in this location repeats the architectural form/silhouette of the building and works well with the various existing wings projecting off the central range. The glazed screen below the overhang of the clay pitch roof signals the intervention between the buildings. Similarly, the small section of the glazed link visible on the East Elevation allows the separate building still to be read.

641-KS-06-PH-SH-A-90690- P01 Significance Impact Table**Temple Dinsley – Pump House**

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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The link is concealed when viewing the Pump House from the North and South.

Cart Lodges

A new detached cart lodge is positioned to the North East corner of the Pump House. The position, arrangement and symmetry of the former farmstead on the historic maps has influenced the location of the ancillary accommodation (cart lodge) for the Pump House and Tank House, as well as the relationship between these buildings visually at present.

When viewed from the West and East there is a clear separation between the Tank House and Pump House that should be retained.

In addition, there are no existing windows to the sections of walls on the North East corner of the Pumping Station which allows the cart lodge to be tucked in to the external corner reducing its visibility on the West and South elevations which are considered important views. This location also does not block any views from the Pumping Station and a cat slide design ensures that the roof volume is reduced. It is proposed that the cart lodge use traditional materials but in a contemporary manner, with a dark blue brick plinth and stained black/charred vertical weatherboarding to the upper walls and pitched sections. This visually resembles the appearance of the Tank House, however the detailing and simplicity resemble a shed like subservient structure.



North Elevation of Pump House

Refer to Drawings

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

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

641-KS-01-PH-DR-A-02010-P01 Pump House Demolition Plans

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

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

Plans of Significance

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

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

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

641-KS-06-PH-SH-A-90690- P01 Significance Impact Table Temple Dinsley – Pump House				
	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	Removal of sections of internal walls and doors indicated.	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Enhance	 Sections of internal wall to be removed to allow smaller wings off main East -West range to connect in plan. Minimal loss of fabric. No external alteration. Reinstating Lutyens' arch internally.  
	Removal of Tanks, Well Gearing and other associated equipment.	EC20 farming and Well equipment.	Moderate Impact	All equipment shall be photographed and recorded prior to removal. The Well shall be retained and capped with glazing flush with floor finish. Loss of agricultural and engineering equipment from the EC20. The equipment has not been in use and the requirement is redundant. The equipment can be recorded. The Well will form part of the new proposal.

641-KS-06-PH-SH-A-90690- P01 Significance Impact Table Temple Dinsley – Pump House				
	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 
Floors Removal of existing quarry tiles and slabs. Install insulated slab with breather perimeter where required. Relay original floor finishes, making up shortfall.	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	The majority of the floor unmade earth with some areas of clay quarry tiles surviving and stone slabs to the well house. Flooring that can be reused will be set aside for reuse. Installation of an insulated floor slab will bring future benefits for the building use. Original flooring can be relaid with shortfall made up to match existing. Considered low impact and a benefit.	
Walls External brick walls with feature semi circular arches to be repaired. External walls to be lined and insulated internally.	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	Particular attention to lintel positions and between rafter feet for repairs. External walls to be lined and insulated on the internal side to upgrade wall to suitable level for habitable use and to meet current building regulation requirements where possible. Considered low impact. Where brickwork can be left internally exposed, it shall retain architectural features. Access maintained in required locations for Bats.	
Roof Re-roof will be required. Roof to be re-felted and insulated.	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	Existing tiles will need to be set aside for reuse. Ceiling boards in main range ideally retained where possible. Roof structure assessed for repairs. Type 1F felt used for Bat Conservation. Shortfall of tiles to be made up new red plain tiles to match existing. Roof insulated	

