

**Welcome to  
Rossendale Borough Council's  
Development Control Committee  
3<sup>rd</sup> September 2024**

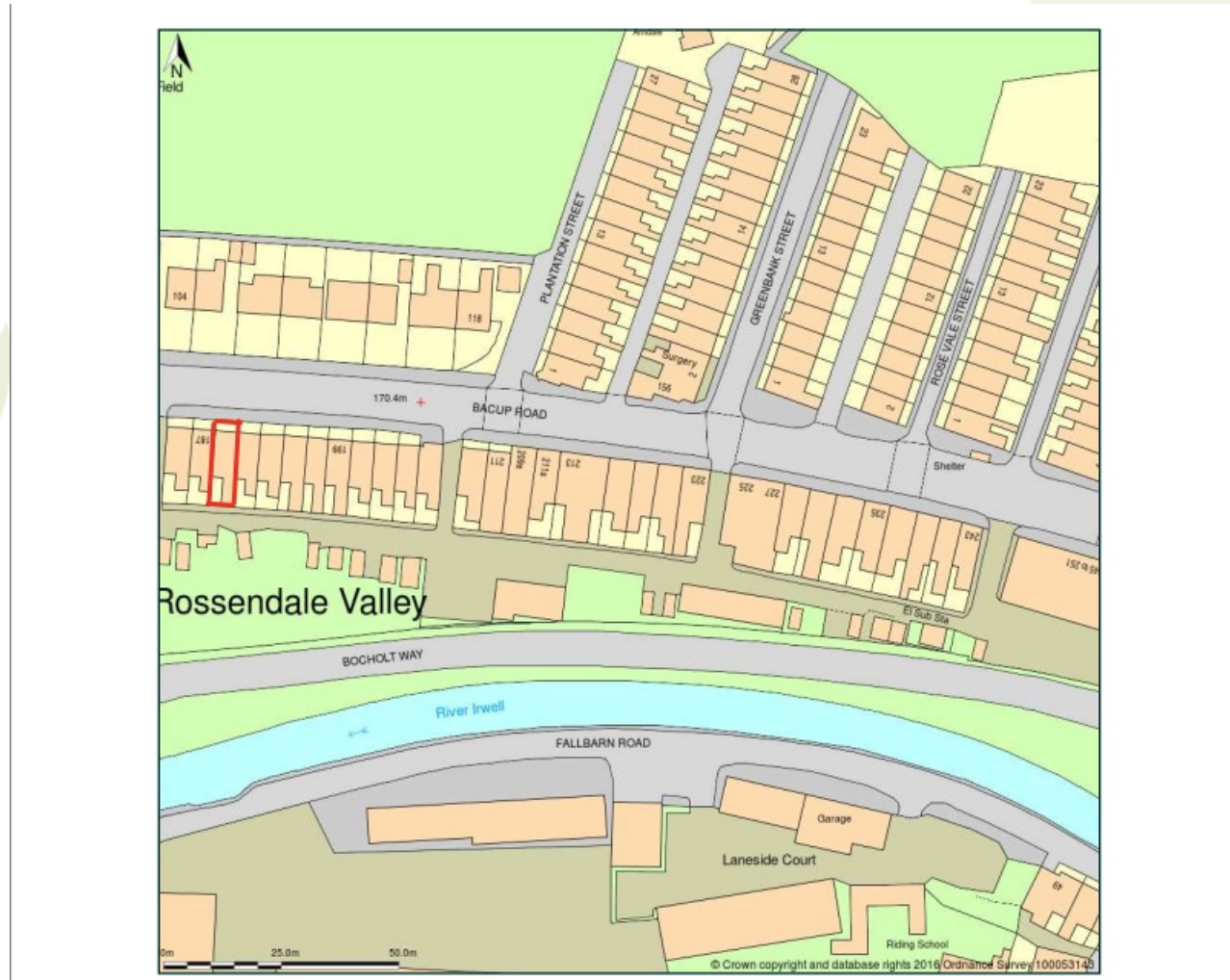


## **Item B1**

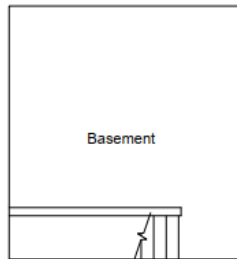
**2024/0247– 189 Bacup Road, Rawtenstall,  
Rossendale, Lancashire, BB4 7NW**

**Householder: Creation of second floor bedroom &  
dormer**

# Block Plan



# Existing Layouts



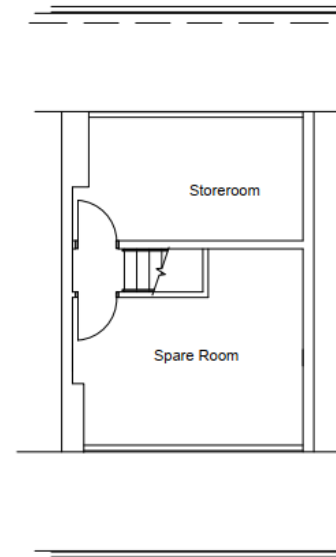
Existing Basement



Existing Ground Floor



Existing First Floor



Existing Second Floor

Drawing  
Existing Layouts  
Address  
189 Bacup Road  
Rawtenstall  
Client  
Org No  
16017.1  
DJ Hancock Desi  
22 Coft Street  
Bacup  
Tel 01706 563501  
Mob 07599 008 791

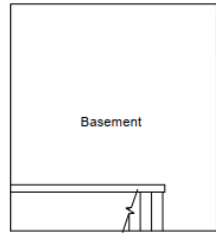
# Elevations



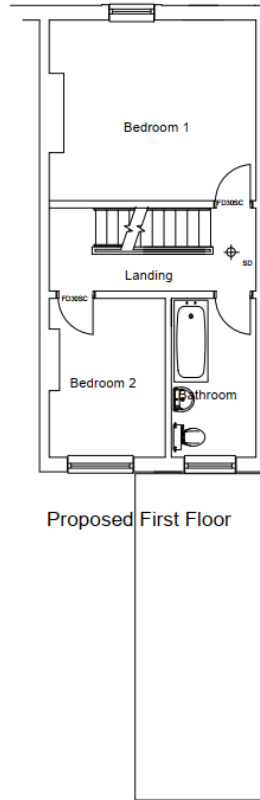
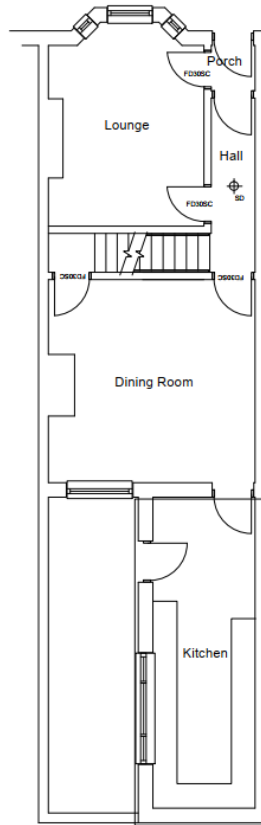
Drawing  
Proposed and Existing  
Elevations  
Address  
189 Bacup Road, Rawtenstall

Client  
Dwg No  
16017.3  
Scale  
1:50  
DJ Hancock Design  
22 Croft Street  
Bacup  
Tel: 01776 549512  
Mob: 07500 018791

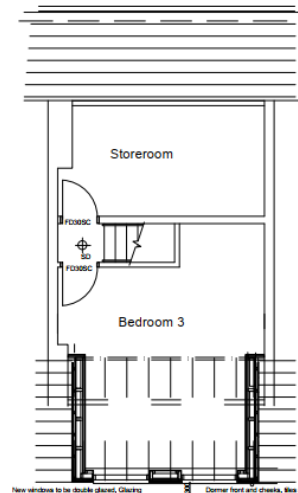
# Proposed Layouts



Basement (as existing)



Proposed First Floor



New windows to be double glazed. Cladding  
and to match existing. All openings to be  
caulked to give an 1/2" value at 1.0m/s<sup>2</sup>.  
Cavity doors to be made and all. Head to  
have 1/2" x 1/2" timber.

Corner head and check. Max on roof.  
100% aluminium cladding. All external walls  
100% insulation R1.2, underlaid with 20  
mm K115 insulation.

