

The Rectory, 41 Church Lane, Prestwich, Manchester, M25 1AN
INVENTORY OF INTERNAL FEATURES & PROPOSALS
GENERAL COMMENTS

PROPOSALS INCLUDED WITHIN THIS LBC APPLICATION		
1. Remediation, to comprise the repair, overhaul and redecoration of the constituent elements of each room (for example, woodwork, brick and lath & plaster walls, lath & plaster ceilings). 2. Wherever possible, original features are to be retained and restored. 3. Windows to be progressively overhauled and redecorated with secondary double-glazing added in all cases. Two windows lights (on the northern elevation) are in a very poor condition and largely missing. These are to be replaced with new sash or casement units to match the existing, based on comparable windows specified in the Inventory. 4. Where replacement work is required (such as parts of external masonry, internal ceilings damaged by water ingress, tiled internal floors surfaces, etc.), the repair of the original to as near as possible to the original is to be maintained. 5. The Servant Quarters to have a colour scheme to indicate its distinctiveness and bought back in to use as an originally integrated part of the whole house. 6. Installation of new kitchen units and appliances; new bathroom, shower-room and W.C. ware including re-tiling to walls and new floor coverings. 7. New en suite accommodation to be constructed in the main bedroom with glazed, reversible partitions. 8. Original tiles in main bathroom to be retained covered-over by boxing-in with part exposed as a display of the original. 9. New stone fire surrounds in three rooms to replace lost items. Two original stone surrounds that have survived to be carefully remediated. A number of wrought iron surrounds to be retained and, where displaced, to be returned to original purpose elsewhere in the house. 10. Energy efficiency of the structure to be maintained or improved by non-invasive additions such as insulation felt in existing loft spaces. External insulation added to non-visible flat concrete roofs where required, e.g. by Building Control. 11. Brick replacements to match existing and Portland cement to be used in masonry repairs and re-pointing. 12. Sundial in garden to have surrounding security fencing but will remain visible. 13. Boundaries to be secured with materials (stone copings and iron railings) to match existing at the front and new security fencing where hidden by vegetation at the rear (adjacent the park). Removal of added tarmac to external areas to expose original stone slab base.		
PROPOSALS GENERALLY GROUND FLOOR Generally: 300mm masonry cavity walls to be infilled with insulation if required by BCO. Security glass in low level glazed areas. All rooms to have new radiators connected to existing boiler in basement. New sockets and ring mains to all areas. Original fire surrounds to be used where salvaged. FIRST FLOOR Generally: Loft areas to be insulated at ceiling level and flat roofed areas to be insulated above slab if required by BCO. Lofts converted to storage use. 300mm masonry cavity walls to be infilled with insulation as required by BCO. All rooms to have new radiators connected to existing boiler in basement. New sockets and ring mains to all areas. Original fire surrounds to be used where salvaged.		
SERVANTS' QUARTERS GENERALLY, BOTH FLOORS The separation of the Servants' Quarters (SQ) area took place nearly sixty years ago and no records of why or how this happened have survived (correspondence from Anglican Diocese of Manchester, October 2024). The status and treatment of the SQ will need careful consideration, for two reasons: first, because considerable amounts of the original fabric in the SQ, mainly wall and ceiling plasterwork plus two windows, has been lost, largely because of the extensive failure of roof coverings and the consequent water damage and, second, because the changes to the SQ in the 1960s might reflect important social changes. At that time, most of the SQ was abandoned and only the Kitchen and adjacent, related areas were kept in operation which leaves the question about how the SQ should be interpreted and its treatment in the future.		

Cont. That the area was abandoned is significant since it was specifically designed to have a servants' quarters only around 43 years earlier. It was abandoned, as opposed to being mothballed, and that action has largely been responsible for the poor condition that affects this area and this should be avoided if possible. Mothballing alone would not be an adequate solution since these areas were always integral parts of the whole building and it is not uncommon for rectories and parsonages to have such accommodation. The proposal is to maintain intact the separation between the Servants' Quarters and main house areas but otherwise integrating the former with the latter. This will mean restoring the doors and their surrounds that give access to the SQ at ground and first floors. To maintain clarity about the separate areas, they will have different colour schemes in their circulation areas and that in the SQ will be continuous throughout (first and ground floors, including the service staircase).			
PROPOSALS FOR FUTURE LBC APPLICATIONS			
1. Remedial work to make good the structural defects in the far corner of Room 9 (study).	3. Installation of solar panels (probably on the south-facing roof)		
2. Changes required to make good exposed external ground slabs, if required.	4. Changes to the sundial itself, if required.		
ABBREVIATIONS			
SQ = Servant's Quarters	L&P = Lath & Plaster		
S/G = Single Glazed	MG = Make good.		
2ndary = Secondary (glazing)	FWT = Fair Wear & Tear		
Var. = Various, other (pattern, profile, colour)	FP = Fireplace		
S/P = Standard Profile. For timber architraves (doors & windows), coving and skirting: the standard profile for each throughout this building.	GFI = Ground Floor Level		
P-on-B = Plaster on Brick	1FL = First Floor Level		
ALL PHOTOGRAPHS TAKEN 3/6/2024			
Note on Revisions. Early version text is in black. From v0.4(December 2024) revision changes are in red and second revision ones in light blue. Not to be confused with bold red and blue which denote reference numbers for rooms, windows and drawings & documents.			

