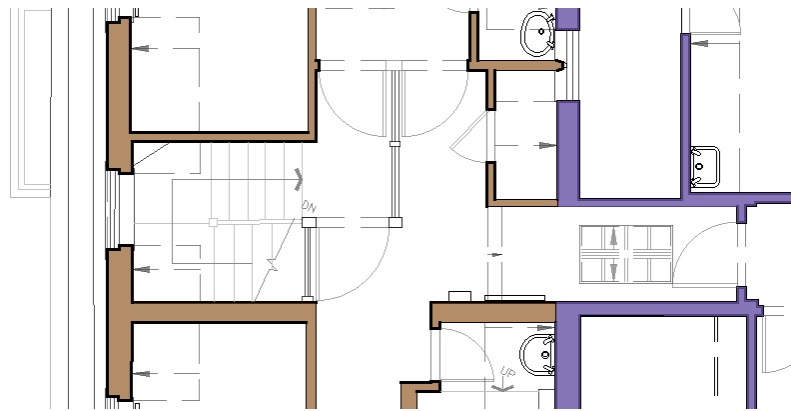


Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Second Floor – Proposed Landing – Plan of Significance



Key

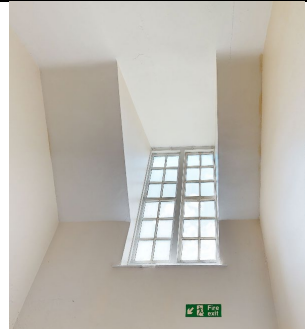
- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century

Extract from Level 2 Phasing Plan. Plan of Significance shows the work carried out by the school in 1935.

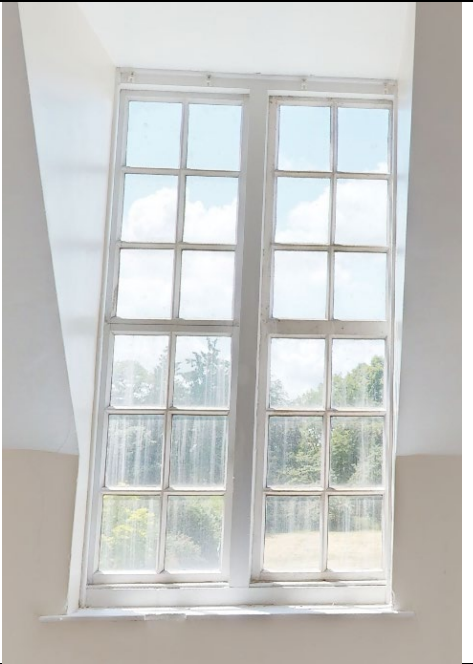
Refer to Felix & Lander Impact Tables. A low masonry wall was constructed above the existing external walls below and the Lutyens roof was raised to the top of this new wall to provide increased head height for dormitory accommodation. It is assumed that the existing stair from 1st to 2nd floor is an addition carried out by Princess Helena College to access the dormitories.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME2- A.D1	Removal of MC20 plaster finish and timber skirtings to masonry walls to external and south sides enclosing stairs.	Moderate Lutyens 1909 roof raised c1935 Neutral Masonry above half-landing level is MC20th.	Neutral Benefit	 Evidence of damp ingress at stair half-landing It is expected that damp ingress is occurring due to failure of the copper parapet capping and/or the lead flashing at the junction of the capping with the wall. Investigation and repair of the external copper/leadwork will be necessary to prevent further ingress of moisture. All areas of plaster and timber skirtings will be removed to allow the masonry to fully dry out. Removal of damp plaster and repair of external copper and leadwork will prevent further deterioration of the masonry wall and is considered a benefit.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls WME2-A.R1	Repairs to upstand wall, hung tiles, copper gutter and lead flashings	Neutral 1935 alterations	Benefit	The construction of the upstand wall and associated copper gutter, lead flashings and hung tiles are to be investigated where evidence of damp ingress is apparent. Proposals for repairs will be submitted for approval.
A-Walls WME2-A.D2	Removal of C20 timber stud partitions forming corridor cupboard.	Neutral C20 alterations	Neutral	 Corridor cupboard No historic fabric affected.
B-Floors WME2-B.P1	Upgrading of existing second floor construction. Removal of existing C20 floor finishes and upgrading of existing floor construction.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations	Neutral likely	C20 carpet floor finish. Investigation will be necessary to confirm what intervention/strengthening works may have been carried out in 1935 to convert the 2nd floor to dormitories. Floorboarding may have been installed as part of the 1909 Lutyens construction to provide an accessible attic space and this original fabric may remain in place. The existing floor construction will need to be insulated for fire and sound protection to the 1st floor accommodation below to comply with Building Regulations. This work will need to be carried out from above to protect existing lath and plaster ceilings at 1st floor. Any 1909 floorboards found to remain will be carefully removed and replaced following upgrading of the floor construction. Details of upgrading works/necessary repairs to the floor will be submitted following investigation. Proposed new floor finishes tbc
B-Floors WME2-B.P2	Removal of existing C20 ramp construction and relocation of steps to allow for proposed removal of wall.	Neutral C20 alterations	Neutral likely subject to investigation	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Corridor ramp Original C20 corridor steps have been overlaid with a ramp construction as part of the C20 alterations. The existing wall (RHS) will be removed as part of the proposed works to for the Apartment 5 Lander entrance enclosure. The C20 ramp construction will be removed and the existing steps recorded and left in place/replaced following the upgrading works necessary to the floor construction to comply with Building Regulations. New steps will be formed further into the corridor.
C-Ceilings WME2-C. D1	Removal of MC20 plasterboard linings to sloping section of ceiling adjacent to dormer window.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations Plasterboard linings	Low Impact Benefit likely Benefit	 Dormer window over starwell Plasterboard linings to sloping sections of ceiling are to be removed to allow the roof structure to be assessed and condition investigated and the roof void insulated. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. The coved/rolled plaster junction between the flat and sloping ceiling will be reinstated.
C-Ceilings WME2-C. D2	Removal of existing plasterboard ceilings above stair and throughout 2 nd floor circulation area including linings around rooflight.	Moderate Lutyens 1909 roof raised c1935 Neutral C20 alterations, rooflight, plasterboard linings	Neutral	 Rooflight adjacent to Apartment 12 entrance Rooflight in existing hallway to be removed along with C20 ceiling linings.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Flat ceiling in corridor and over stairwell beyond Cracks in plasterboard visible throughout are to be repaired. No historic fabric affected.
C-Ceilings WME2-C. P1	Carry out all necessary repairs/strengthening works to structural members.	Moderate Lutyens 1909 roof raised c1935	Likely Benefit	Inspection, recording and necessary sympathetic repairs to existing ceiling joists and rafters is considered to be a benefit for the longevity of the building.
C-Ceilings WME2-C. P2	Installation of compartment separation between apartments and common areas and thermal insulation between/below rafters & joists and reinstate plasterboard linings.	Moderate Lutyens 1909 roof raised c1935	Benefit	Insulated timber lining to be installed between/below the existing rafters and ceiling joists. All historic fabric is retained. This is considered to be a positive impact which will benefit the building fabric, the internal environment and the viability of the building for future use. Compartment insulation is a Building Regulations requirement. The rolled/coved plaster junction between the flat and sloping ceiling will be reinstated.
D-Doors WME2-D. D1	Varnished softwood timber top and bottom glazed C20 fire rated doors (3no) and full height glazed screens forming compartment at top of stairs.	Neutral/Negative Late C20 alterations	Enhance	 C20 compartment doors and glazed screens to be removed.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Compartment screen at stairwell landing The partition intrudes into the volume and views.
D-Doors WME2- D.D2	Painted flush panel C20 cupboard door ironmongery in corridor	Neutral/Negative Late C20 alterations	Neutral	 Corridor cupboard door to be removed
E-Windows Common WME2- E.R1	Renovation of C20 timber casement dormer window	Low C20 (1935) alterations	Benefit & Enhance	

