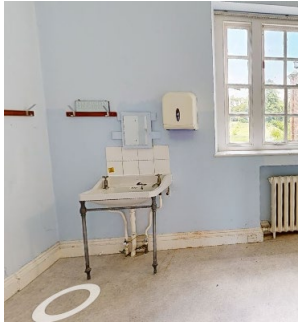


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>J-Internal fixtures and fittings</u> 17J.R2	Retain hydrant, glazed door timber cabinet and bell Tidy services and remove redundant late C20 cabling and meter box.	High. Early C20 Lutyens Low Mid-late C20 addition.	Benefit	 The early C20 fixtures show clear evidence of its past use as a school, which adds interest and character to the space. It is important they are retained as evidence of its past.
<u>J-Internal fixtures and fittings</u> Generally,	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.
<u>M-Finishes</u> 17M.R1	Repair plaster beaded edge in the archway.	High. Early C20 Lutyens	Benefit	 Damaged due to its location, it is proposed to carry out repairs to reinstate the beading.
<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>N-Fireplace</u>	Reinstate fireplace. To remove existing screen,	High. Early C20 Lutyens	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
17N.R1	investigate and allow to install a fireplace grate that suits the period of the fireplace.			 Benefit. The proposal reinstates original features, adding interest to the rooms.
<u>P-Services</u> 17P.D1	Remove modern wash hand basin and associated plumbing.	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> 17P.D2	Remove modern sanitaryware and associated plumbing.	Neutral/negative. Late C20 alteration by the School.	Neutral. Benefit	  The present WC becomes a dressing alcove. The pieces are modern of no historic value.
<u>P-Services</u> 17P.D3	Remove modern plumbing, cabling,	Neutral/negative.	Benefit. No harm	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	plastic conduit, fire alarm fittings, etc.	Late C20 alteration by the School.		 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</u> 17P.R1	Cast iron radiators refurbished to work with new heating system.	High. Potentially 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 - ceilings - the floor in apartment 16 is a suspended timber floor. Shower room and kitchen drainage to be run within its thickness.

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Temple Dinsley Level 1, GA – Apartment 17 - Almina

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				New electrics throughout. 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 18 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the rear East Wing (North), and part of the east link to the former Georgian manor house (central block) and later C20 additions forming the East annex.



North rear elevation photo, post-Lutyens.



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

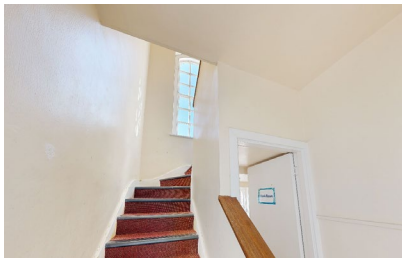


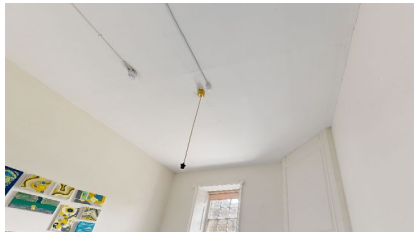
The present-day photos show the rear elevation of east annex with the post Lutyens' two storey extension, and Lutyens east wing.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>General proposal</u>	Formation of Apartment 18	High. Early C20 Lutyens Low Late C20	High	The apartment occupies the north end of the east wing together with the rear of the east annex. With the existing corridor off which to access the two bedrooms with their en-suites. And a small stairs to the east annex where the living spaces sit. The former stair tower/block accommodates an utility room from which to access the large room that contains the kitchen, dining and sitting spaces. There are two terraces the apartment benefits from, at the north. And to the south.
<u>A-Walls</u> 18A.D1	Demolish modern corridor partition and doorway.	Neutral/negative Late C20 alteration by the School	Benefit	 The partition is a modern addition in the former corridor of the east wing. It has not significance or relevance as it doesn't form part of the former layout.
<u>A-Walls</u> 18A.D2	Demolish modern partition and doorway that encloses the modern staircase that comes from the ground floor.	Neutral/negative Late C20 alteration by the School	Benefit	 The partition is a modern addition done by the School. It has not significance or relevance as it doesn't form part of the former layout. The proposal allows then the reinstatement of the original floor space.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>A-Walls</u> 18A.D3	Widen the doorway into the rear room of the east annex, from the stair-lift tower, with a view to insert a double door.	Low Mid-late C20	Low	 The current single door appears small in proportion to the size of the room that opens to. Given also the proposed use of this room, as an open plan living space, it seems proportionate to increase it and become a double door.
<u>A-Walls</u> 18A.D4	Open up bottom of existing central window to form a doorway to the rear terrace.	Low Mid-late C20	Low	 The proposal allows to access and benefit from the rear north terrace what overlooks over the rear gardens. The existing opening and brickwork detailing will remain unchanged, only the brickwork bottom section will be demolished. Stone cill inserted and new door fitted in line with the architectural style of the windows.
<u>A-Walls</u> 18A.D5	Open up bottom of existing window to form a doorway to the middle terrace.	Low Mid-late C20	Low	

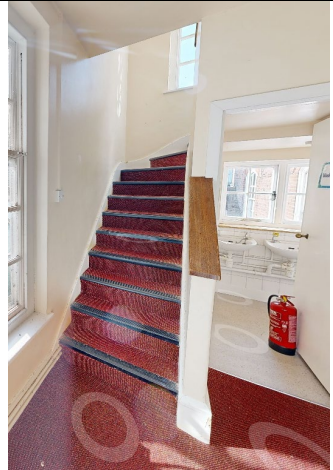
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The proposal allows to access and benefit from the middle inner terrace. The existing opening and brickwork detailing will remain unchanged, only the brickwork bottom section will be demolished. Stone cill inserted and new door fitted in line with the architectural style of the windows.
<u>A-Walls</u> 18A.P1	Erect a new internal partition, acting as a compartment wall between the flat and the common corridor and staircase. To have the main entrance door.	High. Early C20 Lutyens	Neutral	The proposal is reversible.
<u>A-Walls</u> 18A.P2	Remove modern solid door. Infill doorway while retaining original architraves and door lining.	High. Early C20 Lutyens	Low	 The infill is reversible and inserted within the original door lining, which will be retained.
<u>A-Walls</u> 18A.P3	Following the decommissioning of the lift and demolition of lift shaft, infill load bearing wall.	High. Early C20 Lutyens	Low	 The infill does not affect any historic fabric.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>B-Floors</u> <u>18B.D1</u>	Take up raised floor, added by the School to run the shower cubicles drainage and services.	Neutral/negative Late C20 alteration by the School	Benefit	 The removal is an improvement, as it reverts the original floor level.
<u>B-Floors</u> <u>18B.P1</u>	Following the demolition of the staircase to the second floor, lay a new timber joisted floor over. This is to be Fire Compartment, sound and thermally proof.	Low Mid-late C20	Low	
<u>B-Floors</u> <u>18B.P2</u>	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.	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> <u>18C.D1</u>	Take down suspended tiled ceiling.	Neutral/negative Late C20 alteration by the School	Benefit	 The removal is an improvement, as it reverts the original room height.

