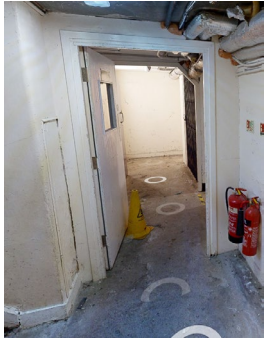


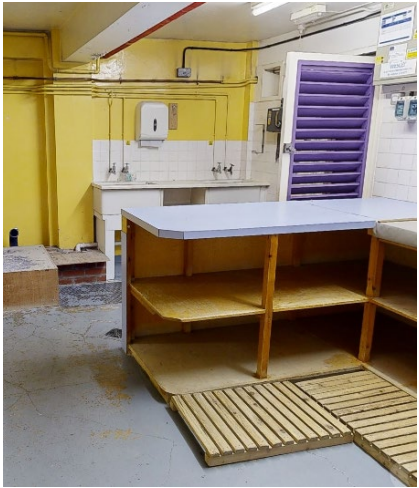
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		have been reordered in 1980s conversion to laboratories. Moderate. Abuts Lutyens' 1908 basement rooms which are being retained.		 All complete 1908 walls are retained. Limited demolition of the C20 walls as proposed allows to create an open plan living space that benefits from the daylight and vistas that the rear windows and doors provide. It allows some better appreciation of the 1908 layout. These walls may be load-bearing walls, which need to be assessed by a Structural Engineer. Fragmentary c1908 brickwork: The lower levels of the former lift and stairs are being retained. An incomplete section of c1908 brick within Bed 2 is to be lost in order for Bed 2 to have natural light and to be practical as a bedroom. This area of brickwork is to be included in the photographic record.
<u>A-Walls</u> 21A. P1	Infill niches, window and door openings as shown on the plans	Neutral. All infills are Late C20 alteration. Moderate. Walls include Early C20 Lutyens	Neutral	 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 There is no alteration to historic fabric. The proposal involves removing the c1980s windows and doors joinery. The openings detailing remains (i.e. brick lintels). Infill to be lightweight and to be set back within c1908 openings. These are minor alterations which are reversible.
A-Walls 21A. P2	Upgrade existing partition.	Neutral/negative. Late C20 alteration.	Neutral.	 There is no alteration to historic fabric. The partition becomes a separating wall between the apartment and the staircase, hence this needs to be upgraded acoustically, thermally and fireproofed. Wall part rebuilt to infill pipework holes. It is reversible.
A-Walls 21A. P3	South inner wall to be lined with a tanking system.	Moderate. Early C20 Lutyens wall. Neutral. Late C20 finishes.	Neutral. To agree detail.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Subject to agreement of detail. The proposal is reversible and it does not affect the historic wall.
<u>A-Walls</u> 21A. P4	Exposed brickwork walls to be clean off existing paint, to carry out brick repairs if required. To be drylined with insulated plasterboard on battens.	Moderate. Early C20 Lutyens walls. Neutral. Late C20 finishes.	Low.	 Brickwork is left unaltered and the walls are drylined to provide smooth wall surfaces, to run services within and to minimise thermal transmission.
<u>B-Floors</u> 21D.P1	To dig out existing concrete slab throughout the entire floor, and to lay a new insulated concrete floor.	Neutral/negative. Late C20 alteration. Impermeable concrete slab.	Benefit	 The existing floor is not insulated and shows signs of damp. The proposal provides an insulated floor which is breathable so it reduces raising damp in perimeter walls. It is proposed to replace with an insulated limecrete floor.

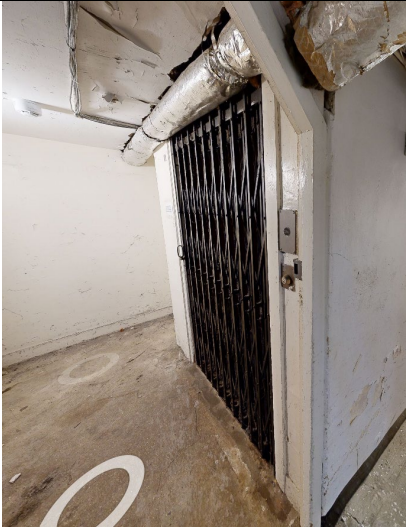
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>C-Ceilings</u> <u>21C.P1</u>	Carry out necessary repairs to the plastered ceiling following removal of pipework, ducting, boxing and conduits. Remove modern damaged plastered ceilings, lay new plasterboard, skim plaster and decoration.	Moderate. Early C20 Lutyens Neutral/negative. Late C20 alteration.	Benefit	  In some areas the ceiling has been extensively damaged with perforations and passing of pipework. This is an opportunity to insulate between joist (acoustic and thermal) and to run services. The visual appearance and performance of the ceiling will be improved.
<u>D-Doors</u> <u>21D.P1</u>	21-DB01 To remove modern door, doorcase architraves, and to fit a new fire rated, external grade and security door.	Neutral. Late C20.	Neutral	 The wall becomes a compartment wall hence the door is to be a fire door. This door is also the main entrance door to the apartment, hence a security door. Its design in style with the rest of the joinery proposed inside the apartment.
<u>D-Doors</u> <u>21D.P2</u>	21-DB07 To remove modern solid door and to insert a new timber frame glazed door with side glazed panes.	Neutral. Late C20.	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The door provides access and view over the apartment garden and beyond. Its design to be in line with existing external joinery.
<u>D-Doors</u> Generally	New internal doors. 21-DB02 to 21-DB06.	Neutral.	Low impact	Painted timber vertical boarded doors to match this part of the historic building. Ironmongery to be confirmed. Design to reflect the character of this part of the building.
<u>E-Windows</u> 21E-R1	Sash window to be retained and repaired. Top louvered pane to be replaced with glazed panes, with matching glazing bars.	Low Late C20 alteration inspired by Lutyens design. Negative louvre panel.	Benefit	 The proposal retains the window and restores its original design.
<u>E-Windows</u> 21E-P1	To insert new timber casement windows in existing openings.	Neutral/negative. Late C20 alteration. No historic fabric.	Benefit	 Reinstates fenestration within the former openings. Reinstates natural light to the rooms and openings onto the reinstated courtyard. Design is to allow means of

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				escape and to match the character of existing historic windows adjacent.
<u>E-Windows</u> 21E-P2	To remove solid door and glazed side panels. To insert a window/screen/door.	No historic fabric.	Benefit	 It is proposed to insert a timber frame three panes window/door in the existing opening. To be timber frame, three full height panes with a central double door. Its design will reflect the style of the adjoining joinery which will be an improvement to the external appearance of the north elevation.
<u>G-New Internal Partitions</u> 21G.P1	To erect new lightweight partitioning to form bathrooms and dressing room.	No historic fabric. Adjoins Neutral/negative. Late C20 alteration. Adjoins Low significance altered former 1908 cellar	Neutral	These proposed works are reversible. The location of these service spaces is proposed within the area of the former cellar as they provide best use of this area without natural light and the services will be less intensive than the existing.
<u>J-Internal fixtures & fittings</u> 21J.D1	To strip any modern fitting and fixtures added by the school. Sinks with associated plumbing, tiled splashbacks, fluorescent lighting, worktops, and shelving.	Neutral/negative. Late C20 alteration by the School.	Benefit. No harm	 The removal of redundant modern fittings reveals the original volumes and is necessary for the change of use.
<u>J-Internal fixtures & fittings</u> 21J.P1	New sanitaryware with its associated services fitted to form bathroom and en-suite.	No historic fabric Adjoins Neutral/negative. Late C20 alteration.	Neutral	The services will be less intensive than the existing. In general fixtures will be installed against new internal partitions.

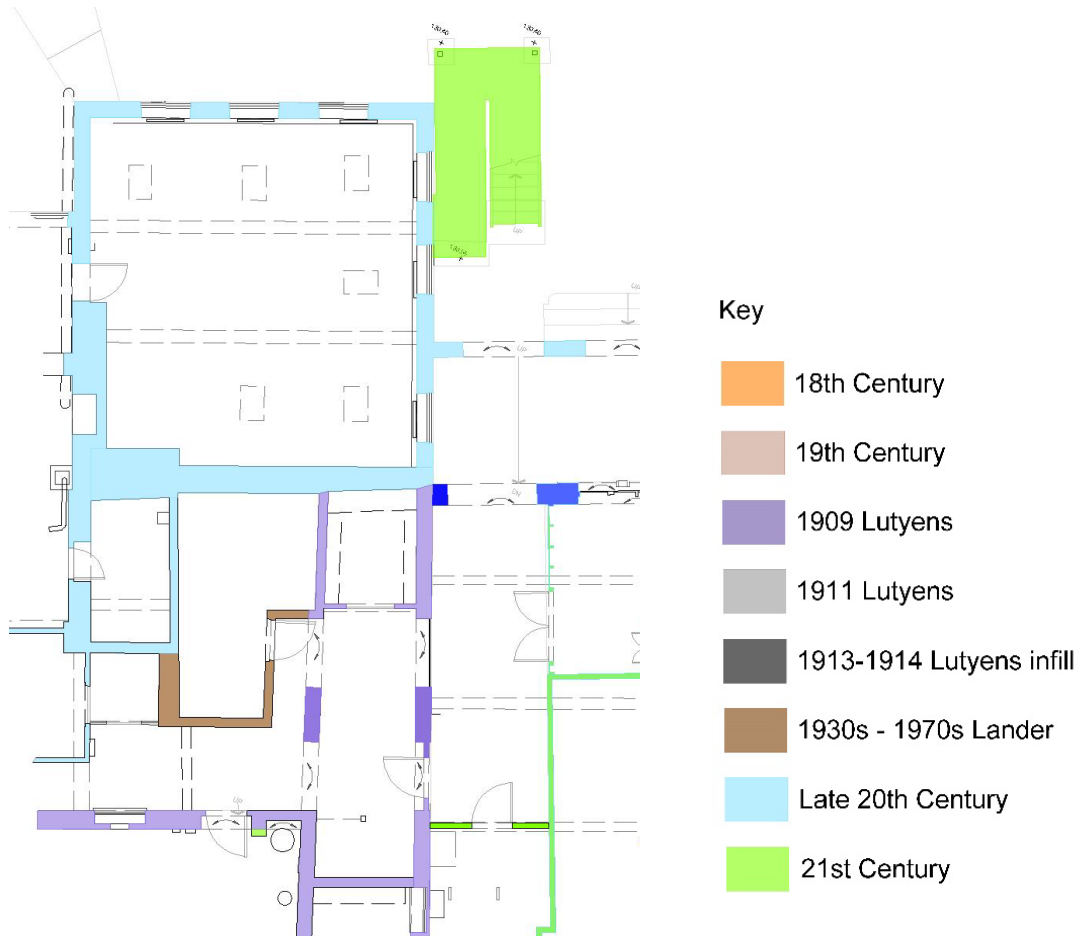
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		Adjoins Low significance altered former 1908 cellar		
<u>J-Internal fixtures & fittings</u> 21J.P2	New kitchen units with its associated services to be fitted to form kitchen.	No historic fabric. Adjoins Neutral/negative. Late C20 alteration.	Neutral	The proposal to convert part of the laboratory into a kitchen involves minimal alteration to the existing walls and character.
<u>M-Finishes</u> 21M.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.
<u>P-Services</u> 21P.D1	To strip back heating equipment and associated pipework, all electrics, fire detection system, ducting and conduits.	Neutral/negative. Late C20 alteration by the School.	Benefit. No harm	 The removal of modern fittings is necessary for the change of use. It will improve the appearance and legibility of the space.
<u>P-Services Generally</u>	Services	Low	Low impact	Services generally are to be installed sympathetically: -within new partitions and wall linings -suspended floor -within ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen, bathroom and ensuite via ceiling and to outside wall in the inner courtyard. Discreet cast iron air vent inserts adopted. Incoming hot and cold water feed and waste plumbing to be boxed internally. Waste drainage to be taken within new floor slab to the inner courtyard main drainage runs. The building services are to be updated to suit residential use and to ensure the future viability of the building.
<u>R-Fire and Sound Proofing</u> 21R.P1	Lift shaft is retained. Space used to form a cupboard to service the bootroom.	Moderate - Neutral. Early C20 Lutyens lift shaft at plinth level, rebuilt and altered in later C20 to take a different lift	Neutral	

641-KS-06-MB-SH-A-90210– P01
Temple Dinsley Level -1, GA – Apartment 21 - Quartermaster

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		and to remove c1908 stairs.		 The extent, character and fabric of the space is retained. The lift shaft at this level has some c1908 brickwork at low level. All of this historic phase is to be retained. The collapsible doors are modern, which will be removed and replaced with more sympathetic timber doors. The shaft will be sealed off at ceiling level, new timber joisted flooring laid in, complying with fire compartmentation and sound transmission. The changes are reversible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East block – Proposed Apartment 22 – Plan of Significance

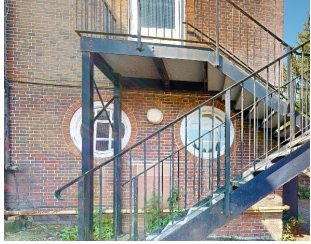


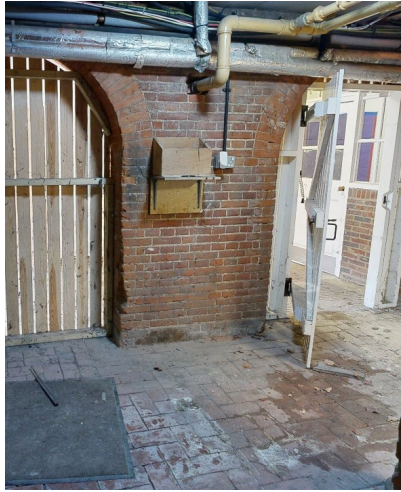
Extract from Level -1 GA, plan as existing. Plan depicts the phasing and significance of the rear east block. It shows its evolution during C20. The lower ground floor at the rear of the East Wing was predominately created in circa 1988 under permissions 88/009181 and 88/010791/LB for an extension to the basement to create new laboratories. This phase included some reconstruction of the previous C20 structures and can be identified by the differing colour of the brickwork at ground and first floor levels.

