

Chorley
Council

Planning
Committee Meeting

11 October 2022



Items 3d and 3e

21/01349/FULMAJ and 21/01350/LBC

The Swan With Two Necks, 1 - 3 Hollinshead Street, Chorley, PR7 1EP

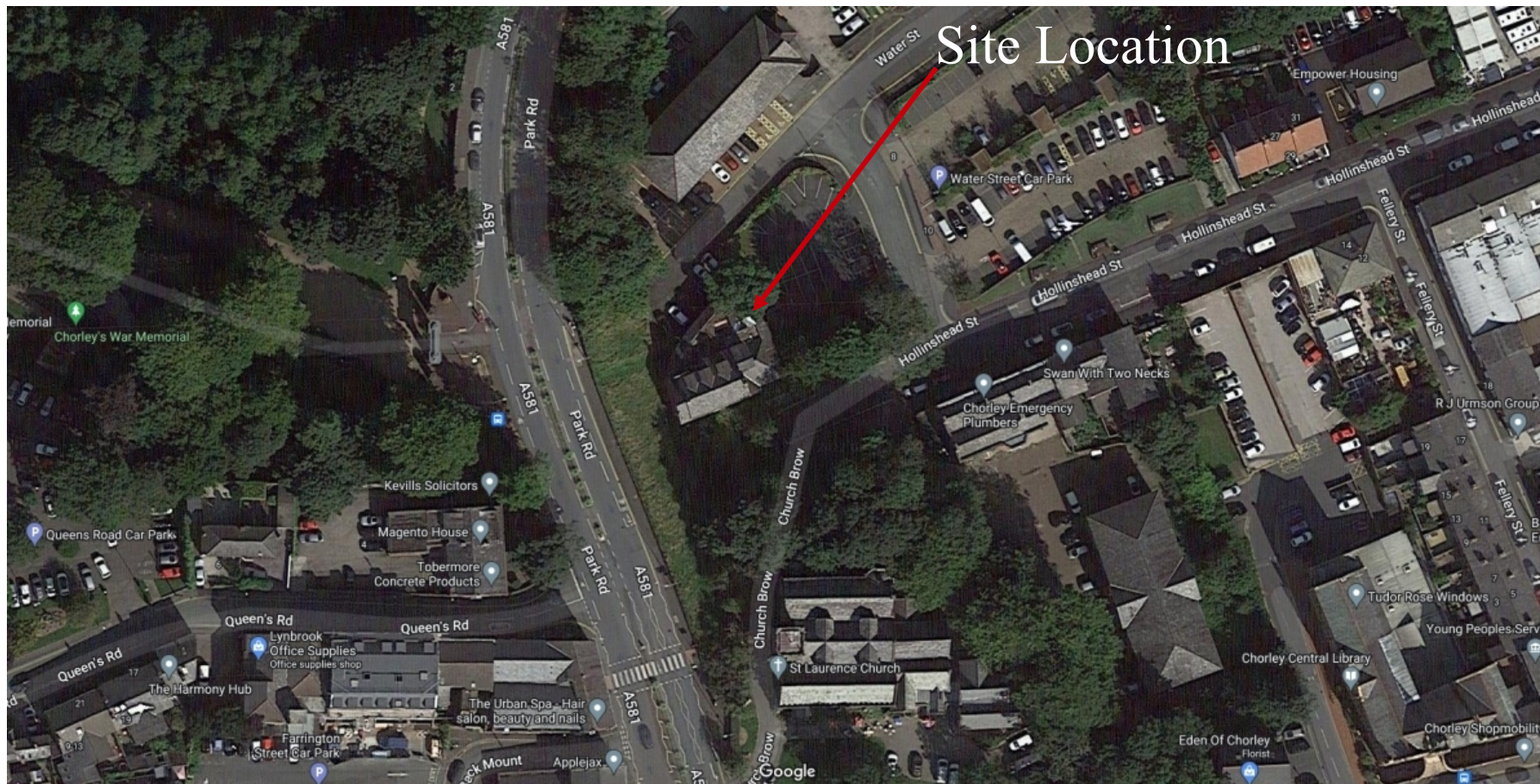
Conversion of vacant public house including removal of some ground floor extensions and the erection of a part three / part four storey extension to form 18 assisted living apartments (Use Class C3)

Application for listed building consent for conversion of vacant public house including removal of some ground floor extensions and the erection of a part three / part four storey extension to form 18 assisted living apartments (Use Class C3)