Proposed Second Floor  
with Dormer

Drawing  
Proposed Layouts  
Address  
189 Bacup Road Rawtenstall  
Client  
Dwg No  
16017.2  
Scale  
1:50  
DJ Hancock Design  
22 Croft Street  
Bacup  
Tel 01759 540521  
Mob 07599 098701

# Photograph



# Photograph





# Photograph

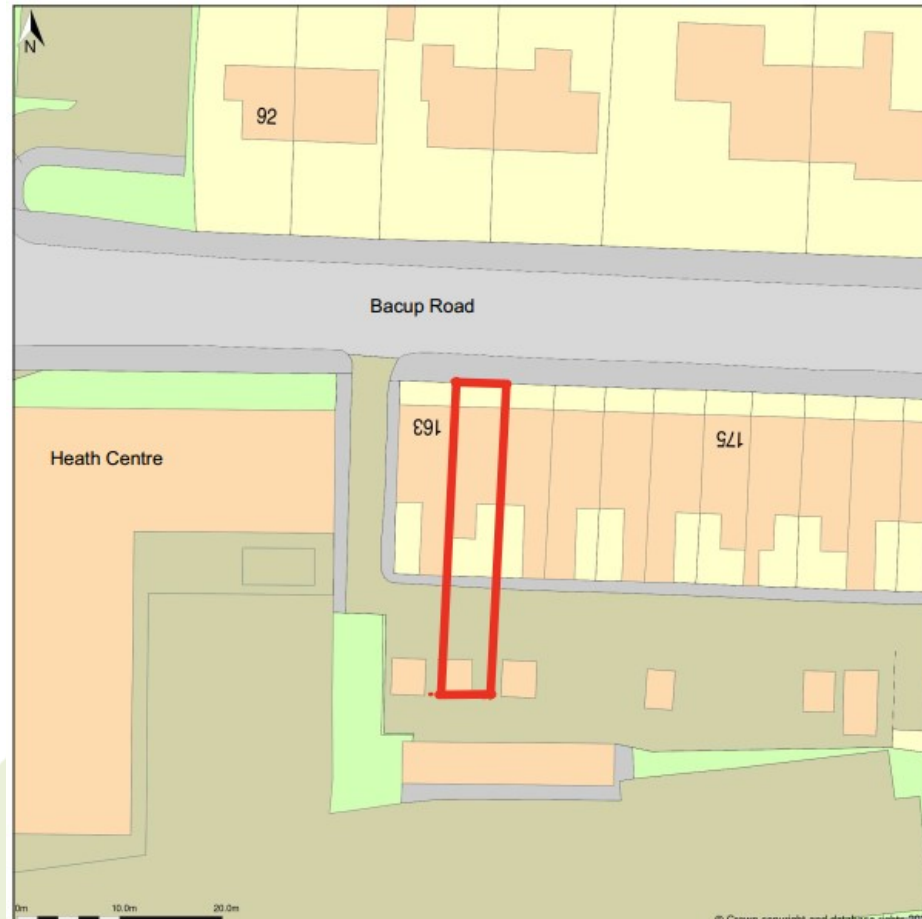


## **Item B2**

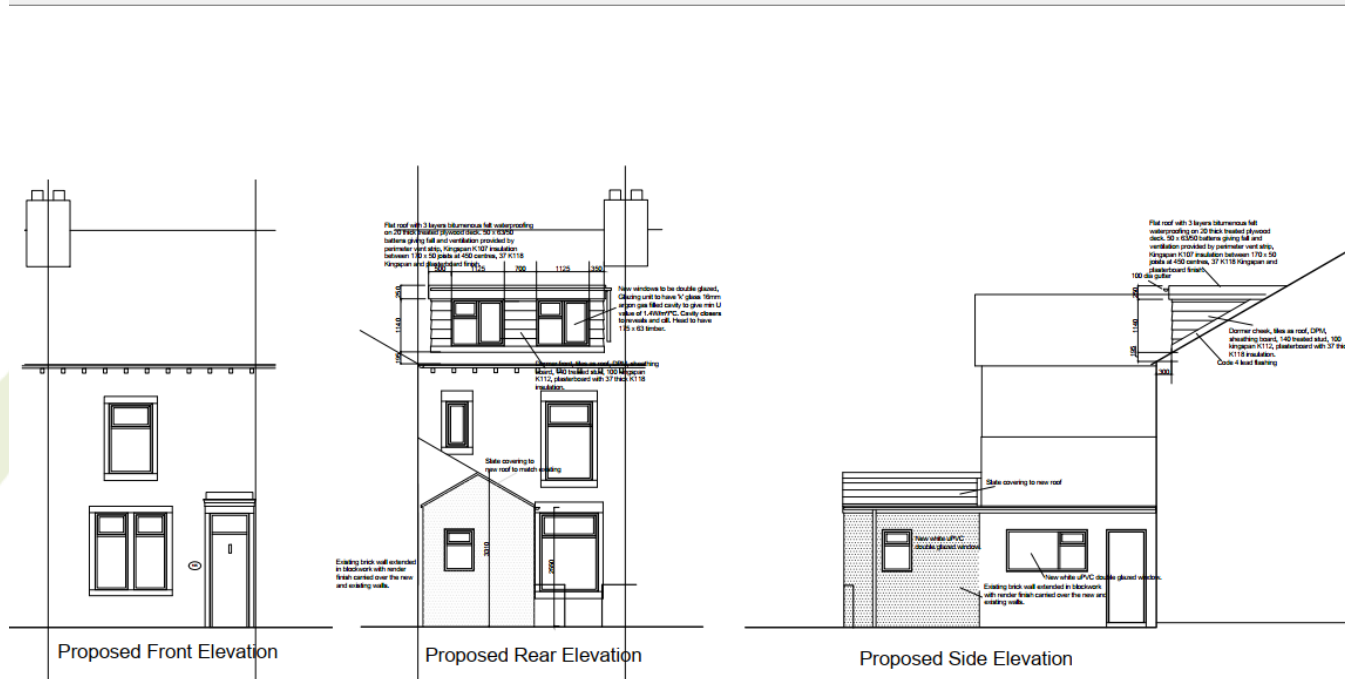
**2024/0284 – 165 Bacup Road, Rawtenstall,  
Rossendale, BB4 7NW**

**Householder: Proposed rear dormer and associated  
bedroom, kitchen extension and toilet/utility room.**

# Location Plan



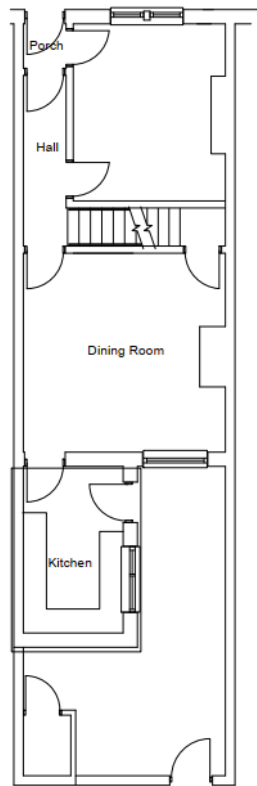
# Elevations



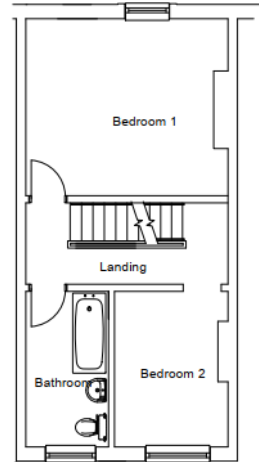
Drawing  
Proposed and Existing  
Elevations  
Address  
165 Bocup Road, Rowtenstall

Client  
Dwg No 16022.4 Scale 1:50  
DJ Hancock Design  
22 Croft Street  
Bocup  
Tel 01753 543502  
Mob 07509 008791