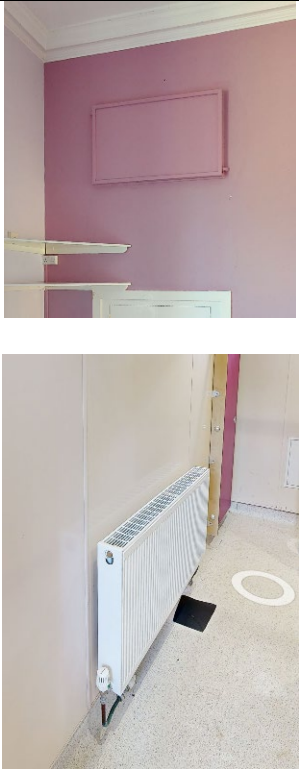
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>C-Ceilings</u> 18C.R1	Ceiling lime and lath plaster to be repaired generally, and to be decorated.	High. Early C20 Lutyens	Benefit	 The proposal involves minimal alterations to the ceiling. This is to be repaired and made good when disturbed by removal of modern services. 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> 18D.P1 18-DF01	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, door opening and door are reversible. It is proposed to be the compartment entrance wall to the apartment.
<u>D-Doors</u> 18D.P2 18-DF05	Remove modern fire door and replace it with a panelled door that harmonises with the architectural style of this part of the building.	High. Early C20 Lutyens	Positive	 The proposal aims to be an enhancement to the present joinery arrangement. No historic fabric is affected.
<u>D-Doors</u> 18D.P3 18-DF02	Form a new doorway in the existing window opening, to access the middle inner terrace. Design in the architectural style of the external joinery of this part of the building.	Low Mid-late C20	Low	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The proposal allows the use and benefit of the open space created by the flat roofs adjacent to the apartment.
<u>D-Doors</u> 18D.P4 18-DF08	Fit a new double door to the widened doorway. Door design in line with existing joinery.	Low Mid-late C20	Neutral	
<u>D-Doors</u> 18D.P5 18-DF03	To form a new doorway in the existing window opening, to access the rear terrace. Design in the architectural style of the external joinery of this part of the building.	Low Mid-late C20	Low	
<u>E-Windows</u> 18E.R1	EC20 'Lutyens' timber sash windows repairs and later windows to be 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> 17F.P1	Form a new doorway opening to access adjacent room that becomes en-suite to the bedroom.	High. Early C20 Lutyens	Moderate	
<u>G-New internal partitions</u> 18G.P1	To erect a new lightweight internal partition with a sliding door. So it sub- divides the room to form an ensuite and a dressing room	No historic fabric affected	Neutral	The proposal is reversible.
<u>G-New internal partitions</u> 18G.P2 18-DF04	New lightweight non-load bearing timber stud partition, clad with plasterboard, in the main corridor, to form a protected lobby entrance.	No historic fabric affected	Neutral	The proposal is reversible
<u>G-New internal partitions</u> 18G.P3 18-DF06 18-DF06	New lightweight non-load bearing timber stud partition, clad with plasterboard to form an en-suite inside the main bedroom. Partition to the bedroom side to have a cornice that read the existing original cornice whilst it does differentiate from it.	No historic fabric affected	Neutral	The proposal is reversible
<u>H-Stairs</u> 18H.D1	Demolish modern stairs into the floor above and enclosure	Low Late C20	Neutral	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 ???
<u>H-Stairs</u> 18H.D2	Demolish modern staircase that comes from floor below.	Neutral/negative Late C20 alteration by the School	Benefit	 This is a modern alteration, so there is not harm to the historic fabric. Removing the staircase and enclosure reinstates the original floor space.
<u>J-Internal fixtures and fittings</u> 18J.P1	New sanitaryware and kitchen units with its associated services to be fitted to equip en-suites and kitchen.	High. Early C20 Lutyens Low. Late C20	Low impact.	The proposal involves minimal alteration to the walls and floors.
<u>M-Finishes</u> 18M.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-Fireplace</u> 18N.R1	To retain original fireplace with panelling above. Clean and redecorate grate.	High. Early C20 Lutyens	Benefit	

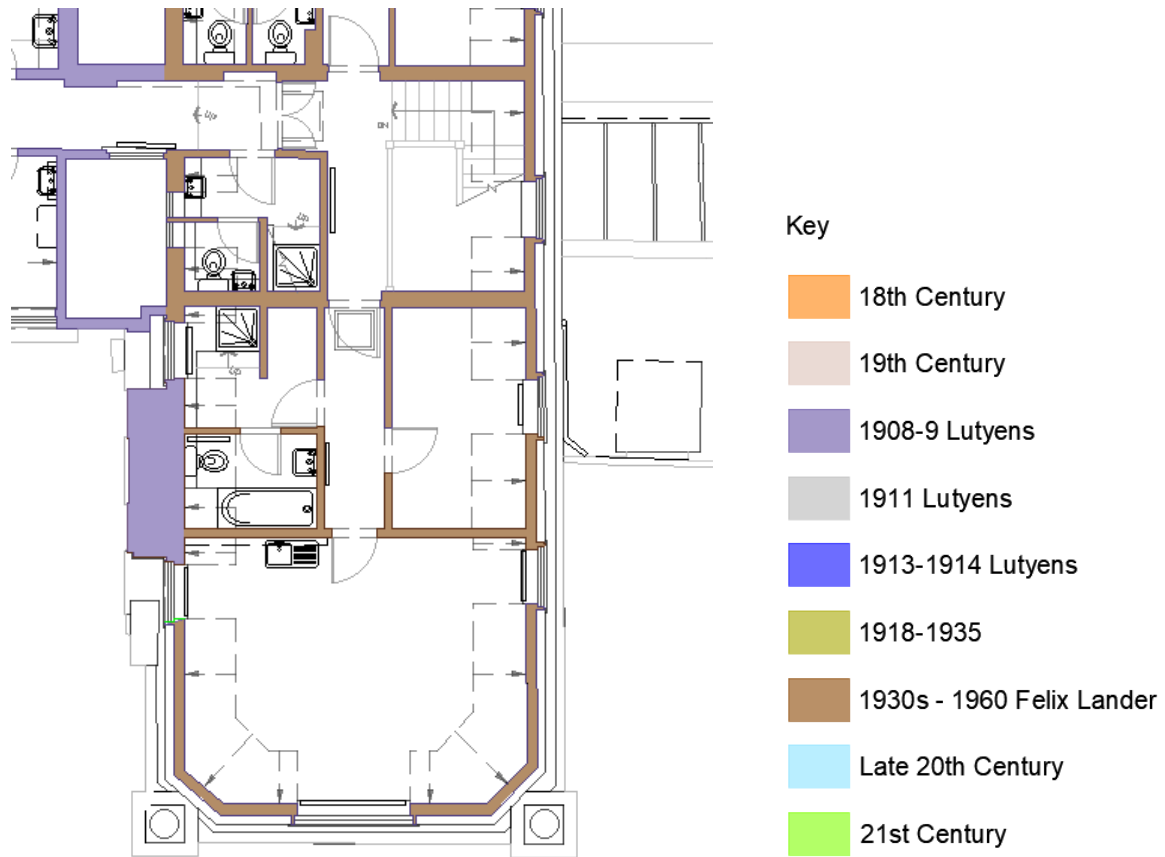
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Retaining any original features is a benefit which also adds character to the room.
<u>P-Services</u> 18P.D1	Remove and cart away showers, modern partitions and boxing with associated services, plumbing and drainage.	Neutral/negative Late C20 alteration by the School		 The shower cubicles are of no use to the apartment. The proposal reinstate the room volume.
<u>P-Services</u> 18P.D2	Remove and cart away wash hand basins with associated services, plumbing and drainage	Neutral/negative Late C20 alteration by the School		 The sanitaryware is of no use to the apartment.
<u>P-Services</u> 18P.D3	Remove modern radiators	Neutral/negative Late C20 alteration by the School	Neutral	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 These are modern fittings, that are out of character and an obstruction in the proposed layout arrangement.
<u>P-Services</u> 18P.D4	Remove sink and units, and any associated services, plumbing and waste.	Neutral/negative Late C20 alteration by the School	Neutral	 This is a modern fitting added by the school that is of no use to the apartment, and an obstruction to the proposed layout arrangement.
<u>P-Services</u> 18P-D5	Removal of modern services, light fittings, cabling, conduits, fire alarm fittings.	Neutral/negative. Late C20 alteration by the School.	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - timber joisted floor. New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen and ensuite 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.
<u>Q-Lift</u> 18Q.D1	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.	 Main wall to be infilled. To lay a new flooring at floor and ceiling level inside the existing shaft. To comply with Fire, Sound and Thermal compartmentation requirements. The space behind becomes part of the utility room. No historic fabric or fittings are affected.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Apartment 19 – Plan of Significance



