

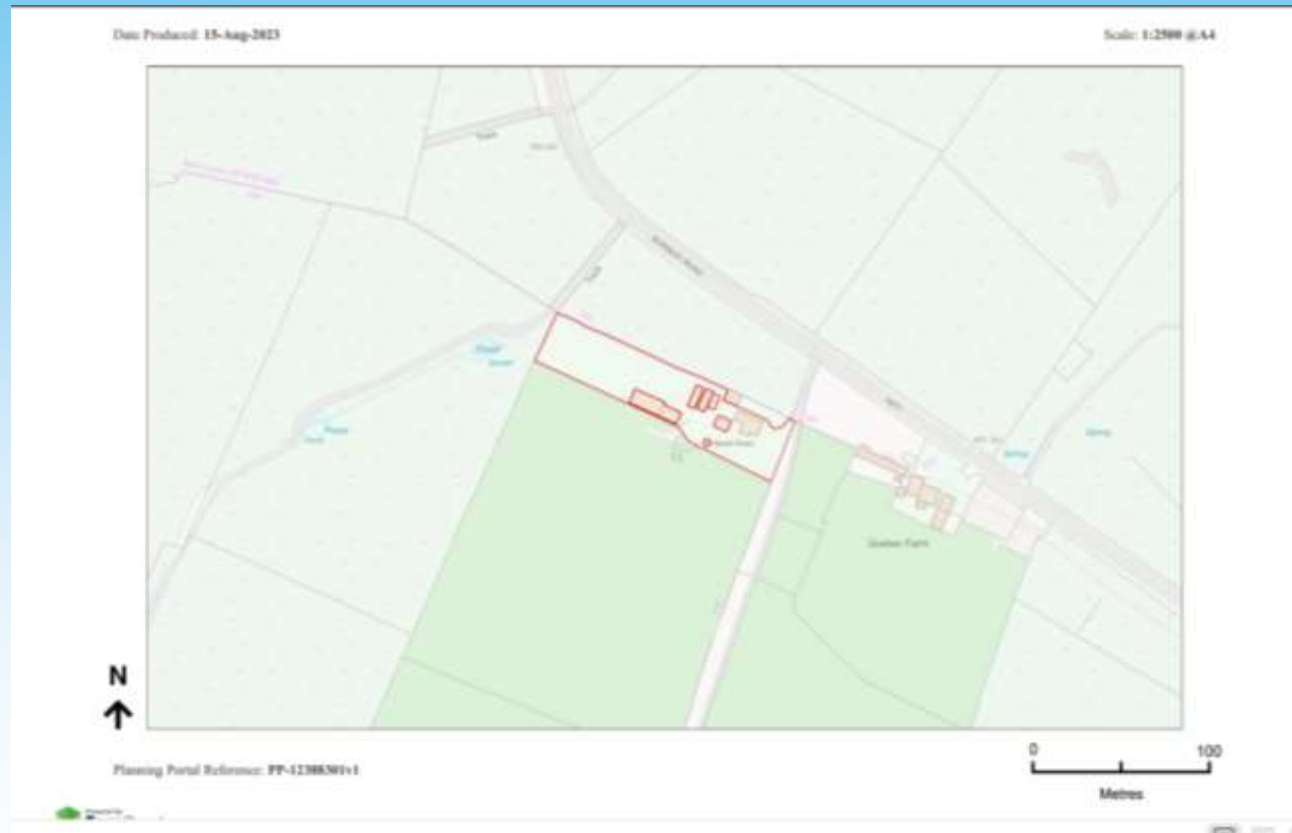
**Welcome to
Rossendale Borough Council's
Development Control Committee
6th February 2024**

Item B1

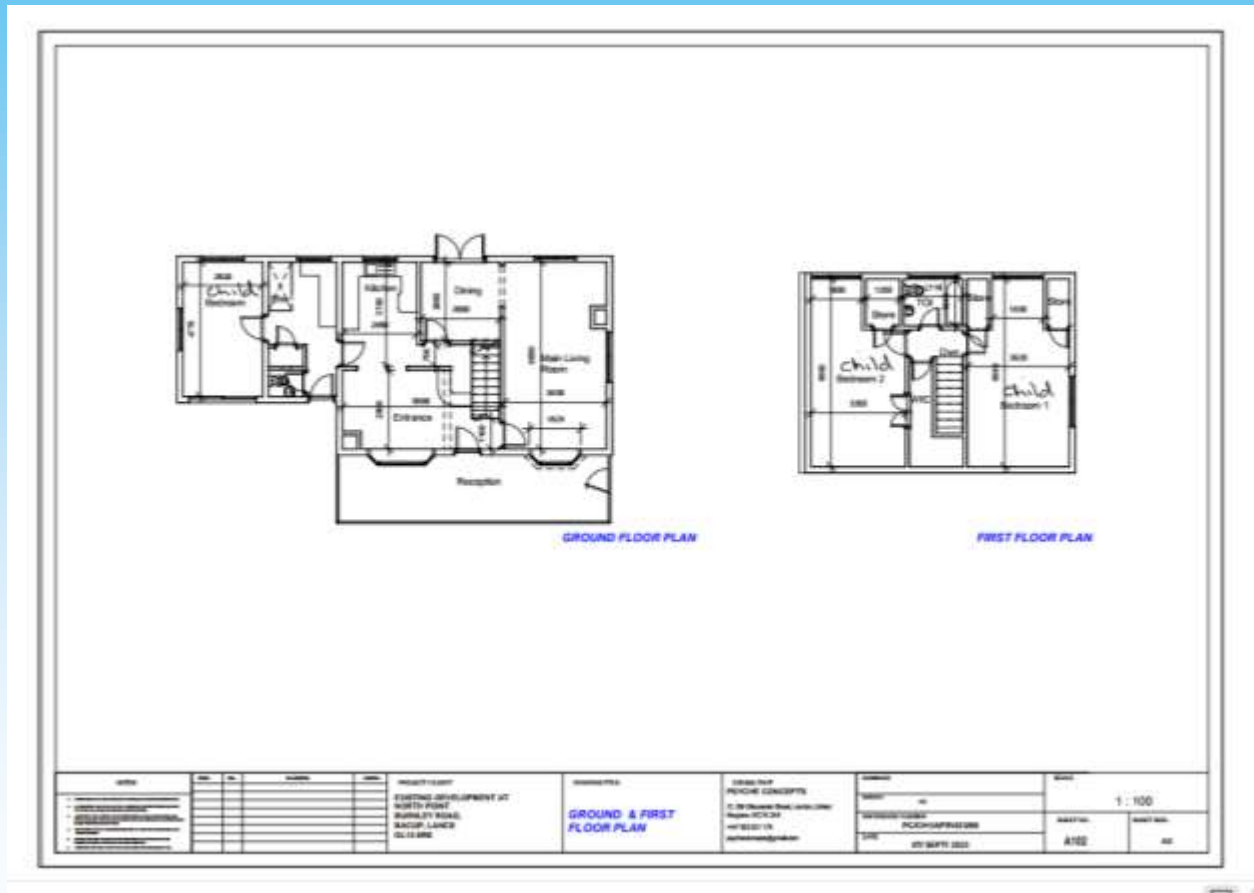
**2023/0392 – North Point, Burnley Road,
Bacup, Lancashire, OL13 8RE**

