

## Internal survey & schedule of works: 132 Drake Street, Rochdale Rev A 12<sup>th</sup> Nov 2024

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              | To be retained and repaired and only if it is shown to be beyond repair should a like for like replacement be considered. |
|           | • Decorative Arch                      | Original     | Good              | Retain and repair as necessary.                                                                                           |
|           | • Coving                               | Original     | Good              | Retain and repair as necessary.                                                                                           |
|           | • Joinery                              | 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. <b>Remove all suspended ceilings to expose original features above.</b>                                            |
|          | • 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 unknow 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. <b>Explore possible salvage options to be reinstate elsewhere within building.</b> |
|          | • <b>Skirting boards</b>                    | <b>Original</b>                                | <b>Good</b> | <b>Retain, repair &amp; redecorate.</b>                                                                                                            |

| Room            | Features                                                          | Comments                                     | Condition | Proposal                                                                                                                                                        |
|-----------------|-------------------------------------------------------------------|----------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Office 2        | • Architrave around rear window                                   | Unknown origin                               | Good      | Retain, repair & redecorate.                                                                                                                                    |
|                 | • Chimney breast with no fire & built in cupboards to either side | Original breast unknown origin for cupboards | Poor      | Breast will be retained for Flat 1. Cupboards to be removed, do not reinstate.                                                                                  |
|                 | • Lath and plaster ceiling                                        | Original                                     | Poor      | Repair or reinstate as necessary.<br>existing door should be retained/reused elsewhere within the scheme.<br><br>Reinstate best match coving & skirting boards. |
| Office 3        | • Lath & plaster ceiling                                          | Original                                     | Poor      | Repair or reinstate as necessary.<br>Strip out and remove all fixtures and fittings.<br><br>Reinstate best match coving & skirting boards.                      |
| Office 4        | • None                                                            | Not original Extension                       | Poor      | No original features. Strip out and remove all fixtures and fittings.<br><br>Other opportunity.<br>New hardwood windows to best match main building.            |
| 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.                                                                                           |