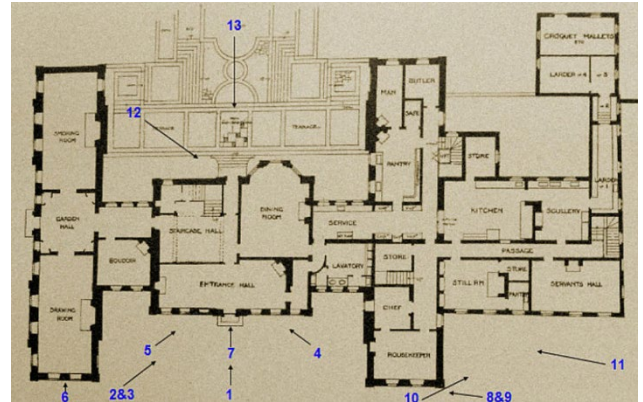
Extract from Level 2 GA, Phasing Plan. Plan of Significance shows the evolution of the East Wing (South). The West and East cross-wings were constructed either side of the existing Georgian manor house by Edwin Lutyens in 1908-09, replacing earlier wings first to the east, then west during the mid-late C19. The east wing comprised of the cross-wing mirroring that to the west and a further block housing service accommodation service accommodation. The roofs of both the East and West cross-wings were raised by 4ft in 1935 to provide additional headroom for accommodation for Princess Helena College and the dormer windows were added to the roofs at this time.



(LHS) South elevation Temple Dinsley – Late (?) C19 shows the Georgian front of Temple Dinsley with a wing added to the East. (RHS) North elevation of Temple Dinsley pre 1909 indicating East and West wings. (Left) The larger pre-1909 east wing viewed from the south-east.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Views of the East wing and the 1909 service wing as designed by Lutyens (LHS) and the 1909 Ground Floor Plan layout (RHS).



The 1909 Lutyens east wing was later extended to connect with the original stable block (below)

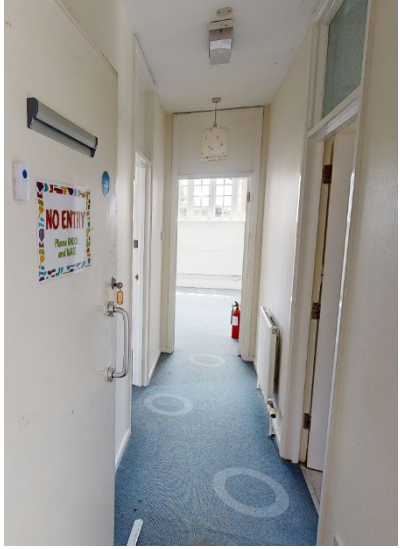


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 19A. D1	Removal of MC20 plaster finish including timber skirtings to all external masonry walls to all areas.	Low	Neutral Benefit	 South Room - looking south  South Room – looking north

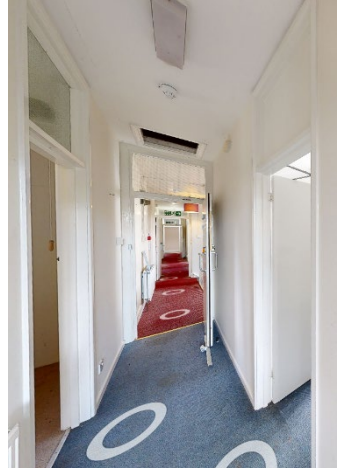
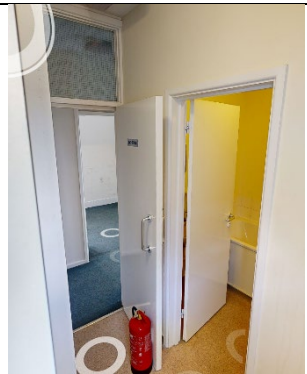
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Evidence of damp ingress to east wall  West wall to bathroom The low wall constructed in 1935 to raise the level of the Lutyens hipped roof is masonry construction. There is of damp penetration in some areas to the east side (existing bedroom) and the west side (existing bathroom) Investigation of external flashings and roof coverings to the east side will be necessary to prevent further ingress of damp. All areas of plaster and timber skirtings will be removed to allow the masonry to fully dry out where there is damp penetration. Removal of damp plaster and repair of external copper and leadwork will prevent further deterioration of the masonry wall and is considered a benefit.
A-Walls 19A. P1	Installation of insulated timber lining to internal side of all external masonry walls.	Low 1935 alterations	Low Impact	The masonry walls will be upgraded with the installation of an insulated timber lining to the internal side to comply with Building Regulations. Thickness of the lining to be confirmed. The insulation will be breathable. This proposal is reversible. Thermal upgrading will improve the construction quality of the building fabric, the internal environment and the viability of the historic building for future use.
A-Walls 19A.D2	Removal of MC20 plasterboard linings to all sloping sections of walls.	Low 1935 alterations	Low Impact Benefit	Plasterboard linings to sloping sections of walls is to be removed to allow the roof structure to be assessed/recorded/condition investigated and insulated. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use.

641-KS-06-MB-SH-A-90019 – P02**Temple Dinsley Level 2, GA – Apartment 19 - Helena**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 19A.P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below rafters reinstate plasterboard linings.	High Roof structure to East Wing is original 1909 Lutyens Low Roof structure to later additions to east side are MC20	Low Benefit	An insulated timber lining to be installed below the existing rafters. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated.
A-Walls 19A.R1	Repairs to upstand wall, hung tiles, copper gutter and lead flashings	Low 1935 alterations	Low Impact Benefit	The construction of the upstand wall and associated copper gutter, lead flashings and hung tiles are to be investigated where evidence of damp ingress is apparent. Proposals for repairs will be submitted for approval.
A-Walls 19A.P3	Alteration to C20 upstand wall to allow installation of new window.	Low 1935 alterations	Low Impact Enhance	MC20 masonry upstand wall and associated hung tile cladding and flashings to be adjusted to suit increased depth of proposed replacement window. Existing sill level to be reduced by approx 540mm. Refer to E-Windows 19E.D3  South dormer window – existing sill level to be reduced
A-Walls 19A.P4	Upgrading of existing partition between stairwell/corridor and Helena Apartment 19	Low C20 partition	Low Impact	 Partition to stairwell Construction of existing wall is to be investigated and upgraded to form a fire rated compartment and sound separation to the stairwell to comply with Building Regulations requirements. Other side