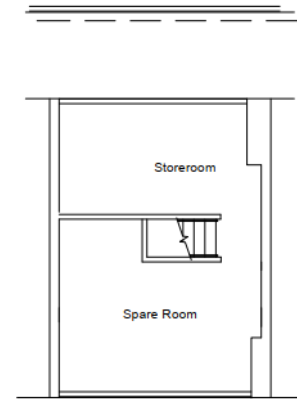
# Existing Layouts



Existing Ground Floor



Existing First Floor



Existing Second Floor

Drawing  
Existing Layouts

Address  
165 Bacup Road  
Rawtenstall

Client

Draw No  
160221

Scale  
1:50

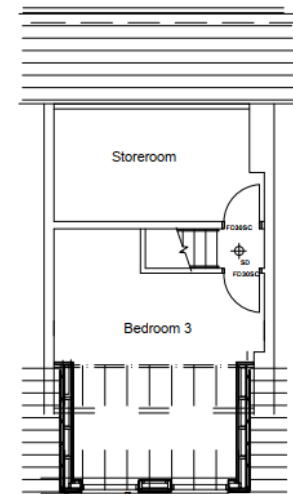
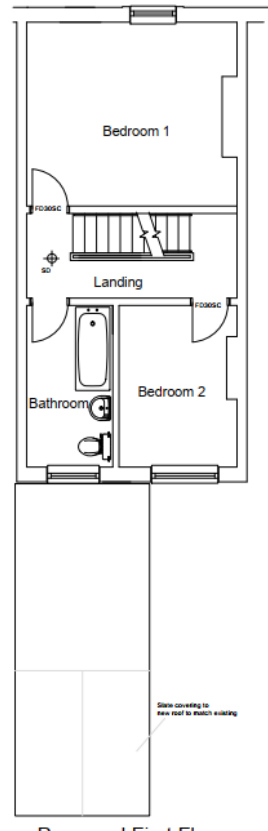
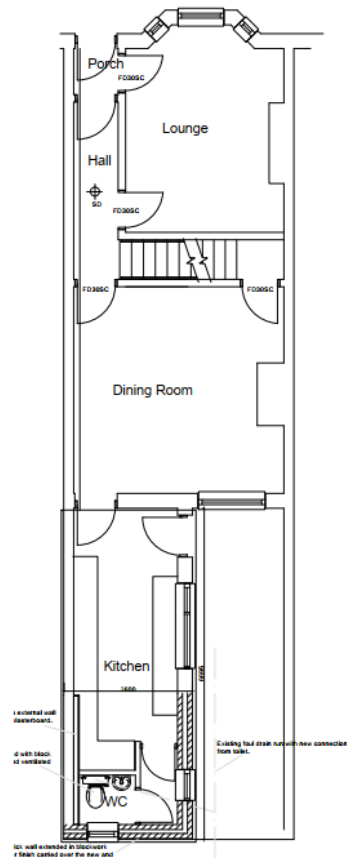
DJ Hancock Design  
22 Croft Street  
Bacup  
Tel: 01776 563502  
Mob: 07559 038791

# Existing Elevations



Drawing  
Existing Elevations  
Address  
165 Bacup Road Rawtenstall  
Client  
Dwg No  
16022.2      Scale  
1:50  
DJ Hancock Design  
22 Croft Street  
Bacup  
Tel 01753 543532  
Mob 07599 008792

# Proposed Layout



Dormer type and chimney, like as roof, 100 Langspan H112, plasterboard with 27mm insulation. New windows to be double glazed, Glazing cavity to give min U value of 1.400W/m<sup>2</sup>K. Cavity doors to provide and call head to have 175 x 43 section.

Proposed Second Floor with Dormer

Drawing  
Proposed Layouts  
Address  
189 Bocup Road Rawtenstall  
Client  
Dwg No  
16017.2  
Scale  
1:50  
DJ Hancock Design  
22 Croft Street  
Bocup  
Tel 01706 5635021  
Mob 07559 008791

# Photograph





# Photograph



# Photograph

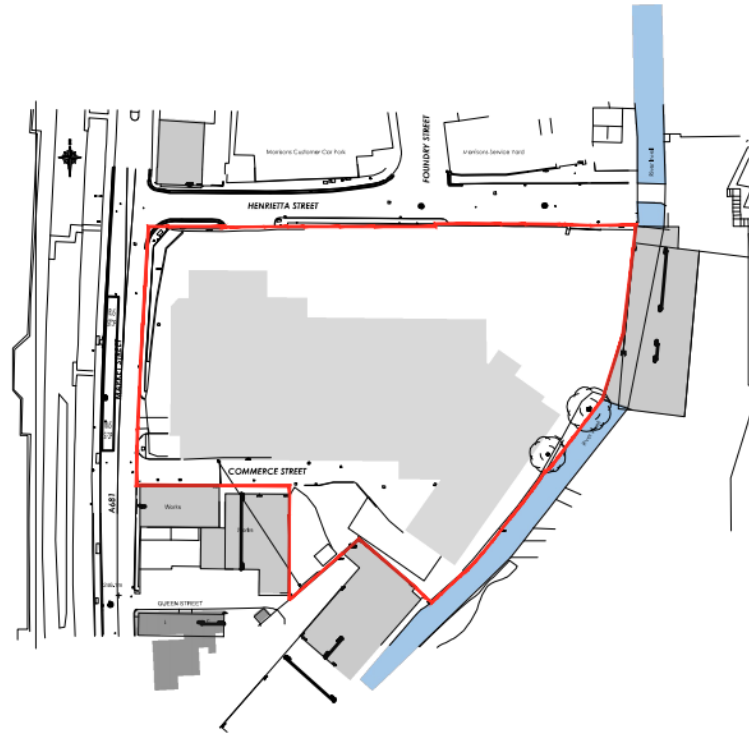


## **Item B3**

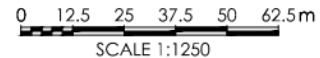
**2024/0223 – Development Site Former Forest Mill, Henrietta Street, Bacup, Lancashire**

**SECTION 73 Planning application to amend condition 7 (materials) of planning application reference 2020/0363**

# Site Location Plan




Location Plan  
Scale 1:1250 @ A4



Total Application Boundary  
8,206m<sup>2</sup> (2.02 Acres)



Rev	Code	Description	Rev'd	By
A	29.07.20	Realine updated		RG
Project Title		PROPOSED ALDI FOODSTORE		
Henrietta Street Market Street Bacup				
Client		ALDI STORES LTD		
Status		PLANNING		
Scale		1:1250	Drawing Size A4	
Date		DEC 19	Drawn by KJ Check by LB	
Drawing Title		LOCATION PLAN		
Job-Draw No		2768BOL - 100	Rev	

- 2 St. John's North, Wakefield, WYS 3GA t. 01924 291800
- Cannon Warehouse, 77 Dale Street, Manchester, M1 2AQ t. 0161 236655
- The Old Rectory, 79 High Street, Newport Pagnell MK14 6AR t. 01568 211377
- 101 London Road, Reading, RG1 5BY t. 0118 950700
- 10 Gears Court, 81 Christopher Place, London, W1G 3JJ t. 0207 4091215



# Reconstituted Stone Specification

## 3.0 RECONSTITUTED STONE SPECIFICATION

The proposed Aldi foodstore utilises dark and light stonework in the elevation design and we ensured that the specification of the dark stonework directly matches that used by Morrisons.

We have had email confirmation from Marshalls – who has supplied stonework for both schemes – that the Morrisons supermarket is constructed from their 'Epoch Walling'.

Below is a direct comparison of the Epoch Walling sample panel constructed for the Aldi foodstore and a swatch of the Morrisons stonework (which has weathered over time).

### Reconstituted Stone Specification:

#### LIGHT STONE:

Marshalls Cromwell Walling  
Module size: 220 x 100 x 140mm, with natural mortar

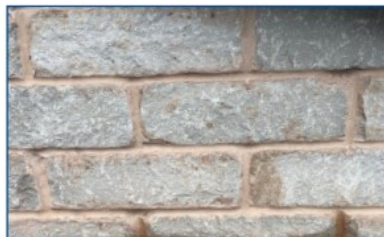
#### DARK STONE:

Marshalls Epoch Walling  
Module size: 440 x 100 x 140mm, with natural mortar

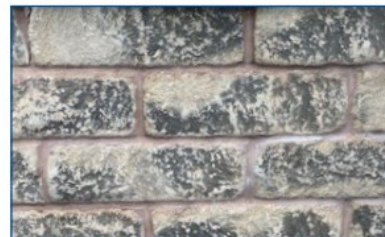
The dark stone sample panel was erected on the Aldi site alongside the light stone sample panel, on 21.03.2024.



