

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

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

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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal fixtures and fittings 06J.P2	New sanitaryware to en-suites.	Neutral LC20	Neutral impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids with vertical riser boxings for SVP's..
M-Finishes				
M-Finishes 06M.P1	New breathable paint internal finish to external walls. Emulsion paints to plasterboard and gypsum internal linings	Low LC20 Lander	Neutral Impact. Repairs / redecs are of Benefit.	Benefit: The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible. The like-for-like repairs are beneficial for the viability of the building. The decorations are consistent with the character of the spaces.
P – Services				
P-Services 06P.D1	Removal of existing services and associated equipment.	Neutral C21	Positive impact. Benefit.	Benefit: The existing electrics, heating system and equipment is all related to the school and shall be removed in entirety. The fixture and fittings are all contemporary with surface mounted plastic trunking and fluorescent lighting therefore removal is a benefit to the building.
06P.P1-Services Generally	Services	Moderate abutting altered 1909 Lutyens gable. Low LC20 Lander. Neutral C21 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-Fire and Soundproofing 06R.P1	New masonry infill within existing doorways to achieve fire and sound compartmentation between Apartments 01, 06 and 08.	Moderate abutting altered 1909 Lutyens gable. Low LC20 Lander.	Neutral impact	The wall between Apartments 01 and 06 is the original masonry external wall of the 1909 Lutyens west wing and will require no intervention on the side of Apartment 01. The later added doorways that exist between Apartments 01, 06 and 08 will be infilled with masonry. The existing doors within Apartment 01 will be retained in a fixed shut position to conceal the new infill behind, therefore there will be no visual change to the Living Room of Apartment 01. The doorway between Apartments 06 & 08 was added in circa 1960 when the adjacent art block was constructed. These proposals involve no loss of historic fabric and are reversible additions.
V - Views				
V-Views	Gardens to be restored and maintained for communal use by the apartment occupants.	High 1909 Lutyens to be restored	Positive impact. Benefit.	

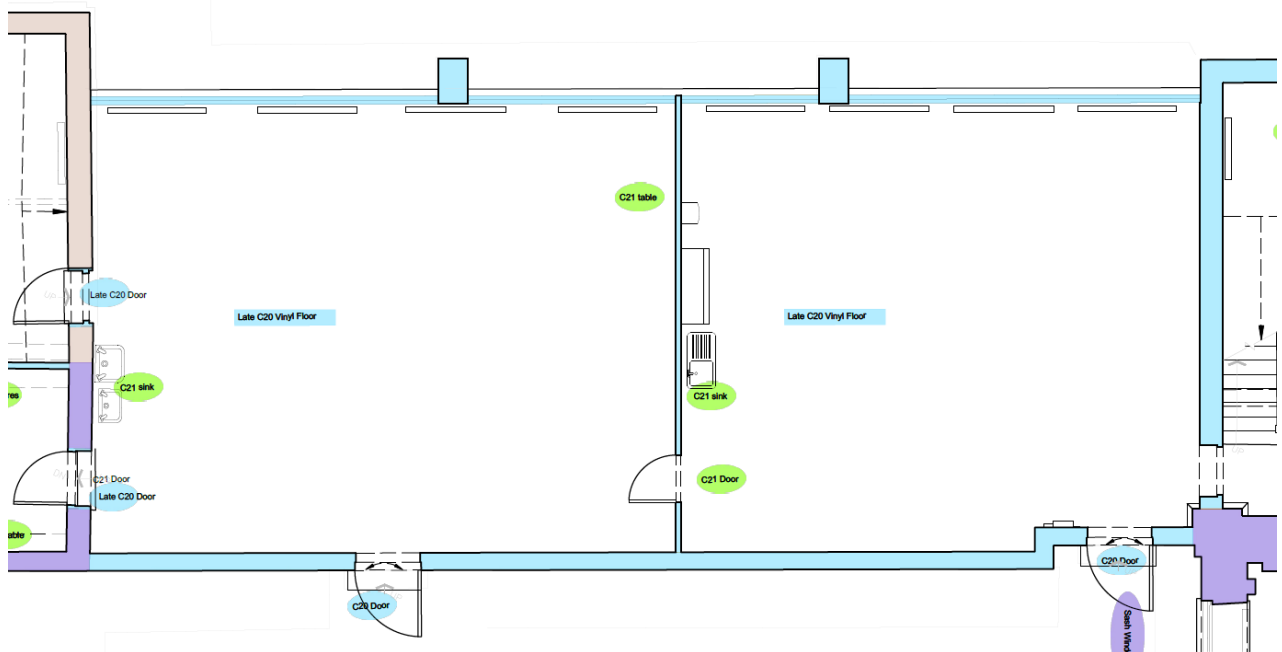
641-KS-06-MB-SH-A-90060-P02
Temple Dinsley Level 0, GA – Apartment 06 – Bakersfield

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				  The predominant views are towards the north and east gardens. The intention is for these gardens to be restored and maintained for communal use by the apartment occupants.

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

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



Key

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

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

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

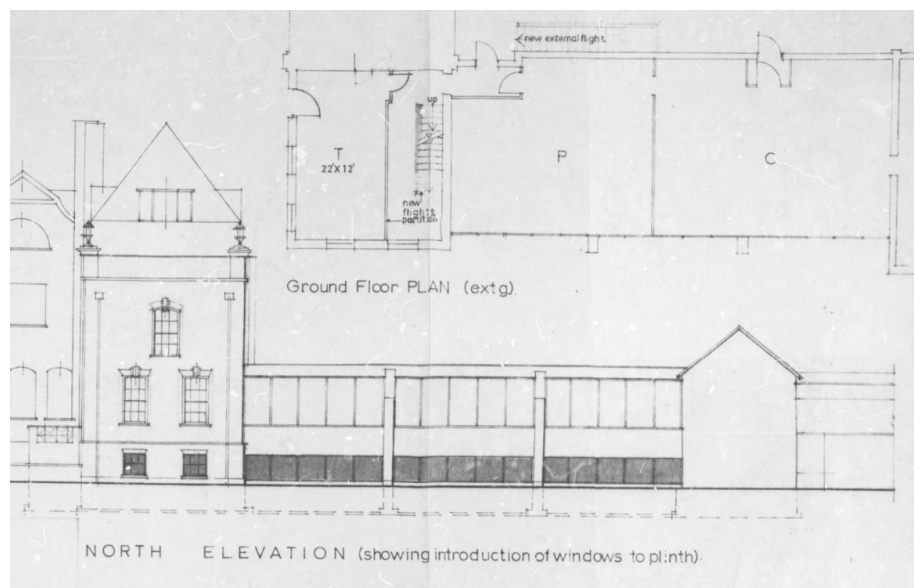
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Extract of garden plan from the Hertfordshire Garden Trust.

