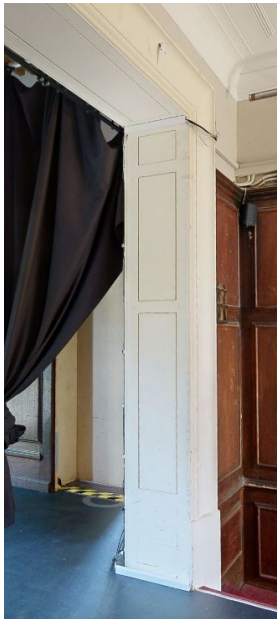


641-KS-06-MB-SH-A-90270– P02**Temple Dinsley Level 0, GA – Apartment 27 – Assembly Hall**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>G-Internal partition</u> 27G.P1	New lightweight non-load bearing timber stud partition, clad with plasterboard, acoustic insulation between studs. To form the bedrooms and en-suite rooms.	No historic fabric affected	Neutral impact.	The proposed layout reverts to a scale, hierarchy and proportion of rooms that better reflect that of this part of the Lutyens building. The partitions and door are reversible.
<u>G-Internal partition</u> 27G.P2	New non-load bearing compartment wall between bedroom3 and the common area. To comply with Fire Compartmentation, Sound and Thermal transmission.	No historic fabric affected	Low positive and negative impact.	The existing kitchen area appears open plan and contrary to the character of Lutyens' kitchen area. Whilst the subdivision does not reproduce the historic layout, the partition is reversible, it enables more effective use of this part of the building, and the reduction of the widths of doorways better reflects the cellular character of the Lutyens building.
J-Internal fixtures and fittings 27J.D1	Remove stage stand, steps and equipment	Neutral. Late C20 extension to the Assembly Hall by the School.	Positive Impact	 The stage becomes redundant, and the floor structure becomes of no use to the conversion to the space into an apartment. The removal of the stage allows for more effective use of this part of the building and better appreciation of the gable wall and windows.
J-Internal fixtures and fittings 27J.P1	New kitchen units with its associated services to be fitted to form kitchen.	No historic fabric	Neutral	The proposal is to be installed against new internal partition.
J-Internal fixtures and fittings 27J.P2	New sanitaryware with its associated services fitted to form bathroom and en-suite.	No historic fabric	Neutral	The proposal is to be installed against new internal partition.
L-Panelling 27L.D1	Remove Assembly Hall timber panelling where the new lift is installed. Panelling to be salvaged and fitted back to the apartment face of the new lift shaft walls. Remove panelling of the existing lift shaft which is to be demolished. Panelling salvaged and re-fitted to the back wall.	Low significance	Neutral	 The panelling although of low significance, it is evidence of the building being used by the school as an assembly hall, and it is proposed to stay.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
L-Panelling 27L.P1	Timber lining and architraves around the stage opening to remain.	Low significance Late C20 addition by the School.	Neutral	 This provides evidence of the use of the space, by the school as the assembly hall.
S-Services 27S.D1	To decommission and remove existing rad covers and radiators.	Neutral/negative. Late C20 addition by the School.	Neutral	 The proposal involves laying new underfloor heating system.
S-Services 27S.D2	Removal of modern services.	Neutral/negative. Late C20 alteration by the School.	Benefit. No harm	The existing school equipment, electrics, lighting/emergency lighting, smoke alarms and associated trunking and conduits are related to use by the school. They are to be removed and replaced to an appropriate residential standard. The proposal is to be an enhancement to the appearance of the building.
S-Services Generally 27S.P1	Services	Low	Low impact	Services generally are to be installed more sympathetically: -within new partitions and wall linings -suspended floor -within ceiling New electrics throughout. Underfloor heating compatible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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 suspended timber floor 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.
Q-Lift 27Q.D1	To decommission modern lift. To demolish modern lift enclosure and carefully remove timber panelling for reuse, and re-fitting to the face of the infill wall.	Low. Late C20 alteration by the School.	Low impact.	 A new back wall, which is to be a compartment wall, is erected. To be of fire rated construction, and to comply with sound airborne transmission and thermal insulation. To lay a new flooring at floor and ceiling level inside the existing shaft. To comply with Fire, Sound and Thermal compartmentation requirements. No historic fabric or fittings are affected.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East annex – Proposed Apartment 28 – Plan of Significance

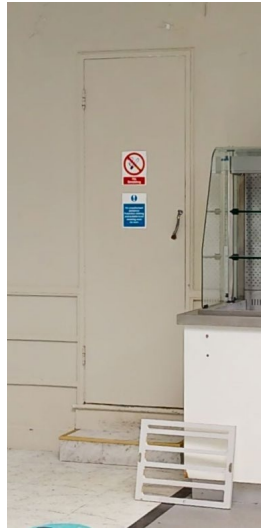


Extract from Level 0 GA, plan as existing. Plan depicts the phasing and significance of the rear east annexe. It shows its evolution during C20.



Present day photos of the rear elevation of east annexe and its interior.

