

Full Condition Discharge Pack (Conditions 4–12)

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

1. Covering Letter / Main Submission

To: Development Management / Listed Buildings

Rochdale Borough Council

Subject: Application to discharge conditions 4–12 – 33–35 Broad Lane, Rochdale, OL16 4PG

Dear Sir / Madam,

Please accept this submission to discharge conditions 4 to 12 attached to the listed building consent for 33–35 Broad Lane, Rochdale, OL16 4PG. The structure of this submission follows the planning conditions set out by Bob Melling.

This pack includes the drawings, schedules, specifications, methodologies, and supporting information requested by the Local Planning Authority in relation to:

- internal doors;
- windows;
- plaster and insulation;
- partition wall finishes and fixing details;
- enlargement of the existing ground floor opening;
- internal floors;
- repairs and finishes not covered elsewhere;
- flues and service runs; and
- external doors.

This submission has also been prepared having regard to the conservation advice previously provided by Catherine Fenghour, including the advice that historic or original windows and doors should be retained and repaired wherever possible, and that where replacement is necessary it should be in timber and of an appropriate design

Further regard has been had to the subsequent advice of Bob Melling that breathable insulation and lime plaster should be used, and that more evidence is required regarding the age and condition of the external doors where replacement is proposed.

The applicant respectfully requests that conditions 4–12 be discharged on the basis of the enclosed information and supporting appendices.

Yours faithfully,

Simms Soumelidis Michael

2. Contents of Submission Pack

Appendix List

Use this appendix list at the front of the submission:

- **Appendix A** – Condition response matrix
 - **Appendix B** – Door schedule (internal)
 - **Appendix C** – Window schedule and product specification
 - **Appendix D** – Plaster and insulation product data and methodology
 - **Appendix E** – Partition finish and fixing details
 - **Appendix F** – Structural opening methodology and supporting sketch / drawing
 - **Appendix G** – Internal floor repair and replacement schedule
 - **Appendix H** – Schedule of repairs and finishes (general heritage repair schedule)
 - **Appendix I** – Services and flue layout / run details
 - **Appendix J** – Photographic evidence of existing doors and relevant building elements
-

3. Condition Response Matrix

Condition 4 – Internal doors

Condition wording No works for the repair, replacement or installation of any internal doors shall take place until a detailed scheme for the repair and replacement of existing doors and detailed product specifications for replacement doors, including large scale elevations and sections at not less than 1:50, has been submitted to and approved in writing by the Local Planning Authority; replacement doors shall be fabricated in timber.

Response

The applicant submits a detailed internal door schedule at **Appendix B**, identifying each internal door by location and confirming whether it is proposed to be retained, repaired, or replaced. Where replacement is proposed, the submission confirms that replacement doors will be timber and includes the required product specifications, elevations, and sections. This response reflects the conservation advice that historic or original doors should be retained and repaired wherever possible and only replaced where justified.

Documents relied upon

- Appendix B – Internal door schedule
 - Appendix B4 – Product sheets for any proposed replacement internal doors
 - Appendix B5 – 1:50 scale elevations and sections
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Condition 5 – Windows

Condition wording: No works for the replacement or insertion of any windows shall take place until full product specifications for the replacement windows, including large scale elevations and sections of reveals at not less than 1:50, have been submitted and approved; windows shall be constructed from timber.

Response

The applicant submits the window information at **Appendix C**, including a window schedule, product specification, and large-scale details. The proposed replacement windows are identified as timber.

Earlier correspondence from Catherine Fenghour advised that where windows are original or historic they should be repaired in the first instance, and where replacement is necessary it should be timber and of an appropriate design; where double glazing is proposed, slim-profile units of up to 14 mm depth were advised. The submitted pack has therefore been structured to clearly identify which windows are to be retained, repaired, or replaced, together with the relevant technical details.

However, the applicant proposes that consideration is given to the use of a high-performance 24 mm double-glazed unit in selected replacement windows. This unit comprises:

- 6 mm pane
- 14 mm air/argon-filled cavity
- 4 mm pane
- Warm-edge spacer (black or white finish)

This specification has been identified due to the property's location on a main road, where there are elevated levels of traffic noise. The enhanced glazing build-up provides a measurable improvement in acoustic performance, significantly improving internal living conditions for occupants compared to standard slimline units.

It is also noted that the existing windows currently incorporate double-glazed units of approximately 28 mm thickness, demonstrating that deeper glazing sections already form part of the building's present appearance. The proposed 24 mm units therefore represent a reduction in overall glazing thickness compared to the existing arrangement, rather than an increase.

Justification for 24 mm Glazing (over 14 mm slimline units)

The applicant considers the use of 24 mm units to be appropriate for the following reasons:

- **Acoustic performance**
The increased cavity depth and asymmetric glazing (6 mm / 4 mm) provide enhanced sound attenuation, which is particularly important given the site's proximity to a busy road.
- **Improved living conditions**
The proposal directly supports occupant comfort by reducing external noise ingress, representing a reasonable and proportionate design consideration.
- **Consistency with existing condition**
Existing double-glazed units appear to be approximately 28 mm thick; the proposed 24 mm units are therefore more modest and do not introduce a significantly greater visual impact.
- **Retention of timber construction and proportions**
All replacement windows will:
 - be constructed from timber
 - match existing opening styles and proportions
 - be detailed to maintain appropriate frame sections and sightlines
- **Balanced conservation approaches**
The proposal represents a balance between conservation objectives and modern performance requirements ensuring the building's character is preserved while improving usability.

Conclusion

The applicant has followed the guidance provided in pre-application discussions and has prioritised repair and retention wherever possible. Where replacement is required, timber windows will be installed.

The proposed glazing specification seeks to deliver enhanced acoustic performance in a high-noise environment, while maintaining an appearance consistent with both the existing building and the approved design principles.

Documents relied upon

- Appendix C0 – Window schedule
- Appendix C1 – Elevation drawings showing:
 - Window layout
 - Opening configuration (fixed vs openable)
- Appendix C2 –: Window reveal and Frame and glazing technical sheet
- Appendix C3 – Product specification sheets

Condition 6 – Plaster and insulation

Condition wording: No works to plaster or insulate the walls and ceilings shall take place until full product specifications and a works methodology have been submitted and approved; insulation products shall be breathable, and a lime plaster shall be used.

Response

The applicant submits the product specifications and methodology at **Appendix D**. This pack has been drafted to reflect the specific advice from Bob Melling that Kingspan is not appropriate on listed buildings because it is not breathable and could trap moisture, and that breathable insulation and lime plaster should be used throughout on external walls. Bob Melling further confirmed that even where insulation is set within a stud wall and does not physically touch the outer wall, non-breathable products would still impair breathability and create a risk of trapped moisture.

Documents relied upon

- Appendix D1 – Product data sheets for breathable insulation
- Appendix D2 – Insulation / plaster methodology statement
- Appendix D3 – Wall build-up detail

Suggested wording for the methodology

“All insulation used to external wall build-ups will be breathable. Lime plaster will be used as the finish to relevant walls and ceilings. No foil-backed rigid board insulation will be used where it would adversely affect the breathability of the listed fabric.” This is a drafting formulation aligned to the LPA’s stated requirement for breathable insulation and lime plaster.

Condition 7 – Partition wall finishes and fixings

Condition wording: Prior to the installation of any partition finishes, details shall be provided of the finish of the partition walls and their means of fixing to the existing building.

Response

The applicant submits at **Appendix E** a partition finish and fixing note identifying the intended wall finish and the means by which new partitions will be fixed to the existing building. Earlier conservation advice from Catherine Fenghour noted that the proposed internal partitions appeared relatively minor and broadly in the position of the existing, while also stressing the importance of retaining the existing open-plan upper floor spaces. This response therefore describes the proposed finishes and fixings while limiting intervention into historic fabric.

Documents relied upon

- Appendix E1 – Partition finish specification
- Appendix E2 – Fixing detail drawings
- Appendix E3 – Marked-up plans identifying affected partitions

Condition 8 – Enlargement of the existing ground floor opening

Condition wording: No works to enlarge the existing ground floor opening between the two properties shall take place until a detailed methodology has been submitted and approved; the beam used shall be timber and any making good shall be carried out using lime mortar.

Response

The applicant submits at **Appendix F** a methodology for the proposed enlargement of the existing opening between the two properties. This responds directly to the earlier request from Bob Melling for confirmation of the size of the enlarged opening at ground floor, including nib sizes in both properties. It also reflects the advice from Catherine Fenghour that there may be scope to enlarge the existing opening slightly, subject to appropriate details and structural information, while recognising that removal of original wall fabric would cause harm and therefore requires proper justification and detailing.

