

DOCUMENT 1

FENTON HOUSE, HIGHER ARDWICK, MANCHESTER CONDITION COMPLIANCE:

Room by Room Schedule of Existing Internal Ceilings, walls, Floors and Features
with Heritage Assessment and Scheme Justifications.

[Background Information Document on Internal Features/Fabric and Condition 10]



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Room	Ceiling	Walls	Floors	Features	Repairs/Restorations/Alterations
Basement Level:					
Basement room B01 Entrance lobby	Artex ceiling with no coving details.	Skirtings – Torus 6 inch on north and south walls. No other wall details.	Laminate on a solid floor. Floor covering unknown?	Door opening with plaster reveals. No architrave door frame or door to external opening BD01. Internal opening -no door or architrave to door BD02.	This is a room of low significance with altered/modern/missing features. Proposal to subdivide existing historic lobby. Proposal to block up the opening in north wall. New basement entrance door and fanlight. [see door and window schedule] Proposals to install new opening and door in south wall. [see door and window schedule] New stud wall and masonry wall to create a new meter room to the east?? [see door and window schedule] Retain skirtings to north and south and scribe new partitions. Plaster over existing Artex with plaster skim. No evidence of coving – Proposal not to install new cornice. Due to low significance the above proposals are justified from an impact viewpoint and restorations of early unknown historic features is not warranted.
Basement room combined B02/B03 – Service corridor and	No ceiling plaster or evidence of coving. Signs of original lath and plaster on joists. Joist direction from	Skirtings – low 6” Torus to the west wall. No skirtings on the east wall. No wall rails.	Laminate on solid floor?	Existing modern door opening to living room B09 and existing wall openings only. BD04,	The proposal will open up the north end of the main basement corridor but closes off the south end to separate apartment 1 & 2 with a masonry wall and new lobby. This is

stairwell to the sales.	east to west, supporting dressed stone flags above.			05 and 06 all modern doors and frames. Opening blocked with matching brick render? Rear door modern ledged and braced boarded door – BD09.	a room of low significance with altered/modern/missing features - with the exception of the servants' stairs and features. Proposal to remove steps with wrought iron rail and spindles has been granted listed building consent. Amendment to retain the existing servants' stairs would result in unviable loss of the only bedroom in new apartment 1. Proposal to remove existing WC and lift walls and install a new stud partition to the north across the circulation corridor to create a larger bedroom and create a storeroom. Enlarging the corridor room by incorporating B 10 and the lift room. Ensure intersection of possible different floor/ceiling levels correspond. Proposed carpet covering to floor. New masonry wall to the north of the store and stud wall beyond for additional storage. New traditional style nine pane window in south wall [see door and window schedule] Demolition of east stepped porch and modern entrance boarded door. Due to low significance the above proposals are justified from an impact viewpoint and restorations of early unknown historic features is not warranted.
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Room B04 North end of corridor – existing kitchen.	No coving. Modern plasterboard finish.	No skirtings or other decorative wall features. New stud partition and door to the north end of the room.	Raised floor with solid modern tile covering.	Existing modern external door BD09 in North elevation to be replaced [see door and window schedule] Also door BD05 and BD08 – modern internal panel doors.	This is a corridor room of low significance with altered/modern/missing features. Proposals – for a new partition and door to create a lobby. New opening to the west wall of lobby to the new bathroom for apartment 2. Remove partition to the south of the corridor room. Proposal for new external door in north elevation. [see Door Schedule] Also beneficial to reduce the level of the floor to a common level. Due to low significance the above proposals are justified from an impact viewpoint and restorations of early unknown historic features is not warranted.
Combined Rooms B05 and B06 - Existing Bath and Boiler Rooms.	Plaster Ceiling with plasterboard and skim cover? No coving.	Plaster walls no skirting boards.	Concrete/solid floor. [Test pit by door]	Modern fittings. Hearth to former fireplace survives. Modern window with 4 panes over 8 panes in west wall. No architrave or casings. Existing opening BD07 to remain with new door. [See door schedule] Proposal to block up door BD08 – existing door missing. New sash to be installed in West wall window BW07. [See window schedule]	These are small secondary rooms in the north unit? of low significance with altered/modern/missing features. The rooms were originally a single room with a central fireplace in the south chimney breast. Proposals to combine boiler room and existing bathroom to make a larger bathroom for the north apartment. This returns the room to its earlier size. Ensure intersection of possible different floor/ceiling levels correspond. Due to low significance the above proposals are justified from an impact viewpoint and restorations of early unknown historic features is not warranted.

Room B07 - Lounge.	Plaster ceiling, [could be plasterboard] and skim cover. Modern cavetto moulding plasterboard coving.	Low modern 6" Torus skirting boards on all walls.	Solid Floor overlain with linoleum.	Modern 3 over 6 pane sash window in West wall. [similar to BW07] Doors BD06 and DB07 presently missing. Modern architrave to BD07. No architrave to BD06. No chimneypiece – [existing hole in wall for makeshift fireplace]	This is a room of low significance with altered/modern/missing features. Proposal to use the room as lounge for the North apartment. Door BD08 is to be blocked. The room plan will not be changed. New door inserted in east wall. Can the existing opening [door BD06] in the south east corner be utilised for new door? Kitchen fittings to be installed against west wall. [with sash window – high cill level to basement windows presents no problems for new kitchen units. [See door and window schedule] Proposals for windows BW06 and BW07 to be replaced with traditional 4 over 8 pane sash. [See window schedule] These proposals will have an overall enhancing impact due to the restoration of the traditional window. Due to low significance the above proposals are justified from an impact viewpoint and restorations of early unknown historic features is not warranted.
Room B08 – dining room.	Artex over plasterboard ceiling with modern cavetto coving.	Plaster. low modern 6" Torus skirting board. Some opening up of chimney breast has taken place	Solid floor with laminate floor covering.	Chimney breast plane – fireplace removed. Windows BW04 and BW05 modern 4 over 8 pane sashes as in BW06 and BW07. No doors in this north	This is a room of low significance with altered/modern/missing features. Proposals to subdivide the existing/ original larger room to form two bedrooms with central dividing stud partition for apartment 2. Proposal

