

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
P- Services 11P.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.
P- Services Generally	Services	Low	Low impact.	Services generally are to be installed: - within wall lining - ceilings - below suspended floors New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen, bathroom and en-suite via ceiling and to 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 suspended timber floor. The building services are to be updated to suit residential use and to ensure the future viability of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Central Block – Proposed Apartment 12 – Plan of Significance



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



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

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.				
<u>General proposal</u>	Formation of Apartment 12	High. C18	High	The apartment occupies the west half of the central block and the link to the west wing, at second floor in the attic. It has a central corridor running through the central block connecting both wings. With rooms either side. The corridor will be blocked at mid central block. It will be used as lobby, corridor and further end partitioned to be part of the second bedroom. Rooms either side will be adapted to contain two bedrooms, an en-suite, a bathroom, a kitchen and a living room.
<u>A-Walls</u> 12A.D1	Allow to investigate those partitions proposed for demolition. If historic timber are found, these will be retained and left exposed.	High. C18	High	
<u>B-Floors</u> 12B.D1	Allow to open up and investigate raised floor.	High. C18	Benefit	 Proposal is to lower it and level it with attic floor.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>J-Internal fittings and fixtures</u> 12J.D1	Demolition of modern cupboards and wardrobes.	Neutral. C20 addition.	Neutral	 This is a modern addition, that clash with the proposed layout arrangement.
<u>P-Services</u> 12P.D1	Remove modern wash hand basins and associated plumbing.	Neutral/negative. Late C20 alteration by the School.	Neutral. Benefit	 This is a modern addition, that has not place in the new residential use.
<u>A-Walls Generally</u>	Allow to investigate internal partitions and external walls, whether modern plasterboard or historic lath and plaster.	High. C18	Benefit	Allow for like for like repairs to any damaged original lath and plaster. Where modern plasterboard is found allow to remove it and infill partition with insulation (therma/acoustic).
<u>B-Floors Generally</u>	Remove modern soft flooring and expose timber flooring. Lift floor boards carefully to upgrade	High. C18	Benefit	The like-for-like repairs and exposure of historic finishes are beneficial for the viability and appearance of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	floor to comply with Fire compartmentation, Sound and Thermal . Relay floor boards, carry out repairs if needed. Allow for a decoupling layer when new flooring is proposed.			
<u>C-Ceilings</u> Generally	Investigate and establish roof structure and date.	High. C18		It is proposed to open up the flat ceiling section in central corridor and side rooms to make the rooms feeling more spacious, and exposing any historic roof members. As it stands the ceiling height is too low. Any thermal upgrade is to be made from above, during the re-roofing works of the central block.
<u>D-Doors</u> Generally	Remove all modern fire solid doors and replace them with timber doors in keeping with the architectural style of this part of the C18 services central block.	Neutral/negative. Late C20 alteration by the School.	Benefit.	
<u>E-Windows</u> Generally	EC20 'Lutyens' timber sash and casement windows repairs. Splice repairs when required. Resin repairs for localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building Regulations. To redecorate internally and externally.	High. Early C20 Lutyens	Benefit	Windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
<u>G-New internal partitions</u>	New lightweight non-load bearing timber stud partition, clad with plasterboard. To form a second bedroom.	No historic fabric affected	Neutral impact.	The partition and door are reversible.

641-KS-06-MB-SH-A-90120 - P01**Temple Dinsley Level 2, GA – Apartment 12 – Attic West**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>J-Internal fixtures and fittings</u> Generally,	New sanitaryware and kitchen units with its associated services to be fitted to equip shower rooms and kitchen.	High. C18	Low impact.	The proposal involves minimal alteration to the walls and floors.
<u>M-Finishes</u> Generally	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing historic and modern substrate to maintain breathability where possible.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 12 is a suspended timber floor. Drainage to be run within its thickness. New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen and shower room via ceiling and out to the roof, with discreet tile vents. Incoming hot and cold water feed and plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.

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



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



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



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

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

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

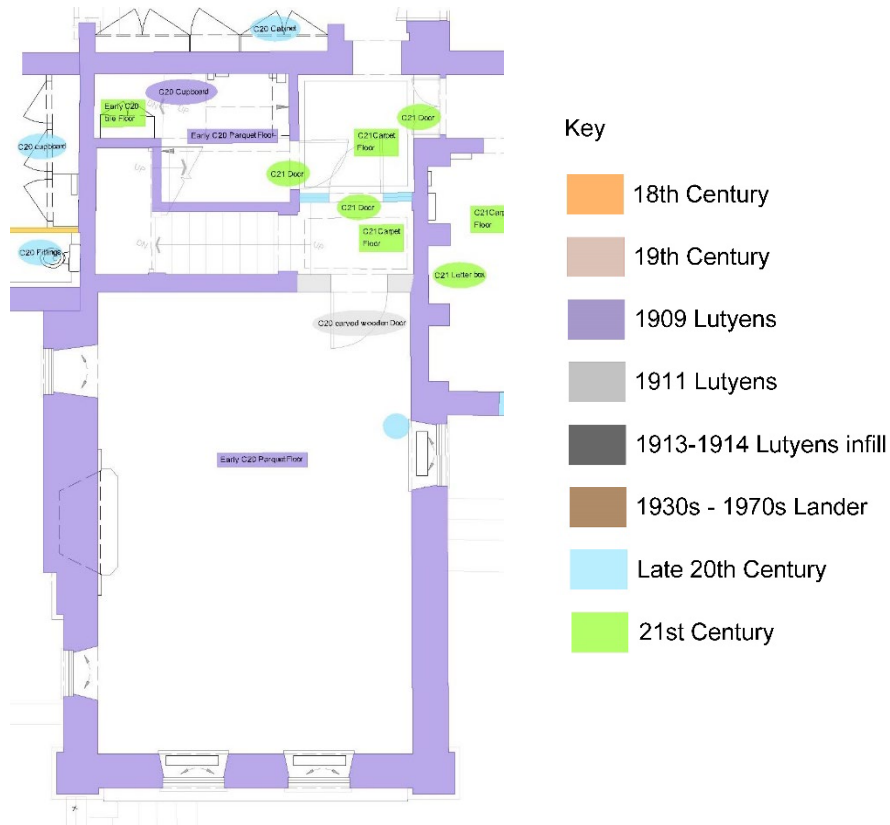
641-KS-06-MB-SH-A-90130 – P01**Temple Dinsley Level 2, GA – Apartment 13 – Attic East**