**Change of use to an Ofsted registered
children's home for up to 3 children with
additional needs.**

Location Plan



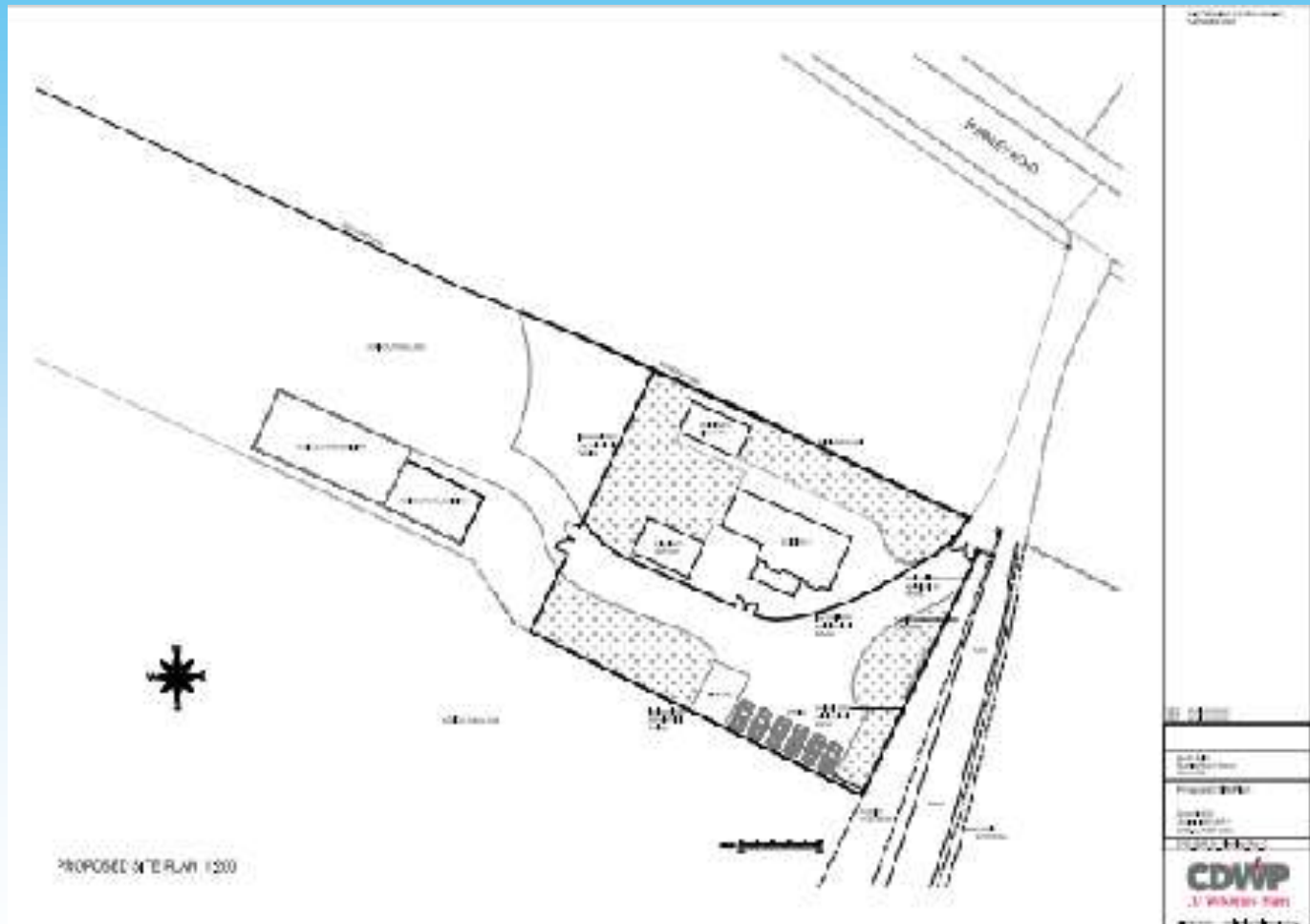
Proposed Floor Plan 1



Existing and Proposed Elevations



Proposed Site Plan



Photograph



Photograph



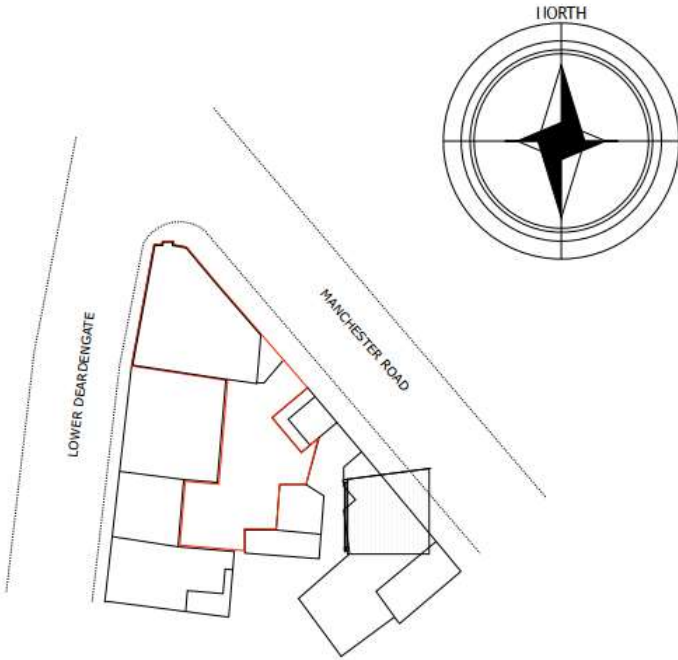
Photograph



Item B2
2023/0395 – Commercial Hotel,
1 Manchester Road, Haslingden,
Rossendale, BB4 5SL

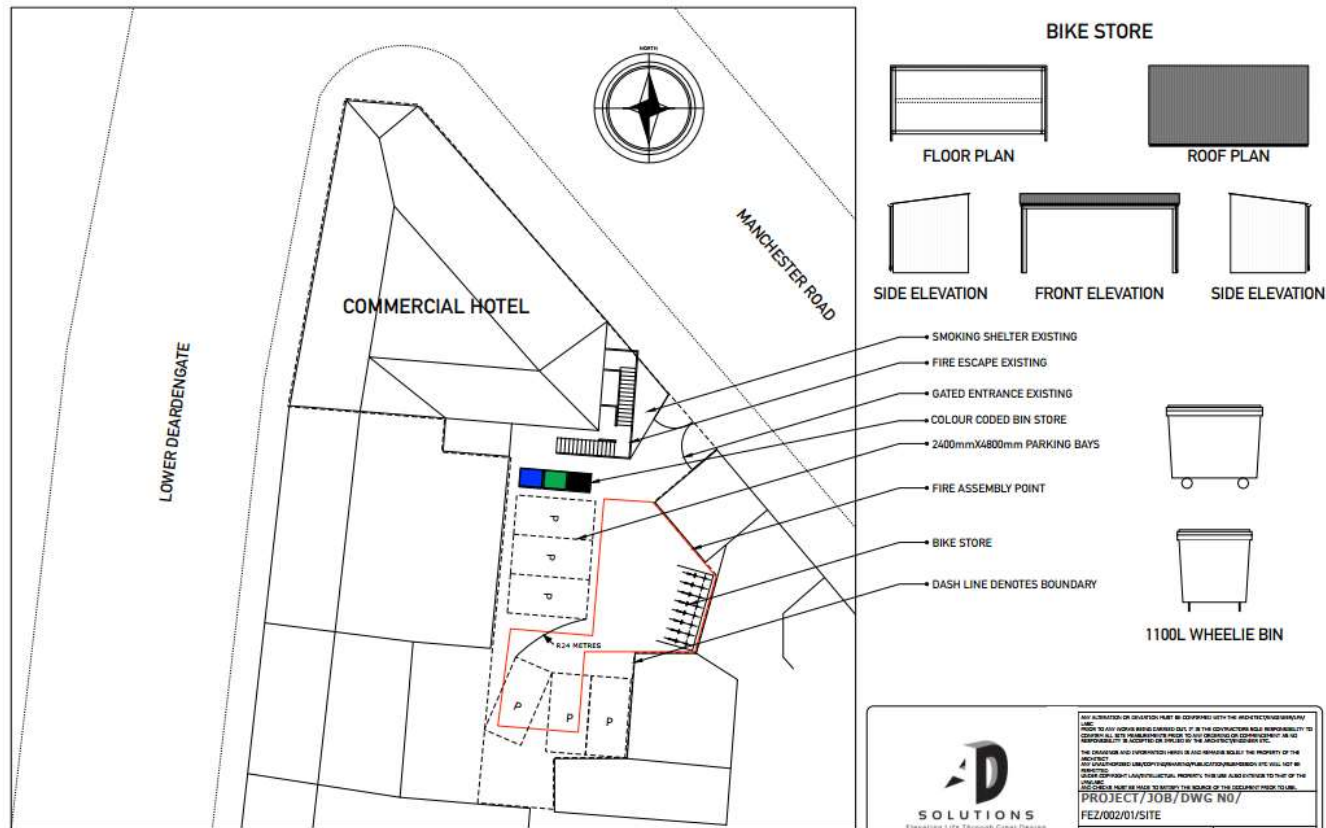
**Change of use to hostel for homeless
people**

