

**Welcome to
Rossendale Borough Council's
Development Control Committee
15th October 2024**



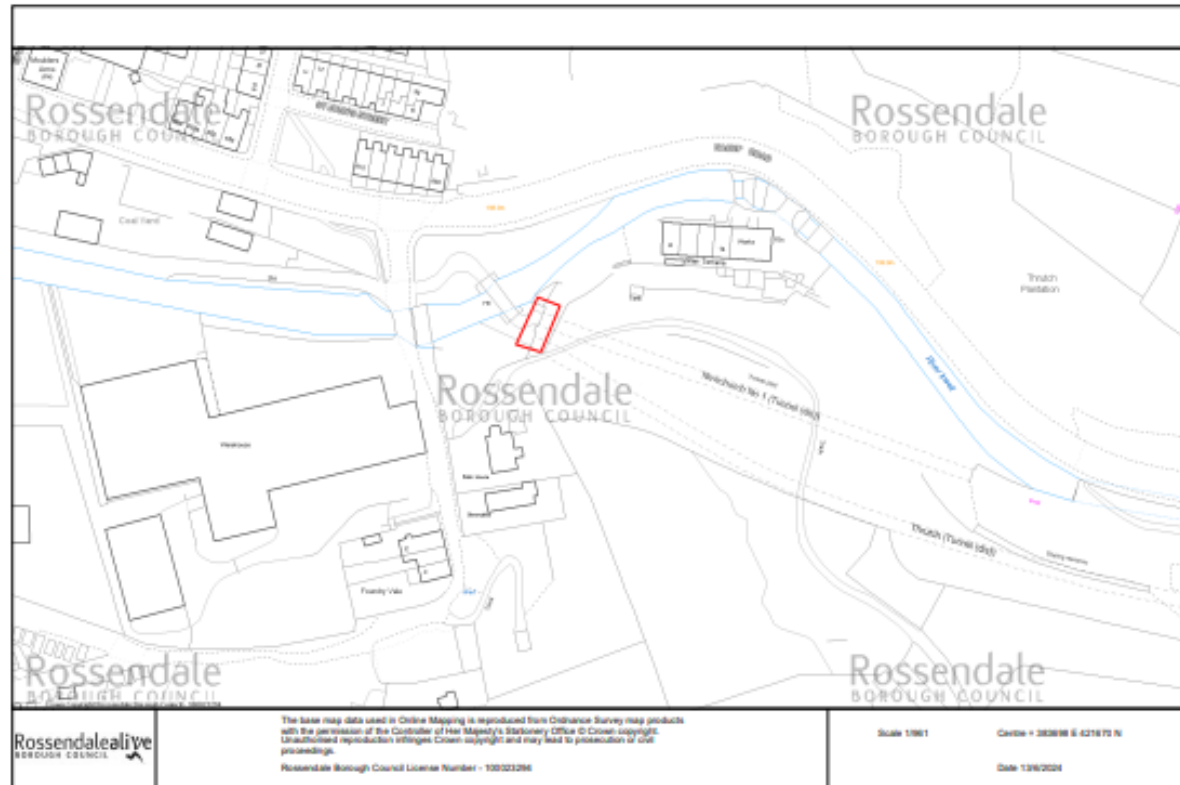
**ROSSENDALE
BOROUGH
COUNCIL**

Item B1

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



Proposal



Photograph

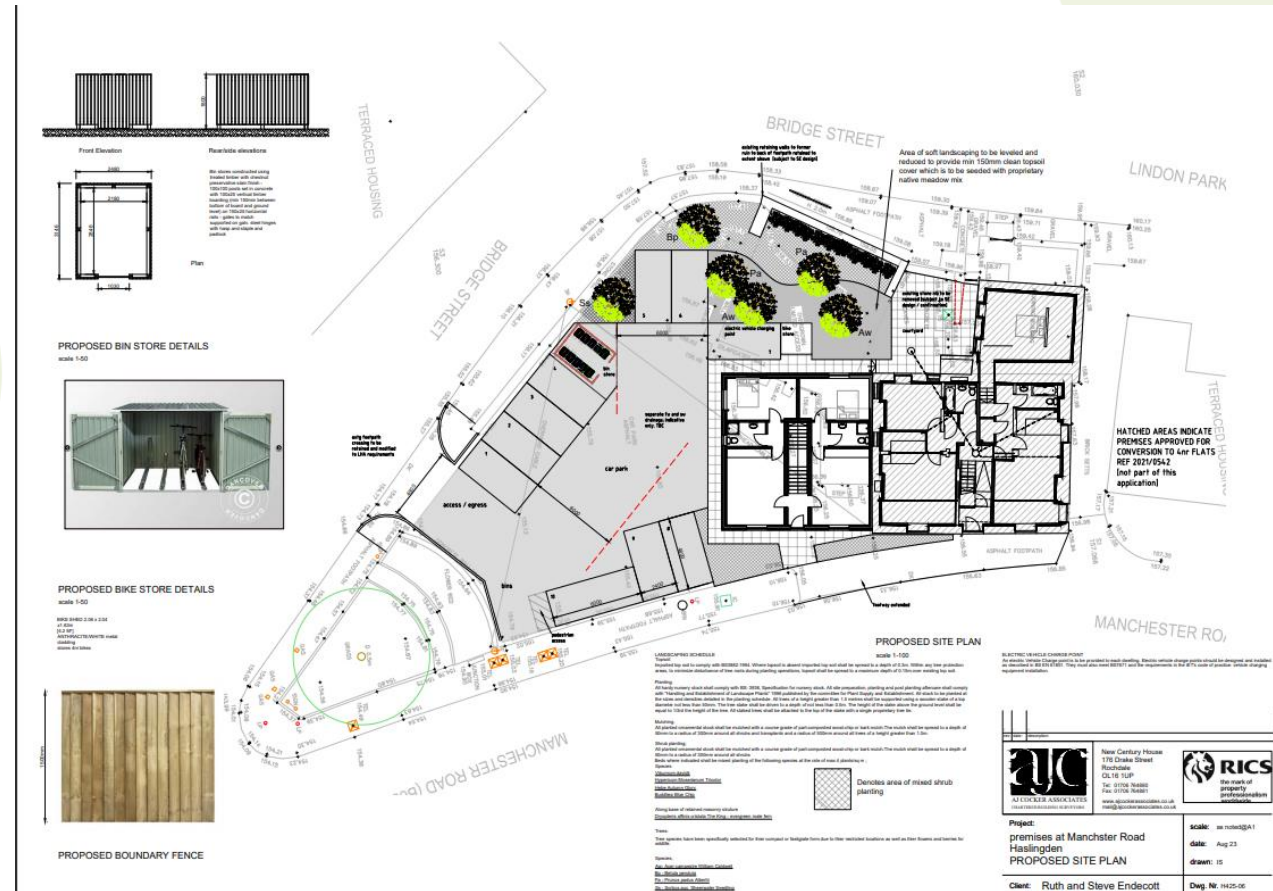


Item B2

**2023/0428 – New Bridge House Manchester Road
Haslingden Rossendale BB4 6LB**

**Proposed extension to form 4
flats**

Proposed Site Plan