641-KS-06-PH-SH-A-90690- P01 Significance Impact Table Temple Dinsley – Pump House				
	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				from inside with rafter extension pieces required. Metal Tie rods retained. Ceiling mixture of vaulted and underdrawn to provide loft space for bats.
Windows	Existing timber frame casement windows and louvres to be retained and repaired.	High Setting 1909 Lutyens' Piggery and Well House	Benefit	Part of the original design and reflect the architectural style of outbuildings that Lutyens' adopted. Benefit.
New Windows	New painted timber casements with slim double glazing where complete replacement is required. Double glazed aluminium screens and windows where indicated. New Conservation Rooflights	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	Replacement windows will be upgraded but visually match the existing casements. There are a number of new aluminium glazed screens with double glazing shown in locations where there were openings in the brick walls and where the link connects to the buildings giving it a lightweight appearance. View through retained. Considered low impact and benefit. Rooflights to Elevations considered side and rear. Sympathetic in style and appearance.
External Doors	New doors to be a mixture of painted timber boarded doors, timber frame glazed doors and sliding opening aluminium framed screens / doors	High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	The proposed doors reflect the architectural style of the building and have also been designed to allow daylight into the internal space. Glazed timber doors and high level glazing have been inserted in to the semicircular arched opening on the West Elevation, but follow the lines of the former casements. The introduction of aluminium framed glazed doors are in locations where there were former agricultural openings and on the link extension which is a sympathetic, lightweight approach and allows the existing building form to be read. Considered low impact.
Link Extension	Proposed extension to connect original 'Piggery' with Well House.	High Setting 1909 Lutyens' Piggery and Well House	Moderate Impact Benefit	The Link Extension as a duo pitch clay tile roof to match the existing, that intercepts with both the 'Piggery' roof and the Well House. Due to the existing eaves heights and the existing roof appearance a pitched roof is visually sympathetic and in keeping with the setting. It also allows for the extension to be vaulted giving the space height. Both the East and West connections shall be glazed, with aluminium frames, doors opening to the West. There is the opportunity to retain architectural features of the existing building, exposed brickwork and window casements. Low impact and benefit.
Cart Lodge		High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	Required and important ancillary accommodation for a plant room and covered parking which visually enhances and protects the setting. The plant room and concealed elevations of the cart lodge also give the opportunity for sustainable energy proposals for the dwelling. This location also does not block any views from the Pumping Station and a cat slide design ensures that the roof volume is reduced. It is proposed that the cart lodge use traditional materials but in a contemporary manner, with a dark blue

641-KS-06-PH-SH-A-90690- P01 Significance Impact Table Temple Dinsley – Pump House				
	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				brick plinth and stained black/charred vertical weatherboarding to the upper walls and pitched sections. This visually resembles the appearance of the Tank House, however the detailing and simplicity resemble a shed like subservient structure.
General Internal Walls and finishes		High Setting 1909 Lutyens' Piggery and Well House	Low Impact Benefit	The internal fittings, fixtures, finishes and joinery shall reflect the architectural style of the building and its requirements.
Gardens		High Setting 1909 Lutyens' Piggery and Well House	Low Impact Enhance	Gardens adopt a size suitable for a detached dwelling of this size. The planting and boundary treatment is designed in such a way as to blend the garden space with the surrounding pasture land. Lightweight estate fencing and clusters of trees on the boundaries.
External Materials		High Setting 1909 Lutyens' Piggery and Well House	Low Impact Enhance	Gravel paths and stone flags for external paths and terraces.
<u>Summary of Proposals</u> The proposals retain as far as possible the original arrangement and architectural features of the Pump House with sympathetic repairs that shall protect and enhance the setting and the building. The link proposal is in keeping with the design, set back and subordinate in its form and enhances features of the existing building. The Cart Lodge is subordinate and provides necessary ancillary accommodation that preserves the setting and protects the setting.				

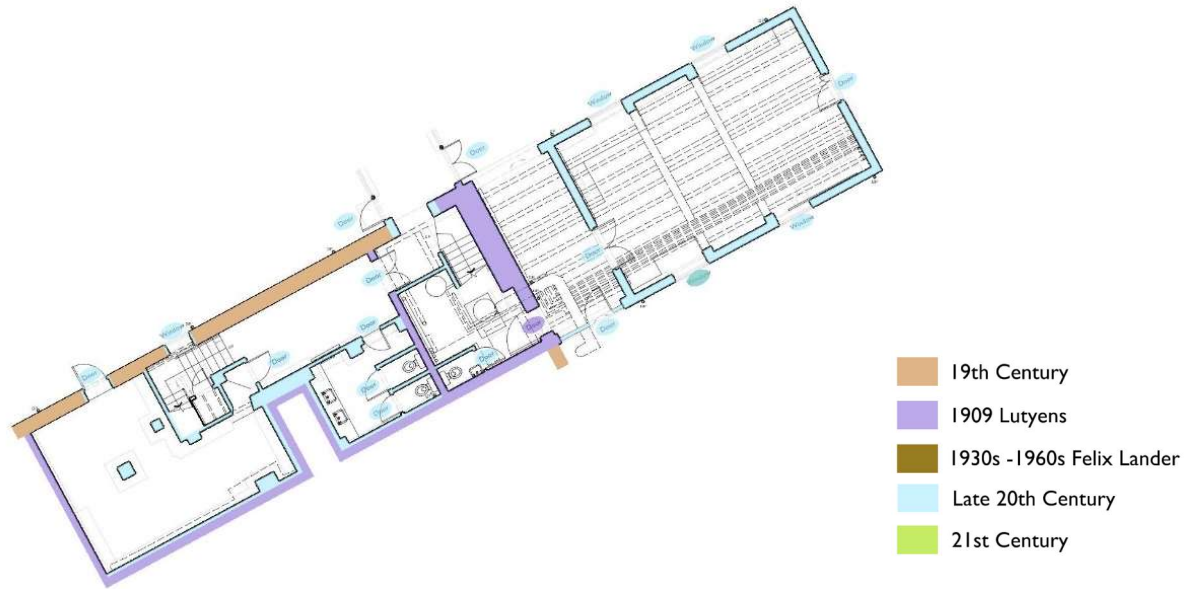
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

