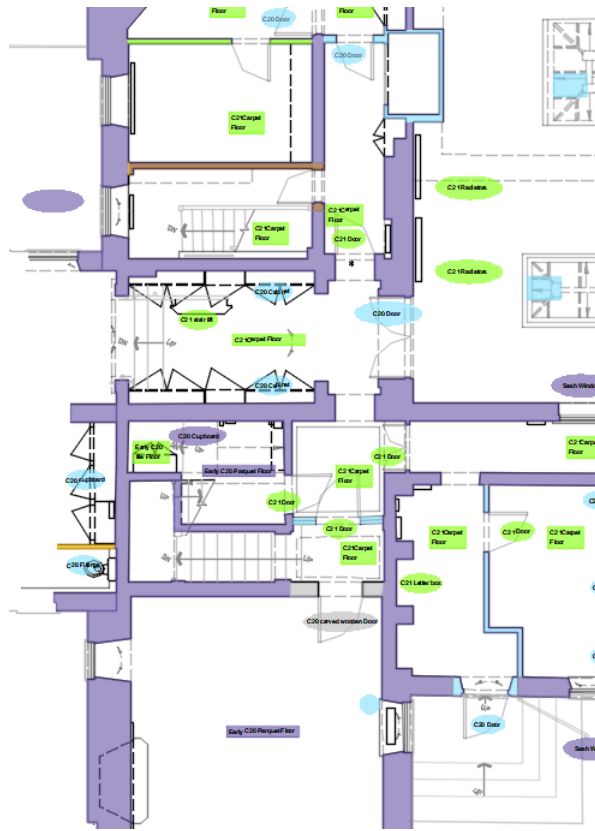


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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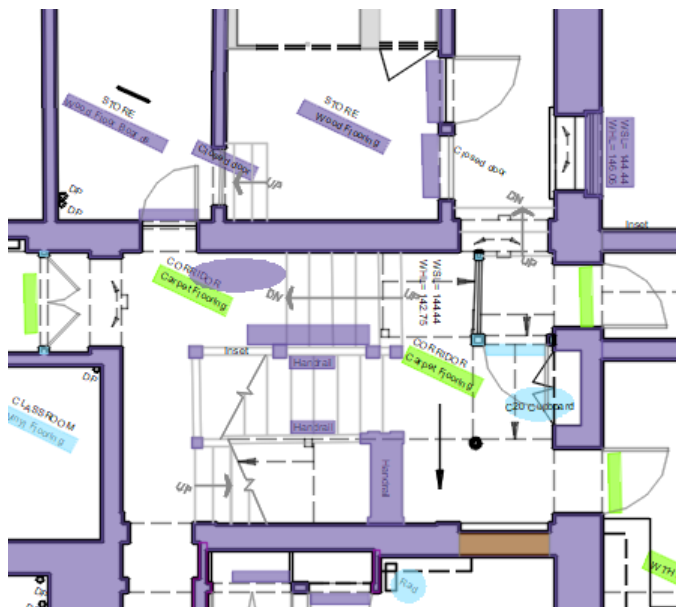
Ground Floor – Middle Entrance + Stair + Lift – Plan of Significance



Key

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

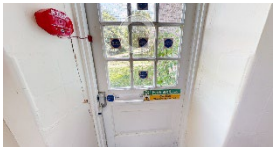
First Floor – Middle Entrance + Stair + Lift - Plan of Significance



Extracts from Level 0 and Level 1 GA Phasing Plans

641-KS-06-MB-SH-A-90930 – P01**Temple Dinsley Levels 0 & 1, GA – Middle Entrance – Common Areas – Ground & First Floors**

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ME-A.P1	Infill openings in EC20 masonry walls and install/adjust as necessary existing C20 partitions to form compartment partitions to proposed apartments and proposed lift housing.	Moderate - Low Adjustments to C20 alterations.	Low Impact	Alteration to layout is necessary to form proposed apartments 10, 14, 15, 27, & 31. Infill of openings to EC20 walls is reversible.
A-Walls ME-A.P1	Investigate construction of EC20 timber lined pilasters forming compartment partition to Apartment 10.	High Early EC20 (1909) Lutyens	Low Impact Enhance	 LHS pilaster below curved ceiling Retain EC20 (1909) Lutyens mouldings at head and remove MC20 mouldings to both sides. Carefully remove pilaster panel to both sides to determine internal construction and appropriate method of compartmentation. Reinstate panels, sand back oil based paint finish and redecorate with flame retardant breathable paint. The pilasters will be retained in their original state with MC20 additions removed. The proposed infill partition is reversible.
A-Walls ME-A.P2	Alterations to previously adjusted door opening.	Moderate – Low MC20 alterations to 1909 Lutyens	Low Impact Enhance	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Adjusted doorcase MC20 doors and panelled lining and architrave to be removed. Pilasters to be reformed to the original Lutyens proportions.
A-Walls ME-A.R1	Repairs and redecoration to doorcase	Moderate EC20 Lutyens	Low Impact Enhance	 Doorcase Sand oil based paint back to a smooth finish and redecorate with flame retardant breathable paint.
A-Walls ME-A.R2	Investigate wall tiles and carry out repairs to internal plaster around external door.			  External door at Middle Entrance Rake out cracked plaster behind door frame and repair with lime plaster. Remove paint to investigate wall tiles.
A-Walls ME-A.R3	Carry out general plaster repairs as necessary	High-Moderate Early C20 1909 Lutyens plaster	Low Impact	Inspect walls to entrance area, corridor and below stairs cupboard. Rake out cracks and repair with lime plaster.