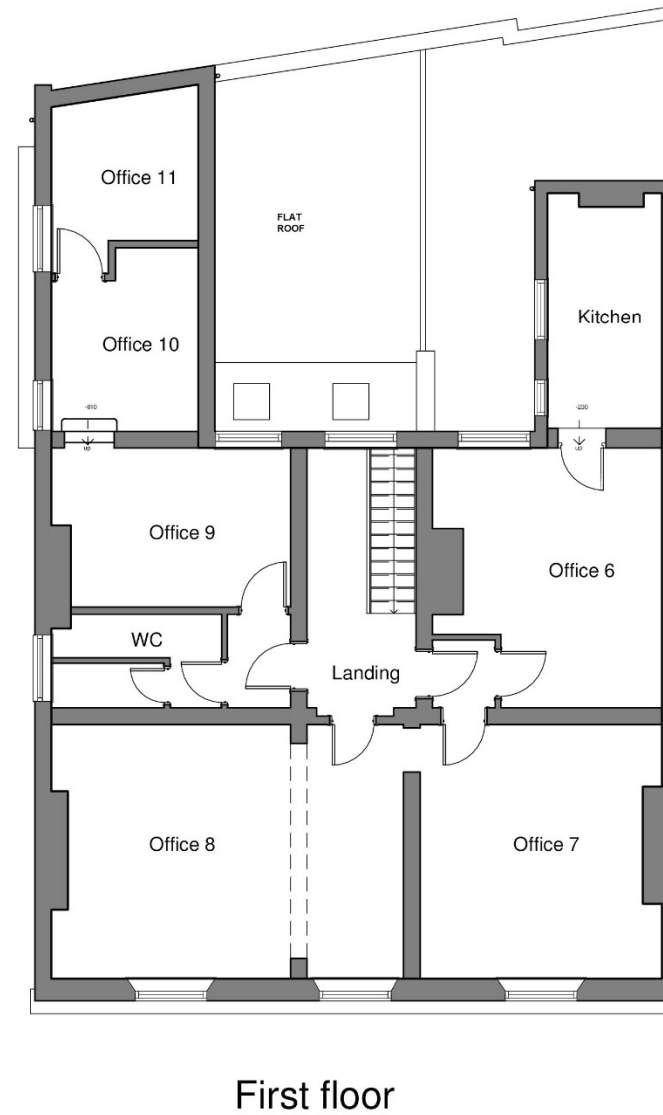
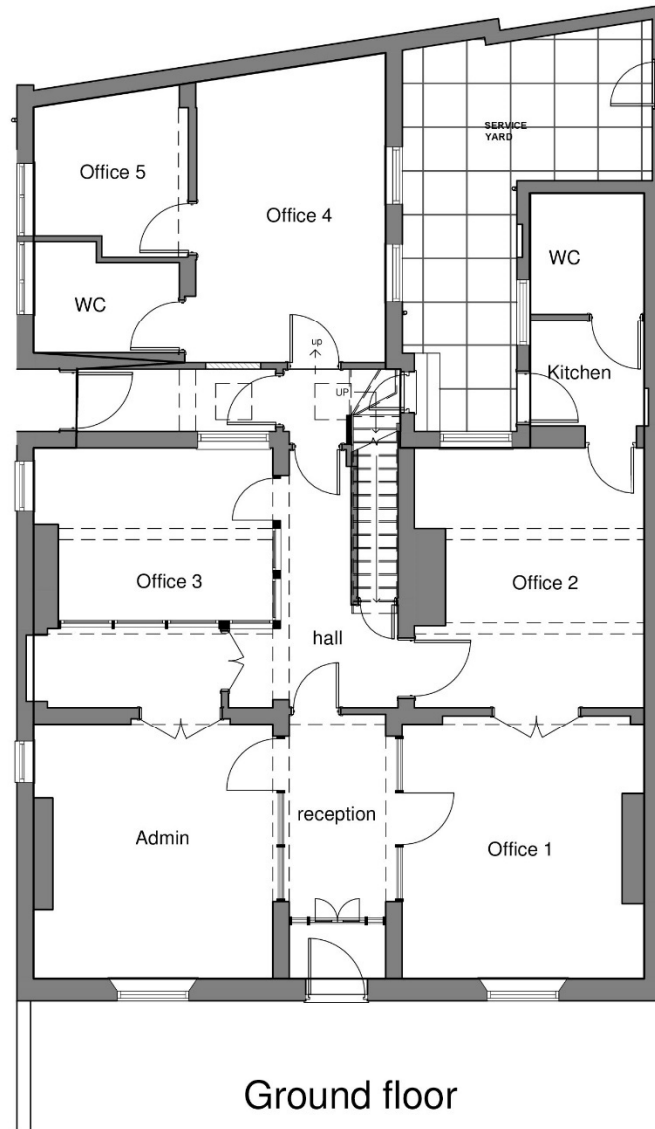
|                           |                                                        |                      |      |                                                                       |
|---------------------------|--------------------------------------------------------|----------------------|------|-----------------------------------------------------------------------|
| WC & Kitchen off office 2 | <ul style="list-style-type: none"> <li>None</li> </ul> | No original features | Poor | No original features. Strip out and remove all fixtures and fittings. |
|---------------------------|--------------------------------------------------------|----------------------|------|-----------------------------------------------------------------------|

### First floor

| Room     | Room                                                                                                                  | Status                                       | Condition | Proposals                                                                                                                                                      |
|----------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landing  | <ul style="list-style-type: none"> <li>Arched recess to entrance of office 7</li> </ul>                               | Original                                     | Good      | Retain arch. Door to be closed off, <b>architrave not original so to be removed.</b>                                                                           |
|          | <ul style="list-style-type: none"> <li>Coving</li> </ul>                                                              | Original                                     | Good      | Retain not affected by proposals.                                                                                                                              |
|          | <ul style="list-style-type: none"> <li>Wall linings</li> </ul>                                                        | Not original                                 | Poor      | <b>Remove and linings to expose original finishes below. If any are found there may be an opportunity to integrate these into the final finishes / design.</b> |
|          | <ul style="list-style-type: none"> <li>Architraves</li> </ul>                                                         | Original                                     | Good      | Retain and redecorate.                                                                                                                                         |
|          | <ul style="list-style-type: none"> <li>Stairs</li> </ul>                                                              | Original                                     | Good      | Retain newel posts and handrail & redecorate. Remove handrail from wall. Remove spindles and replace with period style new spindles.                           |
| Office 6 | <ul style="list-style-type: none"> <li>Small lobby / partitions</li> </ul>                                            | Not original                                 | Poor.     | <b>Lath &amp; plaster finish but not possible to retain with the layout of apartment.</b>                                                                      |
|          | <ul style="list-style-type: none"> <li>Chimney breast with no fire &amp; built in cupboards to either side</li> </ul> | Original breast unknown origin for cupboards | Good      | Breast to be retained for Flat 4 bedroom. <b>Cupboards to be retained as part of bedroom furniture if practical.</b>                                           |