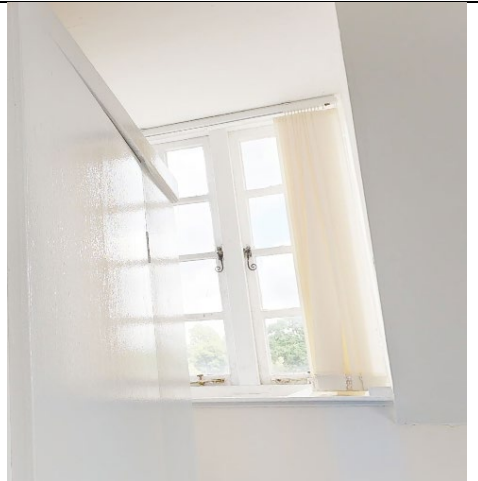
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 19A.P5	Retention of section of existing partition between proposed bedroom and living area. Acoustic upgrading to existing construction to be confirmed.	Low C20 partition	Low impact	 Retain partition
A-Walls 19A.D3	Removal of C20 internal timber stud partitions forming living accommodation.	Low C20 fabric.	Low Impact	 Removal all existing partitions forming corridor
B-Floors 19B. P1	Upgrading of existing second floor construction. Removal of existing C20 floor finishes. Upgrading of existing floor construction.	High Early C20 1909 Lutyens to East Wing Low MC20/LC20 to east side additions	Low Impact	C20 carpet and vinyl floor finishes to accommodation. Investigation will be necessary to confirm what intervention/strengthening works may have been carried out in 1935 to convert the 2nd floor to dormitory accommodation. Floorboarding may have been installed as part of the 1909 Lutyens construction to provide an accessible attic space and this original fabric may remain in place. The existing floor construction will need to be insulated for fire and sound protection to the 1st floor accommodation below to comply with Building Regulations. This work will need to be carried out from above to protect existing lath and plaster ceilings at 1st floor. Any 1909 floorboards found to remain will be carefully removed and replaced following upgrading of the floor construction. Details of upgrading works/necessary repairs to the floor will be submitted following investigation.

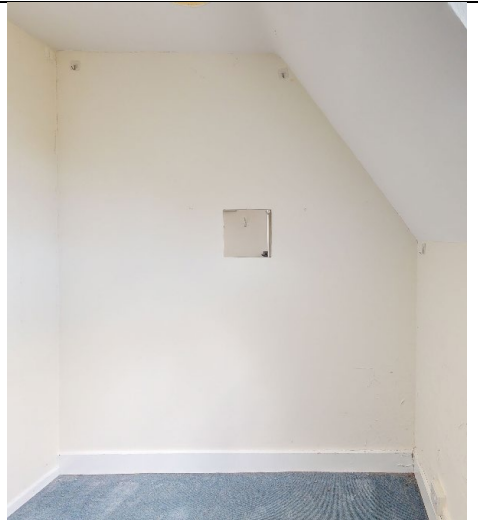
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings 19C. D1	Removal of existing plasterboard to ceilings throughout 2 nd floor accommodation including.	Roof structure High Early C20 1909 Lutyens with Plasterboard linings Neutral/Negative MC20 (1935 conversion works)	Low- Moderate Impact	 Bedroom window (east side) Cracks in the plasterboard joints are visible.  Roof access hatch located in corridor to be removed along with plasterboard ceiling linings. Linings will be removed to allow the roof structure to be assessed/recorded/condition investigated and the roof void insulated. This is considered a positive impact which will benefit the building fabric and the internal environment. Coved/rolled plaster junction between ceiling and sloping section of walls to be reinstated.
C-Ceilings 19C. P1	Carry out all necessary repairs/strengthening works to structural members. Fix new timber between/below existing rafters & ceiling joists as necessary for head fixing for new partitions.	Roof structure High Early C20 1909 Lutyens	Low Impact Benefit	Installation of new timber noggins and battens is reversible.
C-Ceilings 19C. P2	Installation of compartment separation between apartments and common areas and thermal insulation between/below existing rafters & ceiling joists	Roof structure High Early C20 1909 Lutyens	Low- Moderate Impact	Compartment separation is a Building Regulations requirement. Thermal insulation of the ceilings is considered to be a positive impact which will benefit the building fabric and the internal environment.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	and reinstate plasterboard ceilings.			
D-Doors 19D.D1	Painted flush panel C20 doors/fire rated doors and ironmongery to all accommodation to be removed.	Neutral Late C20 alterations	Low Impact	 Entrance door, bathroom & bedroom doors along corridor  Door to living area All modern C20 doors/fire doors/frames and glass panels over to rooms and corridor/stairwell to be removed along with partitions.
D-Doors 19D.D2	Painted flush panel C20 wc cubicle doors and ironmongery to be removed.	Neutral Late C20 alterations	Low Impact	 C20 wc cubicle doors/frame/partitions
D-Doors 19D.FD01	New Entrance door to Apartment 20 Helena	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire Rated Door Painted timber vertical boarded door. Ironmongery & self-closing device tbc

641-KS-06-MB-SH-A-90019 – P02**Temple Dinsley Level 2, GA – Apartment 19 - Helena**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 19D.FD02	New door to Bedroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire Rated Door Painted timber vertical boarded door. Ironmongery & self-closing device tbc
D-Doors 19D.D03	New door to Bathroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 19D.FD04	New door to Living Area	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire Rated Door Painted timber vertical boarded door. Ironmongery & self-closing device tbc
E-Windows 19E.D1	Removal of C20 timber dormer window	Low C20 (1935) alterations	Low Impact Benefit & Enhance	 South dormer window – existing sill level to be reduced Window is to be removed and replaced with a new window with a reduced sill height to be confirmed. Refer to note A-Walls 19A.P3
E-windows 19E.P1	Install new replacement window in adjusted opening.	Low C20 (1935) alterations	Low Impact Benefit & Enhance	New window to match existing in adjusted opening with increased sill depth. The reduced sill level will enhance aspect/views out of the room. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.
E-Windows 19E.R1	Renovation of C20 timber casement dormer windows to bathroom, bedroom & living area (4no)	Low C20 alterations	Low Impact Benefit & Enhance	 Existing dormer window (Living area west side)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing dormer window (Living area east side) The existing timber multi-pane windows (4no) will be repaired/renovated/redecorated and upgraded with slim-line double glazing which improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original 'monkey tail' casement latches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window.
E-Windows 19E.R2	Renovation of dormer windows (leadwork to roof and cheeks)	Low C20 (1935) alterations by school	Low Impact Benefit & Enhance	C20 dormer windows with lead flat roofs and lead clad cheeks. All leadwork and will be inspected and repairs/replacement carried out as necessary. Construction void to dormer roof and cheeks to be upgraded with high performance insulation.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
F-New openings 19F.D1	Form opening in masonry partition between stairwell and Helena Apartment 20	Low C20 (1935) alterations by school	Low Impact	 Remove section of wall to form new door opening (to RHS)  Wall from stairwell side (Left of balustrade)
G-New partitions 19G.P1	Timber stud partitions to form living accommodation.	Low C20 (1935) alterations to roof by school	Low impact	New lightweight partitions will replace existing. Second floor was formerly attic roofspace. It is assumed that the original 1909 roof structure is still in place at the higher level following the 1935 works. All new and existing partitions forming separation to common areas and other apartments to meet Building Regulations requirement for fire rating and sound separation to Building Regulations requirements. The installation is reversible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
G-New partitions 19G.P2	Infill existing door opening	Low C20 alterations	Low impact	 Existing entrance opening to south dormitory accommodation Infill existing door opening with new timber stud partition to comply with Building Regulations requirements for sound separation and fire protection. Intervention is reversible. Refer to 19R.P1
J-Internal fixtures and fittings 19J.D1	Removal of modern C20/C21 sanitaryware and associated fittings.	Neutral Late C20 / C21 school insertions	Neutral Impact	 Shower enclosure  Shower and enclosure, 1no wc and cistern, basin and associated plumbing and pipework, tile splashback & bath surround and fittings and fixtures to be removed. All installations are C20/21.