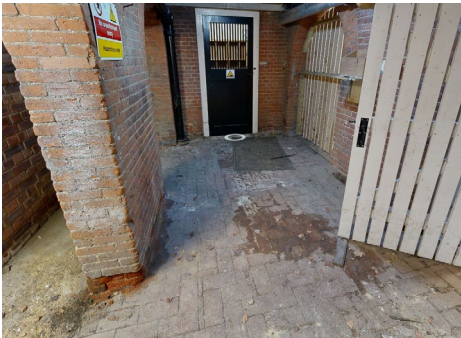
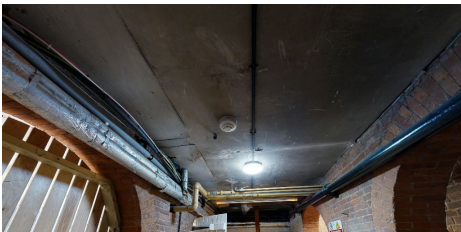


Present day photos of the rear elevation of east block (dated 2023)

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>General proposal</u>	Formation of Apartment 22	Low - Neutral Late C20 extension. Rebuild of Lutyens' Croquet Store by Lander after 1950. It reflects but obscures the c1908 Lutyens work. Negative - Late C20 external staircase of no significance which has negative visual effect. Moderate – High. Fragment of undercroft to c1908 Lutyens Larder wing attached to former croquet store.	Low	The majority of the rooms occupy the late C20 Lander extension. Two bays of the Lutyens c1908 larder undercroft are included to form a dressing room and en-suite to the main bedroom. The sleeping space sits at the back, facing the inner courtyard and undercroft, benefiting from the privacy. The living space sits at the rear with views over the rear garden. A single storey flat roof rear extension is proposed to create a proportionate living space to a 2bed size apartment. The brickwork extension will line with a replacement external brickwork staircase up to apartment 28 Refectory above. The extension will provide a terrace to Apartment 28 outside the living space. This small extension is designed to reflect the character and materials of the Lutyens c1908 phase which inspired the Lander extension.
<u>A-Walls</u> 22A. D1	Open up the rear external wall.	Low- Neutral. Late C20 extension (circa 1988). Low level of architectural interest as inspired by Lutyens.	Low	  The proposal to form apartment 22 involves extending out to the rear to create a practical living space for the two bedroom apartment size. This part of the east block is an extension added in the Late C20, and the proposed design will be of high visual quality.
<u>A-Walls</u> 22A. D2	Remove round window and open up the wall to the underside of the new brickwork external staircase.	Low - Negative. Late C20 extension with utilitarian metal staircase.	Low	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The current stair detracts from the appearance of this part of the building and a high quality design of replacement would potentially enhance.
<u>A-Walls</u> 22A.P1	Erect a new brickwork cavity wall construction to form a single storey flat roof rear extension.	Low- Neutral. Late C20 extension.	Low	The purpose of the extension is to provide the Apartment with a spacious living space that is proportioned to its size -two bedroom apartment. Brickwork to be of red brick matching existing, bedded in lime mortar. Brickwork bond to match existing. Wall to be finished with a parapet wall capped with limestone, so to match garden wall details present in the garden. Finish with a cast iron railing -matching those in the new brickwork staircase. 
<u>A-Walls</u> 22A.P2	Erect new external cavity wall construction to divide en-suite from courtyard archway.	Moderate – abuts 1908 Lutyens structure. Neutral - Late C20 extension	Low.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 It follows existing precedent of infill with higher quality materials and design. The new partition is set back from the arches inner line so to not obstruct the reading of the gauged brick arches. The proposal is reversible. Brickwork to be of red brick matching surrounded brickwork, bedded in lime mortar. Brickwork bond to match existing. The archway is proposed to be left unchanged, this is exposed brickwork.
<u>A-Walls</u> 22A.P3	Exposed brick walls to the inside of dressing room and en-suite to be lined with breathable insulation build-up.	Moderate – abuts 1908 Lutyens structure. Neutral - Late C20 extension	Low	 It follows existing precedent of infill with higher quality materials and design. Benefit as this improves the thermal performance of the space. No historic fabric is lost, and the works are reversible.
<u>B-Floors</u> 22B-R1	C20 modern soft flooring to be stripped and suspended wood flooring exposed	Neutral Late C20 finishes. Potential for Moderate altered	Benefit.	

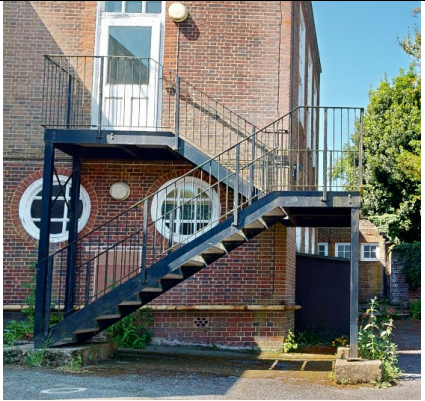
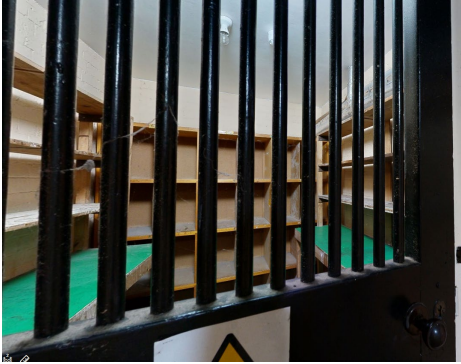
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	throughout for inspection. Localised repairs if required. Wood flooring to be lifted. Floor to be upgraded thermally. To run services within it. Lay new UFH and new flooring.	c1908 substructure subject to opening up. Soft flooring comprises late C20 finishes by the School.		 Benefit, as this improves the thermal performance of the spaces.
<u>B-Floors</u> 22B-R2	Carefully lift floor bricks, lay new breathable insulated floor, and relay them.	Moderate - Low. Within footprint of the undercroft of the Lutyens larder. Disturbed by Late C20 changes.	Low. Benefit	 This proposal means an improvement to the breathability of the floor and surrounding brick walls. The excavation will allow localised brick repairs and replacements to any damaged bricks by raising damp.
<u>C-Ceiling/Ro</u> of 22C.P1	Flat ceiling and roof construction.	Proposed new extension. Abuts Mid-Late C20	Neutral	Ceiling of the rear extension is to match the existing in height. Flat roof construction with terrace finish above.
<u>C-Ceiling</u> 22C.D1	Remove modern boards ceiling. Install plasterboard ceiling.	Moderate structure. Neutral finish. Late C20 finish of poor quality.	Benefit	 The modern boards are unsightly and damaged and need replacement. This allows the Fire, Sound and Thermal compartmentation from the apartment above. Also the running of services.
<u>D-Doors</u> 22D.D1	Remove modern door and doorcase. Block up doorway that connects with adjacent space of apartment 21.	Neutral. Late C20 extension and hollow-core door.	Neutral	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 No impact on historic fabric. With the conversion to apartments the partitioning that divides them has to comply with Fire, Sound and Thermal compartmentation.
D-Doors 22D.P1	New main entrance door to be security grade.	Low – Neutral. Late C20 extension inspired by Lutyens.	Low.	  Existing round window opening to be altered to form a doorway. Arch head to remain, brick arch lintel to be stretcher high -matching those in the yard to reflect the appearance and hierarchy of this part of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Door to be top half glazed with glazing bars matching those of existing joinery.
<u>D-Doors</u> 22D.R1	Existing timber door to be repaired and refurbished. Top panel to be solid or frosted glass.	Neutral Mid C20 re-ordering	Neutral	 The character and fabric is retained, which reproduces the 2-panelled doors of the 1908 Lutyens area adjacent. It is reversible.
<u>E-Windows</u> 22E.D1 22E.P3	Existing round window to be removed, opening altered to accommodate a larger window, 1m diam.	Neutral. Late C20 extension which reflects but obscures c1908 Lutyens.	Low	 The changes are necessary as the window becomes a window to a habitable room. For compliance with daylight requirement the glazed area will be increased, to provide 1/15th of the floor area. New like for like openable timber frame round window fitted. Double glazing with integrated glazing bars. Arch head remains, brick arch lintel to be stretcher high -matching those in the yard. No historic fabric is affected. Like the existing, the proposed design is inspired by the adjacent c1908 Lutyens design.
<u>D-Doors</u> General note 22-DB02 to 22-DB06	New doors to be 2-panel timber doors.	Proposed new partitions.	Neutral	To be in line with the design of the entrance door and retained door in the ensuite. No historic fabric is affected. The proposed design is inspired by the adjacent c1908 Lutyens design. It is reversible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>E-Windows</u> 22E.P1 21-WB01. 02 & 03	New three number timber frame openable round windows with arch lintel. 1m diam.	Proposed new extension.	Low.	New windows are to be timber frame sash windows, with a brick arch lintel (brick stretcher high), pane numbers to be in line with windows above. The new windows serve a habitable room. For compliance with daylight requirement the glazed area will be increased, to provide in total 1/15th of the floor area. New like for like openable timber frame round window fitted. Double glazing with integrated glazing bars. Arch head with brick stretcher high - matching those in the yard. No historic fabric is affected. The proposed design is inspired by the adjacent c1908 Lutyens design.
<u>E-Windows</u> 22E.P2 21-WB05 21-WB06	Insert two timber frame double casement windows, under existing archways. Brick up bottom section with brickwork cavity wall construction.	Moderate – Low. Partly within the former larder area, altered in the Late C20. The former c1908 openings are altered and one of the arches is rebuilt.	Low – neutral.	 Infill the base of the opening with a brick plinth recessed from the wall/arch face to allow reading of the former arched opening. Glazing bars and pane numbers to be in line with proposed new windows in the new extension, inspired by Lutyens' details and proportions. The proposal reveals the arch, involves no change to the historic c1908 fabric, and is reversible.
<u>E-Windows</u> 22E.P4 21-WB04	Insert new timber frame casement window in new opening to bedroom 2.	Low. Within Late C20 extension, inspired by Lutyens.	Low – neutral.	Casement window pane numbers and glazing bars to be in line with new proposed windows. This will provide ventilation and daylight to bedroom2.
<u>F-New openings</u> 22F.D1	Open up existing brickwork wall to form a window into the inner courtyard for bedroom 2 and to access dressing room and ensuite to bedroom 1.	Moderate – Low. Partly within the former larder area, altered in the Late C20.	Low	