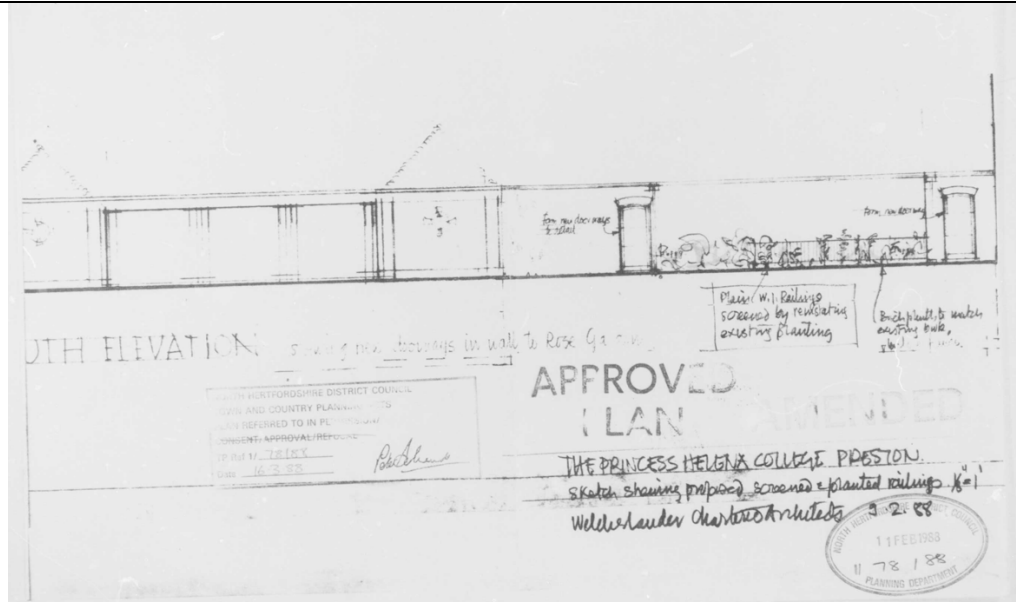


Lutyens' West Wing, West Elevation and Rose Garden, photo taken post 1909. Drawing of the elevation.

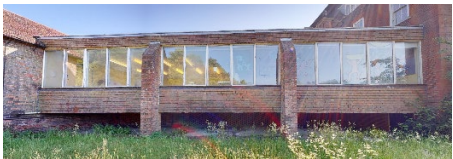


Extract of approved planning drawings from January 1988 showing the 1970's link extension and proposals for additional accommodation at basement level with glazing to the basement and to the basement of the West Wing extension.

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

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

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

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

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

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

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

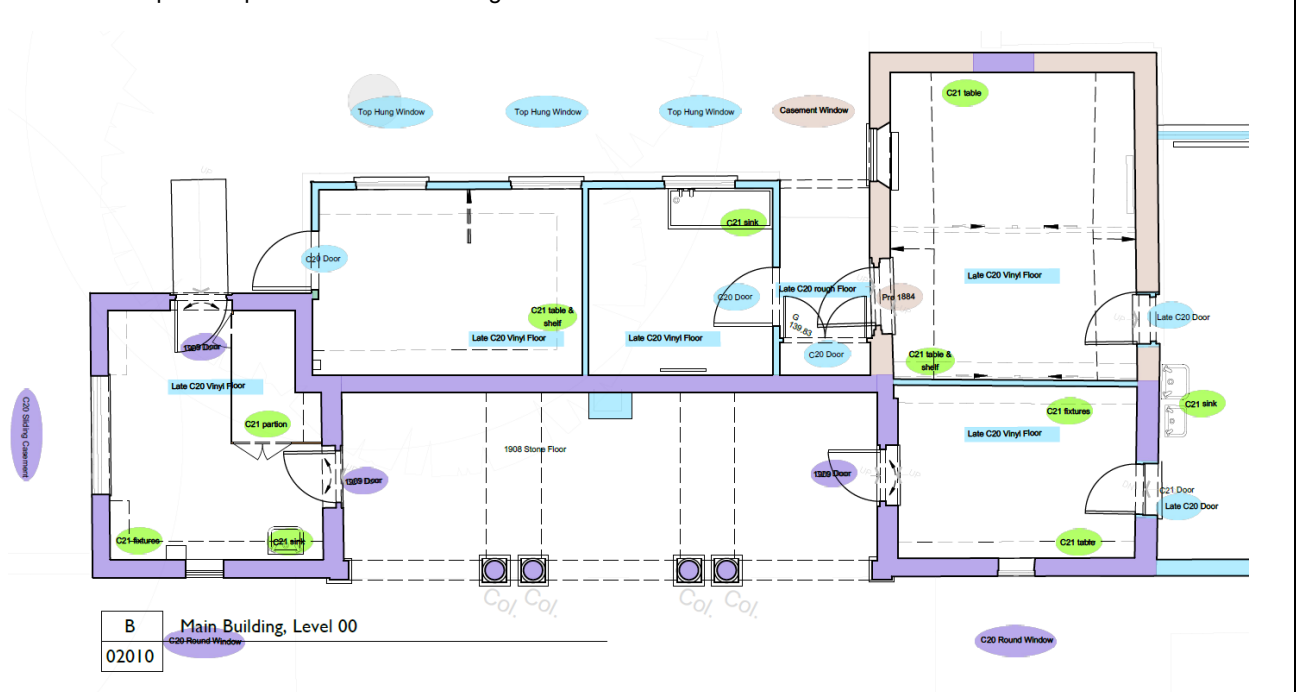
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
P-Services Generally	Services	None	Low Impact	Services generally shall be run - within new partitions and wall linings - below floors and within ceilings. New electrics throughout. Underfloor heating compatible. Mechanical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

641-KS-06-MB-SH-A-90090 – P04

Temple Dinsley Level 0, GA – Apartment 9 - Pavilion

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Pavilion – Proposed Apartment 9 – Plan of Significance – Refer to 641-KS-03-MB-DR-A-02010



Key

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

Extract from Level 0 GA, Plan as Existing. Plan of Significance shows the evolution of the Pavilion building.

The pre 1884 section of the structure would have been positioned at the West end of the C19 Loggia and is likely to have been an ancillary building to the house and used for storage and used by groundsman as a potting shed. By 1909 Lutyens' design had removed the arches of the C19 Loggia but retained a garden wall that separated the Rose Garden from the North Terrace and Pergola Garden. This wall linked the north west corner of Lutyens' West Wing with the Pavilion integrated with remaining sections of the C19 outbuildings to the West.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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South Elevation Temple Dinsley – Mid C19 shows the Georgian front of Temple Dinsley prior to any wing to the West. One of the earliest photographs. Outbuildings to the West are not visible we know from the early historic maps that these buildings existed.



North Elevation. Photo taken prior to the Lutyens' 1909 West Wing.



Extract of garden plan from the Hertfordshire Garden Trust.



South Elevation with arched Loggia pictured prior to Lutyens' 1909 West Wing and Pavilion addition.



North and South Elevation with Loggia visible at the West end, wrapped around the house.



Photograph taken at the end of the C19 prior to Lutyens' 1909 West Wing. The roof of the Loggia is visible with the arch structure continued West connecting to glazed garden structures and brick outbuildings.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Lutyens' West Wing, West Elevation and Rose Garden, photo taken post 1909. Drawing of the elevation.



Lutyens' Pavilion looking from the Rose Garden. Circular window is open with a pivot hinge. Photos early C20.



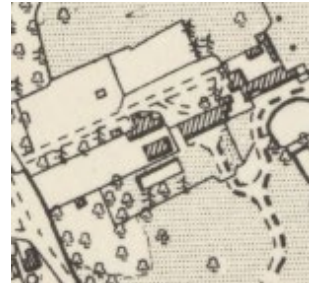
Lutyens' Pavilion looking from the Rose Garden towards the latter part of the C20.



