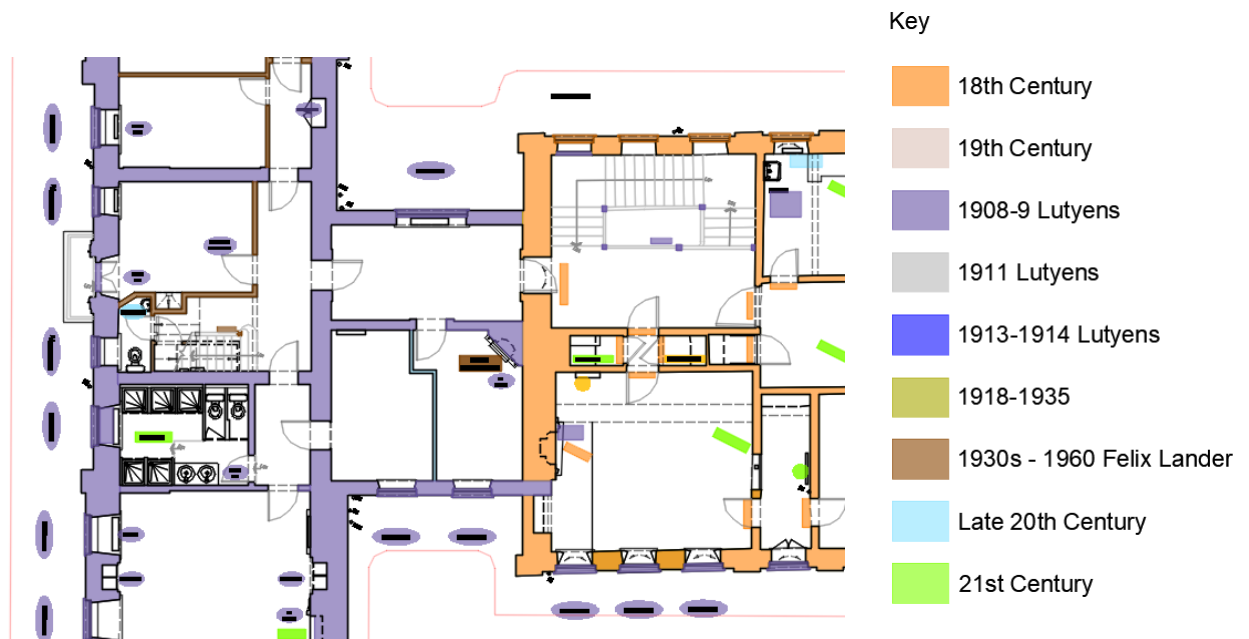


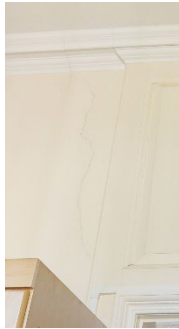
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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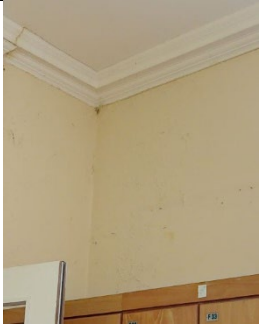
First Floor – Plan of Significance



Extract from Level 1 Phasing Plan.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME1- A.R1	Pine wall panelling and timber coving to stairwell and landing to be repaired as necessary and new finish applied.	High Early C20 (1909) Lutyens	Low Impact Enhance	 Wall panelling to stairwell  Wall panelling at 1st floor landing 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 any fixing holes/penetration holes.

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 WME1-A.R2	Repair and redecoration of radiator screen.	Neutral C20 alteration by school	Low Impact	 1st floor landing radiator screen Plywood and veneer screen. Carry out any repairs necessary, prepare surface and apply flame retardant breathable paint finish.
A-Walls WME1-A.R3	Repairs to plaster to link corridor	High Early C20 lime plaster Neutral C20 gypsum plaster	Moderate -Low Impact	 Lutyens link corridor  Crack at high level Cracks possibly associated with movement following early C20 alterations to be investigated by conservation structural engineer and remedial proposals carried out as necessary Lime plaster repairs to walls as necessary. Conservation repairs to cracks in plaster coving.

