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CHARTERED ARCHITECTURAL SERVICES



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Proposal: **Single storey front and side extension and demolition of existing conservatory**
Location: **Lockhouse , Canal Street, Littleborough, Rochdale, OL15 0HJ**

SCHEDULE OF REPAIRS AND FINISHES



1. Removal of Existing uPVC Conservatory

The existing uPVC conservatory shall be carefully dismantled and removed in full, including frames, glazing, roof structure, fixings, services and any associated foundations or plinths.

Removal works shall be undertaken using non-destructive methods, ensuring no harm to the retained historic fabric of the host building.

Making good following removal shall reinstate the original form, materials and appearance of the building, in accordance with the principles of minimum intervention and reversibility advocated by Rochdale and Oldham conservation guidance.

2. Removal of Modern Plaster Finish and Exposure of Natural Stone

Modern plaster/render finishes applied to the external elevation shall be carefully removed by hand, avoiding mechanical, abrasive or impact methods.

Works shall expose the original natural stone masonry, which is characteristic of traditional buildings within Rochdale and Oldham and the wider Greater Manchester area.

The stonework shall be retained in situ wherever possible, with cleaning limited to light brushing and low-impact methods only.

No chemical, acidic or high-pressure cleaning techniques shall be used, in line with GM conservation best practice.

3. Stonework Repairs and Mortar Jointing

Exposed stonework shall be repaired rather than replaced, with replacement limited to isolated areas of irreparable decay.

Any replacement stone shall be sourced to closely match the existing in:

Geological type

Colour and tonal variation

Surface texture and tooling

Bed height and coursing

Mortar joints shall be made good and locally repointed using a lime-based mortar, appropriate to traditional Greater Manchester masonry, typically:

Natural Hydraulic Lime (NHL 2 or NHL 3.5), subject to exposure

Well-graded natural aggregate with no cement content

Mortar colour, joint width and joint profile shall match the existing historic work, with joints finished flush or lightly recessed, as appropriate to the host building.

Cement-based, resin or impermeable mortars shall not be used.

4. Timber Boarding – Repair and Repainting

Existing external timber boarding shall be retained and repaired wherever practicable, reflecting Rochdale and Oldham guidance which prioritises retention of original joinery.

Any boards requiring replacement shall be replaced on a strict like-for-like basis, matching:

Timber species

Board width, thickness and profile

Fixing method and orientation

Timber shall be prepared and redecorated using a breathable external paint or stain system, such as a microporous or traditional linseed-oil-based product.

Colour shall match the existing external finish, maintaining the established appearance of the building and its contribution to the local townscape.

5. External Plaster / Render Finish – Repair and Repainting

Existing external plaster/render shall be retained where sound and repaired locally where defective or disturbed by the removal works.

Repairs shall be undertaken using a compatible, breathable render, such as a lime-based render system, in accordance with GM conservation principles.

Repair areas shall be matched to the existing in:

Texture

Finish

Thickness and detailing

Following repair, the render shall be repainted using a breathable masonry paint suitable for traditional substrates.

Paint colour shall match the existing approved colour, ensuring visual continuity and avoiding unnecessary alteration to the building's character.

6. Materials, Workmanship and Conservation Approach

All materials shall be traditional, breathable and compatible with the historic fabric of the building, consistent with Rochdale, Oldham and Greater Manchester conservation guidance.

Works shall be carried out by appropriately skilled contractors experienced in traditional building repair and conservation techniques.

No alternative materials, finishes or construction methods shall be introduced without the prior written approval of the Local Planning Authority.

7. Implementation

All repairs and finishes shall be carried out strictly in accordance with this approved schedule.

Any unforeseen works requiring deviation from the approved details shall be agreed in writing with the Local Planning Authority prior to implementation.