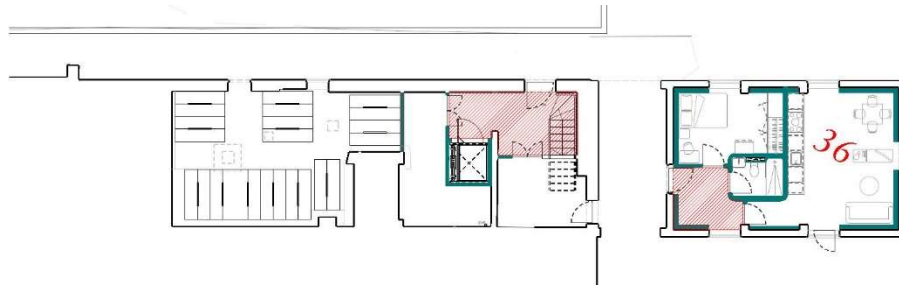


641-KS-06-TB-SH-A-900XX

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

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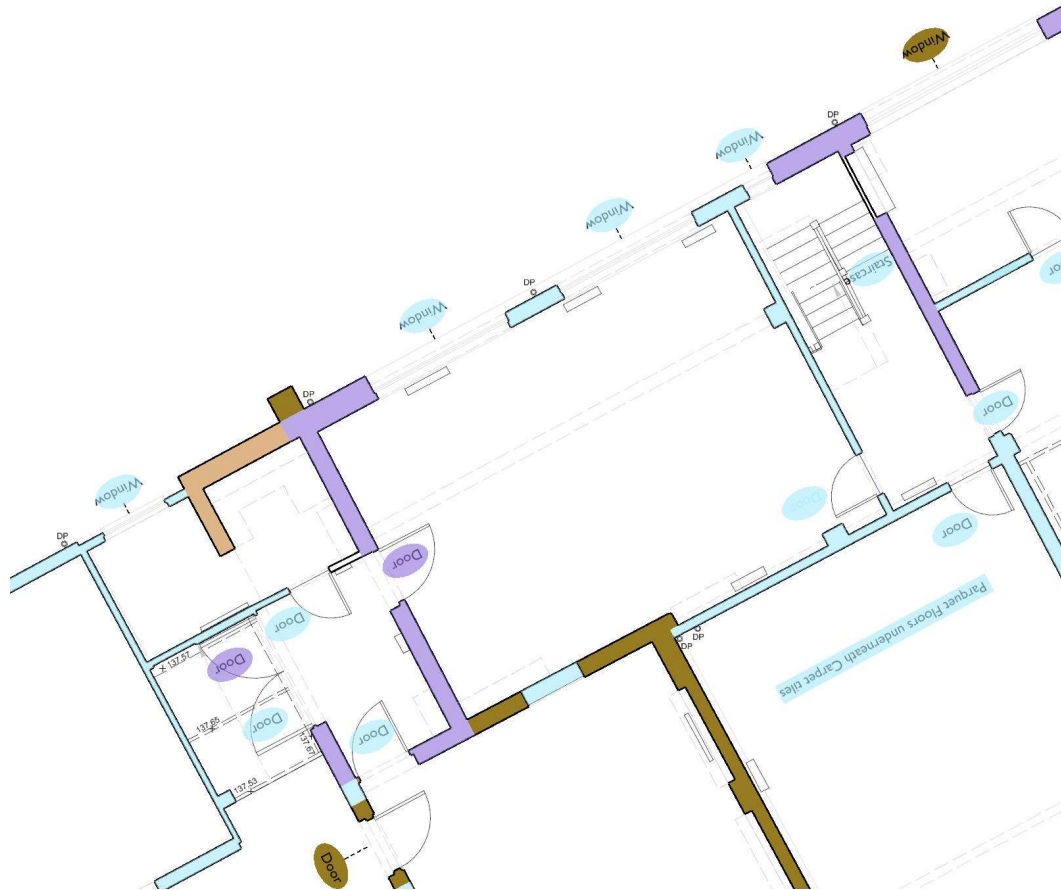
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1 GA – Apartment 37 – RE

Proposed Apartment 37 RE – Plan of Significance

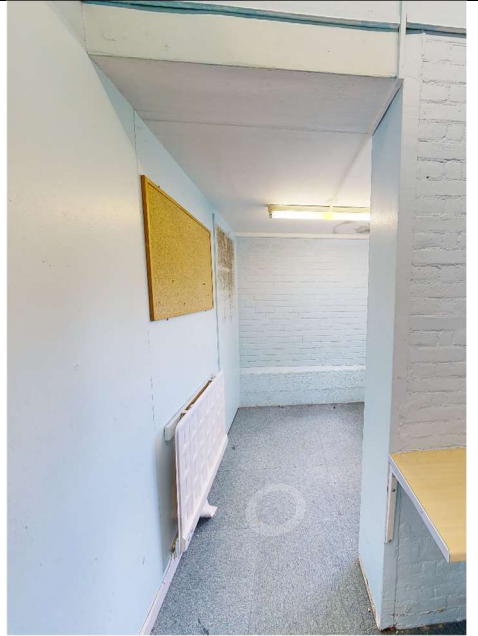


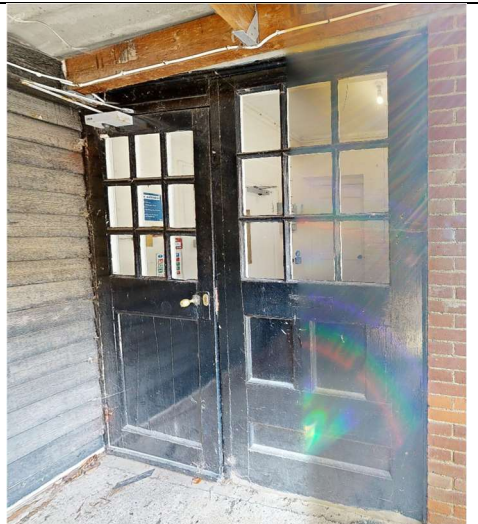
Level B1 (Ground Floor)

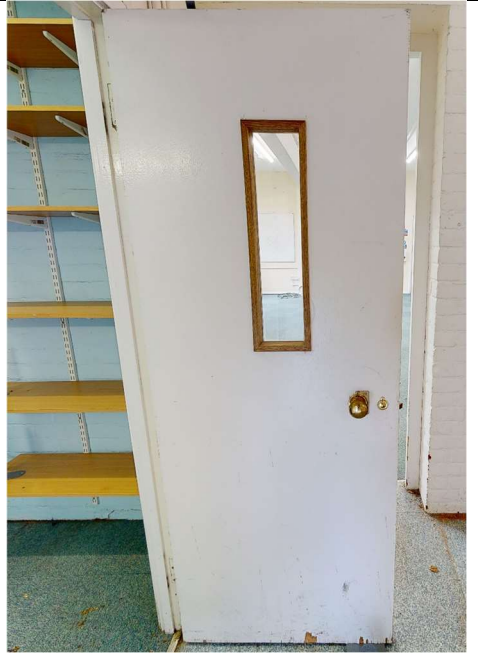
- 19th Century
- 1909 Lutyens
- 1930s -1960s Felix Lander
- Late 20th Century
- 21st Century

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A.D1	Remove existing late 20th-century partitions.	Late 20 th Century , no significance	Neutral impact.	 The existing C20th partitions were for compartmentation purposes for the school and are of no significance. There will be no loss of historic fabric.
A.D4	Remove existing column	Late 20 th Century, No significance	Low impact	 The column has no historic fabric as it supports the structure in order for the school to add the attic bedrooms. A structural design can be achieved to support the beam and slab for attic without affecting historic fabric elsewhere.
A.R1	Repair wall finishes with dry lining with insulated plasterboard on battens.	Late 20th century, No significance	Positive impact. Benefit.	Removal of the existing plasterboard lining, and to carry out any repairs required. The walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. There is no significant effect on the character of the spaces nor is historic fabric affected. 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. Benefit: The repairs and continuity of surface will improve its longevity, appearance and use.
B - Floors				
B.D1	Remove Late 20 th Century carpet tiles. Allow to inspect and carefully strip floor	Late 20 th Century, no significance	Neutral impact. Visual benefit.	

