

CONSERVATION RESPONSE FOR GRADE 2 LISTED FORMER
COACHING INN AT 1 DRAKE STREET, ROCHDALE OL16 1RE
MARCH 2026



View of no.1 from the corner of Drake and Smith Street

Compiled by: Ben Maguire BA, DipArch.
Architectural Consultant

For: Noah Fletcher,
Managing Director, Cassel and Fletcher Property Management Ltd.
And: Rochdale Planning and Conservation Officers

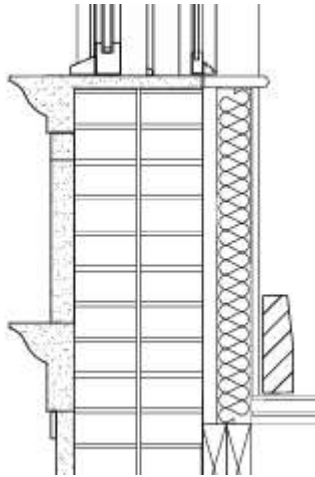
CONSERVATION OF HISTORIC BUILDING FABRIC

1. DRY LININGS TO EXTERNAL WALLS

Dashed magenta line on proposed plans BM/0125/DRAKE/ BR6 and BR7 indicates 70mm metal studwork fixed at timber floor at the foot and ceiling joists at the head, vented 30mm air gap cavity between 450mm deep brick window walls and party walls, 90mm breathable mineral wool (Knauf Frametherm 32 = 0.3 u-value) or similar hemp based insulation in the line of the studs, 2 layers of 13mm wood based air permeable wall board to the inside, joints taped and skimmed, all giving 1 hour fire resisting construction, breathable heritage matt emulsion paint to inside finish in Parchment white, RAL 030 93 05.

Noise reduction to achieve 43dB airborne and 64dB for impact.

Refer to construction sections: BM/0125/DRAKE/ BR16, BR17, BR18 and BR19.



EXTERNAL WALL SECTION

2. DRY LININGS TO INTERNAL WALLS (EXISTING HISTORIC MASONRY)

Dashed cyan line indicates 50mm metal studwork fixed at foot and head to existing timber floor and ceiling joists, 25mm vented air gap left to masonry walls, tyvek breather membrane between, 50mm mineral wool insulation in the line of the studs, 13mm wood based air permeable wall board to the inside face staggered joints, taped and skimmed, breathable heritage matt emulsion paint to inside finish in Parchment white, , RAL 030 93 05.

Noise reduction to achieve 43dB airborne and 64dB for impact.

3. NEW SEPARATING PARTITION WALLS

Dashed green line indicates acoustic separating partitions using proprietary metal 100mm section studs with 15mm resilient bar and 2 layers 12.5mm soundbloc plasterboard each side, staggered joints and skimmed, acoustic intumescent mastic fire stopping to all joints at perimeter to give 1 hr fire resisting construction. 2 layers 50mm APR1200 acoustic roll between the studs to separating walls of apartments and 2 layers, 100mm total, between apartments and corridors, joints taped and skimmed, all giving 1 hour fire resisting construction, breathable heritage matt emulsion paint to inside finish in Parchment white, RAL 030 93 05.

Noise reduction to achieve 43dB airborne and 64dB for impact.

4. REPAIR OF EXISTING WINDOWS

Before windows are removed for repair they are to be carefully recorded, photographed and some measurements taken. Sashes, casements and other parts labelled to ensure that they go back in the correct positions.

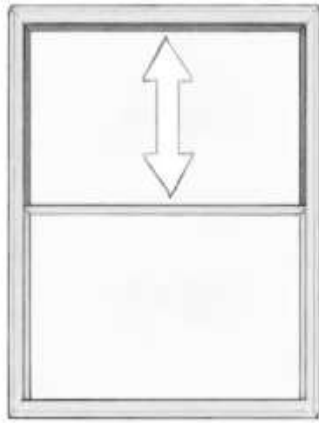
Before stripping many layers of accumulated paint, carefully sand to reveal the original paint colours for reference and re-paint to match if possible.

