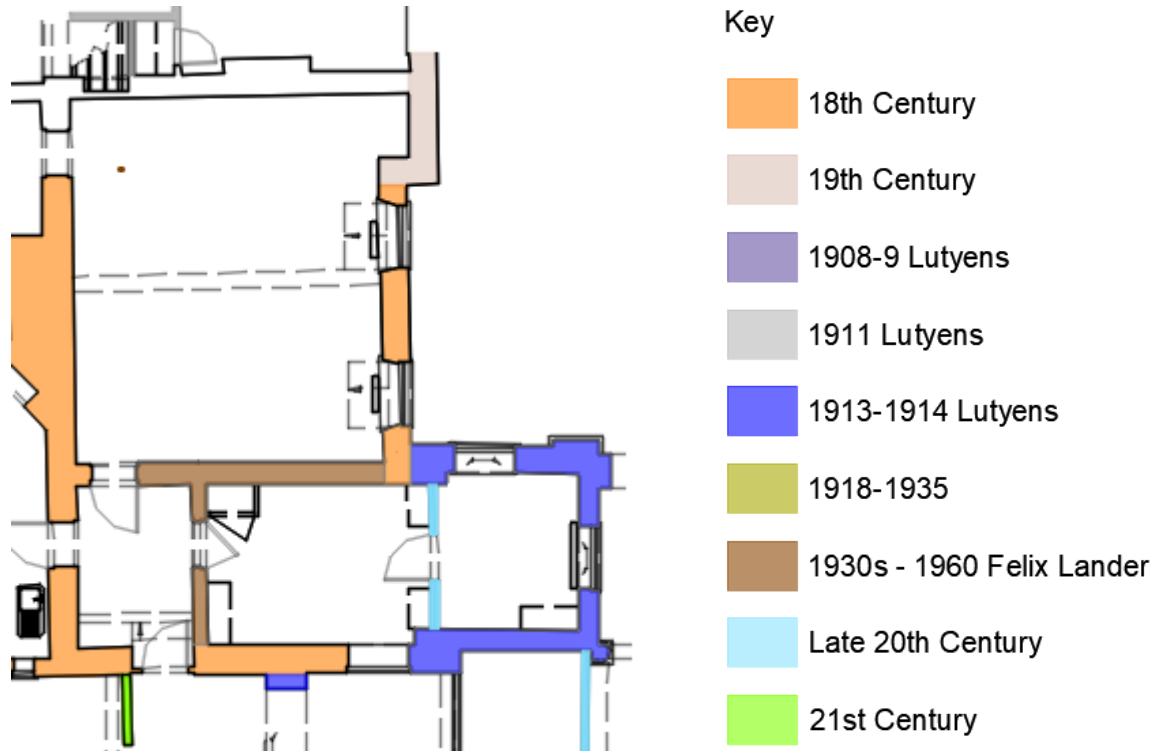


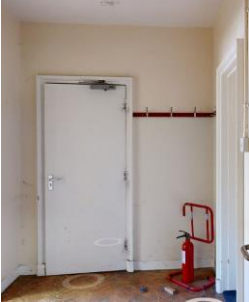
Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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East block – Proposed Apartment 24 – Plan of Significance



Extract from Level -1 GA, plan as existing. Plan depicts the phasing and significance of the rear east block. It shows its evolution during C20. The lower ground floor at the rear of the East Wing was predominately created in circa 1988 under permissions 88/009181 and 88/010791/LB for an extension to the basement to create new laboratories. This phase included some reconstruction of the previous C20 structures and can be identified by the differing colour of the brickwork at ground and first floor levels.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 24-A.P1	Form new external wall to Apartment 23 (to form external wall to proposed cloakroom)	Low Altered 1913-14 Lutyens?	Low Impact Enhance	Construction of new insulated external wall to form Apartments 23 and 24. Foundation to proposed wall will be to the design of a conservation engineer and will be formed as part of the works to lift the existing paving/concrete.
A-Walls 24-A.P2	Infill to 1no door opening.	High C18 walls with Lutyens linings to openings.	Low Impact	Infill existing openings to form compartment wall between apartments 23 and 24. Retain EC20 linings and architraves to both sides of wall. Intervention is reversible. Refer to 23-A.P2
A-Walls 24-A.R1	Carry out general like for like plaster repairs as necessary.	High- Moderate C18/C19 & EC20 1913-14 Lutyens with later alterations	Low Impact	External walls to be inspected for evidence of damp and remedial action taken as necessary. Carry out like for like plaster repairs as necessary to any cracks/fixing holes.