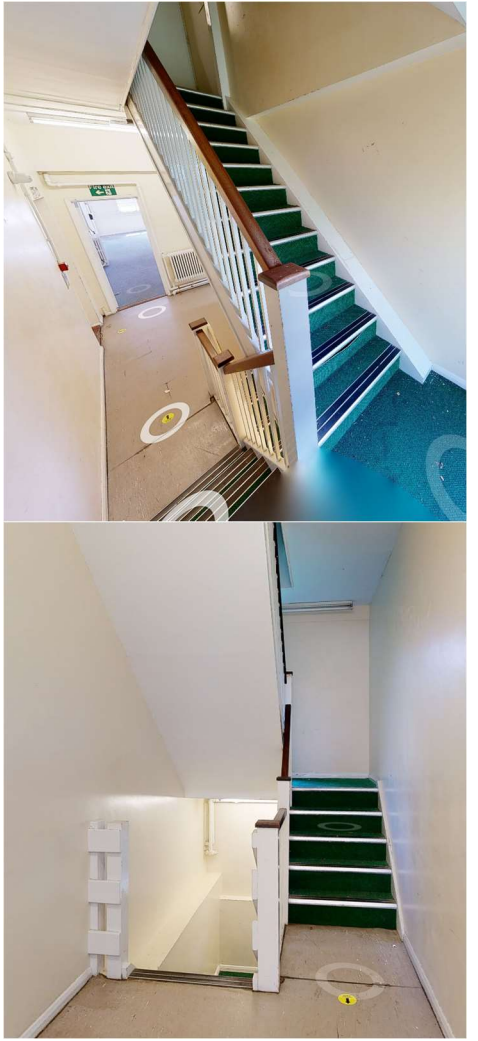
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	finish and concrete screed and lay new floor. Allow decoupling membrane and insulation.			 Benefit: The removal of this floor finish will allow for the inspection of the existing floor structure and for the sympathetic incorporation of sound insulation and services.
B.D1	Remove the boarded floor	Late 20 th Century significance	Neutral impact. Benefit	 No historic fabric is affected. Benefit: The removal of this floor finish will allow for the inspection of the existing floor structure and the incorporation of sound insulation and services.
C Ceilings				
C.D1	Remove existing LC20 ceiling boarding and services boxing to the first floor, to allow for services to be concealed and the roof to be insulated.	Late 20 th Century, no significance	Positive impact. Benefit	 Benefit: The removal of the LC20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface-mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.
C.P1	New plasterboard ceiling to the first floor with plaster skim and paint finish.	Neutral Late C20 plasterboard	Positive impact. Benefit	Benefit: The replacement ceiling and loss of surface mounted fixtures will be of visual benefit, will help with the ceiling to sound proofed and insulated.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors				
D.P1	A new Door with a new architrave is to be installed which becomes the secondary entrance door. Allow for the door and doorcase to reflect the 2 panelled design of DG02.	Low	Positive impact. Benefit.	 Benefit: The existing opening has no nib and does not reflect the historic character of the building. The appearance will be improved.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.P2	Left Door – it is a reused 1909 Lutyens glazed timber door that needs to be repainted with putty-fixed glazing to the top half and traditional ironmongery. This will form the private entrance door to Apartment 37. The existing frame and glazed panel above are to be retained, stripped, repaired and repainted. Right door - Existing poorly detailed C20 door, be replaced with new hardwood painted paneled door with putty fixed glazing to top half and traditional ironmongery.	Left door - High	Positive impact. Benefit.	 Benefit: Left Door – Preserved and enhanced by repair, more appropriate ironmongery and redecoration. Splice repairs carried out where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. A new solid-painted timber door to match the historic door and detailing. This will be of visual benefit with the loss of no historic fabric.
D.P3,D.P4, D.P5	New door to new partition.	Neutral	Neutral impact.	New solid timber door to bedroom and common bathroom is enhanced by matching the 2 panelled doors elsewhere.
D.D5	Remove existing Late C20 doors. New internal timber door to be placed to en-suite.	Late 20 th Century, No significance	Neutral impact.	 Remove C20 doors, These are of no loss of historic significance.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.D6	Remove the existing C20 door.	Late 20 th Century, No significance	Neutral impact	 DG06 is replaced by a sliding door to access through the secondary door of the apartment.
D.P7, D.P9	Existing LC20 doors to be removed and new reversible masonry infill to be built to infill existing doorway. Allow to investigate the 8 panelled door whether reused historic door. If so, allow to refurbish and use within the historic footprint of this building.	Low	Low Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing LC20 doors are to be removed and the doorway will be filled with masonry.
E-Windows				
WG01-03	All casement windows are to be retained and repaired.	Late 20th Century with no significance - windows are to be repaired where necessary. These are later and less significant Crittall windows than the circa 1935 window being retained in the Old House.	Positive impact. Benefit.	  Allow Specialist to advise on metal windows and to carry out refurbishment and potential installation of slimlite double glazing. Timberwork to be repaired like-for like.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Reused sash window to be refurbished in timber like-for-like to match the main building. These repairs will aid the longevity of these significant windows. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
G – New Internal Partitions				
G.P1	New reversible timber studs and plasterboard partitions to ground level 0 to create room divisions to facilitate apartment creation.		Positive 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.
H - Stairs				
H.D1	Remove the C20 stair and balustrade between lower ground to 2nd-floor levels.	Late 20 th Century alterations by school	Neutral impact.	 Existing C20 stair and balustrade to be removed as it is redundant and of no historic interest.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J – Internal Fixtures and Fittings				
J.D1	2no. existing ground floor internal window extractor fan to be removed.	Low C20 window extractor fan detracts	Positive impact.	 Benefit – Windows to clear of any fixtures on them. Positive impact on the external façade and window insulation
J.D2	Cupboard is lined with a modern C20 ,plasterboard at various heights to be removed.	Late 20 th Century, no significance	Neutral impact.	Shelves put up for use by 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.P2	New sanitaryware to en-suites and bathroom.	N/A within Late C20 context of 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 with vertical riser boxings for SVP's.
M-Finishes				
M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Moderate-Neutral substrates.	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The decoration of the apartment will improve its appearance and shall be tailored to work with substrates to maintain breathability where possible.
P – Services				
P.D1	Removal of existing services and associated equipment.	Late 20 th Century, no significance	Positive impact. Benefit.	Benefit: The existing electrics, heating system and equipment are poorly related to the interest of the building and all related to the school so shall be removed in entirety. The fixture and fittings are all contemporary with surface-mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Late 20 th Century, no significance	Low impact	Services 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.

641-KS-06-TB-SH-A-900XX**Temple Dinsley Level B1 GA – Apartment 37 – RE**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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				
6R.P1	New masonry infill within existing doorways to achieve fire and sound compartmentation between Apartments 37 and 38. Also to double boarded lining on either side of 37 and 39.		Neutral impact. Benefit	The wall between Apartments 37 and 38 is the original masonry wall of the pre-1884 and will require no intervention on the side of Apartment 37. The later added doorways that exist between Apartments 37 and 38 DG07 will be infilled with masonry. Also, the same treatment has to be given for DG 09. The doorway between Apartments 37 & 38 was added in circa 1950 when the adjacent block was constructed. These proposals involve no loss of historic fabric and are reversible additions.

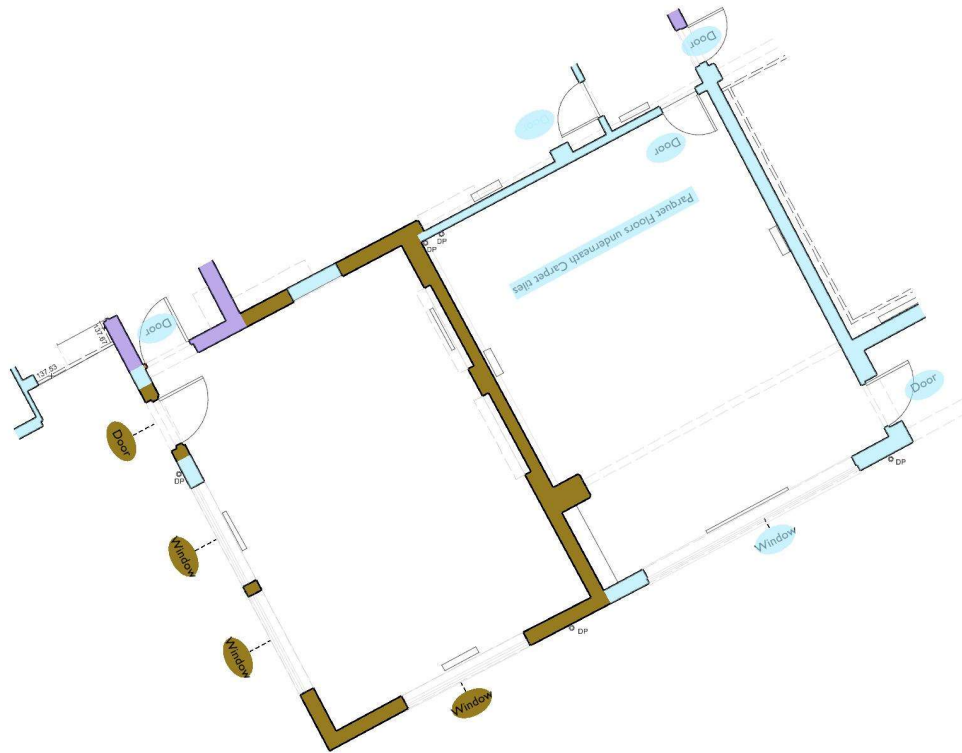
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1 GA – Apartment 38 Geography

Proposed Apartment 38 Geography – Plan of Significance



- 19th Century
- 1909 Lutyens
- 1930s -1960s Felix Lander
- Late 20th Century
- 21st Century

Level B1 (Ground Floor)

A - Walls

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.R1	Repair wall finishes with dry lining with insulated plasterboard on battens. 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.	Late 20 th Century, no significance	Positive impact. Benefit.	 Removal of the plasterboard lining, and to carry out any repairs required. The walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Benefit: This will improve its longevity, appearance and use.
A.R2	01,02 Exposed brickwork walls are to be cleaned off existing paint, to carry out brick repairs if required. To be drylined with insulated plasterboard on battens.	01 1930s-1960s Felix Lander, low significance 02 Partly 1910 Lutyens Wall Moderate significance as disturbed	Positive impact. Benefit.	01  02  Brickwork is left unaltered and the walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Benefit: This will improve its longevity, appearance, and use.
A-P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.			

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.P2	Masonry infill to the doorway between apartments 37 & 38. And then to be drylined with insulated plasterboard on battens.	Rear (north) wall only: Partly 1910 Lutyens Wall Moderate significance as disturbed. Probably rebuilt as 1910 drawings show this wall comprised a nib and garage doors. All other walls: C20 Neutral significance	Low impact	 This opening was created circa in the late 20th Century - when the adjacent block was constructed. The doorway is within masonry and to be infilled to match to create fire and sound separate. It is a reversible addition, and no historic fabric will be affected.
B Floors				
B.D1	Remove C20 carpet tiles. Investigate the existing floor finish beneath.	Late 20 th Century, no significance	Neutral impact. Visual benefit.	 Benefit: The removal of this floor finish will allow for inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	Floor boards to be lifted to allow condition of floor joists to be established and identify any required repairs.	Late 20 th Century, no significance This unit is not within the 1910 Lutyens footprint.	Neutral impact. 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.
C - Ceilings				
C.D1	Remove existing C20 ceiling boarding and services boxing to the first floor, to allow for services to be concealed and roof to be insulated.	Late 20 th Century, no significance This unit is not within the 1910 Lutyens footprint	Positive impact. Benefit	 Benefit: The removal of the C20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.
C.P1	New plasterboard ceiling to first floor with plaster skim and paint finish.		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, using like-for-like materials.
D-Doors				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.D7,D.D11,D.D10	The existing Door removed, to facilitate the new apartment layout	Low		
D.D11	Allow to install new door and frame/architrave to match historic 2-panelled door elsewhere on the building. Allow to repair brick reveals.	Neutral: Late C20 insertion Into Lander phase wall. Unsympathetically done so there is Potential to improve	Positive impact. Benefit.	 Benefit: The existing doorway was poorly inserted so the works will enhance. The existing door is of no historic or architectural interest. This will be of visual benefit with the loss of no historic fabric.
D.P2-D.P9	New door to new partition.	Neutral	Neutral impact.	New solid timber door to the bedroom and common bathrooms.
E-Windows				
WG01-02	Windows are proposed to change in width to facilitate the bedrooms.	1930s-1960s Felix Lander, low significance	Neutral impact	 The windows are of no historic interest. The proposed division will line with a mullion. Benefit: Slim double glazing will improve the thermal performance of the building.
W03-04	W03 – 1930s-1960s Felix Lander, low significance W04 – late 20 th Century	Left - 1930s-1960s Felix Lander Right – Late 20 th Century – no significance	Neutral impact.	 The windows are of no historic interest. The proposed division will line with a mullion.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Benefit: Slim double glazing will improve the thermal performance of the building.
F – New Opening				
F.D1	Section of wall removed to form opening and entrance into adjacent rooms.	Left - 1930s-1960s Felix Lander	Neutral impact.	No historic fabric affected. Layout is based on creating lobby to the bedrooms
G – New Internal Partitions				
G.P1	New reversible timber studs and plasterboard partitions to ground level to create room divisions to facilitate apartment creation.	N/A	Neutral impact.	The new partitions will be a reversible addition, to create room division facilitating apartment use, and there will be no loss of historic fabric. Reversible.
J – Internal Fixtures and Fittings				
J.D2	Cupboard is lined with a modern C20 ,plasterboard at various heights to be removed.	Late 20 th Century, no significance	Neutral impact	No historic fabric affected. Shelves put up for use by school will be removed to achieve clean wall partitions
J.D3	Radiators to be removed with new heating system	Late 20 th Century, no significance	Benefit	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 west corner wall.	N/A		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.	N/A		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.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Neutral – low with mid/late C20 substrates.	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The appearance will improve and internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
P – Services				
P-Services P.D1	Removal of existing services and associated equipment.	Neutral – low with mid/late C20 substrates.	Benefit	Benefit: The existing electrics, heating system and equipment is all related to the school and shall be removed in entirety. The fixture and fittings are all contemporary with surface mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Neutral – low with mid/late C20 substrates.	Low impact	Services generally shall be run - 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.