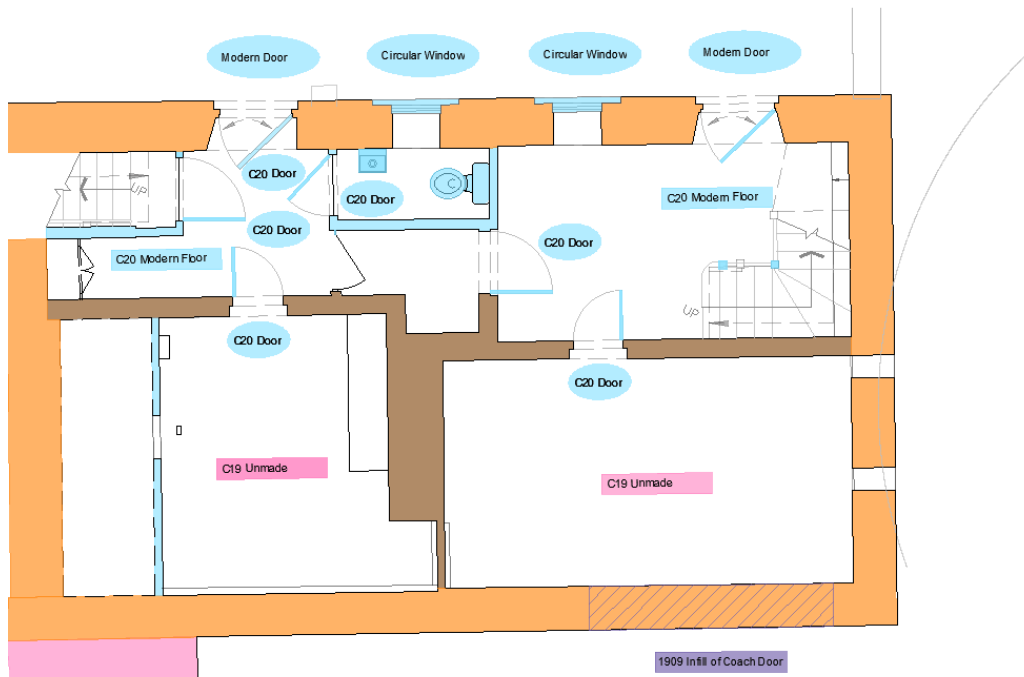
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Window opening to have a straight brick lintel (brick stretcher high). The openings will be kept to the minimal.
<u>F-New openings</u> 22F.D2	Remove modern round window and open up bottom section to form a doorway entrance to the apartment.	Low – Neutral. Late C20 extension inspired by Lutyens.	Low	 The doorway will retain the arch head, although it is to be replaced by a brick arch lintel (brick stretcher high), matching those existing in the courtyard. This part of the east block is an extension added in the late C20, so it holds low historic significance.
<u>G-New internal partitions</u> 22G.P1	New lightweight non-load bearing timber stud partitions.	Low – Neutral. Late C20 extension inspired by Lutyens.	Neutral	To divide the large space to form the following rooms; an open plan kitchen-dining-sitting room, a lobby entrance, a bathroom and two bedrooms. The proposal is reversible. The partitions will comply with sound airborne transmission.
<u>H-Stairs</u> 22H.D1	Remove modern metal staircase serving access to floor above.	Neutral-Negative. Late C20 utility metal stair.	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The industrial style metal staircase is out of character with the setting. Its replacement for a more in keeping brickwork construction staircase is thought to be an enhancement.
<u>H-Stairs</u> 22H.D1	New external staircase to access apartment above, 28 Refectory. Top landing to provide canopy to main entrance to Apartment 22.	Low - Neutral. Late C20 extension inspired by Lutyens. Neutral-Negative Late C20 utility metal staircase.	Low impact. Benefit	Stair to be replaced in higher quality with terrace/platform inspired by Lutyens. Two flight staircase, brickwork construction. Brickwork to be of red brick matching existing, bedded in lime mortar. Brickwork bond to match existing. Outer edge of first flight and intermediate landing to have a brickwork parapet with limestone capping -matching adjacent new extension. Inner side to have a cast iron balustrade and railings that continue to the landing.
<u>J-Internal fixture and fittings.</u> 22J.D1	Strip modern timber shelving.	Neutral. Late C20 fittings.	Neutral	 The shelving is modern and holds no significance.
<u>J-Internal fixtures and fittings</u> 22J.P1	New sanitaryware and kitchen units with its associated services to be fitted to equip ensuite, bathroom and kitchen.	Neutral. Late C20 extension, surfaces and fixtures.	Neutral	The proposal involves minimal alteration to the walls and floors and is similar to the character of the existing.
<u>M-Finishes</u> 22M.P1	Emulsion paints to new internal linings.	Neutral - Low	Neutral impact. Benefit	The internal decoration of the apartment reflects the existing. Most of the fabric is from late C20 and cement or plasterboard

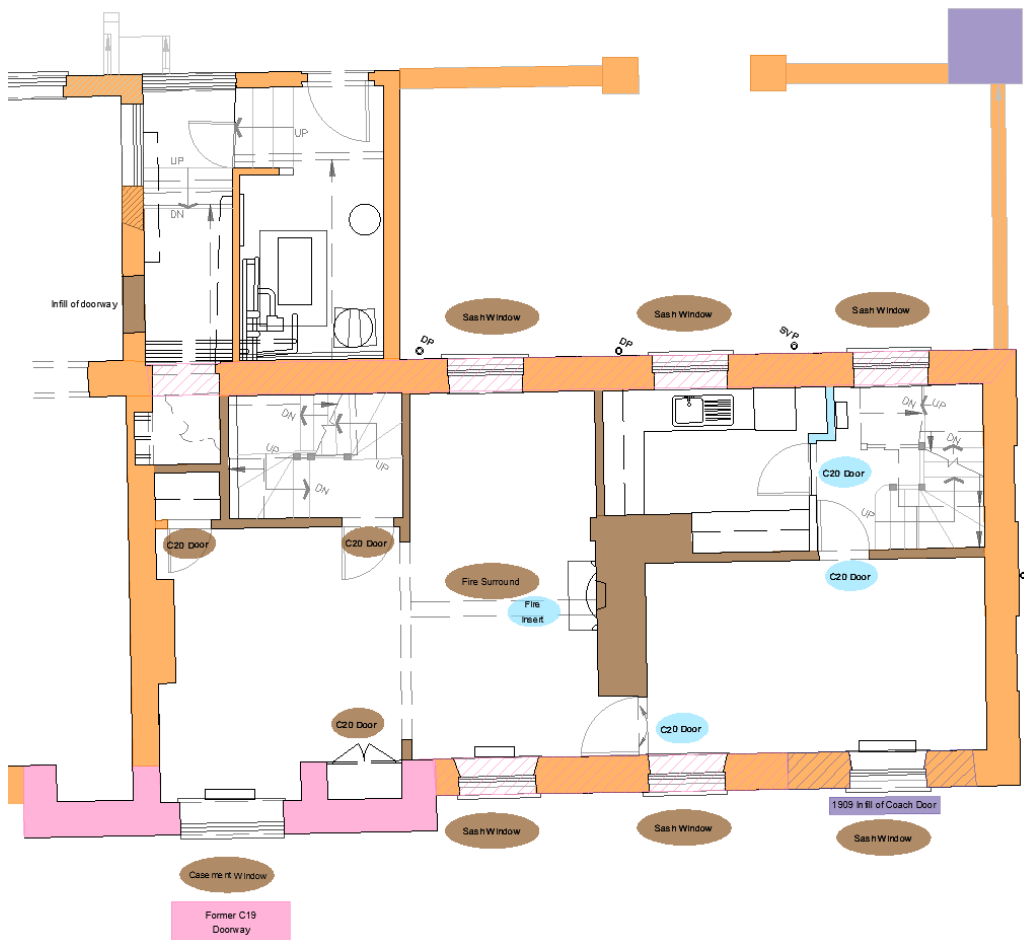
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	Breathable paints where applicable.			based. Any permeable substrate found will be finished appropriately to maintain breathability where possible.
<u>P-Services</u> Generally	Services	Neutral – Late C20 services Moderate – Neutral substrate.	Neutral impact.	Services generally are to be installed sympathetically and unobtrusively: - within new partitions and wall lining - ceilings - the floor in apartment 22 is thought to be suspended, drainage to run within its thickness. En-suite drainage to be run within solid floor slab thickness. New electrics throughout. Heating using UFH. 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. 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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Racquets – Proposed Apartment 25 – Plan of Significance – Refer to Phasing Plan 641-KS-30-MB-DR-A-02050