Documents relied upon

- Appendix F – Opening methodology statement

- Appendix F1 – Dimensioned drawing showing opening size and nib sizes
 - Appendix F2 – Structural note / engineer’s sketch, if available
 - Appendix F3 – Making-good note confirming timber beam and lime plaster finish
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Condition 9 – Internal floors

Condition wording: No works to internal floors shall take place until a detailed scheme for the repair and replacement of the existing floors has been submitted and approved; existing York stone shall be re-used where possible.

Response

The applicant submits at **Appendix G** a floor schedule setting out the repair and replacement proposals for the internal floors. The schedule identifies any existing floor finishes to be retained, repaired or replaced and confirms that existing York stone will be re-used where possible, in accordance with the condition wording.

Documents relied upon

- Appendix G1 – Floor repair / replacement schedule
 - Appendix G2 – Photographs of existing floor conditions
 - Appendix G3 – Product data for any replacement floor materials
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Condition 10 – General schedule of repairs and finishes

Condition wording: No works shall take place until a full schedule of repairs and finishes not covered by other conditions has been submitted and approved; this shall include a description and methodology for all proposed repair works and finishes, for example stone mullions, roof, chimneys, retained doors and floors. The approved works shall be carried out prior to first occupation or in accordance with a phasing plan agreed in writing with the LPA.

Response

The applicant submits a repair schedule at **Appendix H**. This schedule is intended to state that its purpose is to support and discharge planning conditions relating to materials, method of work, heritage protection and implementation.

Documents relied upon

- Appendix H – Full schedule of repairs and finishes

- Appendix H1 – Method statements for features such as stone mullions, roof, chimneys, retained doors and retained floors
 - Appendix H2 – Proposed phasing note, if occupation is to occur before all approved repairs are complete
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Condition 11 – Flues and services

Condition wording: No works shall take place to install flues and services until details of flues and service runs have been submitted and approved.

Response

The applicant submits at **Appendix I** a services and flues schedule identifying the proposed runs and installation details. Earlier correspondence from Catherine Fenghour also noted that more detail would be needed in relation to new services such as plumbing. In the earlier email exchange, the applicant explained that the proposed wood burner on the ground floor was intended to be an ethanol burner that would not require a flue or external wall works, and that the second-floor burner was already in situ with no proposed external work

Documents relied upon

- Appendix I – Services and flues layout
 - Appendix I1 – Service route drawing
 - Appendix I2 – Manufacturer information / installation details
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Condition 12 – External doors

Condition wording: No works shall take place to replace the existing external doors until a schedule of the existing external doors has been submitted and approved; the schedule shall include details of the age and condition of the existing doors, details of doors to be retained or replaced, and full product specifications for replacement doors.

Response

The applicant submits at **Appendix J** the required external door schedule, condition assessment, and supporting photographs. This responds directly to the advice from Bob Melling that the Council required more evidence regarding the age and condition of the external doors and that replacement would only be acceptable if it could be robustly demonstrated that the doors were not suitable for retention. Bob Melling also asked for the proposed elevations to be amended to state that the doors would be retained and repaired where possible and that, where replacement was necessary, replacement

doors should match the existing. Earlier conservation advice from Catherine Fenghour was to the same effect.

Documents relied upon

- Appendix J – External door schedule
- Appendix J1 – Photographic evidence of age / condition / previous repair
- Appendix J3 – Product specification for any replacement external doors
- Appendix J4 – Amended elevations noting retention / repair where possible, and matching replacement where necessary

The applicant considers that the enclosed information addresses the requirements of conditions 4–12 in full and provides the schedules, product specifications, methodologies, drawings, and photographic evidence requested by the Local Planning Authority. It is therefore respectfully requested that conditions 4–12 be discharged.

Appendix B – Door Schedule (Internal)

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

B1 – Internal Door Schedule

Door Ref	Location	Existing Condition	Heritage Assessment	Proposal	Justification	Supporting Evidence
ID-01	No 33 Ground Floor Living Room	Existing door present, serviceable condition	Assessed as retained original / early door (subject to inspection)	Retain and repair	Door is present and capable of retention; aligns with conservation advice to retain where possible	Photographs to be provided
ID-02	No 35 Ground Floor Living Room	Existing door present, serviceable condition	Assessed as retained original / early door (subject to inspection)	Retain and repair	Door is present and capable of retention; repair preferred over replacement in line with guidance	Photographs to be provided
ID-03 onwards	All other internal openings	No historic doors installed at time of purchase	No original or historic doors available	Install new doors (timber)	Doors were damaged when property was acquired; installation required to make dwelling functional; no historic fabric lost	

B2 – Internal Door Strategy Statement

The internal door strategy has been developed in accordance with the requirements of the planning condition and conservation advice provided by the Local Planning Authority.

- Only two internal doors remain in situ within the building.
- These doors are proposed to be:
 - Retained and repaired, subject to minor works where necessary.
- All other internal doors were not present at the time of purchase of the property.
 - As such, there is no original or historic fabric to retain in those locations.
 - New doors are therefore required to restore the building to a usable residential layout.

Approach to New Internal Doors

- All new internal doors will:
 - Be constructed from timber
 - Be of a simple, traditional design appropriate to the building
 - Be proportionate to existing openings and sympathetic to the character of the property

B3 – Compliance Statement

This schedule demonstrates that:

- Existing internal doors are retained wherever possible
- Replacement is only proposed where:
 - Doors are absent, not removed as part of the works
- All new doors will be:
 - Timber, as required by the planning condition
 - Sympathetic in design, ensuring no harm to the character of the listed building

This approach aligns with the requirement to prioritise repair over replacement, while acknowledging that replacement is necessary where no historic elements exist.

Appendix B4 – Product sheets for any proposed replacement internal doors

Full Specifications

Manufacturer product number LIBWAL4P24

Brand Liberty Doors

Area for use Internal / interior use

Style Traditional and Victorian

Type Standard Doors

Finish Fully Finished

Colour Walnut

Lipping 11mm solid lipping sides and bottom edge, 5mm lipping top edge

Core type Solid engineered core

Trimming allowance 8mm trimming from sides and bottom edge, 3mm trimming from top edge

Manufacturer guarantee Lifetime Guarantee

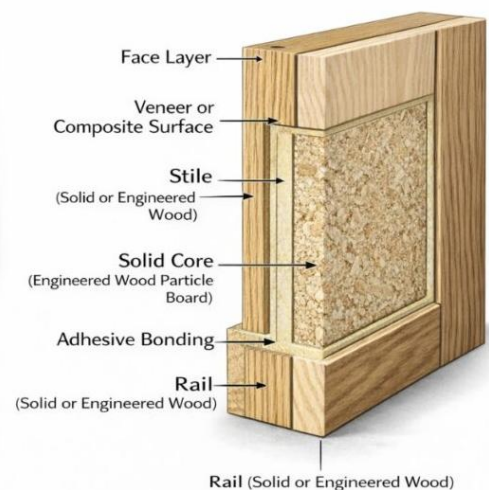
Recommended hardware 3x internal hinges

[Internal Walnut Fully Finished 4 Panel Victorian Door | Leader Online](#)



There would be seven doors in total of this kind, three on the first floor of both No 33 and No 35 (bedroom, bathroom and spare room) and one on the second floor.