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

641-KS-06-MB-SH-A-90140– P02
Temple Dinsley Level 0, GA – Apartment 14 – Housekeeper

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Wing – Proposed Apartment 14 – Plan of Significance



Extract from Level 0 GA, Plan as Existing. Plan of significance shows the evolution of the east wing.



South Elevation. Mid C19 shows the Georgian front of Temple Dinsley, with the East range addition. Photo taken prior to any wings added to the west and east. The front garden wall creating a division with the stable block behind are visible.



Photo of front south elevation showing EC20 Lutyens additional East Wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 14A. R1	External and internal walls above timber panelling and to window reveals to be reskimmed and decorated. To make good where existing C20 modern cable trunking removed.	High. Early C20 Lutyens	Neutral Impact. Repairs of Benefit.	 The proposal involves applying a fresh coat of skim plaster and decorate only, using breathable paint. The proposed like-for-like repairs improve the breathability of the fabric.
B-Floors 14B.R1	Existing parquet flooring to be retained and repaired -when required. Careful sanding and oil.	High. Early C20 Lutyens	Low Impact. Repairs of Benefit.	 Benefit: The herringbone oak flooring is from Lutyens phase. There are areas that may require repairing or replacement. Careful like-for-like repairs.
C-Ceilings 14C.R1	Ceiling lath and lime plaster to be repaired generally. To be decorated. The proposal involves the removal of existing C21 modern fixtures/fittings.	High. Early C20 Lutyens	Low impact. Repairs of Benefit.	 Benefit: the like-for-like repairs are beneficial for the viability of the building. 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 proposed alteration on the historic fabric.
D-Doors 14D.P1	EC20 carved wooden door to be upgraded to a FD30. New ironmongery fitted to suit main entrance security door grade.	High. Early C20 Lutyens	Low Impact. Benefit	

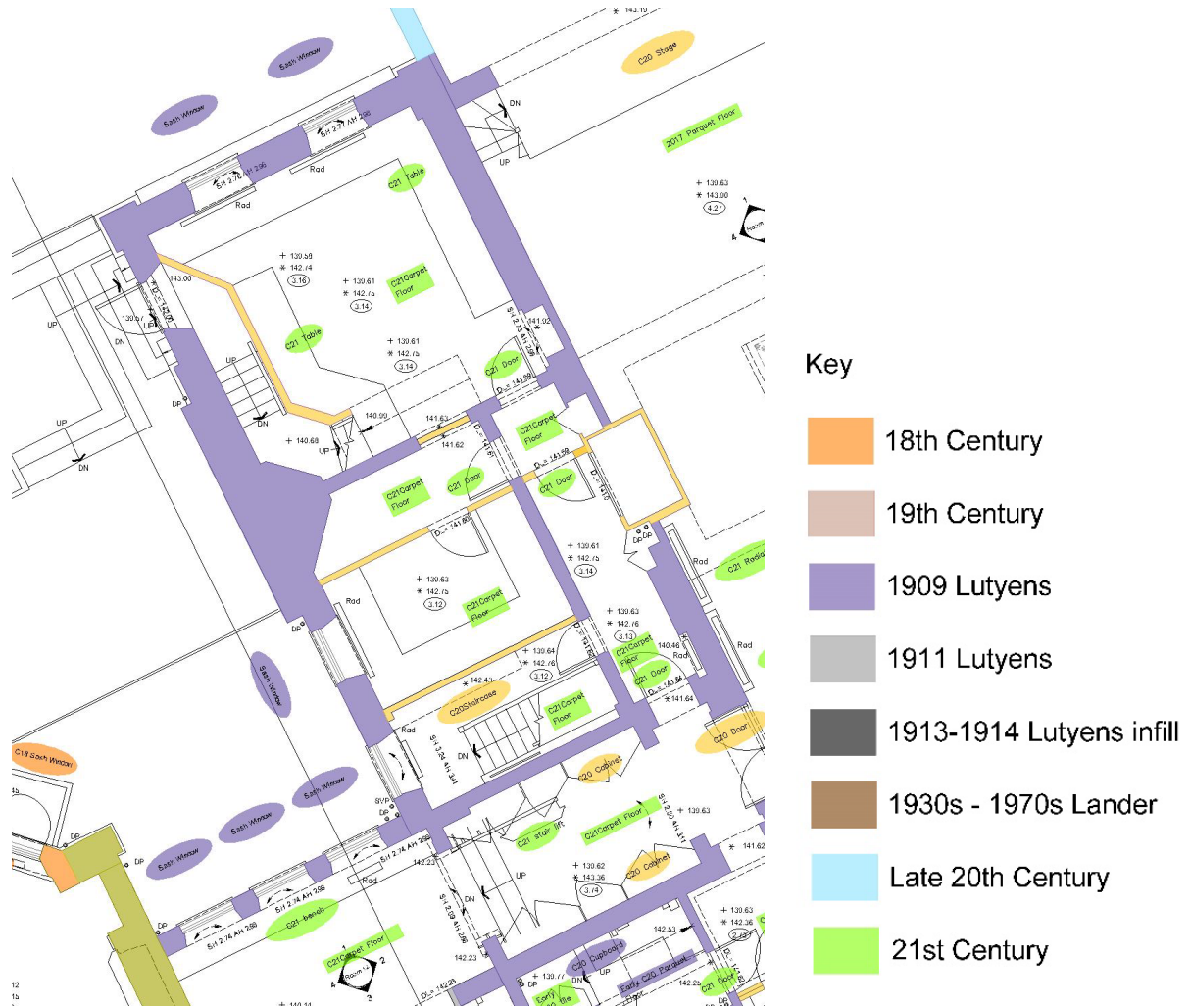
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The door becomes the main entrance door to the apartment; therefore it has to comply with Fire Safety and Security.
E-Windows 14E.R1	EC20 'Lutyens' timber sash windows repairs. Splice repairs when required. Resin 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. Early C20 Lutyens	Low impact. Repairs of Benefit.	 The proposal involves to ease and adjust the opening mechanism when necessary, and to carry out timber repairs to the window frame and bars if required. 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 windows will improve their appearance.
K-Joinery 14K.R1	Existing radiators timber panels to be retained. Modern top grilles to be replaced.	Low. Post Lutyens. C20 addition.	Low Impact.	 The replacement grilles will improve the architectural design and detailing, sympathetically reflecting the style and character of the space.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
L-Panelling 14L.R1	EC20 timber wall panelling to have no alterations. All existing panelling to be retained, unless noted otherwise. Where existing C21 modern fixtures/fittings removed, panelling to be splice repaired using like-for-like material and finishes.	High. Early C20 Lutyens	Neutral Impact.	
I-Internal fixtures and fittings 14I.P1	New reversible 'pod' freestanding structure to form a lobby entrance and WC/en-suite facility.	High. Early C20 Lutyens	Low Impact.	The pods are designed to be freestanding and detached from the walls to minimise disruption to ceilings and floor, and to make them reversible. The pod will be placed against the existing east wall of the room just after the main entrance door to form a small lobby space. The design of the pod and doors have been kept simple. The partition and door to the apartment main space will be glazed, to allow natural light into the lobby entrance. The rest of the pod fenestration will be painted panelling and fine shadow gaps, clearly differentiating between what is original and Lutyens' panelling and the newer elements. The pod has some clerestory glazing that will meet a narrow stainless steel U channel at ceiling level with a light touch. The incoming services will be brought from the ceiling. Drainage will be taken out below the solid floor, minimum distance to cause minimal disruption to parquet flooring.
I-Internal fixtures and fittings 14I.P2	New reversible 'pod' freestanding structure containing kitchen units.	High. Early C20 Lutyens.	Low impact.	The pods are designed to be freestanding and detached from the walls to minimise disruption to ceilings and floor, and to make them reversible. The overall proportions and form of the space is not compromised.
N-Fireplace 14N.R1	EC20 fireplace stone surround to be retained. Hearth retained. Inner stone clad wall to be cleaned. Flue re-lined. Grate cleaned and retained.	High. EC20 Lutyens	Low impact. Benefit.	 The like-for-like repairs will enhance the appearance and integrity of the historic

