

Internal survey & schedule of works: 132 Drake Street, Rochdale

This document has been prepared to record the fixtures and fittings within the above heritage asset. The building is in a very poor condition and the survey was carried out visually with no intrusive investigations.

In general, there are a very limited number of original features remaining within the building. The intention would be to try and retain as many of these as is practically possible. Where this cannot be achieved then it would be possible to replace items such as skirting boards, architraves and covings with new from a style to match the original and to be agreed with the L.A.

Ground floor

Room	Room	Comments	Condition	Condition
Porch	• Solid hardwood front door	Original	Poor	Beyond repair. Replace with similar hardwood door.
	• Decorative Arch	Original	Good	Retain and repair as necessary.
	• Coving	Original	Good	Retain and repair as necessary.
Reception	• Reception counter with timber screen	Not original	Poor. Fire damage	Remove and close off as part of proposed new layout for Flat 1.
	• Coving	Original	Original	Retain and repair as necessary.

Room	Features	Comments	Condition	Proposal
Admin	• Timber panelling around front window.	Original	Good	Retain and repair as necessary.
	• Reception counter & screen with cupboards	Not original	Poor	Remove and close off as part of proposed new layout for Flat 2.
	• Coving	Original	Good	Retain and repair as necessary.
	• Chimney breast, no fire.	Original	Good	Retained as part of Flat 2.
Office 1	• Timber panelling around front window.	Original	Poor	Has been poorly altered. Remove unsympathetic additions and reinstate to match original.
	• Timber screen shared with reception.	Not original	Poor	Remove and close off as part of proposed new layout for Flat 2.
	• Coving	Unknown	Poor	Style and pattern differ and has suffered damage. Remove and replace with similar.
	• Chimney breast with no fire.	Original chimney breast. Unknown fire surround	Poor	Breast will be retained for Flat 1. Fire surround unknown origin and damaged. Remove and close off opening.
Hall	• Timber screen shared with office 3.	Not original.	Poor	Remove and close off as part of proposed new layout for Flat 2.