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INVENTORY OF INTERNAL FEATURES & PROPOSALS

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
GROUND FLOOR	Ceiling	Lath & Plaster	2 & 5	Sound but slight edge damage. In fill, re-plaster where necessary & redecorate.	No. 173
Room No. 01	Walls	Plaster on Brick & Lath	5	Subject to water damage. Re-plaster & redecorate.	No. 174
Dwg. No. 017	Cove/Picture rail	Timber, S/P	5	Re-make rails to match & decorate.	No. 175
Sitting Room	Floor	Concrete	2	Retain. Light remedial work and recover.	No. 176
	Hearth & surround	Iron with tiled hearth	2	Largely good condition. Retain, clean and paint. Overhaul tiles. <u>Note: fireplace cannot be used because of SVP added later across its front, see next.</u>	No. 177
	Soil & Vent Pipe	Iron	2	Intact but non-original. Prevents use of hearth and surround. <u>Remove pipe and make good affected areas.</u>	No. 177
	Door & architrave	Timber, simple profile	2	Not maintained for several years but only superficial damage. Overhaul & redecorate. Replace missing furniture. SVP prevents door opening fully - see above.	No. 178
	Radiators (2)	Metal etc.	1	New traditional-style radiators fitted and retained.	Nos. 179 & 180
	Window 1 (N Facing) W01	Timber (prob.), S/G, S/P, dbl. cs'mnt, No 2ndary.	2	Largely good condition though not maintained for several years. Overhaul, ease & adjust. Paint and leave in working order. New 2ndary.	Nos. 181 & 182
	Window 2 (W Facing) W02	Timber, S/G, S/P, sash, No 2ndary.	5	All original parts missing. New frame, casements and cills to be made up using window W03 as template. Window furniture (hinges, folding stays and drop latches) all to be as original. Materials to be all new hardwood (stopped, knotted, primed and painted min. two coats to match colours of other windows) and singled glazed. New 2ndary.	Nos. 183 -186
	Skirting	Timber, simple profile	3	Reinstate where missing with new timber [plus new to LH wall. Prepare & redecorate.	No. 187
	Sub-cill panels (2)	Plaster & timber frame	3	Some minor damage. Make good and redecorate	Nos. 188 -189
	Access Hatch	Timber, simple profile	2	Some minor damage. Make good and redecorate	No. 190
GROUND FLOOR	Ceiling	Lath & Plaster	3 & 5	Reinstate where missing with new plaster & plasterboard. Prepare & redecorate.	No. 191
Room No. 02	Walls	Plaster on Brick	3 & 5	Reinstate where missing with new plaster. Prepare & redecorate.	No. 192
Dwg. No. 017	Floor	Concrete	3	Clean, prepare & decorate or recover (tiles to match adj.)	No. 193
W.C. or Store	Door & architrave	Timber, simple profile	2	Good, missing furniture. Repair any minor damage, prepare and redecorate.	No. 194
GROUND FLOOR	Ceiling	Lath & Plaster	5	Largely missing because of water damage above. New plasterboard & plaster, redecorate	No. 025
Room No. 03	Coving	Plaster	5	New coving matching SQ pattern and decorate.	-
Dwg. No. 017	Walls	Plaster on Brick	4 & 5	Plaster largely missing. New plaster on brick & decorate.	No. 195
Utility/Laundry Room	Floor	Quarry tiles	3	Some damage to original tiles. Retain, replacing damaged tiles if necessary.	No. 196
	Window W03	Timber, S/G, S/P, dbl. cs'mnt (6+6), No 2ndary.	2	Not maintained for several years but some superficial damage. Overhaul & redecorate. Replace missing window furniture. Splice in new for old timber ext. as necessary. New 2ndary.	Nos. 197 - 200
	Leaded Fanlight over door	Leaded & glazed	2	Retain, clean overhaul and redecorate frame.	-
	Door	Timber, simple profile	2	Prepare and redecorate. Replace missing furniture	No. 201
GROUND FLOOR	Ceiling	Lath & Plaster	2	In fill, re-plaster where necessary & redecorate. No coving.	No. 202
Room No. 04	Walls	Plaster on Brick	2 & 3	Small areas of new plaster needed. Prepare & redecorate. Infilled doorway to kitchen retained and plastered.	No. 203 & 210

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
Dwg. No. 017	Floor	Concrete	2	Retain with new wall covering.	No. 204
LH Inner Hall	Skirting	Timber, S/P	2	Clean, minor blemishes filled and redecorate	No. 205
	Door 1	Timber, S/P	2	Good, missing furniture. Repair any minor damage, prepare and redecorate.	Nos. 206 - 208
	Door 2	Timber, S/P	4 & 5	Infilled doorway to kitchen retained. Retain door for re-use.	Nos. 208 - 210
	Radiators	Metal, etc.	-	New traditional-style radiators fitted.	-
GROUND FLOOR	Ceiling	Segmented & profiled in plaster and timber	2	Isolated cracks and damaged plaster. Repair, infill and redecorate.	Nos. 211 - 214
Room No. 05	Floor	Varnished timber boards, carpet covered	2	New floor covering and/or revarnish	Nos. 215 - 216
Dwg. No. 017	Walls	Plaster on Brick	2	Largely good condition with minor infills. Redecorate	Nos. 211 - 214
Main Hall	Main Door D03	Timber, varnished, with 8 leaded lights	2	Overhaul, ease, adjust and leave in working order. Revarnish inside and out.	No. 217
	Hearth & surround	Stone our reconstituted stone and tiles	1 and 2	Important original feature. Largely good condition. Retain, clean and make good.	No. 218
	Door (to kitchen)	Timber, S/P	1 and 2	Good, missing furniture. Repair any minor damage, prepare and redecorate.	No. 219
	Arches (1) over staircase (2) LH hall	Timber, S/P with curved arches, plastered.	2 (1) & 3 (2)	Isolated cracks and damaged plaster. Repair, infill and redecorate.	Nos. 220 - 221
	Coving	Timber, S/P	2	Occasional damage, make good and decorate.	No. 214
	Skirting	Timber, S/P	2	Occasional damage, make good and decorate.	No. 216
	Radiators (2)	Metal etc.	1	New traditional-style radiators fitted.	Nos. 222 - 223
GROUND FLOOR	Ceiling	Plaster	2	Isolated cracks and damaged plaster. Repair, infill and redecorate.	No. 224
Room No. 06	Walls	Plaster	2	Isolated cracks and damaged plaster. Repair, infill and redecorate.	No. 225
Dwg. No. 017	Floor	Parquet tiles	2	Retain. New floor covering and/or revarnish.	No. 226
W.C. & vestibule	Window (split) W04	Timber S/G, S/P, split (6 & 6) casement, 2ndary.	2	Repair any minor damage, prepare and redecorate. New 2ndary.	Nos. 227 - 228
	Doors (2)	Hollow, plywood	3	Internal is re-useable. Hall door should be replaced with one to match S/P	Nos. 229 - 230
	Skirting	Timber, S/P	2	Good, make good and decorate.	No. 225
	Coving	Plaster, recent concave	3	Retain, clean and redecorate	No. 232
	Fanlight	S/G, modern	2	Replace with leaded to match existing (other inner hall)	No. 231
	Radiator	Metal etc.	-	New traditional-style radiators to be fitted and retained.	-
GROUND FLOOR	Ceiling	New plaster	1	Water damage repaired. New plaster retained & decorated.	No. 233
Room No. 07	Walls	Plaster on Brick & Lath	2	Largely good condition with minor infills. Redecorate	Nos. 234 - 235
Dwg. No. 017	Floor	Parquet tiles	2	Retain. New floor covering and/or revarnish.	No. 236
RH Inner Hall	Skirting	Timber, S/P	2	Good, clean and redecorate.	No. 237
	Coving	Plaster, recent concave	2	Part missing or mod. replacement - replace with coving to S/P	No. 238
	Radiator	Metal etc.	-	New traditional-style radiators to be fitted and retained.	-
GROUND FLOOR	Ceiling	New plaster	2	Water damage repaired. New plaster retained & decorated.	No. 239
Room No. 08	Walls	Plaster on Brick & Lath	2	Some minor damage. Make good and redecorate	No. 240
Dwg. No. 017	Floor	Parquet tiles	2	Retain. New floor covering and/or revarnish.	No. 241