Extract of 1884 Map



Extract of 1898 Map



Extract of 1899 Map



Extract of 1924 Map

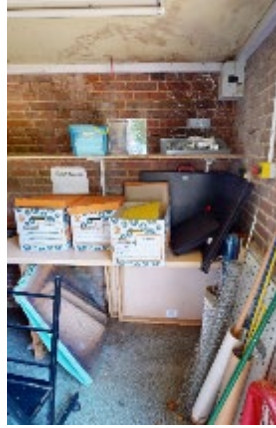
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 9A.P1	Conversion and extension to Lutyens' Pavilion Building. Demolition of Late C20 and Early C21 additions.	High Remnants of Pre 1884 Outbuilding Early C20 1909 Lutyens	Moderate	 The Pavilion is a great opportunity to make use of a forgotten part of the site that was an integral part of Lutyens' 1909 West wing proposals. To minimise the impact of the conversion of the Pavilion the visible alterations are proposed to the North Elevation. Removing the unsympathetic late C20 and early C21 additions and inserting a new link extension with minimal alteration to the historic fabric, incorporates the garden wall within the design whilst limiting any visible change to the significant South Elevation. The proposed link will adopt a different materiality (vertical boarding has been shown) to differentiate between the new and old. The roof line has been kept shallow pitched behind a parapet and is lower than the 1909 garden wall so it remains concealed on the South Elevation. The layout of the design gives access to the dwelling to the North. Views to the West and East also. As the South terrace was designed to be used by visitors to the Rose Garden there is a intention to keep this a communal space. The 1909 panelled doors to the covered terrace are to be visually retained but closed off – providing no access. This allows for clear separation between communal areas (the terrace) and the pavilion (dwelling). The arrangement of the gardens and terrace will remain unchanged and its context within the setting is preserved.
A-Walls 9A.R1	Repair to existing South Terrace of Rose Graden Pavilion.	High Early C20 1909 Lutyens	Low Impact Benefit	  

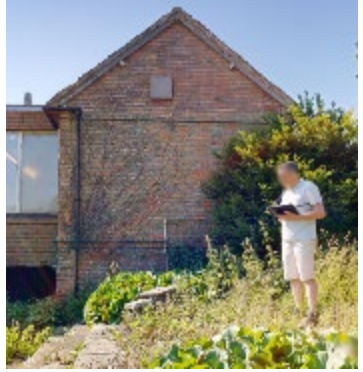
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 This terrace was used as a covered access by the school Art Department. The roof / ceiling build up, cornice detailing and pillars will require some repair. The sheltered brickwork will require a small amount of lime repointing. Repair work will have a positive impact and revive the structure visually and address any damp.
A-Walls 9A.R2	Repair to West Building of Pavilion.	High Early C20 1909 Lutyens	Low Impact Benefit	   Overgrown planting shall be removed and the wall repointed where required. Cornice detail to be repaired and replacement of any lead flashings and blown clay tiles to the hipped roof. Positive impact and visual improvement.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The West Pavilion Building has some special architectural features such as a brick soffit, creasing tile lintel and metal rise and fall brackets with half round gutters. All the existing elements shall be retained and repaired.
A-Walls 9A.R3	Repair to East Building of Pavilion.	High Early C20 1909 Lutyens	Low Impact Benefit	  Overgrown planting shall be removed, and the wall repointed where required. Cornice detail to be repaired and replacement of any lead flashings and blown clay tiles to the hipped roof. Positive impact and visual improvement. This wall has also had a large ventilation grille fitted to the West side of the circular window which shall be removed, and the wall repaired.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 30A.R4	Repair wall to East Pavilion Building that has visible signs of damp (leaking roof/flashing detail) and structural movement.	High Early C20 1909 Lutyens	Low Impact Benefit	 The roof shall be repaired with repair/replacement of any structural timbers as required. Once the cause of the movement has been established, allow for helibars to be used locally to tie the wall together. These walls have been plastered with a cement based plaster. Prior to lining the walls any cement based plasters shall be removed.
A-Walls 9A.D1	Demolition of shed style buildings.	Low-Negative Late C20 Early C21 School additions.	Low Impact Benefit Enhance	  

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The sheds are of poor construction and basic arrangement. The junctions with Lutyens' pavilions are awkward and unsympathetic. The materiality is low specification. The proximity to the existing yew tree has not been managed. The removal of these sheds will be a massive benefit to the heritage asset and will enhance the setting.
A-Walls 9A.D2	Demolition of shed style buildings (cont).	Low-Negative Late C20 and Early C21.	Low Impact Benefit Enhance	 These sheds are a C20/C21 school addition and have been added with little alteration to the historic fabric. There are unsympathetic junctions where the sheds meet the historic architectural features of the pavilion. The design is basic and has a negative impact on the setting visually, particularly to the north.
A-Walls 9A.D3	Demolition of shed style buildings (cont).	Low-Negative Late C20 and Early C21.	Low Impact Benefit Enhance	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 These sheds are a C20/C21 school addition and have been added with little alteration to the historic fabric. There are unsympathetic junctions where the sheds meet the historic architectural features of the pavilion. The design is basic and has a negative impact on the setting, particularly to the north. Visible damp due to a failed flashing. Positive impact of removal.
9A.D4	Removal of C20 modern partition.	Low-Negative Late C20 and Early C21.	Low Impact Benefit	  The internal partition is a modern addition that has been built on the line of the Lutyens' 1909 roof truss. The lines of the plasterboard are visible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 9A.P2	Removal of redundant services to North Elevation of East Pavilion Building. Reinstall door opening as a window (refer to 9E-WG05).	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding Negative Window infill	Tidying services Low Impact Benefit Window High impact Benefit	 Three panels of brickwork visible on this elevation show the evolution of the outbuilding. The lower section of the wall is part of the C19 brick outbuildings that were ancillary to Temple Dinsley. At the wall plate height of the gable we can see the additional section, which is part of the 1909 Lutyens' phase. The roof plan shows to achieve the visual symmetry of the pavilion buildings on the South Elevation, the garden wall height to the South conceals the lower eaves on the East Pavilion. The East Pavilion building is wider than the West Pavilion building. This is visible on the North Elevation but not the South.  Three panels of brickwork visible. There is a blocked up doorway positioned centrally on the gable. The varied brickwork and perp joint arrangement confirm this. The doorway is likely to have been blocked up as part of the 1909 Lutyens' design..

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Three types of brickwork form the north gable of the East Pavilion. The Queen Closers that would have framed the door opening are clearly visible in the above image and will guide the width of the opening to be reinstated. Reinstating the door opening will have a positive impact on the appearance of the Pavilion to the North and will allow views and connection, from the Pavilion to the North, that were originally intended.
A-Walls 9A.P3	Insulate and line existing walls internally.	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding	Moderate Impact Benefit	The walls need to be insulated to improve the thermal performance of the building. The school appear to have heated the East pavilion without insulating the walls. To minimise the impact on the historic fabric all walls will be insulated internally and any sections of walls that become internal shall not be insulated. The insulation shall be breathable and shall be supported by lightweight studwork. The addition is reversible. The thermal improvements improve the viability and use of the historic building.
B-Floors 9B.R1	Pavilion South Terrace riven York stone floor repair.	High Early C20 1909 Lutyens	Low Impact Benefit	 Riven York stone floor to be retained. Bedding joints to be repointed using lime mortar as required. Minimal repairs to this floor are required. The proposals will improve the appearance and integrity of the terrace.
B-Floors 9B.D1	Remove Late C20 floor finishes.	Late C20, Early C21 Floor Finishes Substrate unknown	Low Impact Benefit	The C20/C21 floor finishes which include marmoleum should be lifted and recycled where possible. Intention would be to

