Item	Description	Condition / Dorses			the state of the s	
LGF-3rd F: EXTERI		Condition / Damage	Proposed Works	Justifcation	Comments	Agreed Solution
	NAL THROUGHOUT					
DECORATION	Front & side elevations	In poor state, partially due to flood damage	Repoint, re-render where necessary, repair (or repalice if beyond repair) metalwork & waste pipes. Repaint using Georgian colour scheme for woodwork, render and metalwork Scaffolding required.	restoration		
DECORATION	Rear & side elevations including party wall with 61 Birkenhead	In poor state, damaged by creeper which has been removed	Repoint, re-render where necessary, repalce waste pipes. Repaint using Georgian colour scheme for woodwork, render and metalwork Scaffolding required.	restoration		
LOWER GROUND					•	•
LGF: FRONT EXTE	RNAL					T
Stairs	Metal lightwell stairs	Rusted and unsafe	Replace stairs with metal treads with toughened glass inserts. Stairs to wind down in keeping with historic layout	restoration		
GAS METER	Gas meter on saturated wall in internal entrance hall	Unknown damage from water ingress	Check and test meter, replace as needed. Remove and refit meter and pipework in outside vault to allow access to Gas Suppliers to check meter	Allow access to gas meter		
FLOOR	Tiles	Damaged and not matching	Remove, re-screed and lay new matching quarry tiles to front lightwell	restoration		
LGF: INTERNAL FF	RONT VAULT AND ENTR	ANCE HALL				
VAULT	Front vault leading from internal entrance hall	Tanking render has been breached and is extensively cracked. Room lacks sufficient head height	Excavate to improve height to 2.3M. Tank with impermeable Newton 500 or similar pumped tanking system to match other basement repairs. Lay screed, tile and fit boiler and utility room per plan	improve height to usable		
ELECTRICITY METER	Electricity meter in front room on saturated wall following escape of water	Unknown damage from water ingress	Check and test meter, replace as needed. Refit meter and cabling to entrance hall wall and enclose with timber cabinet	improve appearance of main room		
FLOOR	Modern timber	Damaged and not matching	Remove timber, excavate stairs to front vault as per plan. Lay screed and tile with quarry tiles	allow access to utility room, restoration		
LGF: FRONT ROOM	И					
FIREPLACE	No fireplace existing	Removed in past	Re-open chimney breast and reinstate fireplace in keeping with age of building	restoration of orignal feature		
WINDOW	Existing front window is metal casement window	Badly damaged and water ingressing into front elevation	Replace metal casement window with timber sash 3 over 3 double glazed window in keeping with historic style.	restoration of orignal feature		
LGF: REAR ROOM						
WASHROOM	Currently no means of guests washing in basement	Currently no means of guests washing in basement	Erect timber studwall and fit shower and wash basin on left side of east wall. Fit shower and basin waste underneath existing concrete slab to external drain and make good	Improve facilities in property		
WARDROBE	Currently no storage space in building	Currently no storage space in building	Adjacent to washroom, install walk-in wardrobe. Wardrobe and Washroom separated from bedroom by sliding doors.	Improve facilities in property		
TOILET	Toilet room below stairs	Badly damaged by the water ingress and has been removed	Replace toilet and basin, tile floor and redcorate. Waste pipe is currently above ground, remove and replace beneath concrete slab and make good	restoration, improving appearance		
WINDOWS	Existing rear windows are metal casement window	Badly damaged and water ingressing into rear elevation.	Replace metal casement windows with timber sash 3 over 3 double glazed window and 1 over 1 timber window in keeping with historic style.	restoration of orignal feature		
LGF: THROUGHOU	JT					
HEATING	Electric night storage heating	All removed following damage from escape of water	Replace throughout with central heating water filled radiators	energy efficiency		
FLOOR	Concrete slab	Damaged in places with no damp proof course	Remove slab, install damp proof course, insulate and re-lay concrete. Use engeneerd floor boards on top of concrete.	restoration and improvement		
GF - 3RD F: THROU	JGHOUT				<u> </u>	
HEATING	Mix of radiators	All removed following damage from escape of water	Replace throughout with central heating water filled radiators	energy efficiency		
PLUMBING	Pipework	Damaged caused escape of water	Replace plumbing throughout building	restoration		

FLOORS	Wooden floor boards with mix of modern timber inserts, unless noted otherwise	Floors considerably damaged following escape of water and have numberous modern timber replacements out of keeping with building	Lift floor boards, insulate underneath with thermafleece type insulation, apply thin rubber backed plywood board, reinstate original floor boards, sand and wax. Floorboards from kitchen to be used to replace modern inserts to ensure consistent flooring all using existing old timber from building	restoration of orignal feature	