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
Gym/TV room (former use chapel)	Doors (1) Int. to hall (2) Int to vestibule (3) External D04 .	Timber, S/P and hollow modern in original frame. (3) has 6-pane fanlight.	2 & 3	(1) Good. Overhaul, ease, adjust and decorate. (2) Serviceable, overhaul and redecorate, (3) Can be retained but better to replace to match existing. Retain free-standing door and re-use.	Nos. 242 - 245, No. 248
	Window W05	Timber S/G, S/P, (6 & 6) casement, 2ndary.	2	Good. Retain, overhaul and redecorate. New 2ndary.	No. 247 & Nos. 251 - 253
	Coving	Plaster	2 & 5	Sound but slight edge damage. In fill, re-plaster where necessary & redecorate.	No. 249
	Skirting	Timber, S/P	2	Good, clean and redecorate.	No. 250
	Radiator	Metal etc.	-	New traditional-style radiators to be fitted and retained.	-
	Sub-cill panel	Plaster & timber frame	2	Retain and redecorate.	No. 247
GROUND FLOOR	Ceiling	New plaster	2	Water damage repaired. New plaster retained & decorated.	No. 254
Room No. 09	Walls	Original plaster	2 & 4	Mostly minor repair, re-plaster section and redecorate. <u>Damaged section at low level between Ext. door and Window (2) requires further investigation before remedial work can take place. The cause is suspected collapsed underground clay soil pipe. First stage investigation: dig trial pit around pipe externally and report conclusions.</u>	No. 255 & Nos. 280-281
Dwg. No. 017	Floor	Parquet tiles	2	Retain. New floor covering and/or revarnish.	No. 256
Study	Coving	Plaster with S/P but deeper, concave profile	2	Some minor damage and cracks. Make good plaster and redecorate	No. 257
	Skirting	Timber, S/P	2	Overhaul, clean redecorate	No. 258
	Windows (side) (1) RH W06 (2) LH W07	Timber S/G, S/P, (6 & 6) casement, 2ndary.	2	Overhaul, ease, adjust and leave in working order. Cill externally may require small areas of new timber spliced in and decorated. New 2ndary.	Nos. 259 - 268
	External door D05	Timber S/G, S/P, (12 & 12) folding casement, no 2ndary.	3	Overhaul, ease, adjust and leave in working order. Cill externally requires new timber spliced in and decorated.	Nos. 269-272
	Sub-cill panels & radiators	Plaster & timber frame. Radiators traditional-style fitted	2	Minor repairs to panels, make good and decorate. New traditional-style radiators retained.	Nos. 273-274
	Alcoves & shelving (3)	Timber to external south-facing wall and internal wall opposite.	3	Bowing in places but un-decorated so can be replaced as required.	Nos. 275 - 277
	Heater	Modern metal gas fire	4	Modern introduction. Remove and make good plasterwork wall. Rely on radiators in future with replacement fire surround. 'Kirkstone - Annesley Fireplace surround' has been selected. See Dwg. No. 100110/027.	No. 278
	Door & architrave	Timber, S/P	2	Overhaul, clean redecorate.	No. 279
GROUND FLOOR	Ceiling	New plaster	2	Water damage repaired. New plaster retained & decorated.	No. 282
Room No. 10	Walls	Original plaster	2	Mostly minor repair, re-plaster section and redecorate.	No. 283
Dwg. No. 017	Floor	Parquet tiles	2	Retain. New floor covering and/or revarnish.	No. 284
Main Sitting Room	Coving	Plaster with S/P but deeper, concise profile	2	Some minor damage and cracks. Make good plaster and redecorate	No. 283
	Skirting	Timber, S/P	2	Good, make good and decorate.	No. 285
	Door & architrave (2) Single to Hall (1), Double to Dining Rm	Timber, S/P	2	Good, missing furniture. Repair any minor damage, prepare and redecorate.	Nos. 286 - 287
	Hearth & surround	Modern metal gas fire	4	Modern introduction. Remove and make good plasterwork wall. Rely on radiators in future with replacement fire surround. 'Kirkstone - Annesley Fireplace surround' has been selected. See Dwg. No. 100110/027.	No. 288
	Windows - 3: (1) W09 Centre (2) LH W10 (3) RH W08	Timber, S/G, S/P, sash, 2ndary.	3	Overhaul, ease, adjust and leave in working order. Cills externally may require new timber spliced in and decorated. New 2ndary.	Nos. 289 - 303