Location Plan



 <p>SOLUTIONS Elevating Life Through Great Design</p>	<p>THIS INFORMATION OR DRAWING MUST BE EQUIPPED WITH THE ARCHITECT'S SIGNATURE AND SEAL TO BE VALID. ANY OTHER WORKS CARRIED OUT BY AN INDIVIDUAL OR COMPANY ARE NOT RESPONSIBLE OR ACCEPTED AS PARTS OF THE ARCHITECT'S SERVICES ETC.</p> <p>THE DRAWER AND FURNISHING HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT.</p> <p>THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORKS ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER WORKS CARRIED OUT BY AN INDIVIDUAL OR COMPANY ARE NOT RESPONSIBLE OR ACCEPTED AS PARTS OF THE ARCHITECT'S SERVICES ETC.</p>	
	<p>PROJECT / JOB / DWG NO / FEZ/001/01/SITE</p>	
<p>CLIENT</p>	<p>SCALE</p>	<p>1:1250 1:500</p>
<p>PROJECT</p>		
<p>CONVERSION OF THE COMMERCIAL HOTEL HANSLINGDEN TO ASSISTED LIVING SIX FLATS</p>		
<p>Architect Design Solutions Steve Jackson Dip con Dip arch 24 Hallford Place, Rossendale, Lancs BB4 6AT... TEL: 07792 118212 archtech-design@icloud.com architect@designsolutions.co.uk</p>		

Site Plan



BIKE STORE



FLOOR PLAN



ROOF PLAN



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

- SMOKING SHELTER EXISTING
- FIRE ESCAPE EXISTING
- GATED ENTRANCE EXISTING
- COLOUR CODED BIN STORE
- 2400mmX4800mm PARKING BAYS
- FIRE ASSEMBLY POINT
- BIKE STORE
- DASH LINE DENOTES BOUNDARY



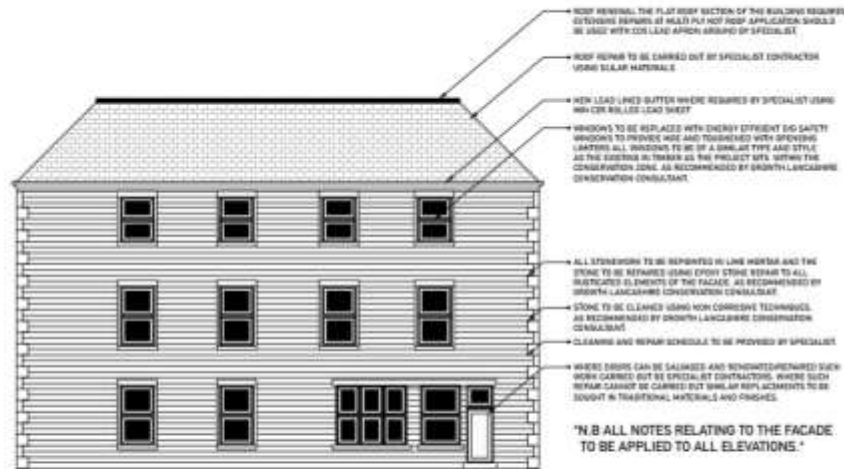
1100L WHEELIE BIN

SITE PLAN

 <p>SOLUTIONS Elevating Life Through Great Design</p>	<p>ANY ALLOCATION OR CANCELLATION MUST BE CONFIRMED WITH THE PROJECT OWNER IMMEDIATELY. THE CLIENT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY CANCELLATION OR ALLOCATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY CANCELLATION OR ALLOCATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COSTS OF ANY CANCELLATION OR ALLOCATION.</p>	
	<p>PROJECT / JOB / DWG NO / FEZ/002/01/SITE</p>	
CLIENT	SCALE	1:200 1:100
<p>PROJECT CONVERSION OF THE COMMERCIAL HOTEL HASLINGDEN TO ASSISTED LIVING SFC FLATS</p>		

Architect: Design Solutions
Steve Jackson Dip. con. Dip. arch
14 Hylton Road, Haslingden, Lancs BB4 6AT
TEL: 07792183333
architect-design@icloud.com
Architect@designsolutions.co.uk

Proposed Elevation Deardengate

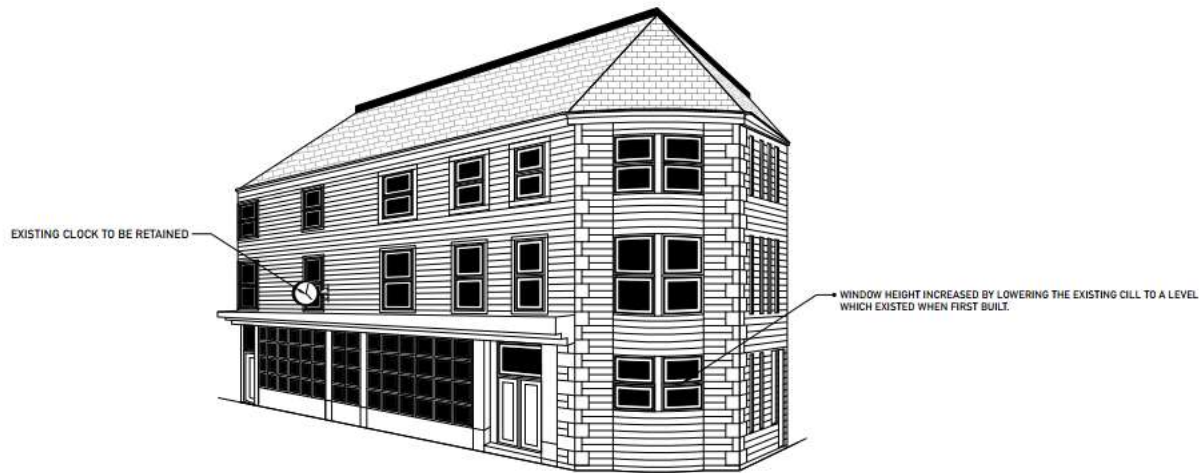


"N.B ALL NOTES RELATING TO THE FACADE TO BE APPLIED TO ALL ELEVATIONS."