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				retain breathable floors and finishes to the pavilions. If C20 concrete slabs have been laid, these will need to be removed. Benefit to remove modern finishes and improve breathability of the historic fabric.
B-Floors 9B.P1	Breathable floor or Breather perimeter	Low Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	Intention to retain breathable floors and finishes to the pavilions. If C20 concrete slabs have been laid, these would need to be removed or a breather perimeter introduced. Both approaches will improve the condition of the existing walls and shall have a positive impact overall.
B-Floors 9B.P2	Concrete slab with raft and pile design for Yew Tree (Tree Ref:T612).	Low Neutral/Negative Late C20/C21 alterations	Moderate Impact Benefit	The proximity of the Yew Tree has been addressed through consultation with a Arboriculturalist and SE to ensure the distance of the existing building and new link extension, as well as appropriate footing design, have been considered to ensure the preservation of the mature Yew Tree.
C-Ceilings 9C.D1	Ceiling – Remove all modern linings that have been applied to underdraw the existing rafters in both pavilion buildings.	Truss / Structure High Early C20 1911 Lutyens with Linings Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	    Both pavilions have been lined with modern boards. These shall be removed which is considered a positive impact and will allow the condition of the roof structure to be assessed and recorded.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings /Roof 9C.R1	Repair any damaged structural timbers.	Structure High Early C20 1911 Lutyens Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	Both pavilions have been lined with modern boards. These shall be removed which is considered a positive impact and will allow the condition of the roof structure to be assessed and recorded.
C-Ceilings 9C.P1	Apply necessary extension pieces and insulate from within.	Structure High Early C20 1909 Lutyens Additions Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	Addition of timber work and insulation to underside of the rafter lines. These spaces shall be vaulted. The reinstatement of the vaulted volumes enhances the appearance of the building.
D-Doors 9D-DG01	Repair door, reinstate upper solid panel and close off door lining internal side. Remove modern C20 ironmongery.	High Early C20 1909 Lutyens Neutral/Negative Late C20/C21 alterations	Moderate Impact Benefit	 Positive impact on the fabric of the door and setting of the terrace and pavilion reinstating its former appearance. Impact of closing off the door for access has been reduced by retaining the original door and frame appearance. Visual impact mitigated by design. Refer to 9R.P2 also.
D-Doors 9D-DG02	Repair door and remove modern grille and repair lower panel. Close off door lining internal side. Remove modern C20 ironmongery and decorate.	High Early C20 1909 Lutyens Neutral/Negative Late C20/C21 alterations	Moderate Impact Benefit	 Positive impact on the fabric of the door and setting of the terrace and pavilion reinstating its former appearance. Impact of closing off the door for access has been

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				reduced by retaining the original door and frame appearance. Visual impact mitigated by design. Refer to 9R.P2 also.
D-Doors 9D-DG03	Repair door and remove modern grille repairing upper panel. Insert glazing to upper panel subject to investigation. Remove modern C20 ironmongery, retaining historic ironmongery and decorate.	High Early C20 1909 Lutyens Neutral/Negative Late C20/C21 alterations	Low impact Benefit.	 Repairing the door is a positive impact and visually will enhance the appearance of the north elevation of the Pavilion. The replacement of the damaged upper panel with clear glass will improve the appearance and provide natural light to the interior.
D-Doors 9D-DG04	Repair door and remove modern ironmongery and vision panel.	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	 Positive impact on the fabric of the door. Keeping the door in this location is important to the historic arrangement of the Pavilion buildings and reinforces the contrasting characteristics of the historic pavilion and new link.

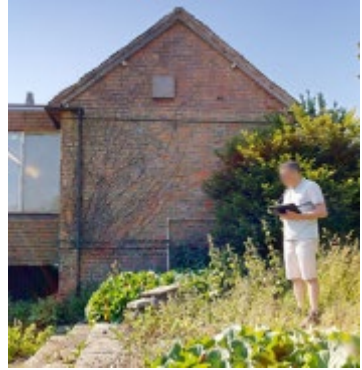
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 9D-DG05	Modern C20 fire door.	Neutral/Negative Late C20 school alterations	Low Impact	 Modern C20 fire door to be removed. The opening, which was higher prior to the Modern C20 alterations to form the school art block, would have been a window or door opening. This wall opening shall be closed off as this wall shall form part of a compartment wall however, there is enough depth for the reveal to be expressed on the East side of the wall (in Apartment 8). As the opening has already been altered the impact is low and will not affect the significance of the heritage asset.
D-Doors 9D-DG06	Modern C20 fire door.	Neutral/Negative Late C20 school alterations	Low Impact	 Modern C20 fire door to be removed. The head of this opening lines through with DG05. This opening shall be closed off as this wall shall form part of a compartment wall however, there is enough depth for the reveal to be expressed on the East side of the wall (in Apartment 8). As the opening has already been altered the impact is low and will not affect the significance of the heritage asset.
D-Doors 9D-DG07	External vertically boarded aluminium glazed entrance door to the link extension and access to the Pavilion Apartment.	High Early C20 1909 Lutyens Neutral/Negative Late C20 school alterations	Low Impact	The vertically boarded entrance door is designed to blend with the vertical cladding of the link extension which contrasts with the historic brickwork of the pavilion. The door is part of a higher quality replacement of the rear building and is therefore an enhancement.
D-Doors 9D-DG08	New door to Bedroom 1 in link extension.	Neutral replacement of Late C20 school outbuilding	Neutral Impact	The door is proposed as 3-panelled to reflect the 1909 Lutyens' doors but to differentiate it the design is simpler without the arched head.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 9D-DG09	New door to proposed ensuite in link extension.	Neutral replacement of Late C20 school outbuilding	Neutral Impact	The door is proposed as 3-panelled to reflect the 1909 Lutyens' doors but to differentiate it the design is simpler without the arched head.
D-Doors 9D-DG10	New door to bedroom.	Neutral replacement of Late C20 school outbuilding	Neutral Impact	The door is proposed as 3-panelled to reflect the 1909 Lutyens' doors but to differentiate it the design is simpler without the arched head.
D-Doors 9D-DG11	New door to proposed Bathroom	Neutral replacement of Late C20 school outbuilding	Neutral Impact	The door is proposed as 3-panelled to reflect the 1909 Lutyens' doors but to differentiate it the design is simpler without the arched head.
E-Windows 9E-WG01, WG02, WG03A & WG03B	New Aluminium framed windows.	High Early C20 1909 Lutyens Neutral replacement of Late C20 school outbuilding	Neutral Impact	The aluminium framed glazed casements shall be simple in design and blend in colour with the vertical cladding of the link extension. Clear visual distinction between historic fenestration and new whilst not detracting from the historic setting and visual rhythm of the north elevation.
E-Windows 9E-WG04	1909 Lutyens' casement to be retained and repaired.	High Early C20 1909 Lutyens	Low Impact Benefit	  Splice repairs carried put where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of window as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. Window locks. The repairs will improve the appearance and longevity of the window.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
9E-WG05 Refer to detailed notes within 9A.P2	New Window within reinstated opening to match 9E-WG04.	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding	Low Impact Benefit	As discussed previously the window is to be reinstated. The brick height of WG04 matches that of the visible panel so the design of the new window shall be a casement to match WG04 with narrow double glazing and integral glazing bars.   WG05 window position with queen closers retained and the size and proportions of proposed window are designed to suit the evidence and better reveal the historic design of this building.
E-Windows 9E-WG06 & WG07	1909 Lutyens' circular casements to be retained and repaired.	High Early C20 1909 Lutyens	Low Impact Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				  Both circular windows are part of the original 'Lutyens' design. The glazing was made up of smaller panes and lead cames. Both windows will need to be repaired with splice repairs or resin repairs for more localised areas. Replacement lights for any broken panes. Easing of windows and as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. The glazing panes to WG06 (West Pavilion) as none of the original glazing remains. An additional internal frame has also been fixed to the original frames with wired safety glass as a quick repair in the early C21 which shall be removed. The retention of the existing windows and their repair is considered a positive impact as it improves the appearance and longevity.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 9E-WG08	1909 Lutyens' sliding casement to be retained and repaired.	High Early C20 1909 Lutyens	Low Impact Benefit	  Original sliding casement which looks to be in a good condition. Splice repairs carried put where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of window as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. The repairs will improve the appearance and longevity of the window.
9E-WG09	Rooflight inserted into new low pitched roof.	None	Neutral Benefit	Rooflight will provide natural light to space of the link extension. It will be completely concealed and not visible from the grounds or first floor and second floor of the West Wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
F-New Opening 9F.P1	Reinstate window opening 9E-WG05	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding Neutral-Negative Late C20 infill	Low Impact Benefit	 See note 9A.P2 and 9E.WG05 above which refers to the phases of brickwork. The proposals is to reinstate a opening. Window 9-WG05 shall match 9-WG04. The window appearance is inkeeping with the heirarchy of the windows to the pavilion and across the estate. This gable has undergone historic alteration and the reinstatement of a opening in this position will have a low impact on the historic fabric and setting of the site. Positive impact on the interior space within the pavilion.
F-New Opening 9F.P2	Form opening between new link extension and West Pavilion Building to provide access.	High Early C20 1909 Lutyens	Low	 Opening formed in corner of East wall of the West pavilion (where wall of pavilion steps) to give access from link extension to the West pavilion building (proposed bedroom). The wall is one brick length thick and is the original wall of the 1909 Lutyens' pavilion. The opening will be minimal in size and the width and height of a doorway. Although the opening will involve the removal of some historic fabric, the step in the wall and the arrangement of the pavilion are not affected. The change in materiality of the spaces and window treatment will allow you to distinguish between the old and new, passing through the historic wall. Formation of the opening will not have a negative impact on the setting and will not detract from the playful arrangement of the pavilion.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
G-New Internal Partitions 9G.P1	New solid infill treatment with fireproofing and soundproofing treatment to Apartment 9 side, West side of wall.	High Early C20 1909 Lutyens' Remnants of Pre 1884 Outbuilding Neutral Infill late C20 / C21 door and surround	Neutral Impact	 Refer to note for 9D-DG05. This wall opening shall be closed off as this wall shall form part of a compartment wall however, there is enough depth for the reveal to be expressed on the East side of the wall (in Apartment 8). As the opening is C20 in character the impact is neutral and will not affect the significance of the heritage asset.
G-New Internal Partitions 9G.P2	New solid infill treatment with fireproofing and soundproofing treatment to Apartment 9 side.	High Early C20 1909 Lutyens Remnants of Pre 1884 Outbuilding Neutral Infill late C20 / C21 door and surround	Neutral Impact	 Refer to note for 9D-DG06. This wall opening shall be closed off as this wall shall form part of a compartment wall however, there is enough depth for the reveal to be expressed on the East side of the wall (in Apartment 8). As the opening is C20 in character the impact is neutral and will not affect the significance of the heritage asset.
G-New Internal Partitions 9G.P3	Lightweight stud partition to form Utility space and Bathroom.	High Early C20 1909 Lutyens	Neutral Impact	Lightweight timber stud partition to form a bathroom and utility space. Positive visually as will not divide the space fully