DOORS	Late 20th century doors	Damaged caused escape of water	Replace doors with firedoors in style to suit age of building 4 & 6 panel throughout the building unless noted otherwise.	restoration and compliance with building regualtions	
WINDOWS	Mix of 20th century windows	Damaged following neglect over years	Refurbish all timber sash windows with draft exclusion, and slimlite double glazed panes. Where indicated, windows are replaced to match historic.	restoration of orignal feature, energy efficiency	
PLASTER	Mix of modern plasterboard sash and lath and plaster	Damaged caused escape of water	Re-plaster walls -see listed building application.	restoration	
JOINERY	Mix of modern joinery	Damaged caused escape of water	Replace skirtings and architraves to suit age of building	restoration	
STAIRCASES	Mix of modern joinery.	Damaged by years of neglect. Various parts of staircase are rotten beyond repair, treads replaced with ill-fitted modern boards and majority of spindles have been removed at some point in time	Replace timber where required including new staircase to basement in keeping with age of building. Replace treads where necessary to match original style. Repair and install matching spindles where missing and balustrades to suit age of building	restoration	
GROUND FLOOR	CONT		•		
GF: EXTERNAL FF	IVIO				
FLOOR AND STEPS	Concrete	In poor condition	Tile steps and landing with period tiles	restoration	
GF: ENTRANCE A	ND CORRIDOR				
DOORS	Late 20th century doors	Damaged caused escape of water	Replace standard doors with firedoors in style to suit age of building 4 & 6 panel Replace corner door leading to kichen with historic curved door. Restore or Replace to match current vestibule door.	restoration and compliance with building regualtions	
FLOOR	Laminate flooring on top of the timber floor boards	Damaged caused escape of water, laminate flooring removed	Entrance Hall- tile floor and 1/2 wall with period tiles. Corridor - Lift floor boards, insulate underneath with thermafleece type insulation, apply thin rubber backed plywood board, reinstate original floor boards, sand and wax. Floorboards from kitchen to be used to replace modern inserts to ensure consistent flooring in rest of property	restoration, improving usage	
GF: FRONT ROOM	i	T	I	T	
WINDOW	Modern timber twin opening window	Damaged by years of neglect.	Replace window with new timber sash window to match other buildings on Birkenhead Street. Glaze in slimlite doubleglazed panes	restoration of original feature	
FIREPLACE	No fireplace existing	Removed in past	Re-open chimney breast and reinstate fireplace in keeping with age of building	restoration of original feature	
FLOOR	Laminate flooring on top of the timber floor boards	Damaged caused escape of water, laminate flooring removed	Lift floor boards, insulate underneath with thermafleece type insulation, apply thin rubber backed plywood board, lay tiling for kitchen floor. Floorboards from kitchen to be used to replace modern inserts to ensure consistent flooring in rest of property	restoration of original feature	
GF: REAR ROOM ((KITCHEN)				
WINDOW	Only original window in building	Damaged by years of neglect.	Carefully remove, refurbish and reinstate Lift floor boards, insulate underneath with		
FLOOR	Tiles on on top of the timber floor boards	Damaged caused escape of water, tiling removed	thermafleece type insulation, apply thin rubber backed plywood board, lay tiling for kitchen floor.	restoration	
GF: REAR CORRIE	DOR		TOT KILGHERI HOOF.		
TOILET	Formerly toilet was situated in kitchen	Removed following escape of water	Create toilet room in corridor cupboard to replace prior one in kitchen to restore proportions of ground floor. Install toilet and closet sink as per plan. Pipe under floor to connect to close-by external pipe stack		
FLOOR	Concrete slab	Damaged in places with no damp proof course	Remove slab, install waste pipe to service the new toilet, install damp proof course, insulate and re-lay concrete. Allow for and lay re-used boards to match the rest of the corridor in the rear corridor. Allow for tiling and tile in the newly created toilet	restoration, accomodating new WC	

ROOF	Timber sheets with felt overlay	Rotten and damaged in places with no insulation	Modern extension. Roof compromised. Replace with lead coloured single ply membrane. Install hatch to allow service roof access and skylight to increase light level in what is currently a dark premise. Install improved drainage. Install consistent brick border to architecturally connect the old building and the new.	restoration of comporomised modern structure, improvement of external appearance and internal space.	