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				MC20 dormer window above stairwell WW W01 No historic fabric affected. The existing timber multi-pane 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 'monkey tail' casement latches 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.
E-Windows WME2- E.R2	Renovation of dormer windows (leadwork to roof and cheeks)	Low C20 (1935) alterations by school	Benefit Enhance	No historic fabric affected. C20 dormer windows with lead flat roofs and lead clad cheeks. All leadwork and will be inspected and repairs/replacement carried out as necessary. Construction void to dormer roof and cheeks to be upgraded with high performance insulation.
H-Stairs WME2- H.P1	Upgrading of MC20 stair and balustrade between 1 st and 2 nd floor levels.	Low MC20 (1935) alterations	Low impact Benefit	 Common stair to 2nd 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 sound separation requirements. Improves viability of the building use.
J-Internal fixtures and fittings WME2- J.D1	Renovation / removal of C20 cast iron wall mounted radiator	Neutral C20	Neutral Impact	 C20 radiator to be removed or renovated

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Temple Dinsley Level 2, GA – Second Floor - Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Radiators to be removed or restored/redecorated and relocated within new layout as required. <i>No historic fabric affected in this part of the building.</i>
J-Internal fixtures and fittings WME2-J.P1	Installation of new radiators and associated pipework	Neutral C20 within C20 services	Neutral	<i>Subject to opening up. No historic fabric affected.</i>
K-Joinery WME2-K.P1	Install new balustrade	Neutral C20 area	Neutral Impact	Guarding min 1100mm high is required at the top landing of the existing stair by Building Regulations. <i>No historic fabric affected.</i>
M-Finishes WME2-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Neutral C20 area	Neutral Impact Benefit	The internal decoration of the apartment shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible. The existing internal linings to the roof and upstand wall are C20. These linings will be removed and replaced to allow the roof and walls to be insulated and relined which will provide an opportunity to hide new services.
P-Services WME2-P.D1	Removal of existing services and associated equipment.	Neutral C20 area	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. <i>No historic fabric affected in this part of the building. Will improve appearance.</i>
P-Services Generally	Services	Neutral C20 area	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 WME2-R.P1	New construction and upgrading of existing to form compartment wall between common areas and apartments 4 & 5.	Neutral C20 area	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. <i>No historic fabric affected in this part of the building.</i>
V-Views WME2-V	Unchanged	Low C20 window opening	Neutral	Views remain through the window westwards.

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Temple Dinsley Level 2, GA – Second Floor - Common Areas

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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