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				fabric. The installation of the liner for stove makes more flexible options for heating and using the building and it is reversible.
P-Services 10P.R1	Cast iron radiators refurbished to work with new heating system.	High. EC20 Lutyens	Neutral impact. Benefit.	 These are to be retained and refurbished. This will preserve the historic fixtures and enhance the use of the building.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - the floor in apartment 14 is solid, en-suite and kitchen drainage to be run within its thickness. New electrics throughout. Heating using existing radiators. Mechanical ventilation to kitchen and en-suite via external wall above timber panelling, with discreet and cast iron metal cowls. Incoming hot and cold water feed will be brought in from the ceiling. Plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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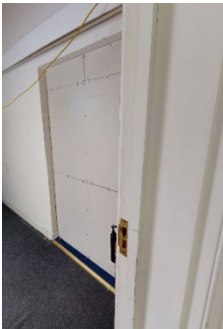
East Wing – Proposed Apartment 15 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the rear East Wing (North). The east cross-wing together with the west one were constructed either side of the existing Georgian manor house by Edwin Lutyens in 1908-09, replacing earlier wings.

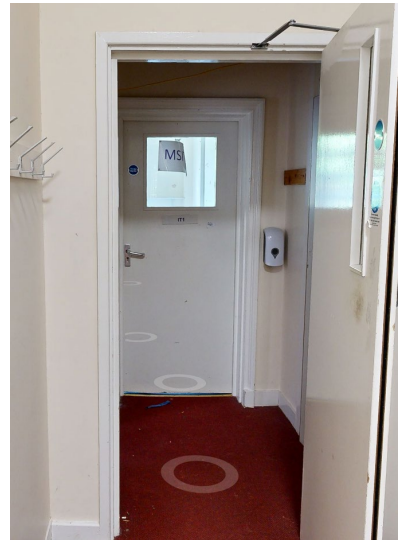


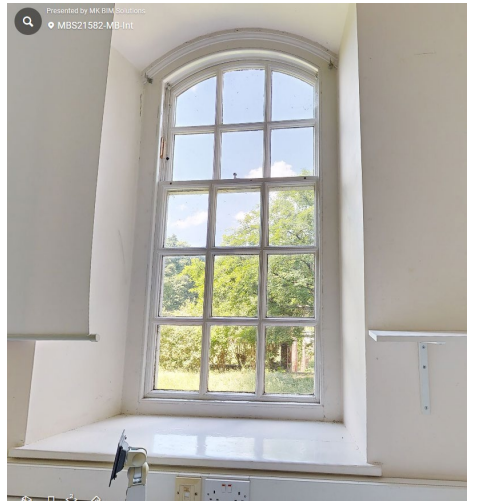
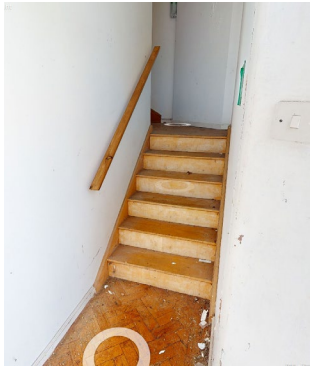
North Elevation (Rear). Photo of the rear elevation, post-Lutyens. And C21 photo showing rear of the east wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>A-Walls</u> 15A. D1	Late C20th partition with modern doors to be removed.	Low. Late C20 alteration by the School. .	Neutral.	 The proposal to take down the internal lightweight partition allows a new division of the space to be formed to achieve a sizable bedroom and en-suite. Also it creates an interrupted entrance/corridor from the main entrance to the back room door. Furthermore, it allows the original doorways and moulded architraves to be appreciated.
<u>A-Walls</u> 15A.D2	Late C20 staircase enclosure to be demolished.	Low. Late C20 alteration by the School.	No harm. Benefit.	 The proposal is a benefit, as it reinstates Lutyens plan and improves the use and perception of the space.
<u>A-Walls</u> 15A.P1	To remove C21 doorway slim infill. Opening to be blocked off in its full thickness.	Low. Infill to be C21 alteration by the School. Opening is 1909 Lutyens. .	Low impact.	 To enclose the living space from the lobby/entrance from where to access the bedroom, as part of the Fire Strategy. Also to separate the living space from the sleeping space, and minimise noise transmission.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>A-Walls</u> 15A.R1	Lime plaster repairs to existing wall as required. Breathable paint. Small areas of tiling will also be installed to act as splashbacks and for the shower enclosure.	High. Early C20 Lutyens	Neutral. 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.
<u>B-Floors.</u> 15B.P1	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. If there is wood flooring this is to be carefully lifted, to upgrade it thermally and fireproofing. To run services within it. Then to re-lay floorboards and carry out like-for-like repairs if required. When parquet flooring on solid floor is found, this is to be retained and repaired -when required. Careful sanding and oil. To lay a decoupling layer when new flooring is to be laid.	Low. Soft flooring to be late C20 finishes by the School. High. Wood flooring to be early C20 Lutyens	Benefit.	 Benefit: revealing the historic timber flooring enables like-for-like repairs to be carried out. This improves breathability and enables its appearance to be appreciated.
<u>B-Floors.</u> 15B.P2	To insert a timber joist floor over staircase void. Plastered ceiling and timber flooring to match.	High. Early C20 Lutyens	Benefit	 Benefit as it reinstates the original flooring.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>C-Ceilings</u> 15C.R1	Ceiling lime and lath plaster to be repaired generally, and to be decorated.	High. Early C20 Lutyens	Benefit	 The proposal involves minimal alterations to the ceiling. This is to be repaired and any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above which minimises the impact of the proposal alterations on the historic fabric.