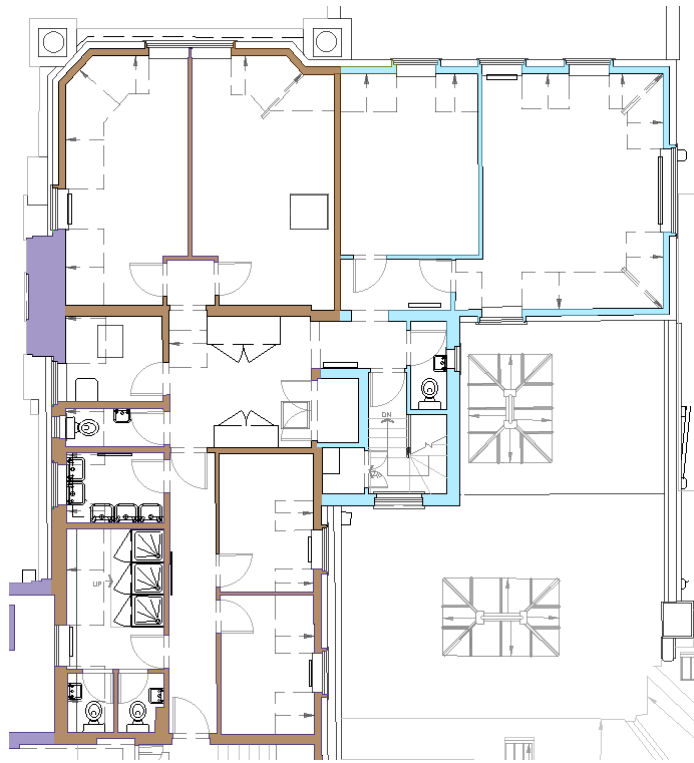
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Kitchen sink in living area including associated pipework and drainage to be removed
J-Internal fixtures and fittings 19J.D2	Removal of C20 wall mounted radiators and pipework	Low C20 school insertions	Low Impact	 Steel panel radiators to be removed Existing heating system is C20. Radiators and associated pipework are to be removed.
J-Internal fixtures and fittings 19J.P1	Installation of new radiators and associated pipework			
J-Internal fixtures and fittings 19J.D3	Removal of all C20/21 fittings and fixtures	Low MC20 school insertions	Low Impact	 Existing kitchen units, fitted cupboard, wall mounted pin boards, fixed shelving and blinds to be removed.
J-Internal Fixtures and Fittings 19J.P2	Installation of new kitchen.	Low Second floor area is generally MC20 fabric following 1935 alterations	Low Impact	The new kitchen is proposed to be installed against a new internal partition within the living space.
J-Internal Fixtures and Fittings 19J.P3	Installation of bathroom and ensuite.	Low Second floor area is generally MC20 fabric following 1935 alterations	Low Impact	The new bathroom and ensuite are proposed to be installed within a new internal partitions.
K-Joinery 19K.P1	New joinery	None	Neutral impact	
M-Finishes 19M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible. The existing

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				internal linings to the roof and upstand wall are C20. These linings will be removed and replaced to allow the roof and walls to be insulated and relined which will provide an opportunity to hide new services.
P-Services 19P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing 19R.P1	Compartment wall between Apartment 19 and Apartment 13 and the common areas.	Low	Low Impact	The walls separating Apartment 19 from Apartment 13 and the common areas are to be fire rated construction and are to comply with regulations requirements for airborne sound insulation.
V-Views 19V	Views from Apartment 20 will be directed towards the North, West and East.	Low	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.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Apartment 20 – Plan of Significance



Key

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

Extract from Level 2, Phasing Plan. Plan of Significance shows the evolution of the East Wing (North).

The West and East cross-wings were constructed either side of the existing Georgian manor house by Edwin Lutyens in 1908-09, replacing earlier wings first to the east, then west during the mid-late C19. The east wing comprised of the cross-wing mirroring that to the west and a further block housing service accommodation service accommodation.

The roofs of both the East and West cross-wings were raised by 4ft in 1935 to provide additional headroom for accommodation for Princess Helena College and the dormer windows were added to the roofs at this time.



(LHS) South elevation Temple Dinsley – Late (?) C19 shows the Georgian front of Temple Dinsley with a wing added to the East. (RHS) North elevation of Temple Dinsley pre 1909 indicating East and West wings. (Left) The larger pre-1909 east wing viewed from the south-east.

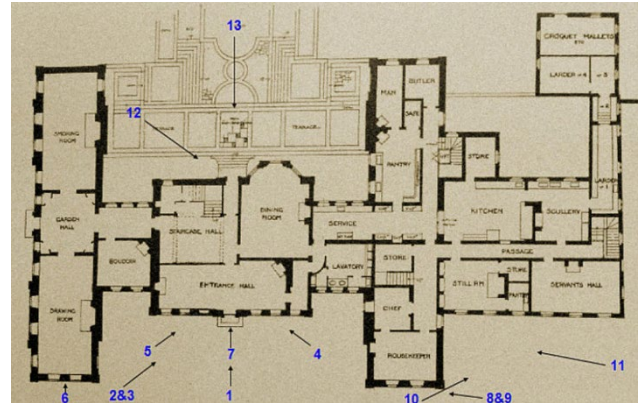
Views of the East wing and the 1909 service wing as designed by Lutyens (LHS) and the 1909 Ground Floor Plan layout (RHS).

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Temple Dinsley Level 2, GA – Apartment 20 - Weaver

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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View of the East wing from the north prior to the roof being raised in 1935.



View of the service wing from the east (above). The 1909 Lutyens East Wing was later extended to connect with the original stable block (below)



Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 20A. D1	Removal of MC20 plaster finish including timber skirtings to all external masonry walls to all areas.	Low	Neutral Benefit	 LHS north room (29a)

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Temple Dinsley Level 2, GA – Apartment 20 - Weaver

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 RHS north room (29b) The wall to the east side is an internal partition. Wall to the north is external.  1no external wall below window in Room 30a  3no external walls in Room 30b  External walls to existing stairwell (south and east walls)

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Temple Dinsley Level 2, GA – Apartment 20 - Weaver