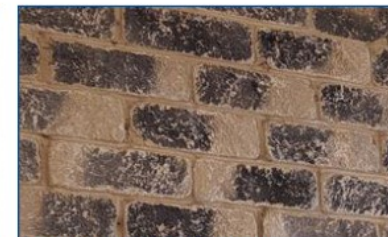
ADJACENT MORRISONS SUPERMARKET



ALDI LIGHT STONE SAMPLE PANEL



ALDI DARK STONE SAMPLE PANEL



MORRISONS STONE SWATCH

2768-DD02  
Aldi Henrietta Street, Bacup

# Photograph



# Photograph



# Photograph



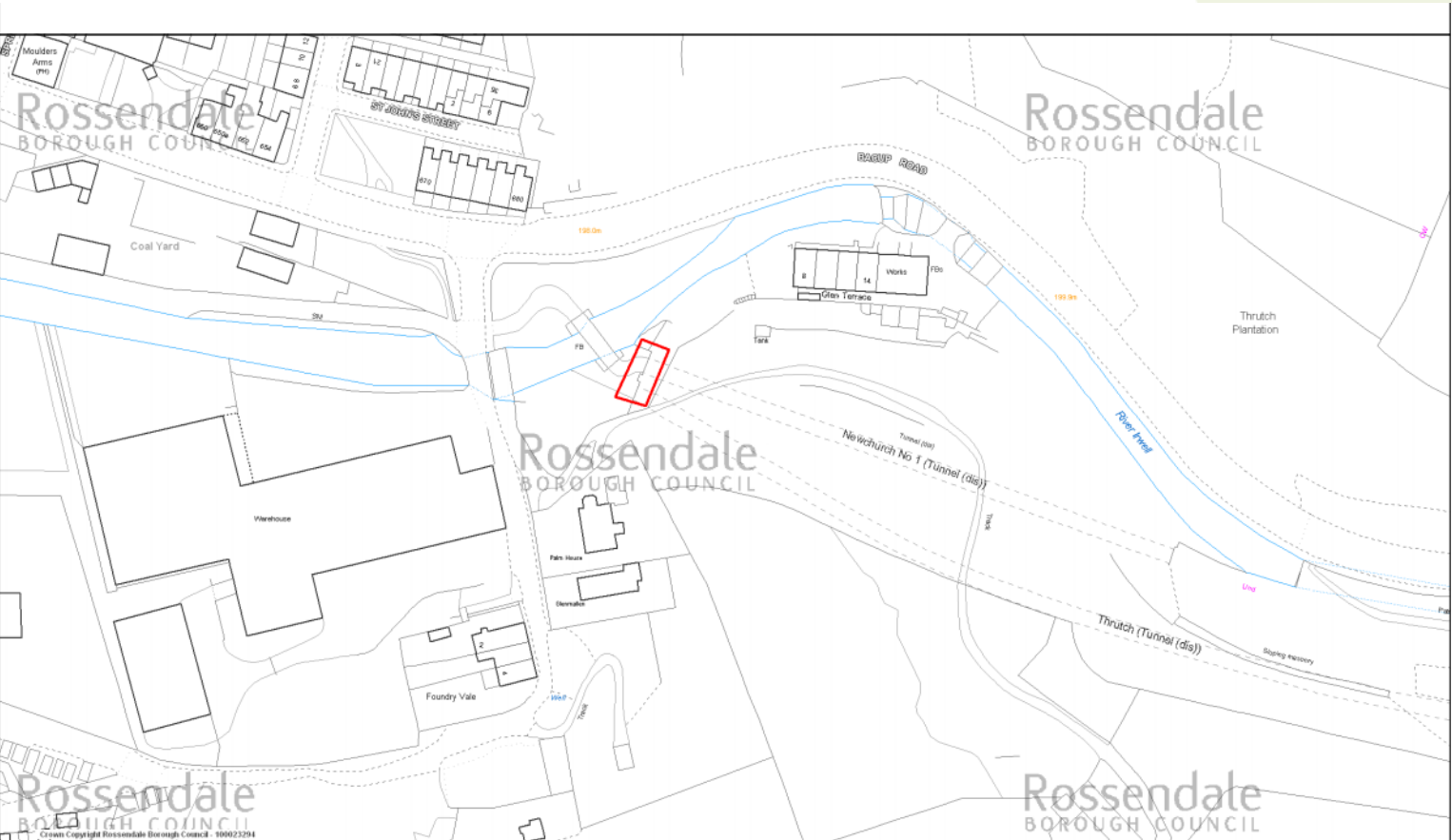


## **Item B4**

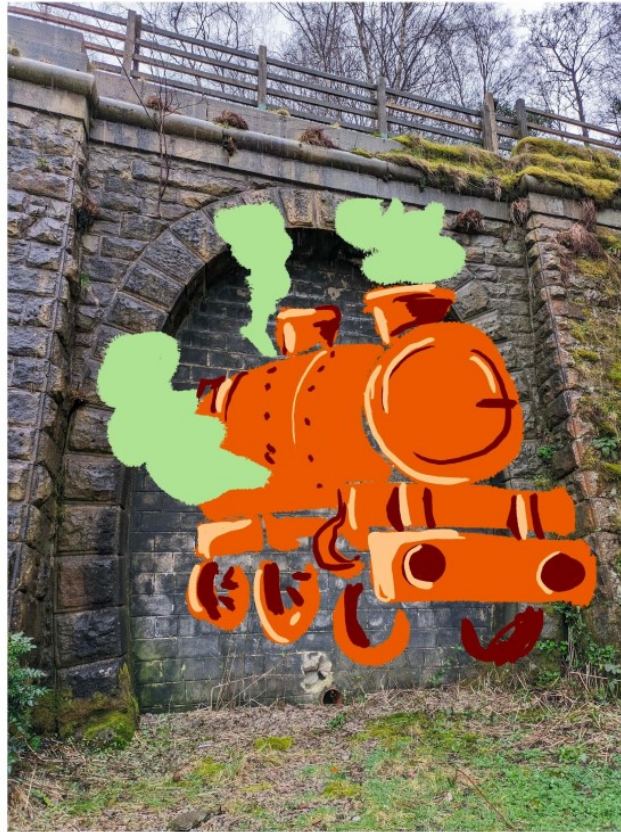
**2024/0264 – Entrance To Railway Tunnels, Newchurch Road,  
Waterfoot, Rossendale**

**Listed Building Consent for painting the bricked-up entrance  
to the Waterfoot railway tunnels with a mural**

# Location Plan



# Proposed Elevation (Indicative)



# Photograph



# Photograph



## **Item B5**

**2024/0234 – 2 Chelston Drive, Helmshore, Rossendale, BB4  
4LB**

**Householder - Removal of attached garage and side  
entrance porches, and the erection of rear and side  
extensions.**