PROPOSED ELEVATION DEARDENGATE

 <p>SOLUTIONS The Art of Technical Drawing</p>	<p>PROJECT/JOB/DWG NO./</p>	
	<p>FEDERAL/PROP</p>	<p>SCALE: 1/100</p>
<p>CLIENT</p>	<p>COMMERCIAL HOTEL</p>	
<p>PROJECT</p>	<p>CONSERVATION OF THE HISTORICAL HOTEL BUILDING TO BE USED AS LIVING QUARTERS</p>	

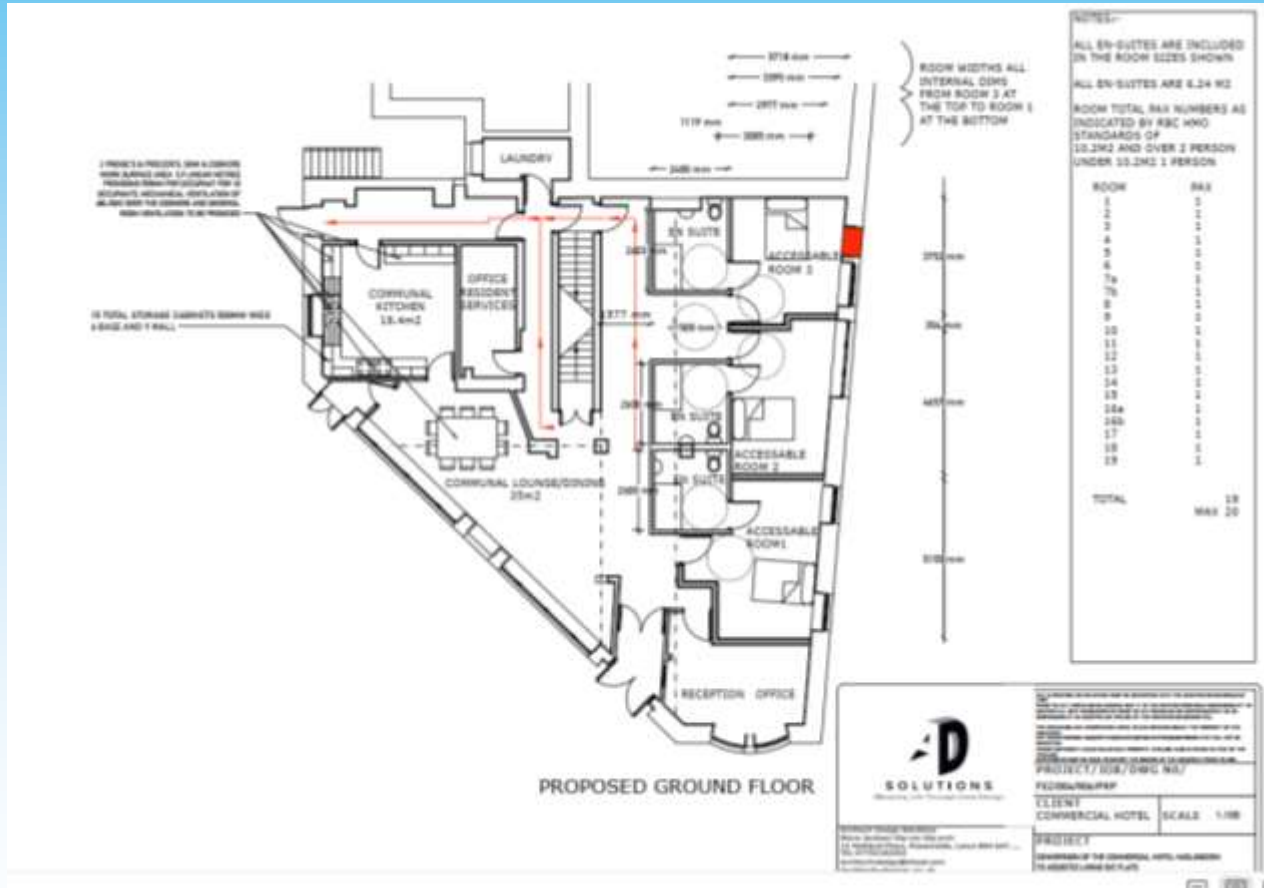
Proposed Elevation Corner of Manchester Road & Deardengate