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Temple Dinsley Level B1 GA – Apartment 38 – Geography

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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				(Refer to CBG Report).
R – Fire and Soundproofing				
R.P1	Compartmentation between Apartments 37 and 38, 38 and 39.	Neutral – low with mid/late C20 substrates.	Benefit	Other than potentially a brick nib, none of the shared wall between Apartments 37 and 38 is historic. The walls will require to be fire-rated construction and to comply with regulations and requirements for airborne sound insulation. The later added doorways that exist between D.D9 will be infilled with masonry. These proposals involve no loss of historic fabric and are reversible additions.

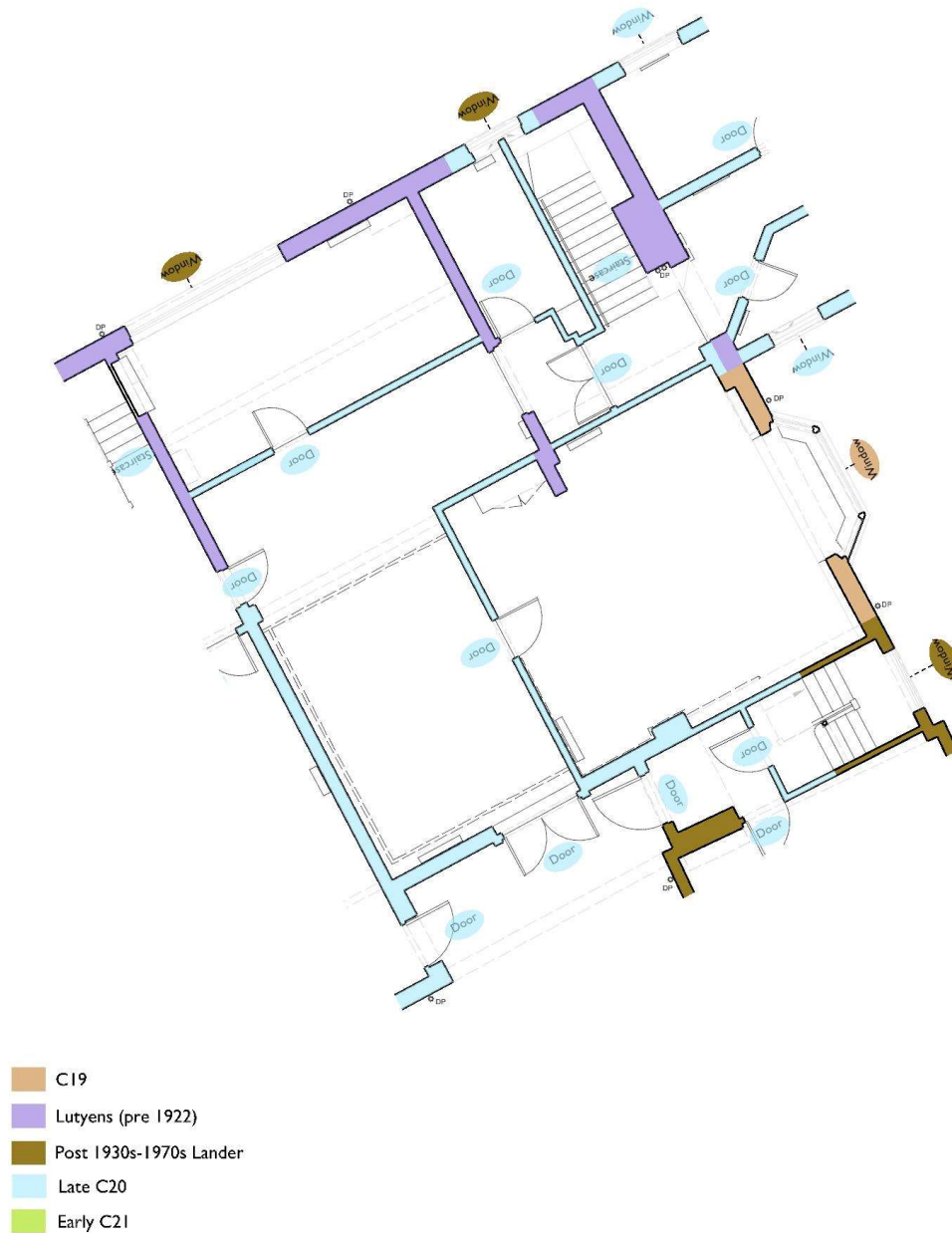
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1 GA – Apartment 39 French

Proposed Apartment 39 French – Plan of Significance



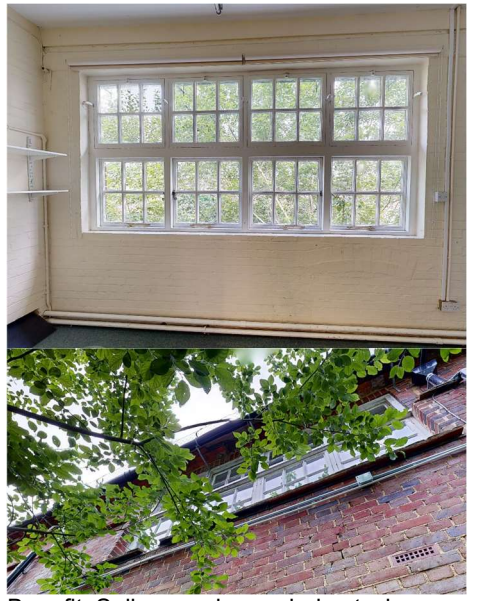
Level B1 (Ground Floor)

641-KS-06-TB-SH-A-900XX
Temple Dinsley Level B1 GA – Apartment 39 – French

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A - Walls				
A.D1	Remove existing partition walls put up by school	Late 20 th Century	Neutral impact.	 The existing C20th partitions were for compartmentation purposes for the school and are of no significance. There will be no loss of historic fabric.
A.D2	Remove existing 1909 Lutyens	Moderate	Low impact	
A.D3	Remove existing Late 20 th Century partitions.	Low	Positive impact. Benefit.	 Benefit : The existing P1950 wall removed to facilitate windows for bedrooms, this adds benefit to the apartment – visual connection with the front garden.