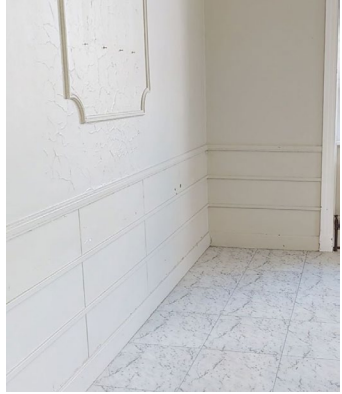
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>General proposal</u>	Formation of Apartment 28	Low. Mid - late C20 extension.	Low	The apartment sits entirely in the modern C20 extension. It occupies part of the space used by the school as the dining room, the north end half. Part of the floor of the school dining room (south half) will be demolished to create an open courtyard that provides daylight, ventilation and means of escape to inner bedrooms and bathrooms of some of the apartments that surround. The sleeping space sits at the back, facing the inner courtyard, while the living space sits at the rear with views over the rear garden. The centre is occupied by the utility services. The apartment will make use of the single storey extension to apartment 22 using the flat roof as a terrace.
<u>A-Walls</u> 28A.P1 28A.P3 28A.P4	Infill existing openings in the side walls connecting to adjacent spaces.	Low. Mid - late C20 extension.	Neutral	Existing openings connecting with adjacent spaces will be blocked. The infill build-up to comply with fire compartmentation, sound airborne transmission and thermal insulation.
<u>A-Walls</u> 28A.P2	Erect cavity wall construction external wall from existing brickwall below, at level -1.	Low	Low	The proposed wall closes the inner courtyard at ground level.
<u>B-Floors</u> 28B.R1	Remove C20 soft flooring (vinyl) throughout. Existing flooring below to be confirmed. Assumed to be suspended timber flooring. It is proposed to carefully lift the existing boards to allow for inspection and repair of timber floor joists, and insertion of new breathable insulation between the joists, Fire and Sound proofing treatment. Existing boards to then be re-laid and left as finish flooring. New tiled flooring laid including decoupling membrane on bathroom and kitchen.	Low. Mid - late C20 extension.	Low	 The floor becomes a compartment floor with the apartment below.
<u>C-Ceiling</u> 28C.R1	Existing plaster board ceiling to be repaired when required,	Low. Mid - late C20 extension.	Low	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	following removal of conduits, lighting, roof lanterns, etc... Skim and decorate.			
<u>D-Doors</u> 28D.D1	Remove and cart away modern double timber doors.	Low. Late C20 fabric.	Low	 This door allowed access to the assembly hall stage. The double leave solid door is of no significance.
<u>D-Doors</u> 28D.D2	Remove and cart away modern solid timber door, architraves, doorcase and steps.	Low. Late C20 fabric.	Low	 The door provided access from the school kitchen into the dining room. It is a modern solid door, of no significance.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>D-Doors</u> 28D.D3	Remove and cart away solid timber hatch doors and architraves.	Low. Late C20 fabric.	Low	 This is a services hatch from the kitchen to the dining room. Installed by the School and of no significance.
<u>D-Doors</u> 28D.D4	Remove and cart away modern top glazed panel door	Low. Late C20 fabric.	Low. Benefit	 Existing door does not comply with standards for a main entrance door.
<u>D-Doors</u> 28D.P1	Insert in the adapted opening a new timber frame fully glazed single door, double glazing units and with glazing bars matching existing. To have a top fanlight that matching windows either side.	Low. Late C20 fabric.	Low.	The proposal door will provide access to rear terrace. The door and fanlight design will match existing external joinery.
<u>D-Doors</u> 28D.P2	Door replacement with a timber frame top glazed door, double glazing units, matching glazing bars and security grade.	Low. Late C20 fabric.	Low. Benefit	The door becomes the main entrance door to the apartment.
<u>E-Windows</u> 28E.D1	Remove and cart away timber sash window. Take down bottom	Low. Late C20 fabric.	Low	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	section of the brickwall to form a new doorway.			 Central window to be adjusted to become a door into the new terrace.
<u>E-Windows</u> 28E.R1 WG01 WG02	Mid C20 timber sash windows repairs. Splice repairs when required. Resin repairs for localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building Regulations. To redecorate internally and externally.	Low. Late C20 fabric.	Low. Benefit	 Sash windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
<u>E-Windows</u> 28E.P1 WG03, WG04	Insert new casement windows, to be timber frame with double glazing units and with glazing bars that match existing external joinery.	New fabric		The windows face the inner courtyard and are to be in-line in design and size with the rest.
<u>G-Internal partition</u>	New lightweight non-load bearing timber	No historic fabric affected	Low impact.	The partitions are reversible.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
28G.P1	stud partition, clad with plasterboard, acoustic insulation between studs. To form the bedroom, dressing and bathroom.			
<u>H-Stairs</u> 28H.D1	Remove modern metal staircase serving access to floor above.	Low. Late C20 extension.	Low. Benefit	 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> 28H.D1	New external staircase to access apartment above, 28 Refectory. Top landing to provide canopy to main entrance to Apartment 22.	Low. Late C20 extension.	Low impact.	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.
J-Internal fixtures and fittings 28J.P1	New kitchen units with its associated services to be fitted to form kitchen.	No historic fabric	Neutral	The proposal is to be installed against new internal partition.
J-Internal fixtures and fittings 28J.P2	New sanitaryware with its associated services fitted to equip bathroom.	No historic fabric	Neutral	The proposal is to be installed against new internal partition.
<u>L-Panelling</u> 28L.D1	Remove dado level modern panelling and wall mouldings.	Low. Late C20 extension.		

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 These are a modern fixture and will be off character on new domestic setting.
<u>M-Finishes</u> 28M.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>P-Services</u> 28P.D1	Removal of modern services.		Benefit. No harm.	 The existing modern school equipment, electrics, lighting/emergency lighting, smoke alarms and associated trunking and conduits are related to use by the School. These are to be removed and replaced to an appropriate residential standard. The proposal is to be an enhancement to the new use of the building.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 28 is thought to be suspended floor. Bathroom and kitchen drainage to be run within its thickness. New electrics throughout. Heating using existing radiators. Relocate those affected by the works. Mechanical ventilation to kitchen and bathroom via ceiling and to the outside

641-KS-06-MB-SH-A-90280– P01

Temple Dinsley Level 0, GA – Apartment 28 - Refectory

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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 Annexe – Proposed Apartment 33 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the link connecting the East cross wing with the Stable Block.



South elevation of central block and stable block photo, pre-Lutyens.



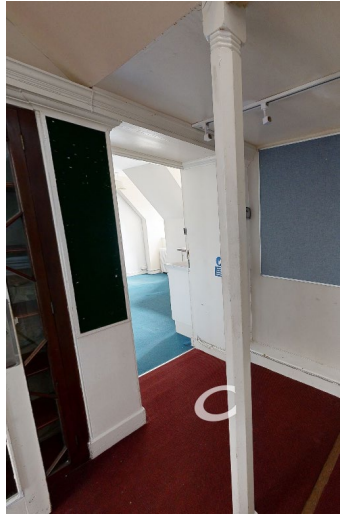
Present-day photo of the front south elevation of Lutyens' two storey extension linking the east cross wing with the stable block