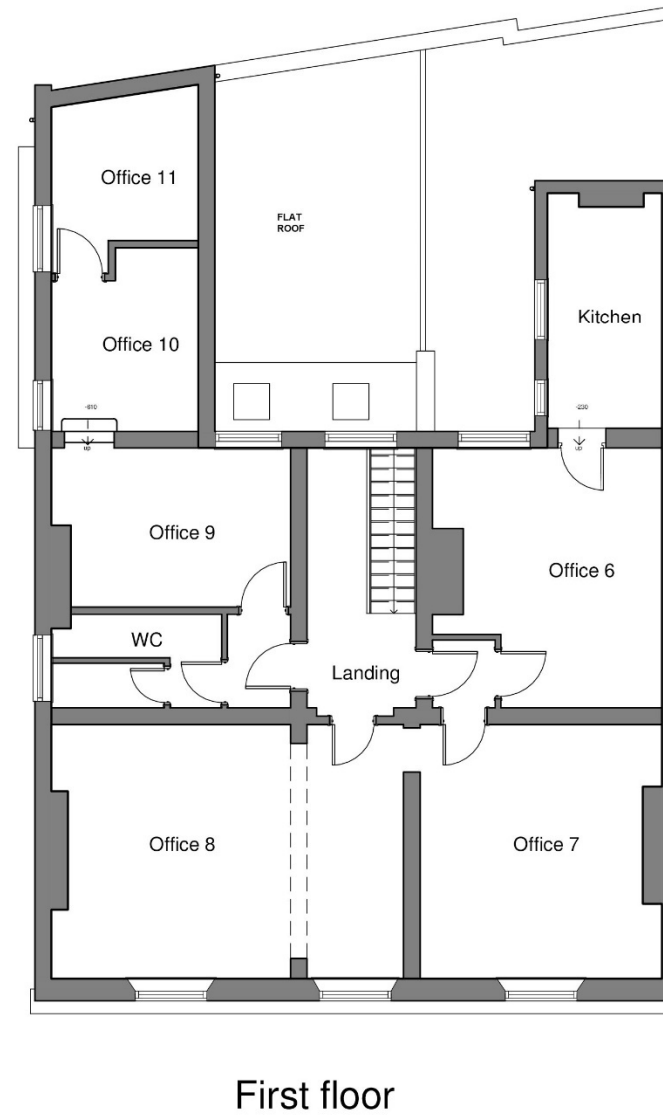
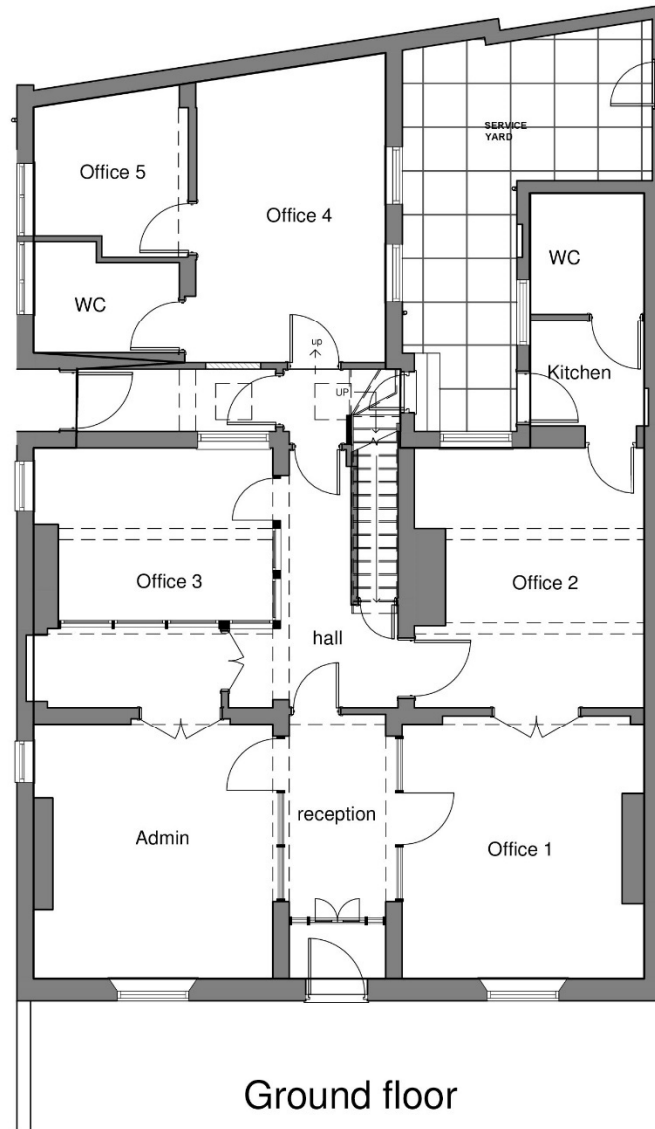
Room	Features	Comments	Condition	Proposal
Office 2	- Architrave around rear window - Chimney breast with no fire & built in cupboards to either side	Unknown origin	Good	Retain, repair & redecorate.
		Original breast unknown origin for cupboards	Poor	Breast will be retained for Flat 1. Cupboards to be removed, do not reinstate.
Office 3	None	No original features	Poor	No original features. Strip out and remove all fixtures and fittings.
Office 4	None	Not original Extension	Poor	No original features. Strip out and remove all fixtures and fittings.
Office 5	None	No original features	Poor	No original features. Strip out and remove all fixtures and fittings.
WC off office 4	None	No original features	Poor	No original features. Strip out and remove all fixtures and fittings.
WC & Kitchen off office 2	None	No original features	Poor	No original features. Strip out and remove all fixtures and fittings.

First floor

Room	Room	Status	Condition	Proposals
Landing	• Arched recess to entrance of office 7	Original	Good	Retain arch. Door to be closed off, architrave removed.
	• Coving	Original	Good	Retain not affected by proposals.
	• Wall linings	Not original	Poor	Remove and replaster walls.
	• Architraves	Original	Good	Retain and redecorate.
	• Stairs	Original	Good	Retain newel posts and handrail & redecorate. Remove handrail from wall. Remove spindles and replace with period style new spindles.
Office 6	• Small lobby	Not original	Poor.	Remove all.
	• Chimney breast with no fire & built in cupboards to either side	Original breast unknown origin for cupboards	Good	Breast to be retained for Flat 4 bedroom. Cupboards to be removed, do not reinstate.
Kitchen off office 6	• None	Not original	Poor	No original features. Strip out and remove all fixtures and fittings.
Office 7	• Timber panelling around front window	Original	Good	Retain and repair as necessary.
	• Coving	Original	Good	Retain and repair as necessary.

