

- 1)
The front and rear windows were uPVC at the time of the building's listed designation. uPVC windows are to be retained.
- 2)
The original front door design is assumed to have matched that of No. 39. This assumption is based on the principle that paired properties of similar age and style were typically constructed with uniform architectural detailing.

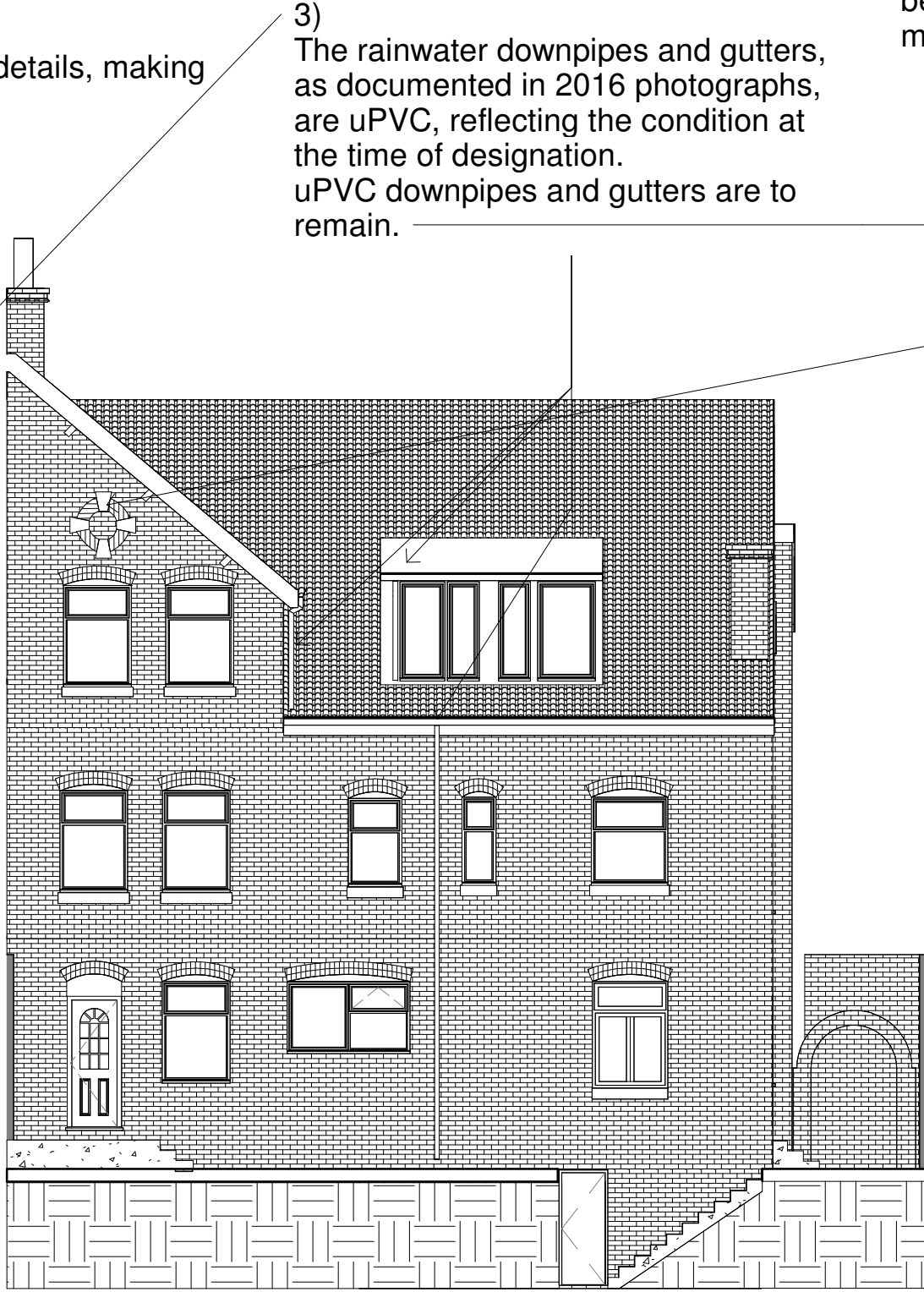
The moulded render feature above the door, along with the glazed ceramic tilework surrounding the entrance, are also assumed to match those of No. 39. However, there is no photographic evidence to verify this assumption.