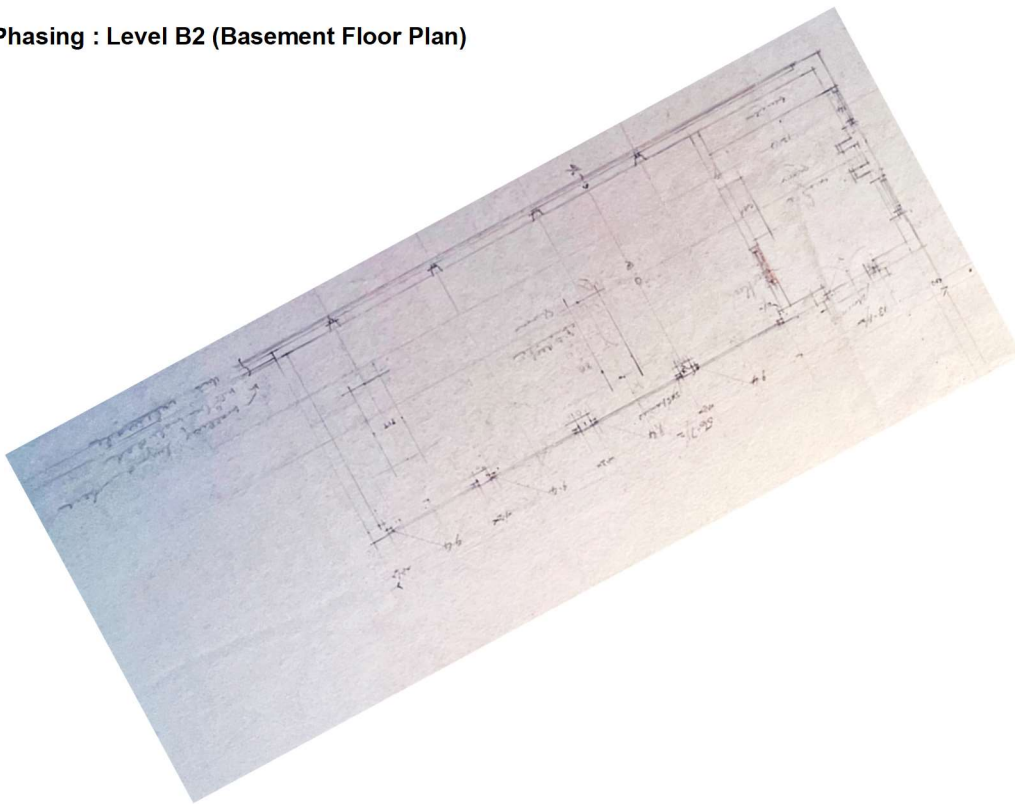
Teaching Block

Level B2 GA – Apartment 36 Latin + Basement

Proposed Apartment 36 Latin + Basement – Plan of Significance



Phasing : Level B2 (Basement Floor Plan)