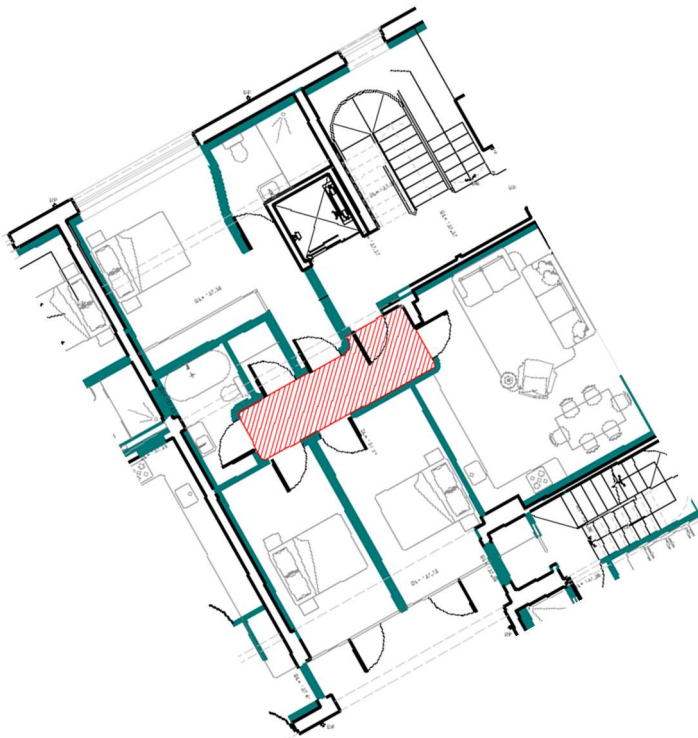
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-R1	Exposed brickwork walls are to be cleaned off existing paint, to carry out brick repairs if required. To be drylined with insulated plasterboard on battens.	01 Late 20 th Century, no significance 02 1909 Lutyens - High	Positive impact. Benefit.	01  02  Brickwork is left unaltered and the walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Benefit: 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 late 19 th Century garden wall, which holds significant heritage value, also has cyma reversa moulding. This approach not only maintains the wall's structural integrity but also protects its historical significance	low	Positive impact. Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Benefit: This will improve its longevity, appearance, and use. Improvement to the high significance wall
B - Floors				
B.D1	Remove C20 carpet tiles. Investigate the existing floor finish beneath.	01 Late 20 th Century, no significance	Neutral impact. Visual benefit.	 Benefit: The removal of this floor finish will allow for the inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.D2	Remove the wooden floor	01 Late 20 th Century, no significance	Neutral impact. Benefit	 Benefit: The removal of this floor finish will allow for inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	This floor can be insulated from the inside by raising the floor, Floor boards to be lifted to allow condition of floor joists to be established and identify any required repairs.	01 Late 20 th Century, no significance	Neutral impact. 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
C - Ceilings				
C.D1	Remove existing C20 ceiling boarding and services boxing to first floor, to allow for services to be concealed and the roof to be insulated.	Late 20 th Century, no significance	Positive impact. Benefit	 Benefit: The removal of the C20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface-mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.
C.P1	New plasterboard ceiling to the first floor with plaster skim and paint finish.		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, using like-for-like materials.
D-Doors				
D.P9,10,11,13,14	The existing Door removed, to facilitate the new apartment layout	Late 20 th Century, no significance		
D.P1	A New Door is to be installed which becomes the entrance door to the apartment.			
D.P2-D.P8	New door to new partition.	Low	Neutral impact.	New solid timber door to the bedroom and common bathrooms
E-Windows				
W04	Late 20 th Century Window to be retained and repaired where necessary.	Late 20 th Century, no significance	Positive impact. Benefit.	 Benefit: 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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. Renewal of finishes. These repairs will aid the longevity of these significant windows.
W03	Between 1959-1972 Window to remain same and repaired where necessary	Low	Neutral impact.	 Same benefit as above
W01-02	New windows proposed to match the external elevation		Positive impact. Benefit	This adds benefit to the apartment – visual connection with the front garden.
G – New Internal Partitions				
G-P1	New reversible timber studs and plasterboard partitions to ground level 0 to create room divisions to facilitate apartment creation.		Positive 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.
J – Internal Fixtures and Fittings				
J.D2	Cupboard is lined with a modern C20 ,plasterboard at various heights to be removed.	Late 20 th Century, no significance	Neutral impact.	Shelves put up for use by 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 south east wall.		Neutral impact.	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 impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids with vertical riser boxings for SVP's..
M-Finishes				
M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Low	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
P – Services				
P.D1	Removal of existing services and associated equipment.	Late 20 th Century, no significance	Positive impact. Benefit.	Benefit: The existing electrics, heating system, and equipment are all related to the school and shall be removed in entirety. The fixtures and fittings are all contemporary with surface-mounted plastic

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Neutral C20 services	Low impact	Services generally shall be run - 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.P1	Creating compartmentation wall between Apartments 37,38 and 39.	Lutyens 1909 Late 20 th Century	Neutral impact	The shared wall between Apartments 39 and 37,38 is the original masonry wall of 1909 Lutyens and Late 20th Century and will require to be fire-rated construction and to comply with regulations requirements for airborne sound insulation. Also, The walls around the protected lobby are to be drylined with fire-resistant plasterboard. These proposals involve no loss of historic fabric and are reversible additions.



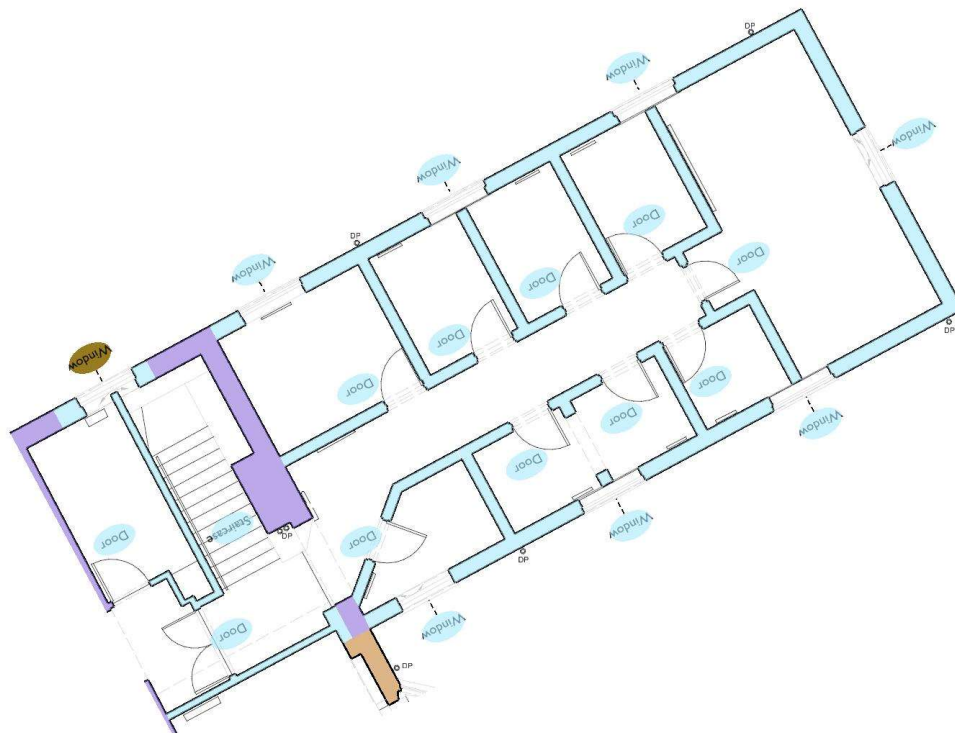
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1 GA – Apartment 40 History

Proposed Apartment 40 History – Plan of Significance



- 19th Century
- 1909 Lutyens
- 1930s - 1960s Felix Lander
- Late 20th Century
- 21st Century

Level B1 (Ground Floor)

A - Walls

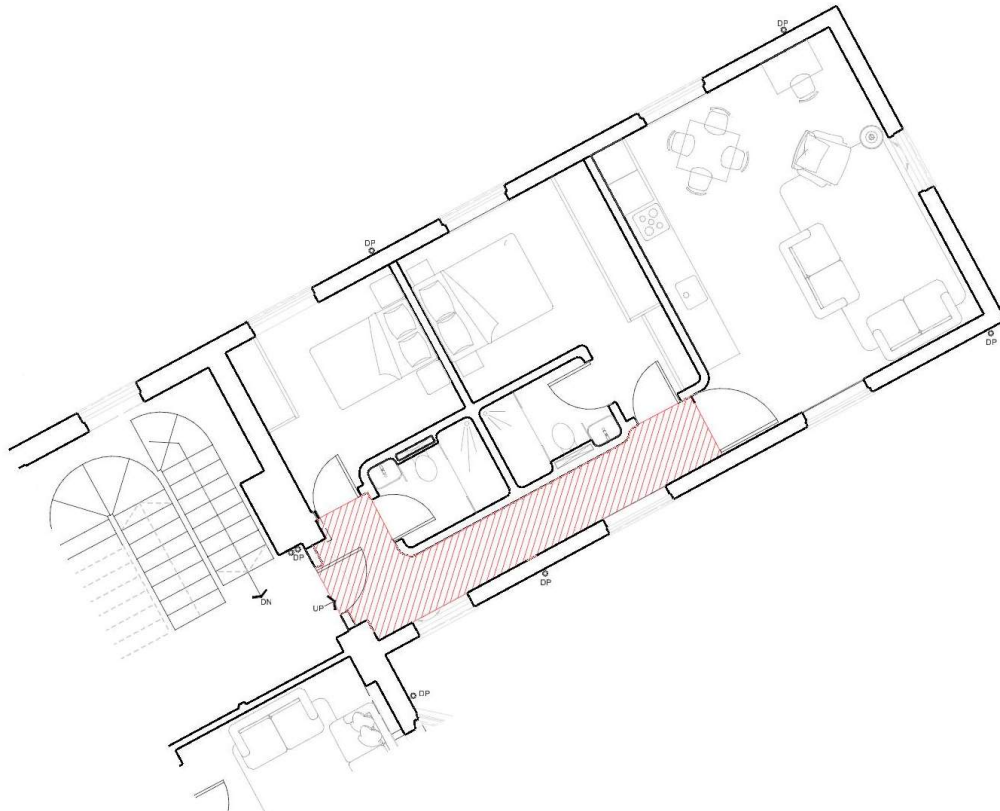
A.D1	Remove Late 20 th Century stud walls	Late 20 th Century, no significance	Neutral impact.	Existing stud walls were stripped down to facilitate new apartment layout.
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.R1	Repair wall finishes with dry lining with insulated plasterboard on battens.	Late 20 th Century, no significance	Positive impact. Benefit.	Removal of the plasterboard lining, and to carry out any repairs required. The walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Benefit: 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.P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.		Positive impact.	
B Floors				
B-D1	Remove C20 carpet tiles. Investigate the existing floor finish beneath.	Late 20 th Century, no significance	Visual benefit.	 Benefit: The removal of this floor finish will allow for inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	This floor can be insulated from the inside by raising the floor, Floor boards to be lifted to allow condition of floor joists to be established and identify any required repairs.	Late 20 th Century, no significance	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.
C - Ceilings				
C.D1	Remove existing LC20 ceiling to allow for services to be concealed and roof to be insulated.	Late 20 th Century, no significance	Positive impact. Benefit	 Benefit: The removal of the LC20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface-mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.
C-P1	New plasterboard ceiling to the first floor with plaster skim and paint finish.		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, and we will be able to run services in it.
D-Doors				

641-KS-06-TB-SH-A-900XX**Temple Dinsley Level B1 GA – Apartment 40 – History**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.D7 - D.D15	The existing Door removed, to facilitate the new apartment layout	Late 20 th Century, no significance		To accommodate proper apartment layout.
D.P1	New fire door to be installed.		Neutral impact.	This door will become the main entrance door to the Apartment with a contemporary fire and security door.
D.D2 - D.D6	New door to new partition.			New solid timber door to the bedroom and common bathrooms
E-Windows				
W01-W07	Existing windows are to be retained and repaired	Late 20 th Century, no significance	Positive impact. Benefit.	 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. These repairs will aid the longevity of these windows. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
G – New Internal Partitions				
G-P1	New reversible timber studs and plasterboard partitions to ground level to create room divisions to facilitate apartment creation.		Positive impact. Reversible	The new partitions will be a reversible addition, to create room division facilitating apartment use.
J – Internal Fixtures and Fittings				
J.D3	Radiators to be removed with new heating system	Late 20 th Century, no significance		All cast iron radiators are to be removed, restored/redecorated and relocated within new layout as required. Services will be concealed in floor/ceiling voids.
J.P1	New kitchen cabinets and worktop fitted to west corner wall.		Neutral impact.	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 impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids with vertical riser boxings for SVP's.
M-Finishes				
M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings		Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
P – Services				
P.D1	Removal of existing services and associated equipment.	Late 20 th Century, no significance	Positive impact. Benefit.	Benefit: The existing electrics, heating system, and equipment are all related to the school and shall be removed in entirety. The fixtures and fittings are all contemporary with surface-mounted plastic

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services		Low impact	Services generally shall be run - 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.P1	One layer of fire-resistant plasterboard is to be used around the protected lobby area marked red below			The walls around the protected lobby are to be drylined with fire-resistant plasterboard. These proposals involve no loss of historic fabric and are reversible additions.



