

OUTLINE OF CONDITION ASSESSMENT AT 2021
(See separate file for photographs)

Ground floor

- 1. Internal foul drainage pipe, damaged by water and plant material, to be renewed in area of Rooms 2 & 3 with new connection to external clay sewer pipe.
- 2. Localised subsidence in corner of Room 9 (LH rear-most ground floors assign from the rear) due to tree/shrub roots: renew brick work to match existing.
- 3. Room 8 (former chapel forming furthest room in RH wing as seen forefront) water ingress requiring re-plastering internally, new radiator, etc.

First floor

- 4. First floor Rooms 1, 16, 2, 15 have water damage from leaks to flat and pitched roofs. Requires damaged ceilings to be removed and dried out with re-plastering to adjacent walls.
- 5. Room 12 (Master bedroom) has replacement suspended ceilings (hiding period vaulted ceiling behind) which are failing. Remove false ceiling and repair plastered vaulted ceiling.
- 6. Room 12 has modern panelling and fitted wardrobes hiding original fire (between windows) and part of the windows themselves. Carefully remove panelling repair damaged plasterwork behind.
- 7. Room 9 (bedroom, far RH wing) comprehensive water damage to ceilings and walls requiring re-plastering throughout.

Externally

- 8. Sections of brickwork are damaged where mortar joints have failed leading to deterioration of brickworks. Mainly to LH-most chimney breast (assign from front). Replace brickwork if needed and repoint in cement mortar as required.

- 9. Replace sections of slated pitched roof and repair flat concrete roofs where water ingress has occurred (both

- 10. Existing roofs lack adequate insulation: add solid insulation boards at ceiling level for pitched, and built-up insulation (below parapet level) over flat, roofs as required.ainly to RH & LH wings as seen from the front).

Dr. Zia Jalal (applicant)

SCHEDULE OF WORKS - EXTERNAL TREATMENTS

Walls: to be repaired in cement mortar and matching bricks, as required. Stone pillars to vehicular site access to be moved approx. 300mm on each side to facilitate easier access for modern cars.

Railings: to be reinstated to match existing railings retained at front only.

Hard surfaces: stone slabs to be reinstated at front and rear terrace only where possible. Other surfaces as existing.

New garage: to be constructed on position shown on site plan subject to consent. See Dwg. Nos. 009-016 for details.

Ground Cover: All foliage & vegetation maintained as existing.

Rear boundary treatment: suitable rear security fence to be installed.

(e.g. Black/green V Mesh 1800mm high by First Fence. (<https://firstfence.co.uk/mesh-fencing/mesh-security-fencing>))

Sundial: to be fenced off for safety & security but remaining visible.

Old bowling shed: cleared out and repaired.

Individual trees: none removed unless diseased or dead. Only shrubs and young trees removed.

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.



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Project Description:
**Listed Building Consent
for restoration & remediation
and new garage**

For:
Dr & Mrs Zia Jalal

Site Address:
**The Rectory,
41 Church Lane,
Prestwich, M25 1AN**

Date: **February 2024**
Scale: **N.T.S.**

Sheet Description:
**Notes on Condition
Assessment and Proposed
External treatments**

No.	Revision /Issue

Drawing Number:
100110/023