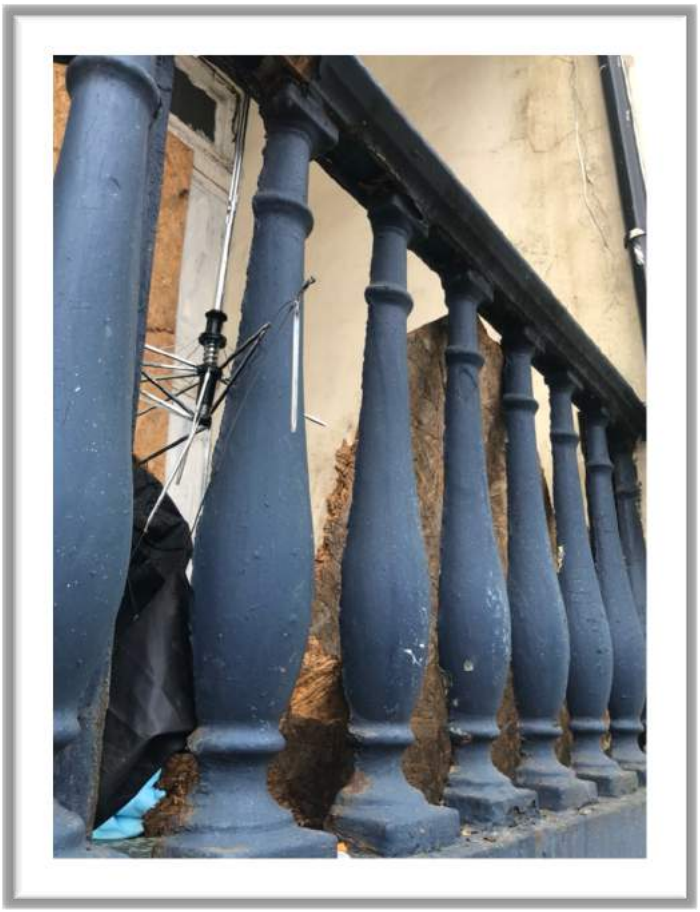
DOCUMENT 7

FENTON HOUSE, HIGHER ARDWICK, MANCHESTER

CONDITION COMPLIANCE:

Room by Room Schedule of Works
(Condition 5)



[TO BE READ IN CONJUNCTION WITH INFORMATION FOR CONDITIONS 3, 4, 6-13, 18-22]

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MIHBC; BSc Hons Town Planning; PG Dip Blg Cons [RICS]
Prepared November 2021

Key to Drawings

Original features that remain and need repairs

Reinstatement of features/elements to match original

New works as part of conversion scheme

Basement Rooms

Basement floor:

Basement room B01 Entrance lobby:
Ceiling Plan - Existing: Artex Ceiling – no coving

Proposed: retain low artex ceiling but over – over skim. New partitions x 2 proposed – revised design for inner lobby screen/door - new front door (see door and window schedule)

North elevation- Existing: Plain plaster wall – no coving. Low Torus skirting board (6"), existing door opening no door or architrave-

Proposed: Retain existing Torus board. Door blocked with new masonry partition?

West elevation- Existing: Temporary boarded external door. Fanlight and side panel also boarded – no architrave

Proposed: Complete and fit new door/frame (see door and window schedule). No coving and – modern Torus skirting boards throughout

South elevation- Existing: New door with historic architrave to lobby – low Torus skirting boards

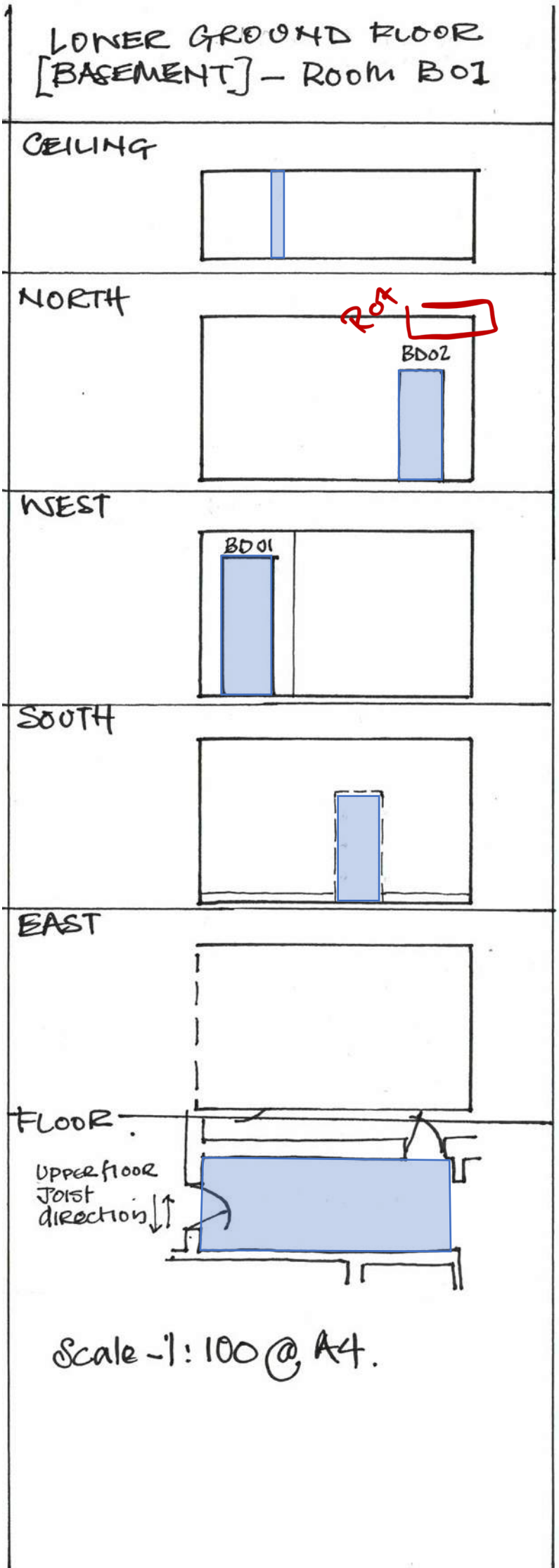
Proposed: Retain existing skirting boards. Replace existing modern door with new internal panel door (see door and window schedule) – no coving required.

East elevation- Existing: Previous partition shown on existing plan – no longer in-situ

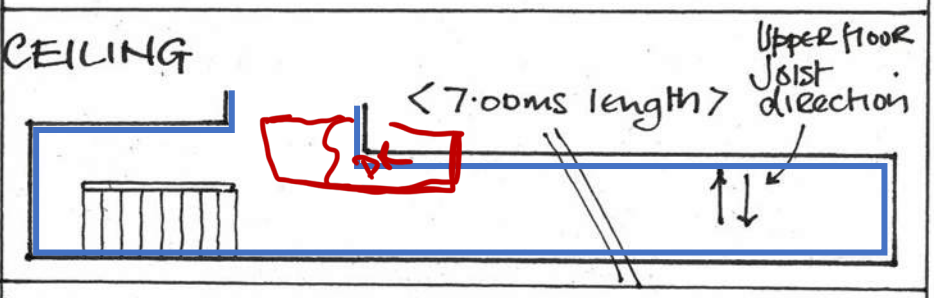
Proposed:

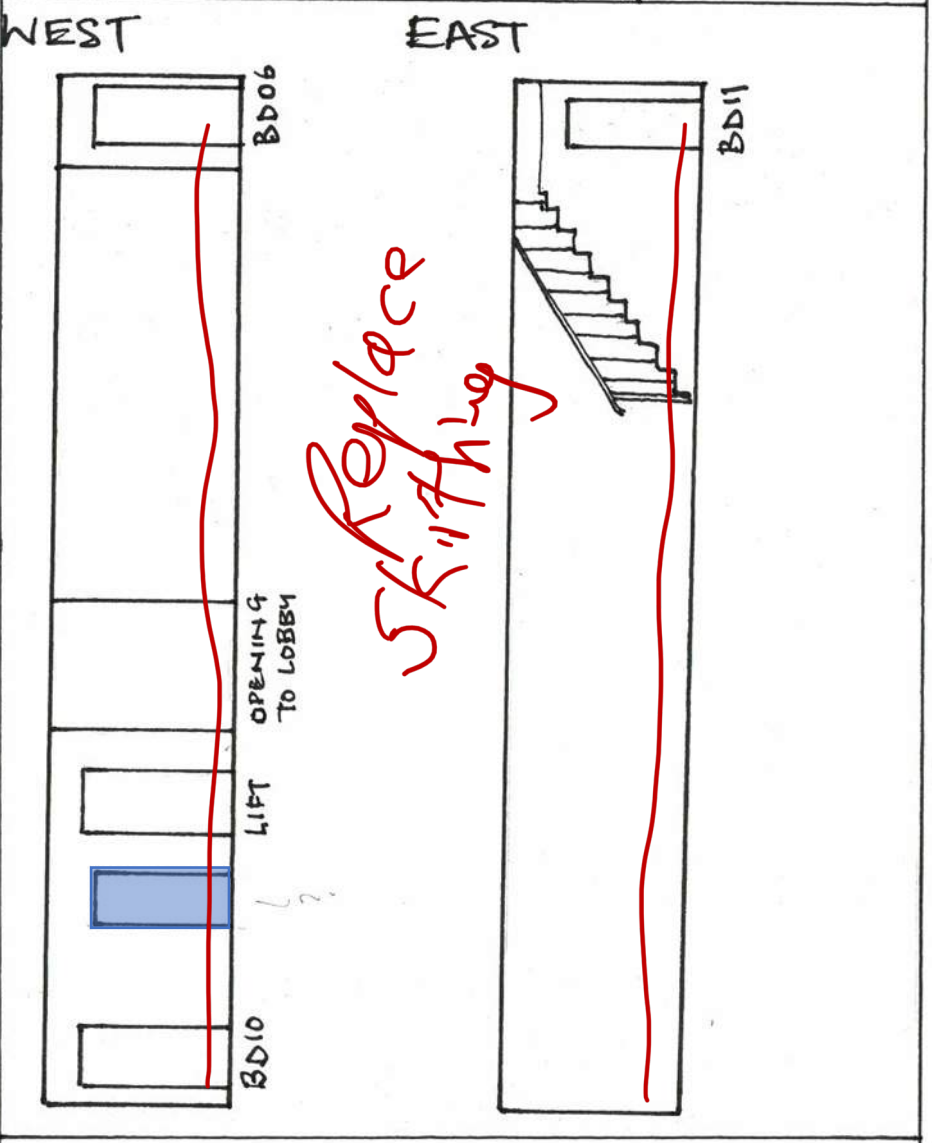
Floor Plan - Existing: Laminate covering on solid concrete (?) floor

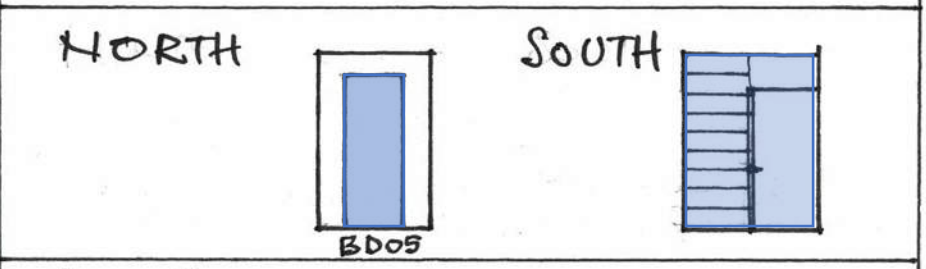
Proposed: Remove damaged laminate covering and replace with better quality laminate or solid boards or carpets

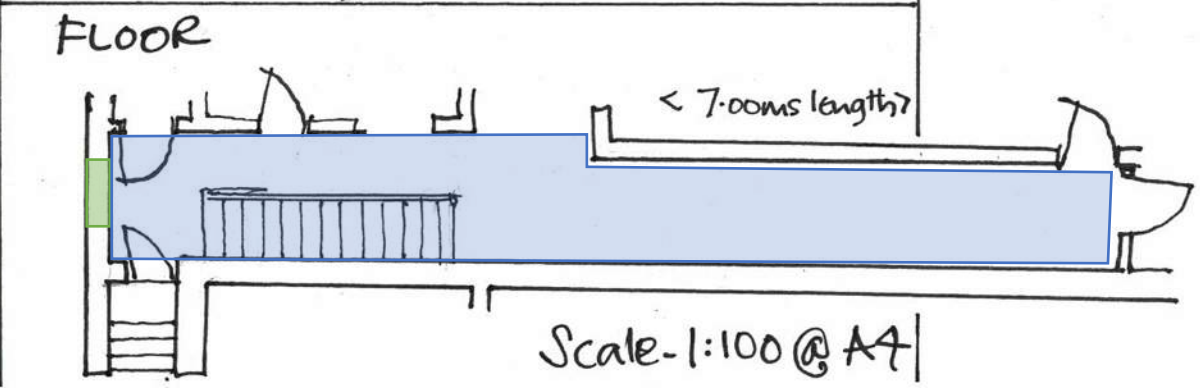


BASEMENT ROOMS B02 & B03









Basement room combined B02/B03 – Service corridor and stairwell to the sales.
Ceiling Plan - Existing: No coving throughout. Joists exposed to North of servants' stairs.

Proposed: Re-install ceiling after installation of necessary fire protection insulation measures. Consider utilising plaster board or lath and plaster restoration.

North elevation- Existing: Modern partition to the South of BD05 removed. BD05 Modern door with historic architrave

Proposed: To remove partition/door BD05 – ensure coving continues over former partition and

West elevation- Existing: Low Torus skirting throughout. No coving
Proposed: Inserting 2 new doors – see door and window schedule – modern architrave and Torus skirting

South elevation- Existing: Modern casement window

Proposed: Existing servants' stairs to be removed and incorporated into bedroom to apartment 1 – detailed recording prior to removal. No coving. Modern Torus skirting. Replace existing window with sash. (See door and window schedule).

East elevation- Existing: Low Torus skirting throughout. No coving. Existing rear boarded door in poor condition. Servants' stairs to SW with wrought iron banister, handrail and spindles.

Proposed: Restoration of wall following stair removal. Remove rear door and block opening with masonry partition. Retain low Torus skirting
And supplement where damaged.