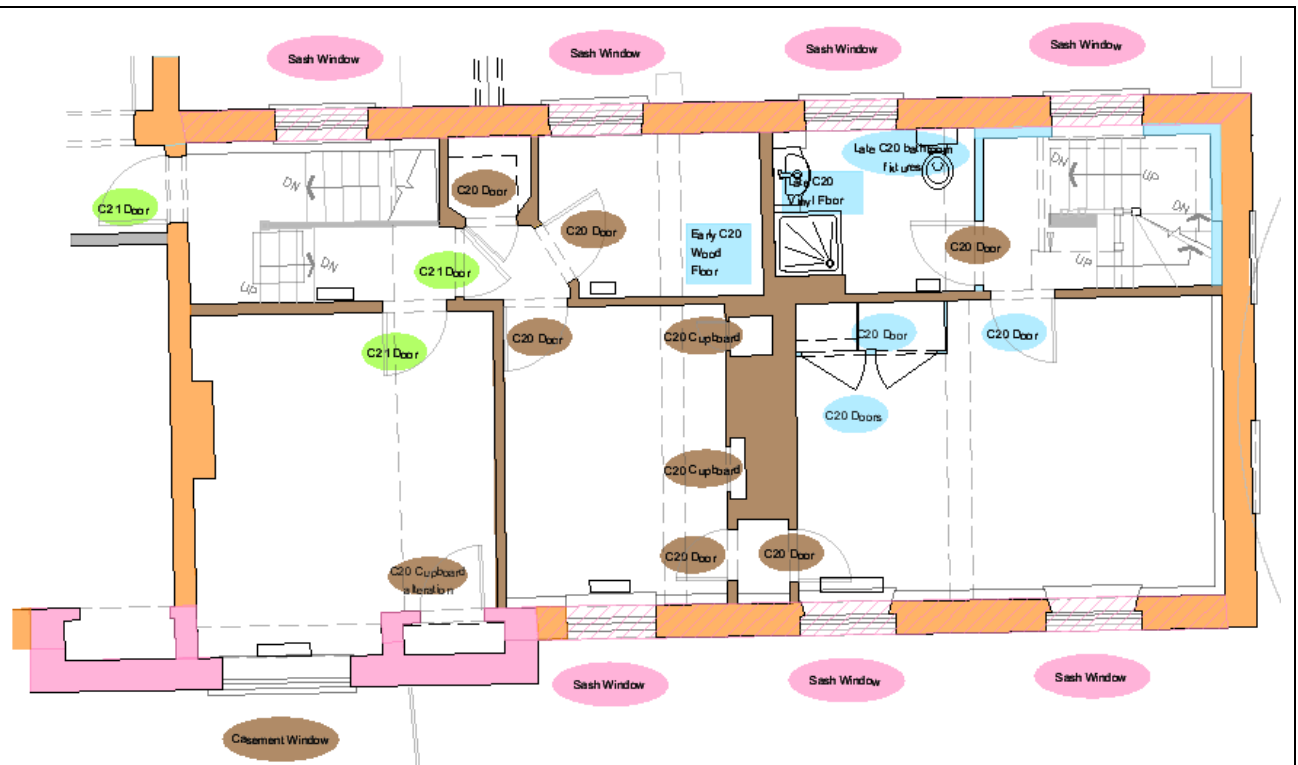


Level -2, Lower Basement

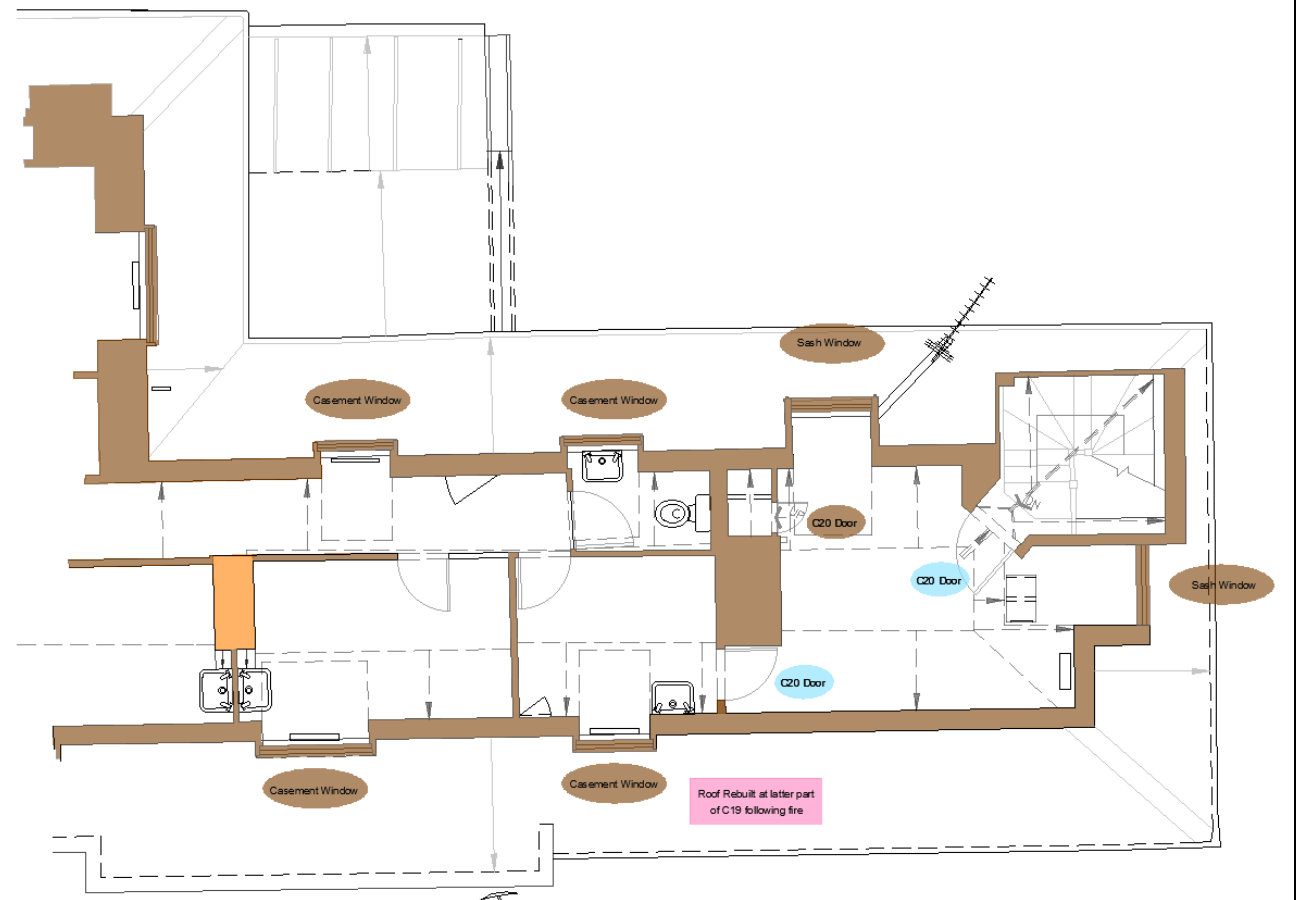


Level -1, Basement

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Level 0, Ground Floor

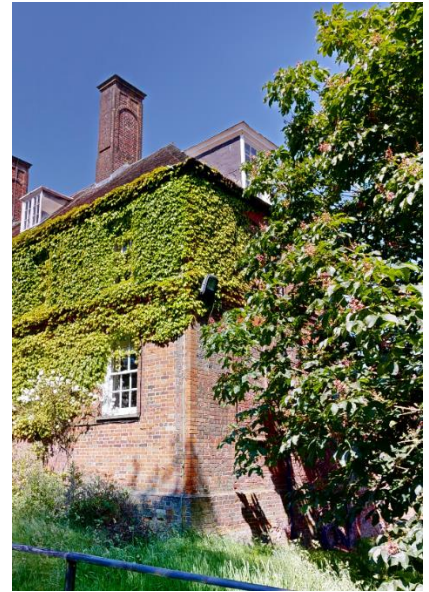


Level 1, First Floor

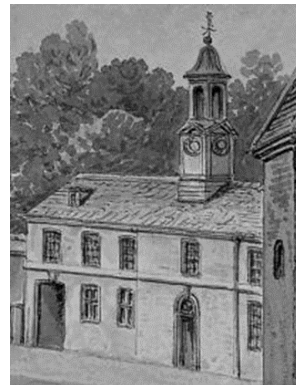
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Extract from GA of all floors, Plan of Significance. Shows the main walls of the stable block are C18. Following fire in 1888 the stable block was rebuilt with a new roof and altered fenestration. Lutyens' 1909 plan confirms the building was altered in his proposal to form garaging as well as an internal Racquet Court. There was further alteration in Lutyens' 1913-14 scheme which connected the Stable Block to the East end of the house by a linking set of rooms. The remaining alterations and partitioning of the Raquet Court have been made during the school's occupation and in the 1980's when the circular windows were added along with the external doors and internal staircases. The central projecting bay has also been substantially changed.

NOTE photos of the basement have been digitally enhanced to show the context as there is no natural light.



Mid 19 photograph showing the Stable Block with the large central clock tower that was later destroyed in a fire, in 1888. Notice the lack of chimney stacks to the roof of the Stable Block and the large coach doors that were mirrored on the East end.



C19 Illustration of the Stable Block and the Georgian House of Temple Dinsley, Circa.1850

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Late C19/Early C20 photograph taken of the Pond and Stable Block at Temple Dinsley prior to Lutyens' 1909 alterations.



Late C19/Early C20 photograph taken of the Pond and Stable Block at Temple Dinsley prior to Lutyens' 1909 alterations. Shows there were additional buildings attached to the East end of the Stable Block and the East and Coach door.

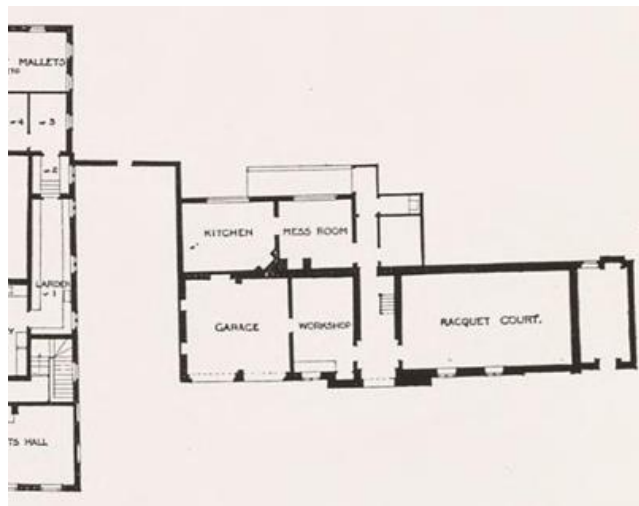


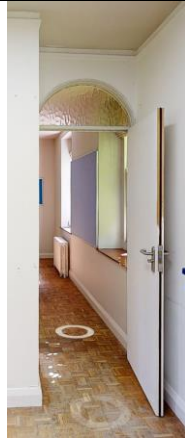
FIG. 380.—GROUND FLOOR PLAN OF TEMPLE DINSLY
living-rooms, their axial line was fixed at right

Partial plan layout featured in article by Sir Lawrence Weaver for Country Life in 1911.

This shows us the coach door to the East had been infilled to form the Racquet Court and the tall narrow building against the East Elevation of the Stable block had been retained. The West Coach door looks to have been altered to form two garage doors. The plan of the Stable Block retained a central staircase which gave access to sleeping quarters for staff who would use the kitchen and mess room at ground floor. In this first Lutyens' scheme there are no dormer windows which suggests that these were added at a later date when the school was in occupation of the building and additional accommodation was required.

Temple Dinsley Level -1, 0, 1 & 2, GA – Apartment 25 – Workshop

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 25A.P1	Infill doorway and form compartment wall.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Alteration considered of low impact.
A-Walls 25A.P2	Allow to line and skim / skim all walls at basement level using lime render build up.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Benefit	 Extent subject to investigation. Signs of damp/salts on internal face of wall could be caused by leaking drainage, concrete floor slab, inappropriate paints/render or all of the above. Ideally all areas shall be addressed to provide a breathable wall build up. Benefit to long term use of the building.
A-Walls 26A.P3	Undercroft walls lined and insulated.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low-Moderate harm	 To convert unlit C20 space to habitable accommodation excavation required Walls to be lined with breathable build-up. No loss of historical fabric however alterations are assumed low-moderate harm due to associated excavation works required and change to use of space.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 25A.P4	Doorway infilled and new compartment wall formed.	High C18/C19 Stable Block Moderate C19 phase likely to include semicircular arch opening (altered C20) Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Doorway to be infilled to form compartment wall but doorway is retained and visible on the more significant side, which lines through to the window reveal and allows for the semi circular glazed fanlight to be retained as a feature and suggests the former doorway. Considered low impact.
A-Walls 25A.P5	West wall lined to form route for services and compartmentation.	High C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Domestic level of services necessary. Room has already undergone alteration during the latter part of the C20. The lining of the wall will not have a negative impact on the historic fabric.
B-Floors 25B.D1 25B.P1	Remove late C20/early C21 floor finish and slab/screed. Form new breathable insulated floor slab / breather perimeter.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Investigation and trial holes of the surrounding floor level shall be required to determine the existing footing depth and structural proposal. No historic fabric removed however additional footings may be required. New breathable insulated floor build up proposed or breather perimeter.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors 25B.D2 25B.P2	Excavation of unmade floor to allow floor to ceiling height to be increased. Form new breathable insulated floor slab / breather perimeter.	High C18/C19 Stable Block Neutral Alterations 1930-1960 Alterations LC20	Subject to investigation Low likely	 The existing floor is C20 poor quality. Investigation and trial holes of the surrounding floor level shall be required to determine the existing footing depth and structural proposal. No historic fabric removed however additional footings may be required. New breathable insulated floor build up proposed or breather perimeter. Floor level lowered sympathetically using breathable materials to improve the condition of the existing historic fabric. Alterations considered moderate due to the associated excavation.
B-Floors 25B.P3	Parquet flooring retained.	Low-Neutral Mid C20	Low	 C20 Floor boards below are visible in undercroft. Intention to retain mid C20 parquet flooring by sanding and repair. Fire compartment to kitchen below provided by new ceiling lining below. Benefit.
B-Floors 25B.P4	Replace modern floor finish.	Neutral Early C21 flooring.	Low	 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Modern lino floor finish to be lifted and replaced with wood/tile/carpet floor finish. Substrate likely original floorboards and joists to be retained with insulation and services run between joists. Low impact. Benefit.
B-Floors 25B.P5	Replace modern C20/C21 floor finish. Bathroom to have new tile flooring laid including decoupling membrane.	Neutral Early C21 flooring	Low Benefit	 Modern floor finish to be lifted and replaced with wood/tile/carpet floor finish. Substrate, likely original floorboards, and joists to be retained with insulation and services run between joists. Low impact. Benefit.
C-Ceilings 25C.P1	Line existing underside of floor joists to form compartment to floor above with fire resistant lining. Insulation void and services between floor joists.	High C19 Stable block Low - Neutral Alterations 1930-1960 Alterations LC20	Low Impact Benefit	 Line existing underside of C20 floor joists with new lime render ceiling on woodwool boards. To form compartment to floor above with fire resistant lining. Insulation void and services between floor joists. Considered low impact as no loss of historic fabric. Sympathetic to existing fabric.
C-Ceilings 25C.R1	Ceilings to ground floor lobby (Level -1) to be retained and repaired. Service ran in floor voids above, lifting floor boards.	High C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	

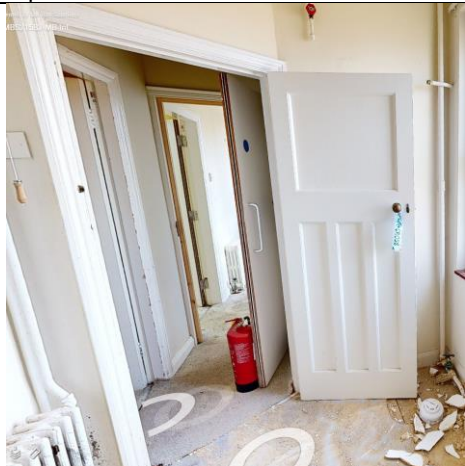
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Repairing the existing ceilings and installing services by lifting floor boards in upper level avoids loss of historic linings and fabric. Considered low impact and benefit.
C-Ceilings 26C.R2	Ceilings to first and second floors (Level 0 and Level 1) to be retained and repaired. Services ran in floor voids above, lifting floor boards.	Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	  

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Repairing the existing ceilings and installing essential domestic services by lifting floor boards in upper level avoids loss of historic linings and fabric. Considered low impact and benefit.
D-Doors 25D-DLB01 25D-DLB01	Remove late C20 door. Replace with new exterior door with 3/3 lights and lower panel to match existing visually.	Neutral/Negative Late C20 Door	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Late C20 door of poor quality has no historic value and shall be replaced with new exterior door with 3/3 glazed lights and lower panel. Benefit appearance and use.
D-Doors 25D-DLB02 25D-DLB07	Remove blank late C20 door. Replace with new panelled door.	Neutral Late C20 / C21	Neutral Impact Benefit	 Modern C20 fire door to be removed. Improves appearance.
D-Doors 25D-DLB03	Modern internal gate to be removed.	Neutral Infill late C20 / C21 doors. High Setting C18/C19 Stable block	Neutral Impact	 Modern C20 full height internal gate to be removed. Improves appearance.
D-Doors 25D-DLB04	Remove ledge and braced short door.	Neutral/Negative Late C20 Door	Low	 Considered low impact as the door is of a low quality service door and no historic fabric is affected
D-Doors 25D-DLB05 25D-DLB06	Modern C20 fire doors to be removed. Replaced with new panelled fire doors to match the existing.	Neutral Infill late C20 / C21 doors. High Setting C18/C19 Stable block	Neutral Impact Benefit	

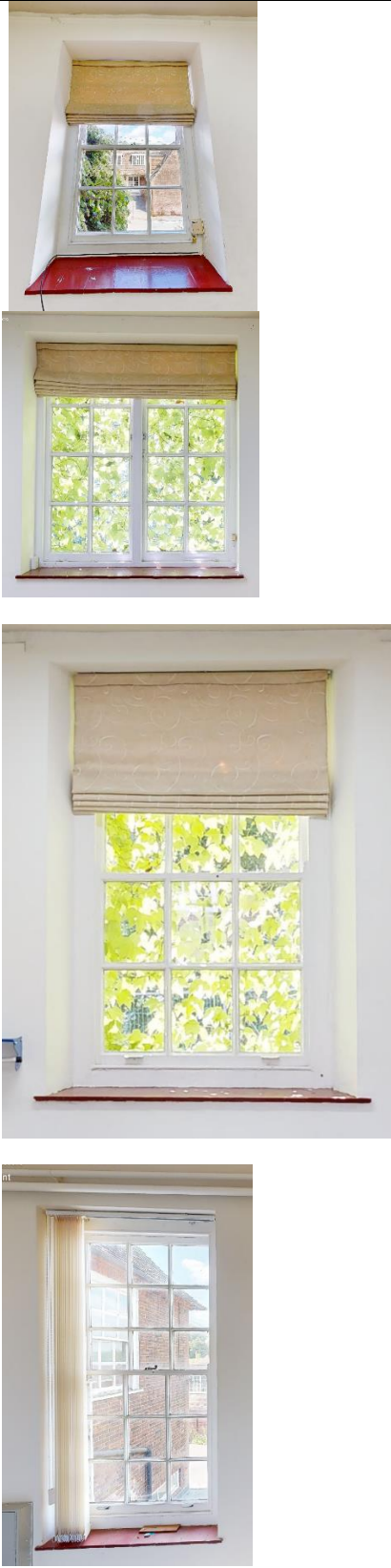
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Modern C20 fire door to be removed. The arrangement of partitions is altered at the bottom of the stair. The openings have already undergone change so the impact is low and will not affect the significance of the heritage asset. New doors and architraves shall be sympathetic and improved.
D-Doors 25D-DLB08	New door and internal glazed partition.	High Setting C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	Internal glazed screen adjacent to provide daylight into the converted undercroft space. This alteration is considered low impact due to the previous alterations to this opening and part of the building. Visual improvement.
D-Doors 25D-DB02 25D-DB03	Late C20 door and upper fan light to be removed and reused where possible within apartment. Door and fan-light with fire rating proposed.	Low Alterations 1930-1960 Alterations LC20	Low Impact	 It is proposed that a modern fire door with fan light is made to replace this door case set and the original (1930s door) is reused downstairs. This is not the original layout or arrangement of the Stable Block so the alteration is considered Low Impact.