Solid Core Door Structure Diagram



Appendix C – Window Schedule and Specification

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

C0.1 – Window Schedule

Window Ref	Location	Existing Condition	Heritage Assessment	Proposal	Glazing	Justification	Supporting Evidence
W33 GF1-3	Front Elevation – Ground Floor (No. 33)	Existing window present; Poor condition	Later replacement / altered unit	Replace	Slimline double glazing (≤14mm)	Replacement required to improve performance; designed to match existing proportions	Drawings + product spec
W35 GF1-3	Front Elevation – Ground Floor (No. 35)	Existing window present; Poor condition	Later replacement / altered unit	Replace	Slimline double glazing (≤14mm)	Replacement required to improve performance; designed to match existing proportions	Drawings + product spec
W33 FF1-6	Front Elevation – First Floor (No. 33)	Existing window present; Poor condition	Later replacement / altered unit	Replace	Slimline double glazing (≤14mm)	Replacement required to improve performance; designed to match existing proportions	Photograph
W35 FF1-8	Front Elevation – First Floor (No. 35)	Existing window present; Poor condition	Later replacement / altered unit	Replace	Slimline double glazing (≤14mm)	Replacement required to improve performance; designed to match existing proportions	Photograph

W33 SF1-6	Front Elevation – Second Floor (No. 33)	Existing window present; Poor condition	Later replacement / altered unit	Replace	Slimline double glazing (≤14mm)	Replacement required to improve performance; designed to match existing proportions	As above
W35 SF1-8	Front Elevation – Second Floor (No. 35)	Existing window present; Poor condition	Later replacement / altered unit	Replace	Slimline double glazing (≤14mm)	Replacement required to improve performance; designed to match existing proportions	As above
W33 RE1-9	Rear Elevation – All levels	Windows present; Poor condition	Limited heritage significance (rear elevation)	Replace	Slimline double glazing (≤14mm)	Reduced visual sensitivity at rear; improve energy performance, designed to match existing proportions	Photograph
W35 RE1-12	Rear Elevation – All levels	Windows present; Poor condition	Limited heritage significance (rear elevation)	Replace	Slimline double glazing (≤14mm)	Reduced visual sensitivity at rear; improve energy performance, designed to match existing proportions	As above

C0.2 – Window Strategy Statement

The approach to windows has been developed in accordance with:

- Planning Condition 5 requirements
- Conservation advice provided during pre-application correspondence
- The principle of repair before replacement

Key Principles

- Existing windows will be:
 - Retained and repaired wherever practicable
- Replacement is proposed only where:
 - Windows are beyond reasonable repair, or
 - They are modern/non-original installations

C0.3 – Proposed Window Specification

All replacement windows will:

- Be constructed from timber
- Match existing in:
 - Opening style
 - Frame proportions
 - Sightlines
- Be installed using traditional detailing appropriate to the building

C0.4 – Glazing Specification

Where replacement glazing is proposed:

- Double glazing will be provided within timber frames, using either:
 - slim-profile double glazing units (maximum 14 mm thickness) where appropriate; or
 - high-performance double-glazing units (approximately 24 mm overall thickness) in locations where enhanced acoustic performance is required
- The proposed 24 mm glazing units (typically comprising 6 mm glass / 14 mm cavity / 4 mm glass with warm-edge spacer) have been selected in response to the property's location on a main road, where increased external noise levels impact internal living conditions

Acoustic Performance Justification

- Typical 14 mm slimline units achieve approximately Rw 28–32 dB
- Proposed 24 mm units achieve approximately Rw 33–36 dB

This represents an improvement of approximately 3–5 dB, providing a noticeable reduction in traffic noise, particularly from low-frequency vehicle sources.

The use of asymmetric glazing (6 mm / 4 mm) further enhances performance by reducing resonance within the glazing unit.

Additional Justification

- The 24 mm units improve internal comfort and usability
- Existing glazing appears to be approximately 28 mm thick, meaning the proposal:
 - does not introduce a greater visual impact

- represents a reduction in glazing thickness
- All replacement windows will:
 - be constructed in timber
 - maintain appropriate proportions and detailing

Fallback Position

Should the Local Planning Authority consider that the use of 24 mm glazing is not acceptable in all locations, the applicant confirms that:

Slim-profile double glazing units (maximum 14 mm thickness) will be used as a fallback position, in accordance with conservation guidance.

In such instances:

- 24 mm units can be:
 - limited to less visually sensitive elevations

This ensures that the proposal remains:

- fully compliant with the condition
- capable of implementation without delay

Design Approach

This approach provides a balanced solution, ensuring:

- compliance with conservation guidance
- retention of traditional appearance
- appropriate response to site-specific constraints (noise environment)

C0.5 – Drawings and Details Provided

The following are included within Appendix C:

- Appendix C0 – Window schedule (this document)
- Appendix C1 – Elevation drawings showing:
 - Window layout
 - Opening configuration (fixed vs openable)
- Appendix C2 –: Window reveal and Frame and glazing technical sheet
- Appendix C3 – Product specification sheets

C6 – Compliance Statement

This schedule demonstrates that:

- A clear assessment of each window has been provided
- A repair-first approach has been adopted

- Replacement windows:
 - Are timber
 - Are sympathetic in design
 - Maintain the character of the listed building

Appendix D – Insulation Methodology Statement

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

D1 – Scope of Works

This methodology sets out the approach to installing breathable insulation within the property to:

- Improve thermal performance
- Maintain vapour permeability
- Protect the historic fabric

The works apply to:

- Internal wall linings (where applicable)
- Roof/ceiling spaces

D2 – Insulation Material

Specified Product

- Mineral fibre insulation (glass wool / mineral wool, e.g. Knauf / Isover / Rockwool or equivalent)

Material Properties

- Manufactured from mineral or recycled glass fibres
- Vapour permeable (diffusion-open structure)
- Non-combustible (typically Euroclass A1)
- Does not support mould growth
- Thermal conductivity typically $\sim 0.037\text{--}0.044\text{ W/mK}$

Performance Characteristics

- Allows water vapour to pass through the insulation layer, enabling the wall construction to dry
- Hydrophobic (resists liquid water absorption) while remaining vapour open
- Provides thermal and acoustic insulation

Compliance Justification

Mineral fibre insulation:

- Is recognised as a vapour-permeable (“breathable”) insulation material
- Allows moisture movement through the construction, supporting drying of the building fabric
- Avoids the risks associated with:

- foil-backed insulation
 - rigid foam boards
- Is widely used in vapour-open wall constructions

While not hygroscopic, the material operates effectively within a designed breathable assembly, where:

- vapour movement is maintained
- drying is achieved through permeability and ventilation

D3 – Installation Principles

The following principles will be adhered to:

Breathability

- The construction will remain vapour permeable as a whole system
- Mineral fibre insulation will be used in conjunction with:
 - breathable internal finishes
 - ventilated cavities
- No impermeable materials will be introduced, including:
 - foil-backed insulation
 - rigid foam boards (PIR/PUR)
 - vapour barriers

Minimal Intervention

- Installation will:
 - Avoid unnecessary removal of historic fabric
 - Be undertaken in a reversible manner where practicable

Moisture Management

The wall build-up has been designed to:

- Allow moisture vapour to pass through the insulation layer
- Enable drying via:
 - ventilated cavity
 - breathable finishes
- Avoid interstitial condensation through:
 - vapour permeability
 - absence of vapour barriers
 - provision of ventilation

D4 – Wall Insulation Method

Stud Wall System (Primary Method)

- Install timber stud framework:
 - Positioned in front of external masonry wall
 - Separated by approx. 50mm ventilated air gap
 - Fixed using minimal intervention methods, with any fixings made into mortar joints
- Insert mineral fibre insulation:
 - Friction-fitted between studs
 - Installed without compression
 - Continuous coverage within stud zone
- Internal lining:
 - Breathable finish applied, comprising:
 1. wood fibre board OR timber lath
 2. lime plaster finish

Key System Principle

The insulation is not installed directly against the masonry wall, but forms part of a ventilated cavity system, ensuring:

- moisture can dissipate
- no trapped moisture occurs within the structure

Important Limitation (Wall Application)

Mineral fibre insulation will not be applied directly to solid masonry walls without separation.

This is because:

- a direct bond system would reduce drying potential
- the ventilated cavity approach ensures:
 - vapour movement
 - moisture dissipation

D5 – Roof / Ceiling Insulation Method

- Mineral fibre insulation installed between rafters or ceiling joists
- Ventilation maintained where required
- No vapour barriers or foil-backed insulation to be used

D6 – Moisture Strategy (Critical Statement)

The proposed system manages moisture through:

- vapour permeability of insulation materials
- ventilated cavity behind stud walls
- breathable internal finishes (lime plaster)

This approach ensures:

- moisture is not trapped within the construction
- the building fabric retains its ability to dry naturally

D7 – Finishes

Internal finishes to external walls will be:

- Lime plaster or other breathable finishes

Free from:

- Gypsum plasterboard (on external walls)
- Vinyl paints
- Impermeable coatings

D8 – Quality Assurance

- Installation carried out in accordance with manufacturer guidance
- Moisture behaviour considered at all stages
- Care taken to ensure:
 - continuity of breathable construction
 - no introduction of vapour barriers

D9 – Compliance Statement

This methodology demonstrates that:

- Mineral fibre insulation is used as part of a vapour-permeable wall system
- The overall construction:
 - allows moisture movement
 - enables drying through ventilation and permeability
- The design avoids:
 - moisture entrapment
 - condensation risks associated with impermeable materials

