

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

	ABBREVIATIONS	PROPOSALS INCLUDED WITHIN THIS LBC APPLICATION	
	SQ = Servant's Quarters	1. Plans to introduce en suite accommodation in Main Bedroom.	
	S/G = Single Glazed	2. Plans for the future development of the kitchen	
	2ndary = Secondary (glazing)	3. Plans for the future development of bathroom in SQ.	
	Var. = Various, other (pattern, profile, colour)	4. Display of original bathroom tiles and scheme of alteration for the Main Bathroom.	
	S/P = Standard Profile. For timber architraves (doors & windows), coving and skirting: the standard profile for each throughout this building.	5. Scope to repair and retain loose, original features such as the cast iron bath.	
	P-on-B = Plaster on Brick	6. New fireplace surrounds in Main Bedroom and two GFL rooms where originals replaced.	
	L&P = Lath & Plaster	7. Removal of added tarmac to external areas to expose original stone slab base.	
	MG = Make good.		
	FWT = Fair Wear & Tear	PROPOSALS FOR FUTURE LBC APPLICATIONS	
	FP = Fireplace	1. Remedial work to make good the structural defects in the far corner of Room 9 (study).	
	GFI = Ground Floor Level	2. Changes required to make good exposed external ground slabs, if required.	
	1FL = First Floor Level	3. Installation of solar panels (probably on the south-facing roof)	
	From V0.4 onwards, changes from previous versions are shown in red and highlighted text in blue		
		ALL PHOTOGRAPHS TAKEN 3/6/2024	
	PROPOSALS GENERALLY		
	GROUND FLOOR	FIRST 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.	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, 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. 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).		