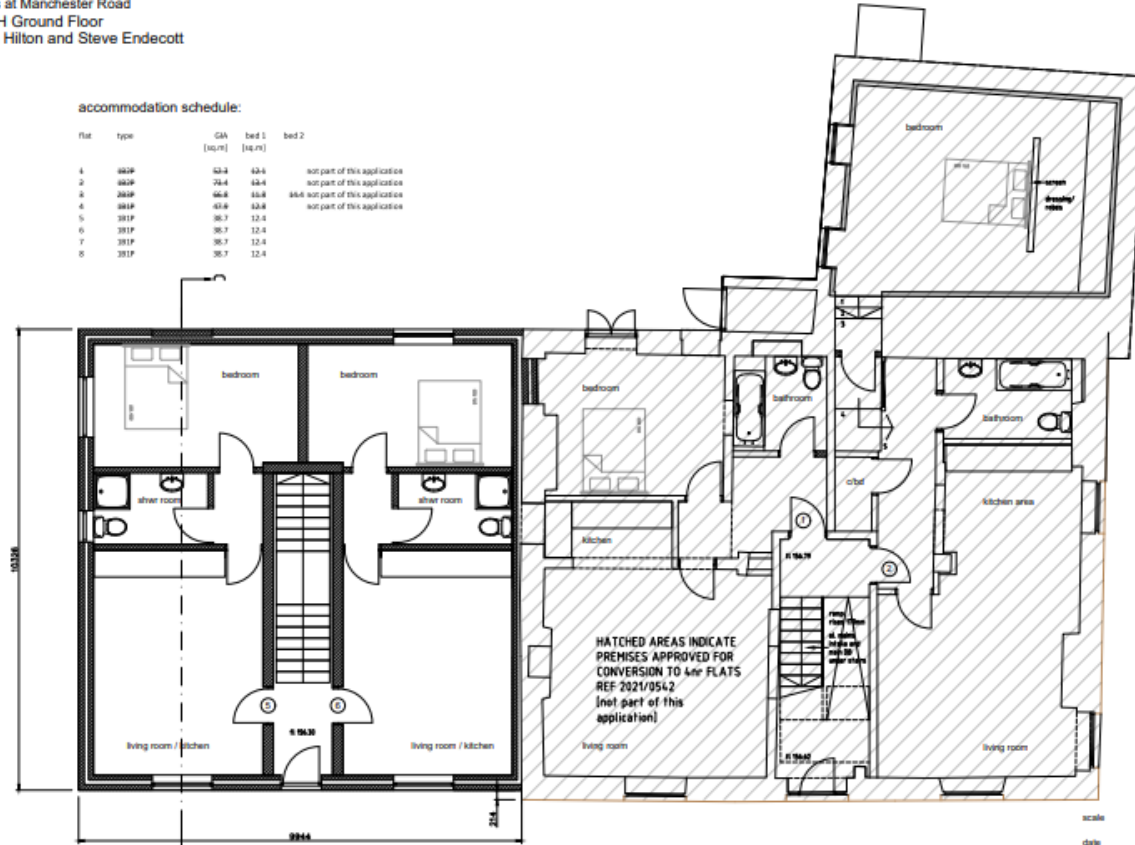


Ground Floor Plan

premises at Manchester Road
 SKETCH Ground Floor
 for Ruth Hilton and Steve Endecott

accommodation schedule:

flat	type	GA [sq.m]	bed 1 [sq.m]	bed 2 [sq.m]
1	2B2P	63.3	63.3	not part of this application
2	2B2P	74.4	68.4	not part of this application
3	2B2P	66.8	60.8	66.4 not part of this application
4	2B1P	63.8	63.8	not part of this application
5	3B1P	36.7	32.4	
6	3B1P	36.7	32.4	
7	3B1P	36.7	32.4	
8	3B1P	36.7	32.4	