	Chimney breast, no fire, part surround.	Original breast, latter surround added	Poor	Chimney breast retained as part of Flat 4 Living room. Fire surround removed.
Office 8	- Timber panelling around front window - Coving - Chimney breast, no fire, with surround - Door frame and architrave Between office 6 & 7	Original Original Original breast, latter surround added Original	Good Good Good	Retain and repair as necessary. Retain and repair as necessary. Chimney breast retained as part of Flat 5 Living room. Fire surround removed. Opening to be closed off, architrave removed.
Office 9 & WCs	None	No original feature	Poor	No original features. Strip out and remove all fixtures and fittings.
Office 10	None	No original feature	Poor	No original features. Strip out and remove all fixtures and fittings.
Office 11	None	No original feature	Poor	No original features. Strip out and remove all fixtures and fittings.

Appendix A Floor plan for room referencing



Appendix B Photos

1. Entrance door arch & ceiling



2. Porch & reception



3. Reception screen with admin room



4. Admin office



5. Admin front window panelling detail



6. Admin front window lower panelling detail



7. Admin side window & ceiling detail



8. Office 1 general view



9. Office 1 front window panelling detail



10. Office 1 Fireplace detail



12. Hallway and office 3 screen



13. Office 3 screen detail



14. Hallway with office 3 screen to left & stairs to right



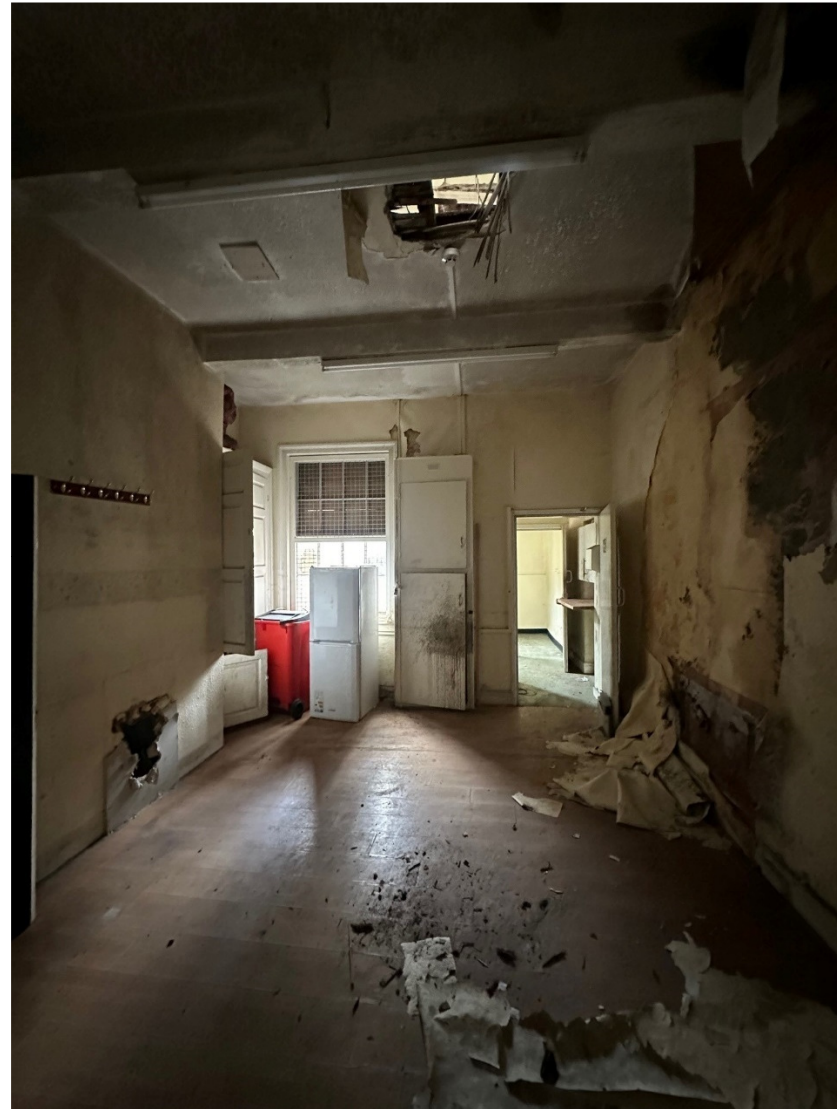
15. Office 2 general view with office 1 in background