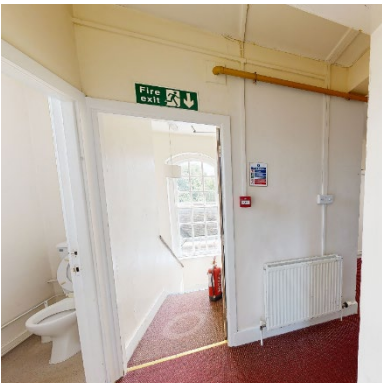
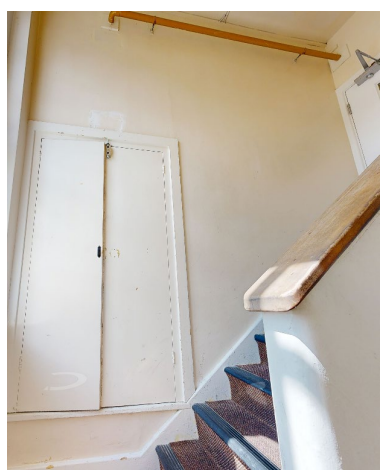
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Boiler Room External wall to west.
				 Partially tiled external wall to washroom (west side of east wing)
				 Damp to shower room wall (east side of east wing)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Room 31 (east side of east wing) damp ingress at low level The low wall constructed in 1935 to raise the level of the Lutyens hipped roof is masonry construction. There is evidence at low level of damp penetration in some areas to the east side (Room 31 and the shower room) Investigation of external flashings and junctions with roofs to the east and west sides will be necessary to prevent further ingress of damp. All areas of plaster and timber skirtings will be removed to allow the masonry to fully dry out where there is damp penetration. Removal of damp plaster and repair of external copper and leadwork will prevent further deterioration of the masonry wall and is considered a benefit.
A-Walls 20A.R1	Repairs to upstand wall, hung tiles, copper gutter, lead flashings and C20 flat roof/wall junction to prevent damp ingress.	Low 1935 alterations	Low Impact Benefit	The construction of the upstand wall and associated copper gutter, lead flashings and hung tiles are to be investigated where evidence of damp ingress is apparent. Proposals for repairs will be submitted for approval.
A-Walls 20A. P1	Installation of insulated timber lining to internal side of all external masonry walls.	Low	Low Impact	The masonry walls will be upgraded with the installation of an insulated timber lining to the internal side to comply with Building Regulations. Thickness of the lining to be confirmed. The insulation will be breathable. This proposal is reversible. Thermal upgrading will improve the construction quality of the building fabric, the internal environment and the viability of the historic building for future use.
A-Walls 20A.D2	Removal of MC20 plasterboard linings to all sloping sections of walls.	Low MC20 alterations	Low Impact Benefit	Plasterboard linings to sloping sections of walls is to be removed to allow the roof structure to be assessed/recorded/condition investigated and insulated. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use.

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Temple Dinsley Level 2, GA – Apartment 20 - Weaver

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 20A.P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below rafters and reinstate plasterboard linings.	High Roof structure to East Wing is original 1909 Lutyens Low Roof structure to later additions to east side are C20	Low Impact Benefit	An insulated timber lining to be installed below the existing rafters. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated. Refer to 20R.P1
A-Walls 20A.P3	Alteration to C20 upstand wall and external cladding to north elevation.	Low 1935 alterations	Low Impact Enhance	MC20 masonry upstand wall and associated hung tile cladding and flashings to be adjusted to suit increased depth of proposed replacement window. Existing sill level to be reduced by approx 540mm to match adjacent windows (Refer to E-windows 20E.D1 D2 & D3)  Sill height to window to be reduced
A-Walls 20A.P4	Upgrading of existing partition between existing common area corridor and Weaver Apartment 20.	Low C20 partition	Low Impact	 Partition to stairwell (currently WCs) Construction of existing partition is to be investigated and upgraded to form a fire rated compartment and sound separation to the stairwell to comply with Building Regulations requirements. Refer to 20R.P1

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Temple Dinsley Level 2, GA – Apartment 20 - Weaver

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 20A.D3	Removal of C20 internal timber stud partitions dividing all rooms to east and west sides including bathroom accommodation, and removal of MC20 internal masonry walls enclosing stairs and lift. Refer to dwg 02032 for demolitions and existing partitions to be retained.	Low C20 fabric.	Low Impact	 Remove all C20 partitions forming lift enclosure  Remove all C20 internal partitions forming stair, WC and lift enclosure.  C20 lift enclosure on stairwell to be removed

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing corridor Remove plasterboard lined timber partitions forming central corridor.
B-Floors 20B.P1	Upgrading of existing second floor construction. Removal of existing C20 floor finishes. Upgrading of existing floor construction.	High Early C20 1909 Lutyens to East Wing Low MC20/LC20 to east side additions	Low Impact	C20 carpet and vinyl floor finishes to accommodation. Investigation will be necessary to confirm what intervention/strengthening works may have been carried out in 1935 to convert the 2nd floor to dormitory accommodation. Floorboarding may have been installed as part of the 1909 Lutyens construction to provide an accessible attic space and this original fabric may remain in place in the original east wing. The existing floor construction will need to be insulated for fire and sound protection to the 1st floor accommodation below to comply with Building Regulations. This work will need to be carried out from above to protect existing lath and plaster ceilings at 1st floor. Any 1909 floorboards found to remain will be carefully removed and replaced following upgrading of the floor construction. Details of upgrading works/necessary repairs to the floor will be submitted following investigation.
C-Ceilings 20C. D1	Removal of existing plasterboard to ceilings throughout 2 nd floor accommodation including linings around rooflights and roof void access hatch on stairwell landing.	Roof structure High Early C20 1909 Lutyens to East Wing Low MC20/LC20 to east side additions Plasterboard linings Neutral/Negative MC20 (1935 alterations)	Low-Moderate Impact	 Room 29a Evidence of water ingress from roof. Junction between flat lead dormer roof and tiled slope above to be investigated and any necessary repairs carried out.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Room 29b Evidence of water ingress from roof. Junction between flat lead dormer roof and tiled slope above to be investigated and any necessary repairs carried out.  Room 29b Evidence of water ingress around existing rooflight and at junction with external wall and ceiling. These linings will be removed to allow the roof structure to be assessed/recorded/ condition investigated and the roof void insulated. This is considered a positive impact which will benefit the building fabric and the internal environment.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Lift lobby rooflight Plasterboard ceiling to lobby and linings to rooflight to be removed. Replacement/retention of existing rooflights to be confirmed.  Roof void access hatch to be removed along with plasterboard ceiling linings.  Ceiling to stairwell (above 2nd floor landing) Evidence of water ingress from flat roof above. Existing C20 roof coverings & decking to be repaired/replaced. C20 plasterboard linings to be removed and any necessary repairs to timber joists carried out prior to installation of insulation and new linings.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Ceiling outside Room 30a Evidence of water ingress from roof above lobby  Corridor ceiling adjacent Room 32 Evidence of water ingress from roof
C-Ceilings 20C. P1	Carry out all necessary repairs/strengthening works to structural members. Fix new timber between/below existing rafters and ceiling joists as necessary for head fixing for new partitions.	Roof structure High Early C20 1909 Lutyens	Low Impact Benefit	Installation of new timber noggins and battens is reversible.
C-Ceilings 20C. P2	Installation of compartment separation between apartments/common areas and thermal insulation between/below existing ceiling joists and reinstate plasterboard ceilings.	Roof structure High Early C20 1909 Lutyens	Low- Moderate Impact	Compartment separation is a Building Regulations requirement. Thermal insulation of the ceilings is considered to be a positive impact which will benefit the building fabric and the internal environment.
D-Doors 20D.D1	Painted flush panel C20 doors/fire rated doors and ironmongery to all East Wing (north) accommodation to be removed.	Neutral C20 alterations	Low Impact	  All modern C20 doors/fire doors/frames and glass panels over to rooms and

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				corridor/stairwell to be removed along with partitions.
D-Doors 20D.D2	Painted flush panel C20 fire rated doors and ironmongery to the goods lift to be removed.	Neutral C20 alterations	Low Impact	 C20 double doors to goods lift to be removed
D-Doors 20D.D3	Painted flush panel C20 wc cubicle doors and ironmongery to be removed.	Neutral C20 alterations	Low Impact	 C20 wc cubicle doors/frame/partitions
D-Doors 20D.D4	Painted flush panel C20 double doors and ironmongery to service cupboard on stair half-landing to be removed.	Neutral C20 alterations	Low Impact	 C20 cupboard on stairwell half-landing doors to be removed
D-Doors 20D.FD01	New Entrance door to Weaver Apartment 20	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 20D.FD02	New door to Bedroom 3	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 20D.FD03	New door to Bedroom 2	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 20D.D04	New door to Bathroom	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc
D-Doors 20D.D05	New door to Cupboard	Neutral-Negative replacement of late C20 alterations	Low Impact	Painted timber vertical boarded door. Ironmongery tbc