Floor Plan - Existing:
Laminate covering on solid concrete (?) floor

Proposed Remove damaged laminate covering and replace with better quality laminate or solid boards or carpets

Room B04 – Entrance/Kitchen.
Ceiling Plan - Existing: No ceiling – joists exposed. No coving

Proposed: Add required protection measures in ceiling/floor void. Recover ceilings with plaster board and skim or **lath and plaster? No coving**

North elevation- Existing: Plastered. Modern panel modern external door/severely damaged – no coving

Proposed: Re-plaster? Install new Torus skirting. Replace existing door with new external panel door (see door and window schedule)

West elevation– Existing: Plastered. Modern panel door. No skirting to boiler room? No coving

Proposed: Maintain existing arrangements. Replace existing door with new panel door (see door and window schedule) Install low Torus skirting. Insert new central opening and door to room B07. Fit modern architrave and new door (see door and window schedule)

South elevation- Existing: Modern panel door in stud partition no architrave – no covering

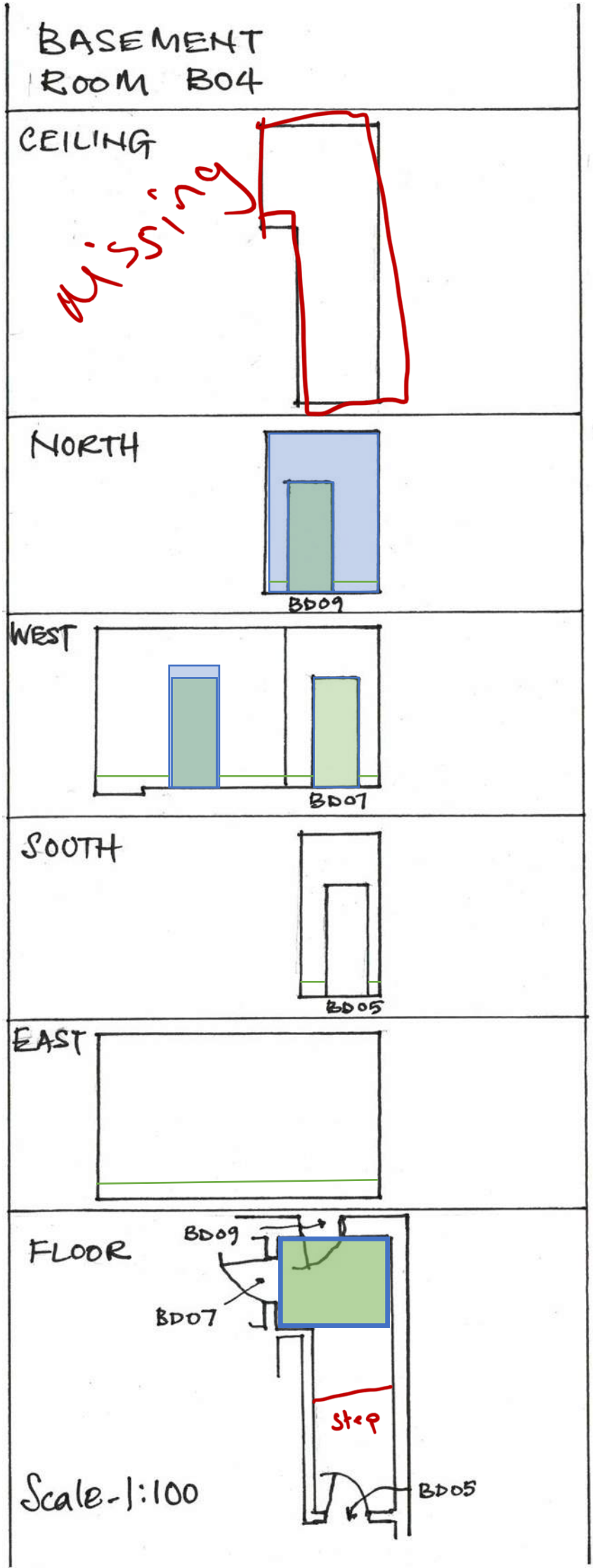
Proposed: Removed partition. Ensure coving and skirting runs continue.

East elevation- Existing: Plain plaster. No coving, no skirting

Proposed: Repair plaster work where damaged. Install low Torus skirting.

Floor Plan - Existing: Raised board floor to majority of north of room above solid modern tile covering over concrete?

Proposed: Remove raised floor, recover with good quality laminate or carpet



Combined Rooms B05 and B06 - Existing Bath and Boiler Rooms.
Ceiling Plan - Existing: Split level ceiling in central and south parts of BO6, suspended ceiling in part of BO6 – plaster board.
No covering

Proposed: Remove existing central partition to create single room. Unify ceiling heights and repair existing ceiling if lath and plaster – no coving.

North elevation- Existing: Central partition. No windows, no covering, no skirting boards.

Proposed: Repair existing plaster work. No coving no skirting.

West elevation– Existing: Plaster – no coving no skirting. Central window with modern square section bars (4/8 sash). Original boxes remain. Timber cill.

Proposed: Replace existing window with historic 4/4 panes sash. (see door and window schedule). No skirting no coving.

South elevation- Existing: No door through to BO7. Modern stud partition and plaster board in this section. Plastered chimney breast to BO5.

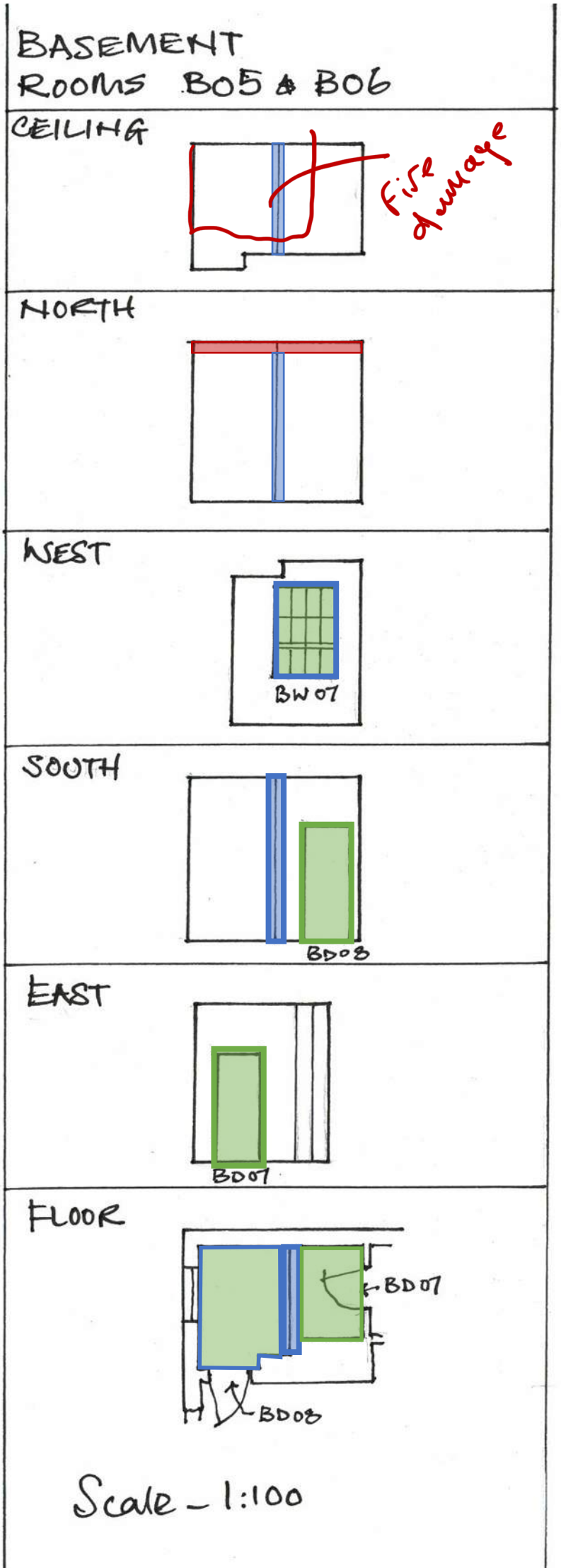
Proposed: Remove central partition
Repair existing plaster work. No covering no skirting. New panelled door at BD08 (see door and window schedule).

East elevation- Existing: Central stud partition between BO5 and BO6. Modern door opening to east of BO5

Proposed: New door with modern architraves to B O5 (see door and window schedule)

Floor Plan - Existing: Solid floor in BO6. Floor boards to BO5?

Proposed: Unify floor levels. Install new bath fittings.



Room B07 - Lounge.
Ceiling Existing: Modern coving to east and south. Plaster board ceiling – service box in northeast corner.

Proposed: Retain plaster board ceiling. Install matching modern coving to north and west walls

North elevation- Existing: Plastered hearth with stud partition plaster board to west with door opening. No door. Modern architrave Low modern Torus skirting throughout.

Proposed: Block door opening in northwest. Install matching modern Torus skirting

West elevation- Existing: Modern Torus skirting. Adapted 3/8 pane modern sash. Historic boxes retained in-situ. Plastered canted jambs.

Proposed: Retain skirtings – install matching coving and replace window with 4/8 sash. (See door and window schedule).

South elevation- Existing: Modern coving and modern Torus skirting – dry rot fungus evident.

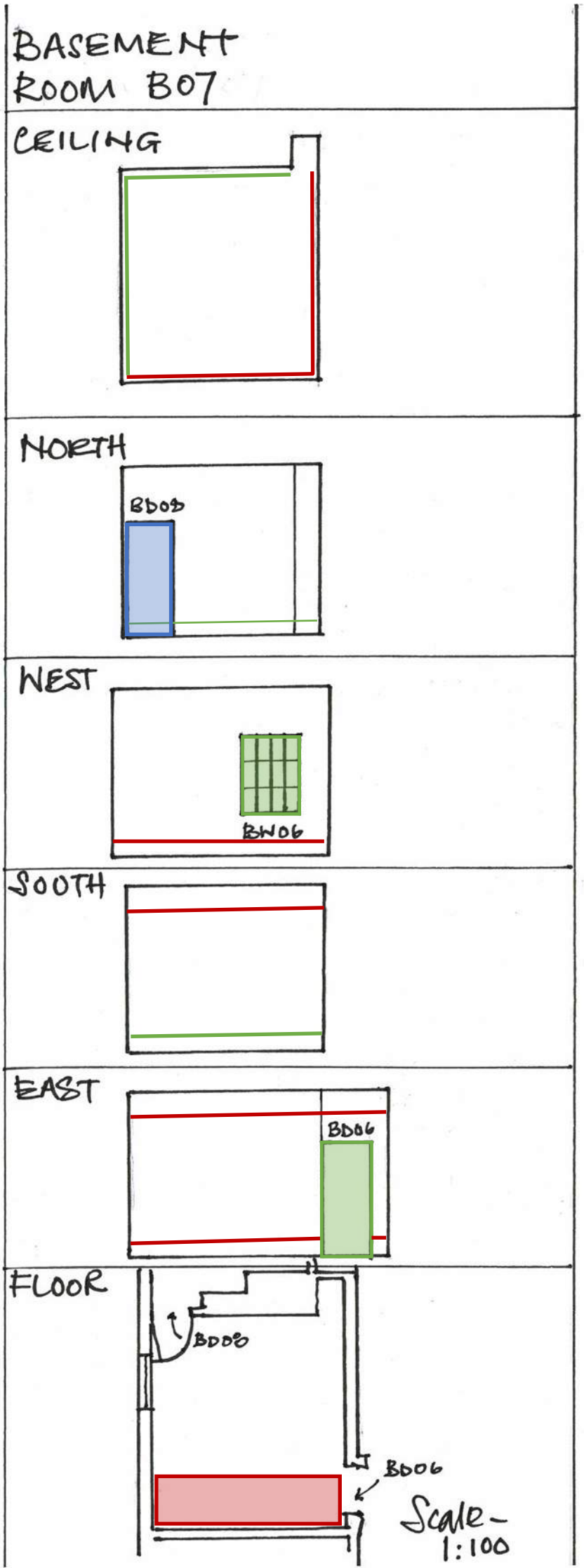
Proposed: Retain coving. Remove damaged skirting and replace like for like.

East elevation- Existing: Modern coving and skirting to the south and modern panelled door – no architrave.

Proposed: Retain existing coving and skirting. Replace door and architrave (see door and window schedule).

Floor Plan - Existing:
Laminate covering on solid concrete (?) floor

Proposed Retain – board over or carpet. Treat dry rot to area in south.



Room B08 – Dining room.
Ceiling Plan - Existing: Low artexed ceiling with modern coving on all walls apart from south of west wall. Central partition

Proposed: Skim over artex – retain existing coving. No coving required to both sides of new central partition.

North elevation- Existing: Chimney breast plastered with centre of breast plaster removed.

Proposed: Replaster breast – retain coving and Torus skirting.

West elevation- Existing: Two modern sashes – original boxes remain to north but rotten. Modern coving and skirting. Modern coving to north parts over windows. (Missing to south part). Modern Torus skirting

Proposed: Retain skirting and coving – instal matching coving where missing. Replace both windows with 4/8 sashes (see door and window schedule)

South elevation- Existing: Modern coving and Torus skirting – door opening to east (no door or architrave). Dry rot fungal growth to centre of skirting.

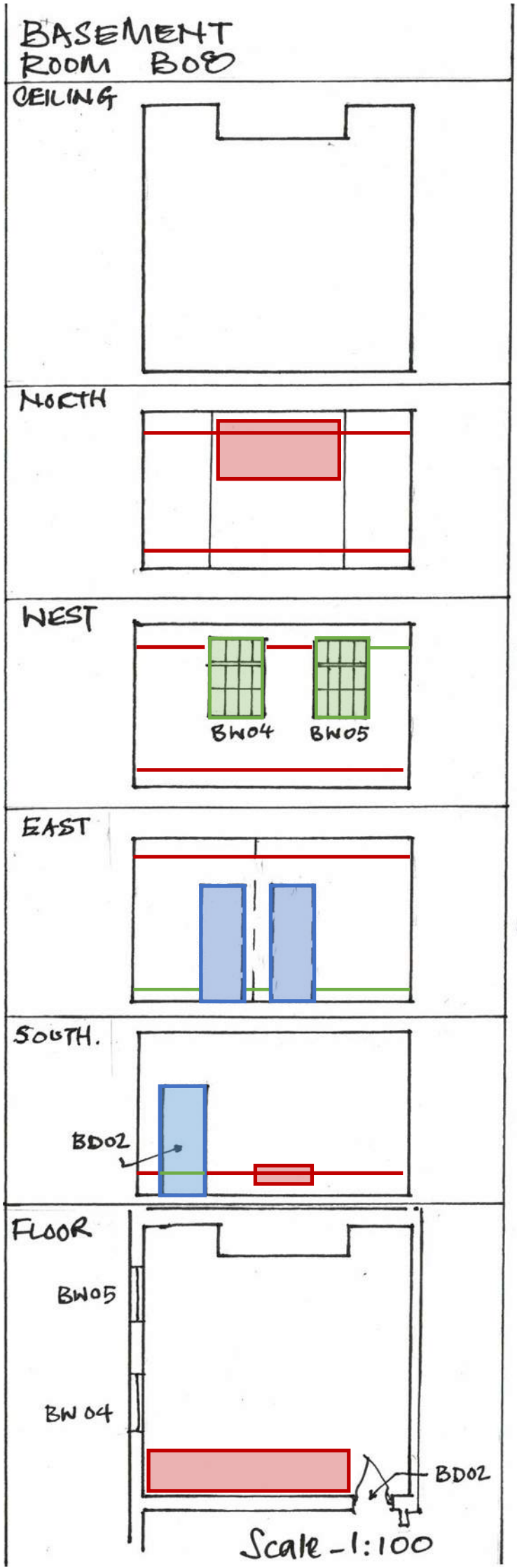
Proposed: Retain coving – replace skirting, like for like. Treat all dry rot. Block door and plaster

East elevation- Existing: Plastered blank wall. No Torus skirting boards. Modern coving

Proposed: Retain coving, instal modern Torus to match existing. Insert 2 new door openings for bedrooms 1 and 2 with modern architrave. (See door and window schedule).

Floor Plan - Existing: Laminate over solid floor. Dry rot/fungus to west of door in south wall.

Proposed Remove laminate board over or carpet. Treat dry rot



Room B09 -Living room.
Ceiling Existing: Plain ceiling – plaster board? Missing area to northwest – joists exposed, dry rot to north end of 6 exposed joists. No coving. Further additional partitioning for lobby (off BO1) WC and bedroom to apartment 1. All partitions to have modern skirtings – no coving

Proposed: Treat dry rot – remove infected timber and splice in new like for like joists. Recover with plasterboard. Do not instal coving. Four new doors to lobby with modern architrave (see door and window schedule)

North elevation- Existing: Blank plain Plastered wall, dry rot to west upper parts? also dry rot evident in lower northeast corner. Low Torus skirting board.

Proposed: Investigate and treat dry rot in plaster to upper west parts and east corner.

West elevation- Existing: Low Torus skirting and plaster walls. All 3 windows – 4/8 modern sashes but early curved outer frame boxes survive. Plastered returns, no coving

Proposed: No coving – repair plaster, replace 3 windows with 4/8 sashes (see door and window schedule)

South elevation- Existing: Chimney breast – damaged opening in breast, no covering and skirting.