<u>D-Doors</u> 15D.P1 15-DG01	New door fitted in new partition, to be the main entrance door, fire door and security door grade. Design to be sympathetic with the architectural style.	No historic fabric affected	Neutral impact.	The partition and door opening are reversible. It is proposed to be the compartment entrance wall to the apartment.
<u>D-Doors</u> 15D.P2	Modern C20 fire door to be removed. The opening with the original lining and architraves to be retained, and reinstated when missing.	Moderate . Opening is EC20 Lutyens Neutral/negative. Late C20 alteration by the School.	Benefit.	 The removal of the fire door is a positive visual impact. Leaving the doorway clear facilitates the circulation between the sleeping and living spaces.
<u>D-Doors</u> 15D.P3 15-DG02 & 15-DG03	New doors fitted in new internal partitioning. With new doorcases and architraves. joinery.	No historic fabric affected.	Neutral impact.	The proposal does not affect any historic fabric, and it is reversible. Door design to be in character with the architectural style of the original joinery.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>D-Doors</u> 15D.P4 15-DG04	Modern C20 fire door to be removed. The openings with the lining and architraves to be retained. Door replacement.	Neutral-Negative replacement of late C20 alterations by the School.	Benefit.	 The fire door replacement is a positive visual impact. Door style is to be in character with the architectural style of the original joinery.
<u>D-Doors</u> 15D.P4 15-DG05	Door replacement with a part glazed external timber door. Design to reflect the style of the external joinery.	Moderate. Post C20 Lutyens	Low Impact. Benefit	 The current solid door is not in keeping with the architectural style of the building. The proposal will be a visual improvement externally and internally, and it will allow daylight and vistas of the rear garden into the living space.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>E-Windows</u> 15E.R1	EC20 '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. Early C20 Lutyens	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 building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
<u>G-Internal partition</u> 15G.P1	New lightweight non-load bearing timber stud partition, clad with plasterboard. To form a bedroom with an adjacent ensuite.	No historic fabric affected	Neutral impact.	The partition and door are reversible.
<u>G-Internal partition</u> 15G.P2	New compartment wall between Apartment 15 and the common circulation corridor.	No historic fabric affected	Neutral impact.	The new wall separating Apartment 15 and the common circulation corridor is to be of fire rated construction and to comply with Building Regulations requirements for airborne sound transmission and thermal performance.
<u>H-Stairs</u> 15H.D1	To remove C20 addition staircase.	Low. Late C20 alteration by the School.	Benefit. No harm.	 This is a modern alteration, so there is not harm to the historic fabric. Removing the staircase and enclosure reinstates the original floor space.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>J-Internal fixtures and fittings</u> 15J.D1	Removal of modern C20/21 units benches and shelving.	Neutral/negative. Late C20 alteration by the School	Neutral impact.	 The removal of modern fittings and fixtures, added by the school, are an enhancement.
<u>J-Internal fixtures and fittings</u> 15J.P1	New sanitaryware and kitchen units with its associated services to be fitted to equip en-suite and kitchen.	High. Early C20 Lutyens	Low impact.	The proposal involves minimal alteration to the walls and floors.
<u>M-Finishes</u> 15M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing historic and modern substrate to maintain breathability where possible.
<u>N-Fireplaces</u> 15N.P1	To investigate and possibly reinstate original fireplaces.	High. Early C20 Lutyens	Benefit	 Benefit. The proposal reinstates original features, adding interest to the rooms. To have stone heath and period metal grate fitted.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 15 is thought to be solid, en-suite drainage to be run within its thickness. New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen and en-suite via ceiling and to the outside walls, with discreet and cast iron metal cowls. Incoming hot and cold water feed and plumbing to be boxed internally.