aj cocker associates
 01706 764 880

GROUND FLOOR PLAN

scale 1:50@A2
 date Aug 23
 drawn IS
 draughting H425-100

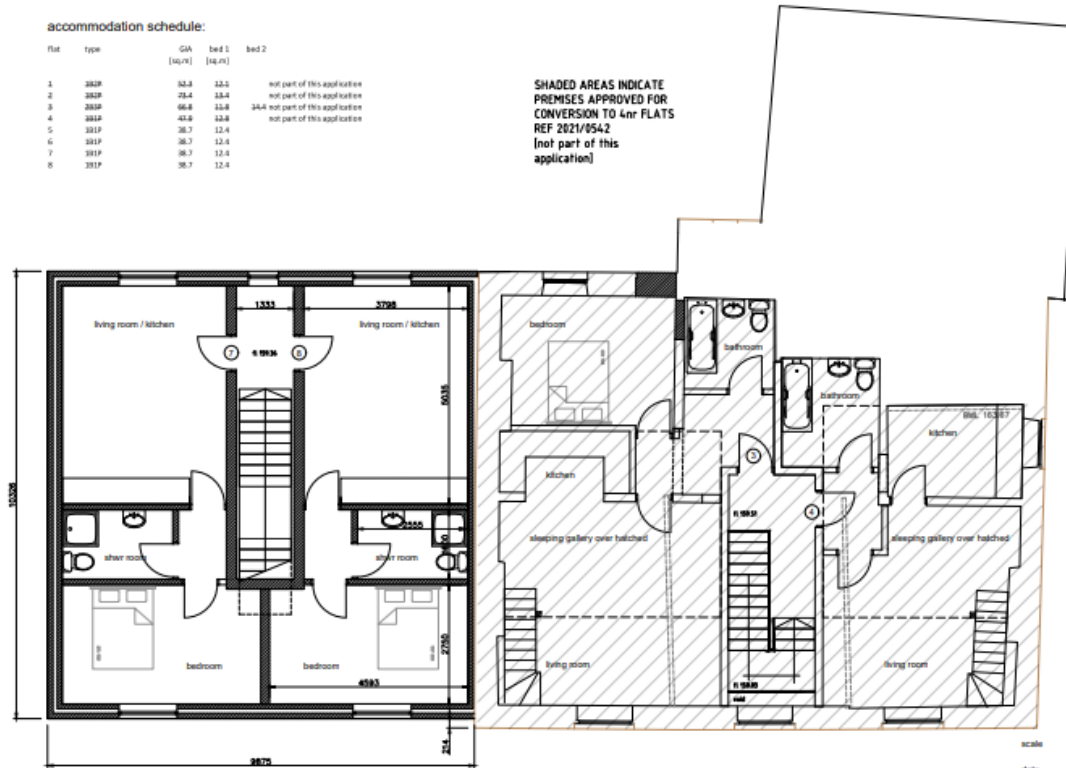
First Floor Plan

premises at Manchester Road
 SKETCH First Floor
 for Ruth Hilton and Steve Endecott

accommodation schedule:

flat	type	GA [sq.m]	bed 1 [sq.m]	bed 2 [sq.m]	
1	3B2P	32.8	12.4		not part of this application
2	3B2P	28.4	12.4		not part of this application
3	2B2P	46.8	12.8		part of this application
4	3B1P	43.8	12.8		not part of this application
5	3B1P	38.7	12.4		not part of this application
6	3B1P	38.7	12.4		not part of this application
7	3B1P	38.7	12.4		not part of this application
8	3B1P	38.7	12.4		not part of this application

SHADED AREAS INDICATE
 PREMISES APPROVED FOR
 CONVERSION TO 4nr FLATS
 REF 2021/0542
 (not part of this
 application)



aj cocker associates
 01706 764 880

FIRST FLOOR PLAN

scale 1:500@A2
 date Aug 23
 drawn IS
 dsg nr. H425-101

Front Elevation

premises at Manchester Road
 SKETCH Front Elevation
 for Ruth Hilton and Steve Endecott

HATCHED AREAS INDICATE
 PREMISES APPROVED FOR
 CONVERSION TO 4nr FLATS
 REF 2621/0542
 (not part of this
 application)



MATERIALS PALLETTE

ELEMENT	DESCRIPTION
1	fire blue slate
2	plastic rainwater goods and flush stained timber fascia
3	natural masonry walling
4	art stone lintels and sills
5	plastic frames with double glazed units replicating existing design

scale 1:50@A2
 date Aug '23
 drawn IS
 dwg no. H425-102

aj cocker associates
 01706 764 880

Rear Elevation

premises at Manchester Road
 SKETCH Rear Elevation
 for Ruth Hilton and Steve Endecott

HATCHED AREAS INDICATE
 PREMISES APPROVED FOR
 CONVERSION TO 4nr FLATS
 REF 2021/0542
 [not part of this
 application]



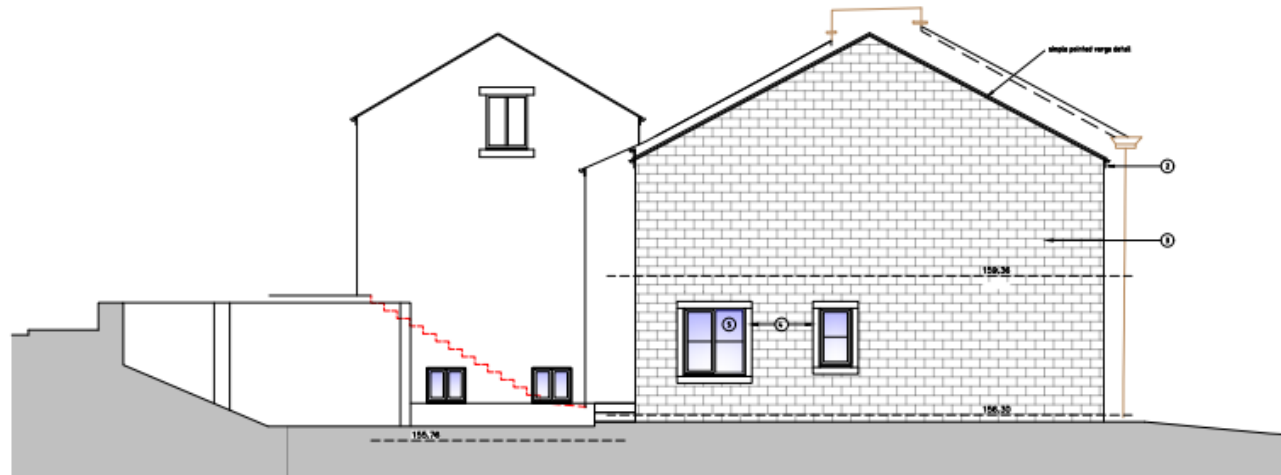
PROPOSED REAR ELEVATION

MATERIALS PALLETTE

ELEMENT	DESCRIPTION	SCALE
1	thin blue slate	1:50@A2
2	plastic rainwater goods and flush stained timber fascia	date
3	external masonry walling	Aug '23
4	art stone lintels and sills	drawn
5	plastic frames with double glazed units replicating existing design	IS
		diag.nr.
		H425-103

Side and Return Elevation

premises at Manchester Road
SKETCH Side and Return Elevation
for Ruth Hilton and Steve Endecott