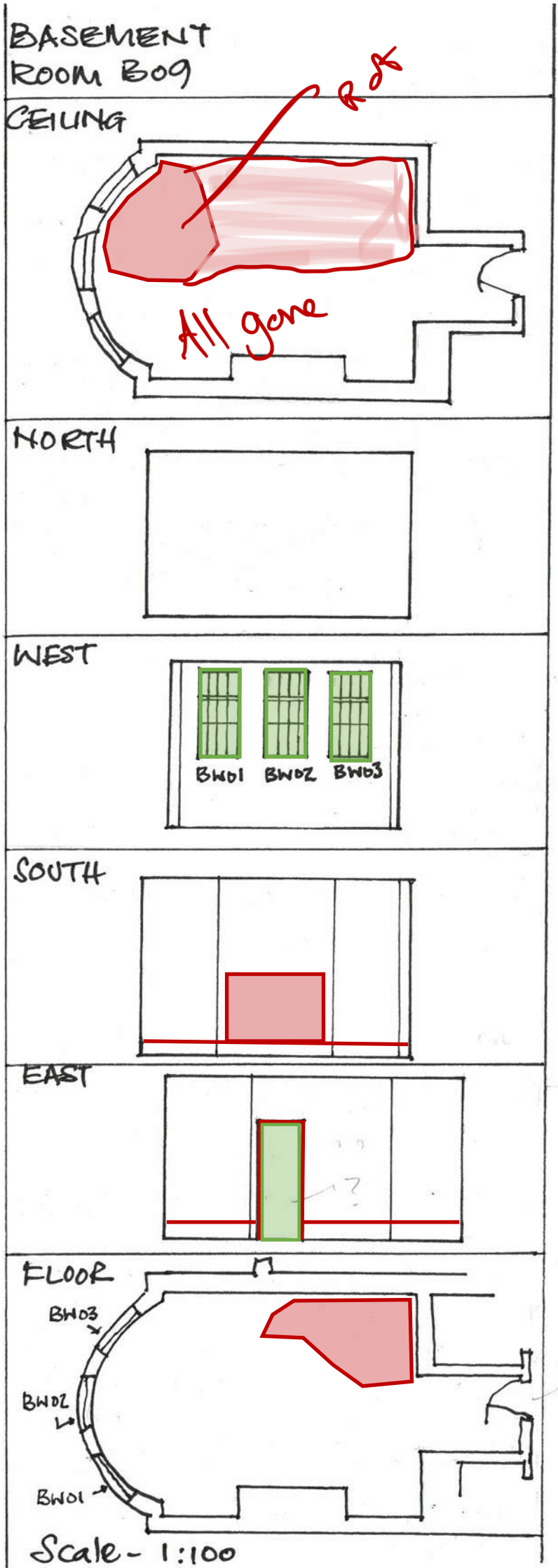
Proposed: Repair and plaster existing opening, retain skirting boards – replace where damaged. No coving.

East elevation- Existing: Plaster with recessed entrance area, inner opening framed with modern architrave. Modern internal panel door with early architrave. No coving

Proposed: Retain skirting and early architrave, instal new panel door, (see door and window schedule)

Floor Plan - Existing: Laminate covering over solid floor. Dry rot in northeast corner of main room

Proposed Investigate and treat dry rot in northeast corner, replace any removed skirtings, like for like. Remove laminate floor and board or carpet.



Combined rooms B 10 and B 11- Lift well and toilet. Ceiling Plan –Existing: B10 - WC no features, B11-Lift no features. No coving/no skirtings. Proposed: Rooms to be incorporated into large bedroom for apartment 1. Ensure ceiling heights correspond
North elevation- Existing: B10 - WC no features B11-Lift no features. No coving/no skirtings Proposed: Only north and south walls remain, no change.
West elevation- Existing: B10 - WC no features, B11-Lift no features. No coving/no skirtings Proposed: New stud partition and door to bedroom, no coving or skirtings. For door see door and window schedule.
South elevation- Existing: B10 - WC no features, B11-Lift no features. No coving/no skirtings Proposed: Only north and south walls remain, no change.
East elevation- Existing: B10 - WC no features, B11-Lift no features. No coving/no skirtings Proposed: wall to be removed, repair joining walls and make good.
Floor Plan - Existing: Solid concrete Proposed: Ensure floor levels correspond. Board or carpet

Ground Floor Rooms

Ground floor:

Room GF01 -Main entrance lobby.
Ceiling Plan - Existing: Original coving remains, but small section missing to the north east of the room. The ceiling has been plaster-boarded over.

Proposed: Reinstate missing section of coving to match original. Remove plasterboard from ceiling and assess underlying structure. Repair as needed as per schedule for Lath and Plaster. New lightweight stud or glazed wall inserted to form inner lobby.

North elevation- Existing: There is a section of later picture rail, and remains of dado rail. Tall single piece of Torus skirting board.

Proposed: repair plasterwork where needed and reinstate picture and dado rail with new to match original moulding

West elevation- Existing: Original Architrave around door. Original fanlight remains and door frame. Door has been removed and some damage to surroundings has occurred

Proposed: New door to match original as submitted drawing, reinstate skirting boards to match originals elsewhere.

South elevation- Existing: Original Architrave around door. Later picture rail and dado, but evidence of original in plasterwork. Modern shorter skirting board

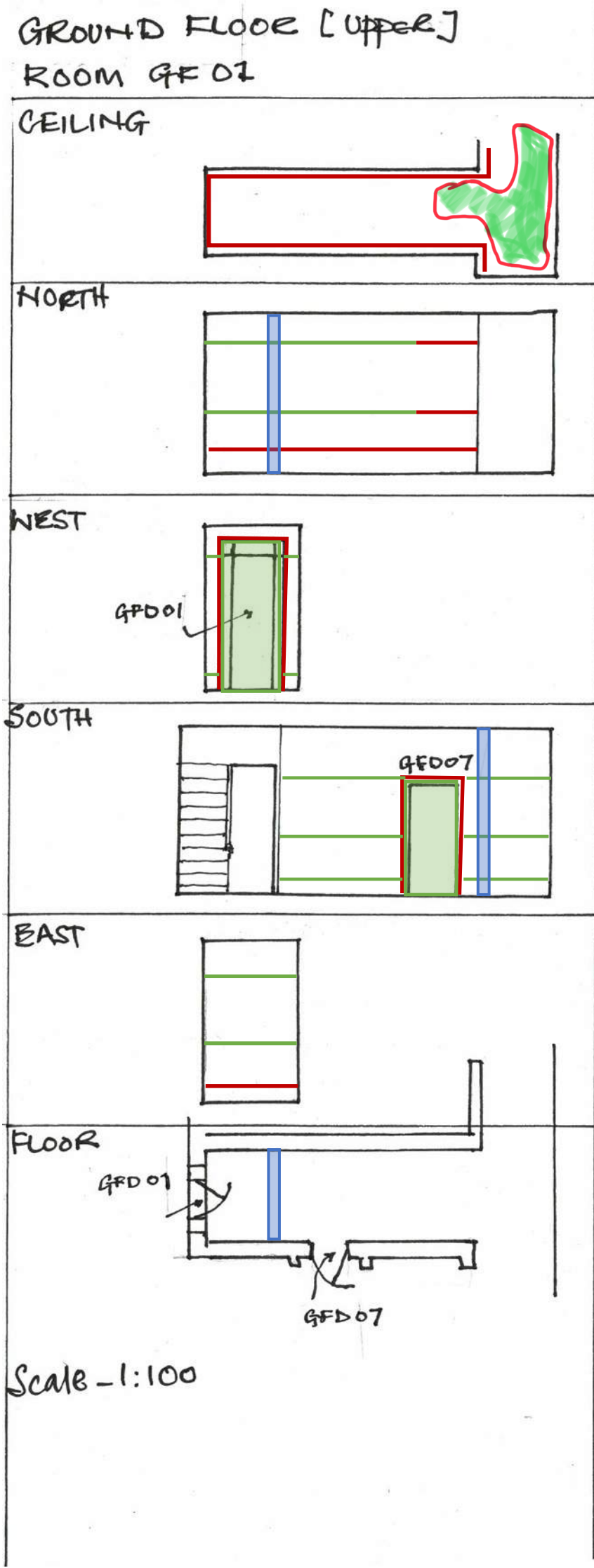
Proposed: replace modern door with new timber panelled door as shown in drawings. Repair and make good architrave and frame, reinstate skirting boards, dado and picture rail to match originals elsewhere

East elevation- Existing: Largely original. Skirting board has been retained and also remains of picture rail.

Proposed: Repair and make good Skirting, reinstate dado and picture rail to match originals elsewhere

Floor Plan - Existing: Stone flag floor suspected beneath modern laminate finish.

Proposed carefully remove laminate floor covering to expose the structure underneath. Assess stone floor for retention, clean and possibly grout if sound. If not carry out repairs prior to cleaning.



Room GF02 -Main corridor to the north of the entrance lobby –
Ceiling Plan - Existing: Original cornice in situ, but ceiling has been plaster-boarded over. Section of rot in corner of FF01 and FF02

Proposed: Treat area of rot as per schedule, and Reinstate missing section of coving to match original. Remove plasterboard from ceiling and assess underlying structure. Repair as needed as per schedule for Lath and Plaster.

North elevation- Existing: Door missing, but original architrave remains

Proposed: reinstate door with new timber panelled door as shown in drawings. Repair and make good architrave and frame, reinstate skirting boards, dado and picture rail to match originals elsewhere

West elevation- Existing: Original Architrave around doors. Original skirting boards, and what seems to be a small section to picture rail remains to the south.

Proposed: Reinstate doors with new timber panelled doors as shown in drawings. Repair and make good skirting boards, architrave and frames, reinstate dado and picture rail to match original to the south.

South elevation- Existing: Original staircase, in need of minor repairs as detailed elsewhere. Modern glazed doorway leading through to GF13

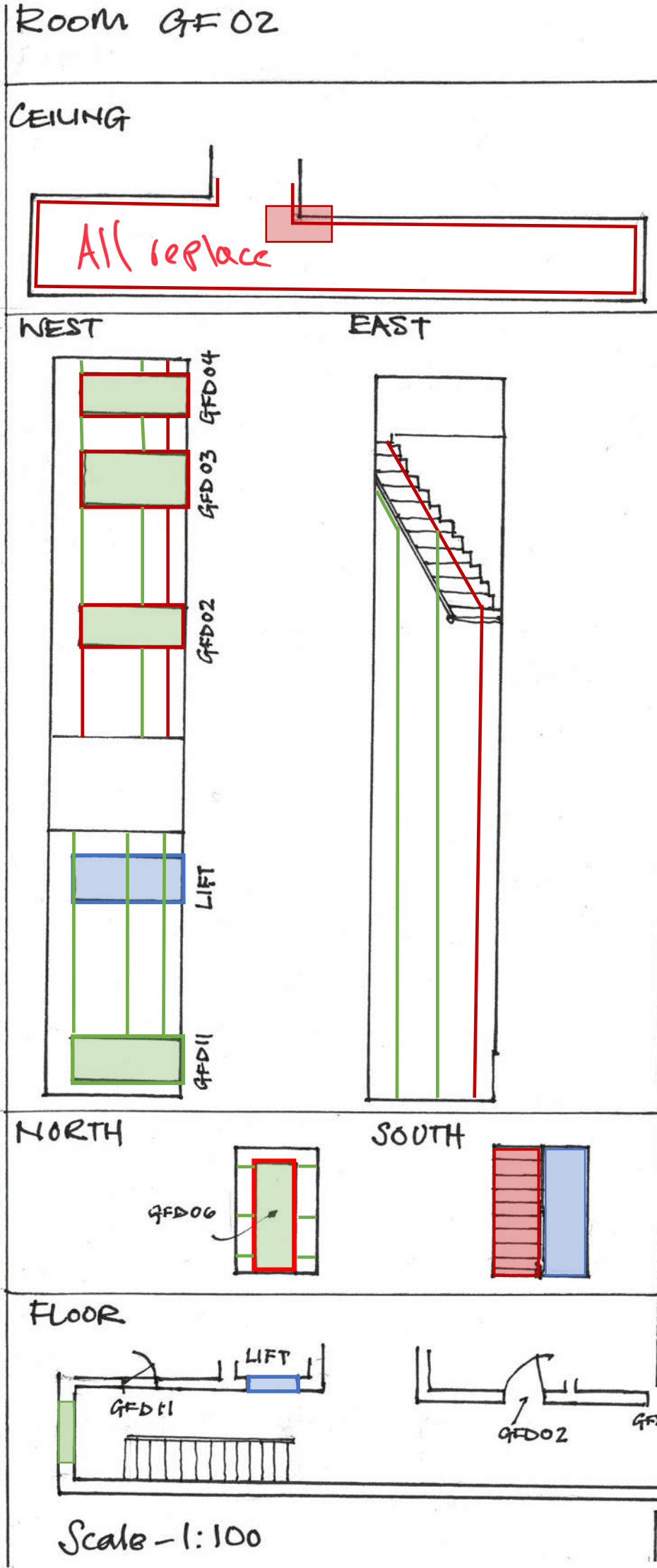
Proposed: Repair staircase as specified, remove modern glazed partition.

East elevation- Existing:
Original tall skirting board which continues up the staircase. Original cornice, but later picture rail.

Proposed: Repair and make good skirting boards, and reinstate dado and picture rail to match original elsewhere.

Floor Plan - Existing: Stone flag floor suspected beneath modern laminate finish.

Proposed carefully remove laminate floor covering to expose the structure underneath. Assess stone floor for retention, clean and possibly grout if sound. If not carry out repairs prior to cleaning.



Room GF03 -North section of corridor. [high status circulation space with high ceiling]
Ceiling Plan - Existing: Modern ceiling to the north of the room with exposed beam from East to West. Section of simple coving remains, which appears to be original.

Proposed: remove modern ceiling and reinstate lath and plaster as specified elsewhere. Reinstate simple coving to replicate west wall.

North elevation- Existing: Modern replica window with no details. Very low Taurus skirting board, assumed to be a modern introduction.

Proposed: replace window with new 6/6 sash as shown on drawings. Replace skirting board with new timber skirting to match the original running through GF01/02.

West elevation- Existing: remains of original skirting board, which returns westwards along a section of south facing wall. Simple coving - presumed original.

Proposed: Repair and make good skirting boards,

South elevation- Existing: Door missing, but original architrave remains (damaged) original skirting board and coving remain

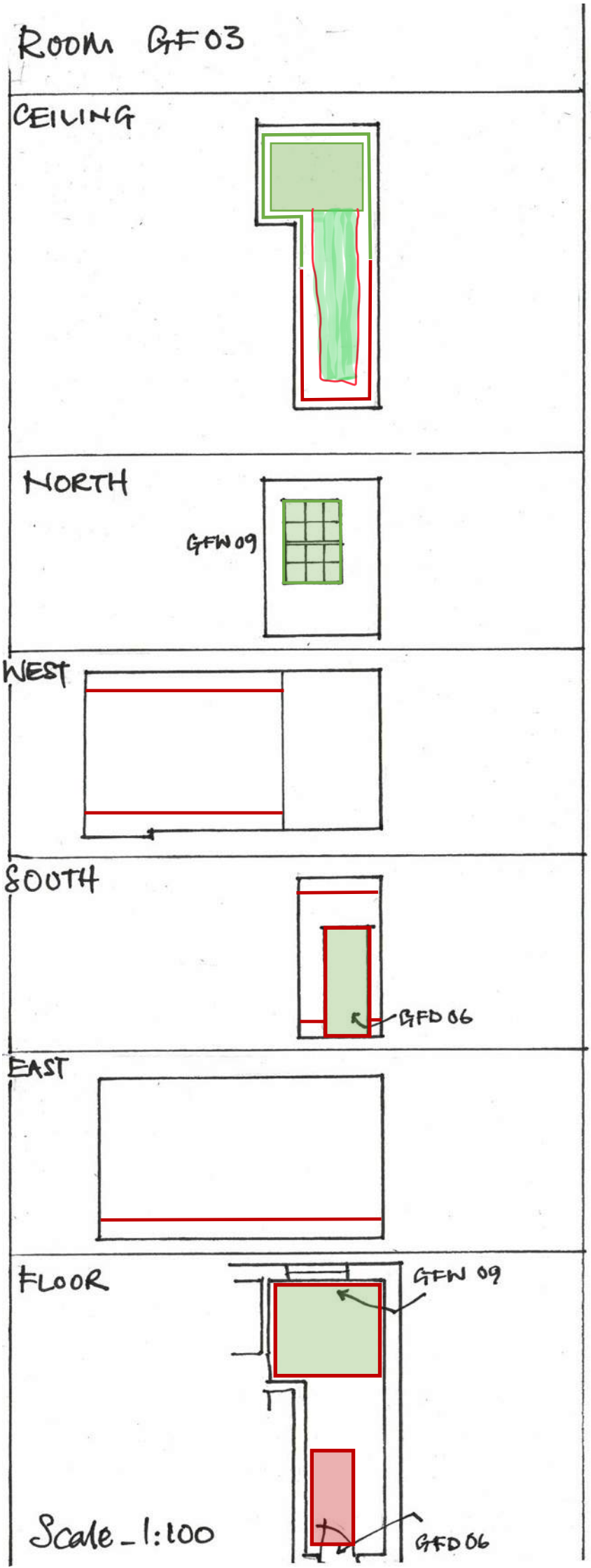
Proposed: Reinstate doors with new timber panelled doors as shown in drawings. Repair and make good skirting boards, architrave and frames,

East elevation- Existing: Modern kitchen units installed, obscuring the full wall. Remains of skirting and coving can be seen which match the remainder of the room.

