

Schedule of Works

33–35 Broad Lane, Rochdale

Purpose: To support and discharge planning conditions relating to materials, method of work, heritage protection, and implementation.

Condition 1 – Approved Plans & General Compliance

The development hereby permitted shall be carried out **strictly in accordance with the approved plans**, the submitted Design and Access Statement, and the following Schedule of Works, unless otherwise agreed in writing by the Local Planning Authority (LPA).

Condition 2 – Demolition and Strip-Out

The removal of internal finishes, partitions, and services shall be limited to those elements identified as non-original or later alterations.

- No historic fabric shall be removed unless explicitly shown on approved drawings.
 - Any unexpected historic features uncovered during works shall be retained in situ and reported to the LPA.
-

Condition 3 – Structural Repairs

All structural repairs shall:

- Be limited to the minimum necessary to ensure stability.
- Use like-for-like materials and traditional construction techniques where historic fabric is affected.

Any deviation from approved structural works shall be submitted to the LPA for approval prior to implementation.

Condition 4 – Roof Works

Roof works shall include repair or replacement of defective elements only and shall:

- Retain the existing roof form, pitch, and profile.
- Use reclaimed or matching roofing materials.

- Repair chimneys and leadwork on a like-for-like basis.

No alternative materials shall be used without prior written approval.

Condition 5 – External Walls and Openings

External works shall be carried out as follows:

- Repair of stonework using appropriate non-abrasive methods.
- Repointing matching in colour and texture.
- Repair or reinstatement of window and door openings to their historic proportions.
- Installation of timber windows and doors consistent with the character of the building.
- 28 Vertical Opening Casement Windows
- 23 Fixed Windows
- 2 Small fixed windows on rear elevation
- 2 Horizontal Opening Casement Windows (Kitchen and side window of No. 35)
- 2 Hardwood front doors
- 1 stable hardwood door replacement for current rear door of No 33
- 1 Hardwood rear door for replacement of current rear door of No 35

No cement render or inappropriate finishes shall be applied.

Condition 7 – Internal Layout

Internal alterations shall:

- Respect the historic plan where practicable.
- Avoid harm to historic masonry and structural elements, unless agreed to within plans.
- Include removal of partition wall between No 33 and No 35 Kitchen to open up the space for a more usable area. This will improve the accessibility for wheelchair users. The gap will be spanned with either an RSJ clad in wood to be in keeping or by the use of a solid wooden beam.

The wall to be removed is a red brick wall and the bricks will be used to rebuild an already removed chimney/ fireplace in the living room of No.35. This chimney/ fireplace will only be on the ground floor and will house an ethanol fire that does not require a flue.

Internal layouts shall not materially affect the external appearance of the building.

Condition 8 – Mechanical and Electrical Services

All new services shall be:

- Fully concealed where practicable.
- Routed to minimise impact on historic fabric.
- Installed in accordance with current Building Regulations.

No external plant, flues, or vents shall be installed without prior approval.

Condition 9 – Kitchens and Bathrooms

New kitchens and bathrooms shall be installed internally only and shall not require alteration to the external envelope unless approved.

All associated ventilation shall be discreet and heritage-appropriate.

Condition 10 – Internal Finishes

Internal finishes shall:

- Use breathable plaster systems where historic walls are retained.
 - Avoid impermeable modern finishes on historic masonry.
 - Retain and expose more internal stonework, where appropriate for family living.
 - Along certain external walls a wooden frame is to be constructed giving a suitable air gap between the original wall and the frame. This will allow air flow and the insulation within the frame will improve the heat escape of the property.
-

Condition 11 – External Works and Drainage

External works shall be limited to:

- Repair of boundary treatments.
- Improvement of drainage to prevent damp and water ingress.
- Hard landscaping directly associated with access.

No additional structures shall be erected without permission.

Condition 12 – Completion and Compliance

Prior to occupation:

- All works shall be completed in accordance with this Schedule.
- Any agreed mitigation measures shall be fully implemented.
- The building shall be brought into use in a manner consistent with the approved scheme.