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
	Radiators (3)	Metal, etc.	1	New traditional-style radiators fitted and retained.	Nos. 303 - 306
GROUND FLOOR	Ceiling	New plaster. 2 sections with ceiling rose	2	Water damage repaired. New plaster retained & decorated.	Nos. 307 - 308
Room No. 11	Walls	Original plaster	2	Mostly minor repair and redecorate.	No. 309
Dwg. No. 017	Floor	Varnished timber boards.	2	New floor covering and/or revarnish	No. 310
Main Dining Room	Coving	Plaster with S/P but deeper, concave profile	3	Some minor damage and cracks. Make good plaster and redecorate	No. 311
	Skirting	Timber, S/P		Good, make good and decorate.	No. 312
	Windows (3 No. S-facing) (1) RH W11 (2) Centre W12 (3) LH W13	Timber, S/G, S/P, sash, 2ndary. 2 x 6-over-6, 1 x 4-over-4	3	Overhaul, ease, adjust and leave in working order before decoration. Cills externally may require new timber spliced in and decorated.	Nos. 313 - 326
	Sub-cill panels & radiators	Plaster & timber frame	2	Minor repairs to panels, make good and decorate. New traditional-style radiators retained.	-
	External door D06	Timber S/G, S/P, (12 & 12) folding casement, no 2ndary.	3	Some slight damage. Overhaul, ease, adjust and leave in working order. Cill externally requires new timber spliced in and decorated.	Nos. 327 - 331
	Doors & architraves (2) - (1) to kitchen, (2) to hall.	Timber, S/P	2	Overhaul, ease, adjust, leave in working order and redecorate.	Nos. 331 - 332
	Hearth & surround	Stone and timber framed panelling. Blocked up	2	Important original feature. Make good any superficial damage to plaster and redecorate.	Nos. 333 - 334
GROUND FLOOR	Ceiling	Plaster & Plasterboard	2	Possibly later introduction (under stairs) but in good condition & appropriate. Retain & redecorate.	No. 335
Room No. 12	Walls	Plaster on Brick & Lath	2	Retain and redecorate. Small blemishes to be made good.	No. 336
Dwg. No. 017	Floor	Close carpeted.	2	Possible original boards beneath. Check for condition. To be close carpeted in future.	No. 337
Inner Hall to Kitchen	Doors (1) to SQ (2) to Basement	Timber, not S/P	2	Good condition and prob. original (see S/P). Retain, overhaul & redecorate.	Nos. 339 - 340
	Door to Kitchen	-	5	No door (may not be missing). If replacement needed, to match rest of the room rather than S/P as is S/Q area.	-
	Window W14	Timber S/G, S/P, (6 & 6) casement, 2ndary.	2	Overhaul, ease, adjust and leave in working order before decoration. Cills externally may require new timber spliced in and decorated.	Nos. 338-338A
	Skirting	Timber, not S/P	2	Retain and redecorate.	No. 341
	Radiator	Metal, etc.	1	New traditional-style radiators retained.	No. 341
	Basement incl. window, W38 , and external door, D10	Bare brick & concrete walls, floor and ceilings	2	Basement retained as existing. Side door is not functional and requires wider overhaul and redecoration. Replace if necessary. External appearance to match others (e.g. rear garage door).	Nos. 339A & 339B
GROUND FLOOR	Ceilings & walls	Plaster	2	Retain and redecorate. Small blemishes to be made good.	No. 342
Room No. 13	Door to S/Q	Timber, not S/P	2	Retain, overhaul & redecorate.	No. 343
Dwg. No. 017					
Access & Store					
GROUND FLOOR	Ceiling	Plaster Lath	3	Holes for downlighter to be completed with installation and made good.	No. 344
Room No. 14	Walls	Plaster on Brick & Lath	3 & 4	Largely good condition with minor infills. Redecorate. Area of access space to services is in poor condition. Create new access cupboard in same position and decorate.	Nos. 345 - 347
Dwg. No. 017	Floor	Quarry tiles	3	Largely good condition but with some cracks and missing tiles. Replace missing and damaged beyond repair only in similar to match.	No. 348

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
Kitchen	Window W15	Timber, S/G, S/P, part sash/part casement in 3 panels: 2 x 2-over-2, 1 x 5-over-2, 2ndary.	3	Largely good condition but with some timber damaged. Splice in new where damaged and redecorate.	Nos. 349 - 354
	Door & architrave	Timber, S/P	2	Overhaul, ease, adjust, leave in working order and redecorate.	No. 355
	Kitchen installation	-	-	New kitchen base and wall units with cooker, fridge etc to modern design.	-
Commentary & Justification for Proposals					
This room is at the heart of the working part of the house and the S/Q. As such, it was designed as a utilitarian area, though window, door and floor bear original standard features. The original kitchen and fittings were lost when it was overhauled in the 1980s and no sign of them remain. It is possible to retain the standard profiles features of the house in the room and fit a new, modern kitchen without substantial harm to the fabric. These will include attachments to walls and floor but the original kitchen would have done so too. The proposal is therefore as long as new installations can be kept to a reasonable amount, then any harm to the fabric should be minimised. See Dwg. No. 100110/001B attached for proposed layout.					
GROUND FLOOR	Ceilings	Plaster on Lath	3	Requiring overhaul and redecoration. No coving.	Nos. 356 - 357
Room Nos. 15/16/17	Walls	Painted brick & plaster	2	Plastered finish to be extended. Redecorate.	Nos. 358 - 359
Dwg. No. 017	Floor	Quarry tiles	3	Largely good condition but with some cracks and missing tiles. Replace missing and damaged beyond repair only in similar to match.	No. 360.
Laundry/W.C & Access Corridor	Doors (Internal)	Timber, S/P	2 & 5	One retained in good condition requiring only overhaul. The other missing requiring replacement in pattern & profile to match S/P.	Nos. 361 - 362
	Doors (External) D07, D10	Timber, S/P & simple profile	2 & 3	Main external glazed door in condition to be retained but requiring overhaul and redecoration. Side door is more functional and requires wider overhaul and redecoration. Replace if necessary. External appearance to match others (e.g. rear garage door).	Nos. 363 - 364
	Radiator	Metal, etc.	1	New traditional-style radiator in corridoe fitted and retained. New ones fitted in laundry and pantry as required.	-
	W.C.	Modern ceramic	2	Modern addition into room that was not original this use. <u>Use to change to pantry/larder with appropriate upgrades.</u>	No. 365
	Windows W18, W19	Timber S/G, S/P, 6 pane casement, 2ndary.	2	Overhaul, ease, adjust and leave in working order. New 2ndary. Redecorate externally.	Nos. 366 - 367
Commentary & Justification for Proposals					
There are now no proposals to combine these rooms as the partitioning in to separate areas can be put to good use (as a laundry room, as existing, and as a pantry, change from W.C.) and the few original features of note in this area retained. The W.C. is unlikely to be original for the simple reason that its soil pipe prevents original features in another room from being used fully (see Room No. 1 GFL). There are few original features of note here (only painted brickwork for e.g.) but W.C. door furniture can be retained and used elsewhere.					
GROUND FLOOR	Ceiling	Concrete	2	Black and beam, no decoration. General overhaul	No. 368
Room Nos. 18/19	Walls	Bare brick	2	No decoration. General overhaul	No. 369
Dwg. No. 017	Floor	Concrete	2	No decoration. General overhaul	No. 369
Garage & access courtyard.	Windows (3) W16, W17, W20	Timber, simple profile 8-pane	2	Overhaul, ease and adjust mechanism. Redecorate as required inside & out.	No. 369
	Doors (1) roller-shutter D09 (2) rear D08 (3) Access gate D01	Metal profiled and timber	2	Roller-shutter to be replaced with traditional front-lit design (cf new garage). Rear door to be overhauled and redecorated possible, replace if not.	Nos. 370 - 371
	Gate	Timber barred gate to yard.	3	Sound but requires overhaul and redecoration.	No.372