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>General proposal</u>	Formation of Apartment 33	High. Early C20 Lutyens Moderate Mid C20 alterations by Lander.	High	The apartment occupies the first floor of the two-storey link, added by Lutyens. The former corridor connecting both former end buildings will be used as the lobby/corridor to the rooms. The former front (south rooms) rooms will be slightly altered to form a bedrooms and an open plan living space. The two back (north) rooms will be combined into one to form the second bedroom.
<u>A-Walls</u> 33A.D1	Demolish mid C20 partitions, to form the living space room.	Moderate Mid C20 alterations by Lander.	Moderate	  These partitioning was a later phase re-ordering carried out by Lander, hence of less importance. In order to form a sizable open plan living space it is necessary to take down this partitioning.
<u>A-Walls</u> 33A.D2	Demolish lightweight partitions	Moderate. Mid C20 alterations by Lander.	Moderate	

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Temple Dinsley Level 1, GA – Apartment 33 - Scullery

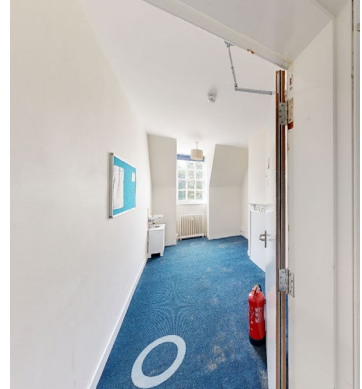
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Equally, these partitioning is thought to be a later phase re-ordering carried out by Lander, hence of lessen importance. By removing them it is possible to create a second bedroom.
<u>B-Floors 33B.D1</u>	Take up raise floors.	Low Late C20 alteration by the School.		 The raised floor is carried out by the school when converted to shower room and to run the drainage underneath. The proposal is an improvement and it reinstate the former floor levels.
<u>B-Floors. 33B.R1</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.	Low. Soft flooring to be late C20 finishes by the School. High. Wood flooring to be C20 Lutyens	Benefit.	 Benefit: revealing the historic timber flooring enables like-for-like repairs to be

641-KS-06-MB-SH-A-90330– P01**Temple Dinsley Level 1, GA – Apartment 33 - Scullery**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	To lay a decoupling layer when new flooring is to be laid.			carried out. This improves breathability and enables its appearance to be appreciated.
<u>C-Ceilings</u> 33C.R1	Ceiling lime and lath plaster to be repaired generally, and to be decorated.	High. Early C20 Lutyens	Benefit	 The proposal involves repairs to the damaged lath and plaster ceiling. Damage has been due to rainwater ingress because of lead theft.
<u>D-Doors</u> 33D.P1 33G.P1	Remove modern solid fire door, and replace it with a panelled door in keeping with the architectural style of the staircase joinery. Door to be set forward in the depth of the doorway, to allow the insertion of a fire compartment wall behind to the apartment side. To replicate existing moulded cornice detail above replacement door.	High. Early C20 Lutyens		  The purpose of the proposal is to retain the doorway moulded detailing.
<u>D-Doors</u> 33D.P2	Remove modern solid fire door. Insert a new	Opening. High.	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
33-DF01	fire door, design in line with the architectural style of the joinery in the staircase. Door to be set forward in the depth of the doorway. Mirroring detail on 33D.P1. To replicate existing moulded cornice detail above replacement door.	Early C20 Lutyens Door. Low Late C20 alteration by the School.		 The purpose of the proposal is to retain the doorway moulded detailing.
<u>D-Doors</u> 33D.P3 33G.P2 33-DF02	New lightweight non-load bearing timber stud partition, clad with plasterboard, the corridor, to form a protected lobby entrance.	No historic fabric affected	Neutral	The proposal is reversible
<u>D-Doors</u> 33D.P4 33G.P3 33-DF07	New lightweight non-load bearing timber stud partition, clad with plasterboard, the corridor, to form a second bedroom.	No historic fabric affected	Neutral	The proposal is reversible
<u>D-Doors Generally</u> 33-DF03 to 33-DF07	Fit timber doors. Design to be sympathetic with the architectural style of the buildings.	High. Early C20 Lutyens	Positive	
<u>E-Windows</u> 33E.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	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Original sash windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
<u>F-New openings</u> 33F.D1	Form a new doorway opening to connect the room with the adjacent room that becomes the ensuite.	High. Early C20 Lutyens	Moderate	 The proposal involves a minimal opening of the original partition.
<u>F-New openings</u> 33F.D2	Form a new doorway opening into the room from the corridor	High. Early C20 Lutyens	Moderate	
<u>F-New openings</u> 33F.D3	Part opening up the partition so to connect both rooms and create a living space containing the kitchen, dining and sitting area.	High. Early C20 Lutyens		

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The opening will be kept to the minimal possible. So there is a minimal as practical impact on the former partition.
<u>G-New internal partitions</u> 33G.P4	Erect a new lightweight internal partition to sub-divide the room to form an ensuite and a shower room.	High. Early C20 Lutyens	Low	 The proposed partition is reversible.
<u>G-New internal partitions</u> 33G.P5	Erect compartment wall to separate apartment from common area/staircase.	Low Late C20 alteration		
<u>J-Internal fixtures and fittings</u> 33J.D1	Remove kitchen units	Neutral C21 addition by the School	Benefit	 

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Temple Dinsley Level 1, GA – Apartment 33 - Scullery

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 These are modern fittings that are not of use to the apartment and that also conflict with the proposed layout arrangement.
<u>J-Internal fixtures and fittings</u> 33J.D2	Remove modern fittings added by the school.	Neutral C21 addition by the School.	Benefit	  These are modern fittings that are not of use to the apartment and that also conflict with the proposed layout arrangement.
<u>J-Internal fixtures and fittings</u> 33J.P1	New sanitaryware and kitchen units with its associated services to be fitted to equip shower room, en-suite 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> 33M.P1	Emulsion paints to new internal linings.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	Breathable paints where applicable.			historic and modern substrate to maintain breathability where possible.
<u>N- Fireplaces</u> 33N.R1	Remove later brick upstand. Investigate and allow to reinstate tile brick hearth and inset.	High. Early C20 Lutyens	Benefit	 Retaining and reinstate any original features is a benefit which also adds character to the room.
<u>N- Fireplaces</u> 33N.R2	Remove blank plate and reinstate original fireplaces and hearths.	High. Early C20 Lutyens	Benefit	

641-KS-06-MB-SH-A-90330– P01
Temple Dinsley Level 1, GA – Apartment 33 - Scullery

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> 33P.R1	Relocate existing cast iron radiator, somewhere else in the room.	High. Early C20 Lutyens		 This is the original cast iron rad , hence is proposed to be retained and relocated, as the space will be taken by the shower. Allow for refurbish.