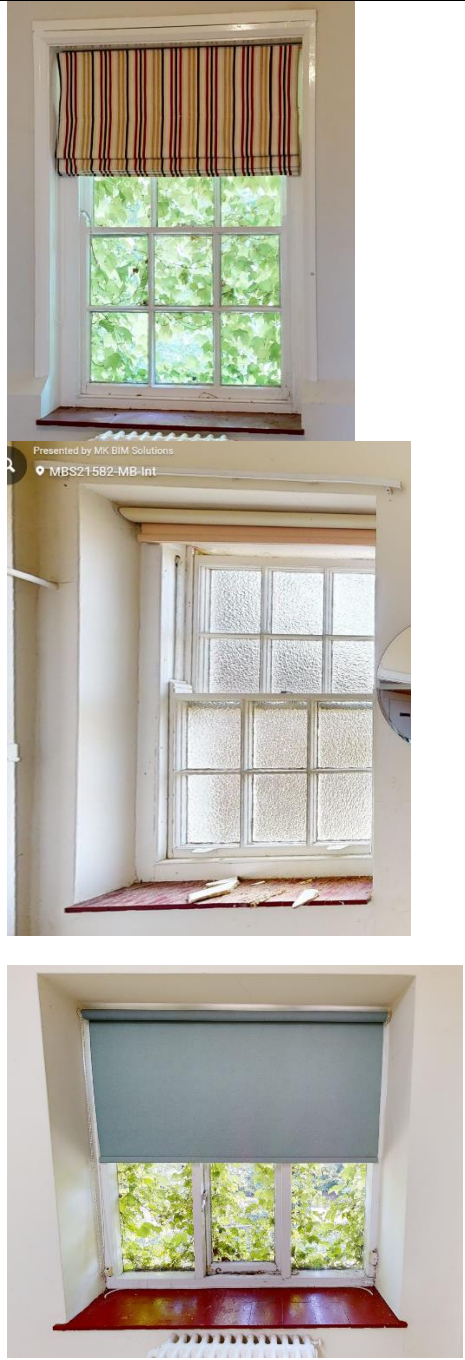
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 25D-DB01	Early C20 door to be retained.	High Lutyens 1911	No impact	 Reused (1930s) panelled door to cupboard. No impact.
D-Doors 25D-DGB04	Retain Semi-circular light at high level as feature. Wall lined on Apartment 25 side with sealed panel behind light. Doorway reveals will be expressed in Apartment 26. Late C20 fire door removed as this wall shall form part of compartment wall.	Low Late C20 fire door	Low Impact	Door was replaced and doorway altered during latter part of C20. The door surround and frame is to be retained and expressed with new apartment with compartment wall built on its West side. Glazed semi circular fanlight visible. No loss of historic fabric and former door opening expressed. Alteration considered low impact.
D-Doors 25D-DG01 25D-DG06	Early C21 fire door to be replaced. New panelled fire door to match existing.	Neutral Late C20 / C21 school insertions	Neutral Impact Benefit	 Architrave reused. New fire door to match panelled doors D08. Benefit as improved replacement door.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 25D-DG03	Early C20 door to be retained.	Low 1930s alterations	Neutral Impact	 Retained 1930s panelled door to Bedroom.
D-Doors 25D-DG02 25D-DG07	Early C21 fire door to be replaced. Allow new panelled fire door and architrave to match existing historic doors adjacent.	Neutral Late C20 / C21 school insertions	Neutral Impact Benefit	 Architrave reused. New fire door to match panelled doors D08. Benefit as improved replacement door.
D-Doors 25D-DG04	Early C20 door to be retained.	Low LC20 (1930s)	No Impact	 Reused panelled door to bathroom. No impact.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 25D-DG05	Early C20 door to be retained.	Low LC20 (1930s)	No Impact	 Retained panelled door to cupboard. No impact.
D-Doors 25D-DG08	Early C21 fire door to be removed. Doorway infilled to form compartment wall with architrave and frame retained and expressed.	High Setting C18/C19 Stable block 1911 Lutyens additions Neutral Late C20 / C21 school insertions	Low Impact Benefit	 The C21 fire door to be removed. Door architrave are early C20 and shall be retained and fitted to the infill compartment wall to indicate location of former opening. Despite losing the historic arrangement of a passage there is no loss of the historic fabric. Alteration considered of low impact.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 25D-DG09	Early C20 door to be removed and relocated.	Low LC20 (1930s)	Low Impact	 Door is to be reused within the same part of the building. This is not the original layout or arrangement of the Stable Block so the alteration is considered Low Impact.
E-Windows 25E-WLB02	Retained and repaired.	Neutral Late C20 school insertions	Benefit in repairing	 Of no historic interest as they are LC20 insertions cut into original C18 plinth. To be retained with repointing improved and repositioned services.
E-Windows 25E-WLB01-01	New low level casement windows to Lower Basement.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low - Moderate Impact	Extract from proposed Elevations. The windows have been positioned below the plinth line and follow the rhythm of windows above. Proposed lightwell detail to match Lutyens detail elsewhere on the building.  Similarly, frame and glazing bar details for new windows to match existing with narrow double glazing. Ironmongery to be confirmed. Impact considered moderate or low depending on investigation of trial hole and age of brickwork.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 25E-WB01 25E-WB02 25E-WB03 25E-WG01 to 25E-WG04	Retained and repaired.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Minimal like-for-like conservation repairs. Allow: Splice repairs carried out where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of windows and weights adjusted as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. Renewal of finishes. These repairs will aid the longevity of these significant windows.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
F-New Openings 25F.D1	Form new opening in section of EC20 wall.	High Setting C18/C19 Stable block Low - neutral Alterations 1930-1960 Alterations LC20	Low Impact	 Opening formed in wall and removal of hatch to undercroft which allows for a new internal doorway and glazed screen to be inserted. This wall forms part of the early C20 alterations and looks to pick up the structural loads of the floor joists. A structural opening will be formed and the line of the wall will still be clear. Minimal loss of historic fabric so the alteration is considered low impact.
G-New Internal Partitions 25G.P1	New section of wall (likely infill below steel lintol as wall appear to be structural)	Low Alterations 1930-1960 Alterations LC20	Low	New section of compartment wall to separate stair and entrance from proposed kitchen. Considered low impact as this part of the building has undergone significant alteration and does not impact its significance.
H-Stairs 25H.R1	LC20 Stair retained and repaired.	High Setting C18/C19 Stable block Alterations LC20 (1930s stair)	Neutral benefit	 

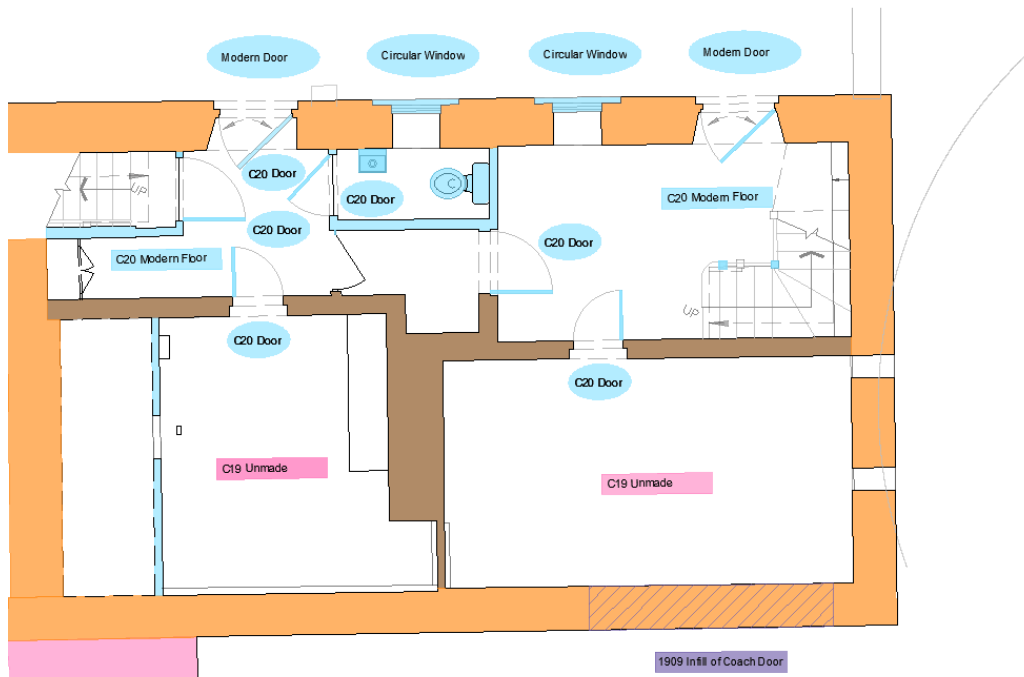
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Retained and repaired like-for-like and redecorated. Neutral Impact, will improve appearance.
J-Internal Fixtures and Fittings 25J.D1	Removal of modern C20/C21 units and shelving.	Neutral - Low C20 / C21 school insertions	Neutral Impact	 School addition during mid to late C20. No impact on the historic fabric or setting.
J-Internal Fixtures and Fittings 25J.D2	Removal of modern MC20 workshop bench.	Neutral MC20 brick in cement probably 1980s	Neutral Impact	 School addition during mid to late C20. No impact on the historic fabric or setting.
J-Internal Fixtures and Fittings 25J.P1	New kitchen cabinets and worktop fitted to internal walls.	Neutral Late C20	Neutral impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.
J-Internal fixtures and fittings 25J.P2	New sanitaryware to en-suites.	Neutral Late C20 High Setting C18/C19 Stable block	Neutral impact.	The proposal involves no loss of historic fabric and are a reversible addition. Services will be concealed in floor/ceiling voids. External SVP's replaced in new position, improving the North Elevation.
J-Internal fixtures and fittings 25J.R1	Remnants of C19 cupboard to be retained and repaired like-for-like.	High C19 Stable Block 1909 -1911 Alterations LC20 Alteration	Benefit	 Cupboard forms part of Lutyens' plan and was mirrored on the other side of the

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				window. These were shown at ground level either side of the entrance door to the Stable Block. There is a line in the ceiling indicating the mirrored wall that was demolished by the school during their alterations. The original stair was positioned in this part of the building.
K-Joinery 25K.P1	New Joinery	Neutral Late C20	Neutral Benefit	Design to be in keeping with the architectural style of existing joinery adjacent to suit style of context.
N-Fireplaces 25N.R1	Existing Fireplace to be retained and ventilated.	Neutral Late C20 / C21 school insertions	Neutral	 Existing fireplace to be retained. LC20 inspired by Lutyens.
M-Finishes 25M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	None	None Benefit	No impact. Benefit to breathable fabric.
P-Services 25P.D1	Removal of existing services and associated equipment.	None	Low Impact Benefit	The heating pipework and electrics throughout will be replaced sympathetically as required for domestic use. The existing fixture and fittings are all contemporary with plastic trucking and fluorescent lighting therefore this is considered a benefit to the building.
P-Services 225P.P1	Retain existing cast iron radiators and adapt for domestic use	Mid C20	Low Impact Benefit	There is an intention to retain the variety of cast iron radiators that are thought to have been installed by the school. These would all need to be refurbished and compatible with the new heating system/pipework.
P-Services Generally	Services	None	Low Impact	Services to be sympathetic and generally shall be run - within new partitions and wall linings - below floors and within ceilings. New electrics throughout. Underfloor heating compatible particularly with breathable floor slab build up. Mechanical Ventilation to kitchen and bathrooms taken through walls and terminated with cast iron conservation cowl. Incoming hot water and cold water feed. Drainage pipes shall be boxed in internally. Shared external SVP. To ensure the buildings longevity the services must be updated to ensure the buildings future viability.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
R-Fire and Soundproofing 25R.P1	Central wall shared by end bay of the C18/C19 stable block. This section of wall houses a chimney stack serving rooms on either side. To be lined where required to provide FR Compartmentation.	Moderate C19 Rebuilt Roof Low Alterations 1930-1960 Alterations LC20	Low	Compartmentation between Apartment 25 and Apartment 26 is necessary and proposed on the line of wall that divided the bay to minimise upgrading necessary. This follows the line of a shared chimney. The positioning of the final compartment linings will have to be taken into account the stepping of the wall vertically and the relationship of any floors. This is identified as the least intrusive position.
R-Fire and Soundproofing 25R.P2	Compartmentation between Kitchen at ground floor (Level -1) and internal stair. Walls containing Staircase and landings.	Low Alterations 1930-1960 Alterations LC20	Low	To achieve fire and sound compartmentation lining and treatment of partitions are required. Considered low impact due to the age of the walls.
V-Views 25V	Views from Apartment 25	High Setting to the South over the pond. Views of new car park and bothy.	Neutral Low-Moderate	The views from this service end of the building maintain the limited incidental views to the pond to the south and outbuildings to the north. The introduction of the new car park and bothy shall be visible from the south facing rooms however the pond and tree line shall remain in the foreground and planting intended to give screening. The basement currently has no views and the stables and workshop / racquet court were not intended to have views as part of their character and function. The view of the teaching block to the north of the Stable Block shall remain largely unchanged with the new dwellings and their roof lines hidden mainly by the natural fall in levels across the site.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Racquets – Proposed Apartment 26 – Plan of Significance – Refer to Phasing Plan 641-KS-30-MB-DR-A-02050



Level -2, Lower Basement

Extract from GA of all floors, Plan of Significance. Shows the main walls of the stable block are C18. Following fire in 1888 the stable block was rebuilt with a new roof and altered fenestration. Lutyens' 1909 plan confirms the building was altered in his proposal to form garaging as well as an internal Racquet Court. There was further alteration in Lutyens' 1913-14 scheme which connected the Stable Block to the East end of the house by a linking set of rooms. The remaining alterations and partitioning of the Racquet Court have been made during the school's occupation and in the 1980's when the circular windows were added along with the external doors and internal staircases. The central projecting bay has also been substantially changed.