				section. Open new east wall door [See door schedule]. Installed 4 over 8 pane traditional sash. [See window schedule]	to create two new doors in East wall – one for each new bedroom. New wall to south – Proposals should replicate the existing modern coving and skirting boards. Opening in south wall, [no door or architrave] to be blocked. Due to low significance the above proposals are justified from an impact viewpoint and restorations of early unknown historic features is not warranted. These proposals will have an overall enhancing impact due to the restoration of the traditional windows in the west wall.
Room B09 - Living room.	Low ceiling - 3.20 ms high in common with other rooms on this basement floor. No coving. Damaged ceiling surface to the north west dry rot – joists exposed [aligned in North South direction]	Solid floor with laminate covering.	Low modern 6” Torus skirting boards – dry rot and rot in part of skirting boards in North wall. The existing rooms to the west of the B02B03 corridor brackets plus B turn and B 11 brackets will be adapted to form a double bedroom. Proposal to open a new apartment door In North wall of the entrance lobby. Four times new doors. See door and window schedule.	Bay window to west bay with three modern four over eight pane square section glazing bar sashes. – BW01BW02 and BW03. Proposal to replace these with traditional for over eight pain sashes. See door and window schedule. No chimneypiece to south wall chimney breast. Windows with plaster reveals only. opening BD02 door missing with modern architrave.	This is a room of low significance; although this room is below the principal ground floor reception room with altered/modern/missing features. Proposal to further subdivide the east part of this room to create a lobby and toilets. The partitions to the north east of the room are modern and coincide with installation of the present lift. New east wall comes close to east side of the chimney breast?? Adopt modern coving & skirtings in context with the existing surviving cavetto and torus patterns. Proposal also to encompass the central east part of the existing room, [again no existing features of significance and low value] to form a double bedroom for apartment 1.

					Due to low significance the above proposals are justified from an impact viewpoint and restorations of early unknown historic features is not warranted. These proposals will have an overall enhancing impact due to the restoration of the traditional sash windows in the west wall of the bay. Explore alternative placing of new WC wall away from breast?
Combined rooms B 10 and B 11- Lift well and toilet.	Low modern ceiling to be turned with no coving. Joist direction – east to west in B10.	Modern plain plaster – no skirtings to room B 10.	Solid floor with the linoleum covering to room B10. Lift.	Doors BD04 and lift doors to be removed. [See door schedule] Lift to be removed.	These are rooms of low significance with altered/modern/missing features. Proposals to remove partitions to these rooms to create part of a large bedroom for apartment 1. Check floor and ceiling level coincide with adjoining rooms? Due to low significance the above proposals are justified from an impact viewpoint and restorations of early unknown historic features is not warranted.
Ground floor:					
Room GF01 - Main entrance lobby.	High ceiling – 3.00 ms high ceiling Artex was no coving.	Plaster. High 240mm Torus skirting. Evidence of former dado rail - now removed.	Laminate floor covering over possible dressed stone slabs?	Missing and boarded front door GD01 and former [glazed?] side panels with fanlight above. Only outer frame and architrave survives. Remainder is modern. GD07 modern door in south wall modern panelled door with original architrave	Principal room on the main/high status floor. Evidence of some fragmentary surviving high status decorative features but not numerous. Restoration of some features is justified. Proposal to restore external period door and side panels. [See door and window schedule] Original plinths to architraves surrounding the door frame and fanlight remain.

				and plinths remain. Picture rail to North and South walls. Evidence of Lincrusta wall covering to freeze. No windows.	Proposal to add an entrance lobby to the west with a new stud partition and central door. Glazed frame and door better? [See door and window schedule] Proposal to replace existing modern door GFD07 in south wall with traditional style panel door. [See door and window schedule] Also, skirtings, architraves to internal door picture and dado rail? [some evidence of previous existence] and ornate coving to upgrade character of this principal entrance area.
Room GF02 - Main corridor and stairwell.	High 3 m ceiling. Heavy original coving in parts of east west and north walls. See moulding schedule. Proposal to repair and re-plaster ceiling in traditional lath and plaster with matching coving existing to act as template.	Plaster with high Torus skirting boards to east and west walls. Partial lengths of picture rail to the east wall near the stairs and on the west wall.	Fine dress sandstone flag floor. Slightly worn in parts. Return stone floor and only repair if necessary – most flags are in good condition.	Stairs – late-Georgian style swept mahogany banister and square section balustrades. Decorative curved motifs to string. Door openings on the west side of the corridor retain the early architrave and plinths. Doors missing as in doors GD03 and GD06 and modern panel doors to doors GD02 and GD04.	Principal room on the main/high status floor. Evidence of surviving high status decorative features. Proposal to restore picture rail [and dado?] to corridor walls. Window GFW 10 in South wall is a small modern top hung window. Should be replaced with a sash of traditional style/proportions. Proposal to replace with a 3 over 6 pane sash of an appropriate design. [See door and window schedule] Other proposals include installing a stud partition with a central door at the south end of the corridor. Retain the present arrangement of a central, and <u>not</u> an offset door if possible. Other door openings remain in existing positions and architraves/plinths retained. New