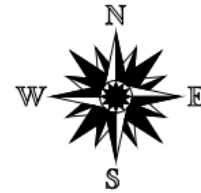
# Location Plan

Project: 2 Chelstone Drive, Helmshore, BB4 4LB

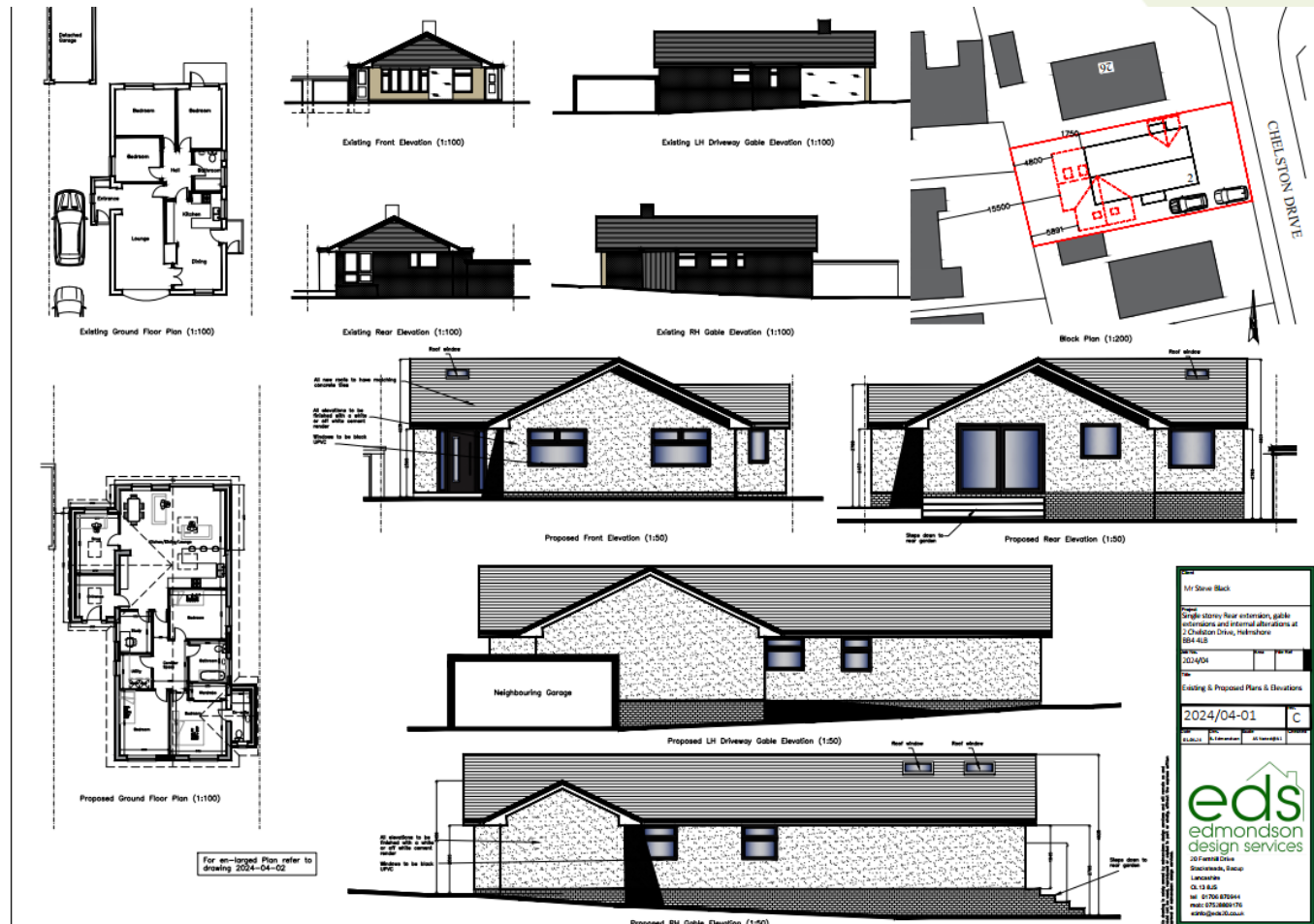
Project No.: 2024-04

Title: OS Site Plan

Scale: 1:1250@A4



# Existing and Proposed Plans and Elevations





# Photograph



# Photograph



# Photograph



# Photograph



# Photograph



# Photograph



# Photograph



# Photograph





# Photograph



# Photograph



# Photograph



# Photograph

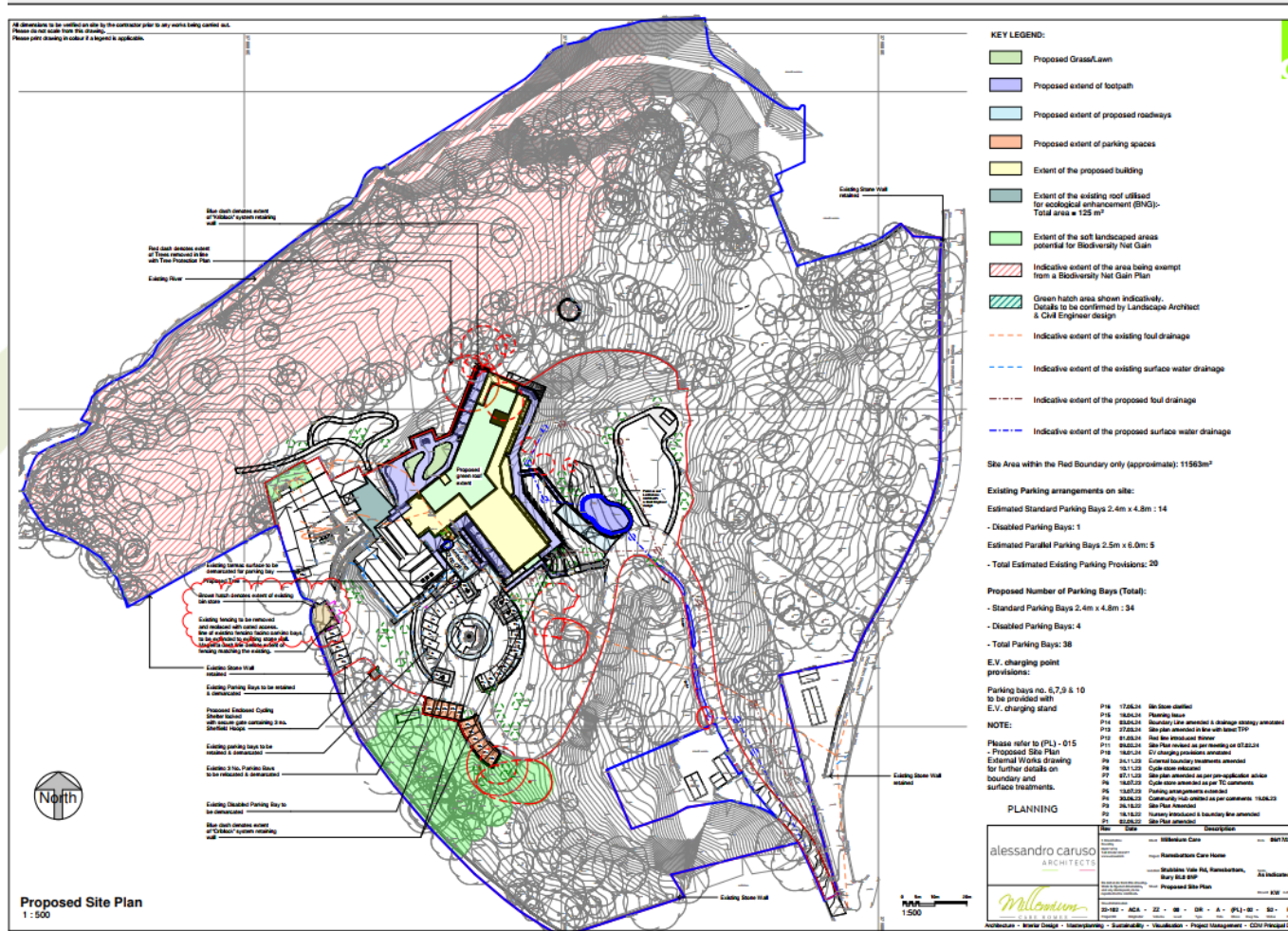


## **Item B6**

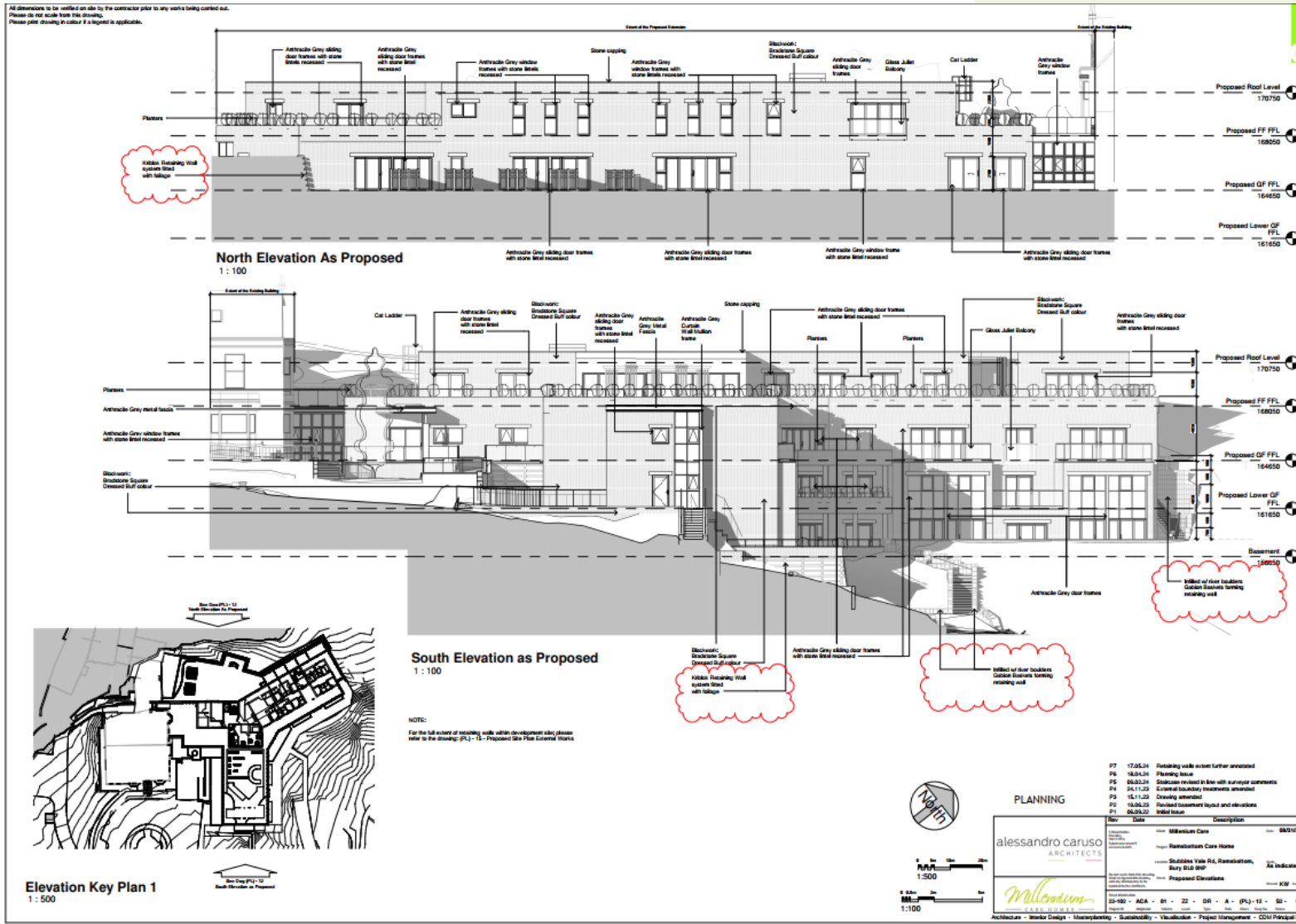
**2024/0174 – Lavender Hills Care Home,  
Stubbins Vale Road, Ramsbottom, Bury, Lancashire, BL0  
0NP**