Appendix E1 - Partition Finish Specification (Updated)

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

E1.1 – Scope of Works

This specification details the finishes to all internal partition walls, ensuring:

- Alignment with the breathable insulation strategy (Appendix D)
- Protection of the building's moisture balance
- Appropriate use of modern and traditional materials based on location and function

The works apply to:

- New internal stud partitions
- Existing non-structural internal partitions

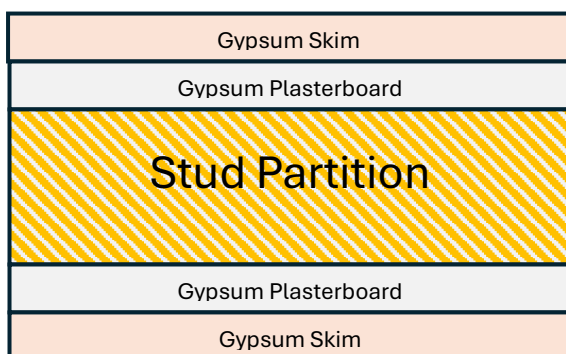
E1.2 – Partition Construction Types

Standard Internal Partitions (Non-Critical Areas)

Used where partitions:

- Are fully internal
- Are not insulated
- Do not adjoin or connect to external walls
- Do not form part of the breathable envelope

E1.3 – Materials Specification & Build-up:



- Gypsum plasterboard
- Gypsum skim finish
- Decorative finishes (e.g. water-based emulsion paint)

E1.4 – Controlled Use of Gypsum Plasterboard

Gypsum plasterboard and skim finishes will be used only under the following conditions:

- Applied to internal partition walls only
- Partitions are:
 - Not insulated
 - Not connected to external walls
 - Not part of the breathable construction system

Plasterboard WILL NOT be used in:

- External wall linings
- Partition walls abutting external walls
- Any areas requiring vapour permeability

This ensures:

- No disruption to moisture movement
- No risk of condensation within the fabric

E1.5 – Moisture and Breathability Strategy

The specification adopts a dual-system approach:

Breathable system (external fabric and interfaces)

- Lime plaster
- Wood fibre board or lath
- Sheep wool insulation

Standard system (internal partitions only)

- Gypsum plasterboard
- Skim finish

These systems are kept distinct and independent to prevent:

- vapour barriers forming within the wall fabric
- moisture being transferred between systems

E1.6 – Junctions and Interfaces

At junctions between partition walls and external walls:

- Separation will be maintained
- No direct continuity of gypsum lining into breathable wall zones
- Junction detailing will ensure:
 - vapour permeability is preserved

- no cold bridging or moisture trapping occurs

E1.7 – Installation Methodology

1. Install stud frame
2. Fix gypsum plasterboard both sides
3. Apply skim finish

E1.8 – Quality Assurance

- Materials installed in accordance with manufacturer guidance
- Works carried out by competent trades
- Care taken to:
 - maintain separation between breathable and non-breathable systems
 - avoid introduction of impermeable layers in critical locations

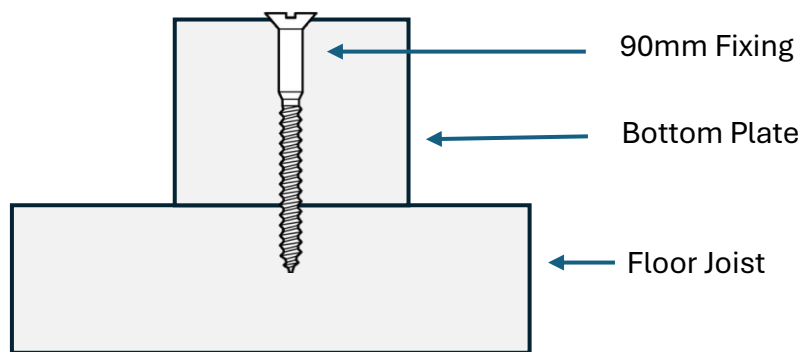
E1.9 – Compliance Statement

This specification demonstrates that:

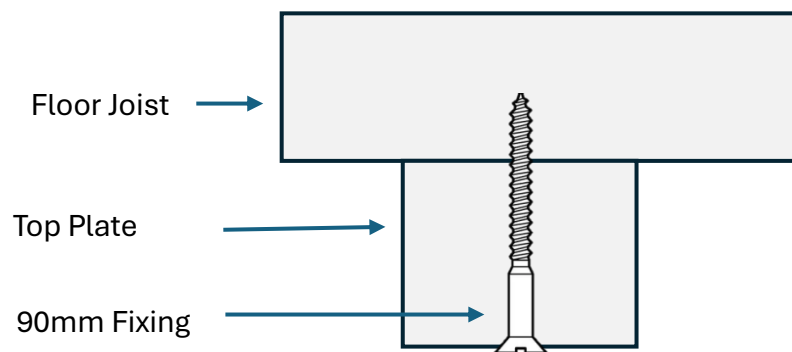
- Gypsum plasterboard is used only in appropriate internal locations
- All areas requiring breathability:
 - utilise lime-based finishes and vapour-permeable materials
- The building maintains:
 - consistent moisture movement
 - protection of historic fabric