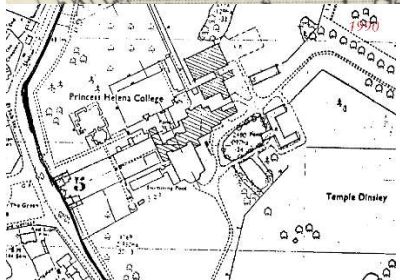
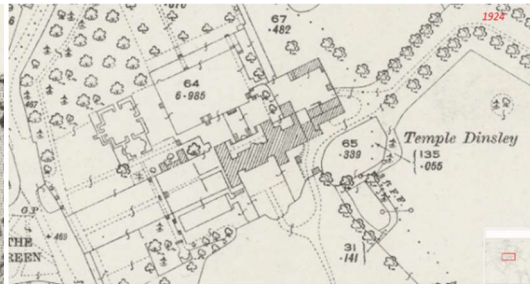
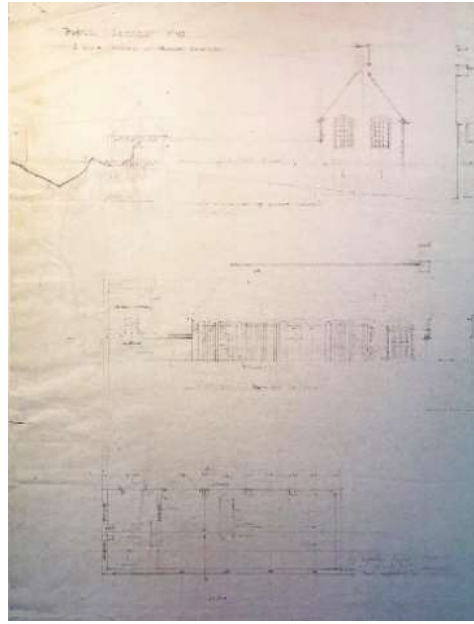
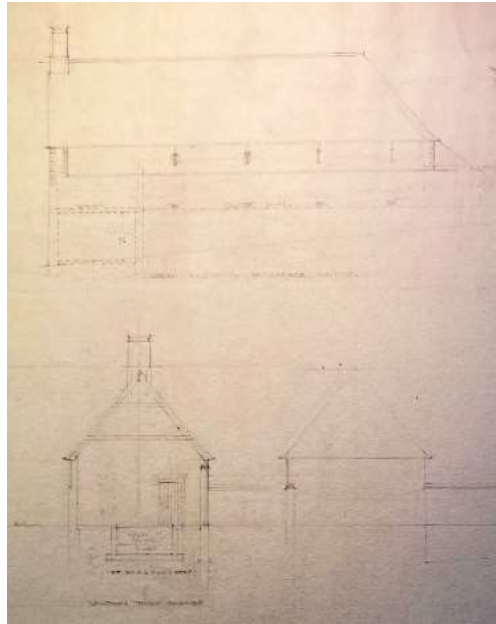


1910 V&A Archive

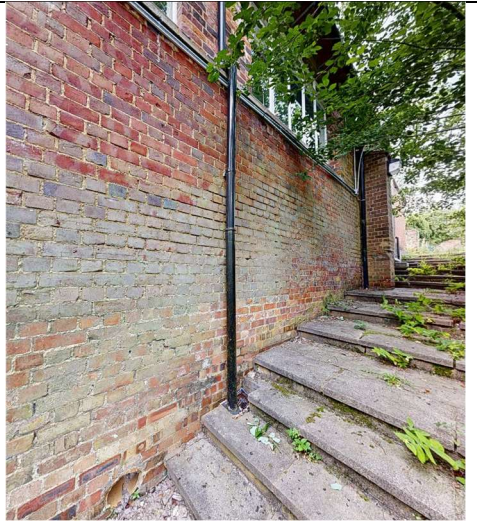
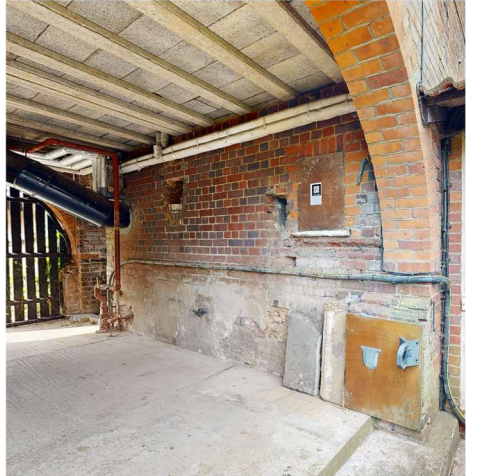
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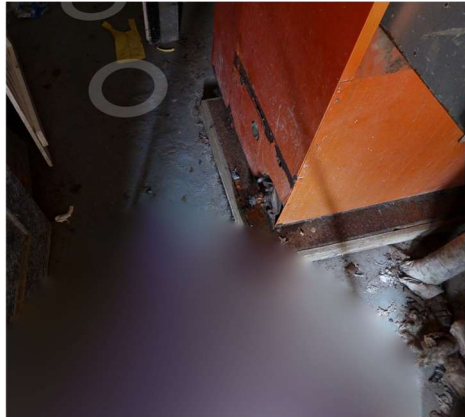
Temple Dinsley Level B2 GA – Apartment 36 – Latin + Basement Floor

