

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

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	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. 100110/024A.	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. 100110/024A.	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	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