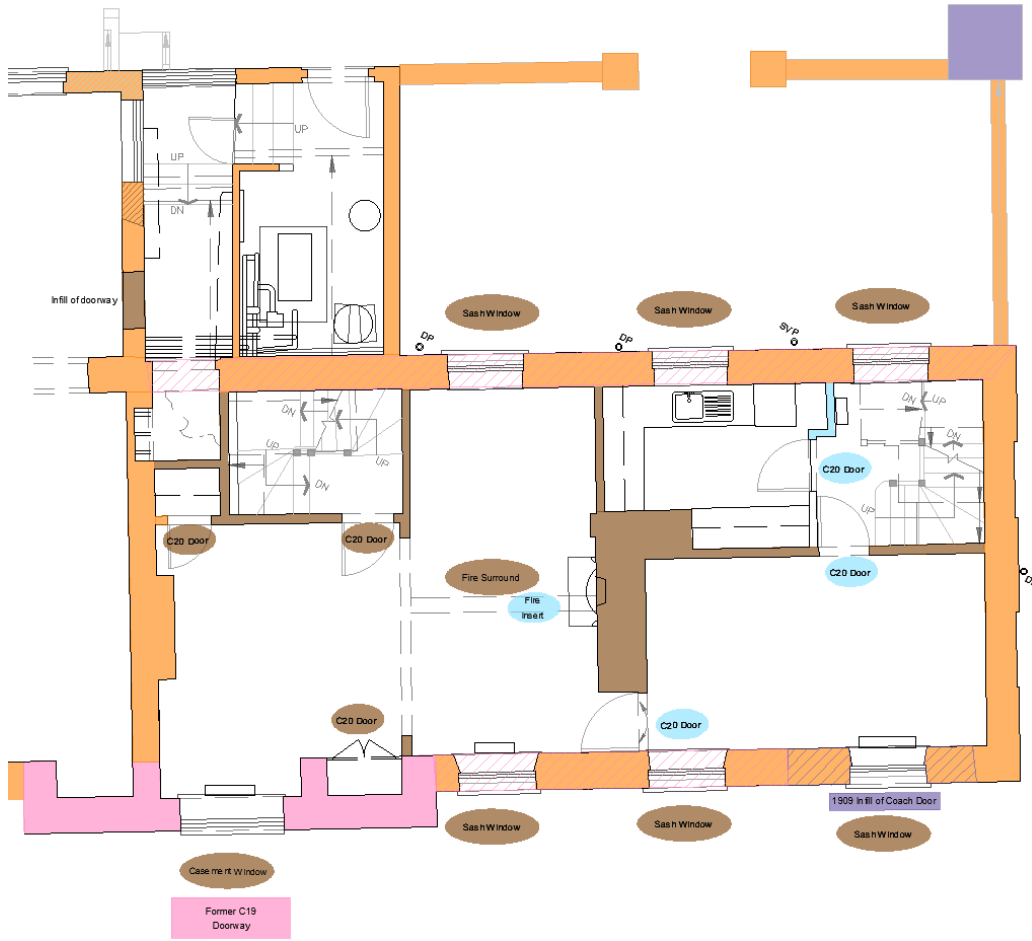
NOTE photos of the basement have been digitally enhanced to show the context as there is no natural light.



641-KS-06-MB-SH-A-90026 – P02

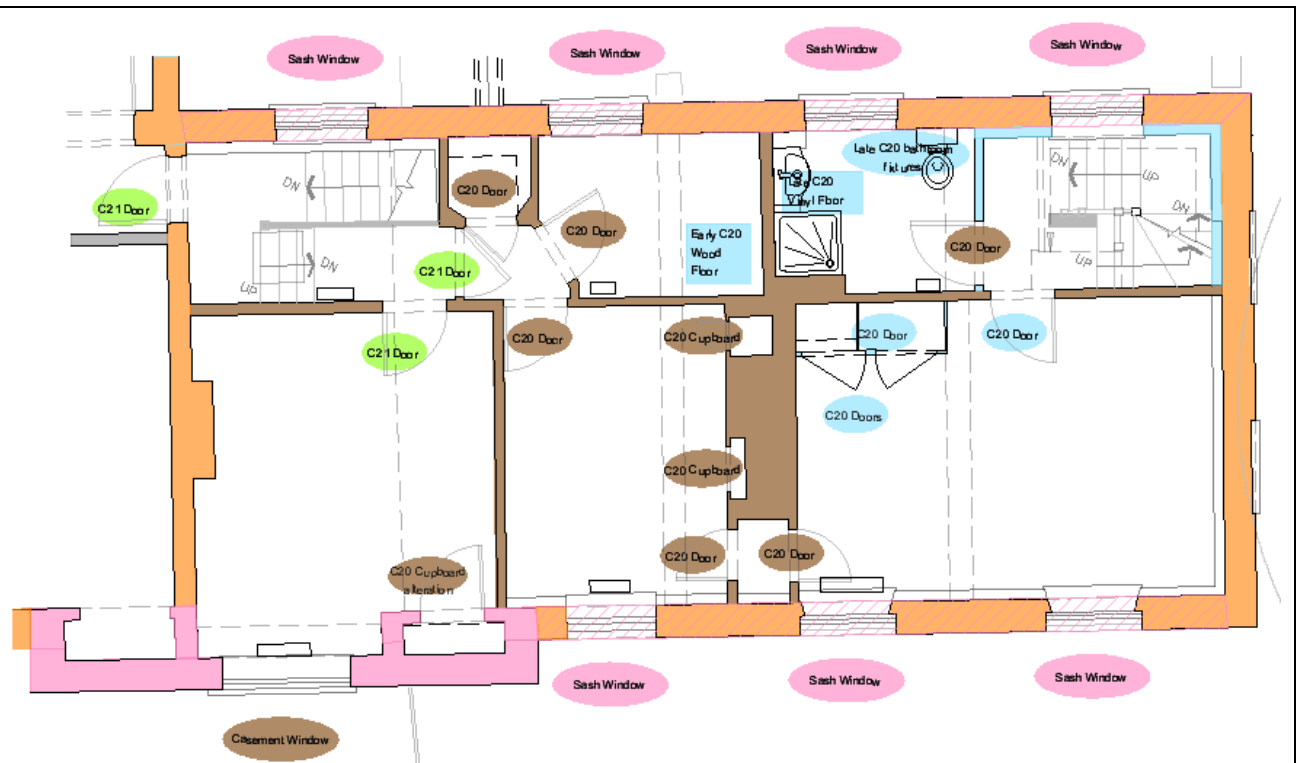
Temple Dinsley Level -1, 0, 1 & 2, GA – Apartment 26 – Racquets

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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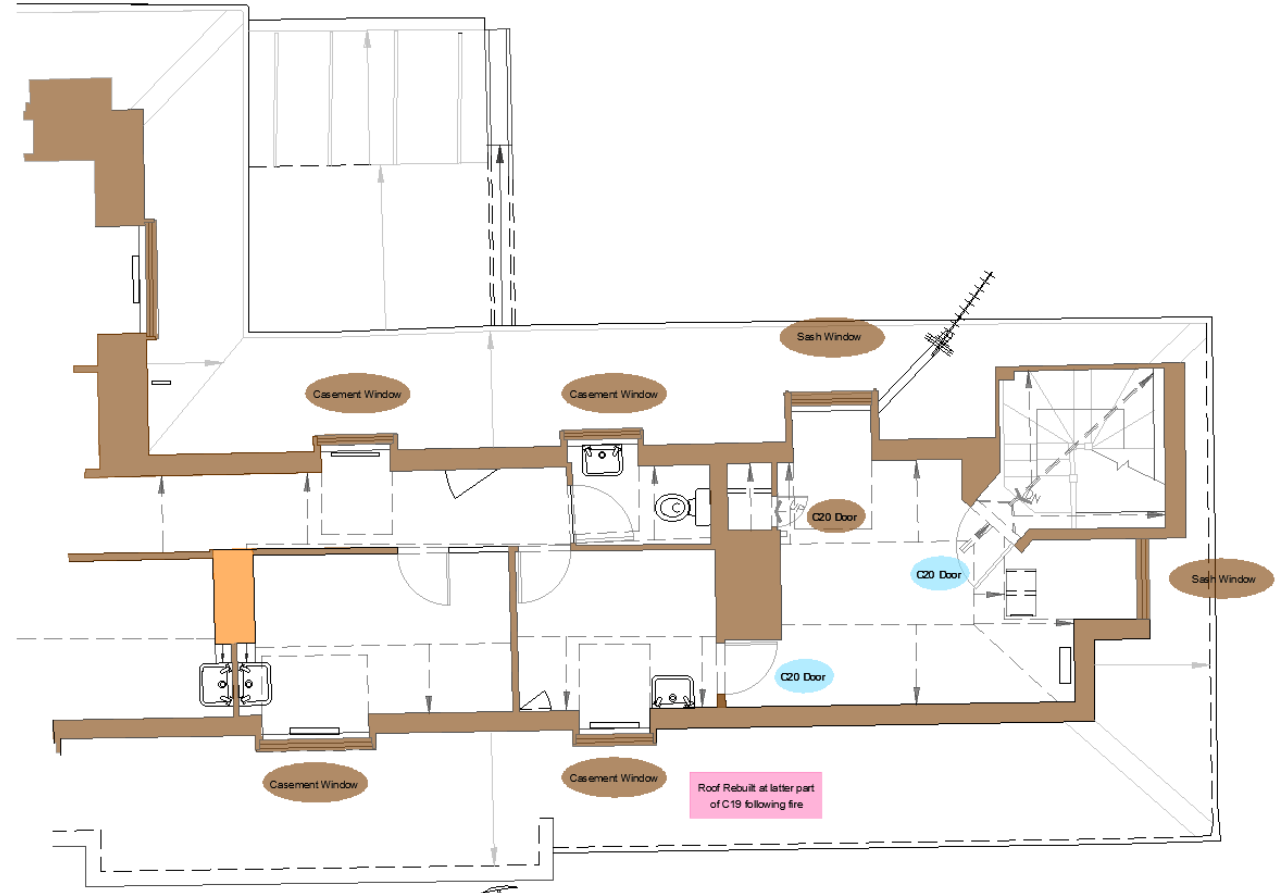


Level -1, Basement

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Level 0, Ground Floor

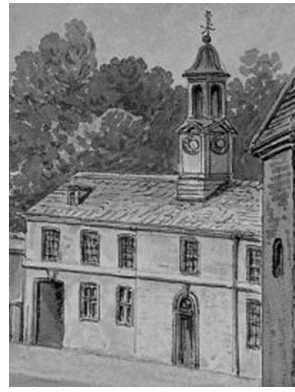


Level 1, First Floor

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Mid 19 photograph showing the Stable Block with the large central clock tower that was later destroyed in a fire, in 1888. Notice the lack of chimney stacks to the roof of the Stable Block and the large coach doors that were mirrored on the East end.



C19 Illustration of the Stable Block and the Georgian House of Temple Dinsley, Circa.1850



Late C19/Early C20 photograph taken of the Pond and Stable Block at Temple Dinsley prior to Lutyens' 1909 alterations.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Late C19/Early C20 photograph taken of the Pond and Stable Block at Temple Dinsley prior to Lutyens' 1909 alterations. Shows there were additional buildings attached to the East end of the Stable Block and the East and Coach door.