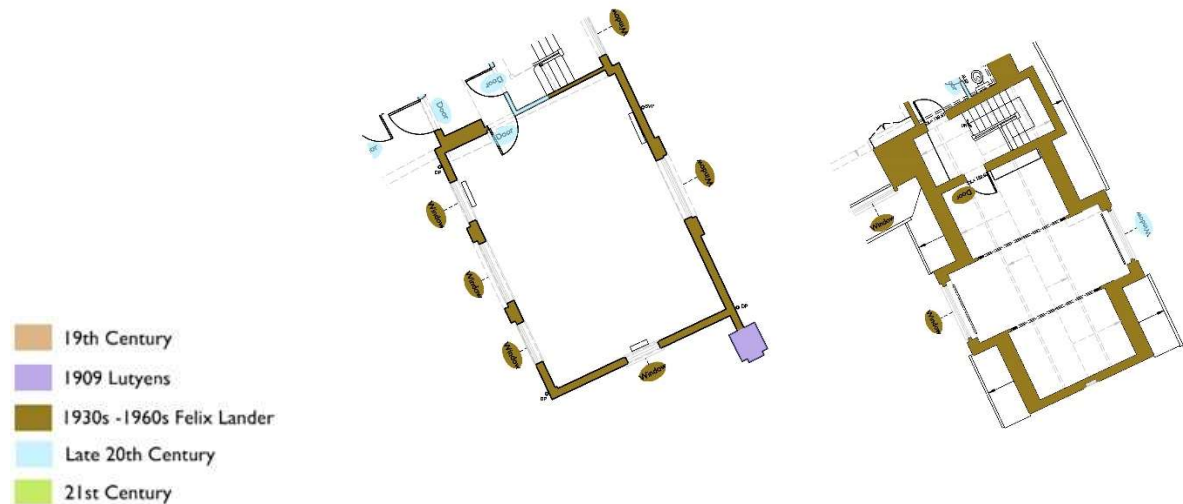
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level B1,00 GA – Apartment 41 Spanish

Proposed Apartment 39 French – Plan of Significance



Level B1 (Ground Floor) , Level 00 (First Floor)

A - Walls

A.D1

Remove the existing 1930-1960s masonry wall.

1930s-1960s Felix Lander

Positive impact. Benefit



Part of the existing 1930s-1960s masonry wall is to be taken down to make a window opening for the bedroom of this apartment. There will be no loss of historic fabric.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.D2	Remove existing 1930s-1960s partition wall.	1930s-1960s Felix Lander , low significance	Low impact	 Demolition of partitions wall, which is in a poor condition and rebuilding a new partition wall for the apartment bedroom.
A-R1	Exposed brickwork walls are to be cleaned off existing paint, to carry out brick repairs if required. To be drylined with insulated plasterboard on battens.	1930s-1960s Felix Lander , low significance	Positive impact. Benefit.	01  Brickwork is left unaltered and the walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Benefit: 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.R3	Minimum internal walls repairs to lime plaster carried out as required. Breathable paint.			

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Wherever required ~ the walls are drylined to provide smooth wall surfaces, are to run services within, and to minimize thermal transmission. Benefit: This will improve its longevity, appearance, and use.
B Floors				
B.D1	Remove C20 carpet tiles. Investigate the existing floor finish beneath.	Late 20 th Century, no significance	Neutral impact. Visual benefit.	 Benefit: The removal of this floor finish will allow for the inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	This floor can be insulated from the inside by raising the floor, Floor boards to be lifted to allow condition of floor joists to be established and identify any required repairs.	Late 20 th Century, no significance	Neutral impact. Benefit	This will allow for the floor structure to be inspected and repaired and for the floor to be insulated, improving the thermal efficiency and longevity of the building. The existing floor construction will need to be insulated for fire and sound protection to the 1st floor accommodation below to comply with Building Regulations.
C Ceilings				
C.D1	Remove existing C20 ceiling boarding and services boxing to first floor, to allow for services to be concealed and roof to be insulated.	1930s-1960s Felix Lander , low significance + Late 20 th Century, no significance	Positive impact. Benefit	  Benefit: The removal of the C20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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.
C.P1	New plasterboard ceiling to first floor with plaster skim and paint finish.		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, using like-for-like materials.
D-Doors				
D.D8-D11	The existing Door removed, to facilitate the new apartment layout	1930s-1960s Felix Lander , low significance + Late 20 th Century, no significance		
D.P1	New Door is to be installed which becomes the entrance door to the apartment.			
D.P2-D.P8	New door to new partition.		Neutral impact.	New solid timber door to the bedroom and common bathrooms
E-Windows				
W.02	New window proposed for the new bedroom of the apartment	1930s-1960s Felix Lander, low significance	Positive impact. Benefit.	 Benefit: Visual connection from bedroom to outside. Window proposed for the new bedroom.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
W.03-W.09	All casement windows are to be retained and repaired.	1930s-1960s Felix Lander, low significance; Late 20C (W.08)	Positive impact. Benefit.	 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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				finishes. These repairs will aid the longevity of these significant windows. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
G – New Internal Partitions				
G-P1	New reversible timber studs and plasterboard partitions to ground level 0 to create room divisions to facilitate apartment creation.	None	Positive 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.
H - Stair				
H.D1	Remove existing staircase to accommodate entry from the basement level	Low significance	Low impact	 Demolition of part wall below the window to install a new door is proposed aligned with the window to allow level access into the apartment. This is designed by Felix Lander in the 1930s-1960s with low significance. There will be no loss of historic significance.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
H.P1	Redesign of a staircase to access from basement level		Positive impact, benefit	The new staircase although built in the same location will allow entrance from the alley road. It's a benefit for level access from the alley
J – Internal Fixtures and Fittings				
J.D2	The cupboard is lined with a modern C20 ,plasterboard at various heights to be removed.	Late 20 th Century, no significance	Neutral impact.	Shelves put up for use by 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 south east wall.		Neutral impact.	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 impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids with vertical riser boxings for SVP's..
M-Finishes				
M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings		Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
P – Services				
P.D1	Removal of existing services and associated equipment.		Positive impact. Benefit.	Benefit: The existing electrics, heating system, and equipment are all related to the school and shall be removed in entirety. The fixtures and fittings are all contemporary with surface-mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services		Low impact	Services generally shall be run - within new partitions and wall linings - within subfloor voids. - within ceiling/roof voids. New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms is 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).

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Temple Dinsley Level B1 GA – Apartment 41 – Spanish

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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R – Fire and Soundproofing

R.P1	Creating compartmentation wall between Apartments 39 and 41 on lower level and 43 and 42 on upper level	Low Pre1884 – P1950	Neutral impact	The shared wall between Apartments 39 and 42, and between 43 and 42 will require to be fire-rated construction and are to comply with regulations requirements for airborne sound insulation. Also, The walls around the protected lobby are to be drylined with fire-resistant plasterboard. These proposals involve no loss of historic fabric and are reversible additions.
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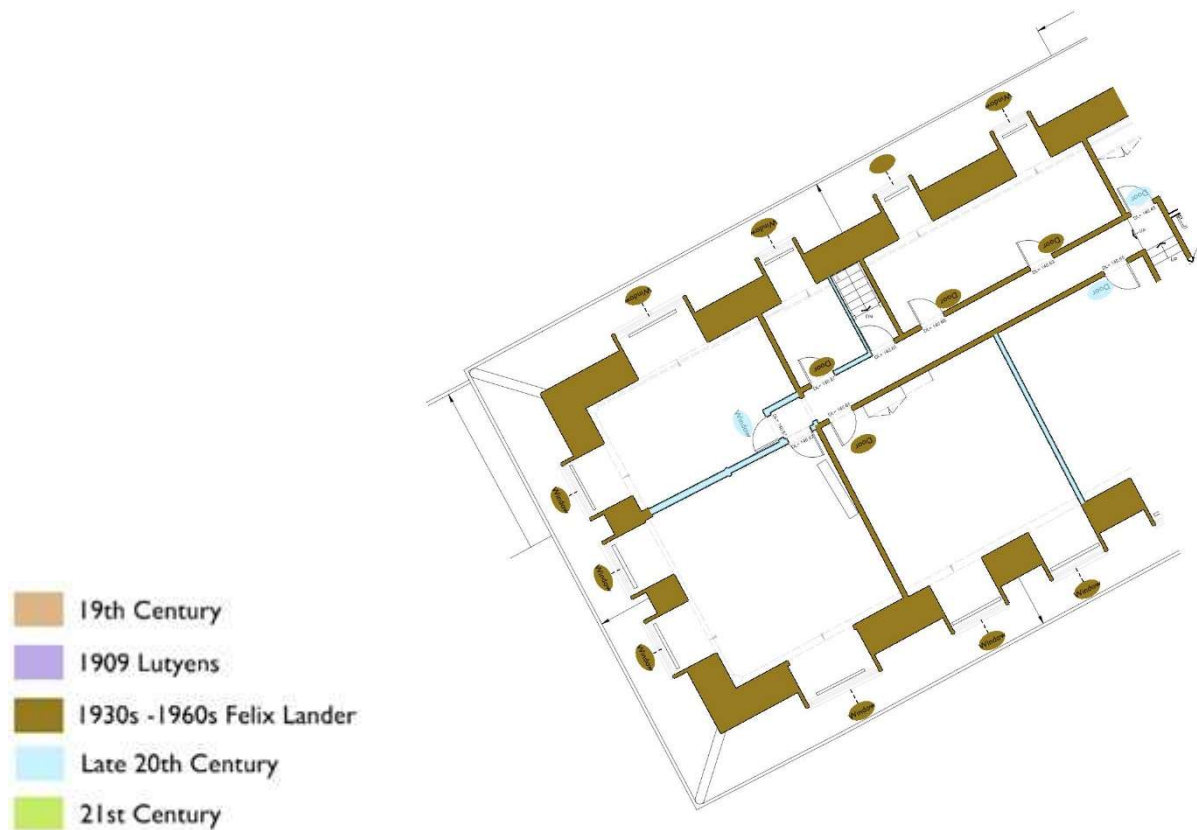
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Temple Dinsley