Proposed: remove kitchen, Repair and make good skirting boards

Floor Plan - Existing: Timber boarded floor, changed to the north of the room. Water damage and removal of boards has occurred

Proposed raise floor, repair and relay using reclaimed boards to reinstate modern floor and damaged areas



Room GF04 -
Ceiling Plan - Existing: Plaster ceiling failing in sections. Beam to the East has been blocked in. Original coving remains in areas.

Proposed: carefully take down ceiling and reinstate on new laths. Repair and make good coving.

North elevation- Existing: Simple cornice remains. Original window with architrave but shutters have been removed. No skirting board.

Proposed: carry out repairs to the window and reintroduce the shutters. Reinstate skirting board.

West elevation- Existing: Simple cornice remains. Damaged window, modern lower sash, no architrave. No skirting boards

Proposed: Repair window, and reinstate lower sash with new to match originals. Reinstate architrave to match north window. Reinstate skirting boards.

South elevation- Existing: Simple coving, Modern door and frame no features, no skirting board.

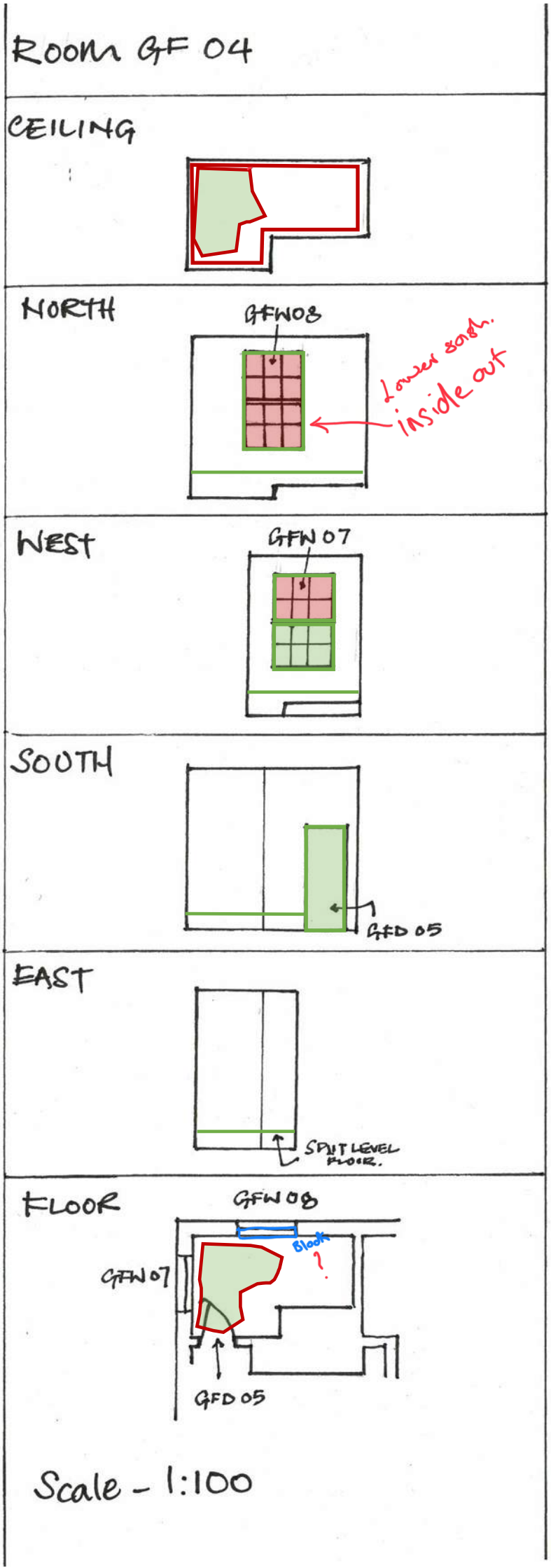
Proposed: Reinstate door with new timber panelled door as shown in drawings along with new architrave. Reinstate skirting board to match original.

East elevation- Existing: Simple coving is all that remains.

Proposed: repair and make good coving, and reinstate original skirting board

Floor Plan - Existing: Timber floorboard, with large section of damage.

Proposed carry out repairs to the floor, using reclaimed boards to match existing.



Room GF05 -
Ceiling Plan - Existing: Original cornice in situ, but ceiling has been plaster-boarded over, sections of failure and damage.

Proposed: Reinstate missing section of coving to match original. Remove plasterboard from ceiling and assess underlying structure. Repair as needed as per schedule for Lath and Plaster.

North elevation- Existing: Fireplace has been removed, stone hearth remains, no skirting boards

Proposed: board over fireplace, and hearth. Reinstate skirting boards to match originals

West elevation- Existing: Modern window in place within original frame. Original details below cill level remain. Original tall two section skirting board.

Proposed: remove modern window and replace with new replica sash as drawn. Reinstate shutters and architrave. Make good remainder of features

South elevation- Existing: Original tall two section skirting boards

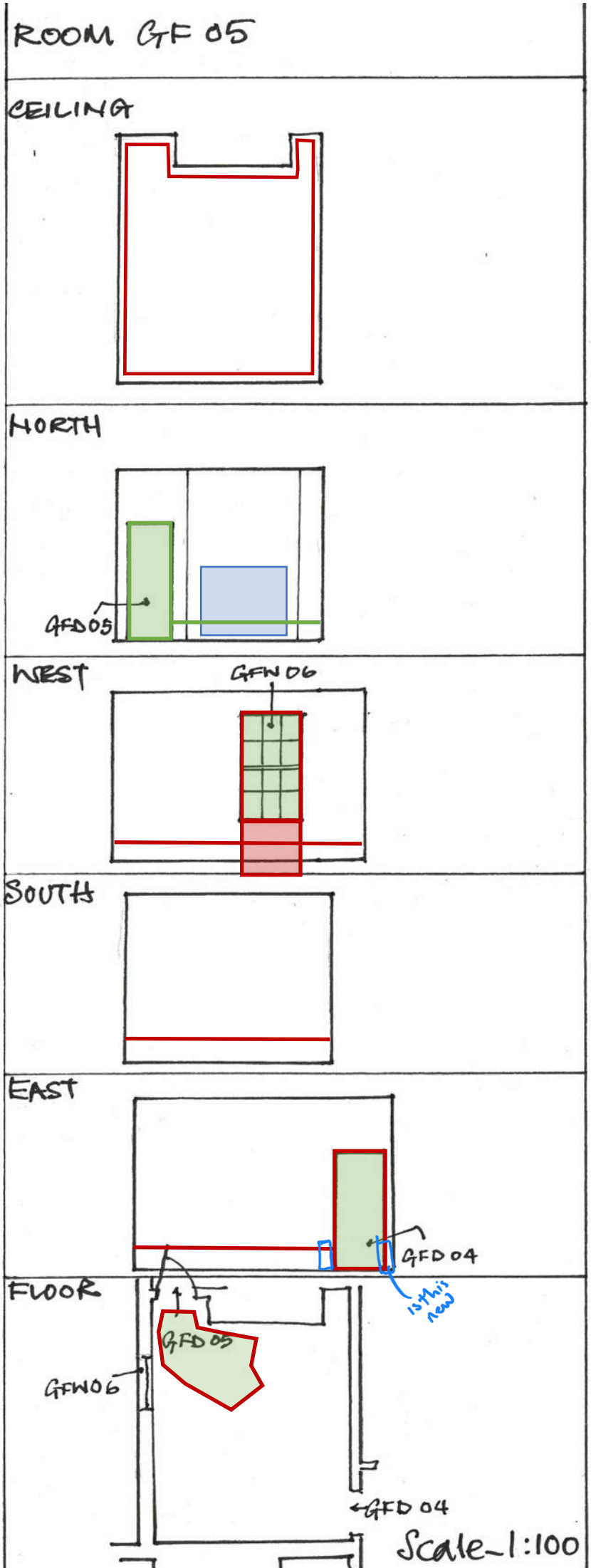
Proposed: Repair and make good skirting boards.

East elevation- Existing: Original tall two section skirting boards. Original door frame and architrave

Proposed: Reinstate door with new timber panelled door as shown in drawings

Floor Plan - Existing: Timber floorboard, with large section of damage.

Proposed carry out repairs to the floor, using reclaimed boards to match existing.



Room GF06 & GF07-
Ceiling Plan - Existing: Cornice remains, but has been cut by modern partition. Ceiling has been plaster-boarded

Proposed: Reinstate missing section of coving to match original. Remove plasterboard from ceiling and assess underlying structure. Repair as needed as per schedule for Lath and Plaster. New lightweight stud partition to form two bedrooms.

North elevation- Existing: Tall skirting board remains as well as cornice. Fireplace has been blocked.

Proposed: carry out repairs to cornice and skirting boards. Carefully board over hearth to protect

West elevation- Existing: Modern replacement sashes in lower section of both windows. Original case/frames and panelling. Shutters remain. Skirtings remain in RHS only

Proposed: Carry out repairs to both windows, and remove modern replica sashes. New lower sashes to match the originals. Reinstate skirting board to room GF07

South elevation- Existing: No features remain.

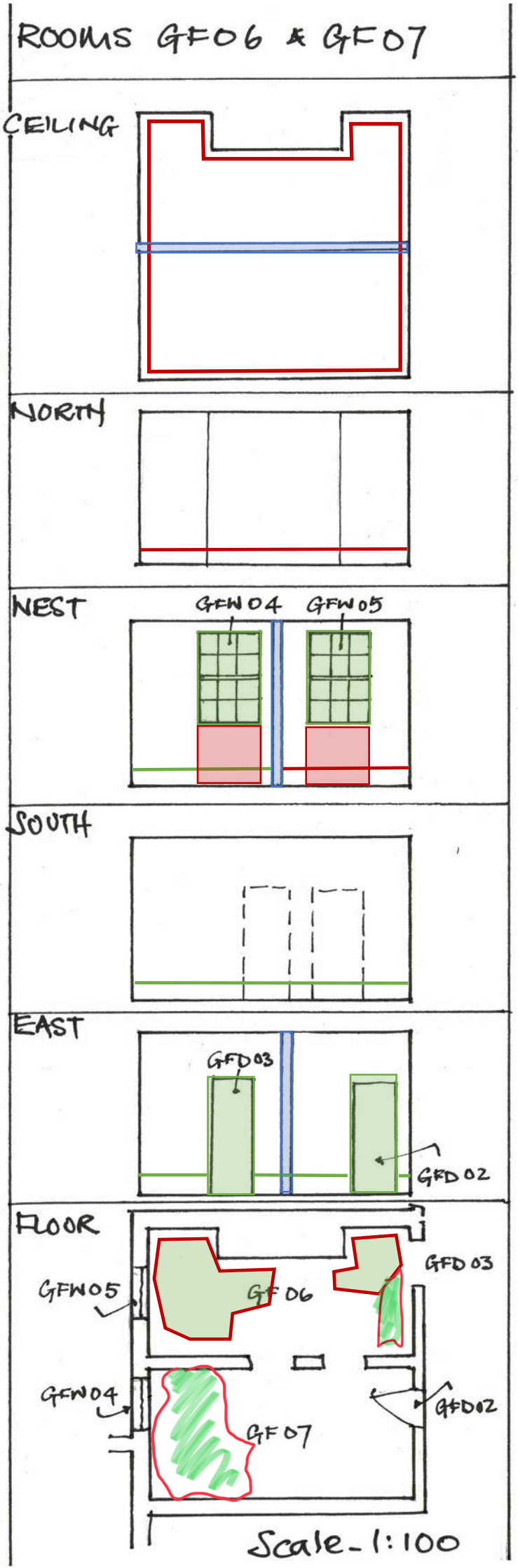
Proposed: Reinstate skirting board to match originals found within the room.

East elevation- Existing: Modern architrave to RHS door. LHS door missing. Original skirting boards to the LHS only

Proposed: Reinstate doors with new timber panelled door as shown in drawings along with new architrave. Reinstate skirting board to match original.

Floor Plan - Existing: Floor has been damaged due to investigations. Hearth remains.

Proposed carry out repairs to the floor, using reclaimed boards to match existing.



Room GF08 -
Ceiling Plan - Existing: Remains of original cornice to East and North of ceiling.

Proposed:

North elevation- Existing: Later doorframe and architrave. Original cornice, but skirting missing.

Proposed: Reinstate doors with new timber panelled door as shown in drawings along with new architrave. Reinstate skirting board to match original.

West elevation- Existing: All modernised, new stud wall to form bathroom

Proposed: new stud-work to form apartment, reinstate skirting boards to match original.

South elevation- Existing: All modernised, new stud wall to form bathroom

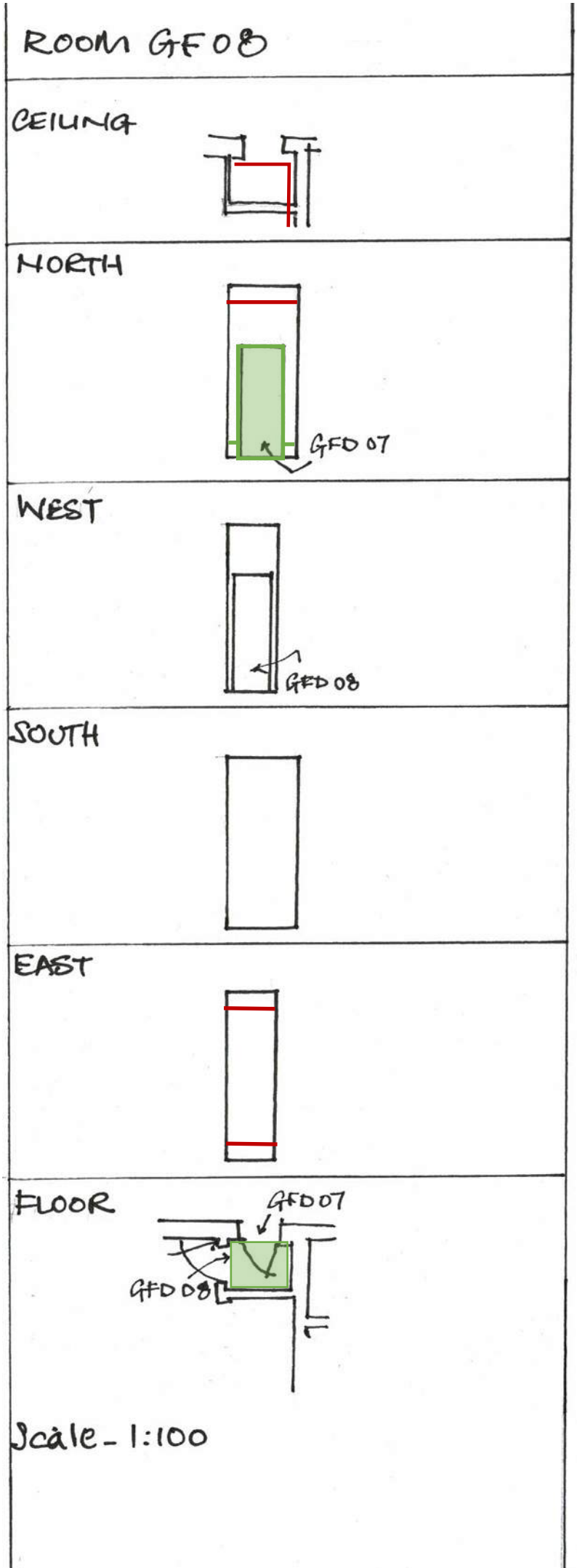
Proposed: new stud-work to form apartment, reinstate skirting boards to match original.