**Major Application: Care home extension to create an additional 48 en-suite bedrooms and 4 extra care apartments, including communal facilities, landscaping and parking and publicly accessible facilities to benefit the wider community.**

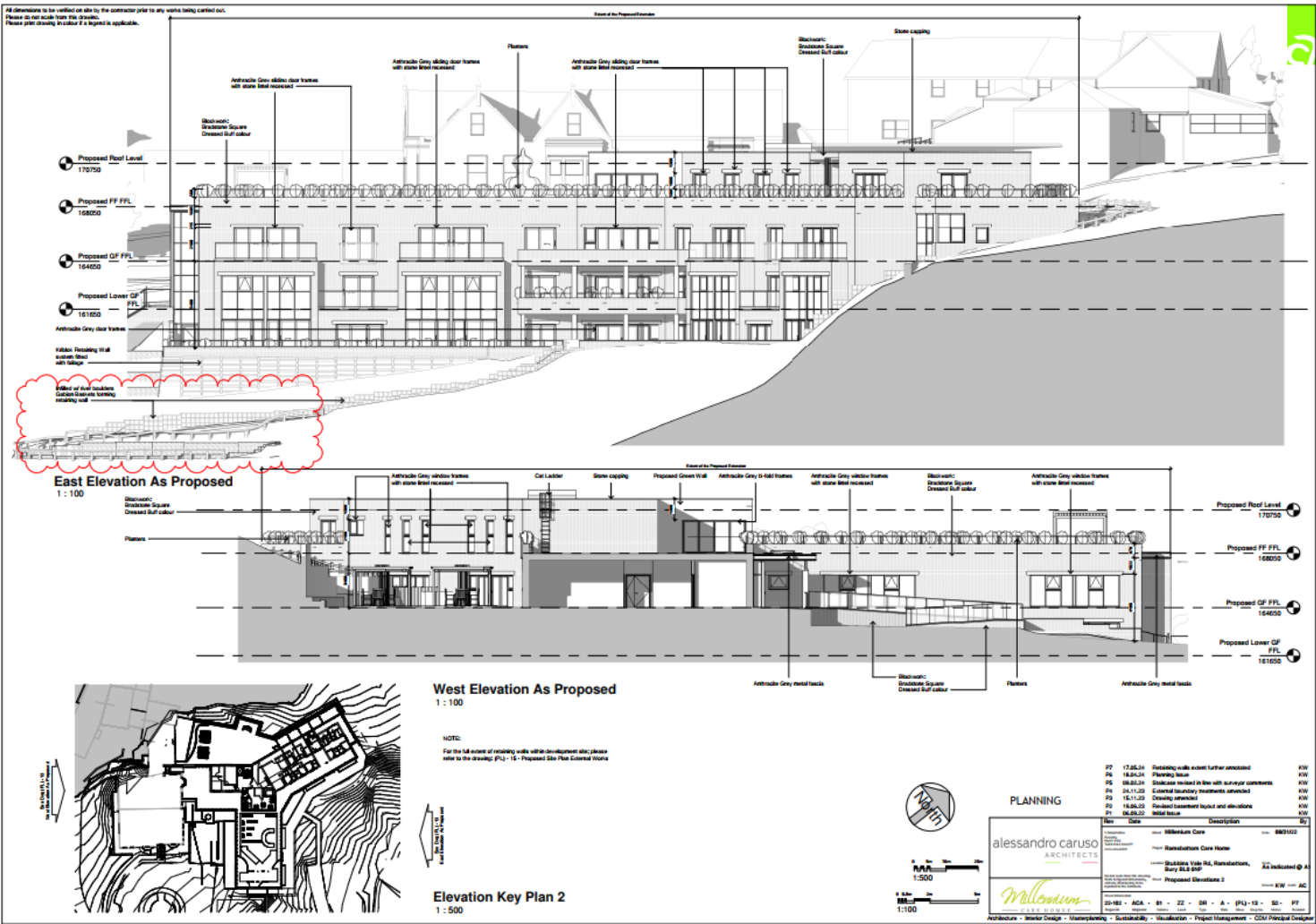
# Proposed Site Plan



# Proposed Elevations

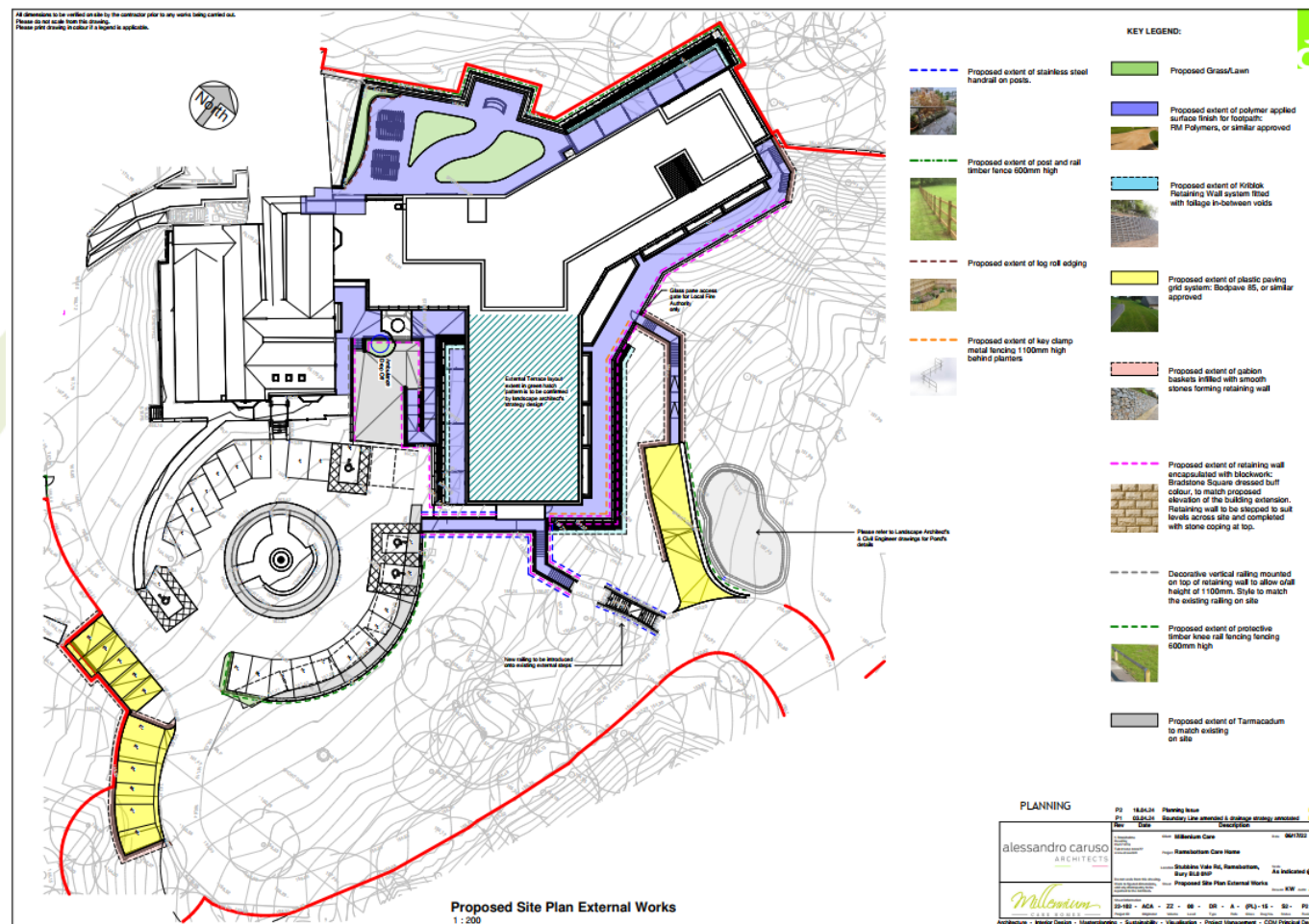


# Proposed Elevations





# Proposed Site Plan External Works



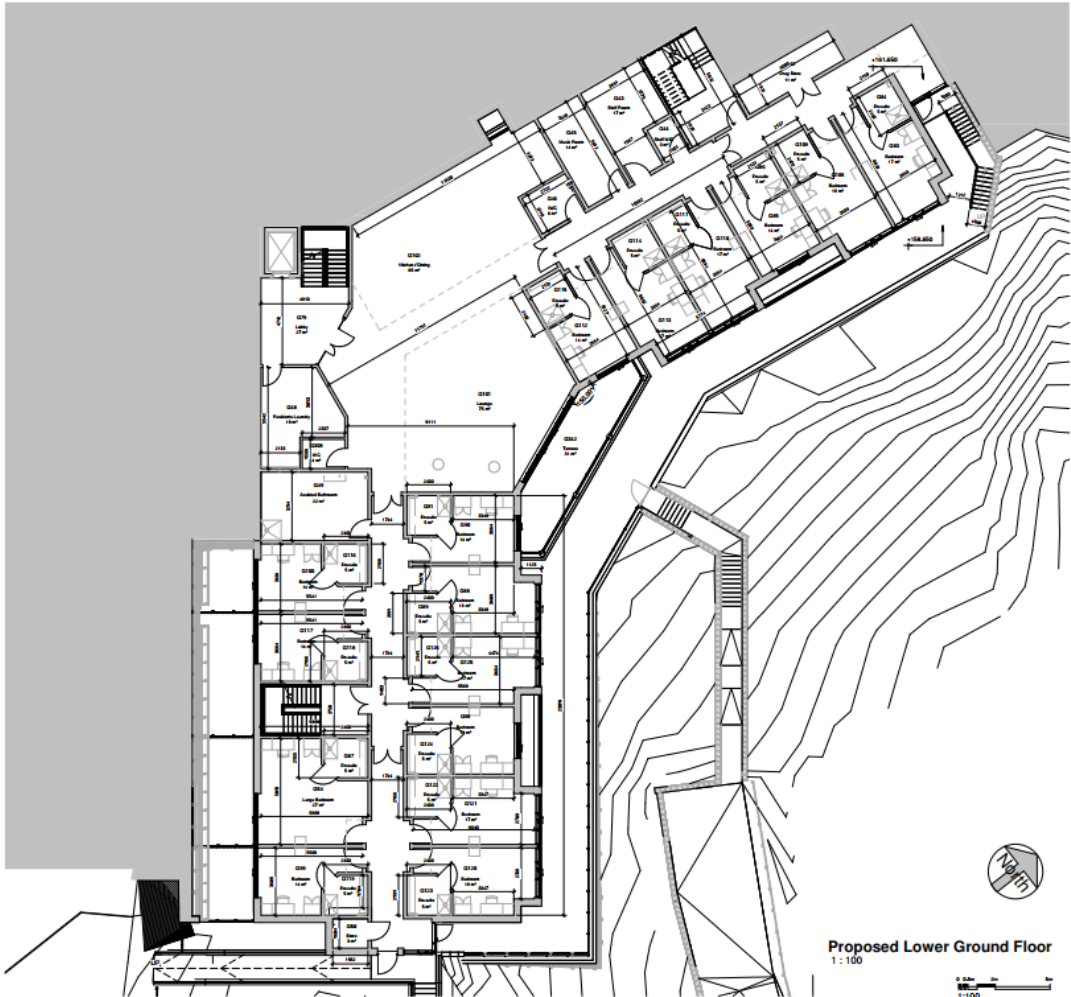


# Proposed Basement Plan



# Proposed Lower Ground Floor Plan

All dimensions to be verified on site by the contractor prior to any works being carried out.  
Please do not scale from this drawing.  
Please print drawing to scale if a legend is applicable.



Lower Ground Gross Internal Floor Area = 4672.0m<sup>2</sup>

No.	Date	Description	By
P1	18.04.24	Planning Issue	KSR
P2	08.02.24	Contractor reviewed in line with surveyor comments	KSR
P3	26.11.23	External boundary reassessments amended	KSR
P4	18.06.23	Finalised basement layout and elevations	KSR
P5	11.04.23	Alternative layout	KSR
P6	05.08.22	Initial Issue	KSR