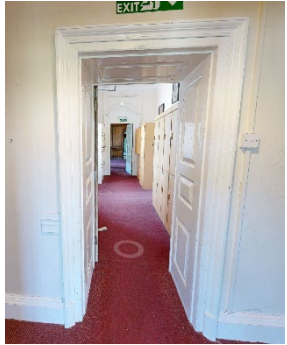
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME1- A.R4	Repairs to damp in top corner of north wall to link corridor	High Early C20 lime plaster	Low Impact Benefit	 Area of damp at high level Ingress likely caused by leaking rainwater pipe. Remove plaster in affected area. Allow masonry to dry out before carrying out conservation repair with lime plaster.
A-Walls WME1- A.D1	Partial demolition and reconstruction of partitions to form compartment to Apartment 2	Moderate Early C20 partitions extensively altered MC20	Low Impact	 West Wing 1st Floor corridor Linings to be formed around existing cornice and coving at ceiling level. The intervention is reversible. Refer to apartment 2 Impact Table
A-Walls WME1- A.R5	Removal of degraded paint to masonry corridor walls.	High Early C20 1909 Lutyens	Low Impact Benefit	  Plaster to corridor and stairwell walls Peeled and flaking layers of paint to be scraped back to a smooth surface suitable

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				for redecoration with a breathable paint finish. Plaster repairs A breathable paint system will protect the Early C20 plaster from deterioration.
B-Floors WME1- B.P1	Removal of carpet. Oak strip floorboards/softwood floorboards to be lifted to allow upgrading of floor to landing area, link corridor and west wing corridor	High Early C20 (1909) Lutyens oak strip floorboards Neutral C20 carpet	Low Impact Enhance	 Carpet over oak boards on landing The oak boards/softwood boards are to be lifted to allow the floor construction to be inspected, repaired/upgraded. Upgrading of floor construction is necessary to comply with Building Regulations Part B and Part E.
B-Floors WME1- B.R1	Replacement and refurbishment of C20 oak strip floorboards.	High Early C20 (1909) Lutyens oak strip floorboards Neutral C20 clear varnish finish	Low Impact Enhance	Conservation repairs will be carried out to any damaged oak boards. 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 the oak boards with a varnish will restore the surface of the timber and comply with Building Regulations Part B1.
C-Ceilings WME1- C.D1	Removal of electrical services and surface mounted conduit from lath and plaster ceiling.	High Early 20 Lutyens plaster Neutral C20 electrical services	Low - moderate Impact Enhance	 Ceiling above landing Lime plaster repairs following removal of services.
C-Ceilings WME1- C.P1	Investigation of lath and plaster ceiling to link corridor.	High Early C20 Lutyens plaster coving	Low Impact	Thickness of lath and plaster to be investigated. Requirement for underlining with plasterboard to comply with Building Regulations subject to opening up. General repairs/redecoration to plaster coving.
C-Ceilings WME1- C.P2	Investigation of lath and plaster ceiling to link corridor.	High Early C20 Lutyens plaster and coving	Low Impact	Thickness of lath and plaster to be investigated. Requirement for underlining with plasterboard to comply with Building Regulations subject to opening up. General repairs/redecoration to plaster coving.

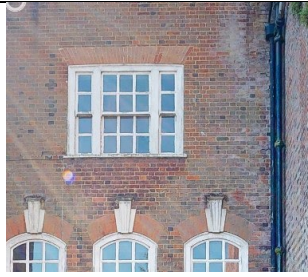
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Temple Dinsley Level 1, GA – First Floor – Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors WME1-D.D1	C20 glazed door to be removed.	Neutral C20 alteration.	Low Impact	 C20 fire door Existing door to be replaced with fire rated door with vision panel.
D-Doors WME1-D.R1	Repair to cracked plaster to doorway lining	High Early C20 (1909) Lutyens plaster	Low Impact Benefit and Enhance	 Crack to plastered arch within landing doorway Remove oil based paint finish from plaster. Rake out crack and carry out conservation repair using appropriate lime plaster/filler and redecorate with flame retardant breathable paint.
D-Doors WME1-D.P1	New doors to existing door cases in link corridor	Neutral Replacement of C20 alterations	Low Impact	Fire Rated Doors WME1-FD01 & FD02 Allow for painted timber panelled door with vision panel and simple ironmongery inspired by historic doors. Self-closing device tbc Building Regulations requirement.
D-Doors WME1-D.R2	Repairs and redecoration to timber doorcases.	High Early C20 (1909) Lutyens	Low Impact Enhance	