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls 24-A.D1	Remove C20 partition with top glazing	Moderate 1913-14 Lutyens	Low Impact Enhance	 Partition dividing south west room The room will be returned to it's earlier proportions. No loss of historic fabric.
A-Walls 24-A.D2	Remove wall and door/linings/architrave forming hallway	Moderate 1908-9 Lutyens with alterations	Moderate Impact	 Partition to be removed Loss of altered fabric necessary to form lobby access into Bedroom 2
B-Floors 24-B.R1	Repairs to suspended timber floors	High-Moderate EC20 Lutyens with alterations	Low Impact Benefit and Enhance	Remove C20 carpet covering to proposed bedroom. The suspended floors are expected to be oak parquet laid in a herringbone pattern throughout. Timber floor finish to be carefully lifted to allow inspection of void. Carry out any necessary repairs and insulate, re-lay existing floor finishes and make good. New floor finish to proposed bathroom. Floor insulation will improve the thermal performance of the internal environment and ensure the viability of the accommodation for future use. The existing timber boards and parquet will be repaired and sanded back to a smooth surface. A flame retardant and breathable varnish will be applied.
C-Ceilings 24-C. R1/P1	Investigate ceilings/soffits at relevant external and internal areas.	High Early C20 1909 Lutyens Low Plasterboard linings	Low Impact	Investigation to determine construction/thickness of plaster and necessity for underlining of ceilings to form compartmentation. If underlining with plasterboard is necessary to achieve Building Regulations requirements for compartmentation, the existing ceiling will be retained.

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Temple Dinsley Levels B1, GA – Apartment 24 Stable

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				If underlining is not necessary carry out repairs to any areas of cracking to retained lath and plaster. Pin back laths and rake out cracks. Repair with lime plaster.
C-Ceilings 24-C. R2	Repairs to ceiling in south west room	Moderate 1913-14 Lutyens with alterations	Low Impact Benefit	 Ceiling to south west room Investigate cause of damp on ceiling and carry out remedial works to prevent water ingress.
D-Doors 24-D.D1	Remove 4no C20 fire doors.	Neutral Late C20 alterations	Low Impact	No loss of historic fabric.
D-Doors 24-D.P1 24-D01	Insert new external grade multi-pane glazed door and glazed screen infill to brick arch	High New door & screen in existing Lutyens opening	Low Impact	 Arch to form entrance to apartment 24 External door 24-D01 Allow for timber glazed multi-pane door and simple ironmongery inspired by historic doors. Allow for installation of new multi-pane glazed screen as part of entrance door installation (obscured glass)
D-Doors 24-D.P2 24-D02	New door in new frame/linings to cloakroom	Neutral New door in new partition	Low Impact	Internal door 24-D02 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 24-D.P3 24-FD03	New fire rated door in existing frame/linings to Hallway	Neutral. New door in existing opening	Low Impact	Fire rated internal door 24-FD03 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
D-Doors 24-D.P3 24-D04	New door in existing frame/linings to Bedroom 1	Neutral. New door in existing opening	Low Impact	Internal door 24-FD04 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 24-D.P3 24-D05	New pocket door to en-suite	Neutral. New door in new opening	Low Impact	Internal door 24-D05 Allow for painted timber panelled door and simple ironmongery inspired by historic doors.
D-Doors 24-D.P4 24-D06	New fire rated door in existing frame/linings to Bedroom 2	Neutral. New door in new opening	Low Impact	Fire rated internal door 24-D05 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc
D-Doors 24-D.P5 24-D07	New fire rated door in existing frame/linings to Living Room	Neutral. New door in new opening	Low Impact	Internal door 24-D06 Allow for painted timber panelled door and simple ironmongery inspired by historic doors. Self-closing device tbc

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows 24-E.R1 WB01	Upgrade multi-pane round window	High 1913-14 Lutyens	Low Impact Enhance	 WB01 Remove central mechanical vent and replace with glass. Carry out general repairs as necessary. Investigate for suitability for upgrading to slim-line double glazing. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. The repairs will improve the appearance and longevity of the window.
E-Windows 24-E.R2 WB02 & 03	Upgrade 2no multi-pane casement windows to proposed Bedroom 1	High 1913-14 Lutyens	Low Impact Benefit and Enhance	 East casement window Carry out general repairs as necessary. Investigate for suitability for upgrading to slim-line double glazing. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. Retain 'monkey tail' ironmongery for re-use and stays if original. The repairs will improve the appearance and longevity of the window.
E-Windows 24-E.R3 WG4 & 05	Upgrade timber sash windows	Moderate 1908 Lutyens altered 1913-14	Low Impact Benefit and Enhance	 Sashes in south wall Carry out general repairs as necessary. Investigate for suitability for upgrading to slim-line double glazing. Splice repairs to be carried out where required. Resin for more localised repair.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Perished putty replacement. Easing of window as required. Retain sash catches for re-use if original. The repairs will improve the appearance and longevity of the window.
G-New Internal Partitions 24-G.P1	Install new timber stud partitions to form proposed cloakroom, ensuite shower, and Bedroom 2	Low New construction	Low Impact	No loss of historic fabric. Intervention is reversible.
J-Internal fixtures and fittings 24-J.D1/P1	Removal of 3no C20 cast iron wall mounted radiators and associated pipework	Neutral C20 fitting	Neutral Impact	No loss of historic fabric Removal or off-site repair and renovation for re-use.
J-Internal fixtures and fittings 24-J.D2	Removal of C20 fixed desktops and shelving.	Neutral C20 fitting	Neutral Impact	Retain architrave around opening. No loss of historic fabric.
K-Joinery				
M-Finishes 24-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 24-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 24-R.P1	Upgrading of existing construction to form compartments between apartments.	Low	Low Impact	The walls, floors and ceilings separating the apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.
V-Views 24-V	NA			