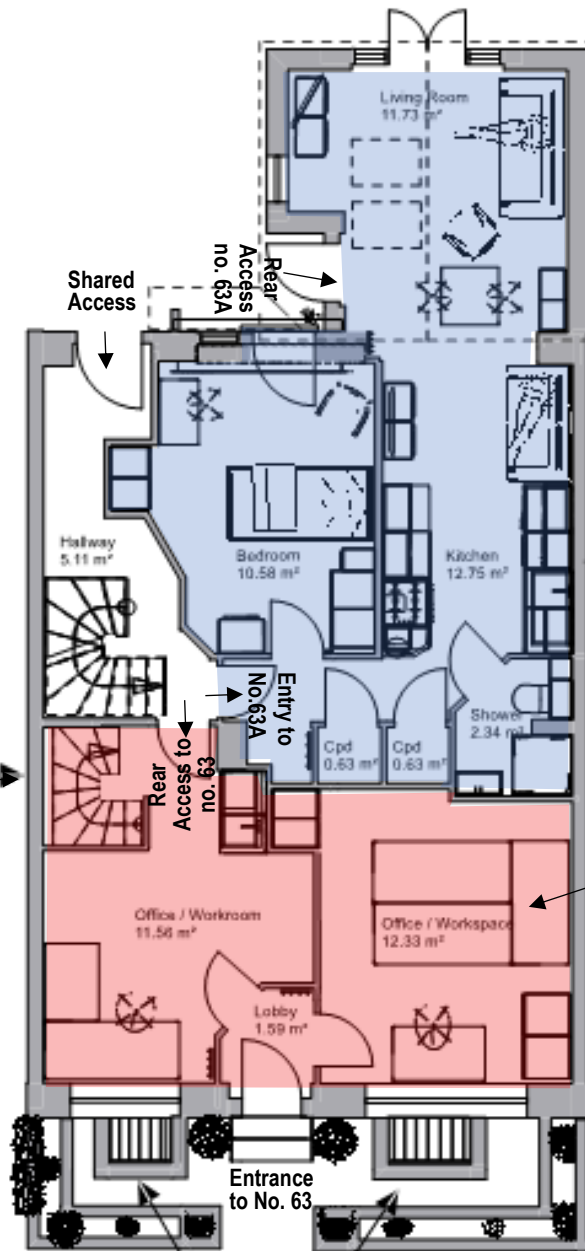


Stair plans for indication only.
Tread layout is not accurate due to
limitations of the planning software.
Stair goings / winders are compliant
with current UK building regulations

Re-opened existing stairway
for private access to ancillary
areas in the basement



SHADED AREAS COLOUR KEY

- Commercial unit
- 1-bedroom apartment (63A)
- Communal area – Protected escape route

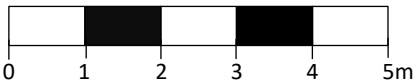
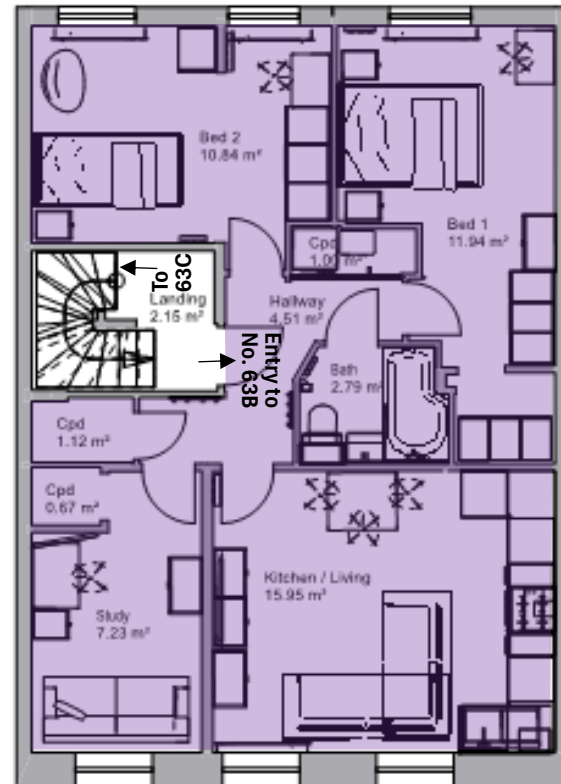


Illustration of table for
cutting - for fabric & pattern
cutting.