East elevation- Existing: The skirting and coving from GF09 continue along this elevation.

Proposed: Repair and make good remains of coving and skirting boards.

Floor Plan - Existing: mostly missing due to investigations.

Proposed reinstate timber floor with reclaimed boards to match the originals.



Room GF09 -
Ceiling Plan - Existing: Original detailed cornice, largely undamaged. Section of ceiling has collapsed due to water ingress.

Proposed: carefully take down ceiling and reinstate on new laths. Repair and make good coving.

North elevation- Existing: Original tall two section skirting boards.

Proposed: carry out minor repairs to skirting boards.

West elevation- Existing: Tall skirting board remains as well as cornice. Original windows remain. 1 sash has been replaced with poor replica. Architraves, mouldings, panelling and shutters all original.

Proposed: carry out minor repairs to skirting boards. Repair and reglaze windows, and replace modern sash with new to match originals. Repair and make good panelling, shutters and architraves.

South elevation- Existing: Tall skirting board remains as well as cornice. Fireplace has been blocked, later 1950's hearth.

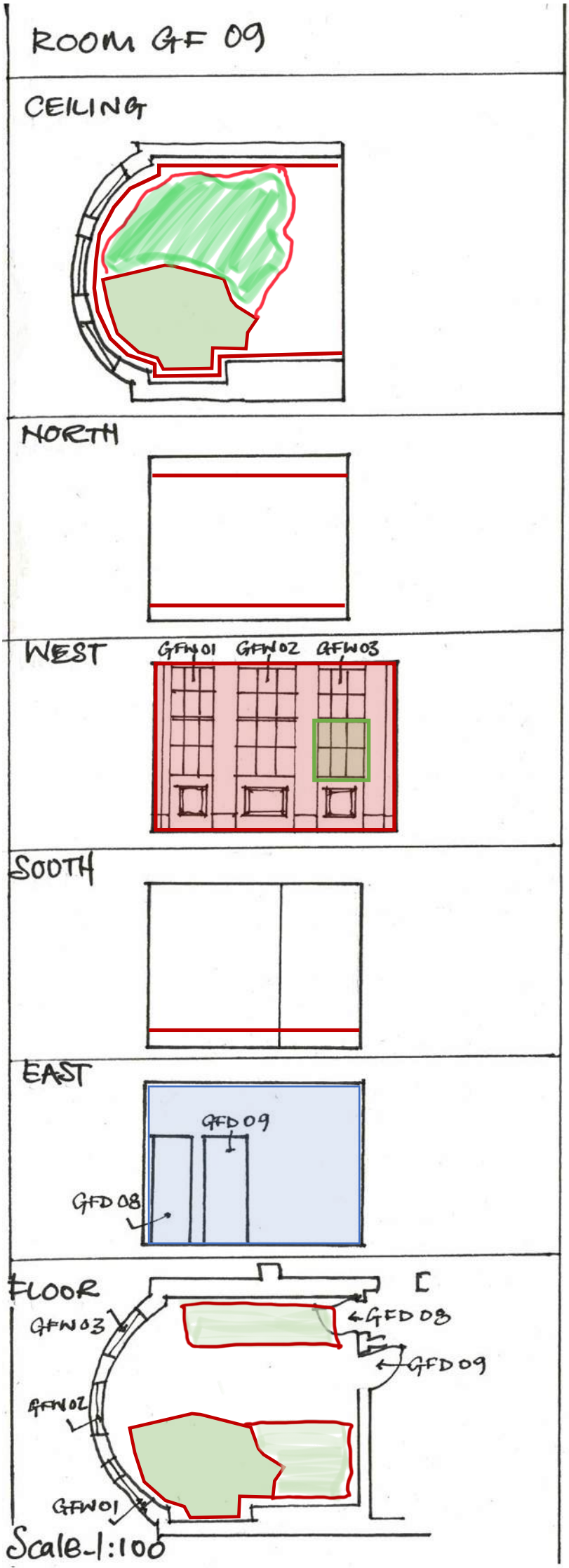
Proposed: carry out minor repairs to skirting boards. Carefully over-board hearth to protect.

East elevation- Existing: Modern partition with no details to form bathroom. Partition cuts through cornice.

Proposed: new stud-work to form apartment, reinstate skirting boards to match original.

Floor Plan - Existing: Wooden floorboards, damage to the East and West of room.

Proposed: reinstate missing / damaged timber floor with reclaimed boards to match the originals.



Room GF10 & GF11 -
Ceiling Plan - Existing: Cornice remains but has been cut by modern partition in GF10. Ceiling has been plaster boarded.

Proposed:

North elevation- Existing: Room has been modernised to create bathroom

Proposed: the area will become a bedroom and bathroom for the apartment. Skirting boards should be reinstated as well as a simplified cornice to match similar ones elsewhere.

West elevation- Existing: Room has been modernised to create bathroom

Proposed: the area will become a bedroom and bathroom for the apartment. Skirting boards should be reinstated as well as a simplified cornice to match similar ones elsewhere.

South elevation-Existing: Room has been modernised to create bathroom. Aluminium sash window has been installed within GF11

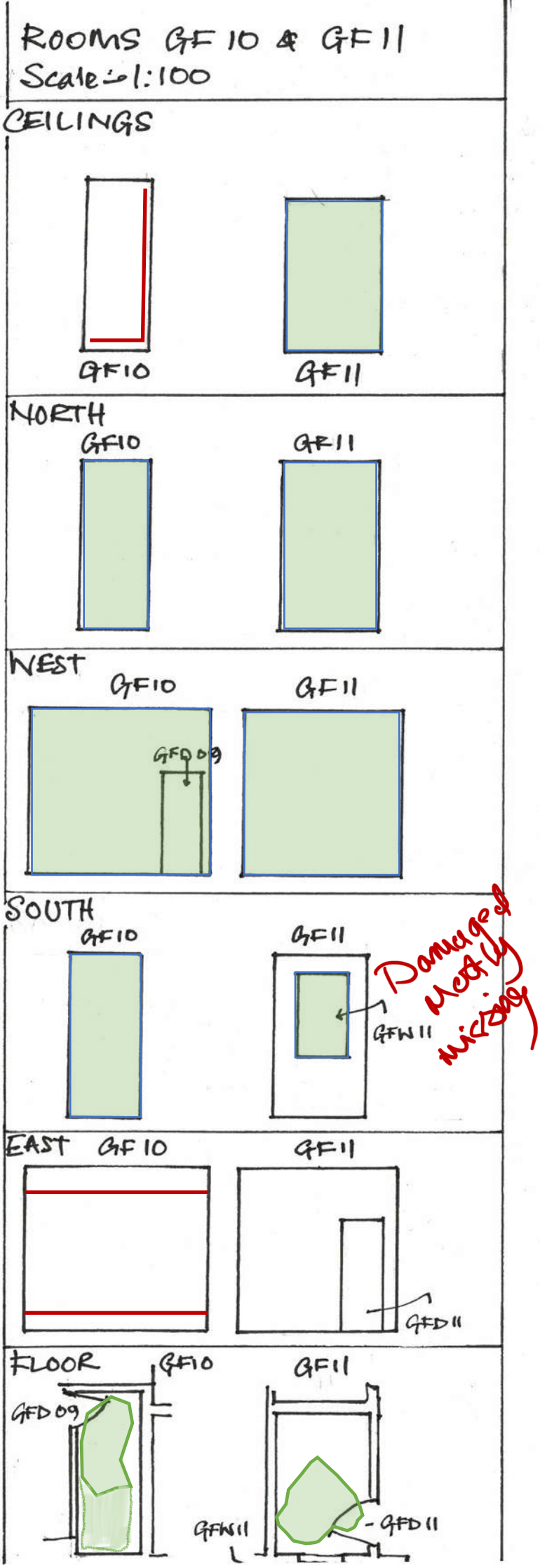
Proposed: the area will become a bedroom and bathroom for the apartment. Skirting boards should be reinstated as well as a simplified cornice to match similar ones elsewhere. New timber sliding sash to GF11 as shown on drawings.

East elevation- Existing: Room has been modernised to create bathroom

Proposed: the area will become a bedroom and bathroom for the apartment. Skirting boards should be reinstated as well as a simplified cornice to match similar ones elsewhere.

Floor Plan - Existing: Floor has been damaged due to investigations.

Proposed: reinstate missing / damaged timber floor with reclaimed boards to match the originals.



Room GF13- Landing Ceiling Plan - Existing: Artex Ceiling Proposed: remove artex ceiling and reinstate lath and plaster as specified.
North elevation- Existing: Modern glazed screen and door leading to GF01 Proposed: screen to be removed and area occupied by apartment.
West elevation- Existing: no remaining features Proposed: area occupied by apartment.
South elevation- Existing: Tall skirting board remains. Proposed: Carry out repairs and reinstate skirting to match original to the remainder of the room
East elevation- Existing: Tall skirting board remains. Proposed: Carry out repairs and reinstate skirting to match original to the remainder of the room
Floor Plan - Existing: the stone flag floor potentially remains in this area. Proposed Carefully remove laminate floor covering to expose the structure underneath. Assess stone floor for retention, clean and possibly grout if sound. Overboard if required to remain in situ, or otherwise reclaim to make up shortfall for repairing GF01 & GF02.

First Floor Rooms

First Floor:

Rooms FF01 & FF10 – Previously a large bedroom to the south of the first floor -
Ceiling Plan - Existing: Suspended plaster board ceiling. Ceiling height Variable but 7ft high to west. Stairs intrude to southeast of room FF01, no coving. FF10 is lath and plastered ceiling? with plaster board covering. High status coving exposed/preserved.

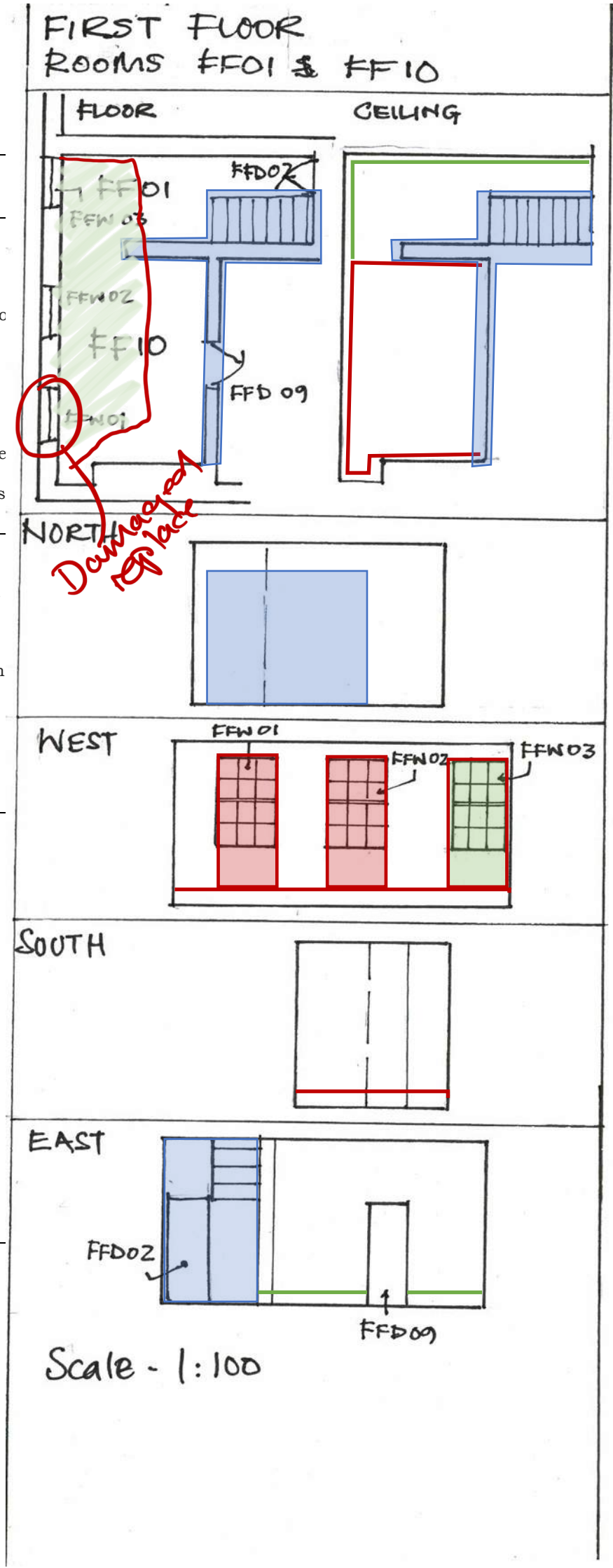
Proposed: . FF01 to be split into lobby for flat 5 with bathroom to west. New ceiling to east to where stairs removed. North and west coving to be preserved. FF10 east partitions to be removed Ensure ceiling heights correspond and coving runs continue across former rooms.

North elevation- Existing: Plaster walls, no openings. High skirting – 280mm high. Central breached wall to FF10. Masonry with plaster with high 240mm chamfered skirting board. High status deep coving.

Proposed: FF01 to be split into lobby for flat 5 with bathroom to west. New partitions scribed around existing coving. New door to lobby (see door and window schedule). FF10 north early high skirting boards retained and extended over blocked opening to west. New door to lobby to east. (see door and window schedule)

West elevation- Existing: FF01 former 6 over 6 pane sash replaced with 12 pane casement – upper 9 panes fixed. Bottom 3 panes top openers With wide architrave and painted timer canted casing. High skirting board. FF10 high status coving preserved, 2 windows both 6 over 6 pane sashes (early) with wide architraves and plinths. Canted painted timber casings with recessed timber panels below window. (Latter aspects similar for FFW03). High skirtings.

Proposed: F01 bath placed under window FFW03 – reposition? Retain and repair wall features. Replace window FFW03 with 6 over 6 sash (see window and door schedule). FF10 Two windows – FFW01, top sash survives but lower sash to be replaced with detail to match, type X in window schedule. Window FFW02 lower sash with lambs' tongue bars retain. Replace upper sash as lower sash in FFW01, retain all frames/boxes, casings and architraves and skirtings. Coving retained.



South elevation- Existing. In room FF01 large modern opening to west and stairs to south. No coving. Modern skirting board. FF10 has chimney breast with later additions to southeast. High status coving and skirting preserved. Proposed: East partition removed will reveal chimney breast coving to be retained. Retain skirtings.
East elevation- Existing: FF01 much altered with modern opening to north of modern staircase. Former opening has modern panelled door with Georgian wire glazing no architraves. FF10 modern stud partitions with modern panelled door to bathroom. Proposed: Modern partition removed. modern Torus skirting to be removed.
Floor Plan - Existing: FF01 lino over medium wide timber boards. FF10 narrower T&G boards (some missing). Proposed: Replace missing boards.

Room FF02 – First Floor Corridor -
Ceiling Plan - Existing: Ceiling removed exposing joists to north. Deep early coving survives to east west walls and northwest corner. Lath and plaster? Coving survives to south over half landing. Fire screen divides space

Proposed: Repair ceiling with lath and plaster and replace missing coving runs like for like.

North elevation- Existing: . Modern partition with opening no door, no coving, modern skirting

Proposed: Add entrance door to apartment 6 (see door schedule).

West elevation- Existing: Early coving and early skirting survives including down staircase. Three modern doors to lift stairs and room FF01. Fire screen by bisects wall.

Proposed: Block lift and stair openings, plaster and continue skirting like for like. New door to Flat 5. (see door schedule)

South elevation- Existing: Early coving and high skirtings to stair half landing – original 6 over 6 sash with canted plaster reveals, thick timber internal cill.

