1)
The front and rear windows are to be reinstated as timber-framed units, using traditional profiles and detailing to reflect the building's original character and satisfy heritage considerations.
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.

3)
Rainwater gutters and downpipes shall be formed in cast iron to match traditional detailing.

4)
Rear Wall Construction:
The rear wall is to remain as a cavity wall construction, with cavity wall insulation retained or reinstated within the cavity. The outer leaf is to be reconstructed using facing bricks to match the existing brickwork in terms of size, colour, texture, and bond pattern.

5)
Window Features
Original architectural features located above and below the windows are to be reinstated, ensuring they match the original design, profile, and detailing.

6)
Rear Windows
Rear windows to be timber-framed, as assumed to be original. All frames to be painted white to match the traditional appearance and maintain consistency with the original character of the property.

7)
Wall Feature Matching
The decorative wall feature is to be reinstated to match that of the adjacent property at No. 39, replicating the style, materials, and proportions for visual continuity.

8)
Cast Iron Wall Ties
Existing cast iron wall ties that have become dislodged are to be carefully refixed in their original positions.
All wall ties are to be prepared and painted to match the finish and appearance of those at No. 39, ensuring a consistent and coordinated façade.

9)
Fleur-de-Lys Feature
The existing Fleur-de-Lys decorative feature is to be carefully reconditioned and repainted to match the appearance, finish, and colour of the corresponding feature on No. 39, ensuring a consistent architectural detail across the properties.

Scale: @ A1.
Do NOT scale from this drawing.
If in doubt, ask.
Dimensions must be checked by contractor before work is commenced.

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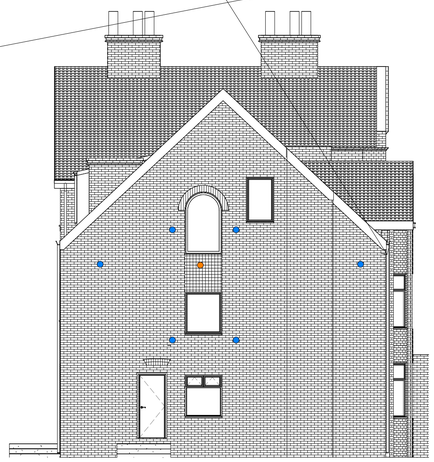
16)
Where any re-roofing is required, existing natural slate is to be retained and reused where possible. Any replacement slate shall match the existing in type, size, texture, and colour.



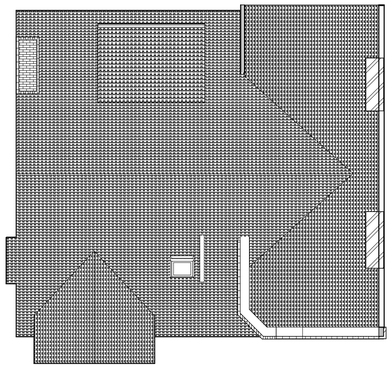
Proposed Front
1 : 100



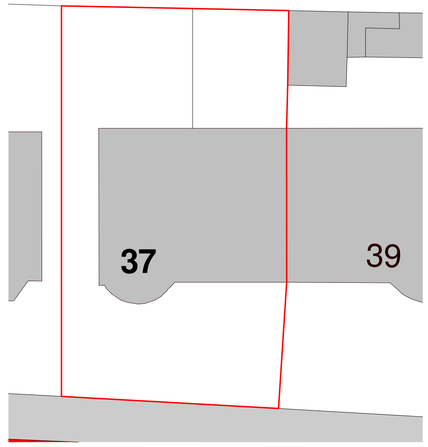
Proposed Rear
1 : 100



Proposed Side I
1 : 100



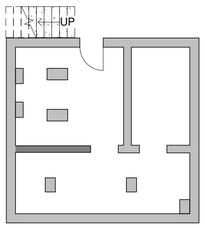
Proposed Roof
1 : 100



Proposed Site
1 : 200

11)
The front bay window is to be reinstated using salvaged original bricks where possible. Where replacement is required, new bricks and terracotta details will match the existing in size, colour, texture, and form, with samples to be submitted for approval prior to installation.