					panel doors to be installed [see door and window schedule] Dry rot in ceiling timbers to be treated and lath and plaster and new plaster cornice to be restored and new lengths to be added to match existing surviving mouldings. Alterations to the existing partitions to the south end of the corridor jeopardise the existing stairs. The new east wall to the bedroom of the south apartment is proposed to be positioned directly abutting the west side of the stairs. <u>Decorative string of the stairs may be left revealed and not obscured if the new wall is moved slightly to the west.</u> Repair existing high quality stone floor flags and leave exposed. Not much repair required.
Room GF03 - Existing kitchen to the north of the main corridor.	Suspended ceiling north and west end and modern coving. Present ceiling appears to be skim on fibre board. Original ceiling and coving preserved above?	Plaster with high Taurus skirtings as in room GF02 above to east and west walls. Proposal to keep south partition but creating wood opening off centre door for new cupboard/store. New partition to the north of the store. New opening brackets no door brackets to West wall to link through to the proposed dining room/kitchen.	Raised floor to north and suspended floor over stone flags? Composite boards. Floor lowered?	Door GD06 missing to the south [early petition?] – Architrave and plinth match those on doors GDO2 and GD03 [early??] window GW09 in North wall 6/6 panes sash – lower sash missing/boarded. Up for such with lambs turn glazing bar mouldings. No architraves or casing is to opening plinths modern plain block	This room is of low significance with altered/modern/missing features with the exception of the sash window in the north wall. Repairs to window GFW09 and retain existing South partition, [with a central door as existing architraves and plinth. New panel door [see door and window schedule] <u>Consider omitting new south storeroom if this will overlay existing dressed stone floor flags.</u>

				type as for doors in room GF02.	
Room GF04 - Existing bathroom.	Modern ceiling with cavetto profile coving.	Plaster walls and new skirtings – modern tiles to south and east walls. Modern fittings. Proposal to replicate Existing bathroom connections [these to be reused?]	Composite board probably over timber floorboards. Joist direction likely to be east to west as in room GF05.	Door GD05 in south wall modern panel door with plain plaster reveals. Window GFW07 in West wall is 6/6 pain homeless sash with Lambs tongue glazing bar mouldings and narrow meeting rail. [early 19th century?] missing lower sash. No architraves – plain plaster internal reveals. Window GFW08– 6/6 pane hornless sash with lamb’s tongue glazing bar mouldings. Lower sash boarded canted plain plaster internal reveals.	This room is of low significance with altered/modern/missing features with the exception of the two sash windows in the north and west walls. New door GFD05 with traditional panel door – [see door and window schedule] Repair existing lower sash to window GFW07 to duplicate surviving early upper sash. Retain frames. Existing use and layout of the room and placement of fittings mirrors proposed arrangement. No replacement/new fireplace.
Room GF05 - Existing lounge.	Ceiling of lath and plaster with early decorative coving on all walls – no proposals.	Plaster walls with tools skirtings of torus moulding on all walls. No fireplace in North chimney breast.	Composite board floor covering over floorboards. Joist direction likely to run in and east west	One window GFW06 in West wall – 6 over 6 pane hornless sash with narrow meeting rail. Upper sash early lambs tongue glazing bar mouldings. Lower sash modern replacement with routed mouldings. Door GFD05 in North wall modern panel type – no	Principal room on the main/high status floor. Evidence of some surviving high status decorative features. Repair window GFDW 06 and replace lower sash to match up as such. New traditional panel doors to be installed in existing two openings GFD04 and GFD05. [see door and window schedule] Retain architraves and skirting boards and repair ceiling – retain early coving.

				architraves/plastered reveals. Door GFD04 to East are all modern panel type but early architraves survive.	The above proposals will on balance enhance the historic character of the room.
Room GF06 - part of important larger reception room – modern East West partition between this room and GF07.	Early plaster ceiling – likely ceiling is lath and plaster. Ceiling divided by modern east to west stud partition. Decorative coving to North East and West walls still intact – ceiling height 7'6" to match room GF05 and GF07.	Plaster walls. No fireplace to North chimney breast. Two openings in central modern partition. High double height two-part timber skirting boards to North and East walls. [modern composite?] What about West walls skirtings? South wall modern partition – stud partition with two modern openings.	Narrow timber floor boards in good condition with joist direction from east to west. Small scale Edwardian red tile hearth survives to North former fireplace – no other detail in breast.	Door in East wall missing – no architraves all timber casings. Single window in West Wall – GFW06 is a 6 over 6 pane hornless sashes. Lower sash modern facsimile with routed joints Window GFW05 is similar window to GFW04. door GFD03 architrave with plinth survives as in GFW02 and walls have surviving skirting board.	Principal room on the main/high status floor. Evidence of some surviving high status decorative features. Early room now split in two. Proposal to use the existing room unaltered as a single bedroom. A new door is to be inserted into the existing east wall opening – with added architrave? [See door and window schedule] Modern gaps in south wall to be blocked with stud partition. No skirting board present to south wall. Add modern Torus skirting to south wall. Retain existing sash window GFW05 and replace lower sash with replica of upper early Victorian sash? Retain plaster ceiling and coving to the north east and west. Re-install matching coving where missing. The above window/skirting/door/coving proposals will on balance enhance the historic character of the room.
Room GF07 - Southern half of larger reception room with modern east to west	Early plaster ceiling and decorative coving to south east and west walls intact. Ceiling height 7 foot six. Stud partition to	Plaster – modern stud partition to north wall with two modern openings. Timber skirting boards although torus in	Narrow timber floor boards with joist direction from east to west – in good condition.	Door in East wall – door GFD02 – modern panelled door with modern architrave and new plinths detail. Door	Principal room on the main/high status floor. Evidence of some surviving high status decorative features. Early room now split in two.