641-KS-06-MB-SH-A-90330– P01**Temple Dinsley Level 1, GA – Apartment 33 - Scullery**

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 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.

641-KS-06-MB-SH-A-90340- P01

Temple Dinsley Level 1, GA – Apartment 34 - Pantry

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Annex – Proposed Apartment 34 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the front part of the south-east end of the East Annex.



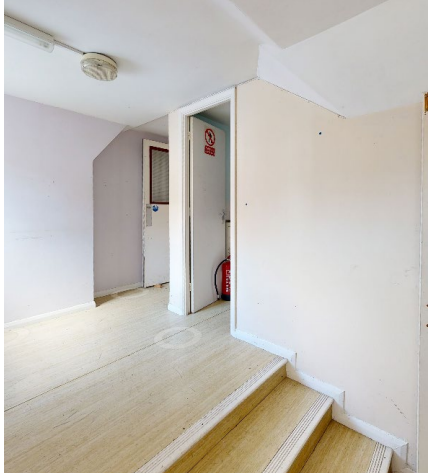
Photos of front elevations of main house and stable block pre EC20 Lutyens works. And the second photo showing the Central Block, East Wing and East Annex.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Present day photos of front and rear of level 1 of East Annex, south-east corner.

<u>General proposal</u>	Formation of Apartment 34	High. Early C20 Lutyens	High	The apartment occupies the attic space of Lutyens phase that linked the East Annex with the Stables. Access is provided via the most eastern staircase and lift. It is a single bedroom apartment, with an en-suite and WC, a separate kitchen and dining room, and a sitting room. Part vaulted ceilings with dormer windows.
<u>A-Walls</u> 34A.D1	Demolish modern WC, shower room and kitchenette partitioning.	Low Mid-late C20 added by the School	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 These are spaces created by the School to suit their needs. The removal of the partitions and the fixtures and fittings that contain is neutral. And it does enable to open the space to form the kitchen and dining room.
<u>A-Walls</u> 34A.D2	Remove dividing partition of two front rooms and the lobby entrance. And to open up the wall either side of the fireplace.	High. Early C20 Lutyens	Moderate	 The removal of the internal partitioning The opening of the wall either side of the fireplace and insertion of doors allows to connect both living spaces. Given the small size of the unit, connecting the spaces
<u>A-Walls</u> 34A.P1	Erect a new internal partition, acting as a compartment wall between the flat and the common staircase. To have the main entrance door.	High. Early C20 Lutyens	Low	The proposal is reversible.
<u>A-Walls</u> 34A.P2	Remove window and infill opening. Wall to be upgraded for compartmentation, sound and thermal.	High. Early C20 Lutyens	Low	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The wall becomes a compartment wall that separates the apartment from the common staircase.
<u>B-Floors</u> 34B.D1	Lifting up raise floors. Level up floor throughout.	Low Mid-late C20 added by the School	Benefit	 It is thought the floors were raised to run sanitaryware waste and services pipework.
<u>B-Floors</u> 34B.R1	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. Wood flooring to be carefully lifted, carry out repairs if required, 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> 34C.R1	Like for like repairs when possible and/or replacement to severely damaged lath and plaster ceiling.	High. Early C20 Lutyens	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Due to rainwater ingress the lath and plaster ceiling has been badly damaged, beyond repair in some parts of the ceiling.
D-Doors 34D.P1	All new doors to be timber panelled doors in keeping with the architectural style of this part of the C20 East Annex.	High. Early C20 Lutyens	Benefit.	
E- Windows 34E.R1	EC20 'Lutyens' timber sash and casement windows repairs. Splice repairs when required. Resin repairs for localized repairs. Replacement of broken glass panes. Perished putty replacement. Easing of window sashes and adjusting of window weights. Original ironmongery to be retained. Ease and adjust as required. New ironmongery to comply with Building Regulations. To redecorate internally and externally.	High. Early C20 Lutyens	Benefit	 Windows are to be retained and repaired carefully. Ironmongery retained and repaired. The like-for-like repairs are beneficial for the viability and appearance of the building. Replacement of non-original ironmongery to sympathetically reflect the style of the window will improve their appearance.
E- Windows 34E.R2	Modern single glazing casement windows to be replaced with slim double glazing timber casement windows. Glazing bars and	Low Mid-late C20	Benefit	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	joinery to match those in this part of the East Annex.			 The proposal will contribute to the thermal improvement of the space/apartment.
<u>G-New internal partitions</u> 34G.P1	New lightweight non-load bearing timber stud partition, clad with plasterboard to form WC and en-suite.	Part of C20 Lutyens partitioning affected.	Moderate	
<u>H-Stairs</u> 34H.D1	Remove modern steps.	Low Mid-late C20 added by the School	Benefit	 The steps are no longer required. The change in floor level coincides with the partition that divides apartment 34 and 35.
<u>J-Internal fixtures and fittings</u> 34J.D1	Remove modern fitted in wardrobes.	Low Mid-late C20.	Neutral	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 These are modern units, that have no significance. And its location clash with the proposed apartment layout.
<u>N-Fireplaces</u> 34N.R1	Retain original fireplace. Reinstate tile earth and inset. Clean tile surround and redecorate metal grate.		Benefit	 Benefit. The proposal reinstates original features, adding interest to the rooms.
<u>J-Internal fixtures and fittings</u> Generally,	New sanitaryware and kitchen units with its associated services to be fitted to equip shower rooms and kitchen.	High. Early C20 Lutyens	Low impact.	The proposal involves minimal alteration to the walls and floors.
<u>M-Finishes</u> Generally	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing historic and modern substrate to maintain breathability where possible.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings - the floor in apartment 34 is a suspended timber floor. Drainage to be run within its thickness. New electrics throughout. Heating using radiators.

641-KS-06-MB-SH-A-90340– P01

Temple Dinsley Level 1, GA – Apartment 34 - Pantry

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Mechanical ventilation to kitchen and shower room via ceiling and out to the roof, with discreet tile vents. Incoming hot and cold water feed and plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East Annex – Proposed Apartment 35 – Plan of Significance



Extract from Level 1 GA, Plan as Existing. Plan of significance shows the evolution of the East Annex and Stable Block.