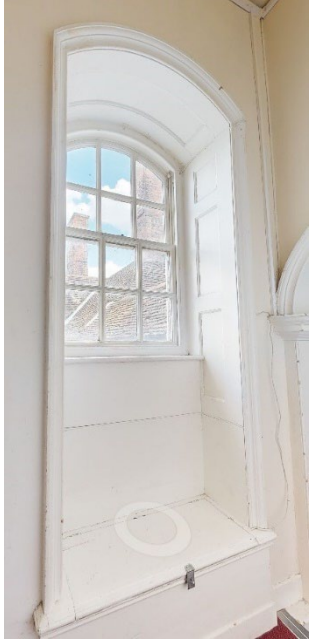
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ME-A.P3	Investigate construction of wall and infilled opening and upgrade as necessary to form compartment wall to Apartment 10.	High-moderate Early C20 1909 Lutyens Low C20 infill	Low Impact Enhance	 Wall adjacent to cellar stairs Wall to be upgraded to comply with building Regulations requirements for fire and sound insulation. The appearance of the wall will be improved.
A-Walls ME-A.P4	Investigate construction of wall and upgrade as necessary to form compartment wall to Apartment 15.	Low C20 alterations	Low Impact Enhance	 C20 partition Remove C20 lining to partition and upgrade as necessary as part of compartmentation works to Apartment 15. Remove boxing and services at high level and against external wall. Carry out repairs as necessary.
A-Walls ME-A.R4	Plaster repairs at junction of south & west walls to cellar stair lobby.	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	Damp ingress likely due to external rainwater pipes. Remove affected plaster and allow masonry to dry out. Carry out lime plaster repairs.
A-Walls ME-A.P5	Investigate and upgrade as necessary wall finish to understairs cupboard/store	Moderate Early C20 1909 Lutyens	Low Impact	Linings to walls as necessary to form compartment to stairs and adjoining apartment 10. Early C20 plaster will remain in place.
A-Walls ME-A.D1	Remove C20 shelving	Neutral C20 alterations	Low Impact	Carry out plaster repairs to walls as necessary following removal of shelving.
A-Walls ME-A.R5	Plaster repairs to walls and linings to stairs and landing and soffits including decorative plaster mouldings/covings and arched openings	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	Carry out plaster repairs as necessary to any cracks and fixing holes to stairwell walls and stair linings. Rake out cracks and holes and repair with lime mortar.
A-Walls ME-A.P6	Infill to existing door openings to form apartments 17 and 33	High Early C20 1909 Lutyens	Low Impact	Infill existing openings to form compartment walls to apartments. Retain EC20 doors, architraves and timber mouldings to common area side where noted on apartment Impact Table.
B-Floors ME-B.D1	Remove C20 carpet finish throughout entrance and corridor areas including lobby to cellar stairs and investigate floor finish and construction.	Neutral C20 alterations	Low Impact	Open up floor to determine construction and carry out repairs as necessary. Insulation strategy to be confirmed. Repairs/replacement of existing floor finish to be confirmed.

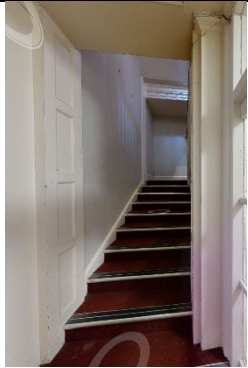
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
B-Floors ME-B.P1	Investigate construction of floor within below stairs cupboard/store.	High-Moderate Early C20 1909 Lutyens	Low Impact	 Floor in below stairs cupboard Open up oak parquet floor and timber boards at higher level to rear to investigate construction. Carry out repairs as necessary. Insulation strategy to be confirmed. Oak parquet to be repaired and sanded back to a smooth clean surface and flame retardant breathable varnish applied.
B-Floors ME-B.D2	Remove C20 carpet and stair nosings throughout stair flights and landings to 2 nd floor and investigate floor and construction.	Neutral C20 alterations	Low Impact	Impact sound insulation strategy and replacement of existing floor finish to be confirmed.
C-Ceilings ME-C. R1	Investigate lath and plaster ceilings to all areas of entrance, corridor and below stairs cupboard.	High Early C20 1909 Lutyens	Low Impact	Lath and plaster ceiling to be opened up to determine thickness of plaster. If underlining with plasterboard is necessary to achieve Building Regulations requirements for compartmentation, the existing ceiling will be retained. If underlining is not necessary carry out repairs to areas of cracking. Pin back laths and rake out cracks. Repair with lime plaster. Coving to be repaired as necessary and redecorated.  Coving to corridor