partition between this room and room GF06.	North modern – new coving.	height to the south east west and north		height 6'5". Window in West wall same as window GFW05 with modern routed joints to lower sash. A push/early with limestone moulding – hornless.	Proposal to use existing room as a bedroom for the ground floor two bedroomed apartment. Slightly larger room than GF06 to have double bed. Existing east door to be retained with new panelled door and architrave. [See door and window schedule] Add modern Torus skirting to north wall. No alterations required to the ceiling/coving. Retain existing sash window and box and replace lower sash with replica of early lamb's tongue upper sash.
Room GF08 - Small modern addition off entrance hall that further subdivides the former principal reception room.	Modern ceiling without coving detail.	Modern stud partition walls with modern low timber skirting boards.	Narrow modern timber tongue and groove floorboards. Centre area missing boards. Joist direction is north to south	Two modern glazed panel doors in North wall [GFD07] and West Wall [GFD08] No further wall details of note. Dressed stone threshold [worn] to GFD07.	This small modern room is detracting and is of low significance with altered/modern/missing features. The door threshold to GFD08 should be retained. Proposal is to enlarge the lobby by removing the south wall and repositioning a new wall further south and retain door openings GFD07 and GFD08. [replace with traditional style modern complimentary doors – half hour fire resistant] New opening to be installed in the east wall. [stud partition] Repair floorboards. New doors required. [See door and window schedule] Retain stone threshold. The above door proposals will on balance enhance the character of the room which is plainly a modern intervention.

Room GF09 - Principal room with curved west wall and highly	Plasterboard ceiling over early lath and plaster with some survival of highly decorative coving. Missing ceiling in south west corner of room. Approximately three quarters of the wall length has missing or damaged coving. [To the south-west corner] Ceiling height 7'8".	Modern partitions have been inserted to create a new lobby and bathroom to the east. These are stud partitions. North and South walls are plastered with chimney breast to the south wall – new bathroom partition butts onto the east side of the breast. Breast is plastered but has no chimneypiece/fireplace. Windows and surrounds in the curved west wall are finely finished but in poor condition with damaged and missing parts. High double height early skirting boards to the north and south walls. West wall comprises high status window and associated features such as shutters and casings.	Narrow timber tongue and groove boarding. Joists direction is north to south. [indicating alterations to create a larger drawing room with bay added?] Modern tiled hearth evident onto south chimney breast – no other breast features survive.	Modern doors to the east wall – door GFD08 – glazed with two panels and modern architrave to lobby. Door GFD09 – missing door, no architrave. Three windows in west bay wall – high status – Windows GFW01, GFW02 and GFW03. Early 6 over 6 pane hornless sash windows – curved with decorated surrounding features. High status. It's possible that the original building was extended so this room could benefit from views of Park to the west? Straight glazing replacements in panes, previously curved glass? Shutters, casings, high skirting boards and architraves – some damage. Window GFW01 – early and an altered? Both this and sash GFW02 with fine meeting rail – hornless. Lambs tongue moulding to glazing bars and	Principal room on the main/high status floor. Substantial evidence of surviving high status decorative features. Early room now reduced in size by subdivisions to the east. Proposals to adapt the existing space, without altering the walls, into the lounge/kitchen for apartment three. Extraction system for kitchen in South wall to be installed? [Extraction vent through chimney breast?] Damage to Southwest part of ceiling – this to be re-plastered with matching lath and plaster? New traditional style panel door inserted into GFD08. [See door and window schedule] Coving runs to be restored to match early moulding - this reintroduced were missing. West bay window features to be repaired and restored with modern sashes replaced. Shutters and casings refurbished with shutters to function. Similar treatment for projecting architrave plasters and plinths. Straight glass panes reinserted where existing panes are missing or damaged. Sash windows to fully function and lock. [See door and window schedule] The above window/door/ceiling/coving proposals will enhance the historic character of the room.
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				painted-in shutters with panels below. Windows GFW02 – as GFW01 but boarded lower sash [still in place] Split in meeting rail. Panelled shutters. Window GFW03 – same as GFW01 and GFW02 but with chunky modern facsimile glazing bars to lower sash. All windows have recessed side casings and shallow boarded panels with beading . Architraves on advanced columns all with plinths.	
Room GF 10 - New bathroom to the east of room GF09 inserted to the east of the former central chimney breast.	High ceiling and high status coving found in room GF09 continues along the south and east walls with modern stud walls to the west and north – no coving here. Plaster ceiling with evidence of 20th century Lincrusta decoration.	East and south walls and altered? With new stud partitions to the north and west. Modern low Torus timber skirting boards to the east and north otherwise skirting boards missing. Check South wall?	Narrow timber tongue and groove floorboards. Joist direction north to south.	Existing door opening GFD09 in west wall – door missing and no architraves. Modern bathroom fittings – damaged.	This room is a modern subdivision of low significance with altered/modern/missing features with the exception of the remnants of early decorative coving on the south and west walls. Proposal to create a slightly smaller room when the north wall is moved south. Will create bathroom/toilet. New north partition will have a new door. [See door and window schedule] New extraction system to be installed for toilet? Retain existing coving runs.

					The above door proposals and retaining the early coving runs will retain the character of the room which is plainly a modern intervention.
Room GF 11 - Formerly a communal bathroom? With access door from the stairwell to the east. Also Room GF 12 – lift.	Modern plasterboard ceilings – new coving.	Existing walls may well be an altered/new introductions and not part of the early historic room layouts. No skirting boards.	Linoleum over timber floorboards? Unknown joist direction.	Single small 6 over 6 pane reproduction PVCu window with top hung opener and modern architrave on south wall. [window GFW11] Door GFD11 – modern panel door with early architrave and new plinth details.	This room is a modern subdivision of low significance with little or no significant historic detail. The space is altered/modern with missing features. Proposal to enlarge this room by moving the east wall towards the stairs. Proposal to remove north and east walls and combine enlarged room with the lift space to create a double bedroom for apartment 3. New masonry[?] wall to be erected to the east to incorporate the existing corridor. This wall to be placed against main historic staircase on this principal floor. New access door through east wall of lobby. Window to be replaced with more suitable timber window. [see door and window schedule] Support for floor above when wall removed? Will this result in changes to the ceiling height? – Eg – supporting structural beam? <u>The proposals will result in some harm to the character of the principal early stairs on this floor.</u>