PROPOSED SIDE AND RETURN ELEVATIONS

MATERIALS PALLETTE

ELEMENT	DESCRIPTION
1	fire blue slate
2	plastic rainwater goods and flush steel end timber fascia
3	natural masonry walling
4	art glass bricks and subtile
5	plastic frames with double glazed units replicating sliding sash design

scale 1:50@A2
date Aug 23
drawn IS
diag.nr. H425-104

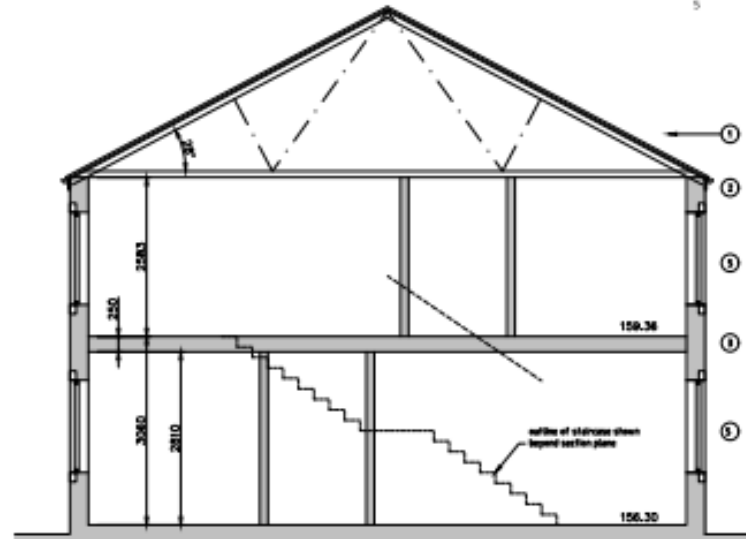
aj cocker associates
01706 764 880

Gable Elevation & Proposed Section

premises at Manchester Road
SKETCH Gable Elevation & proposed Section
for Ruth Hilton and Steve Endecott

MATERIALS PALLETTE

ELEMENT	DESCRIPTION
1	thin blue slate
2	plastic rainwater goods and flush stained timber fascia
3	natural masonry walling
4	art stone lintels and sills
5	plastic frames with double glazed units replicating sliding sash design



SECTION CC

aj cocker associates
01706 764 880

scale 1:50@A3
date Aug '23
drawn IS
designed H425-105

Location Plan



AJ Cocker Associates
176 Drake Street
Rochdale
OL16 1UP
Tel: 01706 764880
Fax: 01706 764881
www.ajcockerassociates.co.uk
mail@ajcockerassociates.co.uk