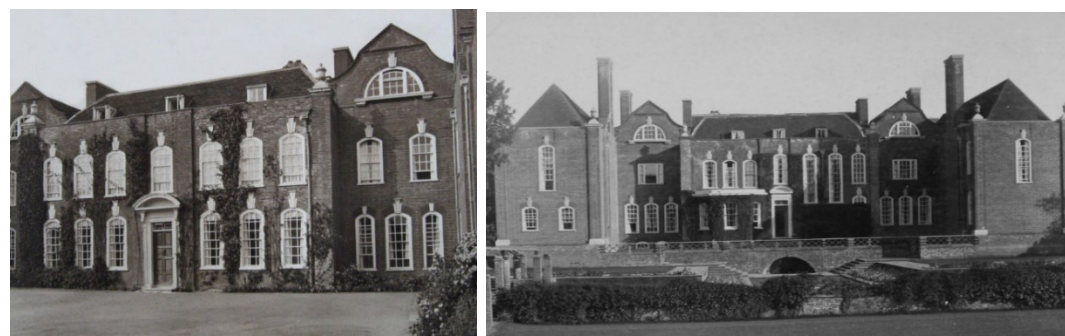
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				and will accommodate the change in floor level between the two spaces.
J-Internal Fixtures and Fittings 9J.D1	Removal of modern C20/C21 units and shelving. Removal of firing oven and cage.	Neutral Late C20 / C21 school insertions	Neutral Impact	All associated units and shelving associated with the school shall be removed. All exposed pipework and trunking to be removed. Modern panel rads to be removed.
J-Internal Fixtures and Fittings 9J.P1	Installation of kitchen units.	High Early C20 1909 Lutyens	Low Impact	Located in the East Pavilion, the internal partition and Bathroom as well as kitchen units are located towards the South wall where daylight shall only be provided from the circular window. The overall form of the space is not compromised.
K-Joinery 9J.P1	New Joinery	None	Neutral Benefit	Boxing (see image above) removed or concealed behind new fitted kitchen joinery units. If possible, to be removed or concealed behind the kitchen joinery.
M-Finishes 9L.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	High Early C20 1909 Lutyens	Low Impact	The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible. The majority of the existing walls of the Pavilion will require insulation and lining, however the impact will be mitigated by design and this also gives space for services to be concealed.
P-Services 9P.D1	Removal of existing services and associated equipment.	Low	Low Impact 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 plastic trucking and fluorescent lighting therefore this is considered a benefit to the building. In addition, large oven and security cage within the West pavilion building really
P-Services Generally	Services	High Early C20 1909 Lutyens	Low Impact	Services generally shall be run - within new partitions and wall linings - breathable floors/conc. floor slab with breather perimeter - insulated and underdrawn ceilings New electrics throughout. Underfloor heating compatible. Mechanical Ventilation to kitchen and bathrooms taken through ceilings and discreet tile inserts adopted to avoid penetrations through walls. 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.
R-Fire and Soundproofing 9R.P1	Section of East wall of West Pavilion, North side of back wall of the Terrace, and West wall of East Pavilion will be lined to achieve fire and soundproofing.	High Early C20 1909 Lutyens	Moderate	To minimise the impact, this will be integrated with the insulating lining system and roof flashing details.

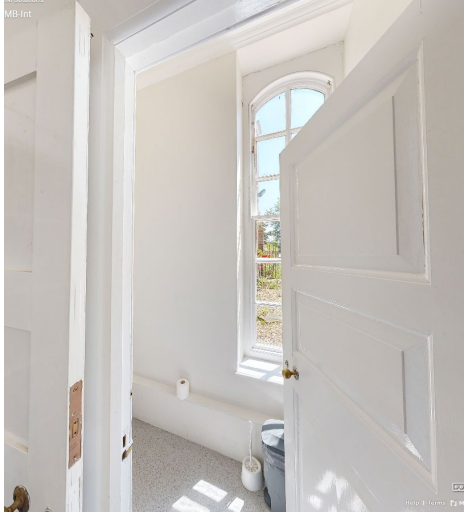
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
R-Fire and Soundproofing 9R.P2	Lining of walls to achieve compartmentation between Apartment 8 and 9.	High Early C20 1909 Lutyens	Moderate	The wall between Apartment 8 and 9 will need to be lined on the West side of the wall. To minimise the impact, the compartmentation shall be achieved through insulating the wall also.
V-Views 9V	Views from Apartment 9 will not address the south and shall be directed towards the North, West and East. View of the Pavilion from the South will be unchanged.	High Early C20 1909 Lutyens	Low Impact	   Views shall be directed towards the Second Rose Garden, the North and Pergola Garden to the East. The intention is for these gardens to be restored and maintained. View of the pavilion, from the Gardens to the North, will have minimal change. Removal of the sheds and insertion of a building designed sympathetically and constructed with materials of high quality will have a positive impact on the setting. The link extension will be arranged between the brick pavilions so the historic form of the pavilion can still be read. Self-seeded Holly Tree (T611) of low grade (refer to Arboriculturists report and proposals) shall be removed. The footprint of the link extension has been carefully considered with consultation with a SE (Report) and Arboriculturalist to ensure the footing design addresses the issues of building within the RPZ (Root Protection Zone) of the Yew Tree (T612).