					<u>Review position of new east bedroom wall?</u>
Room GF 13 - Corridor area below stairs.	Plaster ceiling with no covings.	Plaster walls with high Torus timber skirting boards. High status decorated stairs with ornate string.	Tiled floor - modern.	Window in south wall – GFW 10 is modern top hung casement window. Door GDF11 to the existing bathroom and bathroom door GFD12 – are both modern panel doors with no architraves on both.	This room is a modern subdivision of low significance with little or no significant historic detail. The space is altered/modern with missing features with the exception of the stair above. The space to the west of the main stairs is to be taken into apartment three as a double bedroom. The new north-east and East walls will obscure views of the ornate staircase, newel, banister and balustrades. – <u>Revise the proposed layout?</u> Replacement south wall window GFW10 with a traditional casement/sash. [see door and window schedule] The above window proposal will retain the character of this part of the external elevation. <u>Revise the proposed layout to give the existing historic staircase setting space?</u>
First floor:					
Room FF01 - This room, above the main ground floor entrance hall. Formerly the anti-room to	Suspended plasterboard ceiling with stairs intruding to the eas.t [boxed-in] No coving. Ceiling height variable but 7'8" high to the west.	Plaster walls to the north and west. Modern wide opening in the west part of the south wall – accessing room FF10.	Linoleum floor on medium wide timber floorboards. Joist direction – north to south.	Window FFW03 in West wall has replaced more recently with a 12 pane casement with wide glazing bars – upper nine panes are	This room is a modern subdivision of low significance with little or no significant historic detail. The space is altered/modern with missing features and the recent introduction of the attic stairs.

principal bedroom FF10? Room is intruded by the addition of modern staircase to attic in the east which possesses a lobby from the first floor landing.		Skirting board to the west and north walls is 280 mm high.		fixed with bottom row of three panes comprising top hung also modern opening casement. These are shown in the 1960s photographs of the property. Wide 247 mm architrave with canted reveals and plain painted timber recessed casing below. Two modern lobby doors leading from corridor – doors FF D01 and FFD02 – both modern panel doors. FFD01 door with Georgian wire glazed panel. No architraves.	Proposal to remove the existing modern attic staircase to create a new lobby and bathroom [to the west] for apartment 6. New bathroom fittings with bath across window and west wall? This may impede aspects of the existing west wall sash. [FFW03] Closing up wide opening in the south wall. New doors to be installed in north and south walls of the lobby to access lounge/kitchen to the south and bedroom to the north. [See door and window schedule for proposed door details] Also new similar design door in proposed west wall partition to bathroom. [See door and window schedule] The proposals to subdivide this small space will not significantly affect its low heritage value. The west wall sash FFW03] will be restored and the intruding staircase will be removed. New doors will have an ‘in context’ design.
Room FF02 - South hallway staircase landing currently positioned at the top of the main stairs.	Ceiling removed with exposed joists. Deep early decorative coving survives on parts of the west and east walls and a short length up to the north west corner. High 10'0" ceiling as in room FF03 & adjoining bedroom. Coving survives in half landing area.	Plaster wall with high Torus skirting boards – 390 mm high.	Timber floorboards missing to the north of the existing fire partition. Narrow boards to the north and east. Joist direction is east to west.	Window to half landing FFW10 is an early hornless 6 over 6 pane sash window. Only the upper sash remains with broken pane. Lower sash is a later replica. Fine meeting rail and Lambs tongue glazing bars. Modern glazed partition at the head	Principal corridor space on the upper high-status floor. Substantial evidence of surviving high status decorative features including the stairs, early floorboard on the landing, plaster coving and landing sash window. [FFW10] Early stairwell space now subdivided by modern fire screen. Modern doors to lift and FFD02. Proposals include adding a continuation of the stairs to access the attic floor apartment when

				of the stairs – door missing. Plaster stud wall above. Stairs with highly decorative string, swept mahogany rail [damaged] and square section balustrades. Handrail broken as it turns to half landing. Some spindles missing. No return balustrade to main first floor landing and corridor – fire partition cuts across here. Lift door in West wall at the top of the stairs. FFD02 has a modern panel door to attic stairs in West wall.	existing modern partition across the landing and the modern staircase is removed [in FF01] Repair and restore existing historic stair details – balustrades, handrail. Repair and restoration of window FFW10. [see door and window schedule] Style of stair extension to match existing main stairs. [see application details] Coving restored and re-installed where missing and damaged. These proposals will have an overall enhancing heritage impact on the appearance of the space. The unsightly fire screen will be removed and features of significance will be repaired/restored.
Room FF03 - North section of corridor. [high status circulation space with high ceiling]	Ceiling removed with joists exposed above previous lath and plaster ceiling? Early deep coving as in room FF02 to the west and south walls, and half of the length of the east wall. [interrupted by fire screen] 10'0" ceiling height.	Plaster walls with modern stud and plasterboard partition to the north. Fire screen terminates corridor to the south.	Narrow timber boards with missing sections – tongue and groove. Joist direction – east to west. Moisture damage to joists bearing into the main east wall.	No windows. Four doors – 3 in the west corridor wall. FFD03 – modern panelled door with early architrave and plinths. FFD04 has missing door and new architrave. FFD05 – modern panel door with early architrave and plinths. Door FFD06 in new north	Northern end of the principal corridor space on the upper high-status floor. Some fragmentary evidence of surviving high status with decorative coving features. High ceiling. Early stairwell space now subdivided by modern fire screen. Modern or missing doors throughout. Proposal for space to remain unchanged as the first floor corridor to apartment 5. North and south corridor partitions and door openings to be retained but new