|                      |                                                                                                      |                                        |      |                                                                               |
|----------------------|------------------------------------------------------------------------------------------------------|----------------------------------------|------|-------------------------------------------------------------------------------|
| Kitchen off office 6 | <ul style="list-style-type: none"> <li>None</li> </ul>                                               | Not original                           | Poor | No original features. Strip out and remove all fixtures and fittings.         |
| Office 7             | <ul style="list-style-type: none"> <li>Timber panelling around front window</li> </ul>               | Original                               | Good | Retain and repair as necessary.                                               |
|                      | <ul style="list-style-type: none"> <li>Coving</li> </ul>                                             | Original                               | Good | Retain and repair as necessary.                                               |
|                      | <ul style="list-style-type: none"> <li>Chimney breast, no fire, part surround.</li> </ul>            | Original breast, latter surround added | Poor | Chimney breast retained as part of Flat 4 Living room. Fire surround removed. |
| Office 8             | <ul style="list-style-type: none"> <li>Timber panelling around front window</li> </ul>               | Original                               | Good | Retain and repair as necessary.                                               |
|                      | <ul style="list-style-type: none"> <li>Coving</li> </ul>                                             | Original                               | Good | Retain and repair as necessary.                                               |
|                      | <ul style="list-style-type: none"> <li>Chimney breast, no fire, with surround</li> </ul>             | Original breast, latter surround added | Good | Chimney breast retained as part of Flat 5 Living room. Fire surround removed. |
|                      | <ul style="list-style-type: none"> <li>Door frame and architrave Between office 6 &amp; 7</li> </ul> | Original                               |      | Opening to be closed off, architrave removed.                                 |
| Office 9 & WCs       | <ul style="list-style-type: none"> <li>None</li> </ul>                                               | No original feature                    | Poor | No original features. Strip out and remove all fixtures and fittings.         |
| Office 10 & 11       | <ul style="list-style-type: none"> <li>None</li> </ul>                                               | 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



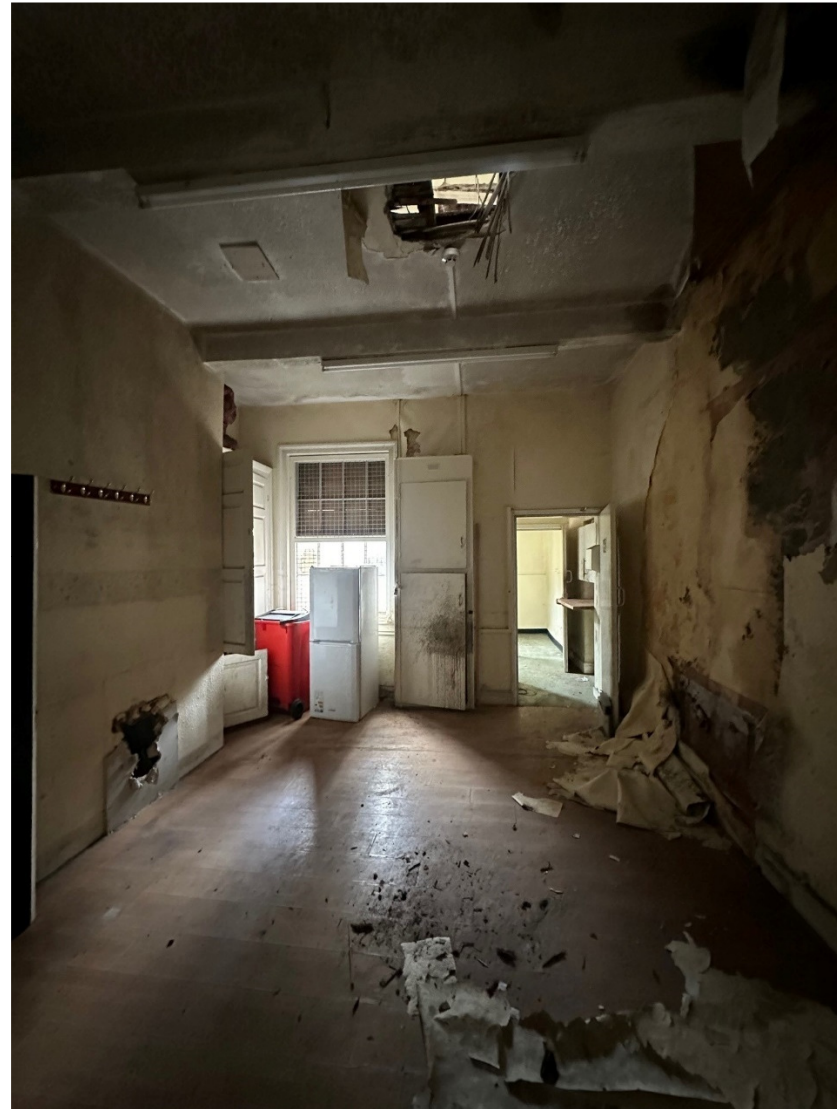
15. Office 2 general view with office 1 in background