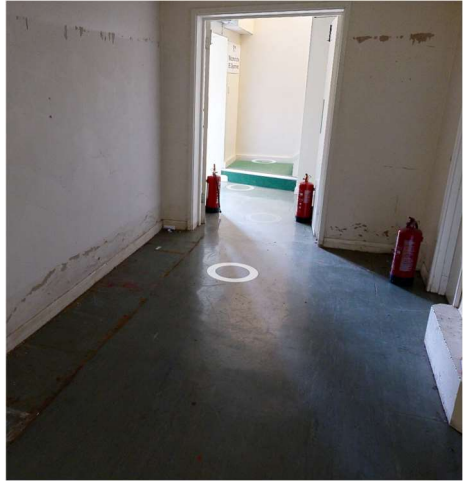
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A.D1	Remove Post-1983 stud wall put up by the school.	No significance	Neutral impact. Benefit.	 These partitions were for bathroom purposes for the school and are of no significance. There will be no loss of historic fabric.
A.R1	Exposed brickwork walls to be clean off existing paint, to carry out brick repairs if required. To be drylined internally with insulated plasterboard on battens.	Late 20th Century, no significance	Neutral impact Benefit.	   Brickwork is left unaltered and the walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Allow for

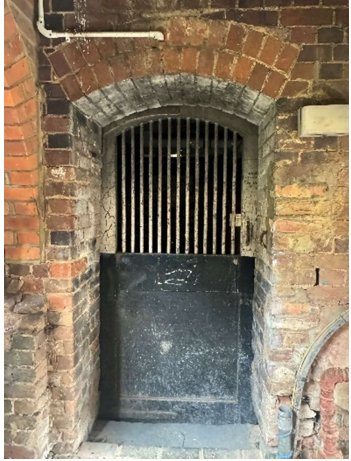
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				permeable insulation and air gap alongside existing wall or similar agreed lining. Benefit: The basement is half-converted. This will improve its longevity, appearance, and use. All new and existing partitions forming separation to common areas and other apartments to meet Building Regulations requirement for fire rating and sound separation to Building Regulations requirements. The installation is reversible.
A.R2	Carefully restoring the 1910 Lutyens garden wall.	Moderate – Neutral Multiple phases of rebuild and construction including C19 garden wall, c1910 Lutyens' garage, early C20 Lander, Late C20 and Early C21.	Positive impact. Benefit.	  Areas especially at low level are deteriorated and poorly repaired in cement in the past. The undercroft section has been damaged for installation of services. Minimal like-for-like conservation repair of brick and joints is necessary to retain the evidence of phasing and areas of penny struck pointing. This approach not only maintains the wall's structural integrity but also protects its historical significance. Benefit: This will improve its longevity, appearance, and use, and add to its understanding.