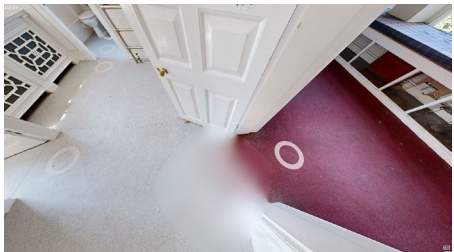
C18 Central Block and Lutyens East Wing – Proposed Apartment 10 Dining Room – Plan of Significance

Photos of front and rear elevations of central block pre EC20 Lutyens works.

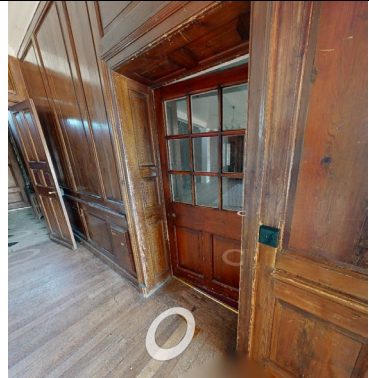


Photos of front and rear elevations of central block post EC20 Lutyens works

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 10A. D1	C20th partition to be demolished to form a sizable utility room.	Low. Partition is post Lutyens.	Benefit. No harm.	 Benefit: to reinstate Lutyens plan and improve use. The proposal involves reinstating the narrow space beside the front room, to form an utility room of the original proportions. Access from the apartment corridor is via a new opening in the post Lutyens curved wall.
A-Walls 10A.R1	South rooms inner face walls have no alterations proposed. Minimal repairs to lime plaster finish. Breathable paint decoration. Existing plaster cornice to be retained. Small areas of tiling fitted for splashbacks and shower.	High. Early C20 Lutyens	No Impact. Repairs of benefit.	 The like-for-like repairs are beneficial for the viability of the building. The tiling and decorations are consistent with the character of the space.
A-Walls 10A.R2	North rooms inner face walls repairs to lime plaster carried out as required. Breathable paint.	High. Early C20 Lutyens	No Impact. Repairs of Benefit.	 The like-for-like repairs are beneficial for the viability of the building. The decorations are consistent with the character of the spaces.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 10A.R3	South wall entrance/corridor timber panelling to remain. Redecorate.	High. Early C20 Lutyens	No Impact. Repairs / re-decorations are of benefit.	 The south wall of the corridor once formed part of the back room, prior to the insertion of the corridor, therefore the panelling is original. The retention of the later corridor wall makes the use flexible.
B-Floors 10B.D1	Remove C20 soft flooring (carpet and vinyl) throughout. Existing flooring below to be confirmed. Assumed to be a wooden flooring. If suspended, this is to be carefully lifted to allow for inspection and repair of existing suspended timber floor joists, and insertion of new breathable insulation between the joists. If parquet on solid floor, allow	Low. Late C20 finishes added by School.	Benefit	 Benefit: Revealing the historic timber floor and carrying out sympathetic like-for-like repairs improves breathability and enables its appearance to be appreciated.
B-Floors 10B.P1	Following C20 modern carpet finish removal, new tiled flooring laid including decoupling membrane to bathroom, shower room, WC and Utility room.	Low. Late C20 finishes added by School.	Benefit	 Benefit: Revealing the historic timber floor enables like-for-like repairs to be carried out and the proposed membrane ensures that any future finish will not adhere to the historic fabric.
B-Floors 10B.R1	Existing parquet and wooden flooring to be retained and repaired (careful sanding and oil).	High. Early C20 Lutyens.	Benefit.	

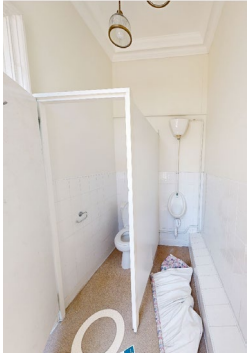
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The herringbone oak flooring is from the Lutyens phase. Careful like-for-like repair will be beneficial.
B-Floors 10B.R2	Existing wooden flooring to be retained and repaired when required. It is proposed to carefully lift the existing boards to allow for inspection and repair of existing suspended timber floor joists, and insertion of new breathable insulation between the joists. Existing boards to be re-laid once floor repairs complete.	High. Early C20 Lutyens.	Benefit.	 The historic floor finish remains visible. Benefit: Breathable insulation will benefit the use and improve the thermal performance of the building. The careful like-for-like repairs are of benefit for the longevity of the building.
C-Ceilings 10C.R1	Ceiling - Lath and lime plaster to be repaired generally. And to be redecorated.	High. Early C20 Lutyens	Low Impact Benefit	 The like-for-like repairs are beneficial for the viability of the building. Lath and plaster ceiling to be repaired when required. Any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above, to minimise the impact of the proposal alteration on the historic fabric.
D-Doors 10-DG01 10D.P1	C20 timber door to be removed. New door fitted, to be main entrance door security grade and fire rated. To match central room original timber panelling.	Moderate. Circa 1980s door of no significance within Lutyens panelled surround.	Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The door is a latter addition, it does not match with the original timber panelling around it. A replacement door to match the adjacent historic door into the room will improve the architectural design, appearance and understanding of the space.
D-Doors 10D.P2	C18 timber doors to be kept shut permanently, door openings to be infilled behind.	High. C18	Neutral impact.	 Both doors and the proportions of the entrance hall will remain unaltered and the proposal is reversible. The door sets will remain, in fixed-shut position, therefore there will be no visual impact to the entrance lobby. Doors will be lined on the internal side to form a compartment wall for fire and acoustic separation.
D-Doors 10-DG02 & 10-DG03 10D.P3	New timber door, frame, and architraves to match.	Moderate. C20 alteration.	Neutral impact.	 Reason: This partition is a C20 later addition formed when the corridor was inserted. There is no loss of historic fabric

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				and it is reversible. The layout would become more flexible.
D-Doors 10-DG05 10D.P4	C20 timber door to be kept shut permanently, door opening to be infill behind.	Moderate. C20 alteration.	Low level benefit.	 Benefit: the door is an insertion into Lutyens' wall so its closure would reinstate the designed layout.
D-Doors 10-DG06 10D.P5	New timber door, doorcase and architraves in new partition. Door joinery to match.	No historic fabric affected.	Benefit	The door and partition are in the position of a doorway on the 1909 Lutyens plan, so would better reveal the historic layout.
D-Doors 10-DG07 10D.P6	New timber double door and doorcase, under the moulded-decorated archway. Door joinery to match.	High. Early C20 Lutyens	Low impact.	 The new door sits within the Lutyens moulded-decorated archway. Reversible.
E-Windows 10E.R1	C18 and 1911 'Lutyens' timber sash windows repairs. Splice repairs when required. Resin repairs for localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building Regulations. To redecorate internally and externally.	High. C18 and EC20 Lutyens	Repairs Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Original sash windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
F-New openings 10F.P1	To form two new door openings in the curved C20 wall.	Low. C20 alteration.	Neutral impact.	As per note D-Doors 10-DG02 & 10-DG03. 10D.P3
G-New internal partitions. 10G.P1	New lightweight non-load bearing timber stud partition. Plasterboard clad.	No historic fabric affected	Benefit.	The partition and door opening replaces a gap formed in the late C20. The proposal to reinstate the 1909 Lutyens plan will enhance the layout and understanding.
G-New internal partitions. 10G.P2	Infill EC20 walkthrough with lightweight non-load bearing timber stud partition, as part of compartment wall.	High. EC20 Lutyens	Low impact.	 The partition is inserted within the existing columned projections. This is a reversible alteration with no loss of historic fabric.
G-New internal partitions. 10G.P3	To form a pair of timber panelled reveals, architrave, and flat head. Moulding to match historic details in the dressing room.	High. EC20 Lutyens	Neutral impact. Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The proposal will discease the dropped ceiling behind and add an elegant feature to the corridor/entrance.
J-Internal fixtures and fittings 10J.D1	To strip C21 bench and stair lift.	Neutral/negative C20 additions.	Benefit.	 The removal of late C20 stairlift and bench will be an enhancement to allow the Lutyens mouldings and details to be better seen.
J-Internal fixtures and fittings 10J.D2	Remove C20 sanitary ware units and associated plumbing.	Neutral. C20 alteration.	Neutral overall.	 Modern fittings, added by the school. The replacement will have a neutral impact. The removal of WC cubicles to open up the cloaks to its 1909 proportions is a benefit to offset the introduction of the utility room.
J-Internal fixtures and fittings 10J.P1	New sanitaryware and utility units and associated services to be fitted.	High. EC20 Lutyens	Low impact.	The proposal involves no alterations to the space or any historic fabric. They are neutral and reversible. Services will be brought in from the ceiling.
J-Internal fixtures and fittings	New freestanding floor mounted kitchen cabinets and worktop	High. C18 and EC20 Lutyens	Low impact.	The proposal involves no alteration to the timber panelling. The kitchen units are