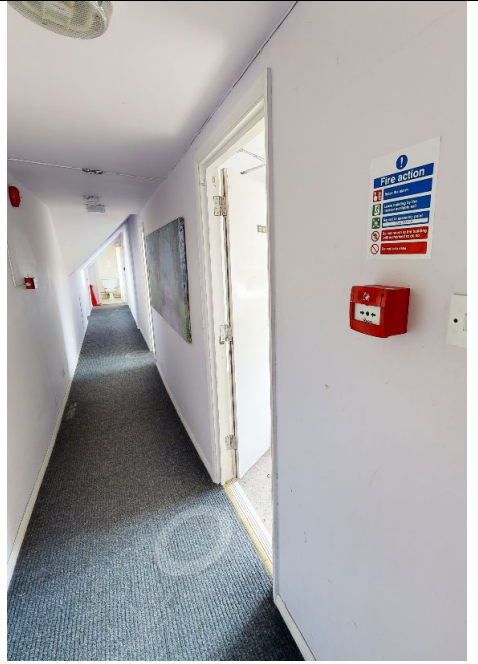
Photos of front elevations of main house and stable block pre EC20 Lutyens works. And the second photo showing the Central Block, East Wing and East Annex.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Present day photos of rear elevation East Annex and Stable Block

<u>General proposal</u>	Formation of Apartment 35	High. Early C20 Lutyens	High	The apartment occupies the attic space of Lutyens phase that linked the East Annex with the Stables. Access is provided via the most eastern staircase and lift, and through the terrace. It is a two bedroom apartment, with an en-suite and bathroom, and an open plan living space. Part vaulted ceilings with dormer windows.
<u>A-Walls</u> 35A.D1	Demolition of modern partitioning.	Low Mid-late C20 added by the School	Low	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				  The proposal does not affect any historic fabric.
<u>B-Floors</u> 35B.R1	C20 modern soft flooring to be stripped and exposed existing wood flooring throughout. Wood flooring to be carefully lifted, carry out repairs if required, 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> 35C.R1	Existing ceiling to be repaired when required,	Neutral/negative. Late C20 addition.	Positive impact.	The proposal involves retaining the existing sloping ceiling. The finishes are to be made good using like for like materials

641-KS-06-MB-SH-A-90350- P01**Temple Dinsley Level 1, GA – Apartment 35 Garage**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	following removal of conduits, lighting, etc... Skim and decorate.			and methods, to be permeable where possible.
<u>D-Doors</u> 35D.P1	35-FD01 New door fitted, in the newly formed door opening. To be main entrance door security grade and fire rated.	Low Mid-late C20.	Low	 Design to be in keeping with the architectural style of existing joinery.
<u>D-Doors</u> 35D.P2	New internal doors. 35-FD02 to 35-FD06.	Neutral.	Neutral	Painted timber panelled doors. Ironmongery to be confirmed. Design to be in keeping with the architectural style of existing joinery.
<u>E-Windows</u> 35E.D1	Remove modern window and open up bottom section to form a door opening, to be the main entrance.	Low Mid-late C20.		 No historic fabric affected.
<u>E-Windows</u> 35E.D2	Remove roof lantern, infill opening and lay roof covering.	Low Mid-late C20.	Benefit.	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 The lantern is modern and is of no use to the space below anymore. In its location it is proposed to provide outside access from the lift to Apartment 35.
<u>E-Windows</u> 35E.P1	Modern single glazing casement windows to be replaced with slim double glazing timber casement windows. Glazing bars and joinery to match those in this part of the East Annex.	Low Mid-late C20	Benefit	 The proposal will contribute to the thermal improvement of the space/apartment.
<u>G-New internal partitions</u> 35G.P1	New lightweight non-load bearing timber stud partition, clad with plasterboard to form rooms layout..	Low Mid-late C20.	Neutral	The proposal is reversible.
<u>H-Stairs</u> 35H.P1	New external access to apartment 35, from the lift lobby across the terrace. The proposal comprises, a number of steps and a ramp.	Low Mid-late C20.	Improve ment	 Both stairs and ramp to comply with Building Regulations. Materials to be confirmed.

641-KS-06-MB-SH-A-90350– P01**Temple Dinsley Level 1, GA – Apartment 35 Garage**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
<u>J-Internal fittings and fixtures</u> <u>35J.D1</u>	Remove modern fitting	Low Mid-late C20.	Neutral	 These are modern units, that have no significance. And its location clash with the proposed apartment layout.
<u>J-Internal fittings and fixtures</u> <u>35J.P1</u>	New sanitaryware and kitchen units with its associated services to be fitted to equip shower rooms and kitchen.	Low Mid-late C20.	Low impact.	The proposal involves minimal alterations to the walls and floors.
<u>Q-Lift</u> <u>35</u>	New lift to server all three floors to be installed. To come through the floors as shown on plans, and access first floor via the existing opening of the dormer. Lift to comprise a glazed lobby and shaft clad with peg tiles in keeping with the architectural language of the surrounding fenestration.	Low Mid-late C20.	Low impact	 The proposal aims to improve accessibility to the apartments.
<u>M-Finishes</u> Generally	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral impact. Benefit	The internal decoration of the apartment shall be tailor to work with the existing historic and modern substrate to maintain breathability where possible.
<u>P-Services</u> Generally	Services	Low	Low impact.	Services generally are to be installed: - within new partitions and wall lining - ceilings

641-KS-06-MB-SH-A-90350– P01

Temple Dinsley Level 1, GA – Apartment 35 Garage

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				- the floor in apartment 35 is a suspended timber floor. Drainage to be run within its thickness. New electrics throughout. Heating using radiators. Mechanical ventilation to kitchen and shower room via ceiling and out to the roof, with discreet tile vents. Incoming hot and cold water feed and plumbing to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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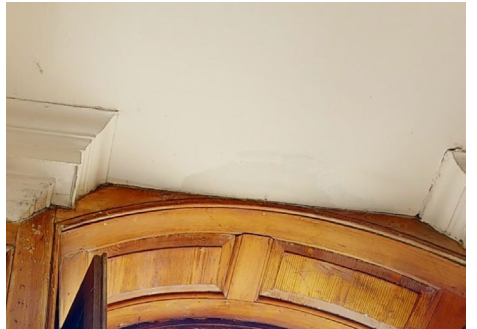
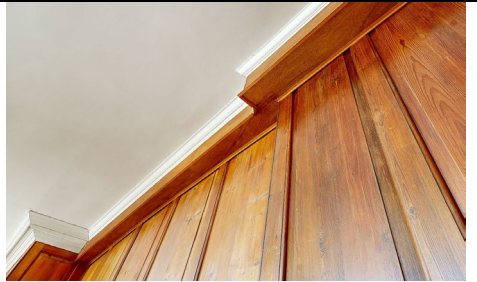
Ground Floor Vestibule – Plan of Significance