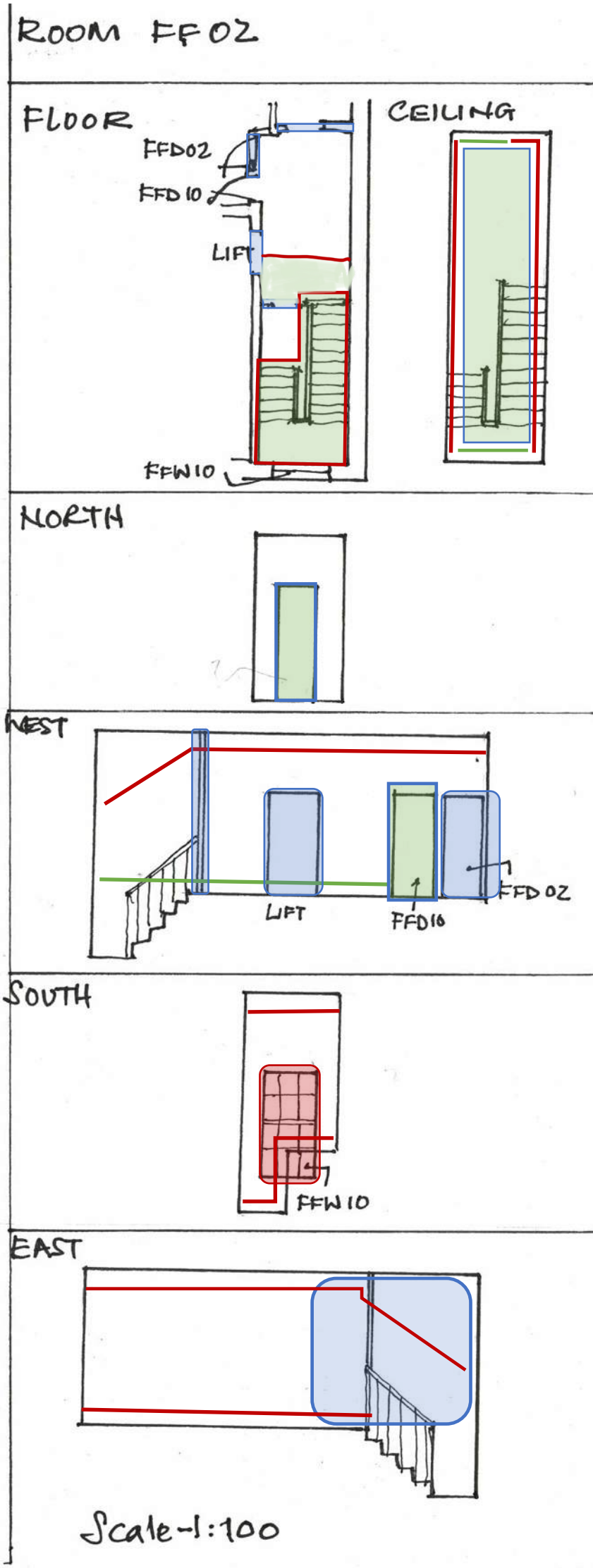
Proposed: Retain skirting and coving, repair plaster work. Restore, repair window FFW10.

East elevation- Existing: Sections of original cornice and high 9" Torus skirting visible survive with losses to the north. Plaster walls.

Proposed: Majority of coving and skirting survive – repair. Stairs to 2nd floor to be installed. Ensure skirting and coving runs continue up to stair well.

Floor Plan - Existing: Existing floor is narrow boards, some missing at first floor level, boards to stairs and half landing survive.

Proposed Existing stair in fair condition around half landing – repair handrail and replace missing spindles like for like. Remove fire screen without damage to stair features, new stairs to 2nd floor to match existing with turned handrail etc.



Room FF03 -Corridor to north of stairs
Ceiling Plan - Existing: No ceiling joists exposed. Evidence of former lath and plaster ceiling. Some early coving remains to the south and west and east walls

Proposed: Replace ceiling and early coving – lath and plaster.

North elevation- Existing: Modern partition and panel door.

Proposed: To replace with new partition and door to storeroom (see door schedule). Ensure new wall does not damage early skirting and coving.

West elevation- Existing: 3 door openings – centre opening no door. South and north modern doors with early architrave, no architrave to centre opening. 9" Torus skirting

Proposed: Block south door and retain 2 northern openings. Insert new doors. Retain – old architraves and salvage from blocked opening – reuse for proposed doors. (see door schedule).

South elevation- Existing: No coving/skirting, modern door and fanlight.

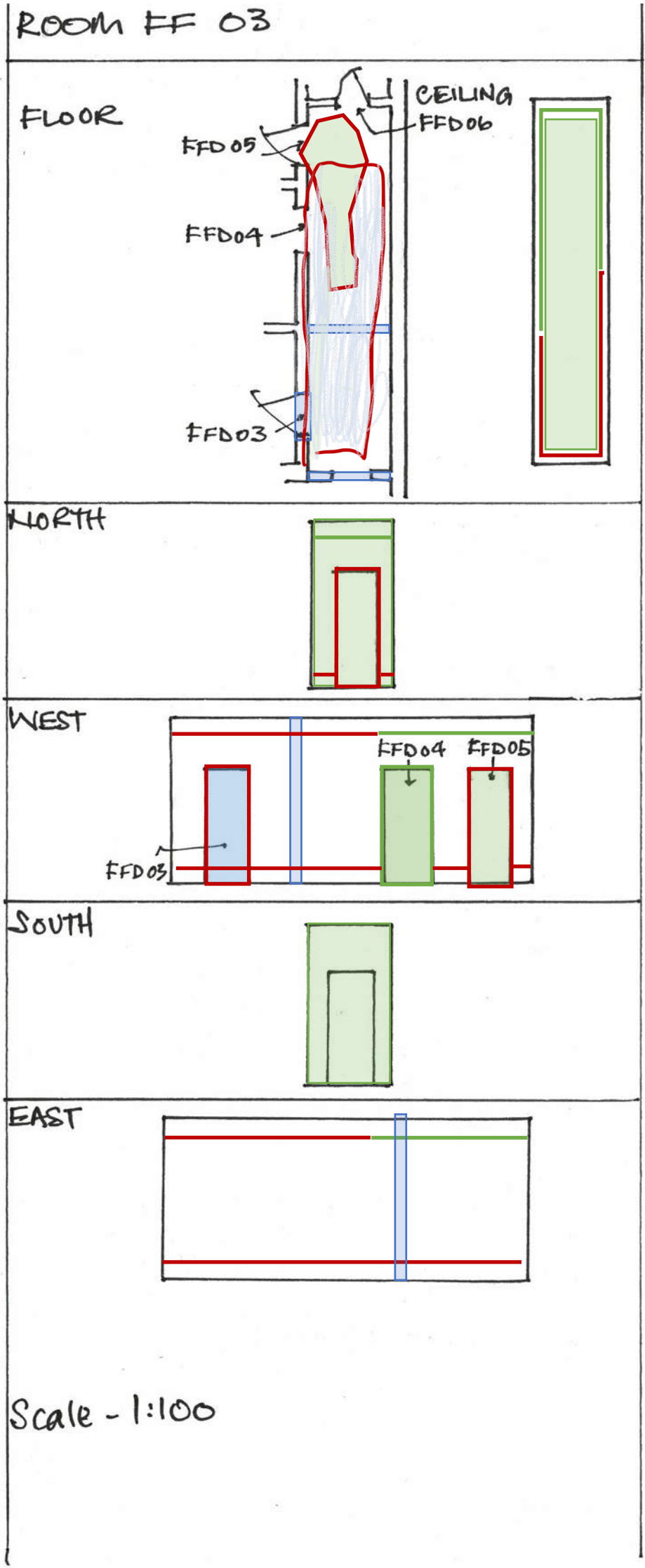
Proposed: New partition and door without fanlight (see door schedule). Ensure coving runs are not damaged.

East elevation- Existing: Plaster – moisture damaged. Early 9" Torus skirting. Remnants of early coving

Proposed Repair and replace coving and skirting where damaged, like for like.

Floor Plan - Existing: Timber floorboard, with large section of damage and missing – tongue and groove.

Proposed: Replace missing boards after installation of fire protection/noise attenuation measures. Ensure skirtings are safeguarded.



Room FF04 and FF05 —Room to the north of FF03 corridor formerly divided into a kitchen and hall to the south. Dividing partition removed.

Ceiling Plan - Existing: FF04 has suspended plasterboard ceiling damaged and missing in parts. No complete lengths of coving - early fragments survive in west wall. FF05 Suspended ceiling with plaster board, early coving survives on west wall.

Proposed: Retain early coving and install matching coving where missing in both rooms. Remove plasterboard and repair underlying lath and plaster. New store partition without coving. Existing and new decorative cornice to east and west walls safeguarded.

North elevation- Existing: FF05 only 6 over 6 sash with early glazing bars with plaster reveals. Plaster walls – no skirting.

Proposed: Add high Torus skirting to match east and west walls. Repair plaster. Repair and refurbish existing sash. Sink units to be installed under window – conflict with sash height?

West elevation– Existing: Plaster walls with high Torus skirting, early coving survives in parts

Proposed: Install matching coving. Retain skirting. New opening proposed with plaster reveals, return salvaged skirting into opening reveals.

South elevation- Existing: FF04 only. Modern partition and modern panel door.

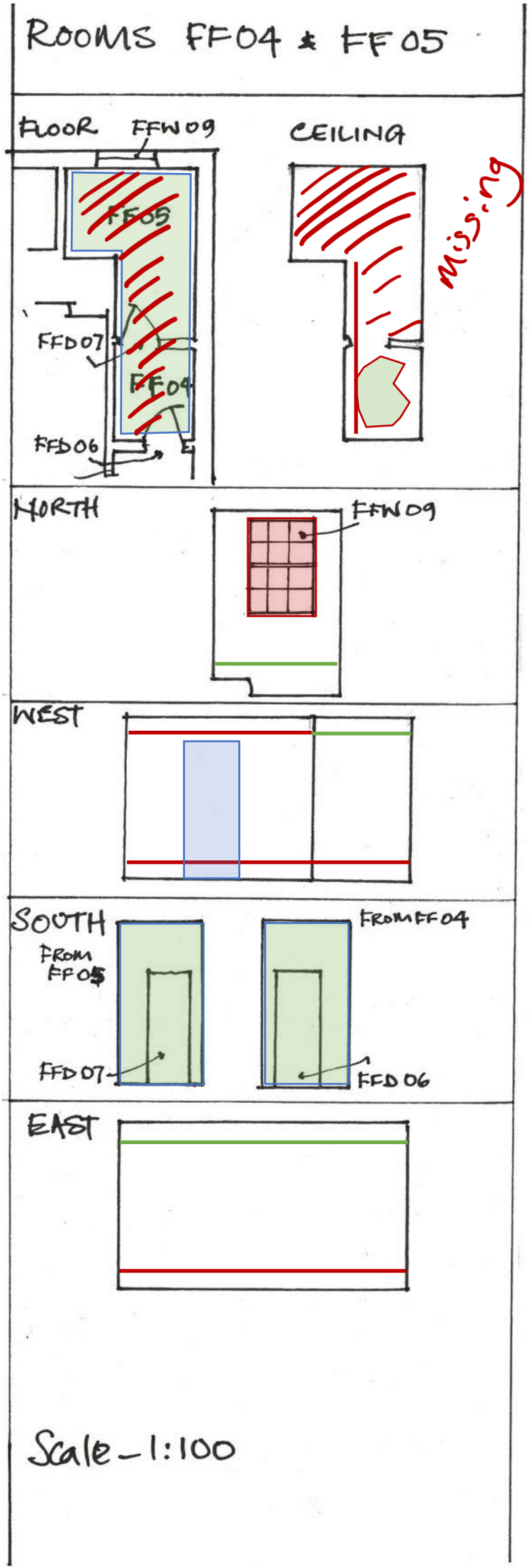
Proposed: This partition to be retained or replaced like for like? (See door schedule). Safeguard coving and skirtings.

East elevation- Existing: Blank plastered with high Torus skirting no coving.

Proposed: Repair, plaster. Retain skirting. Install early coving type where missing.

Floor Plan - Existing. Narrow T&G boards. Some missing in both rooms.

Proposed: Retain floorboards and install new boards to match. After installing services and fire/noise measures within ceiling void. Ensure M & E follows existing bathroom service routes. Fire & noise protection measures in floor void.



Room FF06 -Small room at the north Gable.

Ceiling Plan – Existing: Early lath and plaster ceiling with early coving to the north, west and south walls. No coving to east – later partition to FF05

Proposed: Repair any damaged plaster and coving.

North elevation- Existing: Plaster walls, with Torus skirting. Window is sash 3 over 3 sash with lambs' tongue bars – no horns.

Proposed: Retain coving and refurbish and repair window. Bath to be installed under window – check cill height.

West elevation- Existing: Plastered walls with coving. 6 over 6 pane hornless sash but with Ovolo moulding to bars and slightly bulkier meeting rail.

Proposed: Repair or replace FFW07 with lambs' tongue sash.

South elevation- Existing: Chimney breast with partition tight onto east side. West side modern panel door in new stud partition

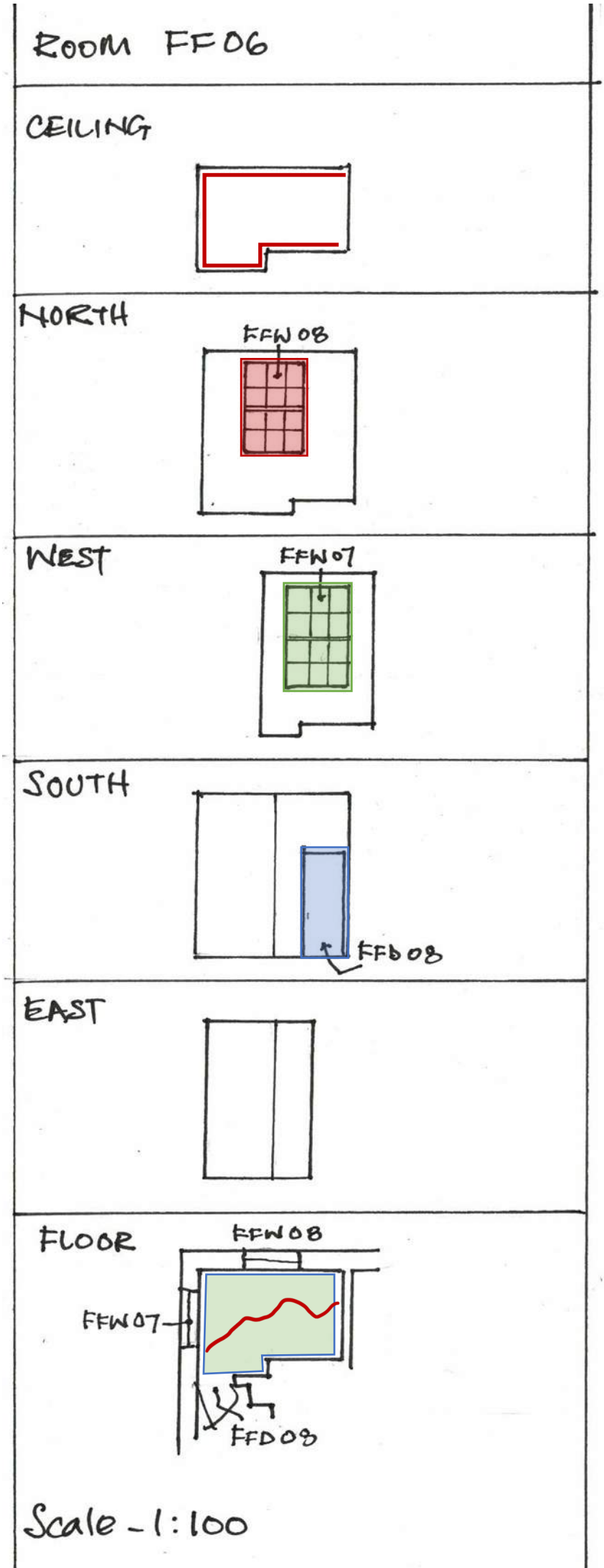
Proposed: Reverse and replace door. (see door schedule)

East elevation- Existing: Plain existing stud partition plastered wall

Proposed: No change.