The existing render currently present is concealing the original architectural details, making it difficult to confirm the extent and style of the original decorative elements.

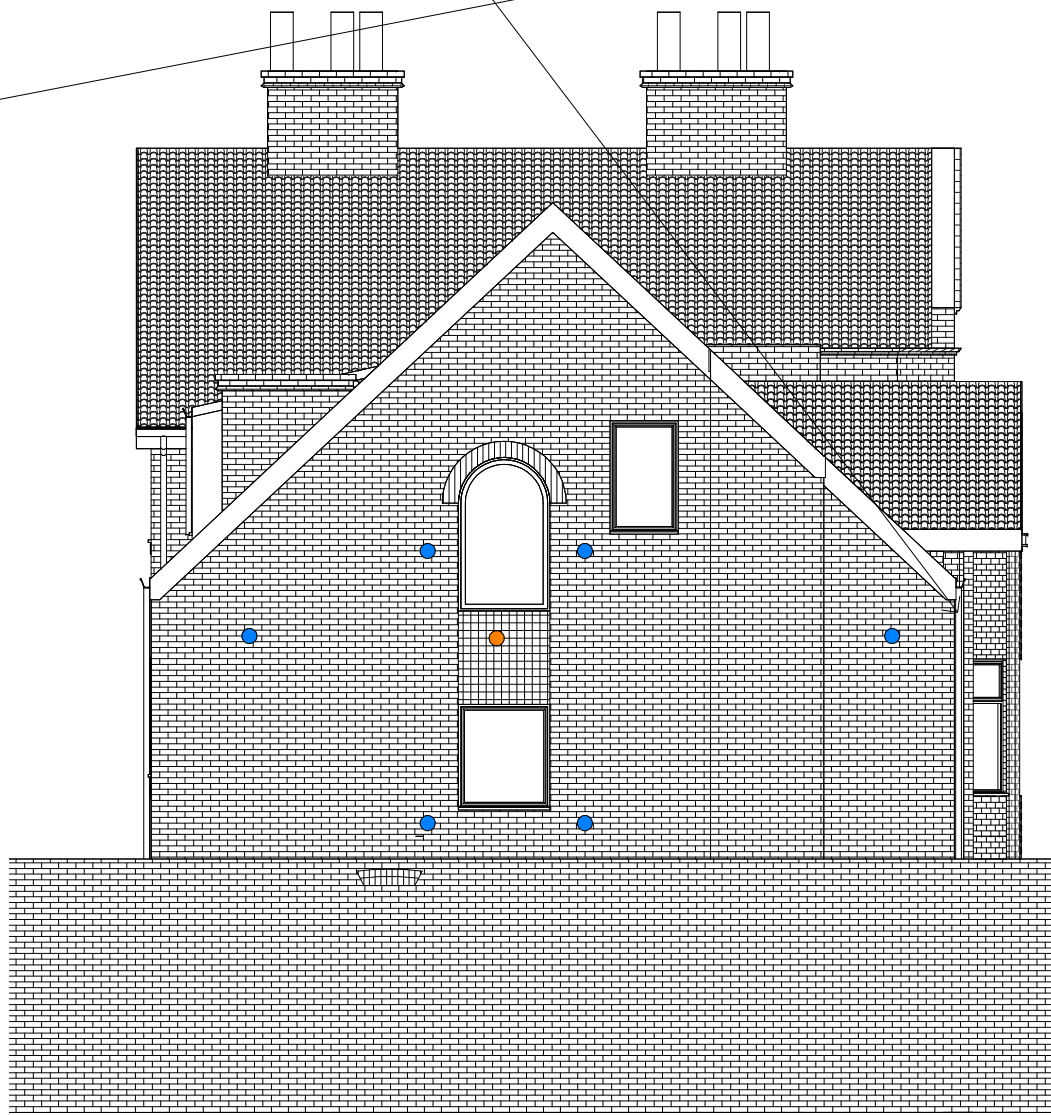
The proposed door and molded render feature to match that of no. 39.