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FIRST FLOOR

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
FIRST FLOOR	Ceiling	Concrete	2	Remove battens & re-plaster.	No. 001
Room No. 01		Timber battens			
Dwg. No. 018	Walls	Brick. Believed previously plastered.	5	Missing plaster to be replaced. Damaged partition removed. Wall mounted new sanitary ware and combined with Rm No.2. See plan (Dwg. No. 100110/002B).	No. 002
SQ Bathroom	Floor	Timber boards	2 & 5	Missing plaster to be replaced. Floor mounted new sanitary ware and combined with Rm No.2 See plan (Dwg. No. 100110/002B).	No. 003
	Window & architrave W21	Timber, S/G, S/P sash. No 2ndary.	2	Not maintained for several years. Overhaul mechanism, ease, adjust and leave in working order. Redecorate paintwork inside & out. New 2ndary.	No. 004
	Coving	-	5	New coving to match rest of SQ.	-
	Skirting	-	5	New skirting to match rest of SQ.	-
	Door & architrave	Timber, S/P	2	Not maintained for several years but only superficial damage. Overhaul & redecorate.	No. 005
	Sanitaryware	Various	4 & 5	Originals either missing damaged or lost through abandonment. New sanitary ware to be provided superficially fixed to existing fabric.	-
	Radiator	Metal, etc.	-	New traditional-style radiators to be fitted.	-
Commentary & Justification for Proposals					
SQ area was abandoned for several years (possibly up to 60) and it has suffered substantially because of water ingress. The room contributes to the significance of the building because of its distinctive shape and from the modern materials used for the roof. The distinctive shape is all about its external form, which will not be changed, but in combining Rm. Nos. 1 & 2, it is plausible this will be compromised. However, there is no harm done to the distinctive shape, because it will be internal, and part of the partition to be retained would be in new materials because of water damage to the originals. The concrete roof will not be changed and should remain invisible behind new substitute surface materials to match existing as far as possible. Other materials are of secondary importance though, where survived, are original and should be retained completely. The sanitary-ware is either missing or badly damaged (because of the water ingress) and only the bath has survived, presumably because it is cast iron. There is in fact no evidence to suggest that it was original (and possibly some that it was added later - see Rm. No. 1, GFL), so little further harm can be done once replaced as the rest of the set of sanitary-ware is already lost. Cast iron bath to be cleaned, overhauled and photographed before on site storage with view to employing reputable architectural salvage specialist to find new home for it and transferring details and provenance along with it.					
FIRST FLOOR	Ceiling	Concrete	2	Remove battens & re-plaster.	No. 001
Room No. 02		Timber battens			
Dwg. No. 018	Walls	Brick. Believed previously plastered.	5	Partly plastered, missing section to be replaced. Damaged partition removed. Wall mounted new sanitary ware. See plan (Dwg. No. 100110/002B).	No. 006
SQ Store	Floor	Timber boards	2 & 5	Missing plaster to be replaced. Floor mounted new sanitary ware. See plan (Dwg. No. 100110/002B).	No. 007
	Window & architrave W22	Timber, S/G, S/P folding casement. No 2ndary.	4/5	All original parts missing and new replacement softwood badly rotted. New frame, casements and cills to be made up using window W24 as template. Window furniture (hinges, folding stays & drop latches) all to be as original. Materials to be all new hardwood (stopped, knotted, primed and painted min. two coats to match colours of other windows) and singled glazed. New 2ndary.	Nos. 008 & 009
	Coving	-	5	-	-
	Skirting	-	5	New skirting to match rest of SQ.	-
	Door & architrave	Timber, S/P	2	Not maintained for several years but only superficial damage. Partly painted. Overhaul & redecorate.	No. 010
	Radiator	Metal, etc.	-	New traditional-style radiators to be fitted.	-
Commentary & Justification for Proposals - see Rm. No. 1					
FIRST FLOOR	Ceiling (flat & pitched)	L&P	4 & 5	Water ingress means part lost. Dry out completely. remove any damaged P-on-B and re-plaster. New plaster-board and plaster.	No. 011

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
Room No. 03	Walls, arch and ledge	Plaster on brick	3	Cracking and some water damage. Dry out completely. remove any damaged P-on-B and re-plaster. Replace damaged side light completely.	No. 012
Dwg. No. 018	Floor & Stair treads	Timber boards	2 & 5	Worn boards with part missing section. Replace missing section with new timber. To be covered over.	No. 013
Subsidiary staircase	Balusters & handrails	Timber varnished	2	Clean and revarnish.	Nos 014 & 015
	Window W39	Metal and glazed	2	Fixed metal single glazing left out of true. Repair in situ, overhaul and redecorate. New 2ndary.	No. 012B
FIRST FLOOR	Ceiling	Plaster	3 & 4	Cracking and some water damage. Dry out completely. remove any damaged and re-plaster.	No. 016
Room No. 04	Walls	Plaster	3 & 4	Intermittent cracking and chasing out. Re-plaster and decorate.	No. 017
Dwg. No. 018	Floor	Timber boards	2	Replace missing boards re-using originals as possible.	No. 017
LH Inner Landing	Skirting	Timber, S/P	2	Retain and decorate	No. 018
	Coving	Plaster concave	2	Coving only part length. Dry out, clean and redecorate.	No. 019
	Skylight/Cupola W41	Circular, S/G, metal rim	3	Repair, clean and overhaul retaining all original elements. In case cupola cannot be made weather tight fit new metal rim required for tight seal in the first instance.	No. 020 & 021
	Radiator	-	-	New traditional-style radiators fitted.	No. 022
FIRST FLOOR	Ceiling	Pitched, L&P, no coving	3	Water damaged. Repair laths & re-plaster; plaster board if not possible. New insulation at rafter level overboarded.	No. 023
Room No. 05	Walls	Plaster-on-Brick	4	Plaster part lost by FWT. Replace and redecorate.	No. 024
Dwg. No. 018	Floor	Timber boards/joists	4 & 5	Replace missing boards re-using originals as possible.	No. 025
Store room	Skirting	Timber, S/P	2	Clean and redecorate. New section to match RH of door.	No. 024
	Door	Timber, S/P	2	Minor damage. Repair & redecorate. New door furniture.	No. 026
FIRST FLOOR	Ceiling	Concrete. Timber battens	3	Remove battens (insulation to be located externally), restore plaster finish and decorate.	No. 027
Room No. 06	Walls	Plaster-on-Brick. Timber battens	3 & 4	Re-plaster & redecorate. <u>Battens for scheme of room alteration to be subject of separate LBC application.</u>	No. 028
Dwg. No. 018	Floor	Timber boards	4 & 5	Replace missing boards re-using originals as possible.	No. 029
Main Bathroom	Door & architrave	Timber, S/P	2	Generally good. Leave in working order & redecorate.	No. 030
	Coving	Plaster, S/P and var.	3	Partly covered. Expose and repair. Redecorate.	No. 031
	Tiles	Ceramic & jointed	3 & 5	In site display of originals tiles to be created (see Dwg. No.100110/026B) on LH wall. Other original tiles to be panelled over using battens.	No. 032
	Window (no architrave) W23	Timber, S/G, S/P sash. Part 2ndary.	2-3	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. Retain extract. New 2ndary.	No. 033
	Radiator	Metal, etc.	-	New traditional-style radiators to be fitted.	-
	Bathroom	Various	4 & 5	New bathroom accommodation using modern fittings (see Dwg. No.100110/002B).	
	Commentary & Justification for Proposals				
	The approach to the conservation of the tiles in the bathroom depends on the special interest issues, on the one hand, and the condition of the tiles, on the other. As far as the special interest is concerned, it seems likely that the tiles are original, meaning that they date from the time of the building's construction. It's not so clear that they are part of the design concept of the building, in other words, they might well have been selected independently by the first occupier. It must be considered quite possible that these tiles are at best only incidental to the building. The tiles are indeed early twentieth century and have some features in common with arts-and-crafts ideas which are part of one of the themes behind the design of the building. At the same time, such tiles were very common indeed, both then and later in the century. The conclusion is that there is a need to conserve the tiles in some way, because they might be intrinsic to the building but, in the absence of better evidence, complete restoration would not be as essential.				