Teaching Block

Level 00 GA – Apartment 42 Maths

Proposed Apartment 42 Maths – Plan of Significance



Level 00 (First Floor)

A - Walls

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A.D1	Remove existing C20 and 1930s-1960s Felix Lander stud walls	Late 20 th Century, No significance 1930s-1960s Felix Lander, low significance	Neutral impact.	 Existing stud walls were stripped down to facilitate new apartment layout.
A.R1	Repair wall finishes with dry lining with insulated plasterboard on battens.		Positive impact. Benefit.	Removal of the plasterboard lining, and to carry out any repairs required. The walls are drylined to provide smooth wall surfaces, to run services within, and to minimize thermal transmission. Benefit: 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.P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.		Positive impact.	
B-Floors				
B.D1	Remove C20 carpet floor. Investigate the existing floor finish beneath.	No significance	Neutral impact. Visual benefit.	 Benefit: The removal of this floor finish will allow for inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	This floor can be insulated from the inside by raising the floor. Floor boards are to be lifted to allow the condition of floor joists to be established and identify any required repairs.	No significance	Neutral impact. 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.
C - Ceilings				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C.D1	Removal of existing plasterboard to ceilings throughout 1 st floor accommodation	No significance	Positive impact. Benefit	 These linings will be removed to allow the roof structure to be assessed/recorded/condition investigated and the roof void insulated. This is considered a positive impact which will benefit the building fabric and the internal environment. Benefit: The removal of the LC20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.
C.P1	Carry out all necessary repairs/strengthening works to structural members. Fix new timber between/below existing rafters as necessary for head fixing for new partitions.		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, and we will be able to run services in it. Thank you
C.P2	Installation of compartment separation between apartments and thermal insulation between/below existing ceiling joists and reinstate plasterboard ceilings.		Positive impact. Benefit	Compartment separation is a Building Regulations requirement. Thermal insulation of the ceilings is considered to have a positive impact which will benefit the building fabric and the internal environment and the internal environment.
D-Doors				
D.D10 - D.D16	The existing Doors removed, to facilitate the new apartment layout	No significance		 All modern C20 doors/fire doors to be removed along with partitions to accommodate the proper apartment layout.
D.P01	New fire door to be installed.		Neutral impact.	This door will become the main entrance door to the Apartment with a contemporary fire and security door.

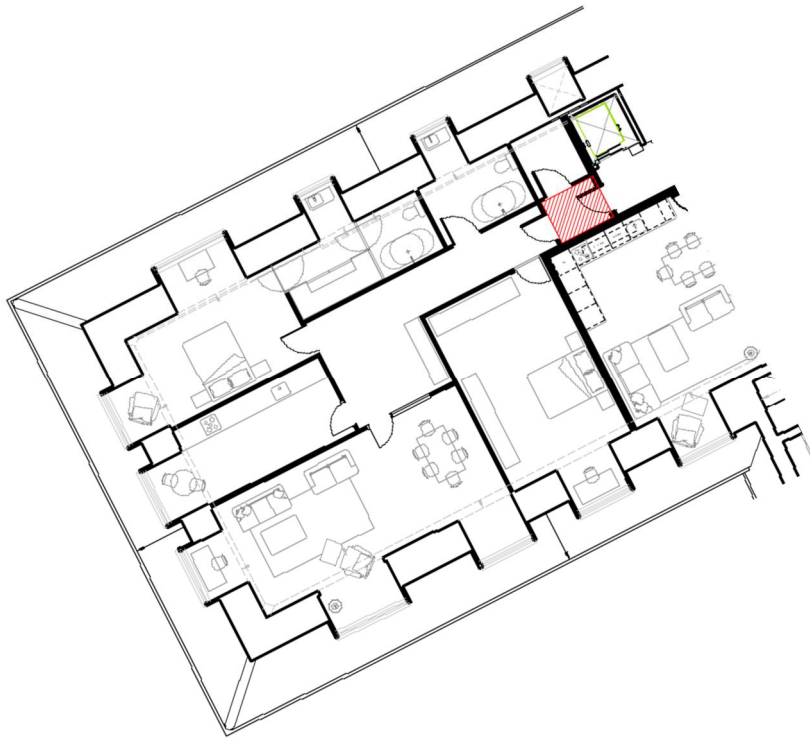
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D.P02 - D.P09	New door to new partition.			New solid timber door to the bedroom and common bathrooms
E-Windows				
W01-09	Existing windows are to be retained and repaired	Low	Positive impact. Benefit.	 Splice repairs carried 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. These repairs will aid the longevity of these windows. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
G – New Internal Partitions				
G.P1	New reversible timber studs and plasterboard partitions to ground level 0 to create room divisions to facilitate apartment creation.	None	Positive impact. Reversible	The new partitions will be a reversible addition, to create room division facilitating apartment use.
H-Stairs				
H.D1	Remove the C20 stair and balustrade between the lower ground to 2nd-floor levels.	Late 20 th Century alterations by the school, no significance		 Existing C20 stair and balustrade to be removed to accommodate proper size bedroom.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
H.P1	A new staircase is proposed as we have demolished the other stairs connecting the ground and first floor. This will comply with building regs			
J – Internal Fixtures and Fittings				
J.D2	Cupboard is lined with a modern C20 ,plasterboard at various heights to be removed.	No significance	Neutral impact.	 Shelves put up for use by school.
J.D3	Radiators to be removed with new heating system	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 west corner wall.			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.			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.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Low	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The internal decoration of the apartment shall be tailored to work with modern substrates to maintain breathability where possible.
P – Services				
P.D1	Removal of existing services and associated equipment.	Neutral C20	Positive impact. Benefit.	Benefit: The existing electrics, heating system and equipment is all related to the school and shall be removed in entirety. The fixture and fittings are all contemporary with surface mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services	Neutral C20 services	Low impact	Services generally shall be run - within new partitions and wall linings - within sub floor voids. - within ceiling/roof voids.

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Temple Dinsley Level 00 GA – Apartment 42 – Maths

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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.P1	One layer of fire-resistant plasterboard is to be used around the protected lobby area marked red below		Neutral impact	The walls around the protected lobby are to be drylined with fire-resistant plasterboard and are to comply with regulations requirements for airborne sound insulation. These proposals involve no loss of historic fabric and are reversible additions.



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

Teaching Block

Level 00 GA – Apartment 43 English

Proposed Apartment 40 History – Plan of Significance



Level 00 (First Floor)

A - Walls

A.D1	Remove existing C20 stud walls	Late 20 th Century, no significance	Neutral impact.	Existing stud walls stripped down to facilitate new apartment layout.
A.R1	Repair wall finishes with dry lining with	Late 20 th Century, no significance	Positive impact. Benefit.	Removal of the plasterboard lining, and to carry out any repairs required. The walls are drylined to provide smooth wall

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	insulated plasterboard on battens.			surfaces, to run services within, and to minimize thermal transmission. Benefit: 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.P1	Small areas of tiling will also be installed to act as splashbacks and for the shower room.		Positive impact.	
B-Floors				
B.D1	01 Remove C20 vinyl floor. Investigate the existing floor finish beneath. 02 Remove C20 carpet floor. Investigate the existing floor finish beneath.	Late 20 th Century, no significance	Neutral impact. Visual benefit.	 01  02 Benefit: The removal of this floor finish will allow for inspection of the existing floor structure and for the incorporation of sound insulation and services.
B.R1	This floor can be insulated from the inside by raising the floor, Floor boards to be lifted to allow condition of floor joists to be established and identify any required repairs.	Late 20 th Century, no significance	Neutral impact. 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.
C - Ceilings				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C.D1	Removal of existing plasterboard to ceilings throughout 1 st floor accommodation including linings around roof light and roof void access hatch in the classroom	Late 20 th Century, no significance	Positive impact. Benefit	 These linings will be removed to allow the roof structure to be assessed/recorded/condition investigated and the roof void insulated. This is considered a positive impact which will benefit the building fabric and the internal environment.   Partial view of existing ceiling, cracks in the plasterboard joints are visible. These linings will be removed to allow the roof structure to be assessed/recorded/condition investigated and the roof void insulated. This is considered a positive impact which will benefit the building fabric and the internal environment. Benefit: The removal of the LC20 ceiling finish will allow for the inspection and like-for-like repair of the roof structure, aiding its longevity. The removal of surface mounted services will be of visual benefit. The insulation of the roof will improve the thermal efficiency and viability of this part of the building.
C.P1	Carry out all necessary repairs/strengthening works to structural		Positive impact. Benefit	Benefit: The replacement ceiling will be of visual benefit, and we will be able to run services in it. Thank you