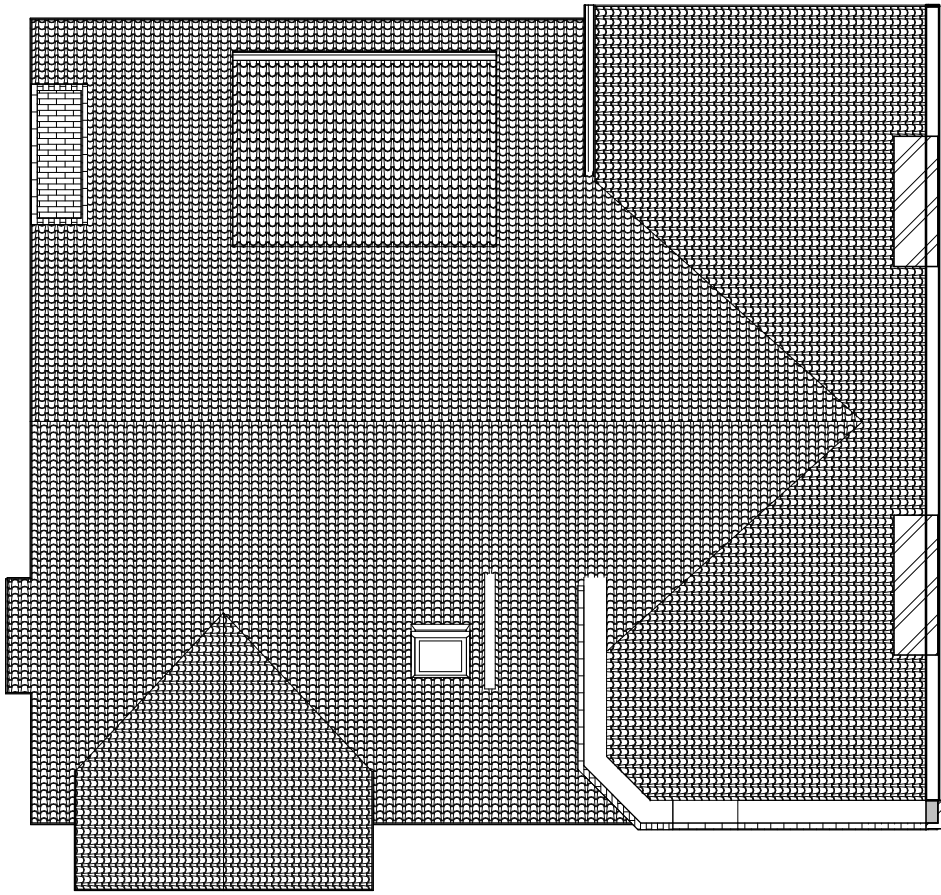
Existing Front
1 : 100



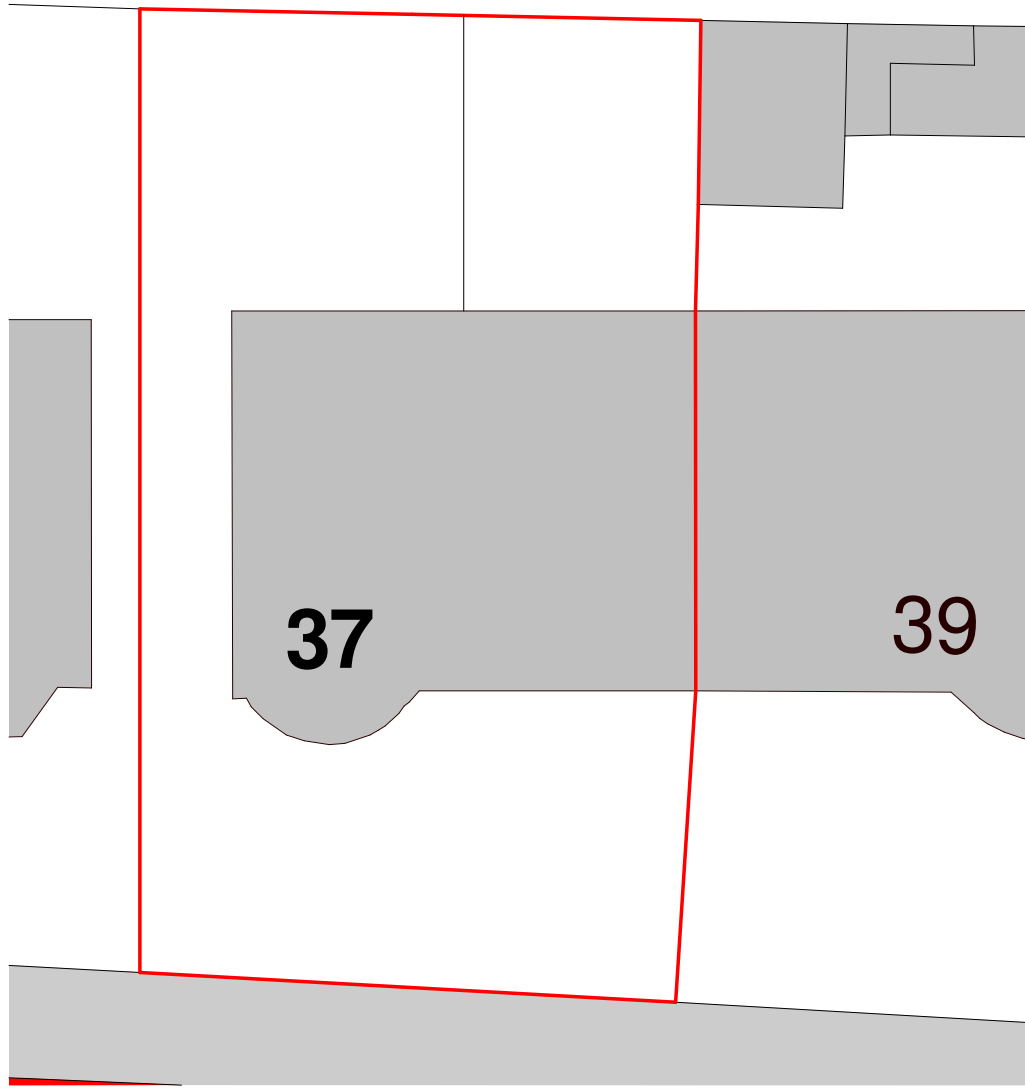
Existing Rear
1 : 100



Existing Side I
1 : 100



Proposed Roof
1 : 100



Proposed Site
1 : 200

Client:
Farzana Iqbal

Project:
37 Rochdale Road
Project Address:
37 Rochdale Road
Middleton
Manchester
M24 2PT