12)
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.

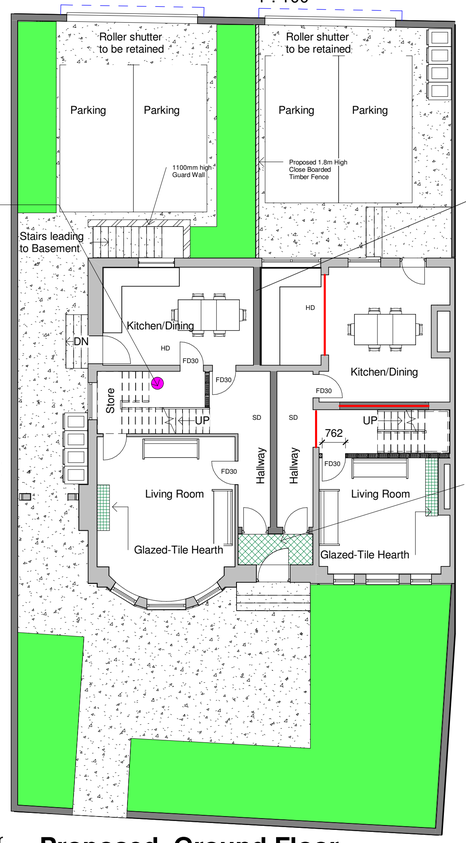


Proposed Basement
1 : 100

13)
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.

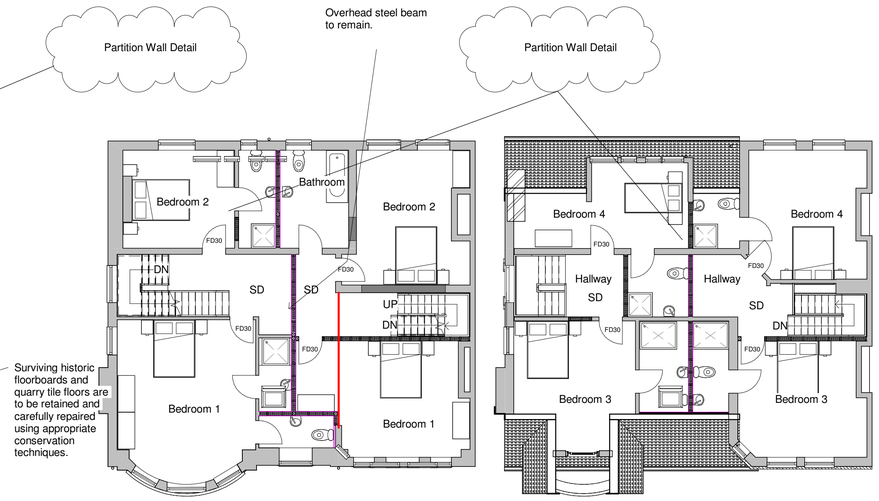
14)
Entrance Lobby Mosaic Tiles
Small format mosaic tiles are to be reinstated in the entrance lobby. New tiles are to match the remaining original in size, colour, pattern, and finish, ensuring a like-for-like restoration in keeping with the original design.

15)
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

17)
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. Architectural features including coving, skirting boards, and fireplace surrounds are to be reinstated or repaired using profiles inspired by Edgar Wood precedents where original details are unknown.



Proposed First Floor
1 : 100

Proposed Second Floor
1 : 100

Proposed 1.8m High Close Boarded Timber Fence



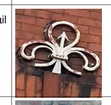
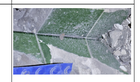
General Notes

Lathe and plaster finishes are to be reinstated to all original walls and ceilings throughout the property, excluding new internal blockwork walls, in accordance with traditional methods and materials.

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

Client:
Farzana Iqbal

Project:
37 Rochdale Road

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Drawing Name: Proposed
Drawing Number: A103
Drawing Date: 07/09/25
Author: M.Tamzid. B.Rashid

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