Floor Plan - Existing: . Lino covering narrow T&G existing boards. Older stone fireplace to south. Split level floor

Proposed: Cover existing floor with bathroom flooring after installing M&E. ensure M & E. Follow existing bathroom service routes. Fire & noise protection measures in floor void



Room FF07 – Lounge
Ceiling Plan - Existing: Plasterboard ceiling with open section to west of south wall (previous stairs?) Early coving to all walls

Proposed: Install matching ceiling into existing opening. Coving safeguarded.

North elevation- Existing: Plastered walls and high chamfered skirting. Modern partition door to west.

Proposed: No change. For new door see door schedule.

West elevation- Existing: High skirtings plastered walls and single window – 6 over 6 sash (hornless) with timber casings. Upper sash – lambs' tongue bars – reproduction lower sash. Painted panel below window and casing.

Proposed: Retain and refurbish existing window. Possible replacement of lower sash. (see window schedule). Replace doors for panel type (SEE DOOR SCHEDULE). Retain chamfered skirting and coving

South elevation- Existing: Plain plaster wall with skirting and coving

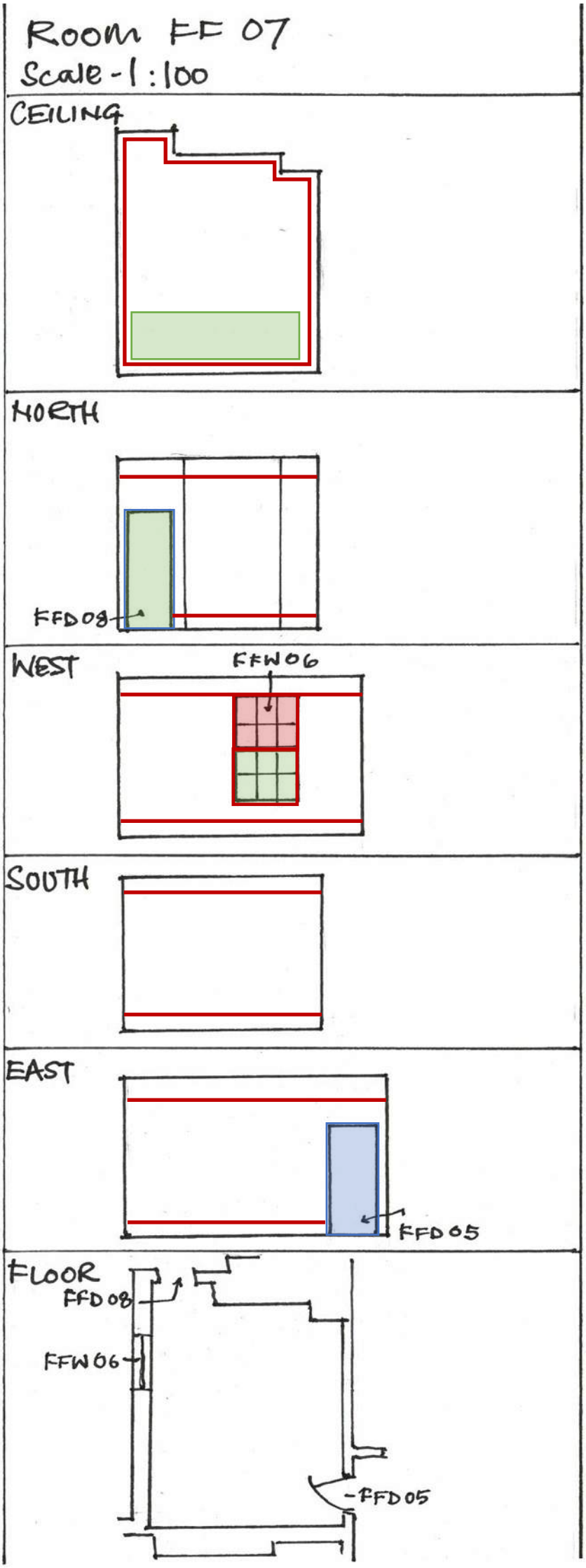
Proposed: No change

East elevation- Existing: Wall with single door opening to south – modern panel door, no architrave. Coving and chamfered skirting.

Proposed: New door (see door schedule). New opening to north no door – plaster reveals and install skirting returns.

Floor Plan - Existing: Narrow timber boards. Tiled hearth to north chimney

Proposed: No change, carpet covering?



Room FF08 – FF09 – Larger high status room divided by central stud partition with 2 openings.

Ceiling Plan - Existing: FF08 and FF09 has plaster board over early lath and plaster ceiling. Early coving to north part of west wall, north, east and west walls. No coving to central partition

Proposed: Retain central partition. Remove plaster board, examine/repair lath and plaster ceiling, retain early coving runs and add matching coving where missing. No coving to central partition. Ceiling heights match

North elevation- Existing: Chimney breast with coving. Chamfered high skirtings.

Proposed: No change.

West elevation- Existing: 6 over 6 sashes to north and south of partition. Window in room FF08 has lambs' tongue upper sash with later mouldings to lower sash.. Architrave to match WW06. Plinths and casing below window. Window to FF09 (FFW04) matches FFW05 but not architrave to north.

Proposed: Retain skirtings and coving – repair and refurbish both existing windows. Add north architrave to FF05 where missing to match adjoining. Possible replace of lower sashes for lambs' tongue type?

South elevation- Existing: Ignoring retain central partition. South wall of FF09 blank with early coving and skirtings.

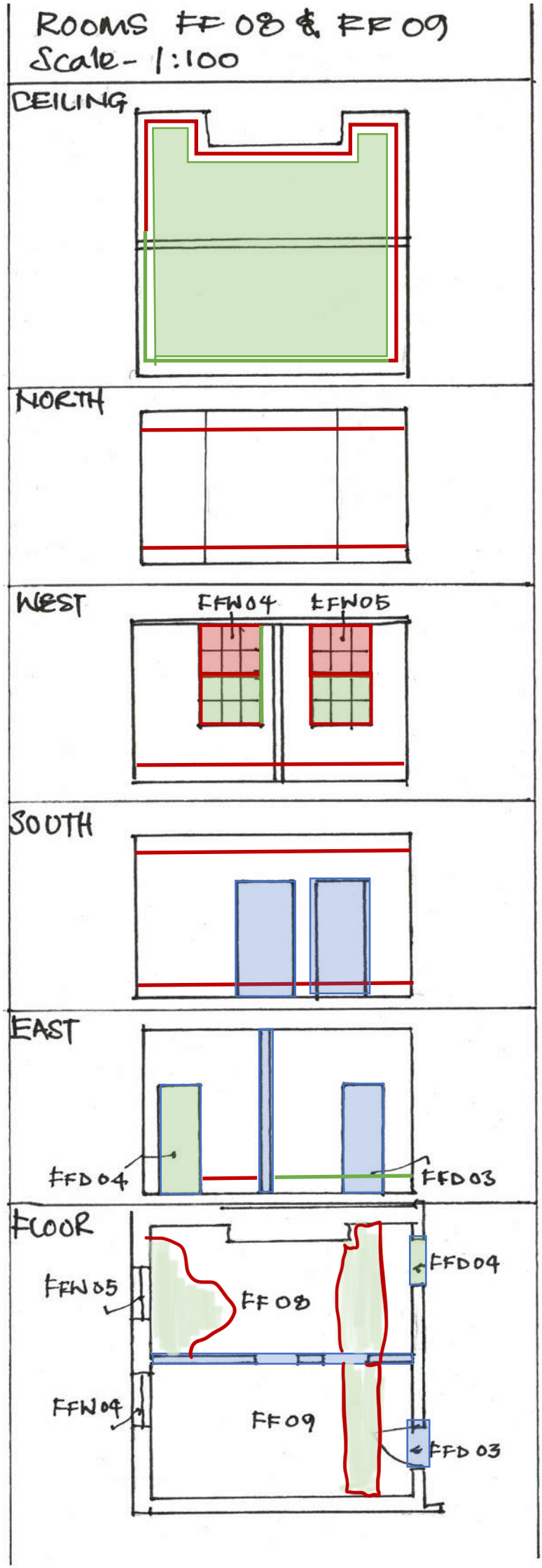
Proposed: Retain existing features. New door. proposed to lobby of Flat 5.(See door schedule)

East elevation- Existing: Two modern panel doors to FF08 and FF09. Door FFD04 – no architrave. FFD03 – composite later architrave. Coving and high skirtings.

Proposed: Retain existing wall features, block door to FF03 with matching skirting. New door to FF04 (see door schedule).

Floor Plan - Existing: FF08 – plywood laid on T&G boards - missing to east. FF09 T&G boards in tact. Slate hearth to chimney in FF08.

Proposed: No change – carpet?



Lift (no access) FF11Bathroom to east to FF10

Room FF11 – Existing bathroom to east to of FF10
Ceiling Plan - Existing: Plasterboard over lath and plaster? Early coving continues from FF10 along south wall

Proposed: Combine this room with FF10. Remove plasterboard. Restore coving to east wall.

North elevation- Existing: Blank stud partition wall

Proposed: Blank stud partition wall to be removed.

West elevation- Existing: Blank stud partition wall
With modern opening door

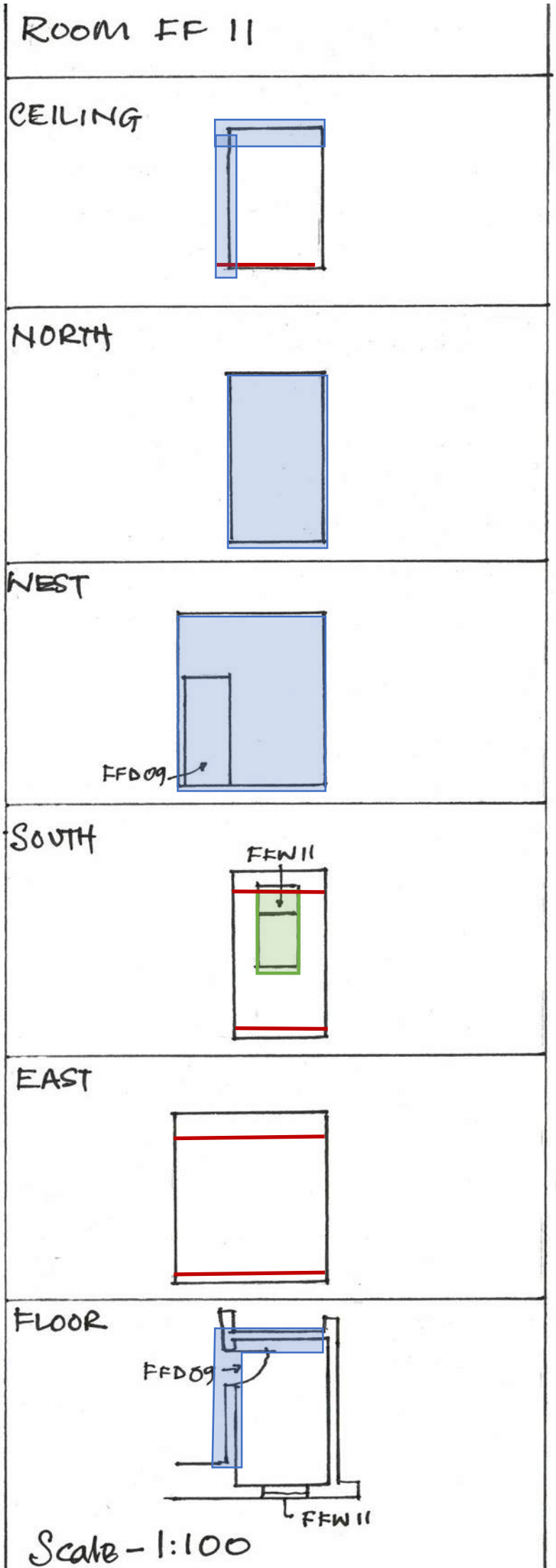
Proposed: Blank stud partition wall to be removed.

South elevation- Existing: low Torus skirting, plaster wall. Modern window. Early coving.

Proposed: Repair coving where partition removed. Replace window with sash type. (see window schedule)

East elevation- Existing: Plain plaster wall -low torus skirting. Coving.

Proposed: Proposal to retain east wall and features - room & lift incorporated into larger combined room for lounge/dining room for flat 5. Ensure ceilings correspond in height. Continue early coving into lift east and north walls. Replace ex. Skirting with high type to match FF10. Kitchen fittings to be installed along south and east walls – ensure M & E follows existing bathroom service routes. Fire & noise protection measures in floor void.



Second Floor Rooms

Second [Attic] Floor:

Rooms SF01, SF02 & SF03 -Modern stairwell and landing – now one space but previously partitioned as separate stairs and landing –

Ceiling Plan - Existing: All ceilings have been plaster-boarded. No original features have been retained

Proposed: plasterboard shows signs of damp. Replace with new plasterboard if necessary

North elevation- Existing: opening through to SF04- door missing

Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings

West elevation- Existing: no original features remain

Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings. New bathroom, new lightweight stud wall, and new timber door to match drawings.

South elevation- opening through to SF07- door missing

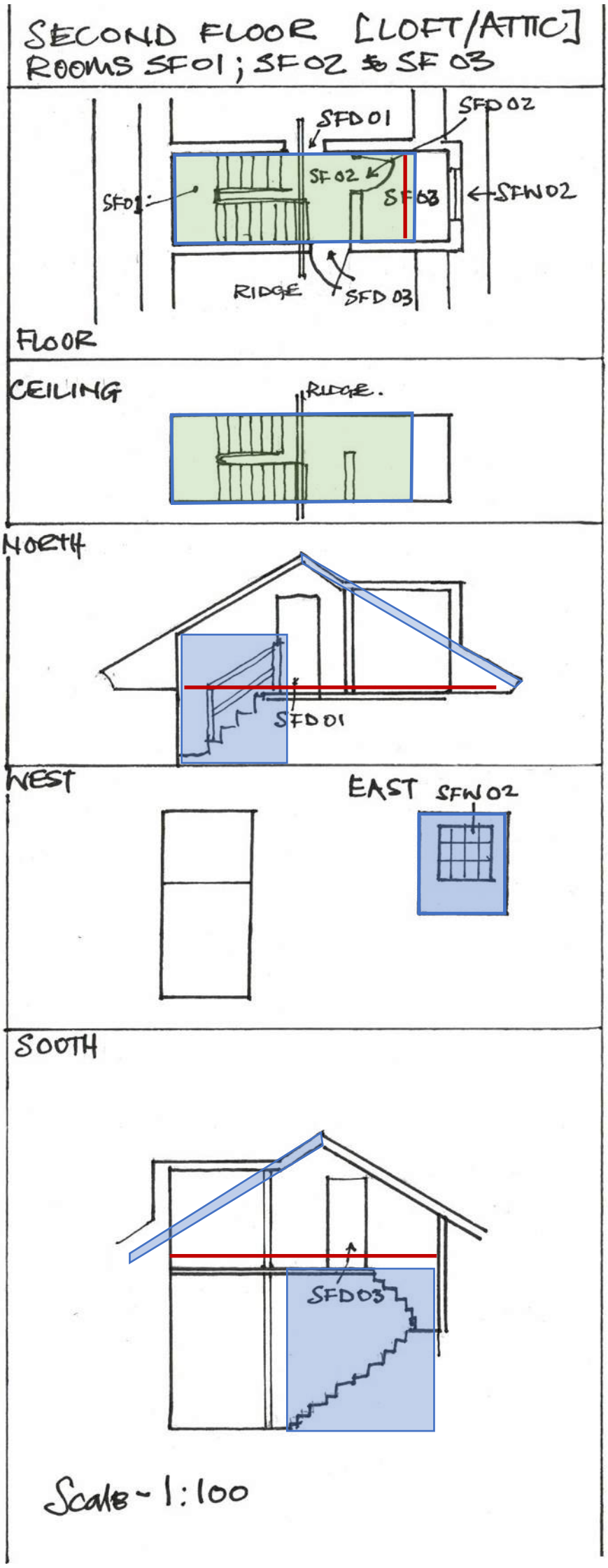
Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings

East elevation- Existing: modern partition and bathroom within dormer extension.

Proposed: dormer to be removed. make good plaster and reveals. Reinstate simple skirting as shown on drawings

Floor Plan - Existing: Modern floor covering

Proposed: remove modern covering. If original remains underneath - retain, otherwise replace with reclaimed timber boards to match elsewhere.