**PLANNING**

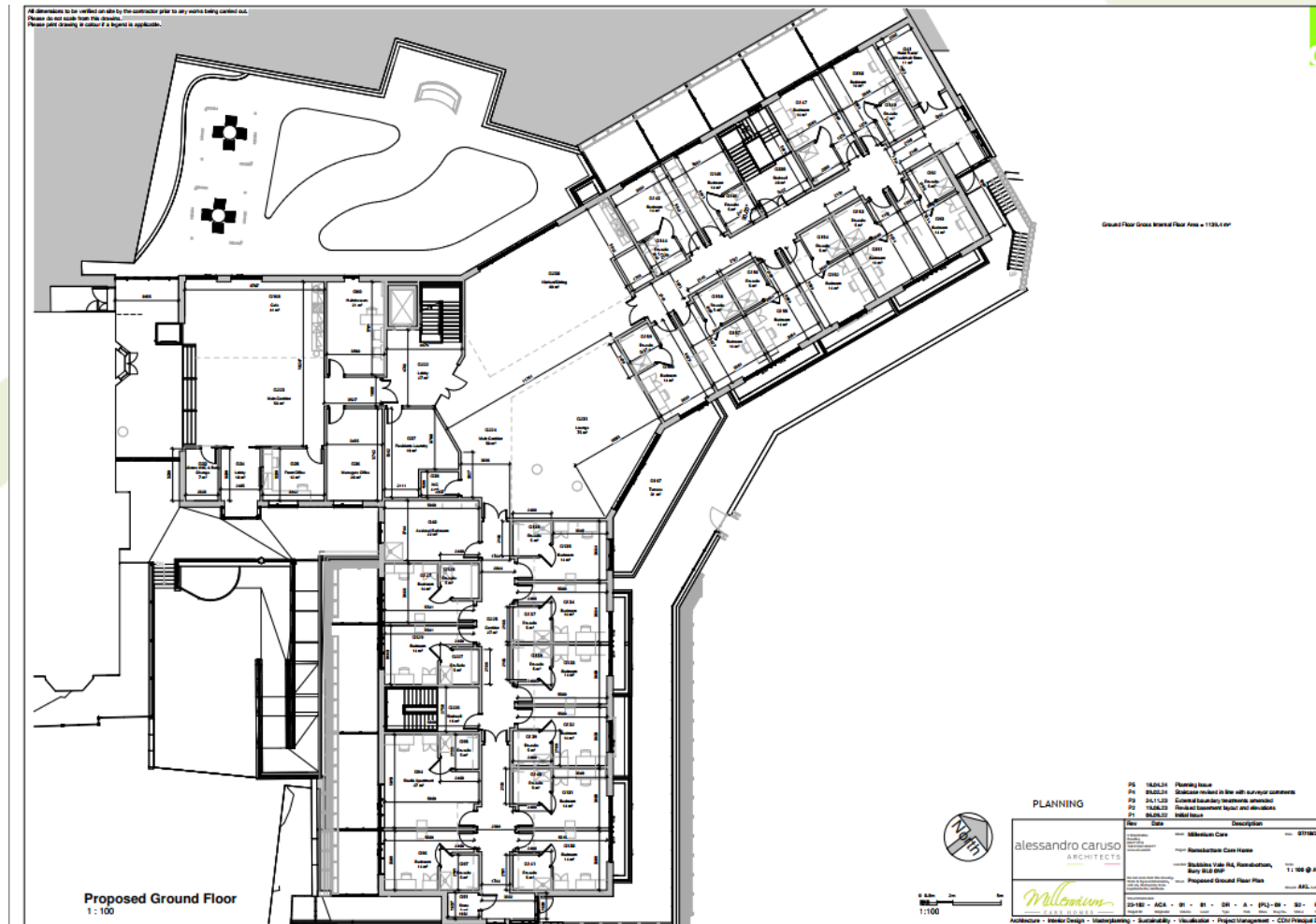
**alessandro caruso**  
ARCHITECTS

**Millennium**

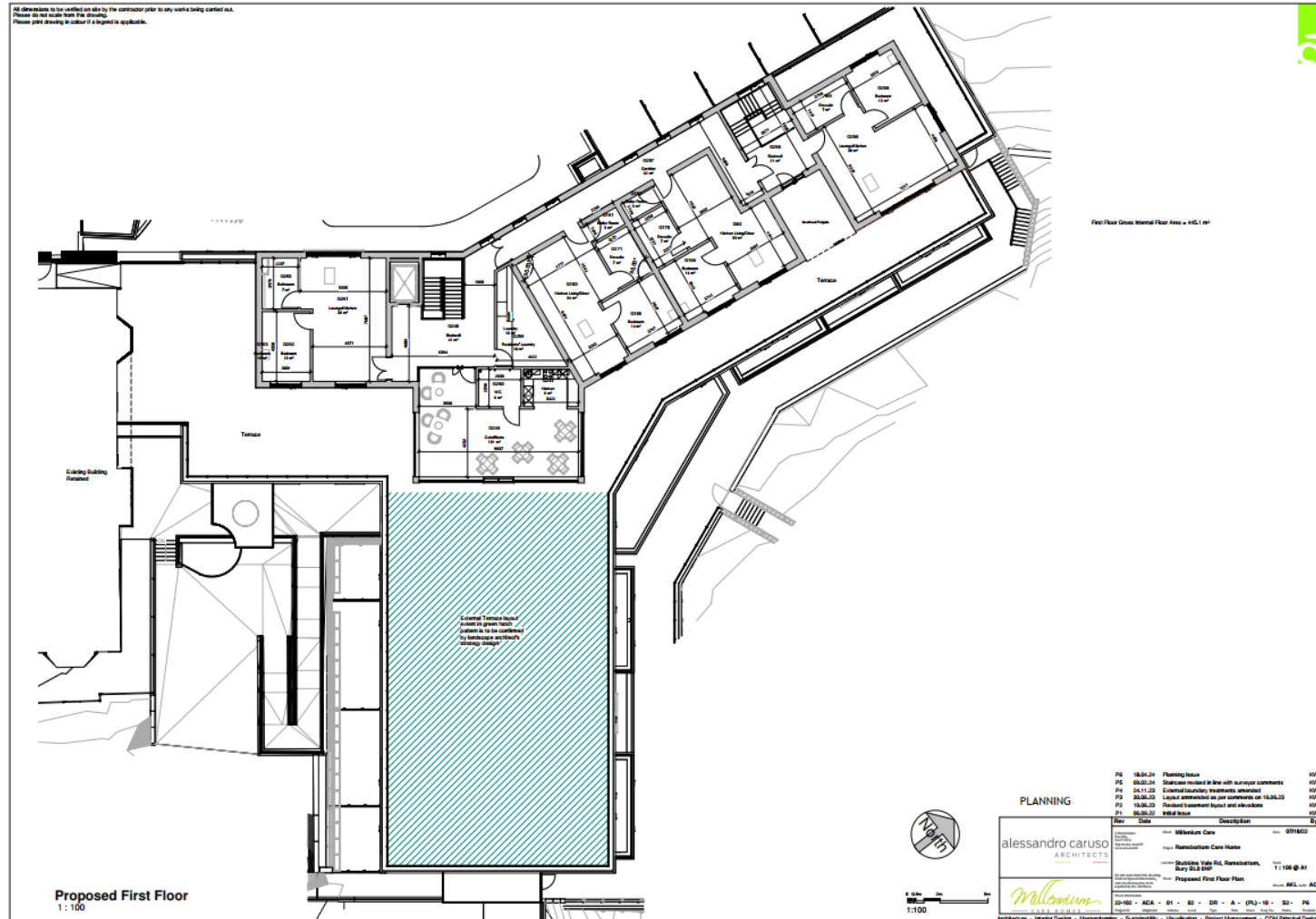
22-182 - ACA - 01 - 00 - DR - A - (P3) - 00 - 02 - P6

Architects • Interior Design • Masterplanning • Sustainability • Visualization • Project Management • CDM Principal Designer