Project:
851 Manchester Road
Haslingden
LOCATION PLAN
Client: Ruth Hilton

scale: 1-1250@A4
date: Nov 19
drawn: IS
Dwg. Nr. 18425-07

Photograph



Photograph

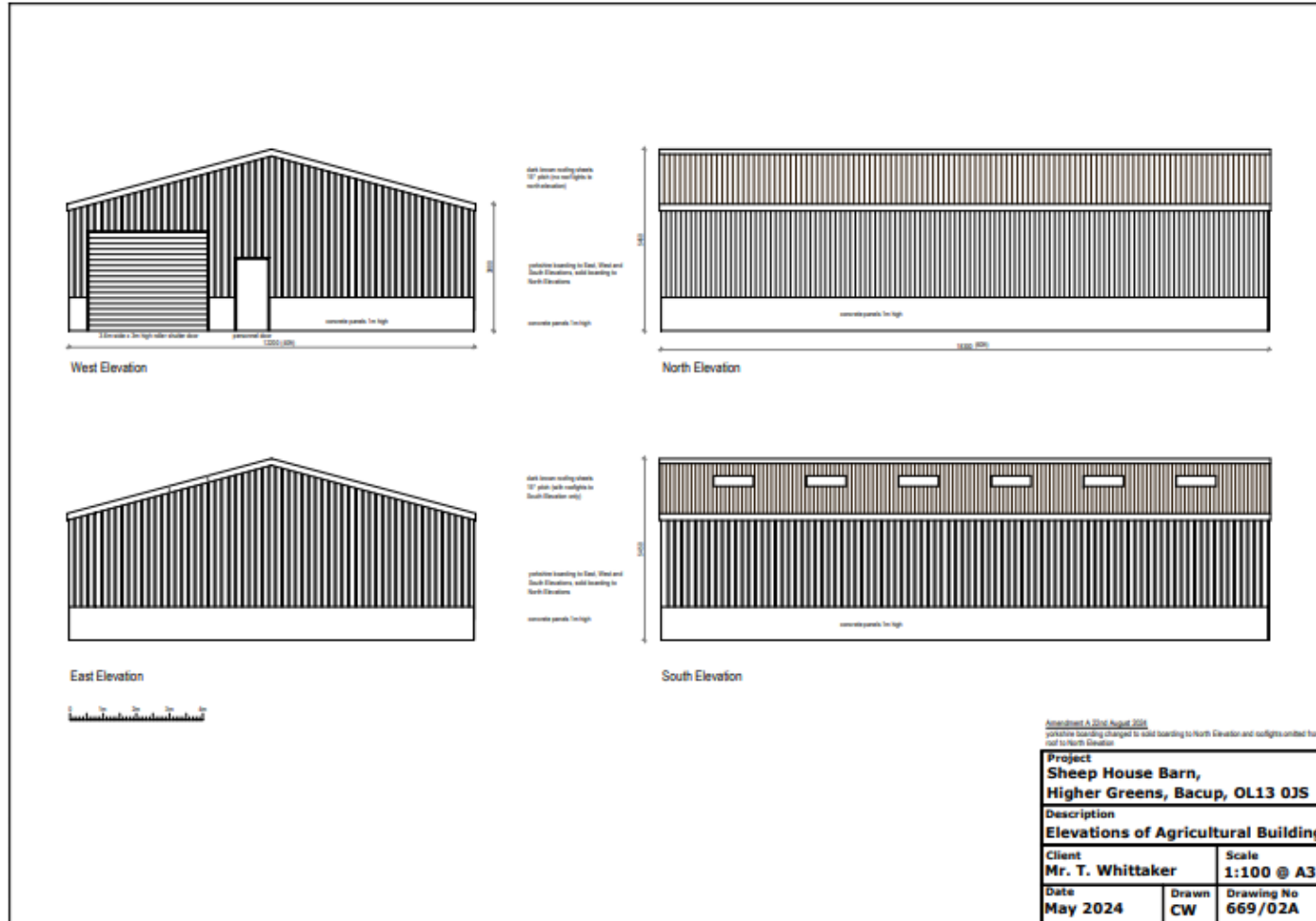


Item B3

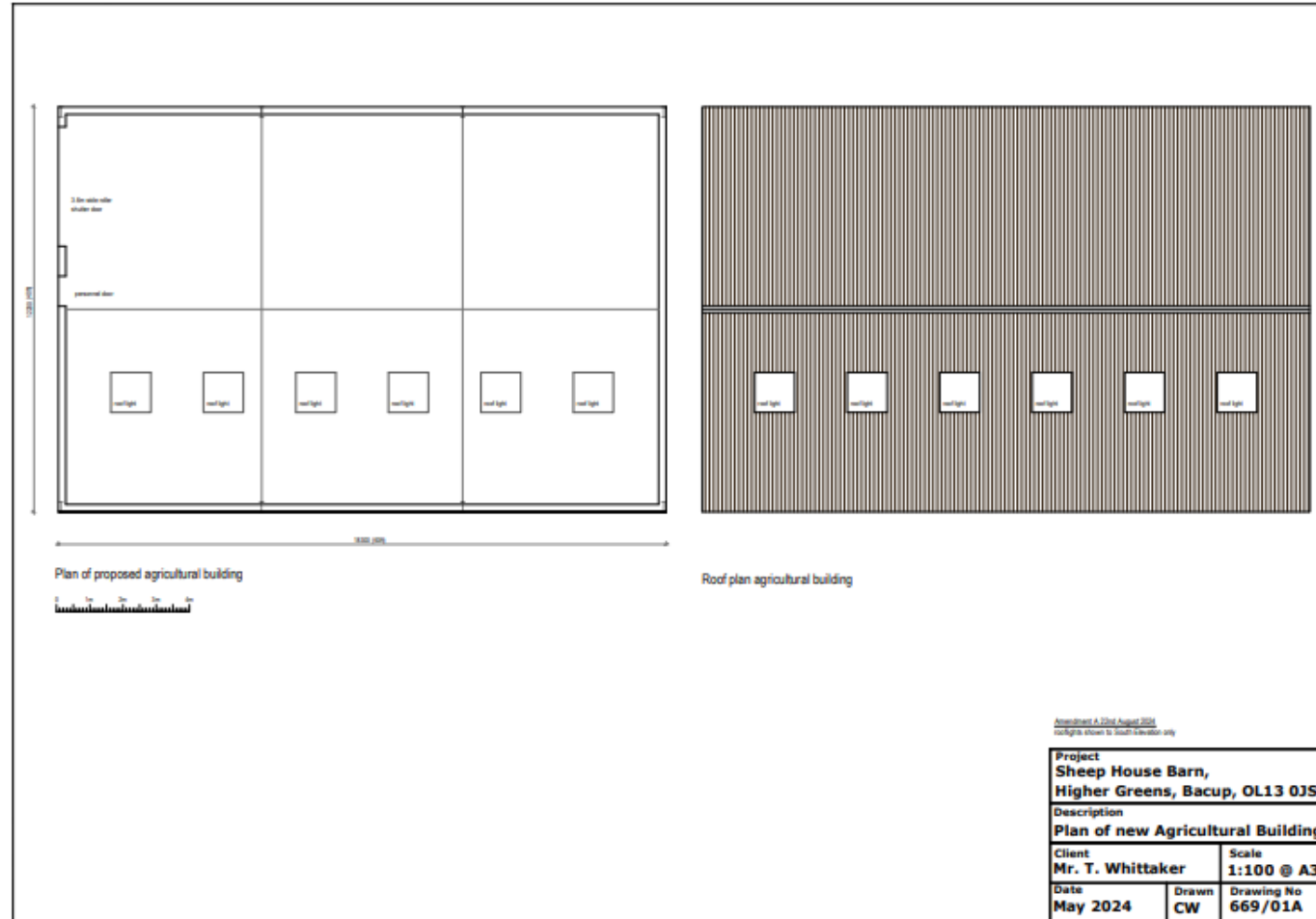
**2024/0192 – Sheephouse Barn Greens Lane
Stacksteads Bacup Lancashire OL13 0JS**

**Full: Proposed erection of general purpose
agricultural building size 18.3m (60ft) x 12.2m (40ft)
to store agricultural machinery, winter animal
feed/haylage and shelter for sheep in winter**