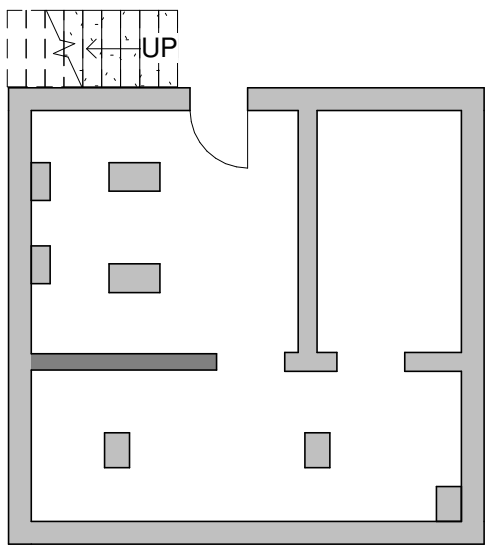
Drawing Name: Proposed
Drawing Number: A103
Drawing Date: 07/04/25
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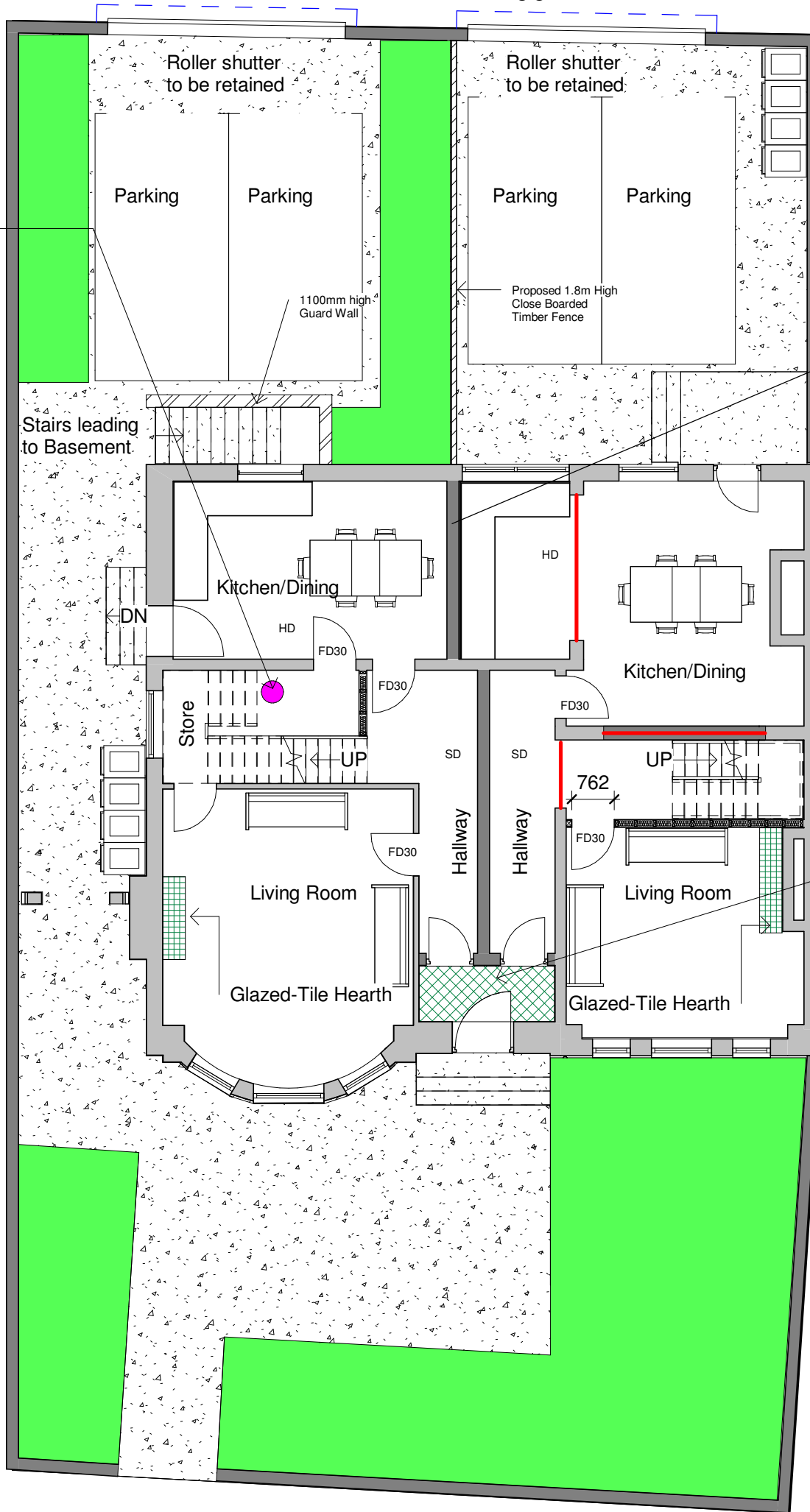


- 10)
Decorative Plaster Ceiling
The existing decorative plaster ceiling is to be carefully reconditioned where possible. Where elements are beyond repair, they are to be replaced on a like-for-like basis, replicating the original design, profile, and detailing.