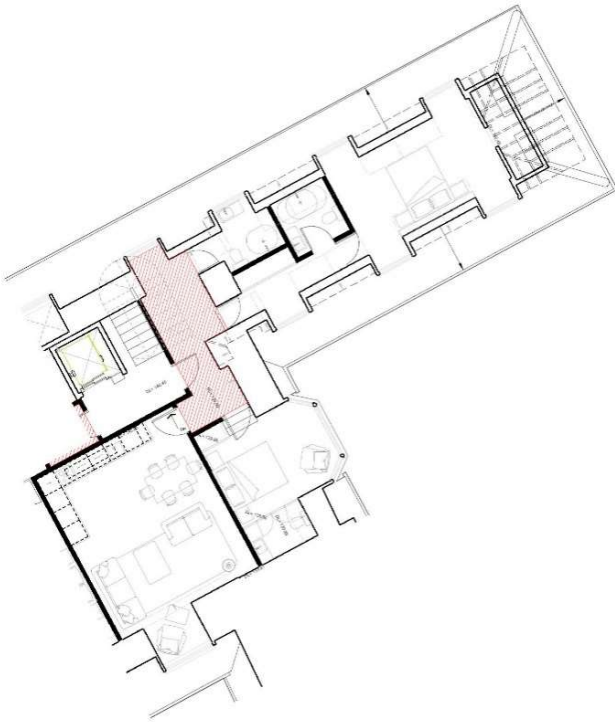
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	members. Fix new timber between/below existing rafters as necessary for head fixing for new partitions.			
C.P2	Installation of compartment separation between apartments and thermal insulation between/below existing ceiling joists and reinstate plasterboard ceilings.		Positive impact. Benefit	Compartment separation is a Building Regulations requirement. Thermal insulation of the ceilings is considered to have a positive impact which will benefit the building fabric and the internal environment and the internal environment.
D-Doors				
D.D08 - D.D13	The existing Door removed, to facilitate the new apartment layout	Late 20 th Century, no significance		 To accommodate proper apartment layout - All modern C20 doors/fire doors are to be removed
D.P01	New fire door to be installed.			This door will become the main entrance door to the Apartment with a contemporary fire and security door.
D.P02 - D.P07	New door to new partition.			New solid timber door to the bedroom and common bathrooms
E-Windows				
W01-07	Existing windows are to be retained and repaired		Positive impact. Benefit.	 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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				These repairs will aid the longevity of these windows. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
G – New Internal Partitions				
G.P1	New reversible timber studs and plasterboard partitions to ground level 0 to create room divisions to facilitate apartment creation.		Positive impact. Reversible	The new partitions will be a reversible addition, to create room division facilitating apartment use.
J – Internal Fixtures and Fittings				
J.D2	Cupboard is lined with a modern C20 ,plasterboard 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 west corner wall.		Neutral impact.	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 impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids with vertical riser boxings for SVP's.
M-Finishes				
M.P1	New breathable paint internal finish to external walls.		Neutral Impact. Repairs /	Benefit: The internal decoration of the apartment shall be tailored to work with

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	Emulsion paints to plasterboard and gypsum internal linings		redec's are of Benefit.	modern substrates to maintain breathability where possible.
P – Services				
P.D1	Removal of existing services and associated equipment.		Positive impact. Benefit.	Benefit: The existing electrics, heating system and equipment is all related to the school and shall be removed in entirety. The fixture and fittings are all contemporary with surface mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
P.P1- Services Generally	Services		Low impact	Services generally shall be run - 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.P1	One layer of fire-resistant plasterboard is to be used around the protected lobby area marked red below		Neutral impact	The walls around the protected lobby are to be drylined with fire-resistant plasterboard and to comply with regulations and requirements for airborne sound insulation. These proposals involve no loss of historic fabric and are reversible additions.

641-KS-06-TB-SH-A-900XX
Temple Dinsley Level 00 GA – Apartment 43 – English

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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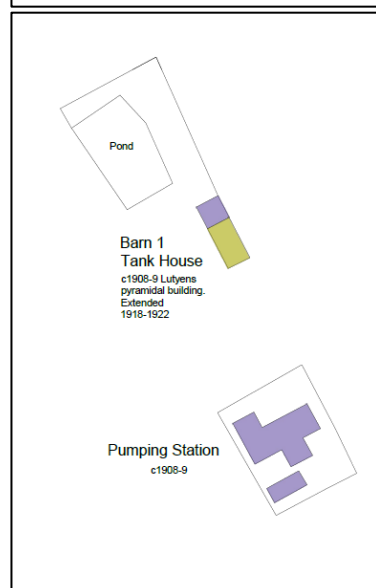
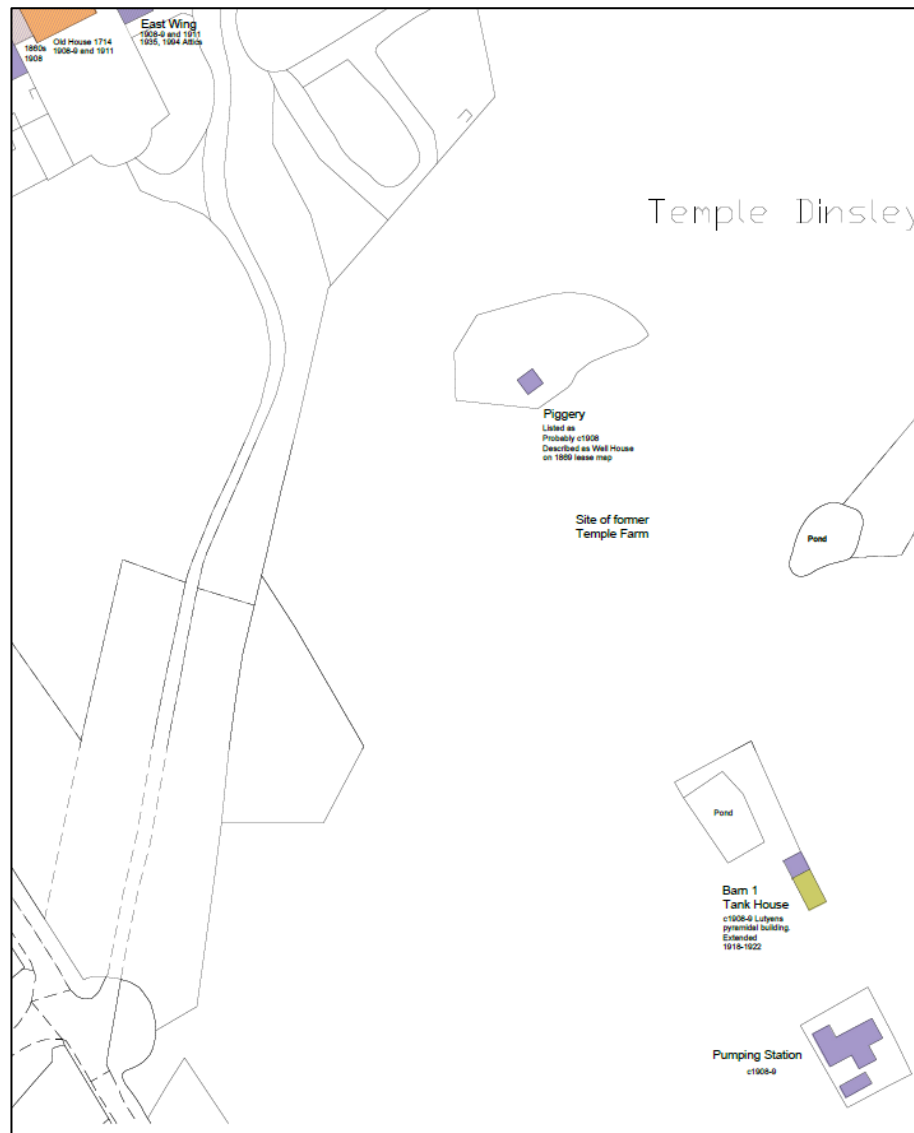


641-KS-06-TH-SH-A-90680 P01 Significance Impact Table

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



Key

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

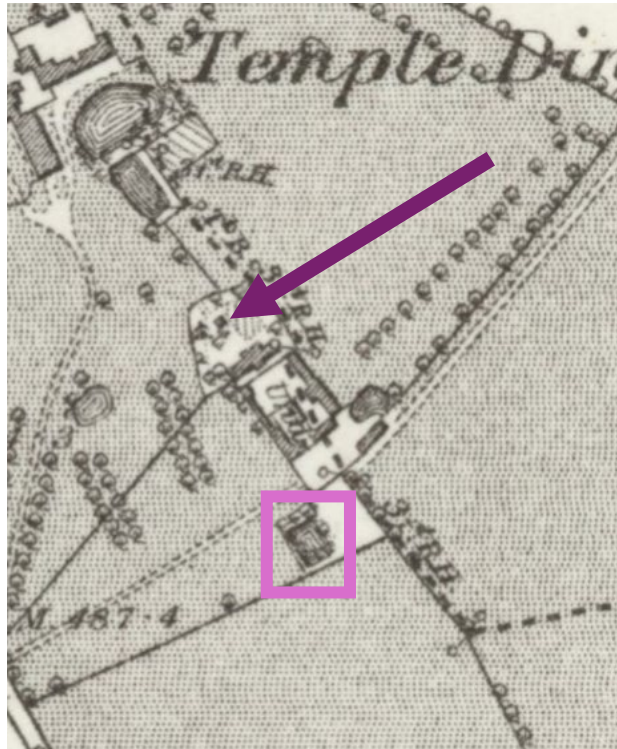
641-KS-06-TH-SH-A-90680 P01 Significance Impact Table

Temple Dinsley – Pump House

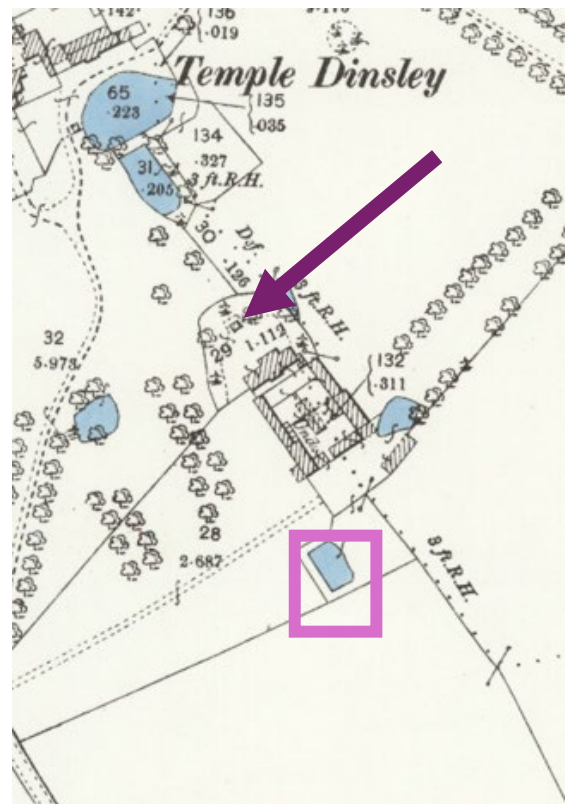
	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Lutyens' Tank House was a complete new build and formed part of the 1909 proposal. The building has a square symmetrical building with features commonly used by Lutyens' for other buildings and would have likely appeared as a dovecote. There was an entrance doorway positioned centrally on the West Elevation with high level windows on the remaining elevations. Giving the elevations a symmetrical appearance reflected in the roof form (pyramid shaped) which was hipped on all four sides. The lower level has an internal structure which supports the original water tank above. The Tank House sits between the former site of Temple Farm and Lutyens' Piggery and Well House. The Tank House was extended by 1924 with an additional storage area and the roof altered to form a linear North South range. This part of the Tank house is less significant. The 'original' South wall of the Tank House remains and is an internal wall.