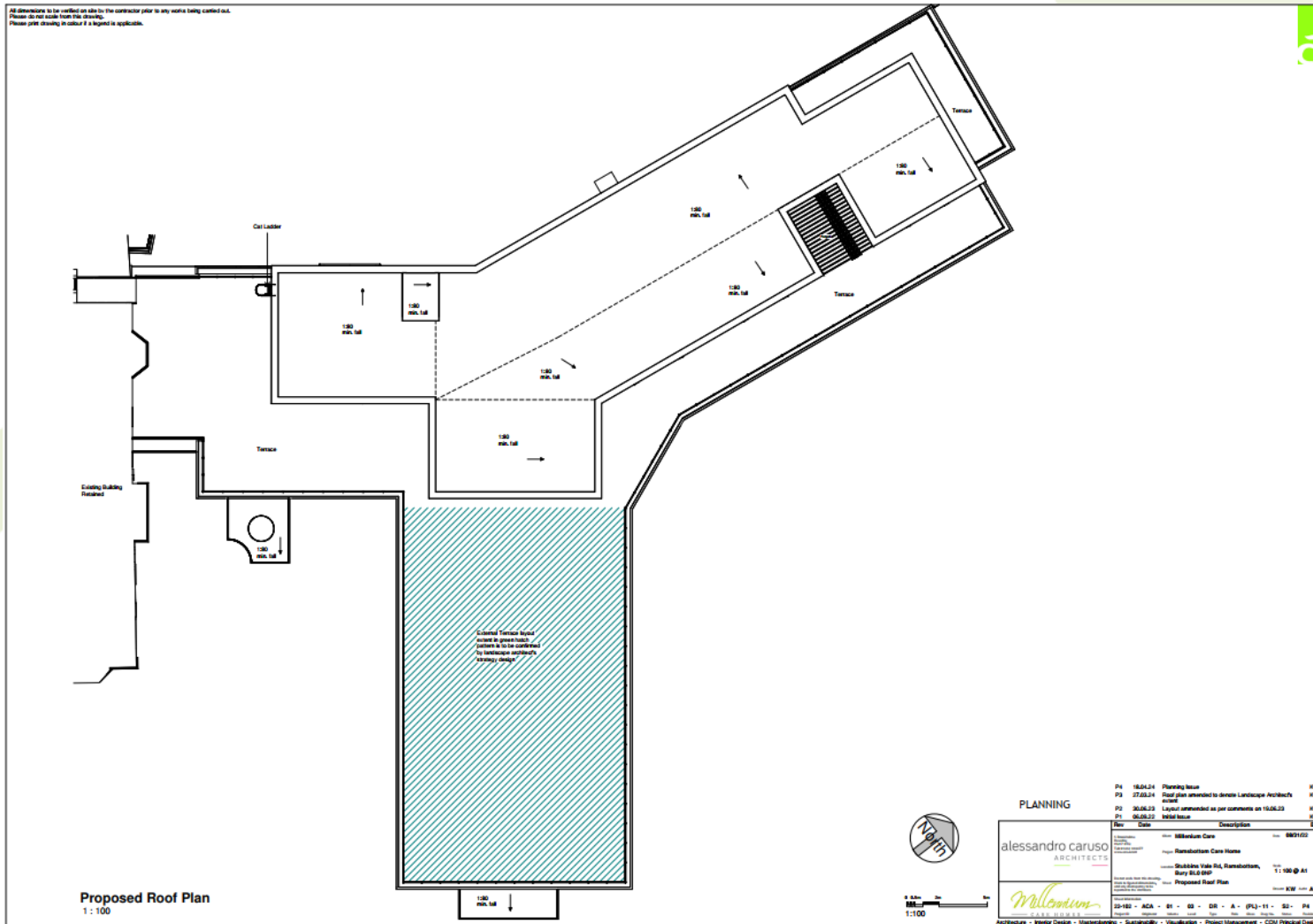
# Proposed Ground Floor Plan



# Proposed First Floor Plan



# Proposed Roof Plan



# Photograph





# Photograph



# Photograph



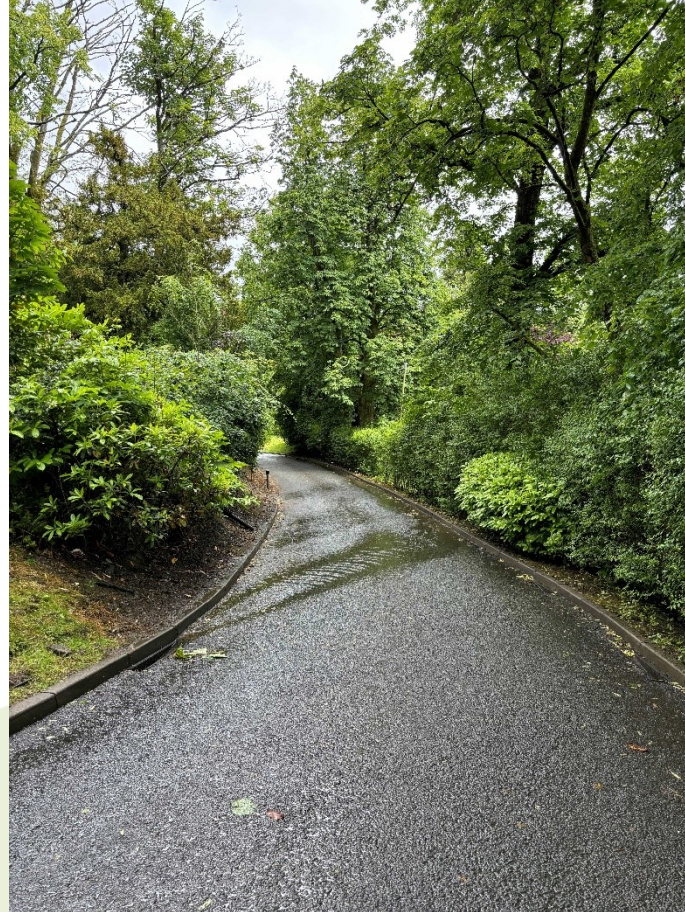
# Photograph



# Photograph



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# Photograph