Key

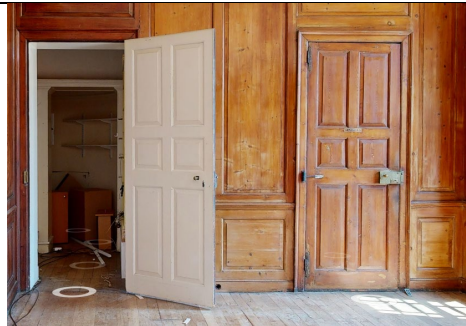
- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century

Extract from Level 0 Phasing Plan.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME-V-A.R1	Pine wall panelling, window seats and decorative radiator screens to vestibule to be repaired and new finish applied.	High Early C20 1909 Lutyens	Low Impact Enhance	Historic photographs indicate that the original panelling had a painted finish. The existing finish will be investigated to confirm that it is a modern varnish product, which will be removed and replaced with a flame retardant breathable paint finish which complies with Building Regulations Part B1 requirements. Remove all surface mounted electrical sockets and fixtures on timber panelling. Carry out repairs to make good all fixing holes. Repairs to damaged timber, dents and surface scratches to be filled prior to painting. The proposed panelling finish will be restored to the original 1909 Lutyens design and will comply with Building Regulations Part B1 requirements.
B-Floors WME-V-B.P1	Refurbishment of C20 oak strip floorboards. Surface to be sanded and waxed.	High Early C20 1909 Lutyens (?)	Low Impact Enhance	Boards to be carefully lifted to allow substrate to be inspected, repaired as necessary and insulated if possible. Light surface sanding will restore timber which will be protected by Class O varnish?.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				The proposal will restore the finish of the oak boards and will comply with Building Regulations Part B1.
C-Ceilings WME-V- C.R1	Repair to continuous crack in plasterboard ceiling.	Low Plasterboard linings Neutral/Negative C20 alterations	Low Impact	 Crack in vestibule ceiling  Damp on ceiling above window Floors are to be upgraded from above. Ceiling clining to be investigated to confirm presence of lath and plaster above plasterboard lining. C20 plasterboard ceiling will be retained to avoid distrubance to plaster coving. Pin back boards to either side of crack. Rake out crack and fill joint with flexible joint compound. Remove smoke alarm and associated cables and make good to ceiling. Investigate cause of damp and carry out repairs as necessary.
	Removal of existing plywood boxing and C20 cove hiding existing drainage run.	Neutral/Negative plywood boxing and cove C20 alterations	Low Impact	 C20 plywood boxing Remove boxing and investigate potential for drainage run to be re-routed.
C-Ceilings WME-V- C.P1	Form replacement boxing to match panelling design in softwood timber.	Neutral/Negative plywood boxing and cove C20 alterations High	Low Impact Enhance	Replacement of boxing with an appropriate design and materials will visually enhance the Lutyens panelling

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		Early C20 1909 Lutyens panelling		
D-Doors WME-V-D.R1	Oak panelled external entrance door to be refurbished	High C18	Low Impact Benefit	  Oak entrance door external side  Oak entrance door internal side WMEV-D01 Door to be removed from frame and existing ironmongery removed. External surface to be lightly sanded to remove existing weathered finish to a clean smooth surface. Apply exterior quality oil suitable for oak. Internal finish to be removed and replaced with flame retardant breathable varnish(?) Door to be re-hung with all original ironmongery/lock cases of historic value and modern security fittings tbc.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Glazed lead light panel at head of door appears to be in good condition and will be retained. Proposal to line internally with toughened glass panel for security purposes (?) will maintain internal view and daylight and will not affect the glazing. Fixing details tbc
D-Doors WME-V-D.R2	Oak panelled internal door between vestibule and entrance hall to be refurbished	High C18 door	Low Impact Benefit	 Entrance Hall door WMEV-FD02 Door to be removed from frame and existing ironmongery removed. Investigate existing finish and remove/clean with suitable product as necessary. Fill any deep scratches/dents to both sides of door with wood wax to match timber colour. Upgrade to be fire rated. Apply new flame retardant breathable varnish
D-Doors WME-V-D.R3	Pine (?) panelled internal doors to be refurbished	High C18 doors	Low Impact Benefit	 2no internal doors east wall of vestibule

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				WMEV-D03 & D04 Pine panelled doors to be removed from frame and existing ironmongery removed. Investigate existing finish and remove/clean with suitable product as necessary. Fill any deep scratches/dents to vestibule side of doors only with wood wax to match timber colour. Apply new flame retardant breathable varnish(?) Re-fix original/historic ironmongery to vestibule side only. Spare ironmongery of historic value to be retained for use elsewhere. Doors to be permanently fixed into opening on original hinges.
E-Windows Vestibule WME-V-E.R1	Renovation of 2no Early C20 timber sash windows and oak shutters	High Early C20 (1935) Lutyens	Low Impact Benefit & Enhance	 Vestibule windows WMEV-W01 & W02 The existing timber multi-pane sash windows and shutters will be repaired/renovated/redecorated, internally with a flame retardant breathable varnish, external paint finish tbc. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash fasteners and shutter knobs and hinges to be retained for re-use. New security ironmongery to comply with building regulations where required tbc. The repairs will improve the appearance and longevity of the window.
J-Internal fixtures and fittings WME-V-J.D1	Renovation / removal of C20 cast iron wall mounted radiator	Neutral	Neutral Impact	

641-KS-06-MB-SH-A-90900 – P01**Temple Dinsley Level 0, GA – Ground Floor - Common Areas - Vestibule**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				C20 cast iron radiators to be removed or renovated (?) Radiators to be removed and replaced or restored and replaced in existing location or relocated within new layout as required.
J-Internal fixtures and fittings WME-V-J.P1	Installation of new radiators and associated pipework?			
K-Joinery WME-V-K.P1				
M-Finishes WME-V-M.P1	Emulsion paints to existing internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	Redecoration to restore panelling and doors to original Lutyens design.
P-Services WME-V-P.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 WME-V-R.P1	Confirmation of approved escape routes to inform use of proposed surface finishes to panelling and doors.	Low	Low Impact	The proposed infill construction between the existing doors on the east wall of the vestibule and Apartment 10 is to be fire rated construction and is to comply with Building Regulations requirements for airborne sound insulation.
V-Views WME-V-V	Views from Apartment 4 will be directed towards the North, West and East.	Low	Low Impact	Views shall be directed towards?