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
	Cont. Turning to the condition of the tiles, the attached photographic record shows that they are not in a pristine condition, having been stained, chipped, drilled and hacked off in places. This is most likely to have taken place when new bathroom fittings were added in the 1980s, as has happened elsewhere in the building. To preserve and expose all or most of the tiles will be a different and difficult undertaking, requiring removal, remediation and re-fixing - all with the risk of further damage, given that they would be very fragile. There is no guarantee that the tiles could be restored to a near-original condition. The wall immediately to the left of the door, however, has the least damaged tiles, in an assemblage that shows the tiles off to their best and is a large area of the total. The only damage that has happened to them are the fixings for the previous radiators (which are to be replaced by a new one in that place). If it is recognised that most original features have been lost and many tiles damaged. An acceptable solution to conserve what has survived would be to make a feature of part of the tiles. There are many examples elsewhere of parts of key features being framed or showcased. There would therefore be a strong argument for the idea of displaying the tiles and, in this case, the whole of the left-hand wall. All of the tiles in the bathroom that remain would be retained and, to the extent that they contribute to the special interest of the building, they would still be visible immediately on the left hand wall. The other tiles would be hidden behind panelling but could be exposed easily as the panels and their modern tiles could be removed if required. No tiles would be in danger of being lost since they would not be removed, indeed, they would be better preserved as they would be protected. The remaining tiles would be cleaned and restored in situ before panelling. The duty to retain all the tiles would be fulfilled and the best of the tiles would be shown by full exposure and display. Thus, there is justification for not exposing all of the tiles since this would best help ensure that all of them were saved. This approach will: keep them all of the tiles; reduce the chances of further damage or loss; allow the whole setting to be viewed if required, and be entirely in line with the likely true level of special interest that they possess. Accordingly, this solution is presented in Dwg. No. 100110/026B. The remaining tiles in the room would be retained and panelled over using battens with new tiles mounted on the panels. The current ceiling battening would be removed. (The purpose of this was to provide additional insulation should it be required by Building Control. An alternative solution would be roof mounted insulation, invisible from the ground, and these proposals are also shown in Dwg. No. 100110/026B.)				
FIRST FLOOR		Pitched, L&P, no coving	2	Slight cracking. Fill and/or re-plaster and decorate. New insulation at rafter level overboarded.	No. 034
Room No. 07	Walls	Plaster on brick	2	Re-plaster or fill & redecorate.	No. 035
Dwg. No. 018	Floor	Timber boards	2 & 5	Replace missing boards re-using originals as possible.	No. 036
Store room	Door & architrave	Timber, S/P	2 & 5	Door & frame removed but stored. Rehang, overhaul and decorate.	Nos. 037 & 038
FIRST FLOOR	Ceiling	Pitched, L&P	2	Minor damage. Repair & redecorate.	No. 039
Room No. 08	Walls	P-on-B and L&P	2	Minor damage. Repair & redecorate.	No. 040
Dwg. No. 018	Floor	Timber boards	2 & 5	Replace missing boards re-using originals as possible.	No. 041
W.C.	Door & architrave	Timber, S/P	2 & 5	Removed but stored. Rehang, overhaul and decorate.	Nos. 042 & 043
	Window (no architrave) W40	Timber, S/G, Single pane. Metal 2ndary.	3	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. Retain extract. New 2ndary.	No. 044
	W.C.	Ceramic, modern timber seat	2	Retain with new seat. New handbasin to match installed.	No. 041
	Radiator	-	-	New glazed wall radiator to suit space available	-
FIRST FLOOR	Ceiling	New plaster	1	Water damaged and repaired. New plaster retained and decorated.	No. 045
Room No. 09	Walls	P-on-B and L&P	1 & 2	Part water damaged and repaired. New plaster retained and decorated. Existing plaster infilled and redecorated.	No. 046
Dwg. No. 018	Floor	Timber boards	2 & 5	Good condition. Missing boards replaced re-using originals as far possible.	No. 047
Bedroom No. 6	Skirting	Timber, S/P	2	Minor damage. Repair & redecorate.	No. 048
	Coving	Timber, mainly S/P	2	Minor damage. Repair & redecorate.	Nos. 049 & 050
	Door & architrave	Timber, S/P	2	Minor damage. Repair & redecorate.	Nos. 051 & 052
	Window 1 (N Facing) W24	Timber, S/G, S/P, double casement, 2ndary.	4	Damaged casement timber means window does not shut. Overhaul, ease, adjust & leave in working order. Splice in new for old timber where damaged. Re-decorate paintwork in/out. New 2ndary.	Nos. 053 & 054
	Window 2 (W Facing) W25	Timber, S/G, S/P sash. 2ndary.	3	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary.	Nos. 055, 056 & 057

