

Outline Schedule of Proposed Work

Rev A

136 St Werburghs Road. Chorlton-cum-Hardy. Manchester M21 8UQ
Application Number. 142671/FO/2025

- 1.0 Substantial elements of the original fabric of the building (farmhouse) remain in-situ.
These include but are not limited to external walls constructed in an English Garden Wall Bond with other walls constructed in Flemish Bond, gable chimneys, and a number of small pane windows with horizontal sliding sashes.
There are also elements of 20th Century alterations to the building and these include but are not limited to a single-storey addition, replacement bow windows, replacement casement windows.
- 2.0 The Existing floor construction is to be retained.
- 3.0 All external walls have previously been dry lined with what appears to be a timber batten plasterboard system with plaster skim finish. This is proposed to be retained and made good locally if required to match existing.
- 4.0 Ceilings to the ground floor appear to consist of plasterboard and skim and are to be retained and made good locally if required to match existing.
Ceilings to the first floor appear to consist of suspended lay in grid ceiling tiles. These ceilings are to be removed to expose the plaster ceiling.
- 5.0 Moulding to some ceilings appears to be confined to a simple Gyproc form of cove which is anticipated to be retained and made good where missing or required.
- 6.0 Existing doors and frames appear to be fire doors and are anticipated to be replaced with new panelled fire doors consistent throughout.
- 7.0 Existing Taurus moulded skirting boards and architraves are to be retained and replaced where required to match existing.
- 8.0 All existing chimney breasts notated **CB** are to be retained.
- 9.0 Existing partitions appear to be constructed out of timber stud work and plasterboard and skim to both sides.
Replacement and new partitions together with any making good is to be constructed similar to existing.
- 10.0 The brick and timber vestibule forming the current side door – fire escape is to be removed and the door opening closed by external brickwork toothed and bonded into existing masonry using a “Victorian Hand Made” brick to match existing, insulated cavity, wall ties and internal blockwork all to match existing 20th Century construction.