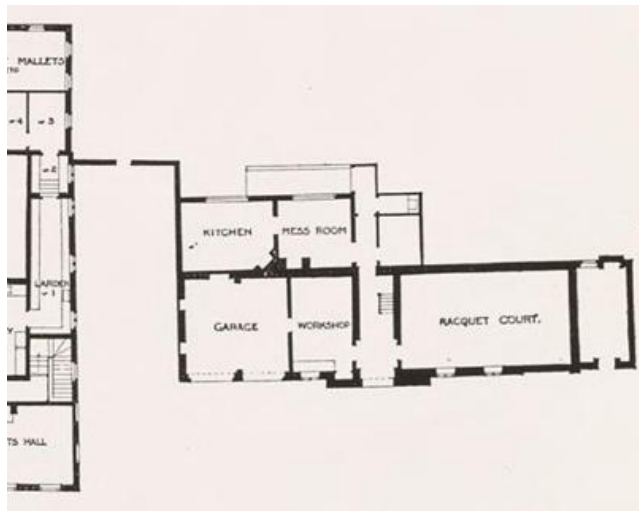


FIG. 380.—GROUND FLOOR PLAN OF TEMPLE DINSELY
living-rooms, their axial line was fixed at right

Partial plan layout featured in article by Sir Lawrence Weaver for Country Life in 1911.

This shows us the coach door to the East had been infilled to form the Racquet Court and the tall narrow building against the East Elevation of the Stable block had been retained. The West Coach door looks to have been altered to form two garage doors. The plan of the Stable Block retained a central staircase which gave access to sleeping quarters for staff who would use the kitchen and mess room at ground floor. In this first Lutyens' scheme there are no dormer windows which suggests that these were added at a later date when the school was in occupation of the building and additional accommodation was required.

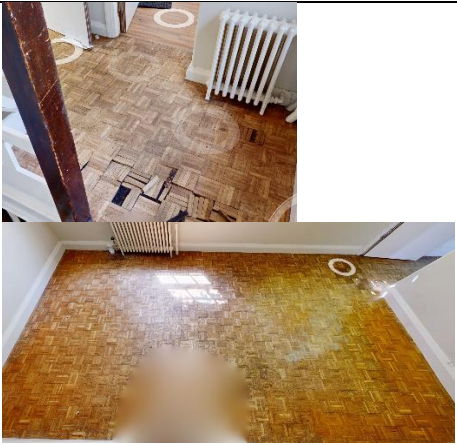
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
General Proposal	Formation of Apartment 26.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	The layout of the end rooms of the stable block remain largely unchanged with the formation of Apartment 26. Apartment 26 has direct access from the North Courtyard and is laid out across four levels. A small garden space (following the footprint of an earlier mapped garden) is provided. The service rooms remain largely on the north side of the building allowing services to be directed to this side of the building, allowing the South Elevation (Front Elevation) and LC20 additions to remain unchanged.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
			Low harm – Neutral impact	The undercroft is a poor quality space altered in the C20 and has a low ceiling. To form an acceptable floor to ceiling height for the accommodation at this level excavation of the unmade floor shall be necessary and trials holes will be required to ensure that the footings of the Stable Block are sufficient, or, to allow proposals for a structural footing to be installed. 
A-Walls 26A.P1	Infill doorway and form compartment wall.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Neutral	 The doorway and frame are a completely modern early C21 fire door and casement. There is no loss of the altered historic fabric.
A-Walls 26A.P2	Allow to line and skim / skim all walls at basement level using lime render build up.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low	 Extent subject to investigation. Signs of damp/salts on internal face of wall could be caused by leaking drainage, concrete floor slab, inappropriate paints/render or all of the above. Ideally all

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				areas shall be addressed to provide a breathable wall build up. Low impact and benefit to long term use of the building.
A-Walls 26A.D1	Investigation and excavation of ground levels and formation of new low level window openings for construction of full basement and external lightwells.	High C18/C19 Stable Block Low - Neutral Alterations 1930-1960 Alterations LC20	Low-Moderate harm	All excavations are for proposals that visually changed Elevation below ground level which allows for alteration whilst having minimal impact on the setting and overall views – South and West Elevations. The undercrofts have low ceilings. To form an acceptable floor to ceiling height for the accommodation at this level excavation of the unmade floor shall be necessary and trials holes will be required to ensure that footings are sufficient, or, to allow proposals for a structural footing / underpinning / retaining walls to be installed. No historic fabric shall be lost. Proposals are considered moderate-low as these lower sections of wall include the C18/C19 plinth to be retained but extensive alteration to these elevations has taken place and the opening proposed are small, in keeping elsewhere and take into account the architectural detailing of the remaining curved plinth brick. 
A-Walls 26A.P3	Undercroft walls lined and insulated.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low-Moderate harm	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Undercroft ventilates subfloor of the Racquet Court and ventilation will be maintained. To convert to habitable accommodation excavation required Walls to be lined with breathable build-up. No loss of historical fabric however alterations are assumed low-moderate harm due to associated excavation works required and change to use of space. Original Lutyens' vents to be retained and visible on internal wall face.
A-Walls 26A.P4	West wall lined to form route for services and compartmentation.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 Room has already undergone alteration during the latter part of the C20. The lining of the wall will not have a negative impact on the space and will bring many benefits.
A-Walls 26A.P5	Doorway infilled and new compartment wall formed.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 1930's doors that have undergone alteration. Doorway to be infilled to form compartment wall on the other side of the doorway to allow the retention of the door frame – which lines through to the window

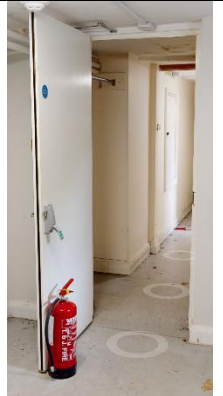
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				reveal and allows for the semi circular glazed fanlight to be retained as a feature and suggests the former doorway. Considered low impact.
A-Walls 26A.P6	West wall lined to form route for services and compartmentation.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 Room has already undergone alteration during the latter part of the C20. The lining of the wall will not have a negative impact on the space and will bring many benefits.
A-Walls 26A.P7	Doorway infilled and chimney breast expressed. Compartment wall lined.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 Alteration to provide niche for new WC and compartmentation of the wall. Lining of wall provides route for services to the north side of the building so alteration is sympathetic to the existing historic fabric and setting. Impact is considered low.
A-Walls 26A.P8	Doorway infilled and new compartment wall formed.	LC20 doorway.	Low	 This opening gave access through to adjacent accommodation. Infill and formation of a compartment wall is of low impact.

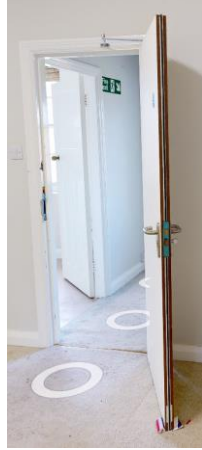
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors 26B.D1 26B.P1	Remove late C20/early C21 floor finish and slab/screed. Form new breathable insulated floor slab / breather perimeter.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low	 Investigation and trial holes of the surrounding floor level shall be required to determine the existing footing depth and structural proposal. No historic fabric removed however additional footings may be required. New breathable insulated floor build up proposed or breather perimeter.
B-Floors 26B.D2 26B.P2	Excavation of unmade floor to allow floor to ceiling height to be increased. Form new breathable insulated floor slab / breather perimeter.	High C18/C19 Stable Block Neutral Alterations 1930-1960 Alterations LC20	Subject to investigation Low likely	 The existing floor is C20 poor quality. Investigation and trial holes of the surrounding floor level shall be required to determine the existing footing depth and structural proposal. No historic fabric removed however additional footings may be required. New breathable insulated floor build up proposed or breather perimeter. Floor level lowered sympathetically using breathable materials to improve the condition of the existing historic fabric. Alterations considered moderate due to the associated excavation.
B-Floors 26B.P3	Parquet flooring retained.	Low-Neutral Mid C20	Neutral Benefit repair	 C20 Floor boards below are visible in undercroft. Intention to retain mid C20 parquet flooring by sanding and repair. Fire compartment to kitchen below provided by new ceiling lining below. Benefit.

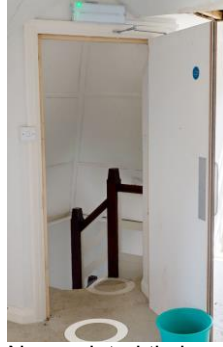
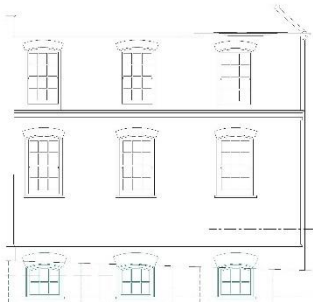
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors 26B.P4	Replace modern floor finish.	Neutral Early C21 flooring.	Low	 Modern lino floor finish to be lifted and replaced with wood/tile/carpet floor finish. Substrate likely original floorboards and joists to be retained with insulation and services run between joists. Low impact. Benefit.
B-Floors 26B.P5	Replace modern C20/C21 floor finish. Ensuite and Bathroom to have new tile flooring laid including decoupling membrane.	Neutral Early C21 flooring	Low Benefit	   Modern carpet finish to be lifted and replaced with wood/tile/carpet floor finish. Substrate, likely original floorboards, and joists to be retained with insulation and services run between joists. Low impact. Benefit.
C-Ceilings 26C.P1	Line existing underside of floor joists to form compartment to floor above with fire resistant lining. Insulation void and services between floor joists.	High C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	 Line existing underside of floor joists with new lime render ceiling on woodwool boards. To form compartment to floor above with fire resistant lining. Insulation void and services between floor joists. Considered low impact as no loss of

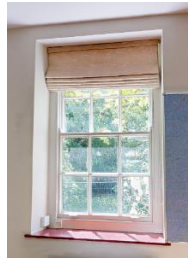
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				historic fabric. Sympathetic to existing fabric.
C-Ceilings 26C.R1	Ceilings to ground floor lobby (Level -1) to be retained and repaired. Service ran in floor voids above, lifting floor boards.	High C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	  Repairing the existing ceilings and installing services by lifting floor boards in upper level avoids loss of historic linings and fabric. Considered low impact and benefit.
C-Ceilings 26C.R2	Ceilings to first and second floors (Level 0 and Level 1) to be retained and repaired. Service to run in floor voids above, lifting floor boards.	Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	    Repairing the existing ceilings and installing services by lifting floor boards in upper level avoids loss of historic linings and fabric. Considered low impact and benefit.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings 26C.D1	Ceiling – Remove all modern linings that have been applied to insulate and underdraw the existing rafters.	Structure High C19 Stable block Linings Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	 Lined with modern boards. These shall be removed which is considered a positive impact and will allow the condition of the roof structure to be assessed and recorded and any necessary repairs carried out. Insulating and lining from inside considered low impact.
C-Ceilings 26C.P2	Apply necessary extension pieces and insulate from within.	Structure High C19 Stable block Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	Addition of timber work and insulation to underside of the rafter lines. These spaces shall be vaulted. The reinstatement of the ceiling form is important to the historic form of the attic rooms.
C-Ceilings 26C.P3	Reline ceiling with plasterboard and skim/savolit and lime render (to match existing).	Structure High C19 Stable Additions Neutral/Negative Late C20/C21 alterations	Low Impact Benefit	 Vaulted ceiling and dwarf walls lined with wood chip. The condition/ material of the substrate is unknown. Once insulated the roof shall be lined like for like with plasterboard and skim or wood wool boards and lime render.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 26D-DLB01 26D-DLB01	Remove late C20 door. Replace with new exterior door with 3/3 lights and lower panel to match existing visually.	Neutral/Negative Late C20 Door	Low Impact	  Late C20 door has no historic value and shall be replaced with new exterior door with 3/3 glazed lights and lower panel. Low impact visually as design shall be in keeping. Benefit.
D-Doors 26D-DLB02	Remove ledge and braced short door.	Neutral/Negative Late C20 Door	Low	  Considered low impact as the door is of a low quality service door and no historic fabric is affected
D-Doors 26D-DLB03, 26D-DB01 and 26D-DB02	Modern C20 fire doors to be removed.	Neutral Infill LC20 / C21 doors.	Neutral Impact	  Modern C21 fire door to be removed. Neutral impact and will not affect the significance of the heritage asset.
D-Doors 26D-DLB04 and 26D-DLB05 and 26D-DB04	New doors and frames. Replaced with new panelled fire doors to match the existing.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Benefit	New doors and architraves New painted timber panelled fire doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 26D-DB03 26D-DB03	Retain Semi-circular light at high level as feature. Wall lined on Apartment 25 side with sealed panel behind light. Doorway reveals will be expressed in Apartment 26. Late C20 fire door removed as this wall shall form part of compartment wall.	Low Alterations 1930-1960 Alterations LC20 doorframe and fanlight Low Late C20 fire door	Low Impact	 Door has been altered during latter part of C20 however the example of door surround and frame is to be retained and expressed with new apartment with compartment wall built on its West side. Glazed semi circular fanlight visible. No loss of historic fabric and former door opening expressed. Alteration considered low impact.
D-Doors 26D-DG01 26D-DG02	Early C20 doors to be retained and reused. To be repositioned for door to ensuite.	Low Alterations 1930-1960 Alterations LC20	Low Impact	 Reused 1930s panelled doors reused for ensuite and bathroom. Low Impact.
D-Doors 26D-DG03 26D-DG04	Early C21 fire door to be replaced. New panelled fire door to match existing.	Neutral Late C20 / C21 school insertions	Neutral Impact Benefit	 New painted timber panelled fire doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors 26D-DF01 26D-DF01	Early C21 fire door and surround to be replaced. New panelled fire door to match existing.	Neutral Late C20 / C21 school insertions	Neutral Impact Benefit	 New painted timber panelled fire doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.
D-Doors 26D-DF02	Early C21 fire door to be removed. Section of wall reinstated to form compartment wall.	High Setting C18/C19 Stable block 1911 Lutyens addition Neutral Late C20 / C21 school insertions	Low Impact Benefit	 Reinstate partition to form compartment wall. Considered low impact.
E-Windows 26E-WLB05	Retained and repaired.	Neutral Late C20 school insertions	Benefit	 LC20 insertions cut into original C18 plinth. To be retained with repointing improved and repositioned services.
E-Windows 26E-WLB01-03 And WLB04 (New Blank Window)	New low level casement windows to Lower Basement.	High C18/C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Moderate Impact	 The windows are within an altered section of brickwork and of limited visual effect due to ground levels and slopes. They reflect the historic basement openings elsewhere. Extract from proposed Proposed Elevations. The windows have been positioned below the plinth line and follow the rhythm of windows above. Similar approach on the East Elevation also with new blank window at low level to give symmetry.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Proposed lightwell detail to match existing.  Similarly, frame and glazing bar details for new windows to match existing with narrow double glazing. Ironmongery to be confirmed. Sympathetic approach considered moderate.
E-Windows 26E-WB01 to 26E-WB04 26E-WG01 to 26E-WG04 26E-WF01 and 26E-WF02	Retained and repaired.	High C19 Stable Block Low Alterations 1930-1960 Alterations LC20	Low Impact Benefit	    