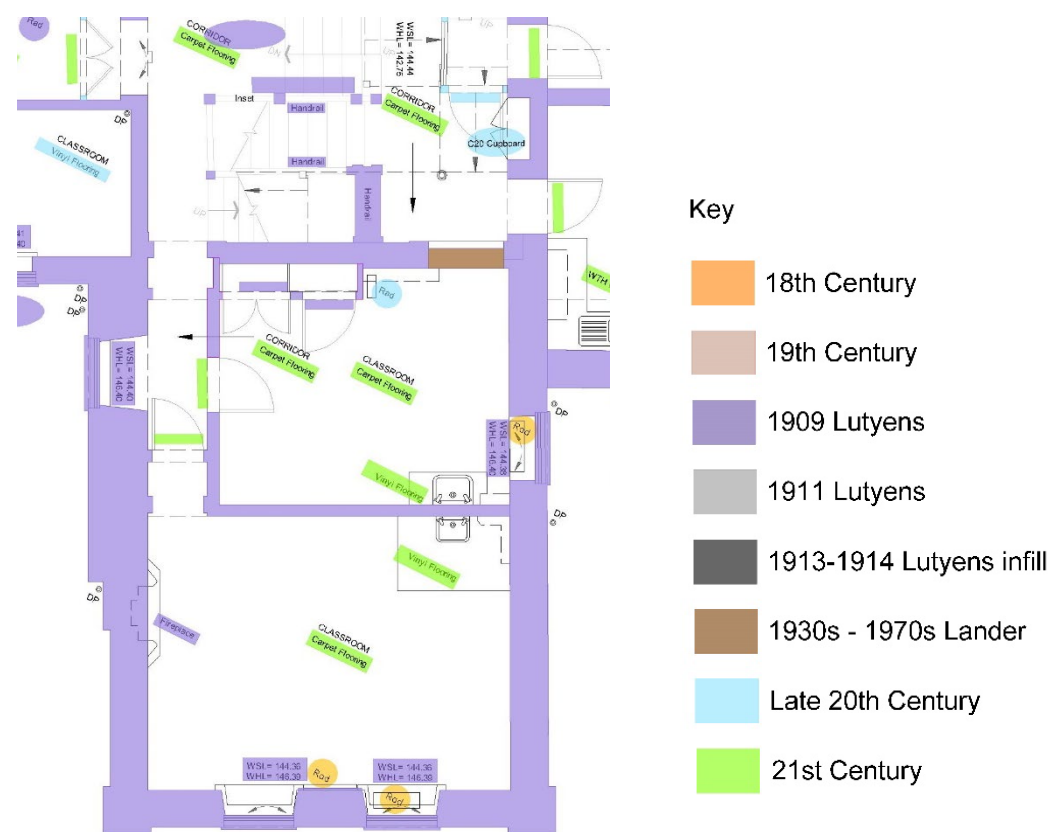
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The building services are to be updated to suit residential use and to ensure the future viability of the building.
<u>P-Services</u> 15P.D1	Removal of modern services and associated equipment.	Neutral/negative. Late C20 alteration by the School.	Benefit. No harm	 The existing modern school equipment, electrics, lighting/emergency lighting, smoke alarms and associated trunking and conduits are related to use by the School. These are to be removed and replaced to an appropriate residential standard. The proposal is to be an enhancement to the new use of the building.
<u>P-Services</u> 15P.D2	Removal of C20/C21 pipework and cabling. Removal of solid timber doors.	Low. Late C20 alteration by the School	Neutral impact	 The services shaft is to be sealed off. To comply with Fire, Sound and Thermal requirements.
<u>P-Services</u> 15P.P1	Remove modern panel radiators. Replacement radiator in the style of the original cast iron rads.	Low. Late C20 alteration by the School	Neutral impact.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Modern fittings, added by the school. The replacement will have a neutral impact and reflects the style of the existing cast iron rads.
<u>Q-Lift</u> 15Q.P1	To decommission modern lift. To demolish modern lift enclosure and strip modern solid timber doors, architraves and doorcase.	Low. Late C20 alteration by the School.	Low impact.	 A new back wall, which is to be a compartment wall, is erected. To be of fire rated construction, and to comply with sound airborne transmission and thermal insulation. To lay a new flooring at floor and ceiling level inside the existing shaft. To comply with Fire, Sound and Thermal compartmentation requirements. The remaining space is to be used for a wardrobe. No historic fabric or fittings are affected.
<u>R-Fire & Soundproofing</u> 15R.P1	Compartment wall between Apartment 15 bedroom and staircase.	Low. Late C20 alteration.	Low impact	To upgrade the existing partition to satisfy compartmentation between apartment and staircase. This is to be fired rated construction and to comply with Building Regulations requirement for airborne sound insulation. The proposal is reversible. No historic fabric or fittings are affected by the proposal.

Temple Dinsley Level 1, GA – Apartment 16 - Crabbe

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Wing – Proposed Apartment 16 – Plan of Significance



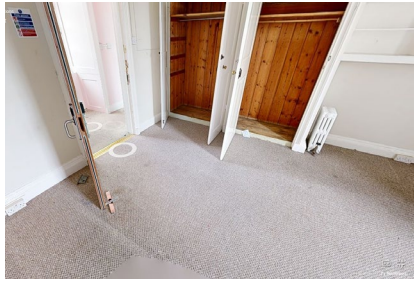
Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the east wing.