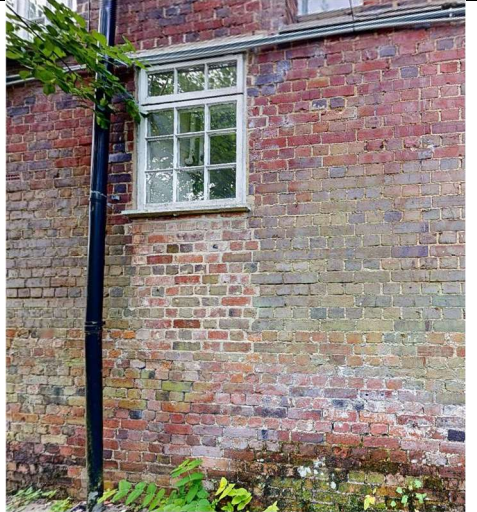
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.R3	Allow to repair section of existing circa 1910 Lutyens basement wall	Investigate possible Low-Moderate partition below Lutyens partition of 1910. Much altered and covered by modern plaster/render.	Low harm – neutral impact.	 Because of its alignment the assessment allows for a scenario that it may have fabric from 1910. If so, there will be an enhancement of historic fabric by stripping a portion of it. This will be repaired to accommodate the lift necessary for access to the apartments and bicycle storage area. All new and existing partitions forming separation to common areas and other apartments to meet Building Regulations requirement for fire rating and sound separation to Building Regulations requirements. The installation is reversible. This part of the building is much altered and the lift has been relocated to retain as much as possible of the wall.
A-P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.	Neutral Late C20 plaster finishes.	Neutral impact	There will be small areas of tiling need to be carried out in the around the proposed Kitchente and Bathroom area.
B Floors				
B.D1	Allow to inspect and carefully strip floor finish and concrete screed and lay new floor. Allow decoupling membrane and insulation.	Late 20th Century, no significance	Area 01 Neutral impact. Visual benefit. Area 02 Low Impact. Visual Benefit	Area 01  Area 02  Benefit: This will allow for the floor structure to be inspected and for the floor to be insulated, improving the appearance