16. Office 2 wall & ceiling detail



17. Office 2 general view towards rear



18. Office 2 window & cupboard detail



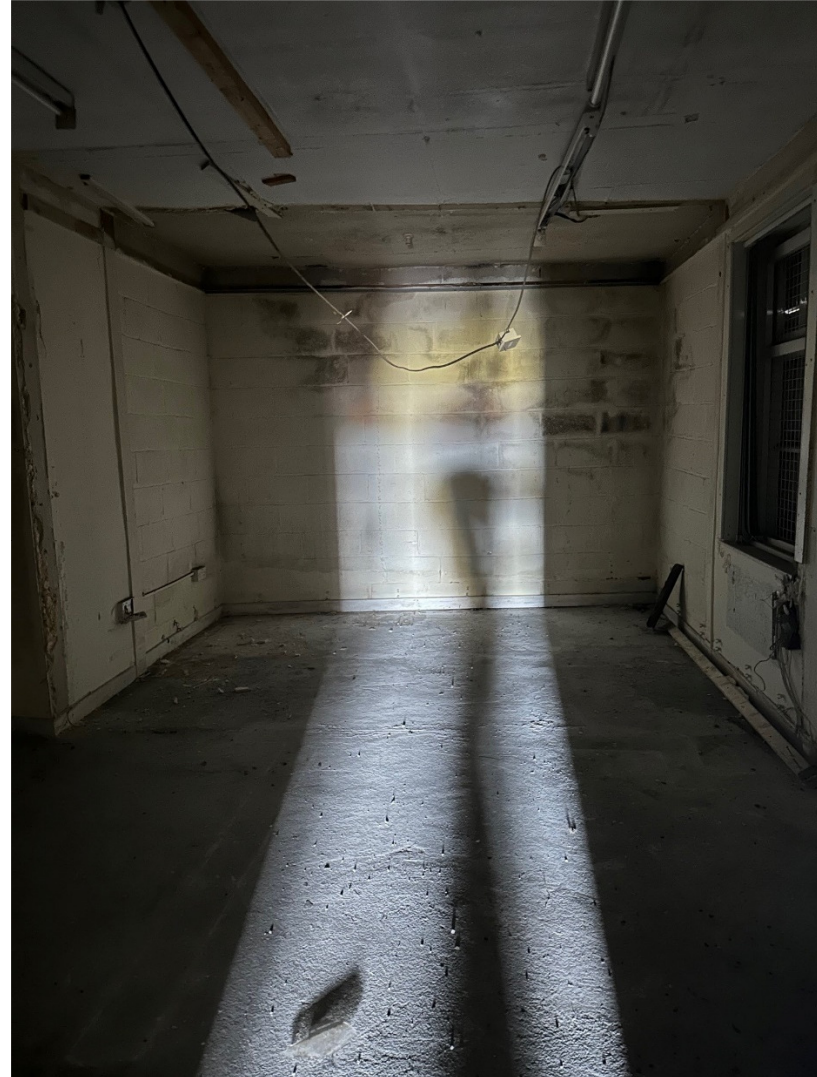
19. Kitchen & WC off office 2



20. View of stairs leading to first floor



21. Office 4 single storey extension



21. Office 4 window detail



22. Office 5



23. First floor landing



24. Staircase detail



25. First floor landing arch & ceiling detail



26. Office 6/7 lobby



27. Office 6 general view



28. Kitchen off office 6



29. Kitchen off office 6 rear view



30. Office 7 chimney and ceiling detail



31. Office 7 front Window detail



32. Office 8



33. Office 8 with door to office 7



34. Office 8 chimney & ceiling detail



35. Door to office 9 & beyond



36. Office 9 WCs



37.Office 9 window overlooking rear yard



38. Office 10



39. Office 11