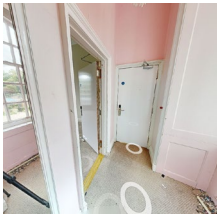
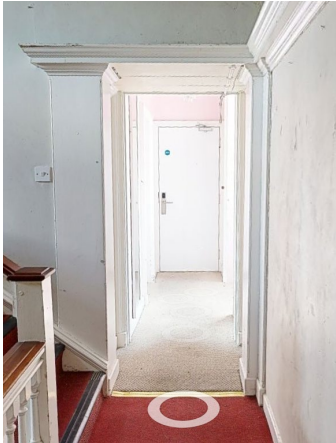
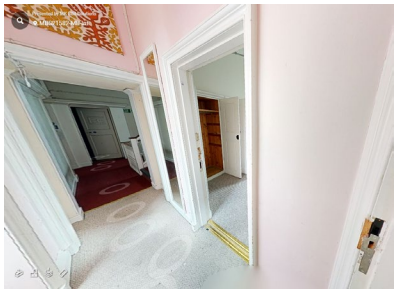


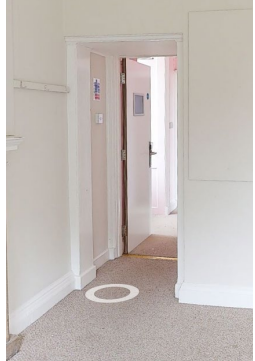
South Elevation. Mid C19 shows the Georgian front of Temple Dinsley, with the East range addition. Photo taken prior to any wings added to the west and east. The front garden wall creating a division with the stable block behind are visible.

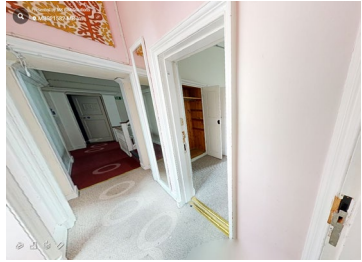


Photo of front south elevation showing EC20 Lutyens additional East Wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>General proposal</u>	Formation of Apartment 16	High. Early C20 Lutyens	Low-Moderate harm Includes benefits	The apartment occupies two rooms of the east wing south end, at first floor. The large front room will contain the living space, with views over the front drive entrance and garden. The small room is subdivided to contain the bedroom and shower room. The hallway-corridor is retained, with the low ceiling original sections. The corridor is visible from the First Floor Landing will be shortened as is necessary in principle in order to create the enclosure for an apartment. To minimise harm, this is detailed so that the door and surround is set back to preserve views of the columns and surround from both sides. Setting back limits space for accessing the bedroom, so it is proposed to copy the detail Lutyens uses elsewhere in the building to have a pair of doors within a shared architrave. The apartment includes a historic fireplace and cupboard to be preserved.
<u>B-Floors.</u> 16B.R1	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. Timber boards to be carefully lifted, to upgrade it thermally, acoustically and fireproofing. To run services within it. Then to re-lay floorboards and carry out like-for-like repairs if required. To lay a decoupling layer when new flooring is to be laid.	Low. Soft flooring to be late C20 finishes by the School. High. Wood flooring to be early C20 Lutyens.	Benefit.	 Benefit: revealing the historic timber flooring enables like-for-like repairs to be carried out. This improves breathability and enables its appearance to be appreciated.
<u>C-Ceilings</u> 16C.R1	Ceiling lime and lath plaster to be repaired when disturbed by stripping of services, and to be decorated.	High. Early C20 Lutyens	Benefit	 The proposal involves minimal alterations to the ceiling. This is to be repaired and any compartmentation to the apartment above or any required services (to be run within the ceiling void) are to be installed from above which minimises the impact of the proposal alterations on the historic fabric.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>D-Doors</u> 16D.D1	Removal of modern solid fire doors.	Neutral/negative. Late C20 alteration by the School.	Neutral Benefit	 The removal of the doors is a benefit. These are out of character with the original joinery.
<u>D-Doors</u> 16D.P1 16-DF01	To insert a main entrance door within the moulded walkway. The door to be a fire rated and security grade door.	High. Early C20 Lutyens	Moderate harm	 The view above shows the view from the stair landing that is affected by the door. The door will be the main entrance door to the apartment and is essential for the use. To be set back from the face of the pilaster. To be a timber frame panel door that matches in design those in the stairwell. The work is reversible with minimal impact to the historic fabric.
<u>D-Doors</u> 16D.P2 16-DF02 16-DF03	Insert two timber frame panel doors. To be fire rated.	High. Early C20 Lutyens	Enhance door design Low harm Adapt architrave	 The doors design is proposed to keep the style of the existing joinery, to be panelled doors with period ironmongery. Doors architrave will match Lutyens' two door arrangement across the staircase, as image below shows.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				
<u>D-Doors</u> 16D.P3 16-DF04	Insert a timber frame panel door within the moulded walkway. To be fire rated.	High. Early C20 Lutyens	Moderate	 The door design is proposed to keep the style of the existing joinery. Allow to be panelled doors with period ironmongery.
<u>E-Windows</u> 16E.R1	EC20 '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. Early C20 Lutyens	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 building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>F-New openings</u> 16F.D1	Forming a new opening into the bedroom.	High. Early C20 Lutyens	Moderate harm	 It is proposed two doorways into the small room; one to the bedroom and a second one to the shower room. The existing doorway will be used to provide access to the shower room, this will be partly infilled to create a narrower doorway. Architraves to be reused. A second new doorway will be formed to access the bedroom, between the existing doorway and the main entrance walkway.
<u>G-New partitioning</u> 16G.P1	Erecting a lightweight partitioning to form a shower room within the back-small room.	High. Early C20 Lutyens	Low	The work is reversible.
<u>J- Internal fixtures and fitting</u> 16J.D1	Remove modern wall mounted radiator	Neutral/negative. Late C20 alteration by the School.	Benefit	
<u>J- Internal fixtures and fitting</u> 16J.P1	To reinstate radiator grille. Design to match Lutyen's design elsewhere in the building.	High. Early C20 Lutyens	Benefit	 The grille is missing.
<u>J-Internal fixtures and fittings</u> 16J.P2	New sanitaryware and kitchen units with its associated services to be fitted to equip shower room and kitchen.	High. Early C20 Lutyens	Low impact.	The proposal involves minimal alteration to the walls and floors.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>M-Finishes</u> 16M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing historic and modern substrate to maintain breathability where possible.
<u>N-Fireplaces</u> 16N.R1	Refurbish and redecorate fireplace and grate. Allow to investigate condition of hearth and repair like-for-like.	High. Early C20 Lutyens	Benefit	
<u>P-Services</u> 16P-D1	Removal of wash hand basins and associated plumbing and incoming services	Neutral C20 alteration by the School.	Neutral Benefit	 These plumbing services and fixtures for school use are redundant. To be removed carefully and adjacent surfaces repaired so no historic fabric is affected.
<u>P-Services</u> 16P-D2	Removal of modern services, light fittings, cabling, conduits, fire alarm fittings.	Neutral/negative. Late C20 alteration by the School.	Benefit	 The cabling and fixtures for school use are redundant. To be removed carefully and adjacent surfaces repaired so no historic fabric is affected.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 16 is a suspended timber floor. Shower room and kitchen drainage to be run within its thickness. New electrics throughout.