WALLS	Brick walls with central concrete bock partition	Partition wall damaged and unsafe	Remove partition wall, support new roof on part existing brick wall, part new wall as per plan to allow for a more aligned patio opening	restoration of comporomised modern structure, improvement of living space	
WINDOWS	Late 20th century metal casement windows	Damaged, allows water ingress	Remove metal casement windows and replace with modern double glazed crittal windows. Replace front window with double bi-fold crittal doors	restoration of comporomised modern structure, improvement of external appearance and internal space, energy efficiency.	
FLOOR	Concrete slab	Damaged in places with no damp proof course	Remove slab, install damp proof course, insulate and re-lay concrete for subsequent polishing	restoration	
LAYOUT	2 asymetric rooms	As above	Remove central block wall, install partition approx 1m from south wall to create boiler/water storage tank room for central heating and shower room. Use remaining room as well proportioned sitting room with cupboard storage along west wall	restoration of comporomised modern structure, improvement of internal living space.	
LGF_GF: REAR EX	CTERNAL				
LAYOUT	2 courtyards spearated by modern brick wall with a modern metail railing. Modern slab supports the brick wall	In poor state, brick wall badly damaged and caved out due to damage by the creeper root	Remove damaged wall, excavate to remove the vine root. Structural liner to excavated area to allow for hot tub installation. Fit hatch door above opening to reinstate level floor. Replace modern metail rail with wooden rail and inbuilt gate to allow service access.	Improved stability of structure. New railing and gate are in keeping with modern yard building. New facility as improvement to property.	
1/F: FRONT ROOM					
FIREPLACE	No fireplace existing	Removed in past	Re-open chimney breast and reinstate fireplace in keeping with age of building	restoration of original feature	
DOORS	Single door from corridor to front room	Damaged and not in line with corridor/corridor door, including truncated architrave	Centralise door from corridor. Reinstate door in original opening between front and rear rooms.	restoration and improvement of layout	
DOORS	Blocked doorway to Rear Room	Door blocked in the past with new timber stud and plasterboard.	Open blocked doorway and install door to match door from corridor	restoration of original feature	
STRUCTURAL	Wall to rear room moved to expand front room	Wall moved in the past led to floor sinking.	Partial supporting beam recommended	improving structural integrity of building	
1/F: REAR ROOM					
FIREPLACE	No fireplace existing	Removed in past	Re-open chimney breast and reinstate fireplace in keeping with age of building	restoration of original feature	
WINDOW	20th century venetian style window	Damaged through neglect. Partially painted shut	Replace window with new timber sash 8 over 8 window to match others in building. Glaze in slimlite doubleglazed panes	restoration of original feature	
1/F: HALL			I		
DOORS	20th century doorway	Damaged and not in keeping with building	Remove modern doorway and replace with archway with plaster surround to match ground floor archway. Centralise between walls	restoration of original feature	
PIPE STACKS	Boxed pipes on staircase, hall and rear room	Damaged in flood and removed everwhere.	centralise services in one place - central stack in the current location in the hall	efficiency and minimizing visual impact of services	
SECOND FLOOR 2/F: CORRIDOR &	STAIRCASE				
STAIRCASE	Modern overboards and door separating main staircase and 2nd floor	Not in keeping with building, boarding removed as blocking original ballustrade. Ceiling water tank removed.	Remove boarding and door to open up the building as it was originally, repair /install missing spindles and railing as per description for the building throughout	restoration of original feature	
STAIRCASE	Modern overboards over original ballustrade of the attic staircase	Not in keeping with building, boarding removed as blocking original ballustrade	as per description for the building throughout	restoration of original feature	
STORAGE	no storage	no storage	Build cupboard storage under the stairs to the 3rd floor as per plan	increase storage space	
FLOOR	Carpet over timber floorboards - applies to corridor and bedrooms	Damaged and carpet removed following escape of water	as per description for the building throughout - re-instate floorboards	restoration of original feature	