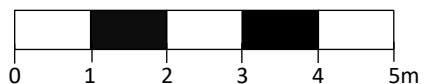
Property Address:	63 Ramsden Road, Rochdale, OL12 9LB
Prepared by:	Adelle Hartwell
Prepared Using:	Plan Architect 7
Plan Prepared:	September 2026
Scale:	1:100 @A4
NOTES:	
GROUND FLOOR PLAN - PROPOSED	

The 2nd Floor cannot be accessed from within a self-contained apartment at 1st floor due to structural layout constraints and protected escape route requirements from 2nd floor habitable space. Therefore, the proposal is for a separate studio unit on 2nd floor. This provides private access to the unit at 1st floor (63B) and 2nd floor (63C)



SHADED AREAS COLOUR KEY

- 3-bedroom apartment (63B)
- Communal area – Protected escape route



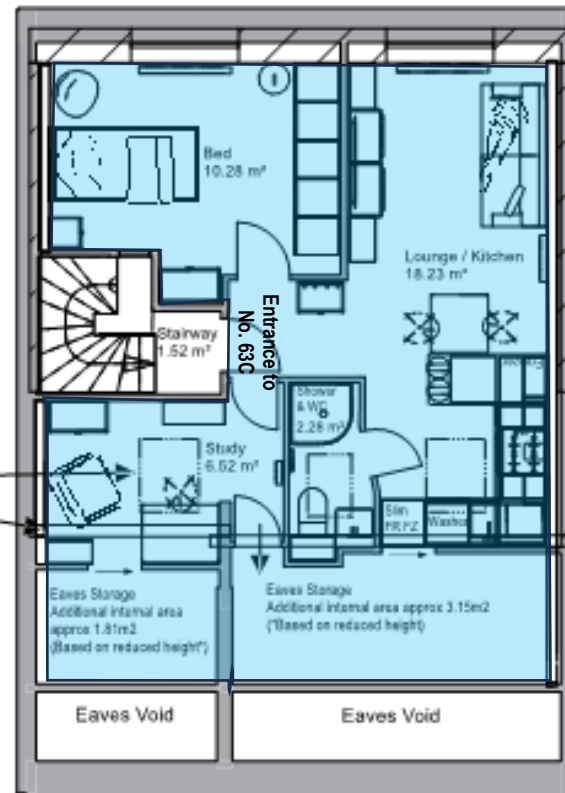
Property Address: 63 Ramsden Road, Rochdale, OL12 9LB

Prepared by: Adelle Hartwell
Prepared Using: Plan Architect 7
Plan Prepared: August 2026

Scale: 1:100 @A4

NOTES:

FIRST FLOOR PLAN - PROPOSED



3 new roof windows
Beam – reduced ceiling height

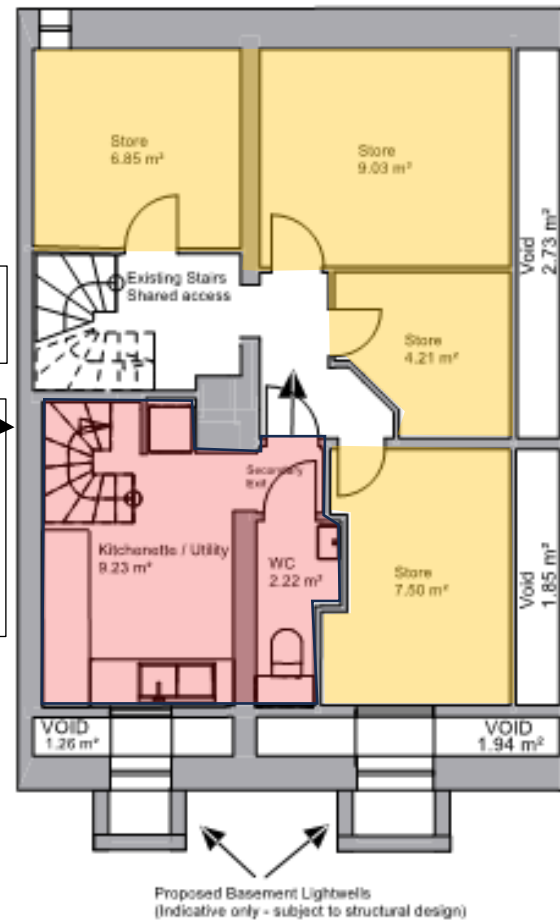
Beam – reduced ceiling height
*Reduced height areas under 1.5m height are additional to the main room areas.
(Add 50% of eaves area above 900mm in height)

SHADED AREAS COLOUR KEY

- Studio apartment (63C)
- Communal area – Protected escape route



Property Address:	63 Ramsden Road, Rochdale, OL12 9LB
Prepared by:	Adelle Hartwell
Prepared Using:	Plan Architect 7
Plan Prepared:	September 2026
Scale:	1:100 @A4
NOTES:	
SECOND FLOOR - ATTIC PROPOSED DORMER EXTENSION	



SHADED AREAS COLOUR KEY

- Lock-up Storage Areas
- Stairway – Protected escape route
- Ancillary areas for commercial unit



Property Address:	63 Ramsden Road, Rochdale, OL12 9LB
Prepared by:	Adelle Hartwell
Prepared Using:	Plan Architect 7
Plan Prepared:	September 2026
Scale:	1:100 @A4

NOTES:

BASEMENT PLAN - PROPOSED

Kitchenette / WC for commercial unit
Private lock up storage areas - allocated to the commercial and residential apartments