Rooms SF04

Ceiling Plan - Existing: Modern roof light, sections of ceiling missing to Southwest, exposed purlins with simple timber detail fixed to top.

Proposed: plasterboard shows signs of damp. Replace with new plasterboard if necessary. Retain timber moulding and replicate on purlins where missing. 2No. New conservation roof-lights installed to west elevation.

North elevation- Existing: opening through to SF05- door missing

Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings

West elevation- Existing: no original features remain

Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings. 2No. Bedrooms being formed using, new lightweight stud wall, and new timber doors to match drawings.

South elevation- opening through to SF02- door missing

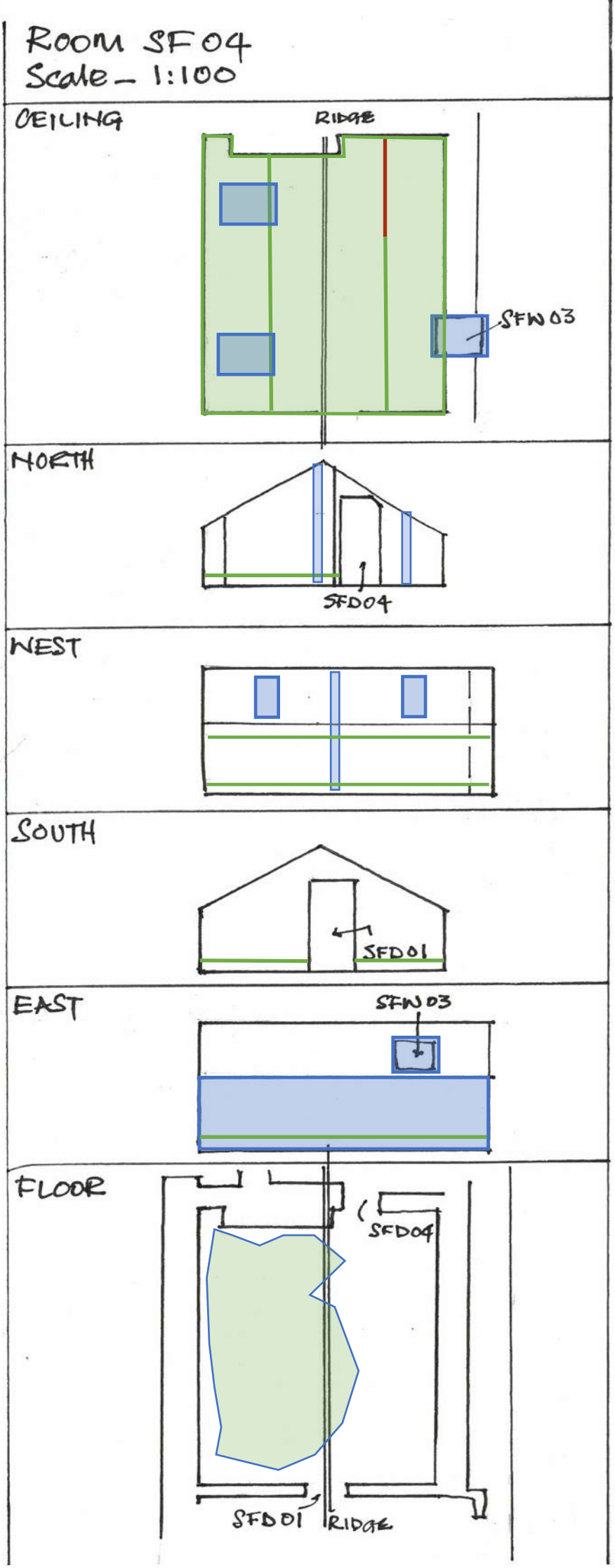
Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings

East elevation- Existing: no original features remain

Proposed: new lightweight stud wall to create storage area. Reinstate simple skirting board as shown on drawings

Floor Plan - Existing: Large expanse of missing and damaged floorboards. Floorboards mix of original wide sections and modern narrow boarding.

Proposed: remove modern covering. If original remains underneath - retain, otherwise replace with reclaimed timber boards to match elsewhere.



Rooms SF05

Ceiling Plan - Existing: Modern roof light, sections of ceiling missing to Southwest, exposed purlins with simple timber detail fixed to top.

Proposed: plasterboard shows signs of damp. Replace with new plasterboard if necessary. Retain timber moulding and replicate on purlins where missing. 1No. New conservation roof-lights installed to east elevation.

North elevation- Existing: opening through to SF06- door missing

Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings. Reinstate new timber door to SF06 as shown on drawings

West elevation- Existing: no original features remain

Proposed: make good plaster. Reinstate simple skirting as shown on drawings.

South elevation- opening through to SF04- door missing

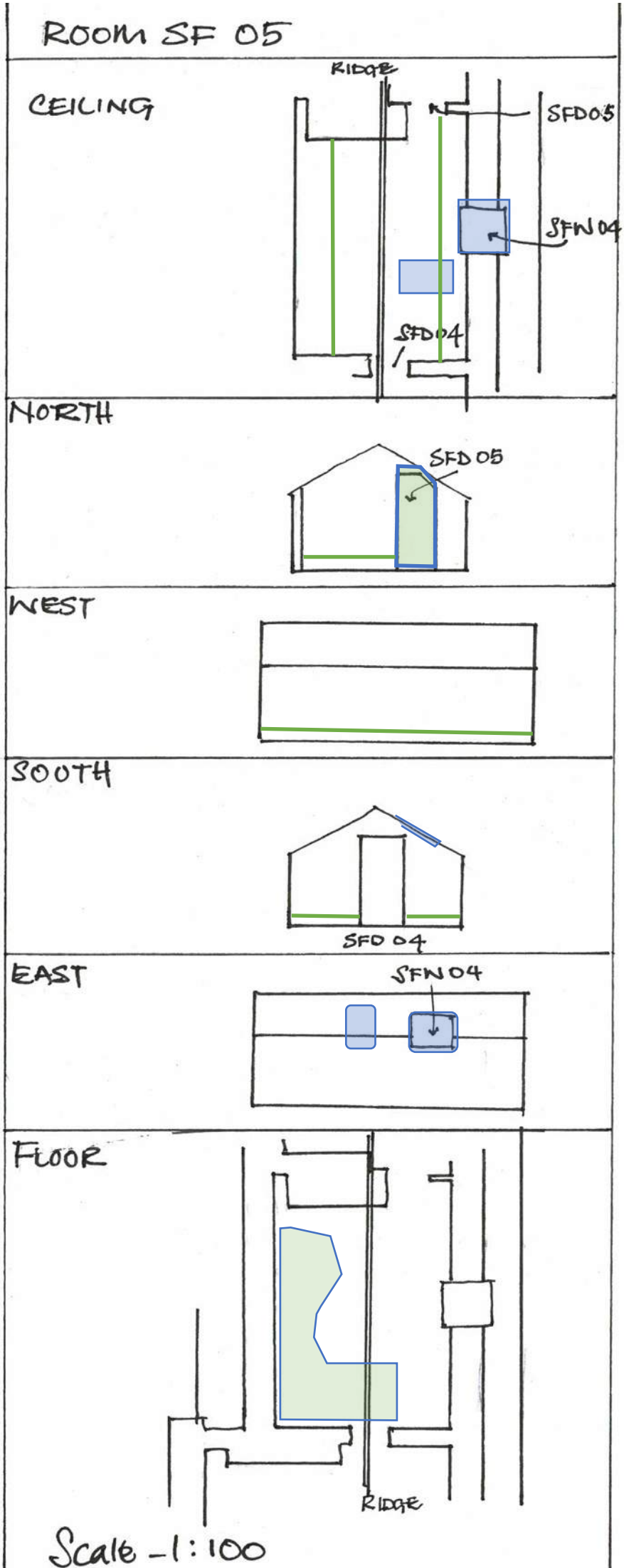
Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings. Reinstate new timber door to SF06 as shown on drawings

East elevation- Existing: no original features remain

Proposed: Reinstate simple skirting board as shown on drawings

Floor Plan - Existing: Floorboards mix of original wide sections and modern narrow boarding. Section of floor missing where staircase has been removed. Floor has been overboard to the West

Proposed: remove modern covering. If original remains underneath - retain, otherwise replace with reclaimed timber boards to match elsewhere.



Rooms SF06

Ceiling Plan - Existing All ceilings have been plaster-boarded. No original features have been retained

Proposed: plasterboard shows signs of damp. Replace with new plasterboard if necessary

North elevation- Existing: modern casement window

Proposed: make good plaster and reveals. Replace modern window with new timber window as shown on drawings.

West elevation- Existing: no original features remain

Proposed: make good plaster. Reinstate simple skirting as shown on drawings.

South elevation- opening through to SF05- door missing

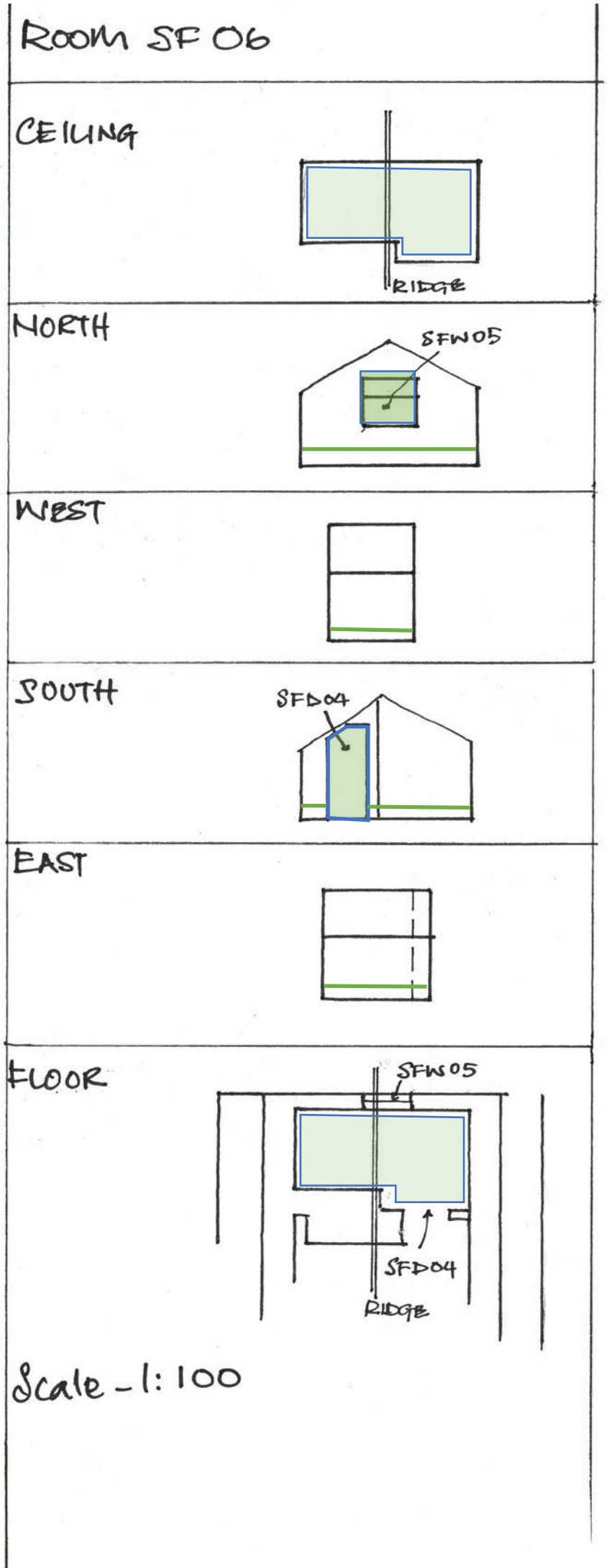
Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings. Reinstate new timber door to SF05 as shown on drawings

East elevation- Existing: no original features remain

Proposed: Reinstate simple skirting board as shown on drawings

Floor Plan - Existing: Floorboards have been replaced with modern boarding.

Proposed: remove modern covering. If original remains underneath - retain, otherwise replace with reclaimed timber boards to match elsewhere.



Rooms SF07

Ceiling Plan - Existing All ceilings have been plaster-boarded. No original features have been retained

Proposed: plasterboard shows signs of damp. Replace with new plasterboard if necessary. New conservation roof-light to the west of the room.

North elevation- Existing: opening through to SF05- door missing

Proposed: make good plaster and reveals. Reinstate skirting boards.

West elevation- Existing: no original features remain

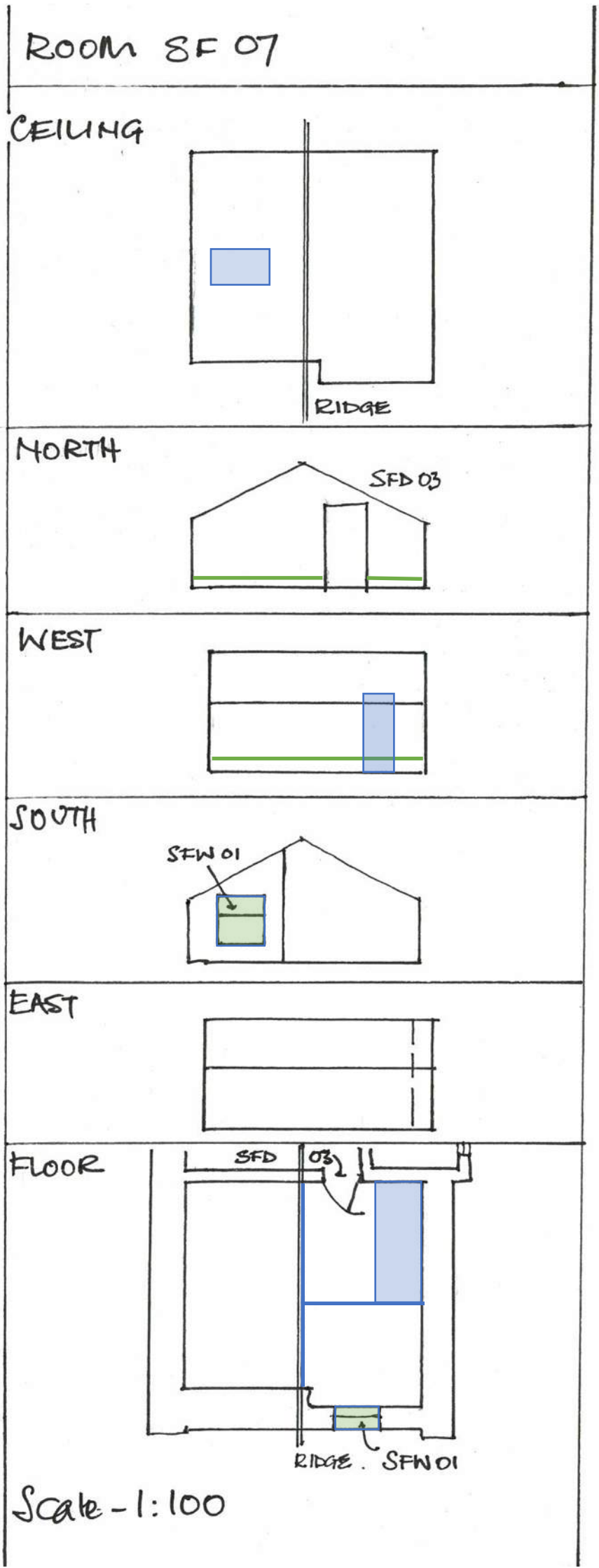
Proposed: make good plaster and reveals. Reinstate simple skirting as shown on drawings.

South elevation- Existing: modern casement window

Proposed: make good plaster and reveals. Replace modern window with new timber window as shown on drawings.

East elevation- Existing: under eaves storage remain

Proposed: remove stud-work and Reinstate simple skirting board as shown on drawings

Floor Plan - Existing: Floorboards have been replaced with modern boarding.

Proposed: remove modern covering. If original remains underneath - retain, otherwise replace with reclaimed timber boards to match elsewhere. The room is to be divided into a bedroom, and lobby. New staircase to south east corner and new storage area to the east.