

CONVERSION OF EXISTING 4 BED DWELLING TO 2No 2 BED DWELLINGS



41-43 NEWBOLD STREET, ROCHDALE, OL16 5AH

**SUPPORTING DOCUMENT FOR THE
DISCHARGE OF CONDITIONS 3, 4, & 5
CONTAINED IN THE DECISION NOTICE
DATED 20/02/2025**

DISCHARGE OF CONDITIONS

The decision notice for application 24/01146/FUL contains a number of conditions which are required to be discharged prior to above ground works taking place and are listed below in abbreviated form:

3. Roof coverings
4. Stonework
5. Windows and doors

Condition 3

3. Notwithstanding the details submitted in the Proposed Elevations (07c), the replacement roof tiles shall be made from slate. No above ground works shall take place until such time as a detailed specification and/or samples of the replacement roof tiles to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.



New roof covering to be natural blue slate as above

Condition 4

4. No above ground works shall take place until such time as a detailed specification and/or samples of the stonework to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.



Reclaimed natural stone in narrow courses to match existing as above



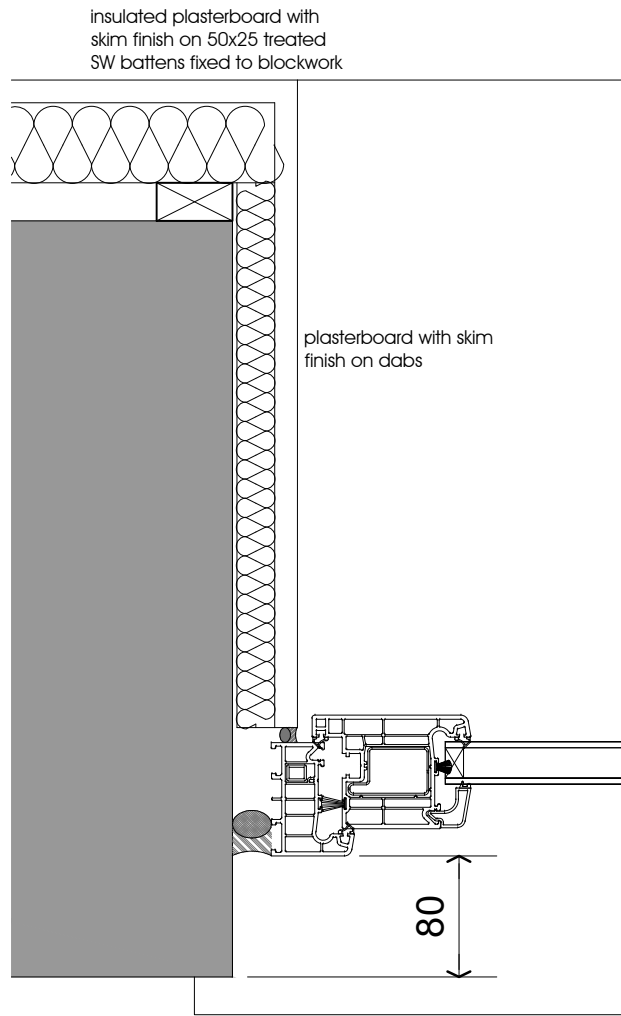
Existing narrow course stone

Condition 5

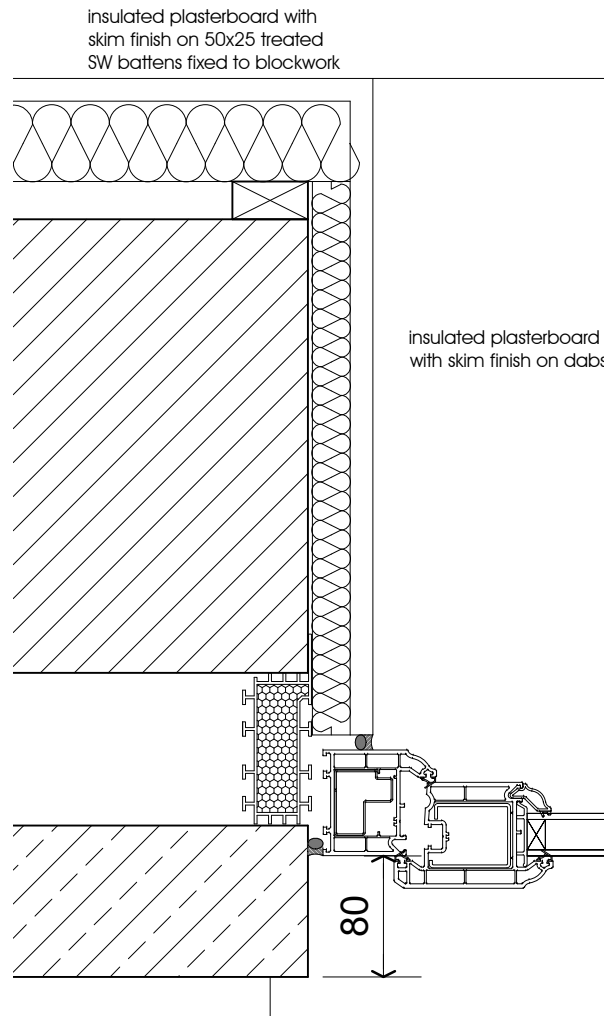
5. No above ground works shall take place until full product specifications for the windows, external doors, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.