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Temple Dinsley Level 2, GA – Apartment 20 - Weaver

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 20D.FD06	New door to Bedroom 1	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
D-Doors 20D.FD07	New door to Living Area	Neutral-Negative replacement of late C20 alterations	Low Impact	Fire rated door Painted timber vertical boarded door. Ironmongery incl self-closing device tbc
E-Windows 20E.D1	Removal of C20 timber dormer window	Low C20 alterations	Low Impact Benefit & Enhance	 Right side of window Room 29a  Left side of window Room 29b  External view of window W09

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Window is to be removed and replaced with a new window with a reduced sill height of the adjacent west side window. The reduced sill level will enhance aspect/views out of the room. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use. Refer to note A-Walls 20A.P3
E-Windows 20E.D2	Removal of 4no C20 timber dormer windows (north and south elevations of east wing)	Low C20 alterations	Low Impact Benefit & Enhance	 External view of 4no dormer windows  Typical internal view of windows Windows to be removed and replaced with a new windows with reduced sill height. The reduced sill level will enhance aspect/views out of the room. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use. Refer to note A-Walls 20A.P3
E-Windows 20E.P1	Install new replacement windows in adjusted openings.	Low C20 (1935) alterations	Low Impact Benefit & Enhance	New timber windows to match existing in adjusted openings.
E-Windows 20E.D3	Removal of C20 timber dormer window (east hip of roof)	Low C20 alterations	Low Impact Benefit & Enhance	 Internal view of window W05

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 External view of window W05 Window to be removed and replaced with a new window with reduced sill height. The reduced sill level will enhance aspect/views out of the room. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use. Refer to note A-Walls 20A.P3
E-Windows 20E.D4	Removal of C20 timber dormer window (south wall to stairwell)	Low C20 alterations	Low Impact Benefit & Enhance	 External view of window. Located on existing half-landing  Window 0? Windows to be removed and replaced with a new window in adjusted opening to suit 2nd floor FFL & kitchen installation. Slim-line double glazing will improve the comfort of the internal environment and the viability of the historic building for future use.

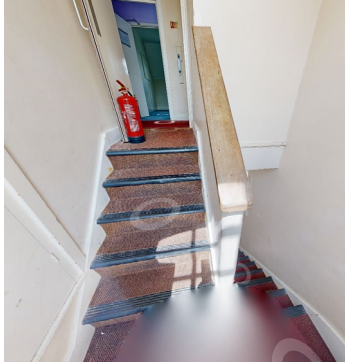
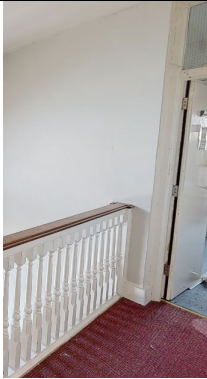
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 20E.R1	Renovation of C20 timber casement and dormer windows W03 W01 W04 & W14	Low C20 alterations	Low Impact Benefit & Enhance	 Window to WC The existing timber multi-pane windows will be repaired/renovated/redecorated and upgraded with slim-line double glazing which improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original 'monkey tail' casement latches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window.
E-Windows 20E.R2	Renovation of 4no C20 timber windows (west elevation of east wing) Insert photo from RHS to LHS Dormer to Room 29a Dormer to plant room Casement to WC Dormer to washroom	Low C20 (1935) alterations by school	Low Impact Benefit & Enhance	 4no windows to be repaired 3no existing timber multi-pane casement dormer windows and low level casement to existing WC are to be repaired/renovated/redecorated and upgraded with slim-line double glazing which will improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original 'monkey tail' casement latches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window. Note: Dormer window to RHS of the chimney is located in the existing plant room and is boarded over on the internal side.

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Temple Dinsley Level 2, GA – Apartment 20 - Weaver

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 20E.R3	Renovation of dormer windows (leadwork to roof and cheeks)	Low C20 (1935) alterations by school	Low Impact Benefit Enhance	C20 dormer windows with lead flat roofs and lead clad cheeks. All leadwork and will be inspected and repairs/replacement carried out as necessary. Construction void to dormer roof and cheeks to be upgraded with high performance insulation.
F-New openings 20F. D1	Form opening in masonry partitions between lift lobby and Room 29b and Room 30A	Low C20 alterations	Low Impact	 Remove section of wall to form 2no new door openings  Remove masonry partition including north wall of wc
G-New partitions 20G.P1	Timber stud partitions to form living accommodation.	Low	Low impact	New lightweight partitions will replace existing. Second floor was formerly attic roofspace. It is assumed that the original 1909 roof structure is still in place at the higher level following the 1935 works. All new and existing partitions forming separation to common areas and other apartments to meet Building Regulations requirement for fire rating and sound separation to Building Regulations requirements. The installation is reversible.

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Temple Dinsley Level 2, GA – Apartment 20 - Weaver

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
G-New partitions 20G.P2	Infill existing door opening to full height.	Low C20 alterations	Low impact	 Infill existing door opening with new timber stud partition. Intervention is reversible.
H-Stairs 20H.D1	Remove existing stair, balustrade and landing	Low C20 alterations	Low Impact	 Remove stair from 2nd to 1st floor.
H-Stairs 20H.D2	Remove section of C20 existing painted timber balustrade at 2nd floor level to allow installation of new section of landing. Remove to common areas	Low C20 alterations	Low Impact	 Existing C20 balustrade to be removed to allow landing to be extended over stair.
J-Internal fixtures and fittings 20J.D1	Removal of modern C20/C21 sanitaryware and associated fittings.	Neutral Late C20 / C21	Neutral Impact	 Existing showers & WCs to be removed 2no WCs and cisterns, 2no basins and associated plumbing and pipework, tile

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				splashbacks, wall panels and fittings and fixtures to be removed. All installations are C20/21.  Existing washroom basins to be removed 5no basins and associated plumbing and pipework, tile splashbacks, fittings and fixtures to be removed. All installations are C20/21.  Existing WC 1no WC and basin and associated plumbing and pipework, tile splashback, fittings and fixtures to be removed. All installations are C20/21.  Existing WC 1no WC and basin and associated plumbing and pipework, tile splashback, fittings and fixtures to be removed. All installations are C20/21.