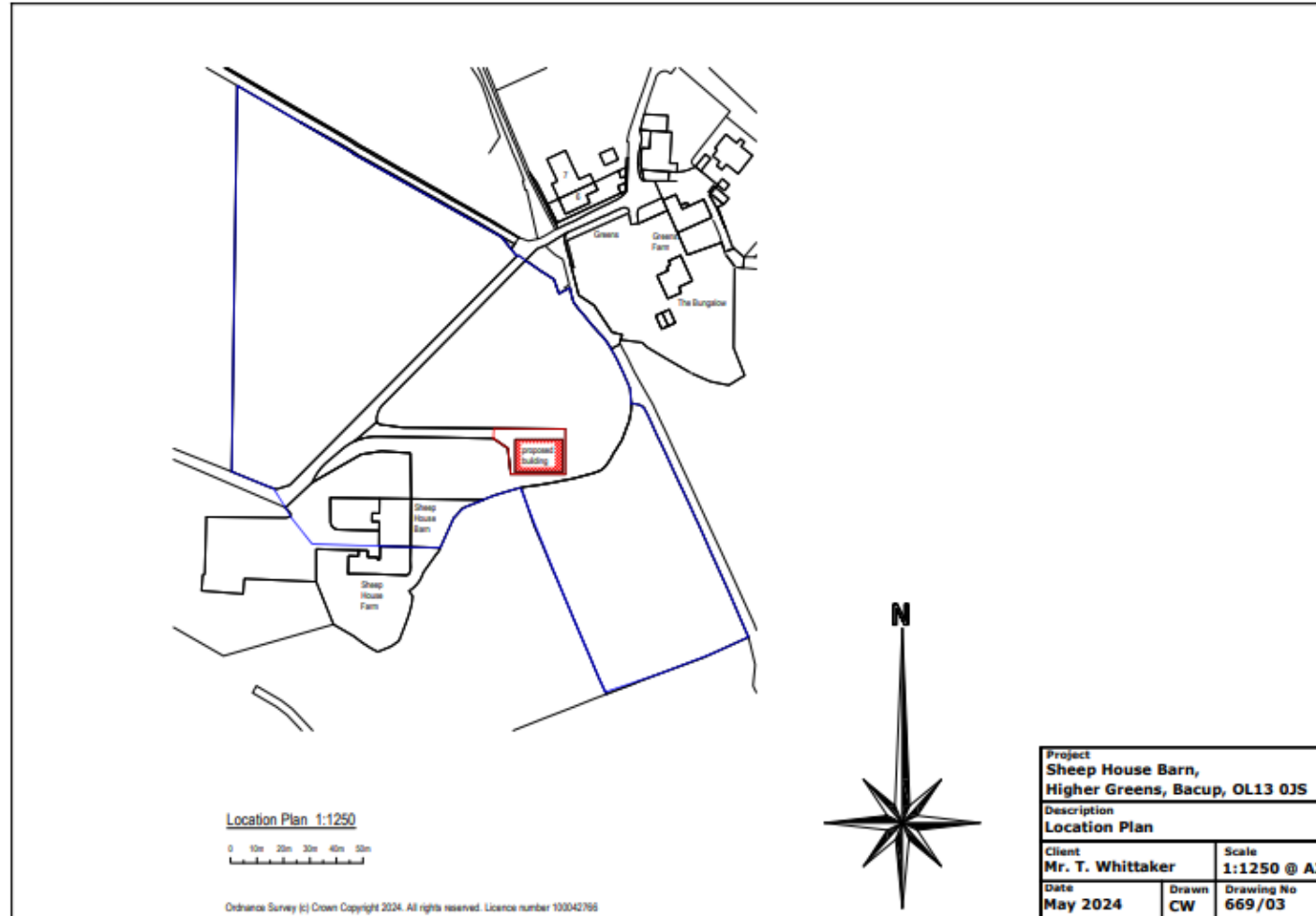
Elevations



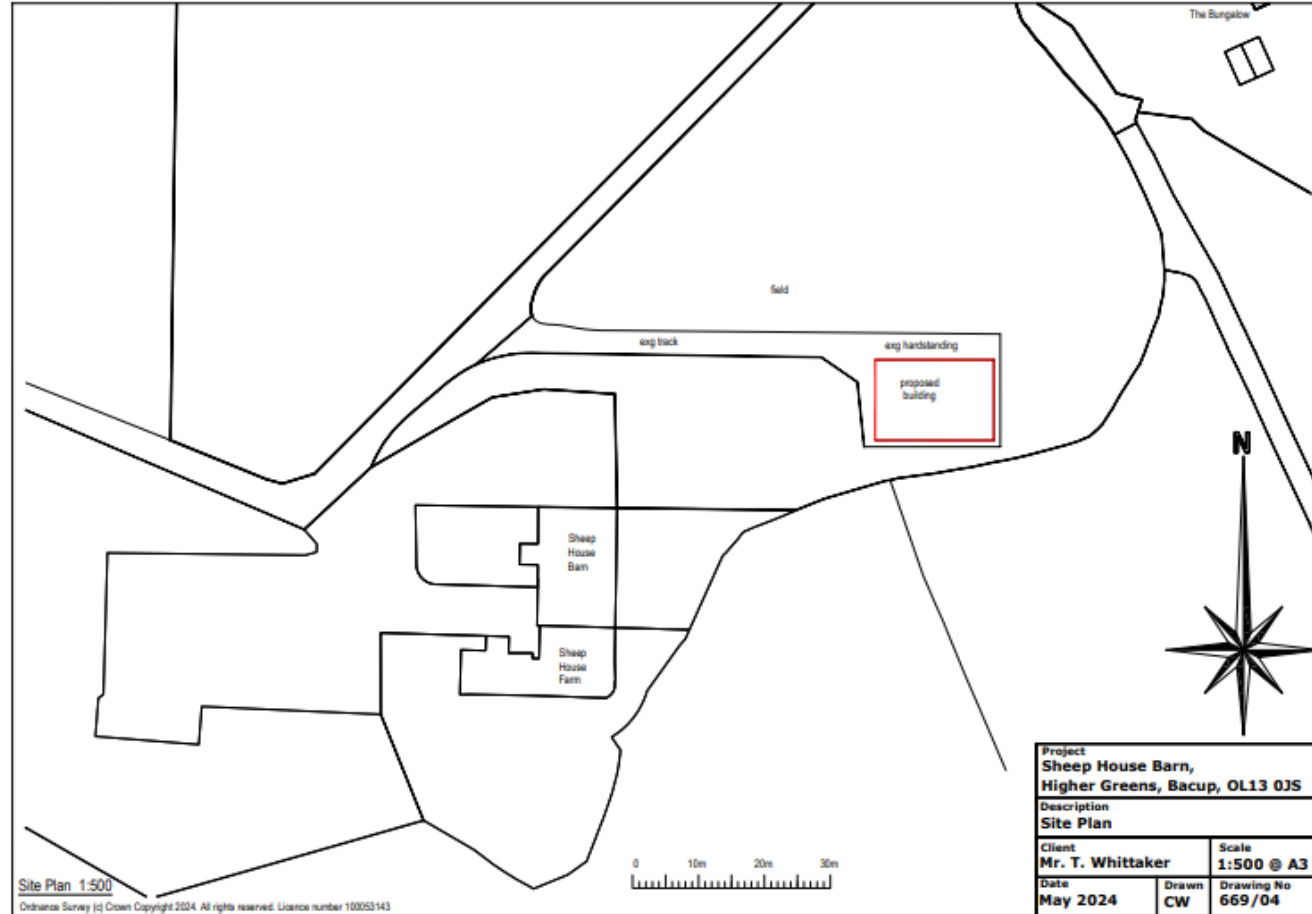
Plan of Agricultural Building



Location Plan



Site Plan



Photograph



Photograph

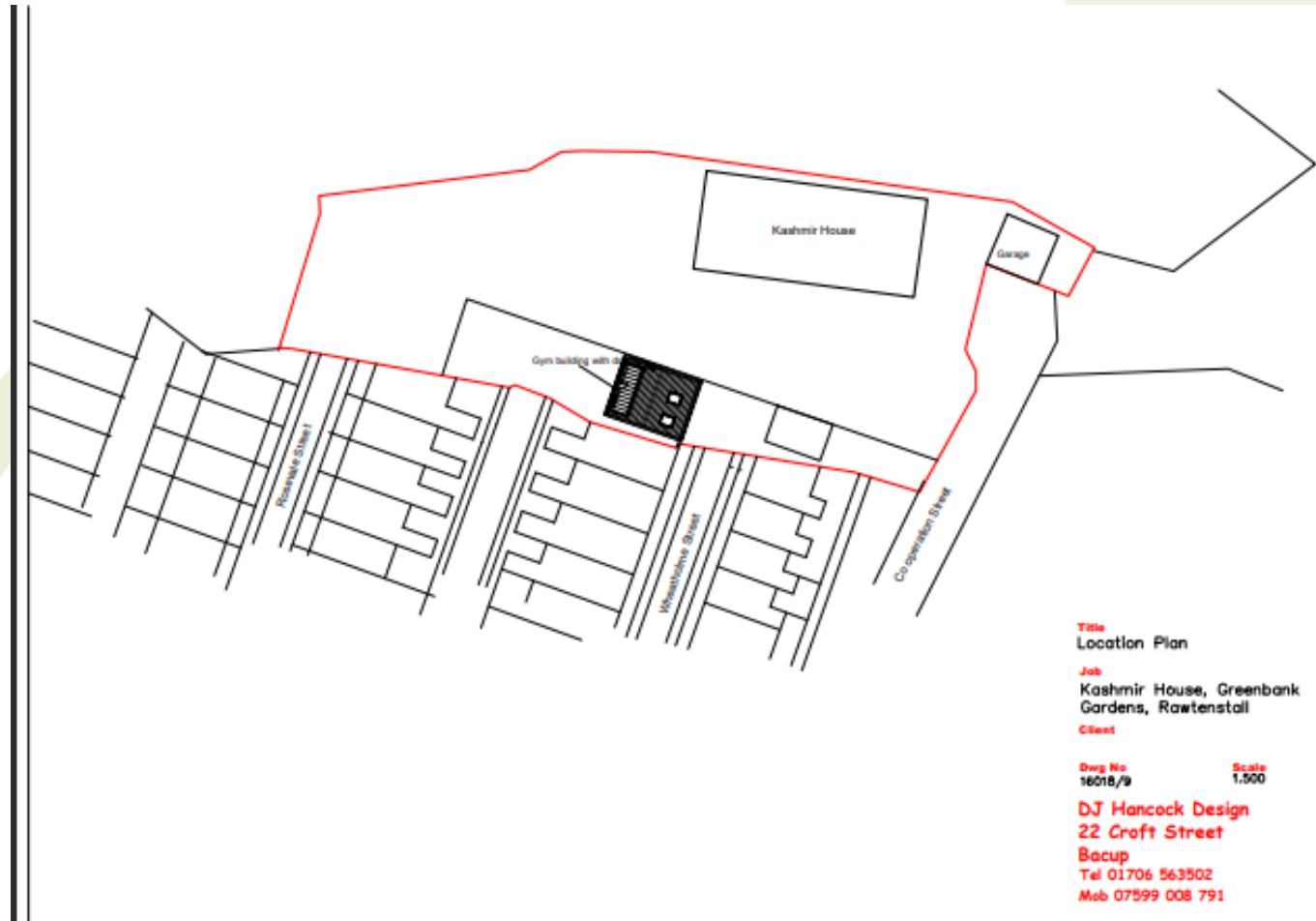


Item B4

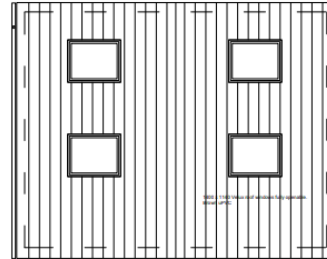
**2024/0211 – Kashmir House, Co Operation Street,
Cloughfold, Rossendale, BB4 7QL.**

**Householder: Proposed addition of a dormer to an
outbuilding**

Location Plan



Existing Plans



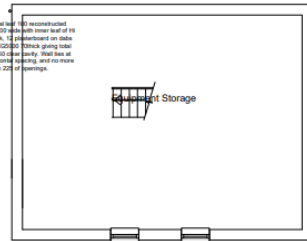
Roof Plan

Concrete and large beams to match existing LPTC grid.

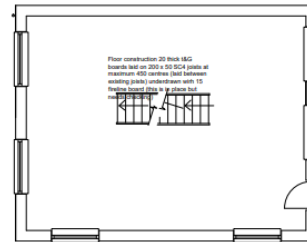
All structural systems to match existing and to allow existing drainage system.

Use roof trusses to match steel building on 20 x 40 trusses and construction on existing 20' x 40' trusses. Roof insulation above existing 200mm Rockwool. Floor to match existing. Foundation to match existing. Match existing building on 20' x 40' trusses. Roof to match existing building on 20' x 40' trusses.