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
	Radiators (2)	Modern, painted	3	New traditional-style radiators fitted to replace.	Nos. 058 & 059
FIRST FLOOR	Ceiling	New plaster	1	Water damaged and repaired. New plaster retained and decorated.	No. 060
Room No. 10	Walls	Plaster (original)	2	Minor damage. Repair & redecorate.	No. 061
Dwg. No. 018	Floor	Timber boards	2 & 5	Replace missing boards re-using originals as possible.	No. 062
Bedroom No. 3	Coving	Plaster, S/P	2	Minor damage (2 areas require attention). Repair & redecorate.	No. 063
	Skirting	Timber, S/P	2	Minor damage (1 area require attention). Clean, repair & redecorate.	No. 064
	Door & architrave	Timber, S/P	2	Minor damage. Repair & redecorate.	No. 065
	Window 1/2 (W Facing) W26	Timber, S/G, S/P sash. 2ndary.	2	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary.	Nos. 066 & 067
	Window 2/2 (W Facing) W27	Timber, S/G, S/P sash. 2ndary.	2	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary.	Nos. 068, 069 & 070
	Window 3 (S Facing) W28	Timber, S/G, S/P sash. 2ndary. 3-bay (4/16/4)	3	Some new timber inside & out requires splicing-in. Overhaul, ease, adjust & leave in working order. Re-decorate all paintwork. New 2ndary.	Nos. 071-077
	Sub-cill panels (3)	Plaster, timber frame	2	Generally good. Minor repairs & redecorate. Existing modern basin and unit removed.	Nos. 078-079
	Radiators	Modern, painted	3	New traditional-style radiators fitted to replace.	-
FIRST FLOOR	Ceiling	New plaster	1 & 3	Water damaged and repaired. New plaster retained and decorated. Further ingress has caused staining. Dry-out thoroughly and further remedial work as necessary.	No. 080 & 081
Room No. 11	Walls	Plaster (L&P and P/B)	3	Some water and chasing-in damage, otherwise sound. Dry-out thoroughly and re-plaster as necessary.	No. 082
Dwg. No. 018	Floor	Timber boards	2 & 5	Replace missing boards re-using originals as possible.	No. 083
Bedroom No. 4	Coving	Plaster, S/P	2 & 4	Minor damage (water damage requires attention). Clean, repair & redecorate.	No. 084
	Skirting	Timber, S/P and var.	2 & 3	Minor damage. Clean, repair & redecorate.	Nos. 085, 086 & 087
	Door & architrave	Timber, S/P	2	Minor damage. Repair & redecorate.	No. 088
	Window 1 (RH) W29	Timber, S/G, S/P sash. 2ndary.	3	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary.	No. 089
	Window 2 (LH) W30	Timber, S/G, S/P sash. 2ndary.	3	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary.	No. 090
	Sub-cill panels (2)	Plaster, timber frame	2	Generally good. Minor repairs & redecorate. Existing modern basin and unit removed.	Nos. 091 & 092
	Hearth	Tiled inset to timber floor	2	General clean required. Protect when covered by carpet.	No. 093
	Radiators (2)	Modern, painted	3	New traditional-style radiators fitted to replace.	Nos. 091 & 092
FIRST FLOOR	Ceiling	New plaster	2	Water damaged and repaired. New plaster retained and decorated.	No. 094
Room No. 12	Walls	Plaster (original)	3	Some chasing and water damage to be MG. Dry-out thoroughly and re-plaster as necessary. 1980's sink to be removed.	Nos. 095 & 096
Dwg. No. 018	Floor	Timber boards	3 & 5	Replace missing boards re-using originals as possible.	No. 097
Bedroom No. 5	Door & architrave	Timber, S/P	2	Minor damage. Clean, repair & redecorate.	No. 098
	Window & architrave W31	Timber, S/G, S/P sash. 2ndary. 16 panes.	3	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary. Some loose timber to be reinstated.	Nos. 099-102
	Sub-cill panel	Plaster, timber frame	2	Generally good. Minor repairs & redecorate.	No. 095
	Skirting	Timber, S/P	2	Minor damage. Clean, repair & redecorate.	No. 103