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
10J.P2	fitted to the northwest wall, detached from the wall.			freestanding and detached from the wall to minimise effect and make them reversible. Services will be brought in from the suspended floor below.
K-Joinery 10K.D1	To strip modern glazed cabinets and solid door cupboards.	Low. Late C20 alteration by the School.	Positive impact.	 The cabinets are a later addition. The top cornice is original, and this is retained.
L-Panelling 10K.P1	EC20 timber wall panelling in the kitchen / diner / living room to have no alterations proposed.	High. C18 and EC20 Lutyens.	None	
N-Fireplace 10N.R1	C18 fireplace stone surround to be repaired, joints re-point in light colour mortar. Hearth retained. Glass screen removed. Inner stone clad wall to be cleaned. Flue re-lined for installation of wooden stove.	High. C18	Benefit.	 The like-for-like repairs will enhance the appearance and integrity of the historic fabric. The installation of the liner for stove makes more flexible options for heating and using the building and it is reversible.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - below suspended floors New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen, bathroom and utility room via ceiling and to

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Temple Dinsley Level 0, GA – Apartment 10 – Dining Room

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				the outside walls, with discreet and cast iron metal cowls. Incoming hot and cold water feed and plumbing to be boxed internally. Drainage pipes to run below the existing flooring. The building services are to be updated to suit residential use and to ensure the future viability of the building.
P-Services 10P.R1	Cast iron radiators refurbished to work with new heating system.	High. EC20 Lutyens	Benefit.	 These are to be retained and refurbished. This will preserve the historic fixtures and enhance the use of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Central Block – Proposed Apartment 11 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the central block.



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

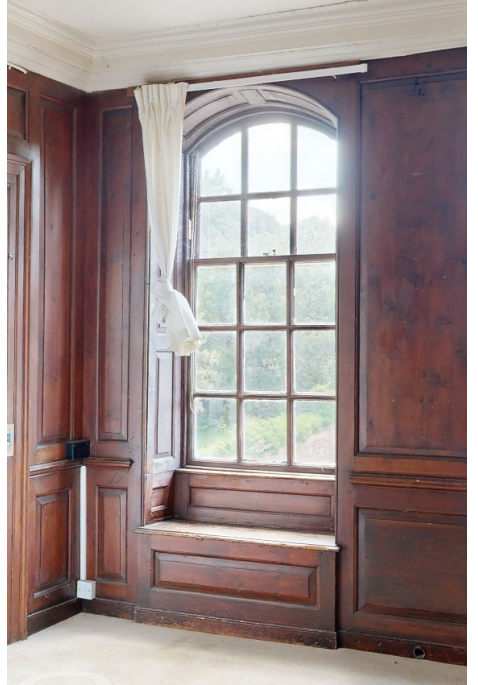


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
North Elevation (Rear). Pre-Lutyens sketched picture showing rear bay window. C21 photo showing rear terrace and side wings.				
A-Walls 11A.P1	Apartment walls/partition next to common area/lobby to be Fireproofed.	High. C18	Neutral	Fireproof treatment to be confirmed.
B-Floors Generally 11B.D1	Remove C20 soft flooring (carpet and vinyl) throughout. Retain existing timber flooring beneath.	Low. Late C20 finishes added by the School.	Benefit	 The soft flooring is in poor condition, and it is required to be lifted to reveal the historic timber floor, which will enable like-for-like repairs to be carried out, as well as the thermal, acoustic and fire upgrade.
B-Floors 11B.P1	Existing wooden flooring to be retained and repaired when required. It is proposed to carefully lift the existing boards to allow for inspection and repair of timber floor joists, and insertion of new breathable insulation between the joists, Fire and Sound proofing treatment. Existing boards to then be re-laid and left as finish flooring. New tiled flooring laid including decoupling membrane on bathroom, en-suite and kitchen.	High. C18	Neutral Impact. Repairs of Benefit.	 Revealing the historic timber flooring enables like-for-like repairs to be carried out. The proposed membrane laid in bathrooms, kitchen and ensuites ensures that any overlaid floor finish will not adhere and damage the historic fabric.
C-Ceiling 11C.D1	Remove section of modern dropped ceiling that conceals the bearer.	Low. C20 alteration.	Positive impact.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Benefit: to reinstate the former ceiling height, to remove unsympathetic alteration -yet necessary at the time.
C-Ceiling 11C.R1	Ceiling - Lath and lime plaster and cornice to be repaired when required. And to be redecorated throughout.	High. C18. It may have been altered in EC20 Lutyens' intervention.	Low Impact. Repairs of Benefit.	
D-Doors 11D.P1	11-DF02. C20 glazed timber door to be removed. New door fitted, to be main entrance security door grade, and fire rated. To match lobby/landing original timber panelling.	Moderate. Circa 1980s door of no significance within Lutyens panelled surround.	Benefit.	 The door is a later addition, it does not match with the original timber panelling around it. A replacement door to match the adjacent historic door into the room will improve the architectural design, appearance and understanding of the space.
D-Doors 11D.P2	11-DF01. EC20 timber doors to be kept permanently, door	High. C18	Neutral Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	openings to be infill behind. Original ironmongery to be retained.			 The door set will remain, in fixed-shut position, therefore there will be no visual impact to the staircase lobby. Door will be lined on the internal side to form a compartment wall for fire and acoustic separation.
D-Doors 11D.P3	11-DF06. Modern door and doorcase to be removed. Door opening to be infilled. Outer archway to be retained.	Negative. C20 addition.	Low impact	 The existing door and infill is unsympathetic and detracts from the appearance of the historic outer arch. The proposal to infill in timber stud reveals the simplicity of the C18 arch. The proposal is reversible, built in lightweight non-load bearing timber stud partition, as part of compartment wall for fire and acoustic separation.
D-Doors 11D.P4	11-FD12. To reinstate missing timber door to the cupboard. To fit existing door (11-DF10) from the kitchen-dining room.	High. C18 and EC20 Lutyens	Positive impact.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The proposal will reinstate the original features and detailing of the room. Door from dining room to be fitted in.
D-Doors 11D.P5	11-DF10. To fit a new oak timber door in existing door opening. Design and joinery to match existing, to be LHS hung. Ironmongery to suit style.	High. C18 and EC20 Lutyens	Low impact. Benefit.	 Existing door has original ironmongery that doesn't allow changing the door swing or hanging without compromising ironmongery or doorcase lining. Hence the door is proposed to be fitted in the cub'd in the sitting room. New like-for-like design timber door is proposed.
D-Doors 11D.P6	11-DF16. To reinstate jib/secret door.	High. C18 and EC20 Lutyens	Low impact. Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				This is to provide access to the inner room, that is the sitting room, from the lobby via the corridor.
D-Doors 11D.R1	11-DF14 To repair inner face of panels. To fit new ironmongery to sympathetically reflect the style of the door.	High. C18 and EC20 Lutyens.	Low impact. Benefit.	 The like-for-like repairs are beneficial to the longevity of the historic joinery.
D-Doors generally	All original doors are retained. To be eased and adjusted. Original ironmongery to be retained.	High. C18 and EC20 Lutyens.	Positive impact.	Any new ironmongery to be in keeping with the style and design of the original.
E-Window 11E.R1	C18 and 1911 'Lutyens' timber sash windows repairs. Splice repairs when required. Resin repairs for localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building Regulations. To redecorate internally and externally.	High. C18 and EC20 Lutyens.	Positive impact. Repairs are of benefit.	 Original sash windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the