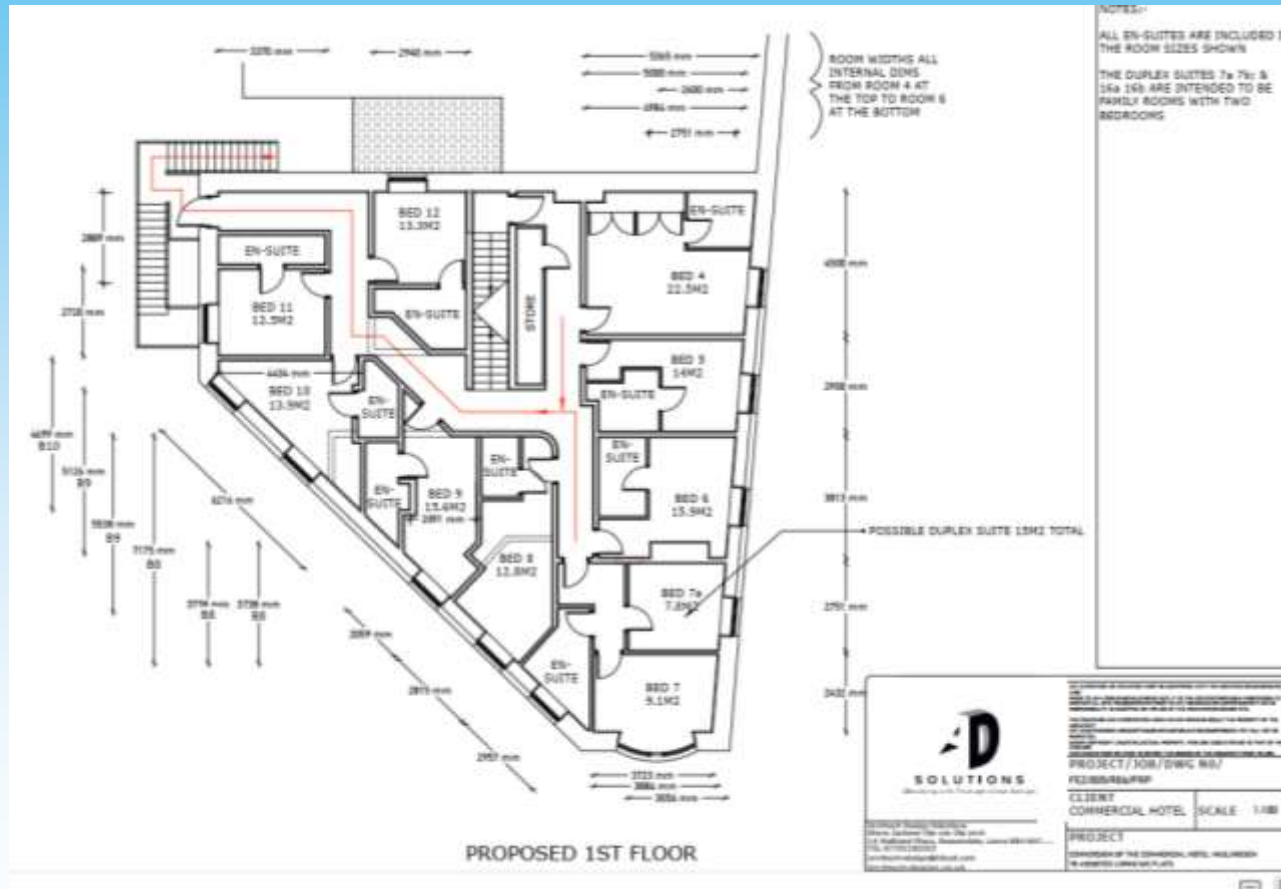
PROPOSED ELEVATION CORNER OF MANCHESTER ROAD & DEARDENGATE

 SOLUTIONS Elevating Life Through Great Design		<small> ALL INFORMATION OR DESIGN PARTS BY COPYRIGHT WITH THE ARCHITECT/DESIGNER/PLANNING FIRM. COPYRIGHT AND ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF ARCHITECT/DESIGNER/PLANNING FIRM. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF ARCHITECT/DESIGNER/ PLANNING FIRM. THE DRAWER AND INFORMATION HEREIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT/DESIGNER/PLANNING FIRM. THIS LINE AND EXTENSION TO THAT OF THE ARCHITECT/DESIGNER/PLANNING FIRM IS NOT TO BE USED TO SUPPORT THE DESIGN OF THE PROJECT/WORK/JOB. </small>	
		PROJECT/JOB/DWG NO/ FEZ/0014/02/PRP	
Architects Design Solutions Steve Jackson Dip con Dip arch 14 Rufford Place, Rosemole, Lancs BB4 6AT... TEL: 07779218333 archtech-design@icloud.com Archtech-design.co.uk		CLIENT COMMERCIAL HOTEL	SCALE 1:100
PROJECT CONVERSION OF THE COMMERCIAL HOTEL HASLINGDEN TO ASSISTED LIVING S/C FLATS			