2/F: REAR ROOM			<u> </u>		
WINDOW	20th century window	Damaged and not in keeping with building	Replace modern window with new timber sash 6 over 6 window. Glaze in slimlite double glazed panes	restoration of original feature	
2/F: FRONT BATH	ROOM				

SANITARYWARE	Sanitaryware	Damaged and removed following escape of water	Replace sanitaryware with double sinks, free standing bath and toilet	restoration	
WASTE PIPE	Waste pipe located adjacent to east wall running down through building linked through bathroom wall to front roomthroughout building	Not original or in keeping with spacial proportions of original building	Remove waste pipe and re-route between floor joists through to rear of building to join into existing rear soil stack. Remove pipe stack accordingly on the ground, first floors and 2nd floor front bedroom.	restoration of original feature	
FLOOR	Tiles over timber floorboards	Damaged and removed following escape of water	Replace tiling with new tiles over floorboards	restoration	
2/F: FRONT ROOM	VÍ				
WASTE PIPE	Waste pipe stack from the attic	Not original or in keeping with spacial proportions of original building	Remove the stack as no longer necessary. Services from the loft extention attick will run through main stack and under floor	restoration of original feature	
2-3/ F: EXTERNAL	-				
ROOF	Existing flat roof above stairwell weathered in felt	In poor condition, roof structure /inuslation appear to be inadequate, bouncy under foot, felt edge trim loose with moss overgrowth. The safety rail is unstable and rusty	Replace with appropriate roof structure and TLX Gold or similar breathable insulation . Replace safety railing.	replacing inadequate roof structure and insulation	
3/ F					
8/F: LOFT CONVE	RSION				
STRUCTURE	Loft convesrstion to similar pattern as exisiting on Birkenhead Street	Current Pitched Roofed Attic with limited head height	Raise timber mansard roof as adjoining style. Slate pitch to front and rear slopes, lead cover the upper pitch. New timber doors and windows as existing pattern. Repair parapet and form new lead outters.	To improve accommodation and habitable area of house.	
ROOF	Pitched roof clad with slate, modern timbers and slate appear to have been used as per heritage report	Pitched Roof clad with modern slate	Slate and lead dressing as existing	to maintain amenity of area.	
WINDOWS	3 x modern windows and 1 x service door to provide access to flat roof	3 x new windows and 1 x service door to provide access to flat roof	3x 3 over 3 panel timber sash windows with draft exclusion, and slimlite double glazed panes, W 1 M x H1.3 1x 4 over 4 panel Timber Sash Hinged Door, with draft exclusion, and slimlite double glazed panes, W1M x H1.9	to maintain amenity of area.	
DOOR	Install door to 3rd floor, preserving width of the existing frame of 630mm equal to the width of historic staircase	Install door to 3rd floor, preserving width of the existing frame of 630mm equal to the width of historic staircase	Landing and door height extended to match building regs, width preserved as limited by current width of historic staircase. Resulting dimensions of door frame allow for installation of standard panelled door with glass panel of 1981mm x 610mm x 35mm	landing formed to provide safe access and egress for upper floor.	
INTERNAL LAYOUT	Internal layout to accomodate master bedroom, wadrobe and bathroom	Internal layout to accomodate master bedroom, wadrobe and bathroom	Construct stud walls to allow for creation of: Bedroom sized as L 3.5 x W 5 M, Bathroom L 2.5 x W 2.30 and wardrobe L 2.5 x W 2.45. WALL B/W Wardrobe and Bathroom pf 27cm to house plumbing and toilet cistern Shoji sliding doors to connect bedroom with wardrobe and with bathroom, where each shoji door is 1550W x 2000H. Distance to each wall is 390 and in between 990. ceiling is to follow the structure, with exposed rafters	To improve accommodation and habitable area of house.	
SERVICES	waste to connect to existing waste pipe, water pipes to connect to central stack	waste to connect to existing waste pipe, water pipes to connect to central stack	waste to connect to existing waste pipe, water pipes to connect to central stack	To improve accommodation and habitable area of house.	
FLOORS	Modern floor boards	NA	New engineered oak floor boards.	To improve accommodation and habitable area of house.	
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