16. Office 2 wall & ceiling detail



17. Office 2 general view towards rear



18. Office 2 window & cupboard detail



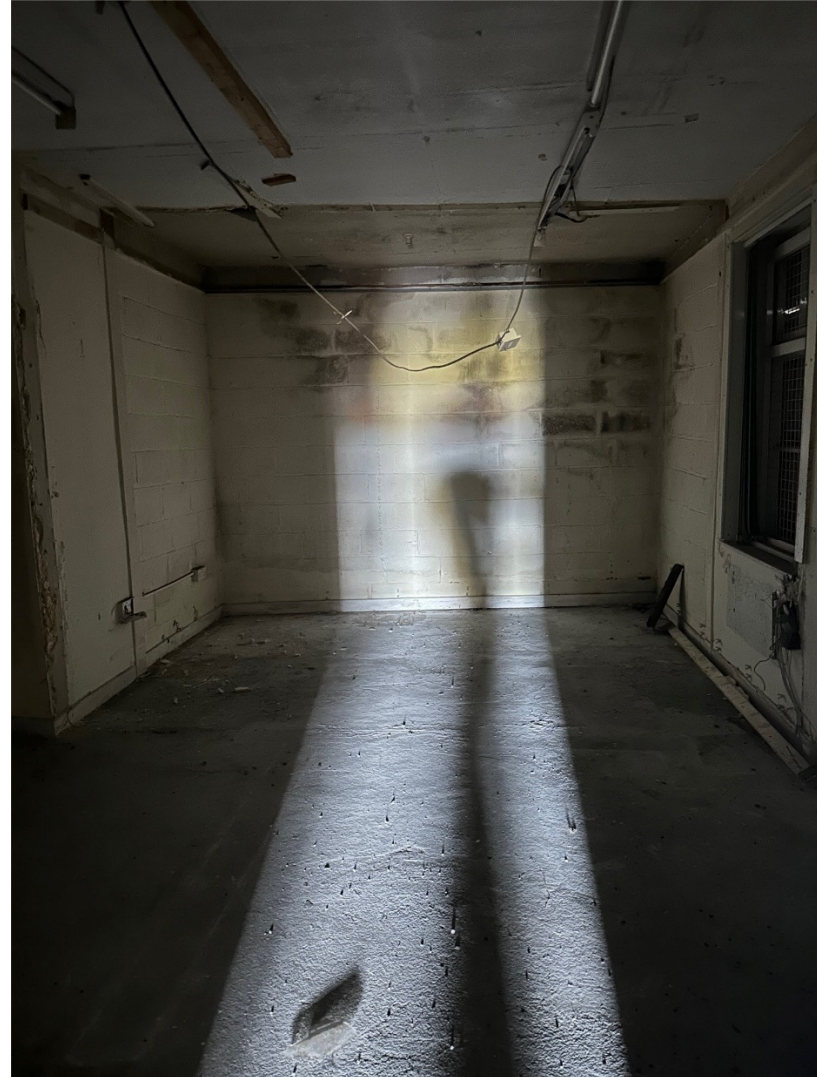
19. Kitchen & WC off office 2



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