Wall Construction, External leaf 100 non-structural above an existing cavity 100mm with inner leaf of 100mm. Screen on similar framework. 12 plasterboard on studs being insulation. Cavity 200mm. 200mm gypsum board u value of 0.25 W/m²C. 12 plasterboard. Wall ties at 300 vertical and 750 horizontal spacing, and no more than 300 vert spacing with 225 of openings.



Roof Storage



Physiotherapy/Gym Level

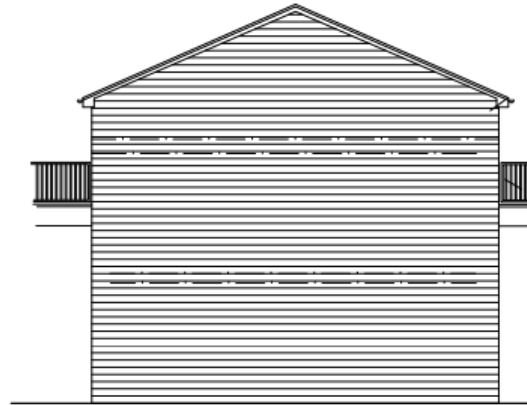
Wall Construction, External leaf 100 non-structural above an existing cavity 100mm with inner leaf of 100mm. Screen on similar framework. 12 plasterboard on studs being insulation. Cavity 200mm. 200mm gypsum board u value of 0.25 W/m²C. 12 plasterboard. Wall ties at 300 vertical and 750 horizontal spacing, and no more than 300 vert spacing with 225 of openings.