				partition has modern panel door.	doors installed. [See door and window schedule] Existing door openings FFD04 and FFD05 to be retained but FFD03 to be blocked – Proposals should include retention or reuse of any early existing architraves and plinths. [See door and window schedule] Replace ceiling - Install new lath and plaster ceiling as there is evidence of this previous ceiling finish. Run new coving to match where missing. Replace missing floorboards like for like.
Room FF04 – [Small length of the northern continuation of the hall corridor previously used as a kitchen]	Suspended plasterboard ceiling – damaged and missing in parts. No complete lengths of coving. But lower part of early coving survives on part of the west wall.	Plaster walls with high Torus skirting boards as in room FF 02. [390 mm high to West and east walls]	Narrow timber tongue and groove floorboards – some missing. Joist direction – east to west.	Door in North partition FFD07 – modern panel door but removed and stored. Door SFD06 – modern panel door.	This room is a modern subdivision of the significant corridor to the south but with few significant historic details [coving fragments and skirtings could be early] . The space is modern with missing features and has been created by modern stud partitions to the north and south. Proposal to retain as part of a kitchen for apartment 5 by removing the north modern partition and build new stud[?] partition a little further south to create a store off the corridor. Re-introduce coving runs to match existing in corridor to the south? Renew door – FFD06. {See door and window schedule} Replace missing floorboards like for like. Retain high skirting boards.

					The proposals create a small storeroom with access from the south. <u>This arrangement, although approved could be reviewed so that at least a large portion of the space could be incorporated</u> into the high ceiling corridor to the south. Re-arrange so that the store is omitted and replaced with built in cupboards facing north in room FF05? This is to continue as a kitchen.
Room FF05 - Kitchen to the north of the first floor hall corridor.	Suspended ceiling with plasterboard. Early coving to the west wall.	Plaster walls as in room FF04 with high 390 mm Torus skirting board to east wall and West – rounded skirting board to west turns the corner to a space in the north west of the room.	Narrow timber tongue and groove floorboards – some missing floorboards. Joist direction unknown.	Door FFD07 removed in South partition. Window FFW09 in North wall has no casings and plaster reveals – This is an early 6 over 6 pane sash window. Early sash with lamb's tongue moulding to glazing bars – hornless – FFW09 intact but in need of repair.	This room has previously been used as a kitchen and this may have also been an early use of the space. This end of the property previously possessed separate access via steps in the Higher Ardwick frontage. It is not clear whether there was an internal separation into north and south units but this north part of Fenton House may well be subsidiary accommodation to the main accommodation on the south side of the building. The room possesses some significant features such as the window FFW09 and fragmentary evidence of ornate coving but corridor to the south but other feature have little historic significance. There is a modern stud partition to the south. The proposal is to retain the use of the room as a kitchen for apartment 5. Access is proposed from lounge/dining room [FF07] via a new wide opening in the west wall.

					The early skirting boards should be retained, and the coving restored. [see comments on review of layout in section FF04] The new sink and kitchen units placed again under window FSW09 may infringe the early window due to its low cill height. Proposal to refurbish FFW09 to function and lock. Overall, these proposals will have an enhancing heritage impact due to work to the ceiling, coving and window. <u>The design/positioning of new kitchen units needs to be reviewed along with the cupboard/partition proposals to the south.</u>
Room FF06 - Existing bathroom to the north of the northern chimney stack. [Evidence of old fireplace on the north side of the chimney breast shared with room FS07.	Early lath and plaster ceiling with coving to breast, north and west walls as in room FF02, FF07 and corridor.	Plaster walls with 290 mm high Torus skirting boards	Linoleum covering narrow timber tongue and groove floorboards. Evidence of old fireplace hearth. [concrete] in South chimney breast. Split-level floor. Direction of joists – east to west.	Small room with two windows – window FFW07 in West wall is a 6 over 6 pane sash window, hornless as FFW09 but with ovolo mouldings to glazing bars and not lambs tongue as elsewhere. [later insertions?] Slightly heavier meeting rail. Window FFW08 in North wall – early hornless 6 over 6 painted sash window with deep architraves on both sides. [Similar to FFW03]	The room possesses some significant features such as the windows FFW07 and FFW08 and evidence of ornate coving. Unusual in such a small room. Proposal to retain the last use of this room as a bathroom with modern fittings in the same approximate positions. A new bath is shown to be installed under North window SSW09. [see similar review comments on cill height etc in section Room FF05] New door for FFD08. [See door and window schedule] Refurbish existing windows to function and lock. Modern bathroom fittings.

				Plain canted timber casings to FFW08. Early FFW08 window – 6'10" high by 3'10" wide [to include boxes full] sashes 3'5" wide. 'VIII pound' sash weights found in skip to the north of the building – suspect this taken from one of the historic sash boxes Door in South wall FFD08 – modern panel door. Modern bathroom fittings. .	Overall, these proposals will have an enhancing heritage impact due to work to the coving and windows. <u>The design/positioning of new sanitary bath units needs to be reviewed</u>
Room FF07 – Lounge – [previously a principal bedroom to the secondary residential unit when subdivided? Probable historic positioning of secondary unit stairs to the south?]	Plasterboard ceiling with open section to the south and west. [Earlier stairs?] Early decorative coving to all walls. Ceiling height – 9'6".	Plastered walls with chimney breast in the north wall. Plane chamfered 340 mm high skirting.	Narrow timber butt-jointed boards. Painted hearth to North chimney breast. Joist direction east to west.	Two doors to the north-west and east walls – FFD08 and FFD05. FFD08 modern panel door. Door FFD05 modern panel door. Single window to room in west wall – FFW06 – 6 over 6 pain sash window with fine hornless meeting rail and plain casing in timber – canted. Lamb's tongue moulding to upper	This is a principal room with features such as the window FFW06 and surviving coving details that indicate historic high status, albeit as a secondary room of accommodation. Proposal to use room as a lounge/dining room. No change to door and window positions. The present window FFW06 is to be retained and refurbished. Installation of traditional style panel doors with architraves and plinths in the existing door openings. Retain existing coving.