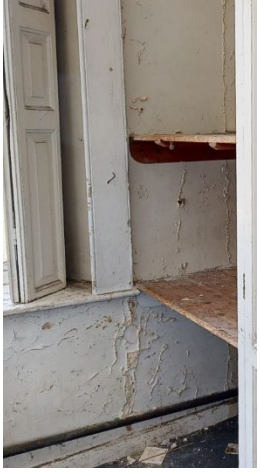
Temple Dinsley Level 0, GA – Ground Floor – Common Areas – Entrance Hall

Ground Floor Entrance Hall – Plan of Significance



Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
Extract from Level 0 Phasing Plan.				
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME-EH- A.R1	Pine wall panelling, and decorative radiator screens to Entrance Hall to be repaired and new finish applied.	High Early C20 1909 Lutyens	Low Impact Enhance	Historic photographs indicate that the panelling originally had a painted finish. The existing finish will be investigated to confirm that it is a modern varnish product, which will be removed and replaced with a flame retardant breathable paint finish which complies with Building Regulations Part B1 requirements. Remove all surface mounted electrical sockets and fixtures on timber panelling. Carry out repairs to make good all fixing holes/penetration holes.  Penetrations at skirting level Repairs to all damaged timber, holes, dents and surface scratches to be filled and the existing surface prepared to receive new painted finish. The proposed panelling finish will be restored to the original 1909 Lutyens painted finish and will comply with Building Regulations Part B1 requirements.
A-Walls WME-EH- A.R2	Repairs to timber panelling along north corridor.	High Early C20 (1909) Lutyens	Low Impact Benefit & Enhance	 North corridor Remove all surface mounted electrical fixtures on timber panelling. Carry out repairs to make good all fixing holes/penetration holes.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Electrical boxes Following removal of pipework/services reinstate new section of projecting timber between panelling and door to match opposite side of door.   Broken lower panel Remove panel, rejoin and replace into position.

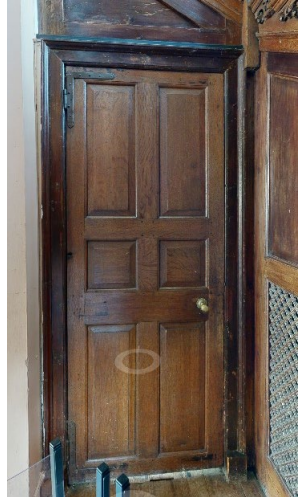
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Repairs to all damaged timber, holes, dents and surface scratches to be filled and the existing surface prepared to receive new painted finish. The proposed panelling finish will be restored to the original 1909 Lutyens painted finish and will comply with Building Regulations Part B1 requirements.
A-Walls WME-EH-A.R3	Remove area of damp plaster at low level including skirtings on north wall and damaged plaster on west wall of former wc	Moderate-Low Possible lime plaster with some gypsum repairs	Low Impact Benefit	 North wall of wc Cause of damp ingress to be investigated and rectified. Existing plaster will need to be removed to allow wall to dry out.  West wall of wc & junction with timber shutter housing Rake out cracks and filler. Repairs to be carried out with lime-based plaster. Loose/peeling areas of existing

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				paint finish to be scraped back and wall to be prepared to provide a smooth finish for redecoration with a breathable paint.
A-Walls WME-EH- A.R4	Pine wall panelling to north corridor to be repaired and new finish applied.	High Early C20 1909 Lutyens	Low Impact Benefit Enhance	Historic photographs indicate that the panelling originally had a painted finish. The existing finish will be investigated to confirm that it is a modern varnish product, which will be removed and replaced with a flame retardant breathable paint finish which complies with Building Regulations Part B1 requirements. Remove all surface mounted electrical sockets and fixtures on timber panelling. Carry out repairs to make good all fixing holes/penetration holes.  Penetrations at skirting level Repairs to all damaged timber, holes, dents and surface scratches to be filled and the existing surface prepared to receive new painted finish. The proposed panelling finish will be restored to the original 1909 Lutyens painted finish and will comply with Building Regulations Part B1 requirements.
B-Floors WME-EH- B.R1	Refurbishment of C20 oak strip floorboards.	High Early C20 1909 Lutyens Low 1936 additions/alterations	Low Impact Enhance	Historic layout plans and photographs indicate that the Entrance Hall was extended to the south elevation as part of alterations made by the school. A stone floor installed by Lutyens was removed and replaced by oak strip flooring to match the existing flooring to the vestibule. The oak boards are to be lifted to allow the substrate to be inspected, repaired/upgraded as necessary. Repairs will be carried out to damaged boards. Damaged/replacement boards cut in to the left side of the hearth stone are to be replaced with properly spliced oak boards to match existing. Investigate apparent dip in boards running across width of room and carry out any necessary works to substrate to rectify. The boards will be sanded to restore the surface of the timber and will be finished with a breathable flame retardant varnish. The proposal to finish of the oak boards with a varnish will restore the surface of the timber and comply with Building Regulations Part B1.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors WME-EH- B.R2	Repairs to stone tiles in north corridor	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	 Broken stone tile Broken tile to be carefully lifted for conservation repair. Substrate to be inspected and made even and level. Re-bed tile and repair cracks with suitable filler colour to match stone. Surface of tiles to be cleaned and polished.
B-Floors WME-EH- B.P1	Existing floorboards to former wc to be lifted to allow inspection of joists (?)	Moderate-Low C20 timber boards (?)	Low Impact	 Timber boards to be carefully lifted to allow inspection of joists/floor void and any repairs/remedial works carried out. Floor void to be insulated (?) Existing boards to be replaced and new floor finish tbc
C-Ceilings WME-EH- C.R1	Repairs to cracks in lath and plaster ceiling.	High C18 and Early 20 Lutyens	Moderate - Low Impact Benefit & Enhance	  Cracking to entrance Hall ceiling Deflection to likely to have been caused by removal of partition at ground floor and