Team:
Existing Plans
Lead:
Kathrin House, Greenbank
Gardens, Rowlands
Client:
LIFE
D2 Hancock Design
22 Greff Street
Bishop
Tel 01753 524902
Web 01753 698 791

Existing Elevations



Courtyard Elevation



Elevation facing adjacent

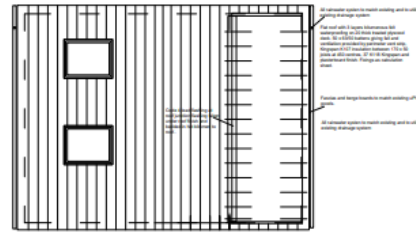


Rear Elevation

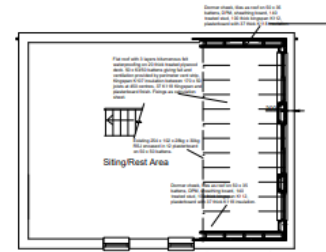
Wheatholme Street Elevation

Title
Existing Elevations
Job
Kashmir House, Greenbank
Gardens, Rastestall
Client
Drawn by
rebecca
Scale
1:50
Drawn by
DJ Hancock Design
22 Croft Street
Bacup
Tel 01706 563502
Web 07599 008 725

Proposed Plans 1st and Roof Level



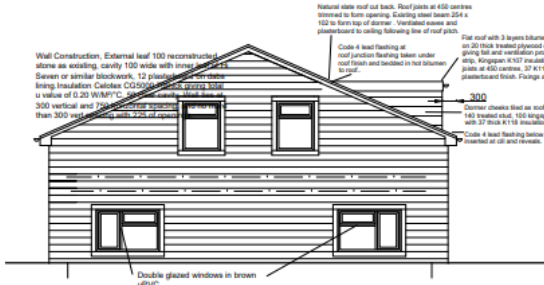
Roof Plan



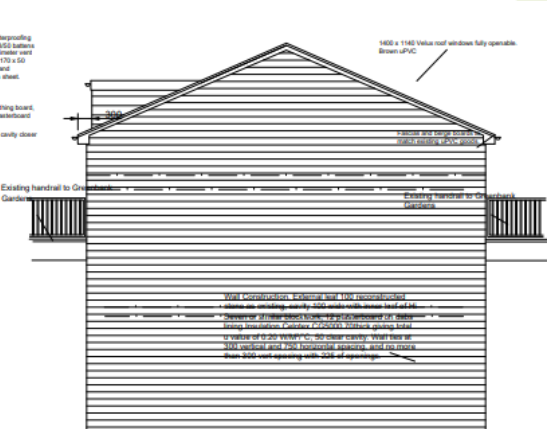
First floor
Rest room

Proposed Plans 1st and Roof
 Scale: 1:50
 02 HANSEN DESIGN
 22 CHEFF STREET
 BANGKOK
 TEL: 02-676-8333
 FAX: 02-676-1000

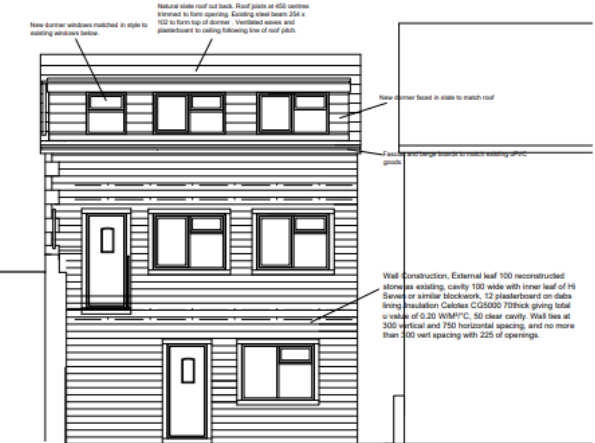
Proposed Elevations



Courtyard Elevation



Elevation facing adjacent property



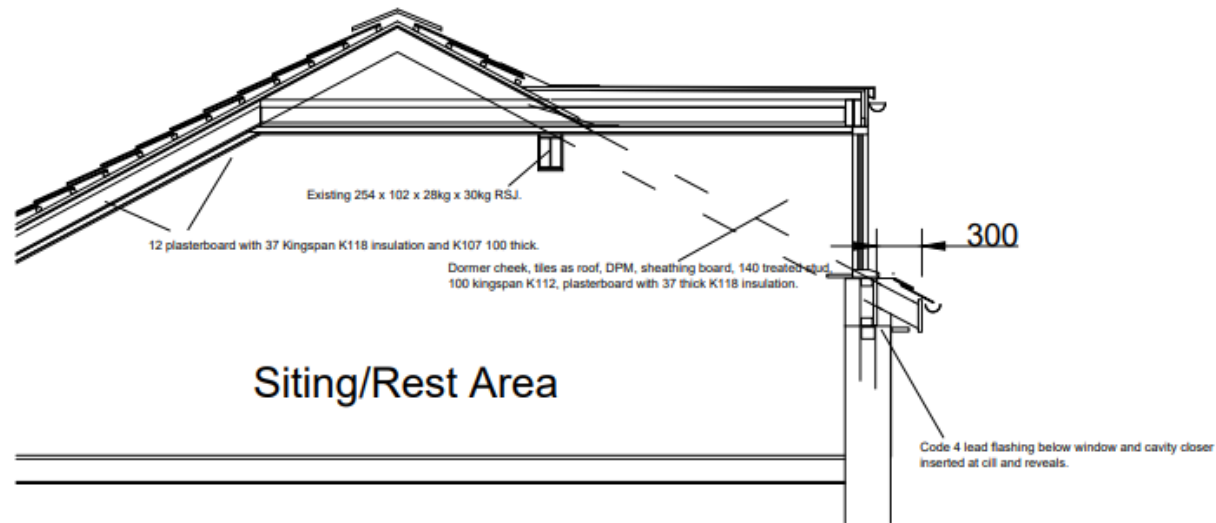
Rear Elevation



Wheatholme Street Elevation

Title:
Proposed Elevations
Site:
Kashmir House, Greenbank
Gardens, Rowtenhall
Drawn:
16/18/7
Scale:
1:50
DJ Hancock Design
22 Craft Street
Bosup
Tel 01706 543502
Mob 07599 008 791

Dormer Section



Title
Dormer Section

Job
Kashmir House, Greenbank
Gardens, Raizenstal

Client

Drawn by
18018/8

Scale
1:20

DJ Hancock Design
22 Croft Street

Bacup

Tel 01706 563502
Mob 07599 008 791

Photograph