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				  Minimal like-for-like conservation repairs. Allow: Splice repairs carried out where required. Resin repairs for more localised repair. Replacement lights for any broken panes. Perished putty replacement. Easing of windows and weights adjusted as required. Original ironmongery retained. New ironmongery shall be required to comply with building regulations. Renewal of finishes. These repairs will aid the longevity of these significant windows.
F-New Openings 26F.D1	Form new opening in section of EC20 wall.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact	 Opening formed in wall to undercroft. The line of the existing wall will be continued through to contain stair. Service area and

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				section of wall is of low value therefore low impact.
F-New Openings 26F.D2	Form new opening in section of EC20 wall.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact	 Opening formed in wall at Level 0 (first floor). The line of the existing wall will be continued through to contain stair. Service area and section of wall is of low value therefore low impact.
G-New Internal Partitions 26G.P1	New timber stud partition to form ensuite. Existing early C20 door to be reused.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact	 New partition for WC divides existing lobby however there are alterations visible at skirting level that suggest there was a former partition on this line. The lobby will receive daylight from the glazed door. The circular window shall light the WC. The raised hatch door to the undecroft shall also be filled in with a new opening formed.
G-New Internal Partitions 26G.P2	Doorways infilled and new compartment wall formed.	LC20 doorway.	Low Impact	 Arrangement of doorways off landing altered to infill both doors forming one shared door. The proportion of rooms and landing arrangement is unaltered however there is an opportunity to form

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				compartment wall to the stair and replace late C20/early C21 fire doors, with no historic significance, with a visually pleasing in keeping panelled fire door.
G-New Internal Partitions 26G.P3	New timber stud partition to far end of room to form ensuite. Existing early C20 door to be reused.	High Setting C18/C19 Stable block Low Alterations 1930-1960 Alterations LC20	Low Impact	 The large sash windows are unaltered and retained providing daylight and views to the ensuite and bedroom. The overall proportions of the room are altered however alteration is sympathetic and reversible.
H-Stairs 26H.R1	LC20 Stair retained and repaired.	High Setting C18/C19 Stable block Alterations LC20	Neutral	  Retained and repaired. Neutral Impact
J-Internal Fixtures and Fittings 26J.D1 26J.D2 26J.D3 26J.D4 26J.D5	Removal of modern C20/C21 units and shelving.	Neutral Late C20 / C21 school insertions	Neutral Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				    No contribution to historic significance. Neutral Impact.
J-Internal Fixtures and Fittings 26J.P1	New kitchen cabinets and worktop fitted to internal walls.	Neutral Late C20	Neutral impact.	The proposal involves no loss of historic fabric and is a reversible addition. Services will be concealed in floor/ceiling voids.

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Temple Dinsley Level -1, 0, 1 & 2, GA – Apartment 26 – Racquets

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
J-Internal fixtures and fittings 26J.P2	New sanitaryware to en-suites.	Neutral Late C20 High Setting C18/C19 Stable block	Neutral impact.	The proposal involves no loss of historic fabric and are a reversible addition. Services will be concealed in floor/ceiling voids. External SVP's replaced in new position, improving the North Elevation.
K-Joinery 26K.P1	New Joinery	Neutral Late C20	Neutral Benefit	Design to be in keeping with the architectural style of existing joinery adjacent to suit style of context.
M-Finishes 26M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	None	None Benefit	No impact. Benefit to breathable fabric.
P-Services 26P.D1	Removal of existing services and associated equipment.	None	Low Impact Benefit	The heating pipework and electrics throughout will be replaced. The fixture and fittings are all contemporary with plastic trucking and fluorescent lighting therefore this is considered a benefit to the building.
P-Services 26P.P1	Retain existing cast iron radiators.	Mid C20	Low Impact Benefit	There is an intention to retain the variety of cast iron radiators that are thought to have been installed by the school. These would all need to be refurbished and compatible with the new heating system/pipework.
P-Services Generally	Services	None	Low Impact	Services generally shall be run - within new partitions and wall linings - below floors and within ceilings. New electrics throughout. Underfloor heating compatible particularly with breathable floor slab build up. Mechanical Ventilation to kitchen and bathrooms taken through walls and terminated with cast iron conservation cowl. Incoming hot water and cold water feed. Drainage pipes shall be boxed in internally. Shared external SVP. To ensure the buildings longevity the services must be updated to ensure the buildings future viability.
R-Fire and Soundproofing 26R.P1	Central wall shared by end bay of the C18/C19 stable block. This section of wall houses a chimney stack serving rooms on either side. To be lined to provide Compartmentation.	Moderate C19 Rebuilt Roof Low Alterations 1930-1960 Alterations LC20	Low	Compartmentation between Apartment 25 and Apartment 26 shall be on the line of wall that divided the bay. This follows the line of a shared chimney. The positioning of the final compartment linings will have to be taken into account the stepping of the wall vertically and the relationship of any floors. Considered low impact due to the age of the internal walls.
R-Fire and Soundproofing 26R.P2	Compartmentation between Kitchen at ground floor (Level -1) and internal stair. Walls containing Staircase and landings.	Moderate C19 Rebuilt Roof Low Alterations 1930-1960 Alterations LC20	Low	To achieve fire and sound compartmentation lining and treatment of partitions are required. Considered low impact due to the age of the walls.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
V-Views 26V	Views from Apartment 26	High Setting to the South over the pond. Views of new car park and bothy.	Low Low-Moderate	The views from this service end of the building maintain the limited incidental views to the pond to the south and outbuildings to the north. The introduction of the new car park and bothy shall be visible from the south facing rooms however the pond and tree line shall remain in the foreground and planting intended to give screening. The basement currently has no views and the stables and workshop / racquet court were not intended to have views as part of their character and function. The view of the teaching block to the north of the Stable Block shall remain largely unchanged with the new dwellings and their roof lines hidden mainly by the natural fall in levels across the site. The view of the teaching block to the north of the Stable Block shall remain largely unchanged with the new dwellings and their roof lines hidden mainly by the natural fall in levels across the site. 

Temple Dinsley Level 0, GA – Apartment 27 – Assembly Hall

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Apartment 27. Located in Lutyens's services annexe.



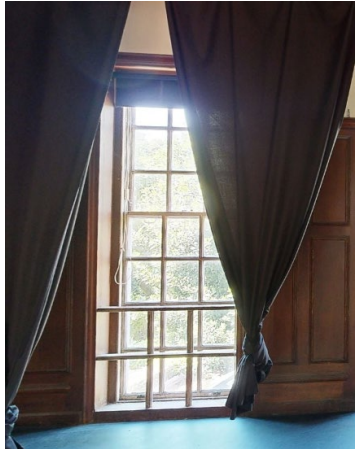
Extract from Level -0 GA, Plan as Existing. Plan of significance shows the evolution of the rear east block, comprising east wing and services annexe.



Photos taken pre-1909 showing the relationship between the main house and stable block prior to Lutyens East Wing and the second photo shows the completed East Wing with the service annexe.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
  The present-day photos show the rear elevation of east block with the post Lutyens' two storey extension.				
A-Walls 27A. D1	To demolish modern boiler flue, of brickwork construction.	Neutral/negative. Late C20 reconstruction from GF to above roof.	Positive impact.	  The boiler will be decommissioned, and new heating will be arranged for each individual apartment. Therefore, the flue becomes redundant taken valuable space from the bedroom.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 27A.P1	Infill existing doorway.	Neutral/negative. Late C20 addition by the School.	Positive impact	 The accessway is an ad-hoc change by the school. The infill forms part of a compartment wall, so it is fire rated construction, and to comply with sound airborne transmission and thermal insulation. Clad the assembly hall state side with salvaged panelling.
B-Floors 27B.D1	To lift modern parquet flooring, and cart away.	Neutral/negative. Late C20 addition by the School.	Neutral Impact	 The parquet is modern and has not significance. Lifting it allows access to the floor structure and to upgrade it thermally, fireproof and soundproof.
B-Floors 27B.P1	Upgrade existing floor, to comply with Fire, Sound and Thermal Lay new flooring compatible with underfloor heating (UFH) to detail.	Neutral/negative. Late C20 addition.	Neutral impact	
C-Ceilings 27C.P1	Existing ceiling to be repaired when required, following removal of conduits, lighting, roof lanterns, etc... Skim and decorate.	Neutral/negative. Late C20 addition.	Positive impact.	The proposal involves retaining the existing high ceiling in the lobby, hallway and living space. The finishes are to be made good using like for like materials and methods, to be permeable where possible.
C-Ceilings 27C.P2	Ceiling to be dropped on bedroom 1 & 2, ensuite and bathrooms.	Neutral/negative. Late C20 addition.	Neutral impact	The height of the ceiling accords with the volumes of the C20 hall, which would give

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				uncomfortable proportions within the smaller rooms. The proposal is reversible.
D-Doors 27D.P1	27-DG01 New door fitted, to be main entrance door security grade and fire rated.	Moderate. Early C20 Lutyens window relocated centrally on hall wall. Low. Late C20 Hall panelling and door infills.	Low-Moderate harm.	Allow to replace relocated window with door and reuse window within the reinstated courtyard if possible. Design to be in keeping with the architectural style of existing joinery.
<u>D-Doors</u> Generally	New internal doors. 27-DG02 to 27-DG08.	Neutral.	Neutral	Painted timber panelled doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.
E-Windows 27E.D1	Remove and infill two modern roof lanterns and two modern flat roof rooflights.	Neutral/negative. Late C20 addition by the School.	Positive Impact	 The proposal layout arrangement clashes with the partitioning below. There will be less distraction from the historic roof details and fenestration at high level.
E-Windows 27E.R1	Mid C20 timber sash windows repairs. Like-for-like splice timber repairs when required. Resin repairs for minimal 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	Moderate Mid C20.	Positive Impact	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	Regulations and the style of the build phase. To redecorate internally and externally.			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.
E-Windows Generally	To insert new timber casement windows in new window openings.	Neutral/negative. Late C20 alteration. No historic fabric.	Neutral	Existing openings will be used to form windows to rooms facing the inner courtyard. To comply as means of escape. Design in keeping with the architectural style of the existing external joinery.
E-Windows 27E.P1	To adapt existing door openings to form window openings. To insert new timber frame sash window. To comply with means of escape.	Late C20 alteration. No historic fabric.	Neutral	 The new windows will bring natural light and ventilation to Bedroom 1 and 2. The design is to match the adjacent windows.
<u>F-New openings</u> 27F.P1	Open up the bottom section of the existing window to form a doorway into the apartment -main entrance. Infill top section to suit standard door height opening.	Moderate. Early C20 Lutyens window relocated centrally on hall wall. Low. Late C20 Assembly Hall panelling and door infills.	Low-Moderate harm.	 The historic 1908 floor plan for this wall (below) shows this window is not in its original position, and that there were door openings on this wall. Allow to adapt panelling locally to suit.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				
F-New openings 27F.P2	Open up the wall to form a doorway into bedroom 3. New doorway location to relate to panelling modules.	Low. MidC20 addition. The wall has been rebuilt as it does not correspond with the 1908 plan and the C20 boiler chimney has a different configuration.	Neutral	 No historic fabric is affected and this kitchen service area has a modern utilitarian character. The room adjacent to the assembly hall is part taken to create a third bedroom to the apartment. The opening is limited to a single domestic doorway to match the adjacent.
F-New openings 27F.P3	Open up wall to form two window openings to bedroom 3 and bedroom 1, facing the open inner courtyard.	Bed 1: Neutral/negative. Late C20 alteration. No historic fabric. Subject to opening up: Bed 2: Moderate – Neutral. A former window opening may survive in this position below later changes in accordance with the 1908 historic plan.	Positive Impact	 The proposal is to provide daylight, natural ventilation and means of escape to Bedroom 1 and 3, via the new open inner courtyard. It is part of the positive proposal to reinstate an inner courtyard which had windows along these two walls on the Lutyens plan of 1908. Reinstatement of the original window would reveal more of the significance.