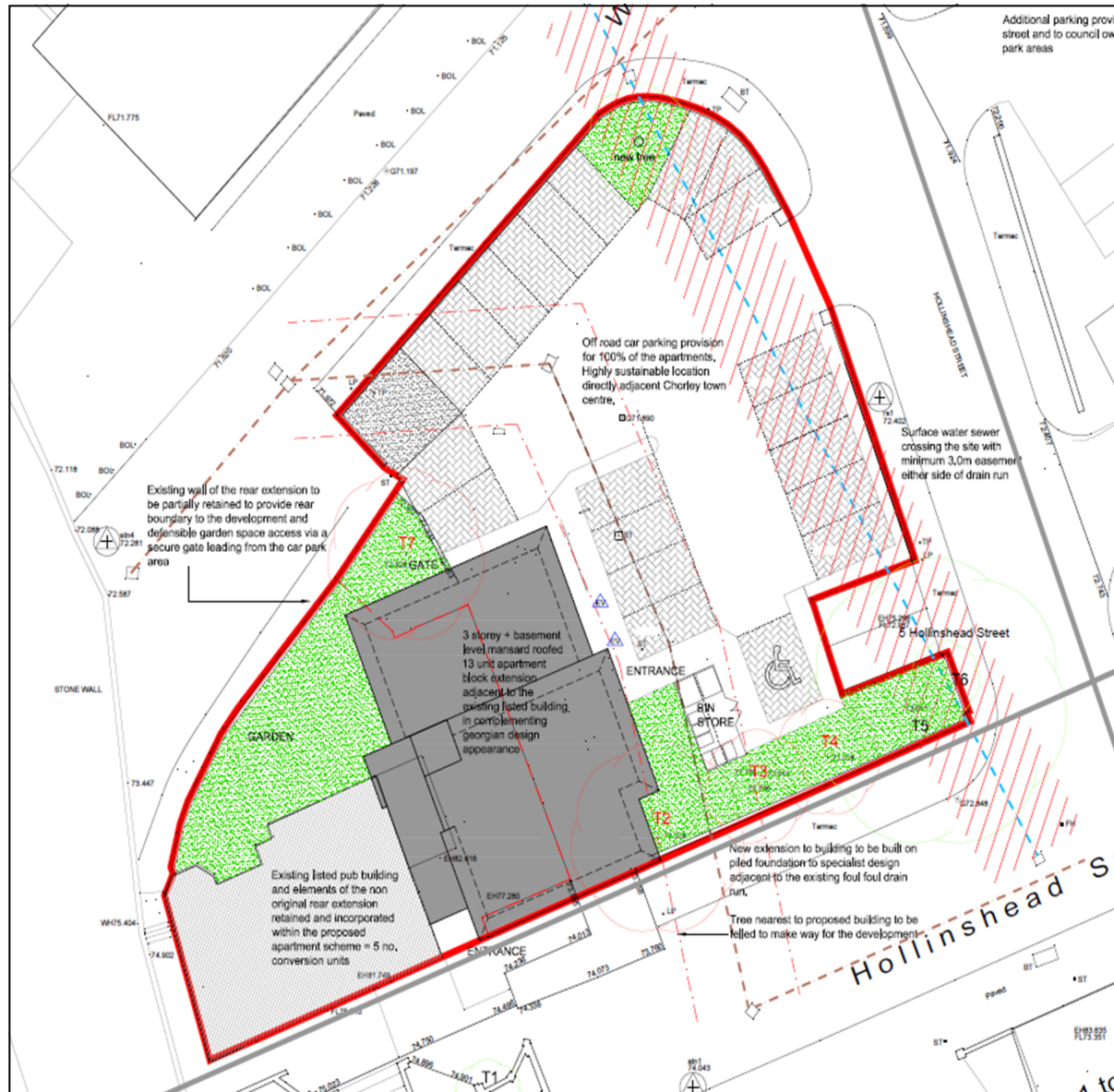
Location Plan



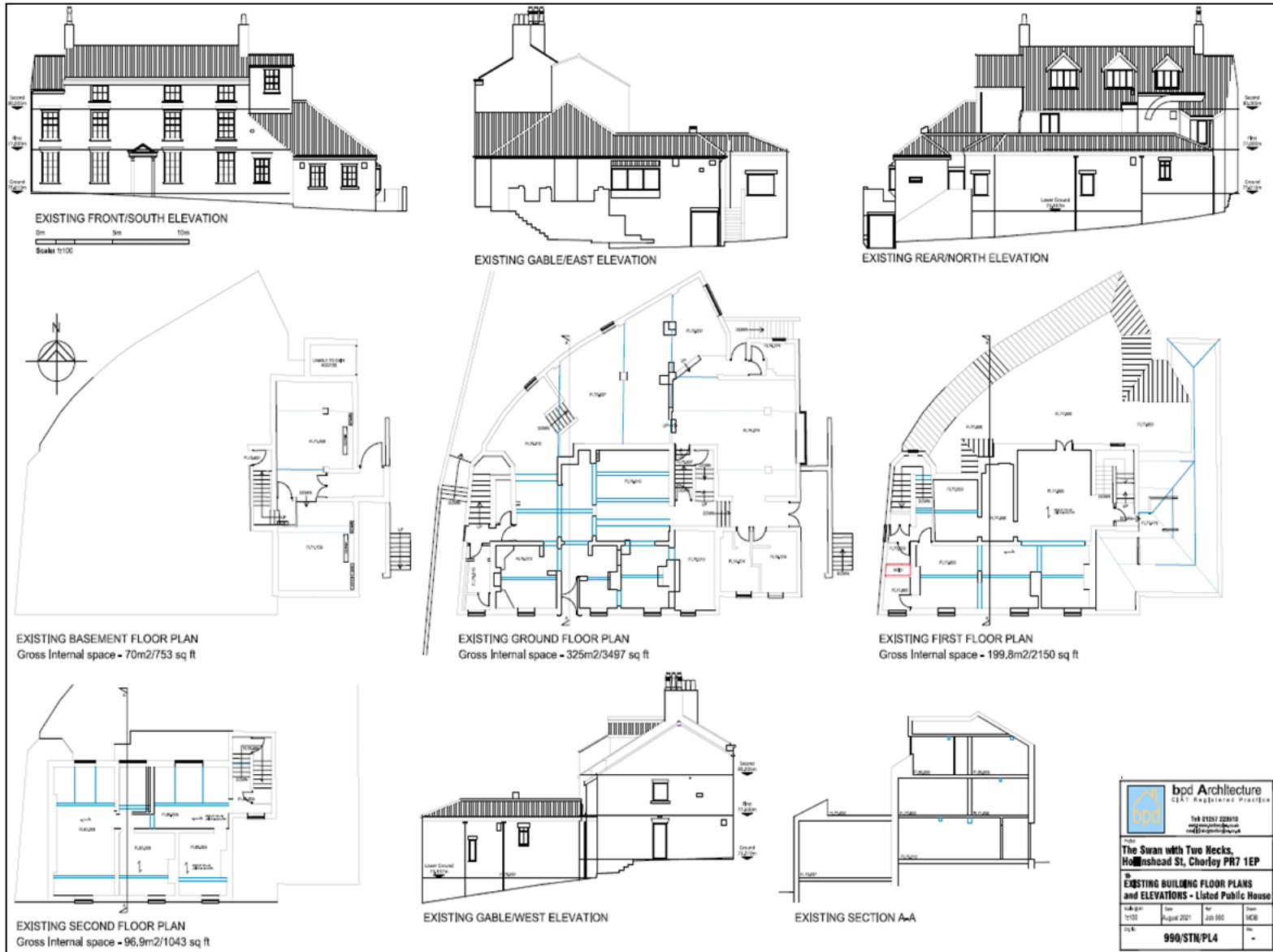
Aerial View



Proposed Site Layout



Existing elevations and plans



bad Architecture
SJA Registered Practice

108 01202 220910
10120
10120

