

2. W.C.: Part of servant's quarters to be integrated with rest of the house. W.C. & suite damaged and beyond repair. Treatment mostly as Room 1. Fanlight over door to be repaired and retained.

3. Utility/Laundry Room: Part of servant's quarters to be integrated with rest of the house. Treatment mostly as Room 1. Internal SVP needs to be replaced. Timber floor repaired.

4. RH Inner Hall: Part of servant's quarters to be integrated with rest of the house. Treatment mostly as Room 1. Removed door and architrave to be restored to match existing.

5. Main Hall: Original features retained and restored. Parquet flooring retained. Original panelling reinstated throughout hall.

6. W.C. & vestibule: 1980s features retained and restored. Outer door and architrave to be replaced to match existing.

8. TV Room or Gym: Original features to be retained and restored. Damaged plasterwork replaced. Added partition to lobby retained. New external door to match other subsidiary ones in composite uPVC.

7: LH Inner Hall: Original features to be retained and restored. New radiator needed.

9. Study: Original features to be retained and restored. Shelves on internal wall removed. Damaged masonry and plaster-work in external RH corner to be repaired (rebuilt if necessary). Main sash windows replaced. Original panneling reinstated.

Windows: To be replaced in phases with new timber double glazed sash or casement units as existing in each room. Single, sub-divided pane to be used. Reveals as existing and detail dwgs. for fixings to be provided as agreed.

1. Sitting Room: Part of servant's quarters to be integrated with rest of the house. Walls & ceiling plastered; skirtings and cornice to match house; door and architraves overhauled, and floor level SVP removed. Blocked window to be opened up and replaced.

19. Store for External Areas: Original features to be retained and restored.

18. External Courtyard: Original features to be retained and restored.

15/16/17 Utility/Pantry: Area to be converted into one open-plan area with existing solid masonry walls removed and new supporting beam above. Other original features to be retained and restored. Blocked door opened up with new composite/uPVC door. Quarry-tiled floor to be repaired and covered with new floor covering.

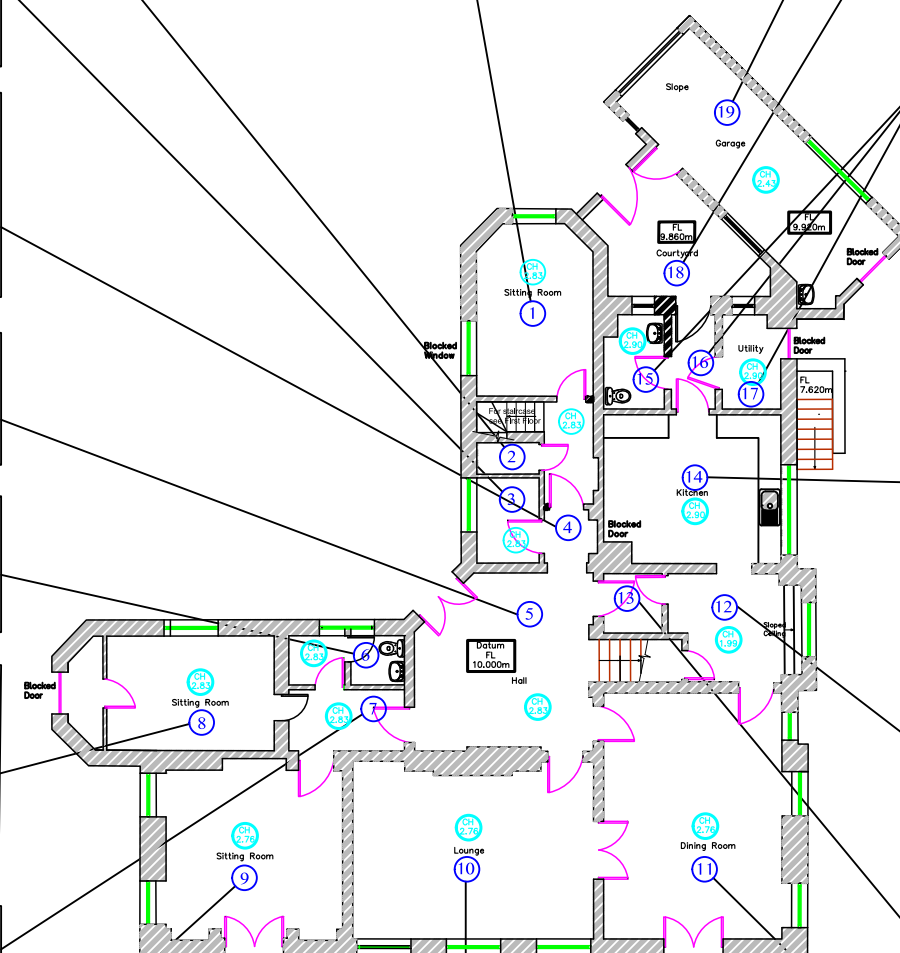
14.Kitchen: Original features to be retained and restored. 1980s kitchen units removed & new kitchen units and equipment fitted. Broken floor areas to be repaired & levelled. Quarry-tiled floor to be repaired and covered with new floor covering.

12. Inner hall to Kitchen: Original features to be retained and restored. Redecorate throughout. 1980s doors replaced.

13. Access/ store: Original features to be retained and restored.

11. Main Dining Room: Original features to be retained and restored. Soaneian fire place restored and repaired.

Generally: 300mm masonry cavity walls to be infilled with insulation as 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.



10. Main Lounge: 1980s features to be retained and restored. Added back boiler and fire surround to be replaced with salvaged sandstone hearth. Main sash windows replaced. Original pannelling reinstated.

Ground Floor Plan

Schedule of Works Proposed

The Rectory, 41 Church Lane, Prestwich, M25 1AN

General Notes

General Notes
Do not scale from this drawing. Specified dimensions may be relied upon. All dimensions to be confirmed by site measurement by the contractor before opening up works or ordering any materials. We accept no liability for incorrect site measurement. Report any discrepancies to the architect or surveyor.

When printing out this drawing, use a professional service rather than an office printer. It should be printed at A3 size in order to be read at the scale indicated. Check scale bar to confirm printed scale before using any scale rule.



**Oldham, Rochdale
& Tameside**
www.architectural.uk.com
07872 577 565

Project Description:

Listed Building Consent
for restoration & remediation

For:

Dr & Mrs Zia Jalal

Site Address:

The Rectory,
41 Church Lane,
Prestwich, M25 1AN

Date: June (rev. Aug.) 2023

Scale: 1:200 @ A3

Sheet Description:

Ground Floor Plan showing proposed Schedule of Works

A	Title changed Feb. '2
No.	Revision /Issue

Drawing Number:

100110/001A