Appendix E2 – Fixing detail drawings

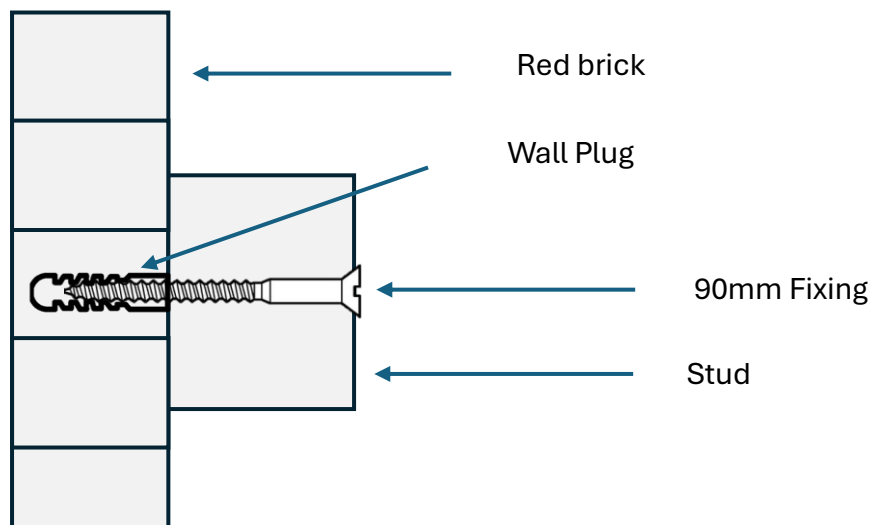
Partition Stud Wall Floor Fixing



Partition Stud Wall Ceiling Fixing

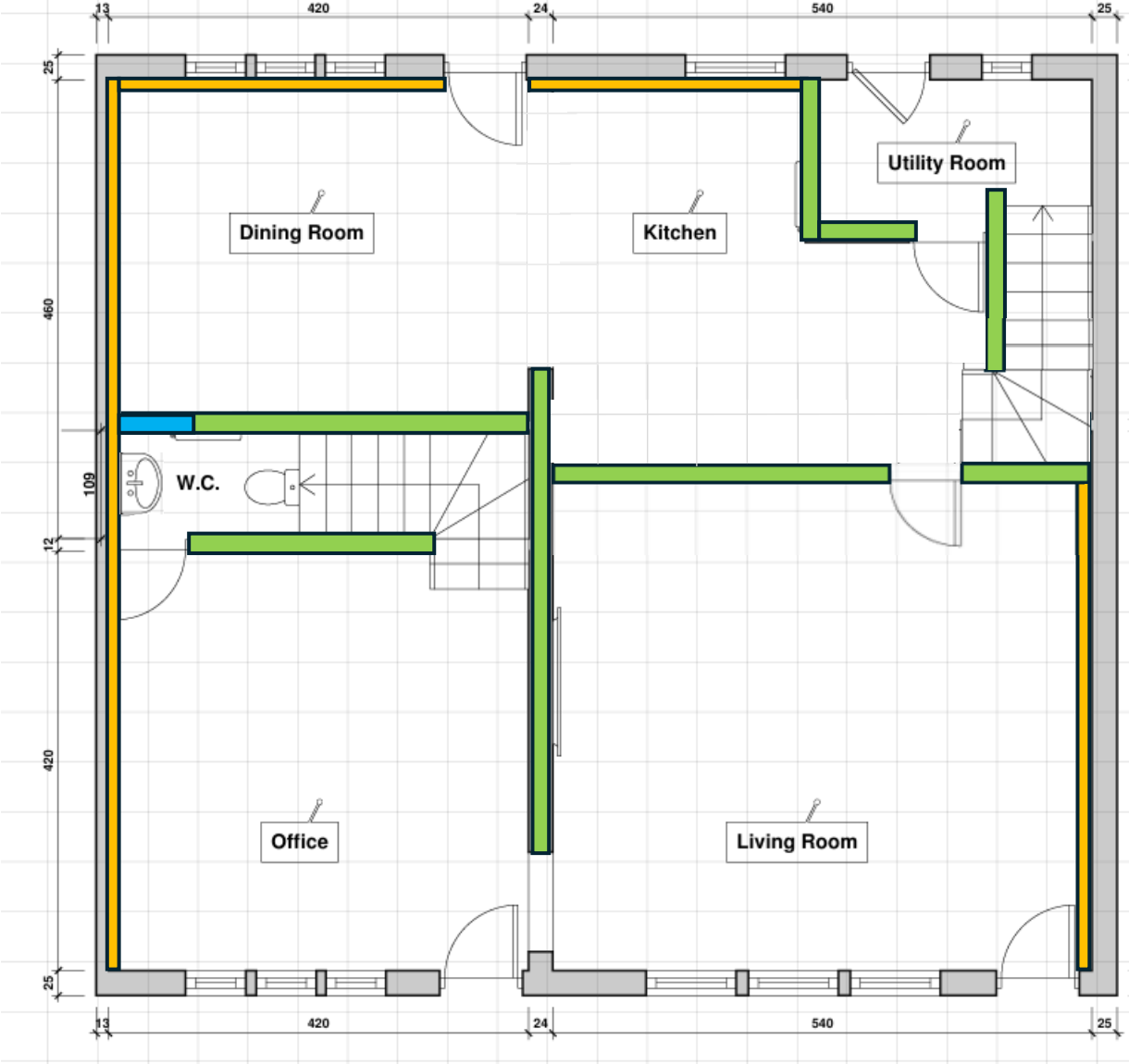


Partition Stud Wall Horizontal Fixing



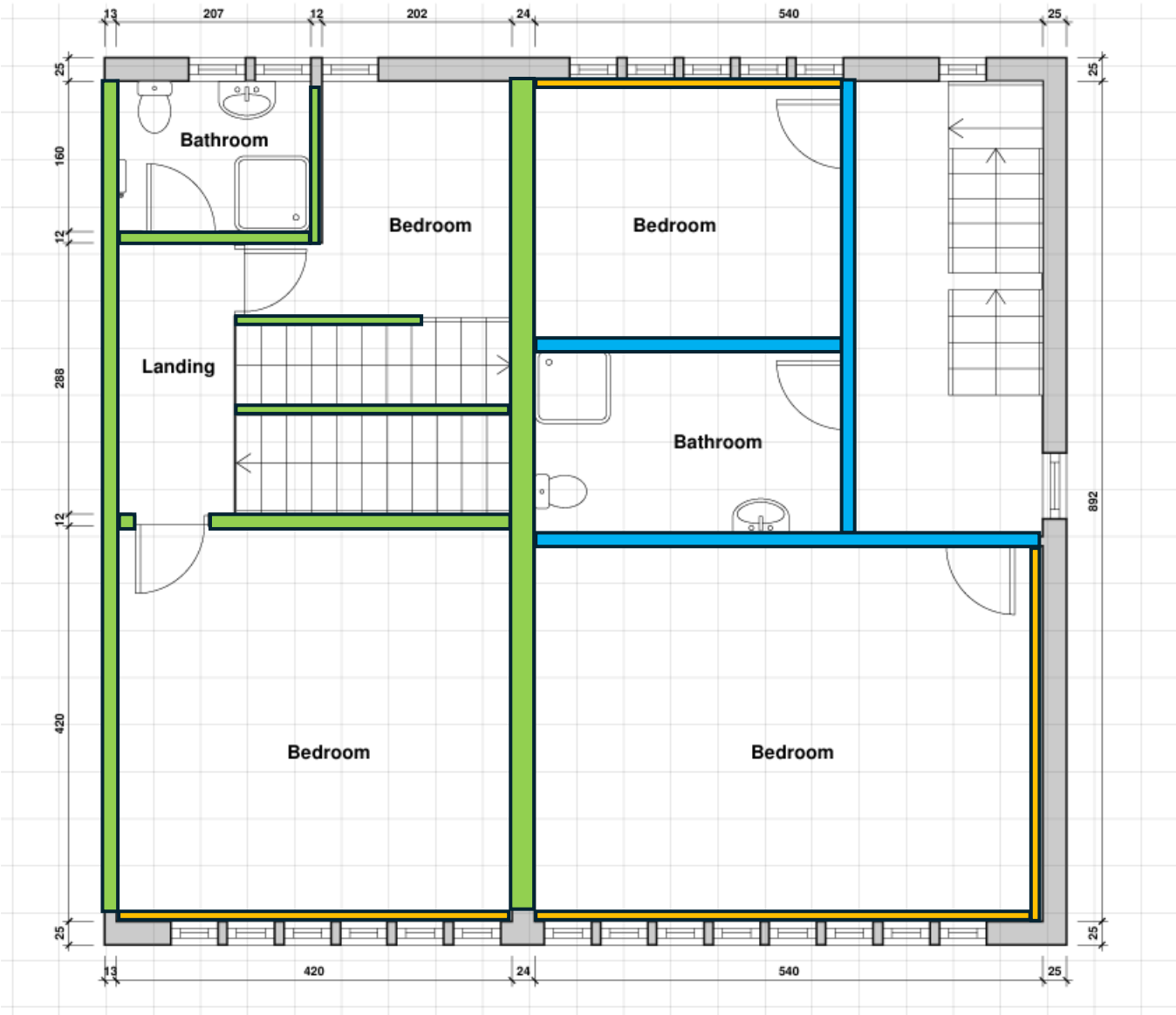
Appendix E3 – Marked-up plans identifying affected partitions

Ground floor



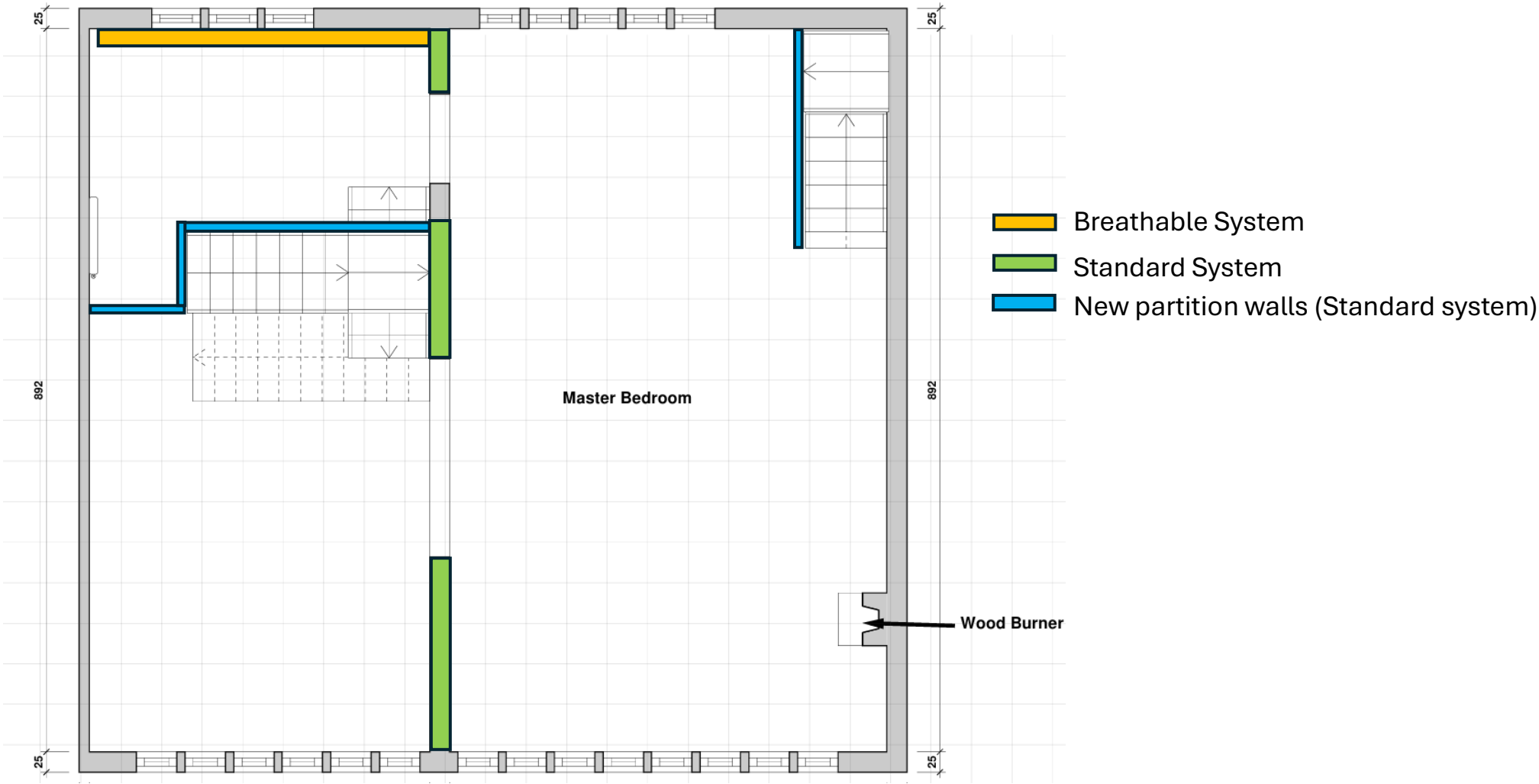
- Breathable System
- Standard System
- New partition walls (Standard system)