Proposed Ground Floor



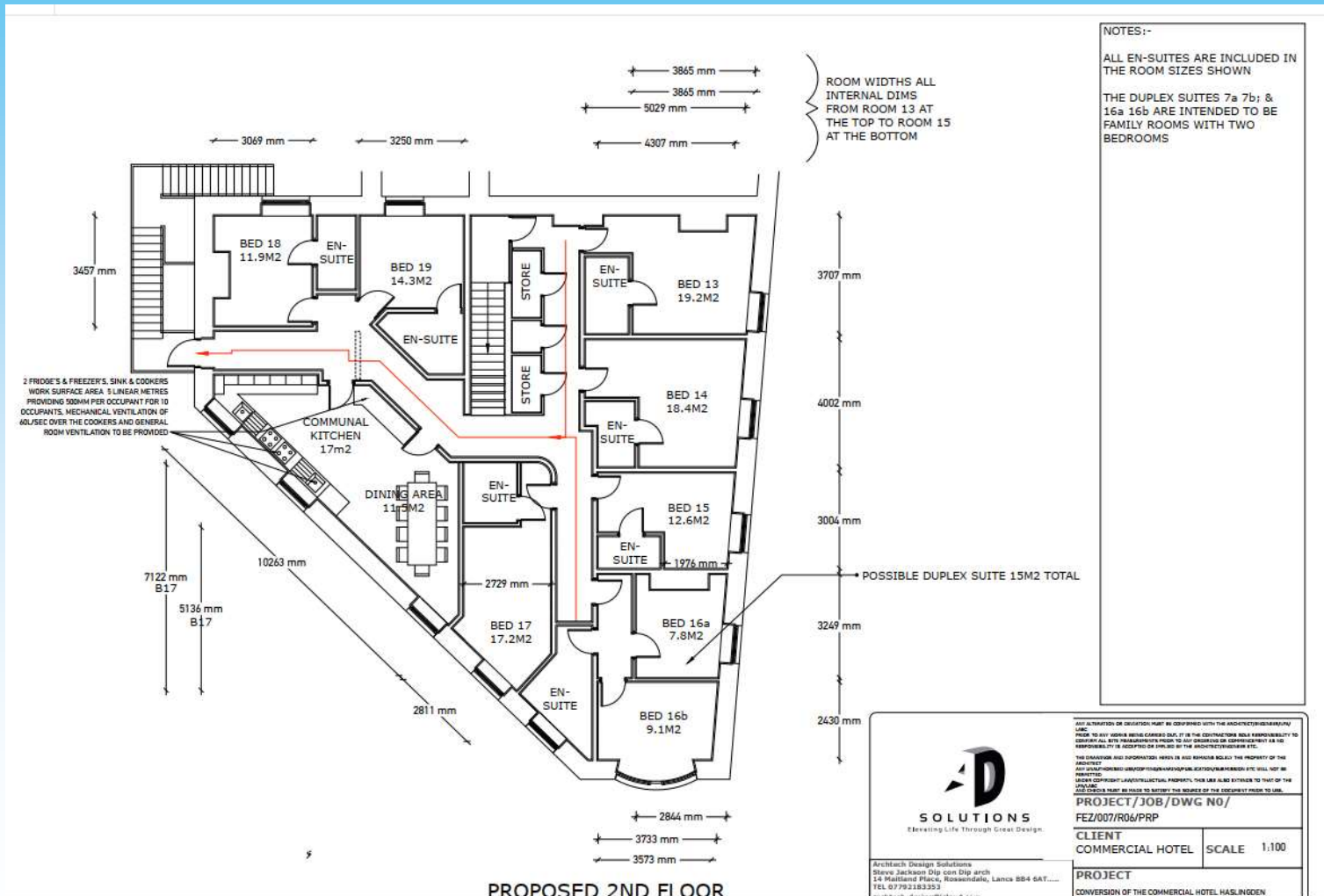
Proposed 1st Floor



PROPOSED 1ST FLOOR

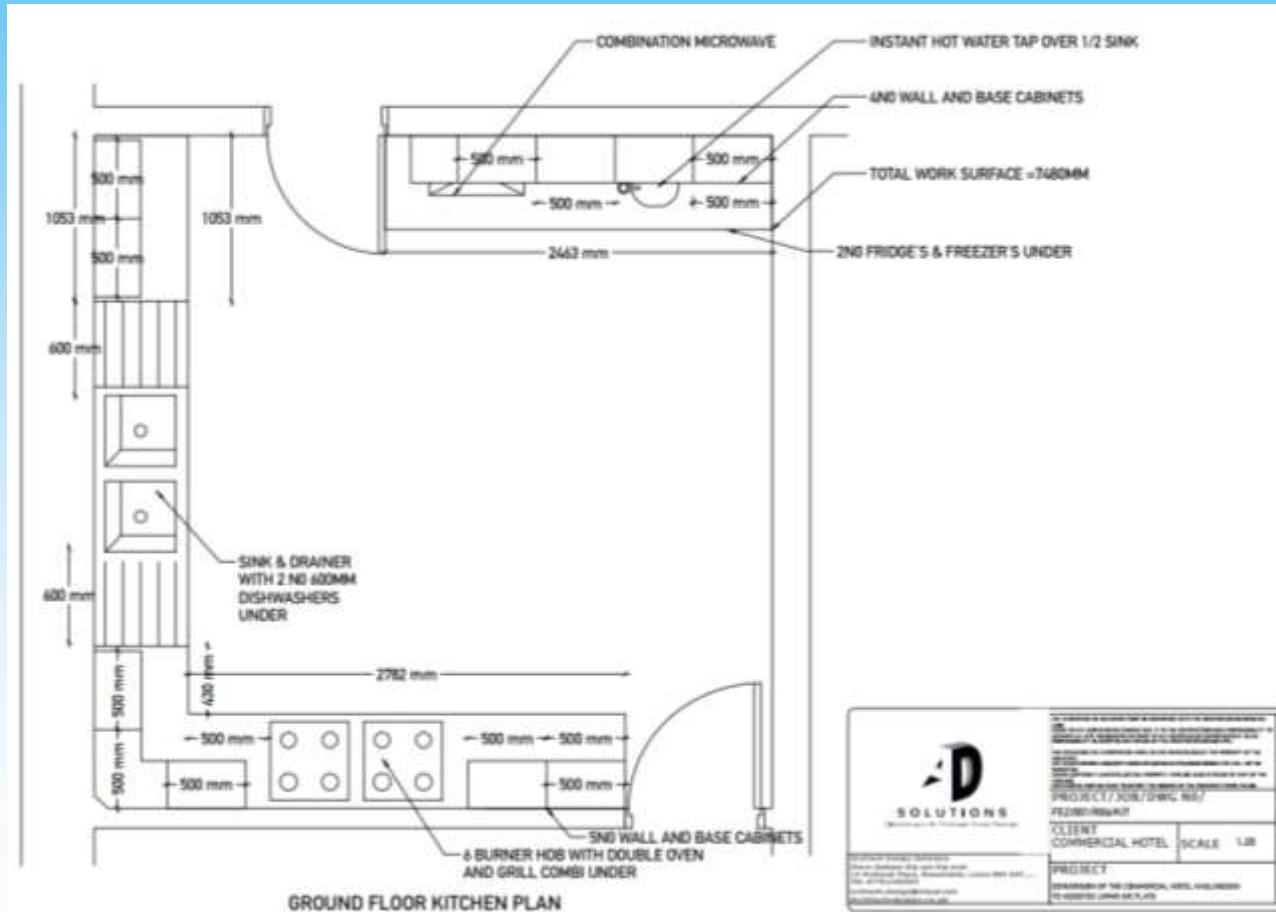
 <p>SOLUTIONS Architectural & Engineering Solutions</p>	<p>PROJECT / ROOM / DWG NO.</p>	
	<p>CLIENT</p>	<p>SCALE 1:100</p>
<p>PROJECT</p>		
<p>CONTRIBUTOR OF THE CONSTRUCTION HOTEL, MELBOURNE</p>		

Proposed 2nd Floor

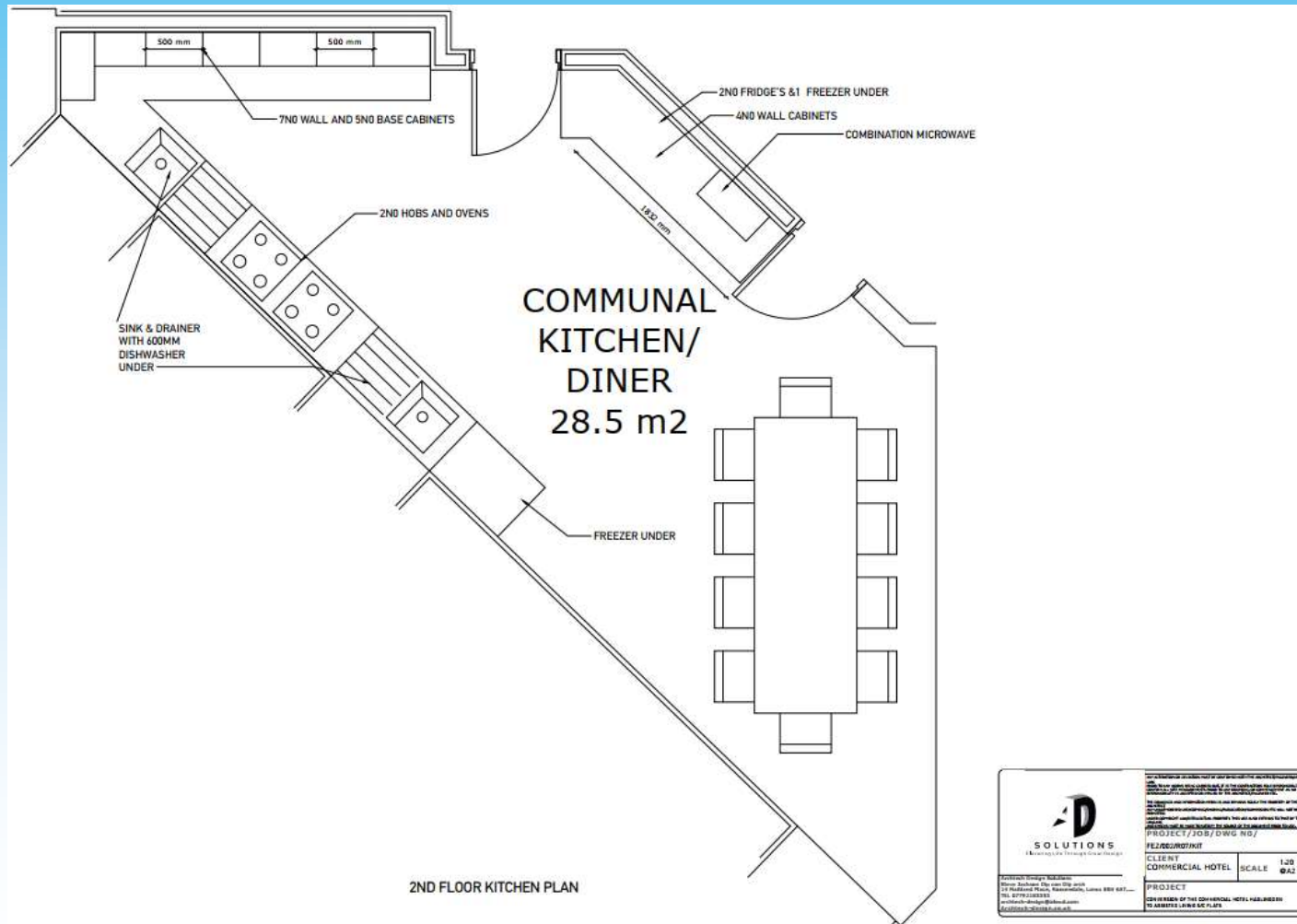


PROPOSED 2ND FLOOR

Ground Floor Kitchen Plan



2nd Floor Kitchen Plan



 <p>SOLUTIONS Engineering Through Creativity</p>		<p><small>THE CLIENT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.</small></p>	
		<p><small>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.</small></p>	
<p>PROJECT/JOB/DWG NO</p>		<p>CLIENT</p>	
<p>COMMERCIAL HOTEL</p>		<p>SCALE 1:20</p>	
<p>PROJECT</p>		<p>FOR THE USE OF THE CONTRACTOR ONLY. FOR THE USE OF THE CONTRACTOR ONLY.</p>	

