

The Rectory, 41 Church Lane, Prestwich, Manchester, M25 1AN
INVENTORY OF FEATURES & PROPOSALS
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, provide protection with external glazed surround or fit new metal rim required for tight seal.	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.100110/026A) on window 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					
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. A tile display could be located either on a section of the wall to the LH of the door (1620mm wide) or on the window wall straight ahead (1970 mm). The latter is best because it is wider and, being head-on, more prominent - plus the radiator is planned to sit on the LH wall. The display could be partial, either a few tiles or full height, or the entire LH our window wall. Because there a number of damaged tiles, the best solution would be to create a display with the largest partial coverage on, as indicated above, the window wall. Accordingly, this solution is presented in Dwg. No. 100110/026A. 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 now shown in Dwg. No. 100110/026A.					
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

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
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 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
	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.	-

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
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
	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. 100110/024A.	-

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
	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 and 024).	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). An 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. 100110/024A. 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 is 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
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

LOCATION	ELEMENT / FEATURE	MATERIAL/FABRIC	CONDITION RATING	PROPOSED TREATMENT	PHOTO. REF. No.
	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