

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.



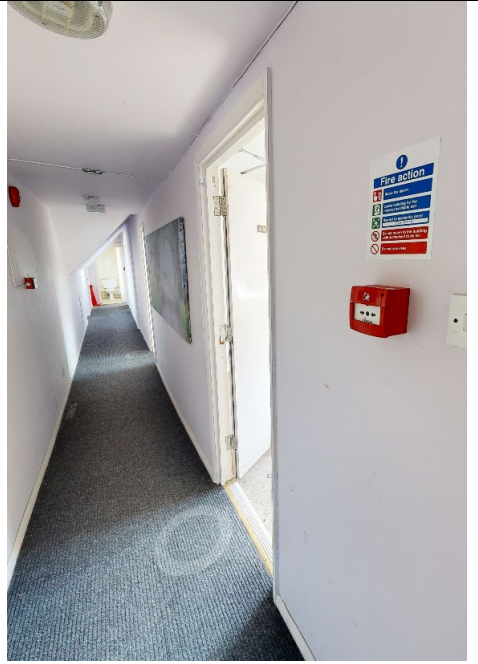
Photos of front elevations of main house and stable block pre EC20 Lutyens works. And the second photo showing the Central Block, East Wing and East Annex.

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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	

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				  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

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	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.	

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				 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.

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<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

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Temple Dinsley Level 1, GA – Apartment 35 Garage

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				- 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.