First Floor



- Breathable System
- Standard System
- New partition walls (Standard system)

Second Floor



Appendix E4 – Wallpaper and Decorative Finish Controls

E4.1 Breathable System Areas

In all areas forming part of the breathable construction system. Only the following finishes will be used:

- Breathable paints (mineral, clay or lime-based)
- Paper-based wallpaper or other vapour-permeable wall coverings

E4.2 Standard System Areas

In all areas forming part of the standard construction system, the following finishes will be used:

- Standard wallpapers, including vinyl and decorative wall coverings
- Emulsion paints and modern finishes

F4.1 Adhesives and Installation

- Adhesives used for wallpaper in breathable areas will be:
 - starch-based or equivalent breathable paste
- Impermeable adhesives will not be used in sensitive zones

E4.4 – Ceiling Finishes

- Plasterboard + skim
- Emulsion paint

E4.5 – Joinery Finishes

- Timber doors (Appendix B)
- Timber skirting and architraves
- Painted or stained finishes

E4.6 Moisture Management Strategy

The finishes support a dual-system approach:

Breathable zones:

- External walls
- Insulated areas

Maintain:

- full vapour permeability
- moisture buffering

Standard zones:

- Internal partitions (non-sensitive areas)

Allow:

- conventional finishes
- modern decorative materials

E4.7 – Compliance Statement

This specification demonstrates that:

- Decorative finishes have been carefully controlled
- Breathable construction is preserved where required
- Modern finishes are used only in appropriate internal areas
- The building's moisture balance and historic fabric are protected

Appendix F – Structural Opening Methodology (Removal of Existing Kitchen Wall)

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

F1 – Scope of Works

This appendix sets out the methodology for the:

Removal of the existing brick wall between the two ground floor kitchen areas to form a single enlarged opening between No. 33 and No. 35.

The works include:

- Partial demolition of the internal masonry wall
- Formation of a structural opening
- Installation of a supporting beams
- Making good of surrounding surfaces

F2 – Existing Construction

- Wall type: Solid masonry (brick construction)
- Location: Ground floor – between kitchen areas of both properties
- Function:
 - Forms separation between the two dwellings
 - Likely loadbearing (to be confirmed by structural engineer)

F3 – Design Approach

The opening will be formed in accordance with the following principles:

Minimum necessary intervention

- Only the required section of wall removed

Retention of surrounding fabric

- Remaining masonry retained and stabilised

Structural integrity maintained

- All loads supported prior to and after removal

Use of appropriate materials

- Timber beam and lime-based finishes

F4 – Proposed Opening

- Opening to be formed at ground floor level

- Final dimensions:
 - As per approved drawings / structural design

F5 – Structural Methodology

Step 1 – Preparation

- Confirm structural requirements (engineer design)
- Identify services within wall
- Isolate utilities where required

Step 2 – Temporary Support

- Install temporary supports (e.g. Acrow props with strongboys)
- Provide support to:
 - floors above
 - any loadbearing elements

Step 3 – Controlled Demolition

- Remove masonry in a controlled manner (hand demolition)
- Avoid mechanical breaking where possible
- Prevent vibration to surrounding fabric
- Bricks removed sequentially to minimise disturbance

Step 4 – Installation of Structural Beam

- Install timber beam (as required by condition)
- Beam sized and installed in accordance with structural engineer design

Step 5 – Formation of Opening

- Trim and square opening edges
- Retain existing masonry where practicable
- Ensure structural stability of remaining wall

Step 6 – Making Good

- Surrounding areas finished using:
 - lime plaster
 - breathable materials

F6 – Protection of Existing Fabric

During works:

- Adjacent walls protected from damage
- Vibration minimised

- Dust controlled

F8 – Services and Utilities

- No existing services have been identified prior to works

F9 – Health and Safety

Work carried out by competent contractors

Temporary works designed and installed safely

Area controlled during structural works

F10 – Moisture and Breathability Considerations

- Opening does not compromise:
 - overall moisture movement
 - breathable construction strategy

F11 – Compliance Statement

This methodology demonstrates that:

- The wall removal:
 - is controlled and reversible where possible
 - minimises impact on historic fabric
- Structural stability is maintained at all stages
- Materials used are:
 - appropriate
 - compatible with the existing building

Appendix G - Floor Repair / Replacement Schedule

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

G1 – Scope of Works

This appendix sets out the proposed approach to the repair, retention, and replacement of internal floor finishes throughout the property, in accordance with the requirements of the planning condition.

The schedule:

- Identifies existing floor finishes
- Confirms whether they are to be:
 - retained
 - repaired
 - replaced
- Ensures that historic materials are preserved where practicable

G2 – General Principles

The following principles will guide all works:

Retention First

- Existing historic floor finishes will be:
 - retained wherever possible
 - repaired where feasible

Minimal Intervention

- Replacement will only occur where:
 - materials are beyond repair
 - structural or functional requirements necessitate it

Reuse of Materials

- Existing materials (including York stone) will be:
 - carefully lifted
 - retained and reused where possible

G3 – Floor Schedule

Ref	Location	Existing Floor Type	Condition	Proposal	Replacement Material (if required)	Notes
G-01	Kitchen (No. 33 & 35)	Bitumen / Asphalt damp proof over York stone flags	Poor condition, concrete used in sections of the ground floor	Lift, retain and reuse where possible.	Replace with stone effect tile	Photograph Evidence
G-02	Connecting opening (new works)	N/A (new opening)	N/A	Reuse where possible. Replace with stone effect tile	York stone effect tile	To ensure continuity across opening
G-03	Internal rooms (ground floor)	Bitumen / Asphalt damp proof over York stone flags	Poor condition, concrete used in sections of the ground floor	Lift, retain and reuse where possible.	Wooden Laminate with underlay	Photograph Evidence
G-04	Upper floors	Timber floorboards	Generally fair	Retain and repair	Matching timber	
G-05	Non-original modern finishes	Various	Poor / inappropriate	Replace	Stone / tile / timber (as appropriate)	To restore character and performance

G4 – York Stone Flooring

Existing York stone flooring:

- Will be carefully lifted where works require
- Stored and protected during construction
- Re-laid in revised positions where practicable

Where individual stones are:

- Broken
- Missing
- Beyond repair

They will be:

- Replaced with a high-quality stone-effect tile, selected to match the appearance of a stone as closely as practicable
- Reused else where within the property boundary.

G5 – Repair Methodology**Stone Floors**

- Cleaned using non-abrasive methods
- Joints finished using compatible materials

Timber Floors

- Damaged boards replaced on a like-for-like basis
- Existing boards retained wherever possible

G6 – Replacement Materials

Where replacement is necessary, materials will:

- Closely match existing in:
 - appearance
 - texture
 - scale
- Be selected to ensure:
 - visual continuity
 - compatibility with existing fabric

G8 – Protection During Works

- Floors to be retained will be:
 - protected during construction
 - covered as appropriate to prevent damage
- Salvaged materials carefully stored on site

Appendix H – Full Schedule of Repairs and Finishes

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

H0.1 – Scope of Works

This appendix provides a comprehensive schedule of repair works and internal/external finishes, addressing elements not covered within previous appendices.