Otherwise to be in , exterior quality, mould resistant, satin finish by Bradfords Heritage Paints Ltd. Any repairs to be undertaken carefully using fillers and sealants composed of traditional linseed oil putty or burnt sand mastic based materials. Construction: sliding system top-down

Paints: Lime White, RAL 1014, satin finish.

Glazed sealed units U value = 1.1 W/m²K. (14mm double glazed units.)

Noise reduction to achieve 40dB airborne.



CITY SOUND WINDOWS ELEVATION

7. NEW ROOF LIGHTS

To be FAKRO FPP-V/C P2 conservation windows specifically designed for historic building applications are to be used. Pine double glazed dual top hung conservation window with laminated glass and a U-value of 1.3 W/m²K. With sash bar down the middle of the window, and black (RAL 9005) metal covering on the window and flashing which is designed to suit traditional buildings. Using the fakro sash bar, the window retains the unique historic character of the building from the outside while creating a comfortable and modern interior. The pivot function enables the sash to be rotated through 180 degrees and is used when cleaning the outer pane. the newly patented operating mechanism guarantees complete sash stability. the opening method can be switched using the preselect sliding switch in the frame, accessible when the window is open. Window U value : 1.3 W/m²K. Glazing U value : 1.1 W/m²K.

Acoustic insulation RW : 32DB. Inert gas filled panes : ARGON.

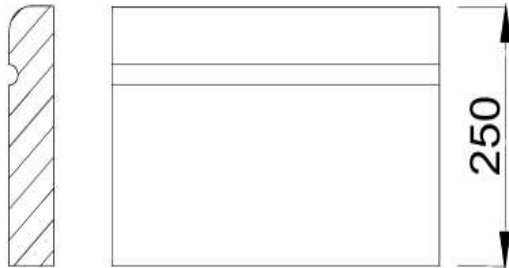
Air flow : V40P - up to 49m³/hour. Handles : 'Elegant' in stainless steel

 **FAKRO®**



7. SKIRTINGS

New conservation skirtings in pine, 250mm high x 50mm deep with chamfered top and semi-circular routed flash gap as shown to replicate the original profile. To be used in all new rooms.
Salvaged original to be refurbished and re-used in all new rooms where possible Colour: Lime White, RAL 1014, satin finish paint.

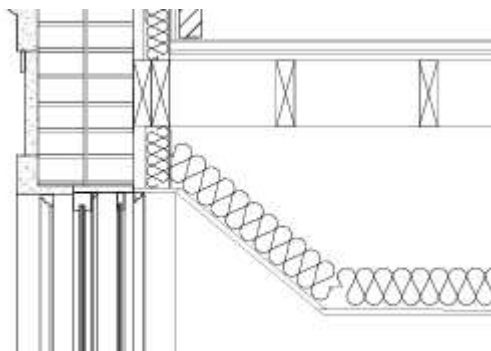


8. INTERNAL DOORS

To be good quality timber framed, plywood faced door leaves standard size to all new openings to both apartment entry doors and internal doors. All to be 30 minutes fire resisting. Refer to door schedule: BM/0125/DRAKE/ BR20.

9. NEW CEILINGS

2 layers 12.5mm wood based air permeable ceiling board laid with staggered joints 1 hr FR Ceiling Soffit on Ecophon Grid Suspended from Joists on Stainless Steel Hangers, FR Mastic Sealant to Perimeter, Breathable Mineral Wool Insulation, existing floor boards retained with 10mm resilient matt laid over and 15mm OSB tongue and grooved deck laid on top
Noise reduction to achieve 43dB airborne and 64dB for impact.
Refer to construction sections: BM/0125/DRAKE/ BR17 and BR18



SUSPENDED CEILING DETAIL AT WINDOW