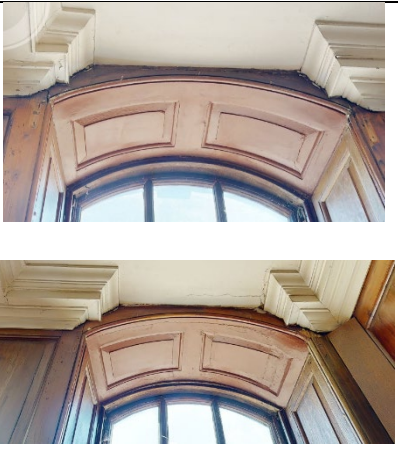
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				installation of partitions at 1st floor enclosing Lutyens staircase to attic. Investigation of floor structure from above and remedial strengthening intervention to floor/partitions to be designed by structural engineer in consultation with Conservation Officer. Lath and plaster ceiling to be pinned back to joists. Joints to be raked back, filled with lime plaster and decorated. All other areas of cracking to Entrance Hall ceiling are to be investigated and repaired as necessary.  Cracks in plaster coving to be repaired with filler and redecorated. The proposed structural repairs are necessary to prevent further damage to the floor, partitions and ceiling finishes and will restore the integrity of the internal space.
C-Ceilings WME-EH- C.R2	Repairs to lath and plaster ceiling	High-Moderate Early C20 (1909) Lutyens	Low Impact	 Lath and plaster ceiling Damage to ceiling has been caused by removal of partition. Existing plaster to be pinned back and ceiling underdrawn to provide required fire protection to stairs above. Existing ceiling will be retained behind new plasterboard ceiling lining to comply with Building Regulations Part B

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings WME-EH- C.R3	Remedial works to soffit and wall linings to recess	Low C20 alteration/additions	Low Impact	 Existing recess Existing lining materials to be investigated and removed/retained as necessary to comply with compartmentation requirements. Additional linings to be installed/fixed below existing lining to form fire rated separation between former wc and staircase above to comply with Building Regulations Part B.
C-Ceilings WME-EH- C.P4	Removal of paper from lath and plaster ceiling and lining with plasterboard.			 Ceiling to north corridor Remove paper lining and under-draw existing lath and plaster with plasterboard to provide required compartmentation to 1st floor accommodation. Intervention is necessary to comply with Building Regulations Part B. Existing ceiling will remain in place.
C-Ceilings WME-EH- C.R5	Repair to timber coving	High Early C20 (1909) Lutyens		 Missing coving above north exit door

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Reinstate coving as part of panelling repairs described under EHA.R2 to match opposite detail.
D-Doors WME-EH-D.R1	Oak panelled internal doors to be refurbished and redecorated.	High C18 and EC20 (1909) Lutyens	Low Impact Enhance	 Door to understairs room WME-EH-FD01  Door to north exit corridor WME-EH-FD02 Doors to be removed from frames and existing ironmongery removed. Surface of doors, linings and architraves to be lightly sanded to remove existing finish. Upgrade to be fire doors. Flame retardant and breathable varnish to be applied. Door to be re-hung with all original ironmongery/lock cases of historic value and modern security fittings tbc.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors WME-EH-D.R2	Oak panelled external entrance door to be refurbished	High C18	Low Impact Benefit	 North external door, internal and external views WME-EH-D03 Door to be removed from frame and existing ironmongery removed and set aside. Internal side of door to be lightly sanded to remove existing finish. Fill all holes & dents with wood wax to match oak. Apply flame retardant breathable varnish(?) Remove external light. Conservation repairs to holes left open following removal of ironmongery. External surface to be cleaned and lightly sanded to remove algae and restore surface suitable for application of exterior quality oil suitable for oak. Door to be re-hung with all original ironmongery/lock cases of historic value and modern security fittings tbc. Glazed lead light panel at head of door appears to be in good condition and will be retained. Proposal to line internally with toughened glass panel for security purposes (?) will maintain internal view and daylight and will not affect the glazing. Fixing details tbc The oak door and all remaining historic ironmongery will be retained. The door will be

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors WME-EH-D.R3	Repairs and redecoration to cupboard door	Moderate-Low Early C20 (1909) Lutyens / C20 timber panelled door	Low Impact Enhance	 Cupboard door with timber panel over Door and surrounding timber linings to be prepared to receive new flame retardant breathable paint finish. Existing linings to inside of cupboard to be investigated and removed/retained as necessary to comply with compartmentation requirements. Additional linings to be installed/fixed below existing lining to form fire rated separation between cupboard and staircase above to comply with Building Regulations Part B.
E-Windows WME-EH-E.R1	Renovation of 3no C20 timber sash windows and oak shutters	High Early C20 (1909) Lutyens	Low Impact Benefit & Enhance	 3no sash windows within Entrance Hall WME W03, W04 & W05 The existing timber multi-pane sash windows and shutters will be repaired/renovated/redecorated, internally with a flame retardant breathable varnish, external paint finish tbc. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash fasteners and shutter knobs and hinges to be retained for re-use. New security ironmongery to comply with building regulations where required tbc. The repairs will improve the appearance and longevity of the window.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 2no of 3 head panels over sash windows in Entrance Hall Curved timber head panels are to be carefully removed and inspected individually to ascertain the extent of damage and whether the panels can be salvaged. If repair is possible the paint finish and areas of filler are to be removed and the panels reformed using new timber splice repairs and resin for more localised repair. If any of the panels are beyond repair they are to be reformed using new timber to match existing. It is likely that the damage to the panels has been caused by water ingress through the external south wall. The construction cavity between the head of the window and the 1st floor is to be inspected for signs of damp and an ingress route. Remedial action is to be taken to prevent further damage prior to replacement of timber panels. New/repared panels are to be finished with a flame retardant breathable paint to match the wall panelling.
E-Windows WME-EH-E.R2	Repair/renovation to steel window in timber frame.	Early C20 (1909) Lutyens window in C18 opening (?)	High Benefit Enhance	 West wall window WME-EH-W06