The schedule includes:

- External masonry and stonework
- Roof and chimney repairs
- Internal finishes and retained features
- Joinery and architectural details

H0.2 – General Principles

All works will be carried out in accordance with the following:

Repair-first approach

- Existing fabric will be:
 - retained wherever possible
 - repaired before replacement is considered

Like-for-like repair

- Materials used will:
 - match existing in type, appearance, and performance
 - use traditional construction methods

Breathability

- All finishes will:
 - allow moisture movement
 - avoid impermeable coatings

Minimal intervention

- Works limited to what is necessary for structural integrity and usability

H0.3 – Schedule of Repairs

Ref	Element	Existing Condition	Proposed Work	Materials / Method
R-01	External brickwork / masonry	Localised deterioration	Repair and repoint	Lime mortar, colour matched
R-02	Stone mullions / surrounds	Weathering, minor damage	Repair and clean	Localised stone repair, non-abrasive cleaning
R-03	Roof covering	Aged / local defects	Repair / replace defective sections	Matching slate / tile
R-04	Chimneys	Weathering / possible mortar loss	Repoint and repair	Lime mortar, leadwork checked
R-05	Rainwater goods	Variable condition	Repair / replace as required	Equivalent materials
R-06	Internal walls	Mixed finishes	Remove inappropriate finishes and repair	Lime plaster system Gypsum Plaster system
R-07	Retained doors	Existing in situ	Retain and repair	Timber repairs, reinstatement
R-08	Internal joinery	Variable condition	Repair and retain	Like-for-like timber repairs
R-09	Floors (refer Appendix G)	Mixed condition	Retain / repair / replace as required	Stone / timber / tile

H0.4 – Finishes Schedule

External Finishes

- Masonry:
 - Lime mortar pointing
 - No cement-based repointing

- Stonework:
 - Cleaned using non-abrasive techniques
- Roof:
 - Natural slate / matching tile

Internal Finishes

- External walls:
 - Lime plaster (breathable system)
- Internal partitions:
 - As per Appendix E (lime or plasterboard where appropriate)

Decorative Finishes

- Breathable paints used on:
 - external walls internally
- Standard finishes used in:
 - non-sensitive internal partitions

H0.5 – Retained Features

The following elements will be retained wherever practicable:

- Existing doors (Appendix B)
- Stone features (mullions, surrounds)
- External Chimney structure
- Floor finishes (Appendix G)

H0.6 – Unexpected Findings

If previously concealed historic features are uncovered:

- Works will:
 - pause in affected area
 - be assessed prior to alteration
- Features will:
 - be retained in situ wherever possible
 - be reported to the LPA if significant

H0.7 – Compliance Statement

This schedule demonstrates that:

- Repairs are:
 - necessary
 - proportionate
- Works follow:
 - conservation best practice
- Finishes and materials:
 - are appropriate
 - maintain breathable construction

Appendix H1 – Method Statements for Key Features

H1.1 – Stone Mullions / Masonry Details

- Cleaned using:
 - soft brush / low-pressure methods
- Repairs:
 - carried out using matching stone or repair mortar
- No abrasive cleaning or cement-based repair permitted

H1.2 – Roof Repairs

- Defective slates/tiles replaced with matching materials
- Roof structure retained where possible
- Leadwork:
 - repaired or replaced as required
- No modern impermeable membranes introduced unless required and breathable

H1.3 – Chimney Repairs

- Repointed using lime mortar
- Loose or damaged bricks replaced
- Flashings checked and repaired
- Chimney retained as architectural features where possible

H1.4 – Retained Doors

- Existing doors repaired where possible
- Works may include:
 - filling defects
 - adjusting fit
 - refinishing
- Replacement only where beyond repair (see Appendix B)

H1.5 – Retained Floors

- York stone lifted and reused (Appendix G)
- Timber floors:
 - repaired or replaced locally

Appendix H2 – Proposed Phasing Note

H2.1 – Phasing Strategy

The applicant proposes that works may be completed in phases where necessary, due to:

- scale of refurbishment
- sequencing of construction activities

H2.2 – Occupation Prior to Full Completion

Where occupation occurs prior to completion of all repair works:

- The following will be completed first:
 - structural works
 - weatherproofing
 - essential services
 - primary insulation and finishes

H2.3 – Outstanding Works

Remaining works may include:

- final finishes
- non-critical repairs
- minor external works

H2.4 – Safeguards

Prior to occupation:

- The building will:
 - be safe and habitable
 - not expose occupants to risk
- Outstanding works will:
 - not compromise structural integrity
 - not affect performance of breathable systems

H2.5 – Completion Commitment

All outstanding repair works and finishes will be completed within an agreed timeframe following occupation.

Appendix I – Services and Flues Schedule

Property: 33–35 Broad Lane, Rochdale, OL16 4PG

Application Reference: PP-14621147

I0.1 – Scope of Submission

This appendix provides details of all proposed service installations and flue arrangements, including:

- Plumbing and drainage runs
- Heating systems
- Proposed and existing combustion appliances
- Service routing strategy

This information is submitted in response to comments requesting additional detail on new services installation, particularly plumbing.

I2 – General Principles

All services have been designed in accordance with the following principles:

Minimal impact on historic fabric

- Service routes will:
 - avoid unnecessary disturbance to masonry
 - minimise chasing into original walls

Reversibility

- Installations will:
 - be capable of removal without significant damage
 - utilise surface or concealed routes where appropriate

Coordination with breathable construction

- Service installations will:
 - not compromise insulation (Appendix D)
 - maintain vapour permeability
- Penetrations:
 - minimised
 - sealed using breathable materials

Logical and efficient routing

- Services grouped where possible
- Routed through:
 - service voids
 - partitions
 - floors

I3 – Services Schedule

Ref	Service Type	Location	Proposed Routing	Installation Method	Impact on Fabric
S-01	Domestic plumbing (kitchens / bathrooms)	Throughout	Routed through floors and internal partitions	Pipework concealed within stud walls or service zones	Minimal penetration of masonry
S-02	Waste / drainage	Ground & upper floors	Routed through floor voids/ ducts and vertical ducts	Connected to existing drainage points	Controlled intervention
S-03	Heating system	Throughout	Routed via floor voids and partitions	Radiators / heating elements installed	No impact on historic fabric
S-04	Electrical services	Throughout	Routed through ceiling ducts, floor voids and partitions	Standard wiring concealed in wall and ceiling linings	Minimal disruption
S-05	Ground floor appliance (ethanol burner)	Ground floor	No flue required	Free-standing or integrated ethanol appliance	No structural impact
S-06	Second floor burner (existing)	Second floor	Existing flue retained	No alteration to existing installation	No external changes

I4 – Plumbing Strategy

In response to earlier comments:

- All plumbing will:
 - be routed through internal partitions and floor zones
 - avoid chasing into external walls wherever possible

Installation approach:

- Pipes run within:
 - stud walls (Appendix E)
 - floor build-ups (Appendix G)
- Penetrations:
 - kept to a minimum
 - sealed using appropriate breathable materials

This ensures:

- preservation of masonry
- compatibility with insulation strategy

Electrical Routing Strategy

- All new electrical services will be routed within:
 - new internal partition walls, and
 - lowered ceiling voids, where introduced
- Distribution between floors will utilise:
 - existing floor voids and pre-existing service openings,
 - thereby avoiding the need for new penetrations through structural elements

Installation Principles

The electrical installation will be carried out in accordance with the following principles:

Minimal Intervention

- No chasing or cutting into:
 - external masonry walls
 - significant historic fabric
- Existing penetrations will be reused wherever possible

Concealment within Secondary Construction

- Wiring concealed within:
 - stud partitions (as per Appendix E)
 - ceiling voids

- This ensures the original structure remains largely untouched

Coordination with Other Works

- Electrical routes coordinated with:
 - insulation strategy (Appendix D)
 - partition construction (Appendix E)
 - service layout (Appendix I)

Protection of Breathable Construction

- No disruption to:
 - breathable wall systems
 - insulation layers
- All penetrations will be:
 - minimised
 - appropriately sealed where required

Vertical Distribution

- Electrical services between floors will:
 - follow existing routes where available
 - pass through previously formed openings in floor structures