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
	Coving	Plaster, S/P	2	Some water damage, otherwise sound. Dry-out thoroughly and re-plaster as necessary.	No. 104
	Hearth	Tiled inset to timber floor	2	General clean required. Protect when covered by carpet.	No. 105
	Radiator	-	-	New traditional-style radiator to be fitted.	-
FIRST FLOOR	Ceiling	Plastered 2-stage deeply concave vault with framing in timber	3	Has been previously covered with consequent damage plus cracking from FWT. Covering removed and cracks filled. Finally stage of restoration to redecorate.	No. 106
Room No. 13	Walls & alcoves (2)	Plaster on brick and Lath & Plaster	3	Damaged by previous fitted cupboards and FWT. MG in all areas of plaster work and redecorate. <u>Wall 'plaster frieze' is in fact wallpaper (see Photos Ref Nos 113-114). No further investigation will be made in to this feature.</u>	Nos. 107-109, 113-114
Dwg. No. 018	Floor	Varnished strip timber.	3 & 5	Replace missing timber re-using originals as possible. Revarnish if not to be carpeted.	No. 110
Master Bedroom	Coving/picture rail	Timber, mainly S/P	3 & 5	Cracks to be filled and replacement added where removed for cupboards. MG and redecorate.	No. 111
	Skirting	Timber, S/P	2	Minor damage. Clean, repair & redecorate.	No. 112
	Hearth & FP Surround & Mantel	Presumed stone	5	Feature now lost. Replacement with new to match as closely as possible. 'Kirkstone - Annesley Fireplace surround' has been selected. See Dwg. No. 100110/027.	-
	Window 1 (S Facing) W32	Timber, S/G, S/P sash. 2ndary. 3-bay (4/16/4)	3	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary. Possibly some loose timber to be reinstated.	Nos. 115-119
	Window 2 (over FP) W33	Timber, S/G, S/P sash. No 2ndary.	4 & 5	Part missing (lower sash) and damaged woodwork. Re-instate retained lower sash and new sash cords installed. Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary.	Nos. 120-121
	Window 3 (E Facing) W34	Timber, S/G, S/P fold'g casement. 2ndary.	2	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary.	No. 122
	Sub-cill panel.	Plaster, timber frame	2	Generally good. Minor repairs & redecorate.	No. 115 & 121
	Door & architrave	Timber, S/P	2	Minor damage. Repair & redecorate.	No. 123
	New en suite	Various	-	New en suite formed in first bay (not main room) with glazed partitions. All woodwork to match existing skirting & cove and retained original door used (See Photo Ref. No. 124). (See Dwgs. Nos. 100110/002B, 024C & 027).	No. 124
	Radiator	-	-	New traditional-style radiator to be fitted.	-
Commentary & Justification for Proposals					
There are two proposals. The first is to continue the restoration of features in the main section of the room, chiefly the vaulted ceiling and coving, plus a replacement FP surround, new sections of picture rail, etc.. The restoration amounts to exposure and making good of original features previously hidden. It amounts to enhancement of the original plans for the building and should therefore be welcomed. The second proposal is to incorporate a new en suite room within the original and is a moderate change. The primary point to note is there are two bays or sections in the room with different characters. The ensuite area will be entirely within the plainer of the two and will not, for example, impinge upon the vaulted ceiling in the main section. There is no vaulted ceiling in the area where the en suite will set, showing that the parts are separate if linked. Light will not be impeded as there are two large windows in the main section. Woodwork for the en suite seen from within the room will match that throughout and in at least one case can be salvaged original features (door). A proposal for an ensuite that had fixed, timber and plasterboard partitions would be unacceptable because it damaged the fabric, and limited the legibility of the room and would be largely irreversible. An alternative be to use translucent partitioning that would minimise the need for unnecessary fixing, be reversible and allow the shape and features of the entire room to be 'read'. A number of different proprietary solutions have been identified and these will be used to accomplish the specification shown in Dwg. No. 100110/024C & 027. A key feature of the whole building is its special combination of old and new, neo-Georgian and Arts-and-Crafts (if not Art Nouveau), styles. Part of this nod to modernity is the introduction of basic sanitary ware in other bedrooms. The ensuite proposal represents a continuation of this theme and is therefore not out of place. There will be some damage to original fabric but it will be minor and superficial. No harm to the key features of the building will occur.					
FIRST FLOOR	Ceiling	New plaster	2	Water damaged and repaired. New plaster retained and decorated. Dry-out thoroughly & re-plaster as necessary.	No. 125
Room No. 14	Walls, arch & alcove	P-on-B and L&P with timber panels.	3	Minor damage. Repair & redecorate.	Nos. 126-128
Dwg. No. 018	Floor	Timber boards	3 & 5	Replace missing boards re-using originals as possible.	No. 129

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
RH Inner Landing	Coving	Plaster, S/P and var.	2	Minor damage. Repair & redecorate.	Nos. 130-131
	Skirting	Timber, S/P	2	Minor damage. Repair & redecorate.	No. 132
	Radiator(2)	Modern, painted and new traditional style	-	New traditional-style radiator to be fitted to replace modern-style.	Nos. 128 & 133
FIRST FLOOR	Ceiling	New plaster	1 & 3	Some water damage, otherwise sound. Dry-out thoroughly and re-plaster as necessary.	No. 134
Room No. 15	Walls	Plaster (original)	2 & 3	Some water damage, otherwise sound. Dry-out thoroughly and re-plaster as necessary.	No. 135
Dwg. No. 018	Floor & Staircase steps	Timber boards, painted	2	Replace missing boards re-using originals as possible.	Nos. 136-137
Main Landing & Staircase	Arches	Plaster on brick	2 & 5	Minor damage. Repair & redecorate. Replace plaster arch to LH Inner Hall. See Photo No. 148	No. 138 & 148
	Balusters, handrails and pier.	Timber, S/P and var.	2	Minor damage. Repair & redecorate/ varnish as necessary.	Nos. 138-142
	Radiator	Metal etc.	1	New traditional-style radiators fitted.	-
	Coving	Timber, S/P and var.	2	Standard and double profile. Minor damage. Repair & redecorate.	No 143
	Skirting	Timber, S/P	2	Minor damage. Clean, repair & redecorate.	Nos. 137 & 141
	Dado rail & panelling	Timber, S/P	2	Minor damage. Repair & redecorate. Replace missing panels and redecorate.	Nos. 140-142
	Window (E Facing) W35	Timber, S/G, S/P sash. 2ndary. 16/16 pane	2 & 3	Overhaul, ease, adjust & leave in working order. Re-decorate paintwork in/out. New 2ndary.	Nos. 144-147
	Ceiling pendant light	Metal and glazed	4	Replace.	-
FIRST FLOOR	Ceiling	Plaster (assumed)	5	Extensively water damaged and repaired, re-plaster & redecorate.	Nos. 149-150
Room No. 16 (SQ)	Walls & coving	P-on-B and L&P	2 & 3	Some chasing damage to be MG. Re-plaster as necessary. New coving to match that of the SQ.	No. 151 & 153
Dwg. No. 018	Floor	Timber boards	2 & 5	Replace missing boards re-using originals as possible.	No. 152
Bedroom 2	Skirting	Timber, S/P	2	Minor damage. Clean, repair & redecorate.	No. 154
	Picture rail	Timber, S/P	2	Minor damage. Clean, repair & redecorate.	No. 149
	Door & architrave	Timber, S/P	2	Minor damage. Clean, repair & redecorate.	Nos. 155-156
	Window (E Facing) W36	Timber, S/G, S/P folding casement. No 2ndary. 3-bay (3/12/3)	3	Not maintained for several years. Overhaul mechanism, ease, adjust and leave in working order. Redecorate paintwork inside & out. New 2ndary.	Nos. 157-160
FIRST FLOOR	Ceiling	Plaster (assumed)	5	Extensively water damaged and repaired, re-plaster & redecorate.	No. 161
Room No. 17 (SQ)	Walls & alcove	P-on-B and L&P	2 & 5	Extensively water damaged and repaired, re-plaster & redecorate. New coving too match rest of SG.	Nos. 161-162
Dwg. No. 018	Floor	Timber boards	4	Replace missing boards re-using originals as possible.	No. 164
Bedroom 7	Hearth	Metal etc.	2	Overhaul and re-decorate.	No. 165
	Door & architrave	Timber, S/P	2	Minor damage. Repair & redecorate.	No. 166
	Window (E Facing) W37	Timber, S/G, S/P folding casement. No 2ndary.	3	Minor damage. Repair & redecorate. Some areas of repairs to woodwork.	Nos. 169-172
	Skirting	Timber, S/P	3	Minor damage. Repair & redecorate.	No. 167
	Picture rail	Timber, S/P	3 & 5	Replace missing timber re-using originals as possible and redecorate.	No. 168