				sash is early. Reproduction moulding to lower sash but this could also be earlier [namely 20th century?] Recessed painted timber panel casing below window. Overall window size – 6'10" high and 3'4" wide. For new door. [see door and window schedule] No fireplace in North breast – plastered over.	Retain or replace existing chamfered skirting? There will be an enhancement in character of this room as a result of proposals for the windows and doors etc and retention of the coving.
Room FF08 [northerly of two rooms separated by a modern partition which was previously a larger bedroom and had to 2 sashes to the west wall]	Ceiling heights to rooms FF08 and FF09–10'2". Plasterboard ceiling laid on the original lath and plaster ceiling below? Deep original plaster coving preserved on the north, west and east walls. South wall modern.	Plastered walls to the north, east and west. Stud partition inserted as the new south wall with two plain openings – modern. Projecting chimney breast in North walls. 340 mm high chamfered skirting boards - same as FF07. Modern Torus skirting board to the south partition wall.	Plywood laid on narrow timber tongue and groove boards – some missing to the east of the room. Joist direction – east to west.	Two plain openings in south wall no architrave. Only door FFD04 in East wall remains — modern panel type with no architrave. Door opening for FFD04 may be more recent and contemporary with the insertion of the south partition? No fireplace feature in breast. Hearth not visible. Window FFW05 in West wall - same as window FFW06 – namely 6 over 6 pane hornless sash	Principal room on the main/high status floor – now divided in two. Evidence of surviving high status decorative features – window & coving etc. Retention and restoration of some features is justified. Proposal to use room as a single bedroom. Change to modern? door in east wall [FFD04] but no change to west window. Retain and refurbish present window. Install new opening and doors for traditional style panel door with architraves and plinth. [see door schedule] Retain or replace existing chamfered skirting. Retain coving. The refurbishment of the window and installation of a door with a

				window with narrow meeting rail. Lambs tongue upper sash mouldings with later reproduction bars for lower sash. Early weight boxes remain? Architrave to match FFW 06 but with plinths, [recessed with casing below]	contextual design will have an overall enhancing heritage impact on the appearance of the already altered room.
Room FF09 - South room of once larger combined bedroom with FF08 – modern stud wall to north.	Plasterboard ceiling laid on original ceiling surviving above. Early deep coving to match room FF08 survives on the south and east walls. Ceiling height – 10'2".	Plastered walls with stud partition to the north.	Narrow timber tongue and groove boards matching room FS08 – none missing. Joist direction from east to west. No chimney breast	Door in East wall – FFD03 – modern panel door with architrave composite and made up of two separate pieces – more recent reproduction of historic architrave on other side of east wall? Door 6'5" high by 2'6" wide. Window in West wall – FFW04 – matching window FFW05 but no architrave to its north side.	Principal room on the main/high status floor – now divided in two. Evidence of surviving high status decorative features – window & coving etc. Retention and restoration of some features is justified. Proposals similar to treatment of room FF08 but to use as a double bedroom for apartment 5. Close off two openings in the modern north wall. Blocking up door FFD03 and open up new door in south wall to connect to apartment 5 lobby. [see door and window schedule] Block up to modern openings in north wall. New torus skirting board to be installed in modern north wall. Retain existing window features and refurbish. Restore missing North architrave. Remove plasterboard to ceiling.

					Similar to FF08, the refurbishment of the window and installation of a door with a contextual design will have an overall enhancing heritage impact on the appearance of the already altered room.
Room FF 10 - High status former principal bedroom that once combined space now taken up by lift room FF10 and FF11.	Plastered ceiling with plasterboard below. Coving preserved – deep high status and matching coving in room FF08 and FF09 – on North, west and south walls. Modern partition and door/lift to the east – no coving.	Plastered but with modern stud walls to the east. 340 mm high chamfered skirting boards to the north and south matching those in room FF07. Plastered chimney breast to the south with new West partition on its east side. Modern wide opening connecting to room FF01 in North wall.	Narrow timber tongue and groove floorboards Joist direction – north to south supported by heavy two and a half inch by ten/eleven inch joists.	Modern panelled door in East stud wall – FFD09. Two windows in the west wall – both match window FFW03. FSW01– 6 over 6 pane hornless sash with narrow meeting rails. Lambs turn up a sash glazing bar moulding. Wide architraves to north and south as in FFW 03 with plinths below. Canted painted timber casings with recessed timber panel below window FFW02 – Similar to FFW01.	Principal room on the main/high status floor – now divided in two. Evidence of surviving high status decorative features – windows etc & coving etc. Retention and restoration of some features is justified. Proposals for much larger lounge/kitchen by removing later partitions to room and lift to the east, combining room FF10, the lift room and room FF11. This restores the early room dimensions. Block wide opening in North wall. Repairs and restorations to include coving to east and north walls to continue early coving. New door from lobby to the north. [see door and window schedule]. Examine/review extraction vents proposals to the kitchen. The enlargement of this high status room and refurbishment of the windows/ installation of a new ‘in context’ door with a contextual design will have an enhancing heritage impact on the appearance of the previously altered room.

