

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

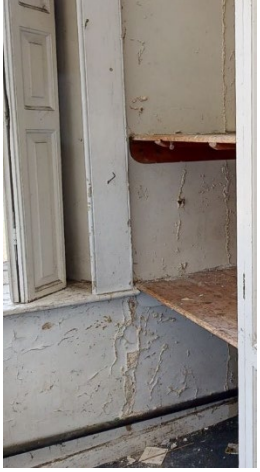
Ground Floor Entrance Hall – Plan of Significance



641-KS-06-MB-SH-A-90910 – P01**Temple Dinsley Level 0, GA – Ground Floor – Common Areas – Entrance Hall**

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

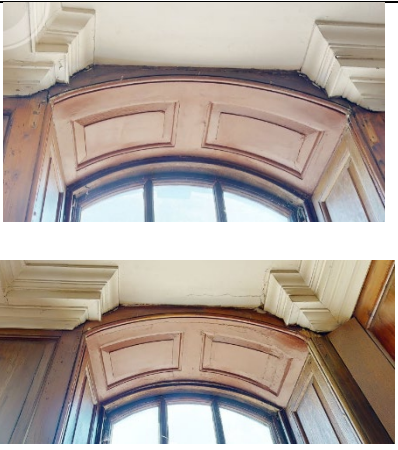
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				installation of partitions at 1st floor enclosing Lutyens staircase to attic. Investigation of floor structure from above and remedial strengthening intervention to floor/partitions to be designed by structural engineer 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

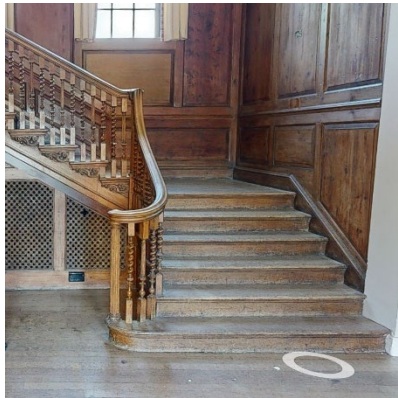
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings WME-EH- C.R3	Remedial works to soffit and wall linings to recess	Low C20 alteration/additions	Low Impact	 Existing recess Existing lining materials to be investigated and removed/retained as necessary to comply 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

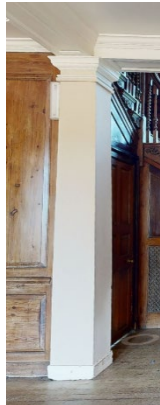
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Steel fixed light, opening mechanism and timber frame to be inspected for necessary repairs and surface treatment to inhibit corrosion. Prepare steel and timber frames to receive appropriate paint finish.
E-Windows WME-EH-E.R3	Renovation of timber sash window and shutters to WC north wall.	High Early C20 (1909) Lutyens	High	 Timber sash to wc WME-EH-W07 Painted timber multi-pane sash window, with central hinged opening light in steel frame. Window frame, sashes, shutters & shutter housing, and head panel to be repaired/renovated/redecorated as necessary. Existing window board to be inspected and repaired/replaced according to condition. Glass to be inspected and repaired/replaced as necessary. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash fasteners, shutter knobs and hinges to be retained for re-use. Existing paint finish to internal side of window and surrounding linings/joinery to be prepared for new paint finish. External paint finish to windows tbc. New security ironmongery to comply with building regulations where required tbc. The repairs will improve the appearance and longevity of the windows.
H-Stairs WME-EH-H.P1				Oak stair is to be inspected to ensure stability and any repairs/strengthening works carried out as necessary. 

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Foot of Main Entrance stair Surface to treads/risers/balusters/handrail and decorative screen below 2nd flight is to be lightly sanded back and suitably prepared for new breathable and flame retardant varnish finish. The repairs will improve the appearance and longevity of the staircase and will comply with Building Regulations B1.
H-Stairs WME-EH-H.R1	Repair of hole in decorative screen below 2 nd flight.	Early C20 (1909) Lutyens	Low Enhance	 Damage to decorative screen below 2nd flight Hole to be repaired with matching timber infill. The repair will improve the appearance of the staircase. Note: Screens to be carefully removed to allow investigation of void space below stairs. Any services to be removed. Building Inspector to confirm requirement of linings behind open screen.
J-Internal fixtures and fittings WME-EH-J.D1/R1	Renovation / removal of C20 cast iron wall mounted radiator	Neutral	Neutral Impact	

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-EH-J.D2/R2	Renovation / removal of C20 cast iron wall mounted radiator	Neutral	Neutral Impact	 C20 cast iron radiator Radiator 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-EH-J.D3/R3	Renovation / removal of C20 cast iron wall mounted radiator	Neutral	Neutral Impact	 C20 cast iron radiator Radiator 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-EH-J.D3	Removal C20 butler's sink and taps, wooden drainer and associated pipework and drainage	Neutral	Neutral Impact	 Butler's sink & drainer There is evidence that a wc was located within the recess adjacent to the north wall. It is proposed that a new wc is re-

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				installed in this space to serve the entrance area for visitors to the building. Removal of the existing sink and fittings and replacement with an appropriately sized new basin and fittings will return the room to use.
J-Internal fixtures and fittings WME-EH-J.D4	Removal C20 shelving from recess	Low C20 additions	Low Impact Enhance	 C20 shelving Shelving to be removed to allow installation of sanitaryware
J-Internal fixtures and fittings WME-EH-J.P1	Installation of new radiators and associated pipework?			
K-Joinery WME-EH-K.P1				
M-Finishes WME-EH-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 finishes.
N-Fireplaces WME-EH-N.R1	Repairs to Entrance Hall fireplace	Moderate-Low Post 1909 Lutyens	Neutral Impact	 Entrance Hall fireplace The fireplace will be retained. A CCTV inspection of the flue will be carried out to ensure structural stability and any necessary repairs carried out. The chimney will be fitted with a ventilated cap. Carry out conservation repair to large chip to the RHS corner of the hearth stone.

641-KS-06-MB-SH-A-90910 – P01
Temple Dinsley Level 0, GA – Ground Floor – Common Areas – Entrance Hall

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
P-Services WME-EH- 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-EH-R.P1	Confirmation of approved escape routes to inform specification of surface finishes to existing timber on escape routes.	Low	Low Impact	   Pillars and downstand beams in entrance Hall. Existing timber panelling, floor finish and stairs are to have surface finishes applied that comply with Building Regulations requirements for surface spread of flame. Investigate construction of pillars at base of stairs. Pillars and downstand beam casings are to be lined or have surface treatment applied as necessary that complies with Building Regulations requirements for protection to elements of structure.
V-Views WME-EH-V	Views from Apartment 4 will be directed	Low	Low Impact	Views shall be directed towards?

641-KS-06-MB-SH-A-90910 – P01

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

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
	towards the North, West and East.			