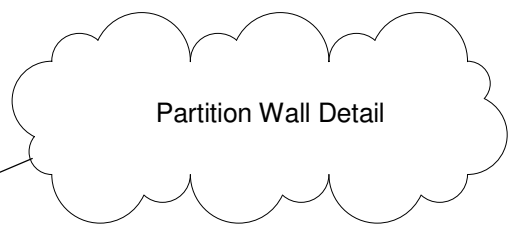
Proposed Basement
1 : 100

- 11)
Internal Stud Wall Construction (Non-Party Wall)
Internal stud walls (non-party) to be constructed using 50 x 100 mm timber studs, with Rockwool or equivalent acoustic insulation fitted between studs to reduce sound transmission. Walls to be lined with plasterboard and finished with a skim coat to achieve a smooth, paint-ready surface.
- 12)
Entrance Lobby Mosaic Tiles
Small format mosaic tiles are to be reinstated in the entrance lobby. New tiles are to match the remaining original in size, colour, pattern, and finish, ensuring a like-for-like restoration in keeping with the original design.
- 13)
Fireplace Area
A glazed tile hearth is to be reinstated on a like-for-like basis, matching the original in size, colour, and finish. The original decorative tile feature surrounding the fireplace is also to be restored or replicated to match the existing design and detailing.

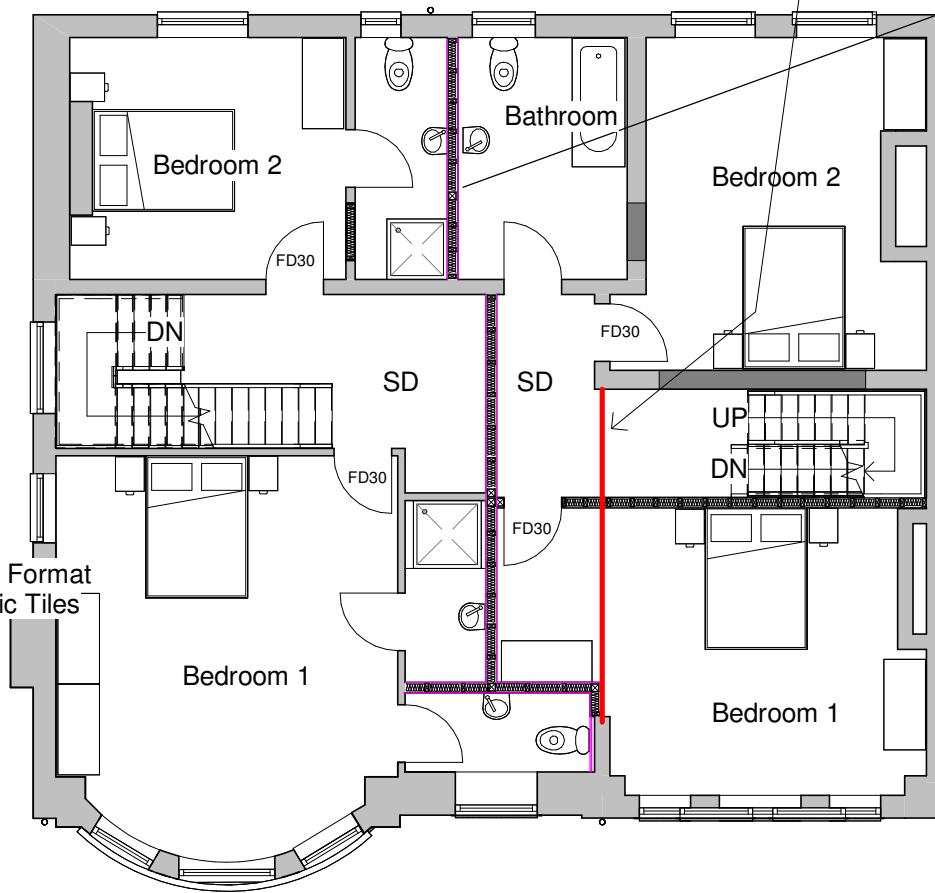
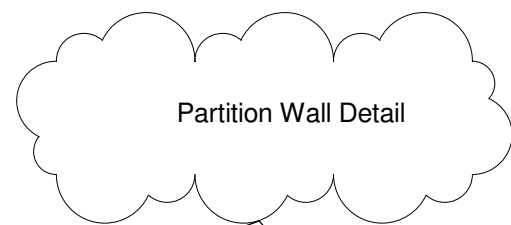


Proposed Ground Floor
1 : 100

- 14)
Internal Finish
The internal decorative finishes are to complement the original design by referencing and replicating fragments of historic wallpaper identified on site. Where possible, colours, patterns, and textures are to be matched to ensure a sympathetic restoration in keeping with the building's original character.