This approach avoids:

- additional drilling
- unnecessary disturbance to existing construction

Ceiling Service Zones

- Where ceilings are lowered:
 - a dedicated service zone will be created
 - allowing safe and accessible routing of cables

This provides:

- flexibility for installation
- ease of maintenance
- reduced impact on structural elements

Summary

The proposed electrical route:

- Utilises new internal construction (partitions and ceiling voids) as primary service zones
- Reuses existing openings between floors for vertical distribution
- Avoids intervention into:

- external walls
- significant historic fabric

I5 – Flues and Combustion Appliances

Ground Floor Appliance

- Proposed unit:
 - Ethanol burner
- No flue required
- No external works required

This removes:

- need for chimney alteration
- impact on building envelope

Second Floor Appliance

- Existing burner retained in situ
- Existing flue retained
- No external alteration proposed

Therefore:

- no change to roofline
- no alteration to chimney

I6 – Service Integration with Building Fabric

- Services have been designed to:
- avoid cutting into:
 - stonework
 - brickwork
- be installed within:
 - secondary elements (stud walls, floors)

Where interaction with existing fabric is unavoidable:

- intervention will be:
 - localised
 - carefully controlled

I7 – Penetrations and Sealing

All service penetrations will:

- be minimised
- avoid key structural or historic elements

Sealing methods:

- Lime-based filler (where required)
- Breathable sealants
- Mechanical fixing solutions

The following will NOT be used:

- Expanding foam (closed cell)
- Impermeable sealants in breathable zones
- Uncontrolled drilling into masonry

I8 – Supporting Documents

This appendix is supported by:

- Appendix I1 – Service Route Drawing
- Appendix I2 – Manufacturer Information / Installation Details

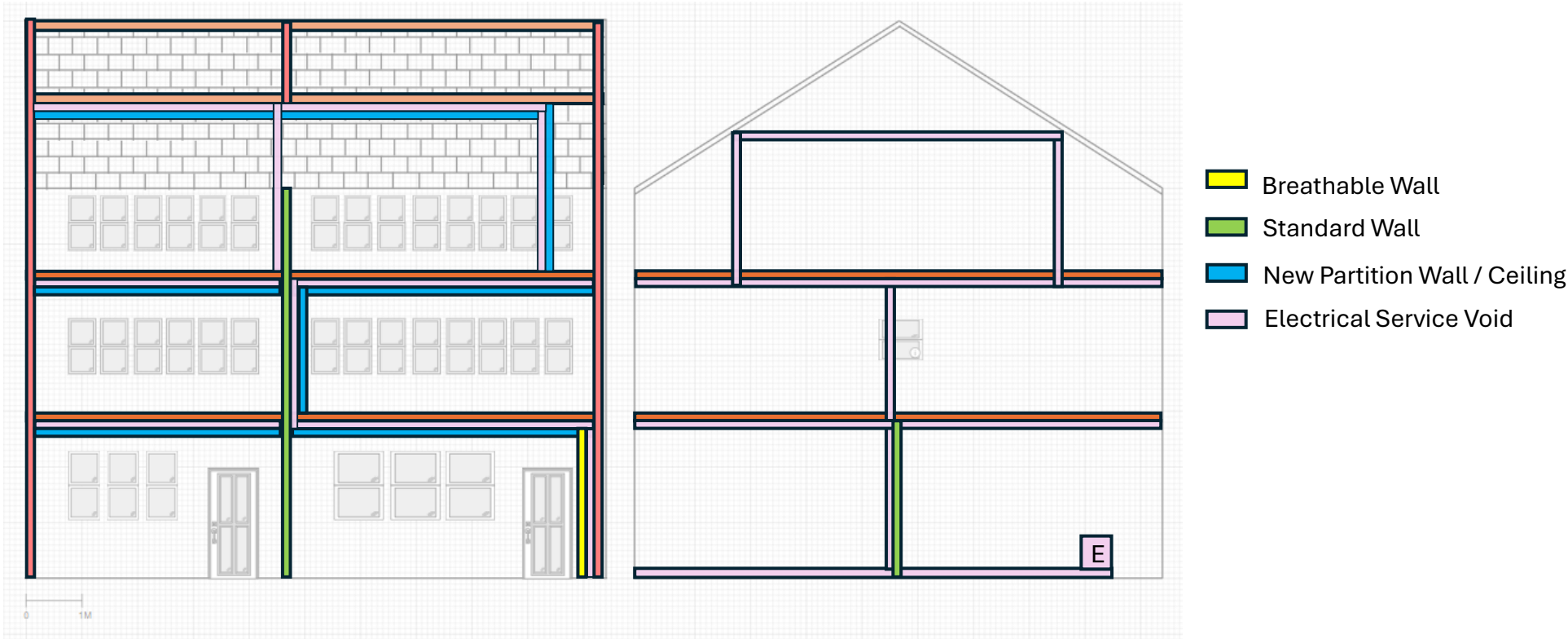
I9 – Compliance Statement

This appendix demonstrates that:

- Service installations:
 - are carefully planned
 - minimise impact on historic fabric
- No unnecessary flues or external alterations are proposed
- Plumbing and services:
 - are integrated into internal construction
 - avoid disruption to breathable wall systems

Appendix I1

Electrical Service Route – Diagrammatic Not To Scale



Appendix J – External Door Schedule

J1 – External Door Schedule

Door Ref	Location	Existing Condition	Heritage Assessment	Proposal	Justification	Supporting Evidence
ED-01	Front Elevation – Door to No. 33	Existing timber door present; significant historic alteration evident (multiple locks, filler, replacement ironmongery); timber deteriorating	Likely non-original / heavily altered; limited heritage value due to cumulative alterations (subject to LPA review)	Replace (timber, like-for-like)	Door shows substantial degradation and previous unsympathetic alterations; repair unlikely to achieve functional or security standard	Photographs showing condition and alterations
ED-02	Front Elevation – Door to No. 35	Existing timber door present; similar condition to ED-01 with deterioration and patch repairs	Likely non-original / heavily altered; reduced evidential value	Replace (timber, like-for-like)	As above; door and frame deterioration impacts usability and integrity	Photographs showing condition and filler/repairs
ED-03	Rear Elevation – Door to No. 33	Existing timber door present; Heavily damaged by break in at property	Likely non-original / heavily altered; reduced evidential value	Replace	Damage to door has removed structural integrity	Photographic evidence
ED-04	Rear Elevation	Existing timber door present;	Likely non-original / heavily	Replace	Door shows substantial degradation	Photographic evidence

	– Door to No. 35	significant historic alteration evident (Holes cut into door for soil pipe, ironmongery removed); timber deteriorating	altered; reduced evidential value		and previous unsympathetic alterations; repair unlikely to achieve functional or security standard	
Frames (all)	Front and rear door frames	Evidence of rot and deterioration to frames	Functional rather than historic significance (subject to confirmation)	Replace as necessary	Structural integrity and performance compromised ; full frame replacement required where rotten or broken	Photographs

J2 – External Door Assessment Statement

A condition-led assessment of the existing external doors has been undertaken, supported by photographic evidence submitted at **Appendix J**.

Key observations:

- The existing front doors:
 - Appear to be modern replacements or significantly altered, rather than intact historic features
 - Contain multiple redundant lock positions and infill repairs
 - Show signs of material degradation and structural weakness
- The door frames:
 - Exhibit rot and deterioration
 - Cannot be repaired in isolation without compromising overall performance

This position is consistent with earlier correspondence with Bob Melling, who requested further evidence of the age and condition of the doors and confirmed that replacement

may be acceptable where it can be robustly demonstrated that the doors are not suitable for retention.

J3 – Proposed Approach

Retention First Principle

- Where elements are capable of repair, they will be retained and repaired.
- Replacement is proposed only where justified by condition.

Replacement Door Specification

All replacement external doors will:

- Be constructed from timber
- Match the existing in:
 - Form and proportions
 - Opening style
 - Overall appearance
- Be designed to be sympathetic to the character of the building

This approach reflects the requirement that replacement doors should match the existing and be fabricated in timber.

J4 – Compliance Statement

This submission demonstrates that:

- The condition, age, and suitability of the existing doors have been clearly evidenced
- Replacement is proposed only where:
 - Doors are beyond reasonable repair, or
 - Their historic value has already been compromised by alteration
- All new doors will:
 - Be timber
 - Be like-for-like in appearance
 - Preserve the overall character of the listed building