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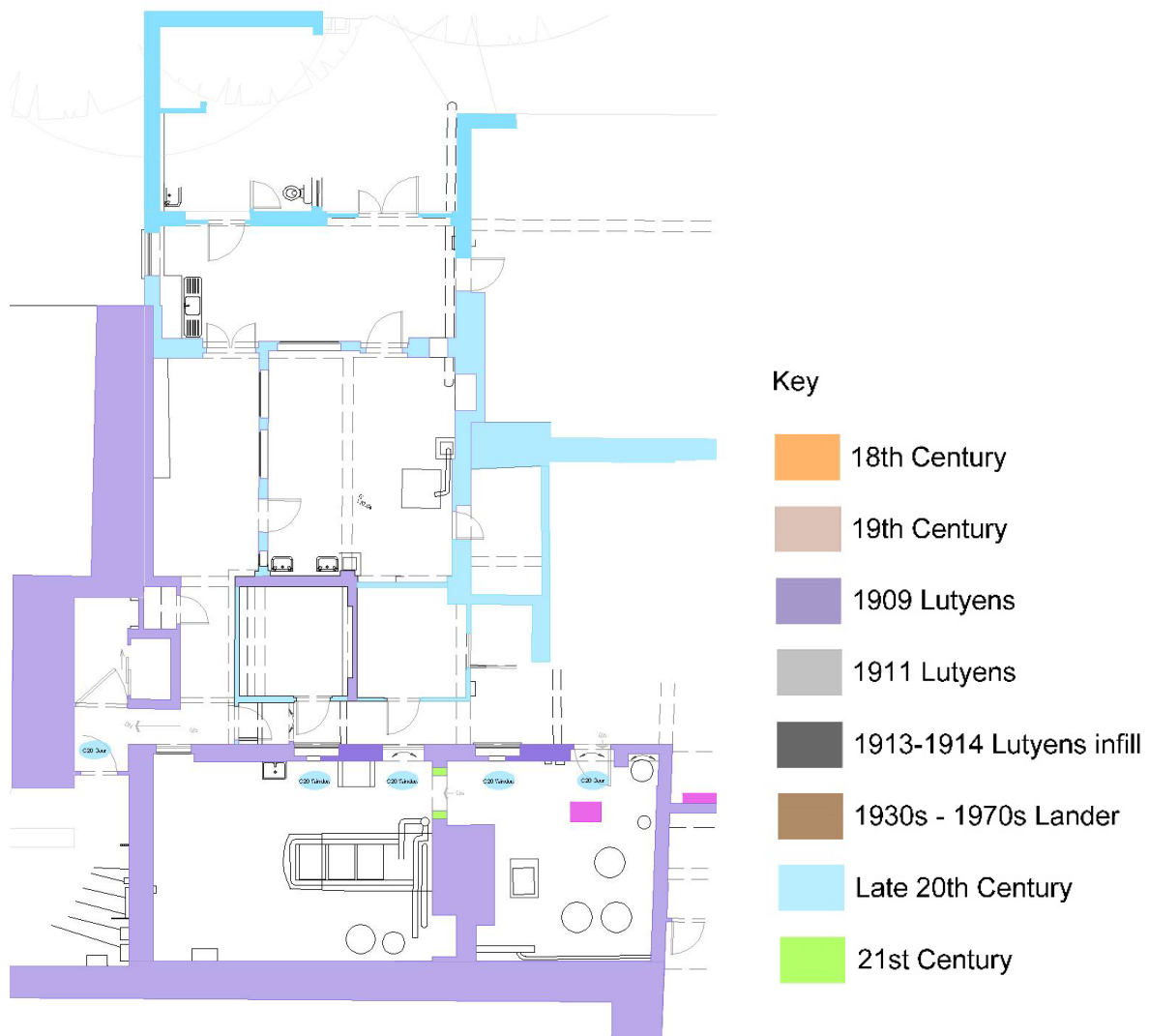
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal fixtures and fittings 20J.D2	Removal of C20 wall mounted radiators and pipework	Low C20 school insertions	Low Impact	 Steel panel radiators to be removed Existing heating system is C20. Radiators and associated pipework are to be removed.
J-Internal fixtures and fittings 20J.P1	Installation of new radiators and associated pipework			
J-Internal fixtures and fittings 20J.D3	Removal of all C20/21 fittings and fixtures	Low MC20 school insertions	Low Impact	Wall mounted pin boards, fixed shelving and rails within cupboards, coat hooks, mirrors, blinds.
J-Internal Fixtures and Fittings 20J.P2	Installation of kitchen units.	Low Second floor area is generally MC20 fabric following 1935 alterations	Low Impact	The new kitchen is proposed to be installed against a new internal partition within the living space.
J-Internal Fixtures and Fittings 20J.P3	Installation of bathroom and ensuite.	Low Second floor area is generally MC20 fabric following 1935 alterations	Low Impact	The new bathroom and ensuite are proposed to be installed within a new internal partitions.
K-Joinery 20K.P1	New joinery	None	Neutral impact	
M-Finishes 20M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible. The existing internal lining to the roof and upstand wall are C20. These linings will be removed and replaced to allow the roof and walls to be insulated and relined which will provide an opportunity to hide new services.
P-Services 20P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	 Existing plant room

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard. Existing plant room to be stripped of all existing service installations. Existing floor hatch to be investigated, all services within floor void are to be removed and opening in floor will be made good as a compartment to meet Building Regulations requirements.
P-Services 20P.D2	Removal of existing goods lift	Low	Low Impact Benefit	 Existing goods lift Remove existing goods lift and all associated mechanical gear.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
R-Fire and Soundproofing 20R.P1	New construction and upgrading of existing to form compartment wall between Apartment 20 and Apartment 13 and common areas.	Low	Low Impact	The walls separating Apartment 20 from Apartment 13 and the common areas are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.
V-Views 20V	Views from Apartment 20 will be directed towards the North, West and East.	Low	Low Impact	Views shall be directed towards

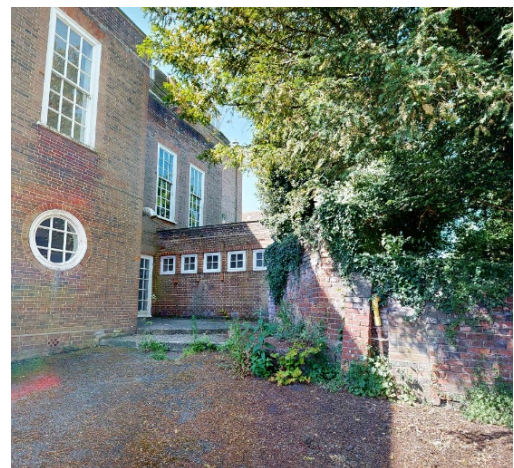
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Temple Dinsley Level -1, GA – Apartment 21 - Quartermaster

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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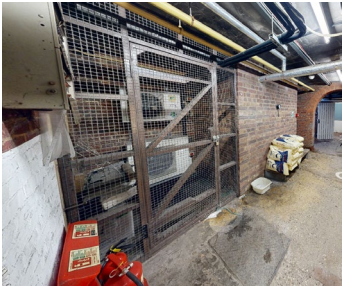
East block – Proposed Apartment 21 – Plan of Significance



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



Recent photo of the rear elevation of east block (dated 2023). Recent photo of late C21 single storey toilet block and rear east block (dated 2023).

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>A-Walls</u> 21A. D1	To demolish late C20 toilets block.	Neutral/negative. Late C20 addition by the School.	Positive impact.	 The block is an unsympathetic modern single storey flat roofed addition. Its demolition allows the use of the floor space for amenity to the apartment. And it will provide unobstructed views over the large rear garden, from inside the apartment and from the patio/garden. It will reinstate a gap between the rear wall of the house and the rear garden walls.
<u>A-Walls</u> 21A. D2	To take down late C20 brickwork walls to form an inner open courtyard.	Neutral/negative. Late C20 alteration. This area was the former kitchen yard. Moderate. Abuts c1908 Lutyens Larder range.	Positive impact.	 The proposal involves the careful demolition of modern brickwalls and floor above to reinstate the open kitchen yard which will also provide daylight and ventilation to inner rooms of some apartments. Benefit – it will remove poor quality structures, indicate the position of Lutyens' courtyard and allow the western wall and arches of the former Larder undercroft to be revealed.
<u>A-Walls</u> 21A. D3	To demolish C20 brickwork walls.	Neutral/negative. Late C20 alteration. This area was an infill of open space adjacent Lutyens' East Wing. Low. There are incomplete rooms below the former stair and store of the 1908 plan. The brickwork is fragmentary and mainly at plinth level as these spaces	Neutral impact	