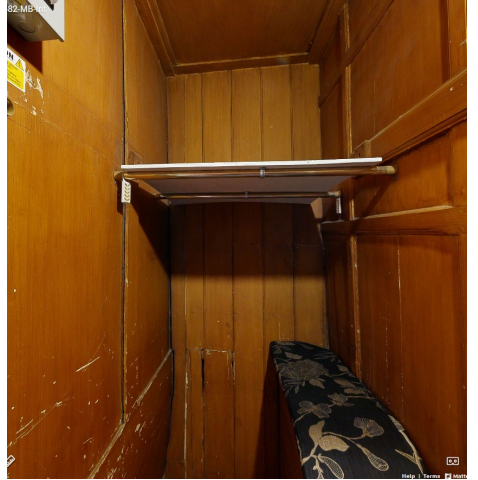
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				building. Replacement of non-original ironmongery to sympathetically reflect the style of the windows will improve their appearance.
E-Window 11E.R2	Reinstate missing shutter.	High. C18 and EC20 Lutyens.	Positive impact.	 Benefit, to reinstate the original feature and improve use.
G-New internal partitions 11G.P1	Infill door opening behind a EC20 door (to be kept permanently shut) with lightweight non-load bearing timber stud partition, as part of compartment wall.	High. C18 and EC20 Lutyens.	Low impact	 The infill is inserted within the existing opening, so there is no loss of historic fabric. This is reversible. The door set will remain, in fixed-shut position, therefore there will be no visual impact to the staircase lobby.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Door will be lined on the internal side to form a compartment wall for fire and acoustic separation.
G-New internal partitions 11G.P2	Remove modern door and doorcase, infill door opening with lightweight non-load bearing timber stud partition, as part of compartment wall. Over archway to be retained.	High. C18 and EC20 Lutyens adjacent. Negative. Late C20 infill and door.	Low impact	 The infill is inserted within the existing opening, so there is no loss of historic fabric. The proposal is reversible. The original archway detail is retained and clearer to see. The proposal is to built in lightweight non-load bearing timber stud partition, as part of compartment wall for fire and acoustic separation.
G-New internal partitions 11G.P3 (11G.D1)	To remove existing partition between cupboards, and to re-erect it further along.	High. C18 and EC20 Lutyens adjacent.	Low impact.	  There is evidence that the narrow space housed a staircase to the attic, which later was removed, and the back-

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				to-back cupboards formed. It is unclear the relation of the narrow space with the jib door. It is proposed to reinstate the jib door to provide a direct passage from the lobby entrance to the sitting room, as to comply with Fire Strategy.
J-Internal fixtures and fittings 11J.D1	To strip modern kitchen units, tiling and associated plumbing, drainage, electrics, etc.	Neutral/negative. C20 additions.	Neutral impact overall.	 Modern fittings, added by the school. The replacement will have a neutral impact.
J-Internal fixtures and fittings 11J.D2	Remove modern sanitary ware units and associated plumbing.	Neutral/negative. C20 additions.	Neutral impact overall.	 Modern fittings, added by the school. The replacement will have a neutral impact.
J-Internal fixtures and fittings 11J.D3	Remove modern basin and associated plumbing.	Neutral/negative. C20 additions.	Low impact. Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The removal of the modern fitting will be an enhancement to allow the panel to be better seen, without obstruction.
J-Internal fixtures and fittings 11J.P1	New sanitaryware and kitchen units with its associated services to be fitted to form en-suite, family bathroom and a small kitchen.	High. C18 and EC20 Lutyens.	Neutral.	The alterations are neutral and involve no alterations to the space or any historic fabric.
J-Internal fixtures and fittings 11J.P2	New freestanding floor mounted kitchen cabinets and worktop fitted in the dining room, detached from the panelled walls.	High. C18 and EC20 Lutyens.	Neutral.	The proposal involves no alterations to the space or any historic fabric. The proposal is reversible. Any services to and from it will be concealed and run within the floor depth.
L- Panelling 11L.D1	To remove low level timber boxing and steelwork concealed in it, in both rooms. And to remove the metal posts cladded with timber panelling. The steelwork was retrofitted to rectify a failing timber joisted floor above.	Low. C20 alteration.	Low impact. Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 To reinstate the former floor space of both rooms. Additional steelwork will be inserted at ceiling level, replacing the existing bearer.
L- Panelling 11L.D2	To remove modern timber panelling infill of the original doorway. Replacement with a timber panelling that reflects the style of wall panelling.	High. C18 and EC20 Lutyens.	Low impact. Benefit	 The proposal is to reinstate a moulded panel within the former doorway. This will enhance the architectural design and language of the room.
L- Panelling 11L.R1	EC20 timber wall panelling to have no alterations. All existing panelling to be retained. Careful sanding and staining when required. Where existing C21 modern fixtures/fittings removed, panelling to be splice repaired using like-for-like material and finishes.	High. C18 and EC20 Lutyens.	No impact. Repairs of benefit.	 No alterations are proposed to the wall panelling.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Any required repairs are beneficial for the appearance and longevity of the timber panelling.
L- Panelling 11L.R2	EC20 timber wall panelling to have no alterations. All existing panelling to be retained,. Where existing C21 modern fixtures/fittings removed, panelling to be splice repaired using like-for-like material and finishes. Redecorate throughout.	High. C18 and EC20 Lutyens.	No impact. Repairs of benefit.	 No alterations are proposed to the wall panelling. Any required repairs are beneficial for the appearance and longevity of the timber panelling.
M- Finishes 11M.R1	Remove modern shelving and rails. Careful sanding and oil of timber inner lining/boards.	High. C18 and EC20 Lutyens.	No impact. Repairs of benefit.	 The proposal is to clean up and re-decorate existing storage/wardrobe spaces.
N- Fireplace 11N.R1	EC20 fireplace stone surround and crate to be retained. Hearth to be retained or reinstated if found missing. Flue re-lined to allow use of the fireplace.	High. C18 and EC20 Lutyens.	Neutral.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				  No proposed works or alterations to the fireplaces. If hearths are not found these will be reinstated with stone hearth in keeping with the style and age of the fireplace features.
P-Services General	Strip modern lighting and switches with associated plastic trunking and cabling.	Neutral. C20 addition.	Neutral. Benefit.	The removal of modern fittings will be of visual benefit.
P-Services 11P.D1	Remove modern panel radiator. Replacement radiator.	Neutral. C20 addition.	Neutral. Benefit.	 Modern fittings, added by the school. The replacement will have a neutral impact and reflects the style of the existing cast iron rads.