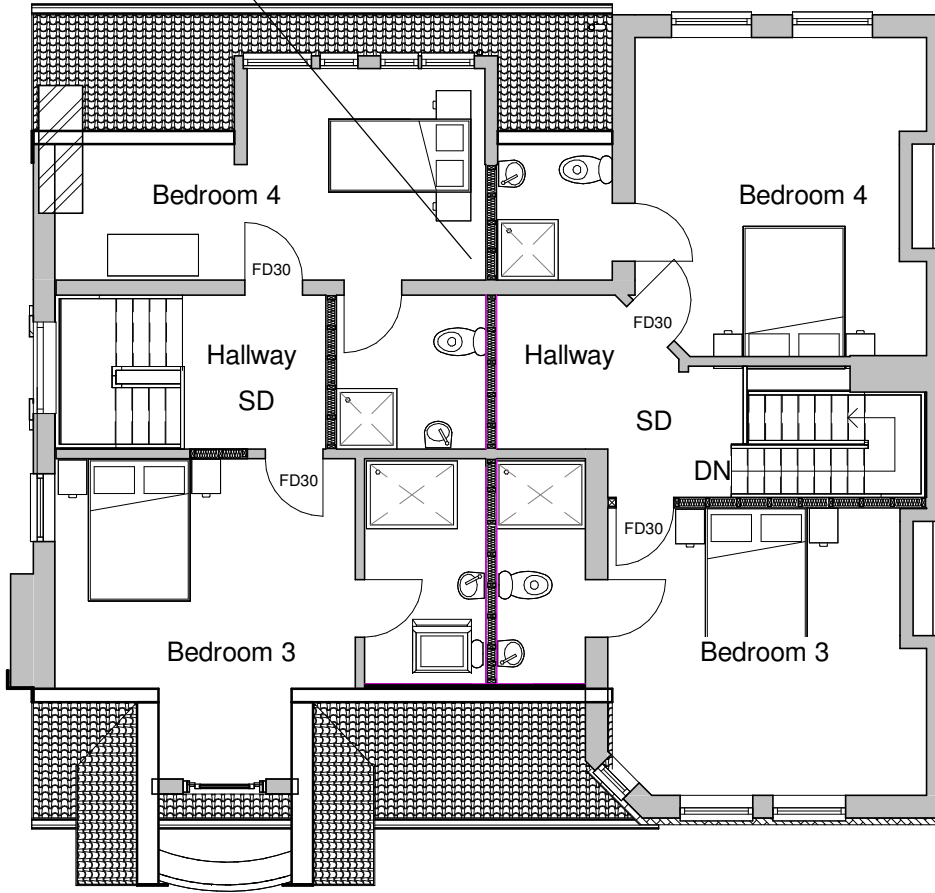


Overhead steel beam to remain.



Proposed First Floor
1 : 100

Proposed 1.8m High Close Boarded Timber Fence



Proposed Second Floor
1 : 100

General Notes

Surviving lathe and plaster to walls and ceilings are to be retained and repaired in situ.

FD30: Fire Door 30 mins Fire Resistance
SD: Smoke Detector
HD: Hear Detactor

The guard wall will be built using matching brickwork in bond, colour, and finish, ensuring visual continuity with the main dwelling. The wall height and detailing will comply with Building Regulations Part K for guarding and fall protection.

Key

	Grass	N/A
	Concrete	N/A
	Location of Fleur-De-Lys detail	
	Location of Cast iron wall-tie	
	Location of Wall Slates / Slate Cladding	
	Decorative Plaster Ceiling to the Stairwell	
	Fragment of Original Decorative Scheme	
	Fragment of Wallpaper	
	Demolition Element	N/A
	Open or Pending Installation	N/A
	Overhead Steel Beam	N/A
	215mm thick Block Wall	N/A