Photograph



Photograph



Photograph



Photograph

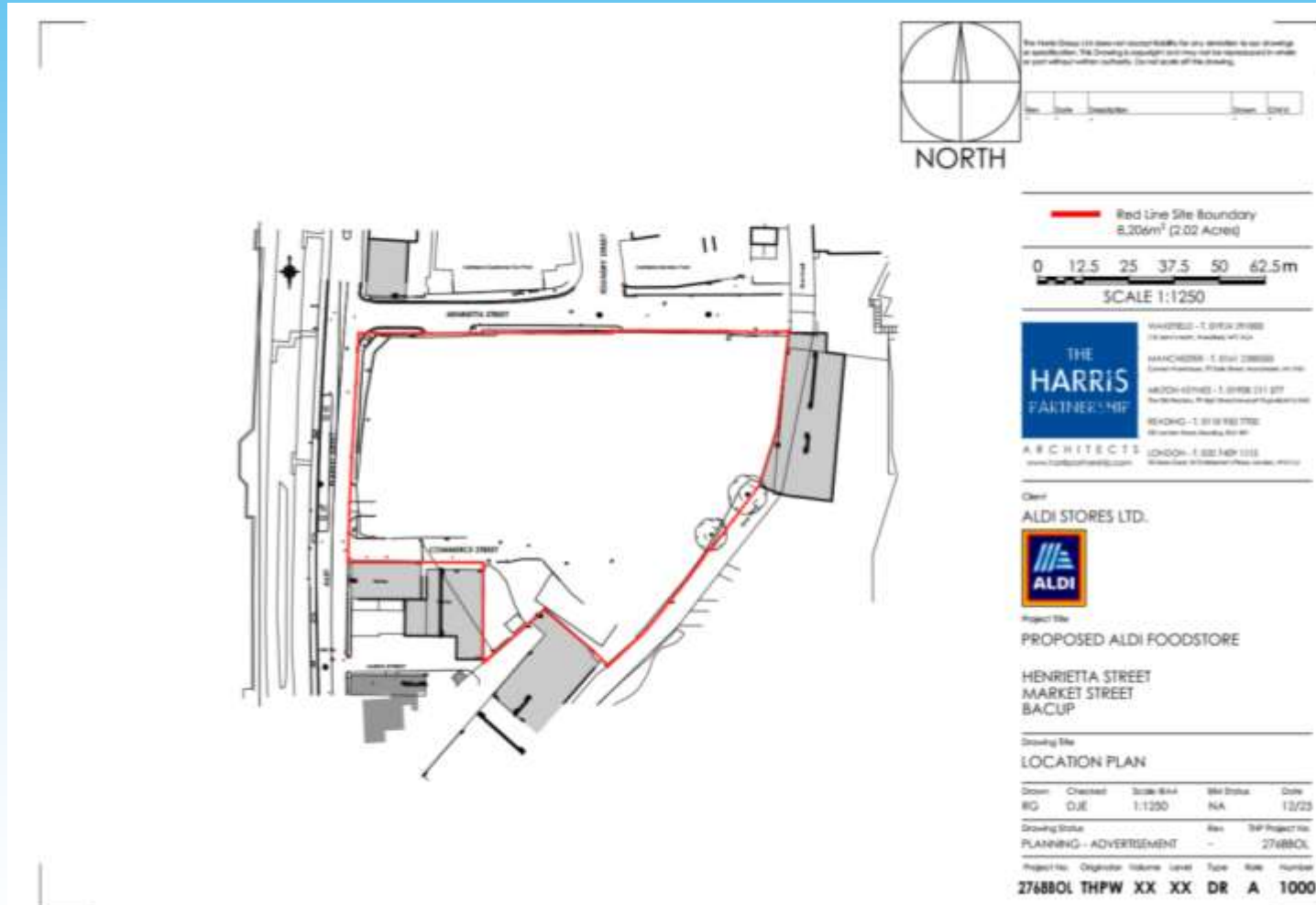


Item B3

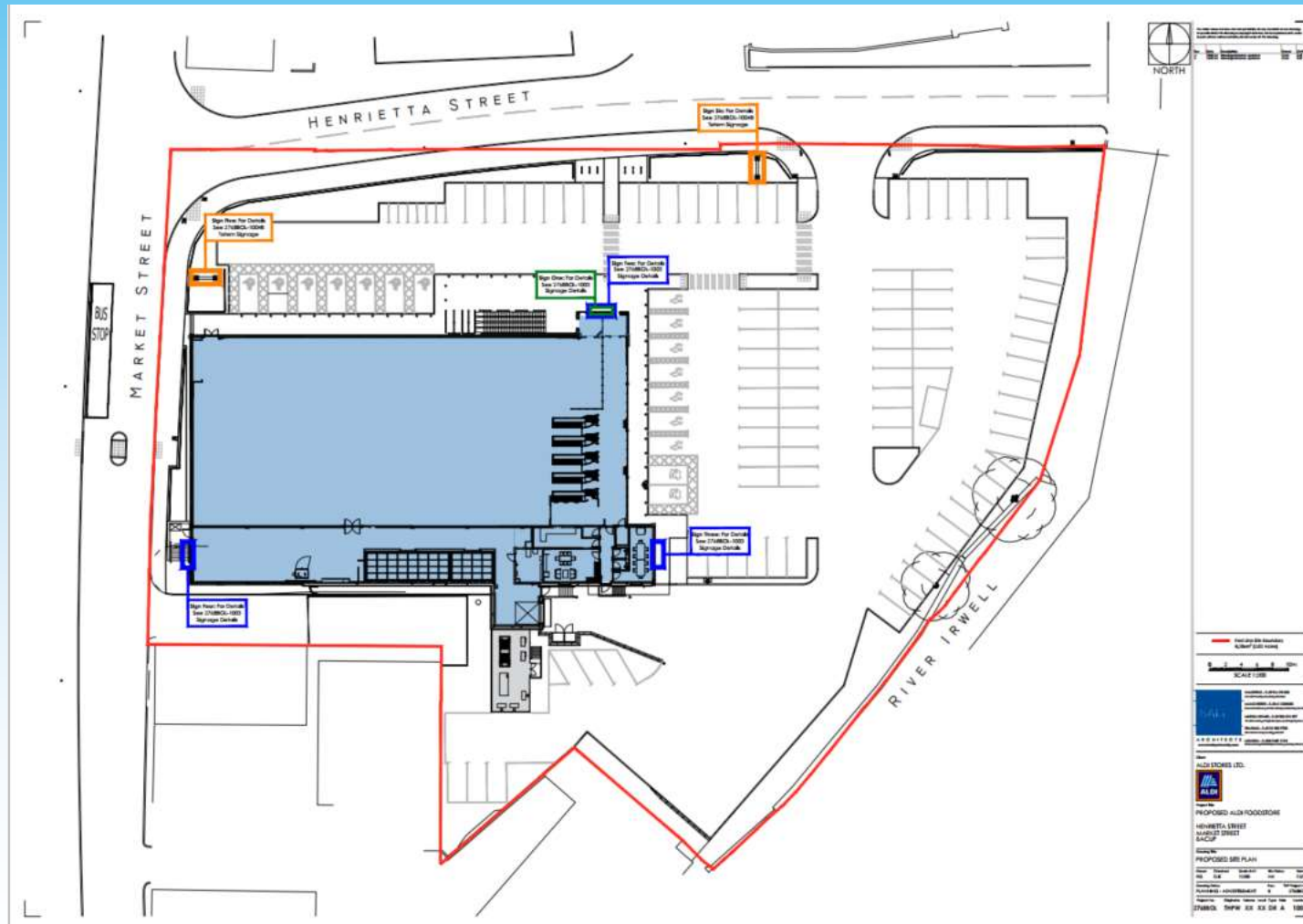
**2023/0569 – Development Site Former
Forest Mill, Henrietta Street, Bacup,
Lancashire**

**Advertisement Consent: 1x vinyl sign 3x
internally-illuminated fascia signs 2x
internally-illuminated totem signs**

Location Plan



Proposed Site Plan

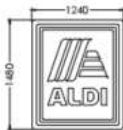


Proposed Elevations



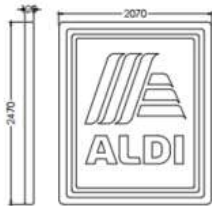
Signage Details

Sign One



Non-illuminated vinyl sign with screen-printed 5 colour foil logo adhered to glazing.