Room FF 11[now the toilets with new partitions to the north and west walls] Also, the lift room.	Plasterboard ceilings. Early decorative coving to the South wall showing continuation of early coving around the south breast of room FF10.	Plaster to the south and east walls of FF11. Stud walls to the north and west. Modern low Torus skirting boards throughout.	Narrow tongue and groove floorboards. Joist direction from north to south as in room FF10.	New modern top hung window in south wall – FFW 11. Modern panel door FFD09 in West Wall of FF11 - no architraves.	This is a room of low significance with altered features. Bathroom with modern features. Remnants of early coving associated with larger room FF10 preserved. Proposal to remove north and west modern partition wall. Replace existing wooden window at FFW11 with one over one pane sash.[See door and window schedule] Lift – proposal to remove west and south partition walls and close off lift opening to the east corridor. Remove lift mechanism. Coving and other wall features. To continue like for like. The enlargement of these rooms to combine with the high status room FF10 will have an enhancing heritage impact on the appearance of the previously altered room.
Attic floor:					
Rooms SF01 and SF02 - Modern stairwell and landing – now one space but previously partitioned as separate stairs and landing.	Modern plasterboard ceiling. No coving or other plaster decoration.	Plain modern skirting boards. Square section with square section newels to stairs – modern. Timber steps and risers.	Timber floor boards and MFI boards on landing. Joist direction from East to West.	Three doors – door at the top of the stairs missing. Door SFD01 in the north wall of landing – modern panel door and architrave. SFD02 – modern panel door and architrave to bathroom. SFD03 – modern panel door and architrave in	This is a space of low significance with altered/modern/missing features. Bathroom within the inserted dormer is a modern addition. Proposal to add floor/remove staircase to create a west bathroom, lobby and East storage room. Dormer to be removed and roof restored and recovered. New internal partitions with doors SFD01 and

				south wall with SF07. All modern fittings.	SFD03 to be removed new openings created. See door and window schedule. Bathroom created to the west- Extract and fitting connections to be examined. The proposals will result in a marginal enhancement in the character of the room as a result of the removal of the recent stairs, the introduction of removal of the modern dormer and the new door designs created within the historic context. However overall, the character of the room will not alter significantly from its existing modern appearance.
Room SF03 - Dormer bathroom.	Ceiling - modern plasterboard to dormer to be removed.	Modern stud partition walls with plaster skim. No skirting boards.	Timber floorboards under linoleum tiles? Joists direction from east to west.	Door SFD02 in West wall of bathroom – modern panel and architrave. Window in East wall SFW02 modern obscure glazed Casement. Six square section glazing bars. To be removed.	This is a room of low significance with altered/modern/missing features. Bathroom within the inserted dormer is a modern addition. Dormer to be removed to create store to the east of the apartment corridor this will replace the existing bathroom. Rooflight to replace Casement window. New stud partition and door proposed. [See door and window schedule] The proposals will result in an enhancement in the character of the space as a result of the introduction of door designs created within the historic context. However overall, the character of the room will not alter significantly from its existing modern appearance.

Room SF04 - Existing middle attic room – bedroom.	Modern fibre board with exposed purlins. Fire damaged in part with ceiling damage to reveal more modern felt below slates – some missing.	Not applicable - low plaster walls to roof slope - no decorative details.	Wider earlier timber floorboards. Width - up to 9 inches per plank. Joist direction from east to west.	Door SFD02 in south-wall only – modern panel door. No coving. Opening SFW03 – rooflight - no window. Chimney breast to the north wall – no surviving features.	This is a room of low significance with altered/modern/missing features. Proposal to subdivide this room into two bedrooms, and a corridor with a store to the east. Proposals include installation of stud partitions with new doors. [See door and window schedule] Also, to insert two new rooflights in the west slope of the roof. [See rooflight details] The proposals will result in a marginal enhancement in the character of the room as a result of the introduction of door designs created within the historic context. However overall, the character of the room will not alter significantly from its existing modern appearance.
Room SF05 – [Room to the north of SF04]	Modern fibre board ceiling - fire damaged with bitumen under felt exposed. No coving or other decorative details.	No walls to the west and east and remaining low walls plain plastered.	Wider earlier timber floorboards. Boards covered by MDF panels to the south part. Modern opening for former stairs on south side. Joist direction from east to west.	Opening SFW04 in north roof slope is a modern pivot rooflight. Chimney breast in North wall – no surviving features.	This is a room of low significance with altered/modern/missing features. Proposals to create a large lounge for the attic apartment 7. Also proposed to floor over the existing opening on the south side of the floor. Also, to insert a <u>new conservation type roof light</u> in the east slope in the same position as the existing roof light. [See rooflight detail] The proposals will result in a marginal enhancement in the character of the room as a result of the introduction of door designs created within the historic context. However overall the character of the

					room will not alter significantly from its existing modern appearance.
Room SF06 - Small room at the north Gable.	Modern fibre board and plasterboard ceiling but fire damaged and missing throughout – roof timbers exposed.	Plaster walls – no skirting boards.	Narrow modern tongue and groove timber floorboards with some missing. Joist direction from east to west.	No doors. One window in the North Gable – SFW05 – modern top hung casement window. Chimney breast to the south wall – no surviving features.	This is a room of low significance with altered/modern/missing features. Proposal to continue using the space as a small kitchen for apartment 7. No door to lounge proposed. Kitchen fittings installed against the north wall – new window to replace SFW05. [See door and window schedule] Extra vents and connections required examination to kitchen fittings. M and E. The proposals will result in a marginal enhancement in the character of the room as a result of the introduction of a new window design created within the historic context. However overall, the character of the room will not alter significantly from its existing modern appearance.
Room SF07 – [Large room space to the south of the attic and existing stair well]	Modern fibre board ceiling and plasterboard ceiling. Purlins within the roof space. No coving or other plaster details.	Modern walls and also modern low skirting boards.	Wider earlier timber floorboards. Joist direction from east to west.	Door in North wall connecting to stair lobby – SFD03 – modern panel door and architrave. Window SFW01 in South Gable – top hung modern casement with top opener missing. Chimney breast in South cable – no surviving features.	This is a room of low significance with altered/modern/missing features. Proposal to subdivide the space into a bedroom to the west with a stair landing from the new staircase under the roof ridge and corridor to the north or south? Stud partitions with modern – new doors throughout. [See door and window schedule] The proposals will result in a marginal enhancement in the

					character of the room as a result of the introduction of door/window designs created within the historic context. However overall, the character of the room will not alter significantly from its existing modern appearance.
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