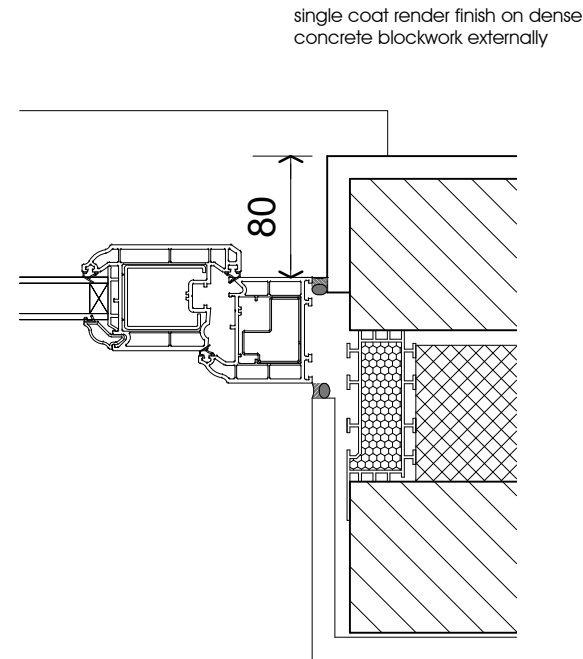
New windows to be Rehau PVC double glazed frames with BROWN wood finish to front and WHITE finish to rear windows. See also drawing 09



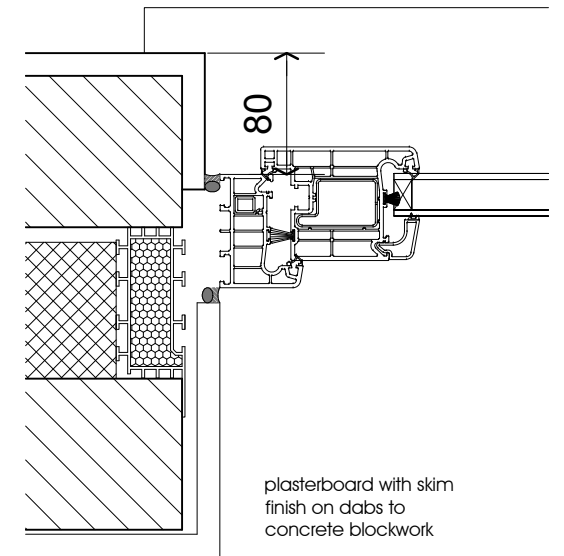
1 door in existing front stone masonry
Scale: 1:5



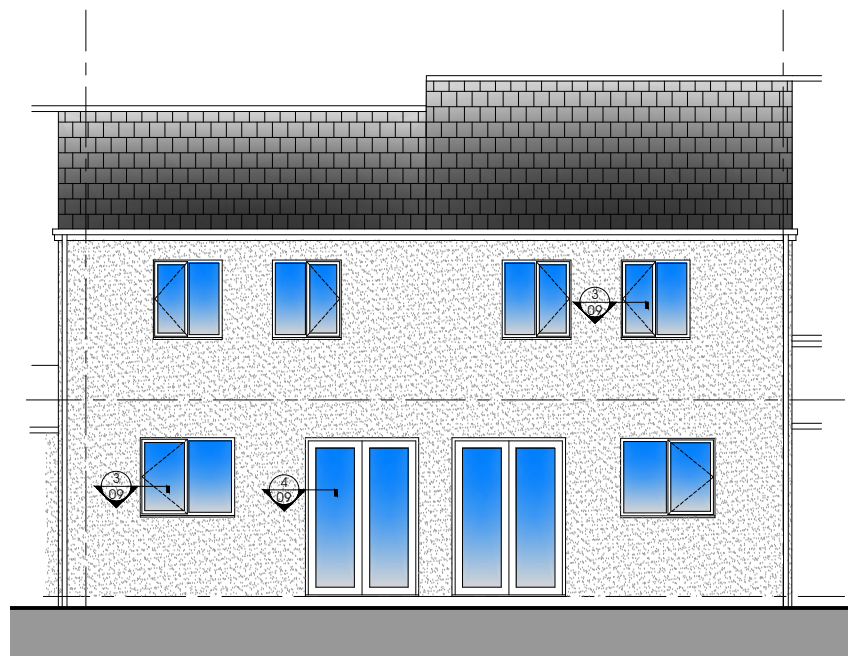
2 windows in new front stone masonry
Scale: 1:5



3 windows in new rear masonry
Scale: 1:5



4 doors in new rear masonry
Scale: 1:5



WINDOWS

All windows are to match existing, clear or obscure double glazed PVC frames with a minimum 'U' value of 0.14w/m²k or Window Energy rating Band B minimum, glazed doors to be aluminium frames with a minimum 'U' value of 0.14w/m²k or Doorset Energy rating Band C minimum and with safety glass in critical locations, between finished floor level and 800mm above that level in internal and external walls and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1981 and to Part N of the current Building Regulations.

Where required to provide escape window as Part B i.e. 'at least 0.33m² and at least 450hx450w with cill not more than 1100 above floor'. Escape windows with cills below 800 to be glazed in safety glass and be fitted with opening restrictor with manual override.

status
PLANNING

job no

drawing number

09

title
proposed window and door
details

scale
1:10 1:100 @ A3

date
march 2025

project
41-43 newbold street,
newbold, rochdale,
single dwelling to 2no
2 bed dwellings

client
mr & mrs w westy

do not scale this drawing
all dimensions to be verified on site
this drawing is the property of the author and
copyright is reserved by them the drawing is not
to be copied or disclosed to any unauthorized
person without express and prior written consent