Sign Two, Three & Four

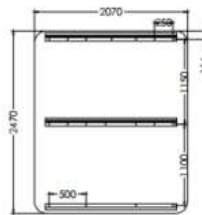


ILLUMINATED BY LED'S

(Sign projects 137mm from the building)

Single faced wall mounted sign. High quality fabricated aluminium signcase, finished RAL 7016 Anthracite Grey. Sign panel is polycarbonate with screen-printed 5 colour foil logo. Signs are fully internally illuminated by LED'S.

Fixing Details for Signage



Support Rails to be fixed to suitable steelwork on building.

Signage projects 137mm from the building.

Signage Colours



1. YELLOW
2. ORANGE
3. RED
4. LIGHT BLUE
5. DARK BLUE
6. WHITE

Lighting Information

PANTONE	CMYK EQUIVALENT	AVG. CANDELAS / m ²	ALLOWANCE +/-
1. PANTONE 7548	0C 12M 98Y 0K	92	10%
2. PANTONE 3544	0C 61M 100Y 0K	60	12%
3. PANTONE 2035	0C 97M 100Y 3K	28	12%
4. PANTONE 281	100C 85M 5Y 36K	2.2	5%
5. PANTONE 298	67C 21M 0Y 0K	1.5	5%
6. WHITE		108	5%
		50.88	

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Date	Issue	Description	Drawn	Checked



HARRIS ARCHITECTS
 HAYFIELD - T. 01924 341800
 111 Park Road, Hayfield, ST15 2JN
 MANCHESTER - T. 0161 2886668
 200-202, 17th Floor, 17th Floor, 17th Floor
 LONDON - T. 020 7489 1111
 17th Floor, 17th Floor, 17th Floor
 LEEDS - T. 0113 952 7700
 17th Floor, 17th Floor, 17th Floor
 A R C H I T E C T S
 www.harrisarchitects.com
 LONDON - T. 020 7489 1111
 www.harrisarchitects.com

Client
ALDI STORES LTD.



Project Title
PROPOSED ALDI FOODSTORE

HENRIETTA STREET
MARKET STREET
BACUP

Drawing Title
SIGNAGE DETAILS

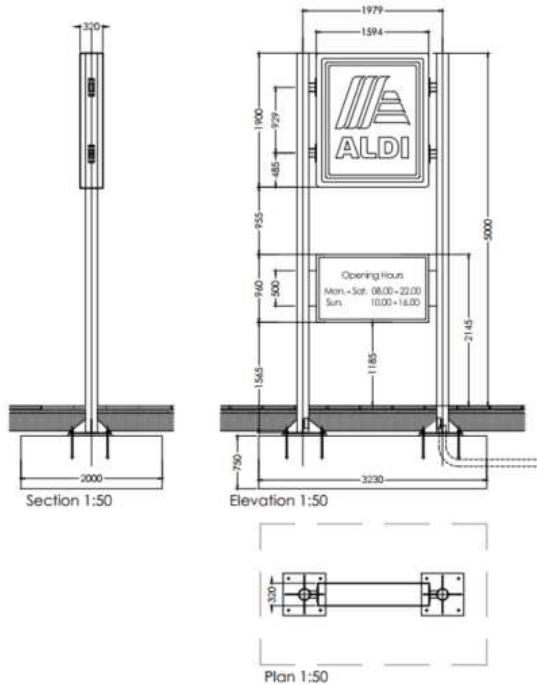
Drawn	Checked	Scale	W/S	Status
RG	DJE	1:50	NA	C

Drawing Status
PLANNING - ADVERTISEMENT

Project No. 276880L THPW XX XX DR A 1

Totem Signage

Sign Five & Six



Signage steelwork to be to Structural Engineer's design and details and supplied by Signage Contractor

Exposed steelwork to be supplied pre-finished - Colour RAL 7016 Anthracite Grey.

2No 1900 x 1594mm illuminated signs back to back on central support box

Central support 'box' to be supplied and installed by Signage Contractor to match sign exactly in size and profile and to be aluminium and finished RAL 7016 Anthracite Grey to match sign.

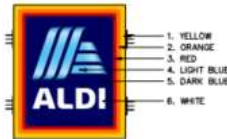
Lower showcase sign, internally illuminated by LEDs. Bespoke to individual store indicating opening hours

Allow for 50x75mm Ø hole adjacent to lower fixing lugs for cables

Ducting for electrical cable

Concrete base to Structural Engineer's details to incorporate cage supplied by Signage Contractor

Colours of Totem Sign



Illuminated by LED's

Double faced totem mounted sign. High quality fabricated Aluminium signcase, finished RAL 7016 Anthracite Grey. Sign Panel is Polycarbonate with screen-printed 5 colour foil logo. Signs are fully internally illuminated by LED's.



Illuminated by LED's

Double faced Opening Hours sign. High quality fabricated Aluminium signcase finished RAL 7016 Anthracite Grey. Sign Panel is Polycarbonate with screen-printed colour foil. Signs are fully internally illuminated by LED's.

Lighting Information

PANTONE	CMYK EQUIVALENT	AVG. CANDELAS / m ²	ALLOWANCE +/-
1. PANTONE 7546	0C 12M 98Y 0K	92	10%
2. PANTONE 3564	0C 51M 100Y 0K	60	15%
3. PANTONE 2035	0C 97M 100Y 3K	38	15%
4. PANTONE 281	100C 85M 5Y 34K	2.2	5%
5. PANTONE 298	67C 24M 0Y 0K	15	5%
6. WHITE		108	5%
		50 lux	

The client hereby certifies that the drawings are correct and that they are to be used for the construction of the works as shown. The drawings are not to be used for any other purpose without the written consent of the client.

Rev	Date	Description	Drawn	Checked
1	12/23	Development of sign and lighting package in Core Office signhouse.	NA	NA
2	14/23	Final design package submitted to client for approval.	NA	NA

0 500 1000 1500 2000 2500mm
SCALE 1:50

HARRIS
ALDI LTD

HARRFIELD - T. 01914 314500
170 West Street, Warrington, Warrington, Cheshire, WA1 1LW

MANCHESTER - T. 0161 238555
200-202, Market Street, Manchester, M1 1PL

HALFORD - T. 01908 111 077
100-102, High Street, Halford, Leicestershire, LE12 6JL

LEIGH - T. 0151 920 7500
100-102, Market Street, Leigh, Greater Manchester, WN7 4LJ

LONDON - T. 020 7499 1111
www.harrisgroup.co.uk

Client: ALDI STORES LTD.



Project Title: PROPOSED ALDI FOODSTORE

HENRIETTA STREET
MARKET STREET
BACUP

Drawing Title: TOTEM SIGNAGE

Drawn	Checked	Scale	MM	Status	Date
RG	DJE	1:50	NA	NA	12/23

Drawing Status: PLANNING - ADVERTISEMENT Rev: 017 Project No: 274880L

Project No: Original Volume Level Type File Number

Photograph



Photograph



Photograph



Photograph