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Temple Dinsley Level 1, GA – Apartment 16 - Crabbe

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Heating using existing radiators. Mechanical ventilation to kitchen and shower room via ceiling and to the outside walls, with discreet and cast iron metal cowls. Incoming hot and cold water feed and plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Wing – Proposed Apartment 17 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the east link.

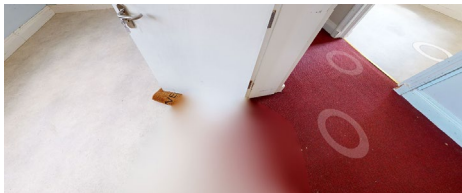


Photos of front and rear elevations of central block post EC20 Lutyens works, showing the east link connecting the Central Block with the East Wing.



Country Life archive photo of the interior of the services staircase and corridor to the northern end of the East Wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>General proposal</u>	Formation of Apartment 17	High. Early C20 Lutyens	High	The apartment occupies the link between the central block and the east wing. It has a central corridor that communicates the east wing and services staircase with the central block, with rooms either side. The corridor will be blocked at the central block end. It will be part used as lobby with the further end partitioned and used as shower room. Rooms either side will be adapted to contain the bedroom and dressing room to the south, and living rooms to the north.
<u>A-Walls</u> 17A.D1 17D.D1	Removal of fire double solid doors and demolition of lightweight compartment partition.	Neutral/negative. Late C20 alteration by the School.	Moderate Benefit.	 The partition is a modern alteration added by the School, it is assumed to be for fire compartmentation. It impedes the appreciation of the moulded archway from the central corridor side. By taking down the partition the apartment benefits from a longer corridor.
<u>A-Walls</u> 17A.R1	Existing lath and plaster wall is damaged, showing cracks and bulging of the plaster. Carry out like for like repairs.	High. Early C20 Lutyens	Low Benefit.	 Wall behind sw shelving units. Like for like repairs are beneficial.
<u>A-Walls</u> 17A.P1	Infill doorway. Proposal to be read in conjunction with reference 17D.D3	High. Early C20 Lutyens	Moderate harm	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	Allow design for infill on landing / corridor side to reflect the appearance of a panelled door to match existing c1908 doors.			 No historic fabric is affected as infill is lightweight and reversible. The design of the infill is to reflect the appearance of existing doors to limit effect.
<u>B-Floors</u> 17B.R1	Careful lift and cart away damaged/rotten timber floorboards, salvaged when possible for reuse. Lay new timber floor boards of similar matching size and softwood.	High. Early C20 Lutyens	Low. Benefit.	 Due to rainwater ingress the floorboards in this area are badly damaged, beyond repair. Required for the longevity of the building.
<u>B-Floors</u> 17B.R2	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. Wood flooring to be carefully lifted, to upgrade it thermally and fireproofing. To run services within it. Then to re-lay floorboards and carry out like-for-like repairs if required. To lay a decoupling layer when new flooring is to be laid.	High. Early C20 Lutyens	Benefit	 Benefit: revealing the historic timber flooring enables like-for-like repairs to be carried out. This improves breathability and enables its appearance to be appreciated.
<u>C-Ceiling</u> 17C.R1	Like for like repairs when possible and/or replacement to severely damaged lath and plaster ceiling.	High. Early C20 Lutyens	Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Due to rainwater ingress the lath and plaster ceiling has been badly damaged, beyond repair in some parts of the ceiling. Lay a new lath and plaster ceiling in this area.
<u>C-Ceiling</u> 17C.R2	Plastered ceiling like for like repairs, including cornice.	High. Early C20 Lutyens	Benefit.	  Due to rainwater ingress the lath and plaster ceiling has been damaged in some parts of the ceiling. Stabilise loose areas where possible and replace in lime plaster to match where unsound.
<u>D-Doors</u> 17D.D2 17G.P5	Modern door, doorcase and partition under the archway to be removed.	Negative. C20 addition.	Low impact	