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.



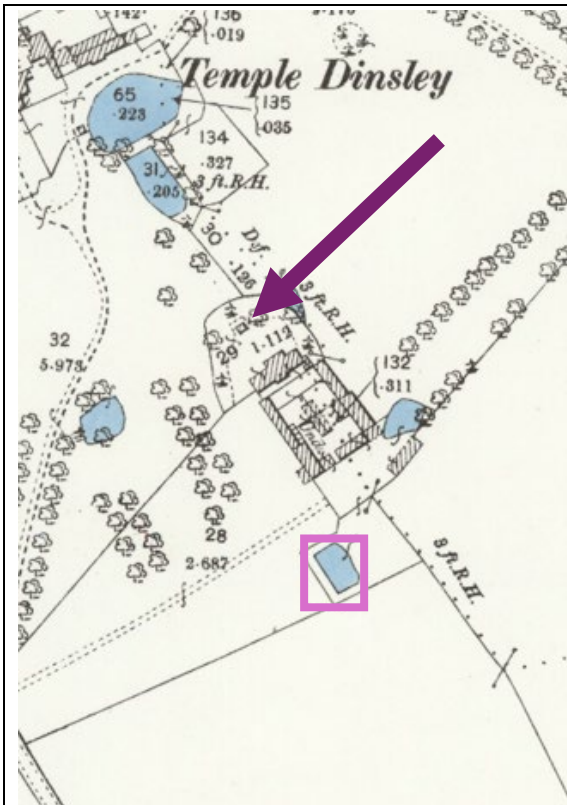
Extract of 1884 Map



Extract of 1889 Map

641-KS-06-TH-SH-A-90680 P01 Significance Impact Table
Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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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 Tank 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 Tank House the building arrangement and form has determined the internal arrangement of rooms with main living areas accommodated at ground floor with a central circulation space. Entrance on the West Elevation to address the main approach. Bedroom accommodation at first floor. New windows and door openings are proposed as the existing window heights are very high above ground level (although these have been retained also) and additional window openings at first floor. These have been concentrated on the less significant linear part of the building. The North Elevation remains unchanged which is important as it is the view from the main house. The internal wall (original south wall) has been retained and the window forms a feature on the new staircase.

641-KS-06-TH-SH-A-90680 P01 Significance Impact Table
Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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The external windows proposed at first floor on the 1909 building are a window located directly over the original doorway (West Elevation), maintaining symmetry and a long linear window below the eaves on the East Elevation is positioned below the Eaves off centre to visually appear as a shadow. Much of the structure shall be retained. It is likely that a new floor structure will be added above the existing elements independently. The views across the site are all important however the view from the North and West are considered more significant.

Cart Lodges

A new detached cart lodge is positioned to the East corner of the Tank 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, this elevation is considered less significant as it is the rear of the property. The benefits ancillary accommodation and covered parking also benefit the site and its setting and avoid cars parking outside the buildings.



Looking North East



North Elevation



Internal Wall (Original South Elevation)

Refer to Drawings

641-KS-03-TH-DR-A-02010 Plans and Elevations as Existing
 641-KS-03-TH-DR-A-12010 Plans and Elevations as Proposed
 641-KS-01-TH-DR-A-02010-P01 Tank 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' Tank House	Moderate Impact Enhance	During the school's ownership of the site the Tank House has been unused, and it has fallen into disrepair. The conversion will allow the building to be repaired and enhanced.

641-KS-06-TH-SH-A-90680 P01 Significance Impact Table
Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		EC20 Later Extension		
Removal of posts on external walls to form new openings.	High Setting 1909 Lutyens' Tank House. EC20 Later extension	Low Impact	The majority of the openings proposed are in the less significant part of the building to the south. Where removal is proposed to the 'original' square frame it has been sensitively carried out on the West Elevation by centrally positioning the opening above the entrance door. To the East Elevation (considered less significant as the rear elevation) the larger opening mirrors the opening at ground floor. The first floor opening a subtle alteration below the deep eaves line.	
Removal of Water Tank and structural elements.	EC20 equipment.	Moderate Impact	Water Tank shall be photographed and recorded prior to removal. Elements of the structural frame that can be incorporated into the design have been retained.	
Floors Removal concrete hardstanding and equipment. Install insulated slab with breather perimeter where required.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Benefit	Unmade earth floors. Installation of an insulated floor slab will bring future benefits for the building use. Considered low impact and a benefit.	
External Walls Timber vertical posts with cross bracing, retained and insulated and lined.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Positive Impact	The walls shall be insulated and battened with new featheredge weatherboard applied to match the existing. The line of the original boarding (indicating the earlier square form) shall be retained. Internally the walls shall be insulated and lined with a modern plaster board. Positive impact.	
Roof Re-roof will be required. Roof to be re-felted and insulated.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	Low Impact Benefit	Existing tiles will need to be set aside for reuse. 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 from inside with rafter extension pieces required. Ceiling mixture of vaulted and underdrawn to provide loft space for bats and Owls.	
Windows Existing timber frame casement windows to be retained and repaired.	High Setting 1909 Lutyens' Tank House EC20 Later Extension	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' Tank House EC20 Later Extension	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 to retain the agricultural appearance. 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 stable boarded doors, timber frame glazed doors and sliding /	High Setting 1909 Lutyens' Tank 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. The introduction of aluminium framed glazed doors on the East and South	

641-KS-06-TH-SH-A-90680 P01 Significance Impact Table
Temple Dinsley – Pump House

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
opening aluminium framed screens / doors. External ledge and braced doors to West Elevation.		EC20 Later Extension		Elevation are a lightweight approach and allows the existing building form to be read. Considered low impact. The external ledge and braced timber door with secondary glazed doors are considered low impact and a positive impact on the buildings appearance.
Cart Lodge		High Setting 1909 Lutyens' Tank House EC20 Later Extension	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. The position of the Cart Lodge in relation to the Tank House is the most sympathetic and allows retains many of the important views of the Tank House.
General Internal Walls and finishes		High Setting 1909 Lutyens' Tank House EC20 Later Extension	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' Tank House EC20 Later Extension	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' Tank House EC20 Later Extension	Low Impact Enhance	Gravel paths and stone flags for external paths and terraces.
Summary of Proposals The proposals retain as far as possible the original arrangement and architectural features of the Tank House with sympathetic repairs that shall protect and enhance the setting and the building. The proposals consider the historic alterations to the building. The Cart Lodge is subordinate and provides necessary ancillary accommodation that preserves the setting and protects the setting.				

8.0 Appendix

Refer to

Acoustic Engineer ~ Gilleron Scott Acoustic Design (GSAD)

Temple Dinsley - Acoustic Feasibility Study 01072024 July 2024

Arboicultural Surveyor

Archaeology - Britannia Archaeology

R1386; Temple Dinsley - DBA V1.4docx

Asbestos - Cambridge Asbestos

CAR ECB5349_R&D Asbestos Survey_Barn 1 & Barn 2 Aug 2023

CAR ECB5349_R&D Asbestos Survey_Gazebo Aug 2023

CAR ECB5349_R&D Asbestos Survey_Ice House Aug 2023

CAR ECB5349_R&D Asbestos Survey_Main Building Aug 2023

CAR ECB5349_R&D Asbestos Survey_Piggery Aug 2023

CAR ECB5349_R&D Asbestos Survey_Pumping Station Aug 2023

CAR ECB5349_R&D Asbestos Survey_Science Block Aug 2023

CAR ECB5349_R&D Asbestos Survey_Sports Hall Aug 2023

CAR ECB5349_R&D Asbestos Survey_Storage Sheds Aug 2023

CAR ECB5349_R&D Asbestos Survey_Summerhouse Building Aug 2023

CAR ECB5349_R&D Asbestos Survey_Teaching Block Aug 2023

Below Ground Drainage - CBG

20240709-FRA-SuDS-Temple Dinsley (small) 1 of 4 July2024

20240709-FRA-SuDS-Temple Dinsley (small) 2 of 4 July2024

20240709-FRA-SuDS-Temple Dinsley (small) 3 of 4 July2024

20240709-FRA-SuDS-Temple Dinsley (small) 4 of 4 July2024

Contaminated Land - J.P. Chick & Partners

IE24-050 - Temple Dinsley - Area A - Geo-Envrionmental Desk Study Report

IE24-050 - Temple Dinsley - Area B - Geo-Environmental Desk Study Report

IE24-050 - Temple Dinsley - Area C - SITI Report

IE24-050 - Temple Dinsley - Area D - SITI Report

IE24-050 - Temple Dinsley - Area E - SITI Report

IE24-050 - Temple Dinsley - Area F - Geo-Environmental Desk Study Report

Ecologist - Applied Ecology

AEL2170_EcologyReport_v2.0_20240711 - Ecology Report

AEL2170_01-05-00_WoodlandCompensation_20240423 - BNG Assessment

AEL2170_01-09-00_Habitatbaseline_20240606 - Habitat Baseline Map

AEL2170_01-010-00_developmentareas_20240606 - Development Area Maps

AEL2170_BNGnote_v1.0_20240607 - BNG Note

Historic Recorder - John Selby

Initial Heritage Assessment

Historic Garden Consultant & Landscape Architect - George Carter

Temple Dinsley Summary_SCABAL_240611 - Temple Dinsley The Lutyens Formal Gardens: Summary of Restoration Proposals

Service Engineers - CBG

11951-CBG-XX-XX-RP-ME-90001-P01 - Site Survey Report

11951-CBG-XX-XX-RP-ME-90003-P01 - M&E Feasibility Report

Structural Engineer - Andrew Firebrace Partnership

240325 - CE244030 REPORT 25.03.24 - Structural Report

240408 - CE24-4030 Demolition Method Statement

Transport Engineer

20240710-CTMP-Revision B-Temple Dinsley - Construction Transport Management Plan

20240710-TA-Revision C-Temple Dinsley APP PART 1 ONLY -Transport Assessment Part 1

20240710-TA-Revision C-Temple Dinsley APP PART 2 ONLY - Transport Assessment Part 2

20240709-TP-Revision A-Temple Dinsley - Residential Transport Plan



FIG. 372.—GATES AND FORECOURT.

Gates and Forecourt from Houses and Gardens, p221, Sir Edwin Lutyens, 1925