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B.D2	Carefully stripping vinyl flooring to allow existing floor structure and condition to be inspected, services to be concealed and floor to be insulated.	Low – Neutral. Subject to opening up, 1910 Lutyens floor is likely to have been fully or substantially lost to install C20 concrete floor.	Low impact. Positive benefit.	and thermal efficiency and longevity of the building. Area 01  Area 02  Investigation of the structure by a conservation structural engineer is necessary as the space has been underpinned in late C20 and concrete benches may be integral. 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B.D3	Subject to investigation, allow for the removal of the column and base to facilitate bike storage	Neutral Late C20 concrete underpinning	Positive impact	 Investigation of the structure by a conservation structural engineer is necessary as the space has been underpinned in late C20 and concrete benches may be integral. Benefit: By removing these columns the use is more flexible and potentially provides unobstructed space that can be used efficiently for bike storage.
B.R1	Carefully stripping vinyl flooring to allow existing floor structure and condition to be inspected. Allow to lay new floor and insulation.	Neutral. Late 20 th Century	Neutral impact. Benefit	This will allow for the floor to be inspected and repaired and for the floor to be insulated, improving the thermal efficiency and longevity of the building.
C - Ceilings				
C.R1	Inspect the existing beam and block slab. Allow for services to be built underneath and the ceiling to be insulated.	Neutral. Late 20 th Century	Neutral impact. Benefit	 Benefit: The new ceiling level will allow the beams and block roof to be concealed within the ceiling void, improving its appearance and creating a level junction between the ceiling and new partitions. 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C.R2	Inspect the existing concrete roof. Allow for services to be built underneath and the ceiling to be insulated.	Neutral Late C20 concrete		 Benefit: The new ceiling level will allow the concrete slab roof to be concealed within the ceiling void, improving its appearance and creating a level junction between the ceiling and new partitions.
C.P1	New plasterboard ceiling with plaster skim and paint finish.	Neutral Late C20 insitu cast concrete	Positive impact. Benefit	Benefit: The proposed ceiling will be of visual benefit.
D-Doors				
D.D10-D17	Remove existing doors	Late 20 th Century, no significance	Neutral Impact	    Remove fire doors, these are of no significance. All modern C20 doors/fire doors are to be removed along with partitions.
D.P1	A new door with a new architrave is to be installed which becomes the entrance door of this apartment.	Neutral Opening Low-	Positive impact. Benefit.	A new painted timber door with 2 panels would better match the early C20 2-panelled door adjacent. The upper panel to include glazing. This will be of visual benefit with the loss of no historic fabric.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.P2-D.P5	New door to new partition.	Neutral	Neutral impact. Benefit	New solid timber door to the bedroom and common bathroom
D.P6	Retain and repair Machine Room door and make good ironmongery like-for-like with upgraded added security lock.	Moderate – altered door and opening probably 1910 Lutyens	Positive impact.	 The door and frame of early C20 is to be preserved with minimal like-for-like conservation repairs to door, ironmongery, surround and arched opening. This will be of visual benefit with the loss of no historic fabric.
D.P7-D.P9	New door to new partition.	Neutral. Late 20 th Century	Neutral impact.	New solid timber door to the lift, bicycle store, and storage area.
D.P10	Existing poorly detailed Late 20 th Century door, be replaced with a new hardwood painted panelled door with putty fixed glazing to the top half and traditional ironmongery.	Neutral. Late 20 th Century	Positive impact	 Benefit: The existing late 20th Century Door is of poor quality design. The glazing is bead-fixed externally with pins that are rusting. Allow for a new solid-painted timber door inspired by Lutyens details with putty-fixed glazing within traditional glazing bars and a moulded lower panel to match the status and detailing of the building. This will be of visual benefit with the loss of no historic fabric.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows				
W01-02, W04-05	All windows are to be retained and repaired like-for-like.	Neutral significance. Late 20 th Century	Positive impact. Benefit.	 Conservation methods are to be used to preserve the windows and repair like-for-like: Splice repairs carried out where required. Resin repairs for more localised repair. Replacement lights for any broken panes. 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. Benefit: These repairs will aid the longevity of these windows.
W06	All windows are to be retained and repaired like-for-like. Allow to replace unsightly window with top hung casement with a sliding sash window.	Moderate – Neutral Multiple phases of rebuild and construction including C19 garden wall, c1910 Lutyens' garage, early C20 Lander, Late C20 and Early C21.	Positive impact. Benefit.	 As above The window to be replaced is standard catalogue and not sympathetic to the historic character of the site. Its small opening limits the use of this space. No historic fabric is affected and opportunity will be taken to improve the quality of previous repairs.
W.P3	New Window to be proposed to match with the other windows	Neutral - Late C20 doorway	Neutral - Positive impact	We are removing a door on the side and proposing a window to match the other adjacent elevation. This ensures it will be more sympathetic than the door to the character of the building.
G – New Internal Partitions				
G-P1	New reversible timber studs and plasterboard partitions to basement level to create room	None	Neutral 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	divisions to facilitate apartment creation.			
H- Stairs				
H.D1	Removing the 20 th century carpets laid by the school. Allow to inspect, retain and carry out minimal like-for-like repairs to substrate. Upgrading of LC20 stair and balustrade.	Neutral significance. Late C20 stairs	Neutral impact	 No historic fabric likely. The proposal will upgrade the use of the stairs.
J – Internal Fixtures and Fittings				
J.D2	The cupboard is lined with a C20 intervention by the school at various heights to be removed.	Late 20 th Century, no significance	Neutral impact.	Shelves put up for use by the school.
J.D3	Radiators to be removed with new heating system	Late 20 th Century, no significance	Neutral impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.
J.P1	New kitchen cabinets and worktop fitted to north east wall.		Neutral	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.
J.P2	New sanitaryware to en-suites and bathroom.		Neutral	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..
M-Finishes				
M-Finishes M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Low – Neutral significance of plaster substrate. C20 finishes.	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: Improved appearance. The internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
Q - Lift				
Q.P1	Allow to investigate and build a lift to access the upper floor	Low – Neutral significance. Late C20 concrete basement floor and ceiling. Abuts wall which may contain brick substrate from 1910 Lutyens garage.	Neutral impact likely	The location of the lift has been placed adjacent to the wall which has historic fabric from 1910 Lutyens garage.
P – Services				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
P-Services P.D1	Removal of existing services and associated equipment.	Late C20th Century, no significance	Positive impact. Benefit.	 Benefit: The existing electrics, heating system and equipment is all related to the C20 school and shall be removed in entirety. The fixture and fittings are all contemporary and intrusive with metal boxings and ducting, surface-mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Late C20th Century, no significance	Neutral impact	Services are necessary for the use of the building and generally shall be run sympathetically - within new partitions and wall linings - within sub floor voids. - within ceiling/roof voids. New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through existing ventilation apertures within walls, with external tile detail grilles retained. Incoming hot-water and cold-water feed. Drainage pipes shall be boxed in internally. To ensure the buildings longevity the services must be updated to ensure the buildings future viability. (Refer to CBG Report).
R – Fire and Soundproofing				
R-Fire and Soundproofing R.P1	One layer of fire-resistant plasterboard is to be used around the protected lobby area marked red below	Low – adjacent brick perimeter wall to western block retains some historic fabric at low level. Neutral – Mid-Late C20 walls elsewhere abutting the lobby.	Neutral impact.	The walls around the protected lobby are to be drylined with fire-resistant plasterboard as necessary for the use. These proposals involve no loss of historic fabric and are reversible additions. The appearance is improved.