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Temple Dinsley Level 1, GA – First Floor – Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Link corridor doorcases Conservation repairs to cracks/open joints in doorcase joinery. Prepare surface for redecoration with flame retardant breathable paint.
E-Windows WME1-E.R1	Renovation of 2no C19 oak sash windows and oak shutters	High C19 oak sash windows	Low Impact Benefit & Enhance	 WME1-W01 & 2  2no C19 sash windows and shutters within stairwell  External view of stairwell windows

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Following remedial repair works to rainwater pipe and cleaning of masonry, investigate condition of timber. Allow for replacement of both timber sills, bottom sections of frame and lower sashes. Oak multi-pane sash windows, shutters and window boards will be repaired/renovated and redecorated internally and externally. 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. Existing paint finish to retained timber externally to be prepared for new breathable paint finish. New and existing timber internally to be prepared for application of a flame retardant breathable varnish. Any necessary repairs/replacement and redecoration will improve the appearance and longevity of the window.
E-Windows WME1-E.D1	Removal of C20 timber pelmets.	Neutral Alterations by school	Low Impact Enhance	 2no pelmets to be removed The pelments are supporting curtain tracks. Removal will improve the appearance of the windows.
E-Windows WME1-E.R2	Repairs to link corridor window	High Early C20 (1909) Lutyens sash window Neutral C20 decorative radiator screen	Low Impact Enhance	 Internal view looking north

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 External view of 1st floor window Painted timber multi-pane sash window, will be repaired/renovated and redecorated internally and externally 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 and shutter knobs and hinges to be retained for re-use. New security ironmongery to comply with building regulations where required tbc. Existing paint finish externally to be prepared for new breathable paint finish. New and existing timber internally to be prepared for application of a flame retardant breathable paint finish. Any necessary repairs/replacement and redecoration will improve the appearance and longevity of the window.
H-Stairs WME1- H.P1	Necessary repairs and redecoration to oak staircase	High C18 stair altered Early C20 (1909) by Lutyens	Low Impact	 Oak stairs. Flight above 1st landing Oak stair, balustrading and handrail are to be inspected to ensure stability and any repairs/strengthening works carried out as necessary. Surface to treads/risers/balusters/handrail to be lightly sanded back and suitably prepared for new breathable and flame retardant varnish finish.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 1st floor balustrade Necessary repairs and redecoration will improve the appearance of the staircase and will comply with Building Regulations B1. Carpet tbc.
H-Stairs WME1- H.P2	Alterations to MC20 stairs and balustrading	Neutral MC20 alteration by school	Low Impact	 West wing stairs to 2nd floor Refer to apartment 2 Impact Table for layout and construction of new partitions affecting existing stair.
J-Internal fixtures and fittings WME1- J.D1/R1	Renovation / removal of C20 cast iron radiators	Neutral	Neutral Impact	Void behind radiator screen on landing and to link corridor to be investigated. Radiators and any other services to be removed. Radiator to be replaced with new or restored and replaced in existing location or relocated within new layout as required.
J-Internal fixtures and fittings WME1- J.P1	Installation of new radiators and associated pipework?			
J-Internal fixtures and fittings WME1- J.D1	Remove C20 notice boards	Neutral C20 alterations by school	Neutral Impact Benefit	Removal of C20 fixtures that cover the timber panelling. Fixing holes to be filled prior to redecoration.
K-Joinery WME1- K.P1				

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
M-Finishes WME1-.P1	Emulsion paints to existing internal linings. Breathable paints where applicable.	High Timber panelling Early C20 (1909) Lutyens Neutral Clear varnish finish	Neutral Impact Benefit	Removal of C20 varnish finish and redecoration to restore panelling to original Lutyens finishes.
P-Services WME1- P.D1	Removal of existing services and associated equipment.	Neutral	Low Impact Benefit	 Ceiling mounted electrical conduit  Surface mounted electrical fitting on timber panelling. 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	Neutral	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 WME1- R.P1	New finishes to surfaces.	Neutral	Low Impact	Wall panelling, stairs and balustrade, timber flooring and elements of structure to be upgraded with surface finishes to comply with Building Regulations Part B.
V-Views WME1-V	Views from Apartment 4 will be directed towards the North, West and East.			Views shall be directed towards?