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
C-Ceilings ME-C. P1	Investigate construction of ceiling over cellar stairs.	Neutral Plasterboard ceiling.	Low Impact	 Ceiling over cellar stairs Straight crack to ceiling behind window suggests ceiling is plasterboard. Investigate to determine requirement for underlining to comply with Building Regulations compartmentation to 1st floor.
D-Doors ME-D.D1	Removal of all C20 fire doors/frames/glazed screens located in entrance area and in corridor and to cellar stair lobby.	Neutral Late C20 alterations	Low Impact	 Glazed lobby doors to be removed. Cupboard door to be replaced.  Lobby doors to be replaced
D-Doors ME-D.D2	Removal of C20 fire doors/frames/glazed screens located off landings from 1 st to 2 nd floor.	Neutral Late C20 alterations	Low Impact	 1st floor landing lobby Remove doors and partitions above and make good to below stair linings.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors ME-D.D01	Install new external entrance door.	Neutral. New door in existing C20 opening	Low Impact	External grade entrance door. Design tbc Ironmongery incl self-closing device tbc
D-Doors ME-D.FD02	New fire rated door in existing frame/linings to below stairs cupboard	Neutral. New door in existing C20 opening	Low Impact	Fire rated door ME-D.FD02 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
D-Doors ME-D.FD03	New fire rated double lobby doors in new frame/linings	Neutral. New doors in existing C20 opening	Low Impact	Fire rated door ME-D.FD03 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
D-Doors ME-D.FD04	New fire rated door in existing frame/linings to cellar stairs	Neutral. New door in existing C20 opening	Low Impact	Fire rated door ME-D.FD04 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
E-Windows ME-E.R1	Renovation of EC20 timber sash window	High EC20 (1909) Lutyens	Low Impact Benefit & Enhance	 Window ME-W01  External view The existing timber multi-pane sash window will be repaired/renovated/redecorated and upgraded with slim-line double glazing which will improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Original sash catches to be retained for reuse. New ironmongery/locking is to comply with building regulations where required. The repairs will improve the appearance and longevity of the window.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows ME-E.D1	Removal of EC20 timber sash window, panelling and masonry	High-Moderate EC20 (1909) Lutyens window adjusted during C20	Moderate Impact	 Location in east wing external wall for new opening to proposed link to lift Timber panelling around opening will be retained. Lift access is necessary to provide resident/visitor access to upper floor apartments. The window has been previously adjusted to allow for C20 flat roof extensions to be constructed. The window does not provide a significant view. It cannot be seen from the ground and will not harm the appearance of the building.
F-New Openings ME-F.D1	Form opening in external wall to provide access to new external passenger lift	High-Moderate Early C20 Lutyens brickwork. Sash window adjusted during C20	Moderate Impact	 Location for new passenger lift Proposed lift shaft will be visually obscured by surrounding walls and roofs. Access at 1st floor via new opening formed at location of existing sash window which was adjusted to allow for construction of flat roof. The proposed lift shaft will be located away from the original Lutyens external brickwork.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
H-Stairs ME-H.P1	Upgrading of MC20 stair and balustrade to cellars.	Low MC20 (1935) alterations	Low Impact	 Stairs to cellar Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements and the balustrade upgraded to comply with Protection from Falling requirements.
H-Stairs ME-H.P2	Repairs and renovation to stair flights from ground to 1 st floor	Moderate EC20 (1909) Lutyens	Low Impact	 Stair to 1st floor Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements. Oil based paint finish to doorcase panels to be sanded back to a smooth surface and redecorated in a flame retardant and breathable paint. Repairs and redecoration to timber pilasters, mouldings and rails along flights from ground to 2nd floor

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Stairs rising in adjacent cupboard/store room Investigate plaster lining and repair cracks to vertical section of stairs. Underline and line sides of stair construction to comply with Building Regulations requirements for fire protection.
H-Stairs ME-H.P3	Repairs and renovation to stair flights from 1 st to 2 nd floor including balustrade and handrails	High-Low EC20 (1909) Lutyens Stair from 1 st floor landing to 2 nd floor is MC20 replica	Low Impact	 View of Middle Entrance stair from 1st floor landing
J-Internal fixtures and fittings ME.D1/P1	Removal/repair & renovation of 2no C20 cast iron floor mounted radiators	Neutral	Neutral Impact	Radiators and associated pipework located in corridor adjacent to Apartment 15 and in cellar stair lobby to be removed and replaced or repaired and renovated.
J-Internal fixtures and fittings ME.D2	Removal of wall mounted notice boards fixed within common areas from ground to 2 nd floor	Neutral	Neutral Impact	Carry out plaster/timber repairs as necessary to fixing holes.
K-Joinery				
M-Finishes ME-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	The internal decoration of the common areas and stairs shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible.
P-Services ME-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

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				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 ME-R.P1	New construction and upgrading of existing to form compartments between common areas and apartments.	Low	Low Impact	The walls separating the common areas from apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.
V-Views ME-V	NA			