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				 The existing modern 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 the compartment wall for fire and acoustic separation.
<u>D-Doors</u> 17D.D3	Modern solid timber door to be removed, architrave, lining and doorcase.	Door. Negative. C20 addition. Opening and linings. High. Early C20 Lutyens	Moderate harm	 The siting of the shower room at the end of the corridor collisions with the doorway to the north room. Following careful consideration to the shower room location it was resolved that the back end of the corridor was the place with the least impact to the original layout and spacing, mainly to the south rooms. The location only impact involves the relocation of the existing doorway closer to the new main entrance. The reason for this is the positioning of the main entrance to the apartment in order to reveal the historic arch on the stair landing which is highly significant.
<u>D-Doors</u> 17D.R1 17G.P2	Refurbish original door with a solid top panel. Unhinge the door and set it forward within the doorway width, with a	High. Early C20 Lutyens	Moderate	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	new doorcase matching existing. To be set back from the front face of the common area pilasters.			 The proposal involves retaining the doorway feature, while shutting the door permanently and insert a Fire compartmentation wall behind.
D-Doors 17D.R2 17G.P3	Refurbish and redecorate original Lutyens doors. To be shut permanently. Ironmongery to be retained. New fire compartmentation partition inserted behind.	High. Early C20 Lutyens	Low	  The proposal involves retaining all joinery elements facing the corridor and the new kitchen, these are the architraves, doors, lining and doorcases, while inserting a fire compartment wall on the kitchen side. The proposal is reversible.

641-KS-06-MB-SH-A-90017- P01**Temple Dinsley Level 1, GA – Apartment 17 - Almina**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>D-Doors</u> 17D.P1 17G.P1 17-DF01	Original Lutyens moulded archway retained and new fire compartment wall and main entrance door inserted within archway thickness.	High. Early C20 Lutyens	Low-moderate impact.	 The partition is set back from the face on both sides, so the mouldings are clearly read and appreciated. The new partition will comply with Fire Compartmentation, Sound and Thermal transmission. Door to be fire rated, main entrance security grade door. Door design in the style of the architectural style of this part of the building.
<u>D-Doors</u> 17D.P2 17-DF02 17-DF04	New replacement doors fitted in existing and new doorways. To be fire rated.	No historic fabric affected.	Neutral impact.	The proposal does not affect any historic fabric, and it is reversible. Door design to be in character with the architectural style of the original joinery.
<u>D-Doors</u> 17D.P3 17-DF03	Relocate original timber panelled door, removed from the toilet. To be upgraded to become a fire door.	High. Early C20 Lutyens	Low	The door is in good condition, and can be salvaged and used somewhere else in the apartment.
<u>E-Windows</u> 17E.R1	EC20 '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. Early C20 Lutyens	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 building. Replacement of non-original

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				ironmongery to sympathetically reflect the style of the window will improve their appearance.
<u>F- New openings</u> 17F.D1	Opening up of load bearing wall to form a doorway into the living space of the apartment. Relocate cast iron rad somewhere else in the apartment.	High. Early C20 Lutyens	Low-moderate impact.	 Following from above reference 17D.D3, the location chosen for the relocation of the doorway to the living space is the existing low level wall niche that presently hosts a radiator. This is to minimise the impact on historic fabric.
<u>F- New openings</u> 17F.D2 17A.R1	Part opening of partitioning to create an open plan living space. Carry out repairs to the water damaged lath and plaster wall finish.	High. Early C20 Lutyens	Low-moderate impact.	  Two of the three north facing rooms, used as storerooms, are windowless, so to be able to incorporate them to the apartment, these have to be opened up and connected to the larger room with the window, as the source of natural light, ventilation and means of escape.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The opening to the original partition will be kept to the minimum practical.
<u>F- New openings</u> 17F.D3	Part opening of partitioning to create an open plan living space. Remove doorway. Carry out repairs to the water damaged lath and plaster wall finish.	High. Early C20 Lutyens	Low-moderate impact.	  For the reason above mentioned (17F.D3), the lower storeroom will be opened up and connected to the upper rooms. This space will be used as the kitchen. The opening to the original partition will be kept to the minimum practical.
<u>F- New openings</u> 17F.D4	Forming small openings to form a wardrobe door and a walkway into the dressing alcove.	High. Early C20 Lutyens	Low-moderate impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The bedroom and the apartment itself are modest, therefore dressing/storage spaces are essential. Opening up spaces, where possible, creates the sense of roominess, which the room will benefit from. The new openings in the original partition are kept to the minimum.
<u>G-New internal partitions 17G.P4</u>	Both doors (original panelled door and modern solid door) to be removed. Architraves and lining to remain. Opening to be infilled with lightweight partitioning, and plastered finish.	High. Early C20 Lutyens	Low	 By blocking both doorways, the lobby space can become a part of the shower room. The doorway architraves and lining, the cornice and skirting will remain. The infill is reversible.
<u>G-New internal partitions 17G.P6</u>	New lightweight non-load bearing timber stud partition, clad with plasterboard to form a shower room. Partition erected around existing original cornice. The new partition to have a cornice that suits in design and scale with the cornice in the corridor, but is not identical.	No historic fabric affected	Neutral impact.	The partition and door are reversible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>H-Stairs</u> 17H.R1	Retain, repair and oil existing timber steps.	High. Early C20 Lutyens The steps are currently obstructed by the later C20 school shelves.	Low. Benefit.	 The steps are retained. Like for like repairs are a benefit.
<u>J-Internal fixtures and fittings</u> 17J.D1	Remove and relocate Lutyens cupboards.	High. C20 Lutyens Neutral. School shelves (fittings).	Moderate	 Cupboards appear to have been relocated from somewhere else. Indicators of this are that the skirting and cornice continue around the side elevations. Alternative position to be agreed with Heritage Officer. School shelves are to be removed as they are later insertions. They have minimal fixings to the fabric which will be repaired like for like.
<u>J-Internal fixtures and fittings</u> 17J.R1	Retain school bell.	Low Mid-late C20 addition.	Benefit	 The bell is thought to be added by the school. It shows clear evidence of its evolution and past use as a school, which adds interest and character to the space.