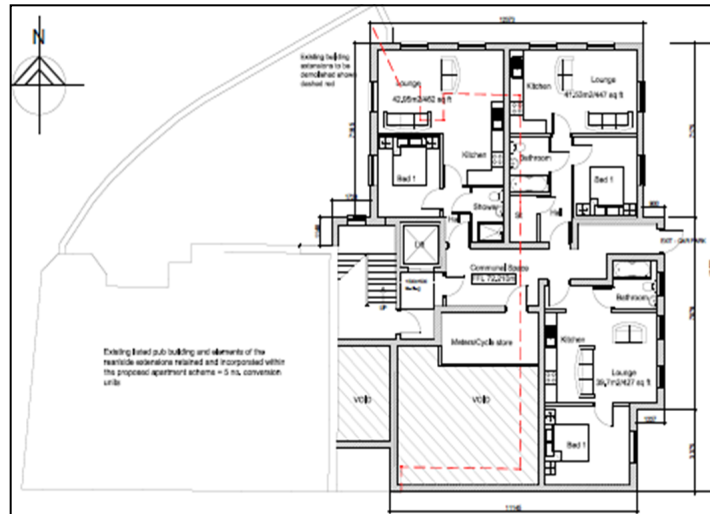
The Swan with Two Necks,
Holmshead St, Chorley PR7 1EP

EXISTING BUILDING FLOOR PLANS
and ELEVATIONS - Listed Public House

10120	10120	10120	10120
10120	10120	10120	10120
10120	10120	10120	10120

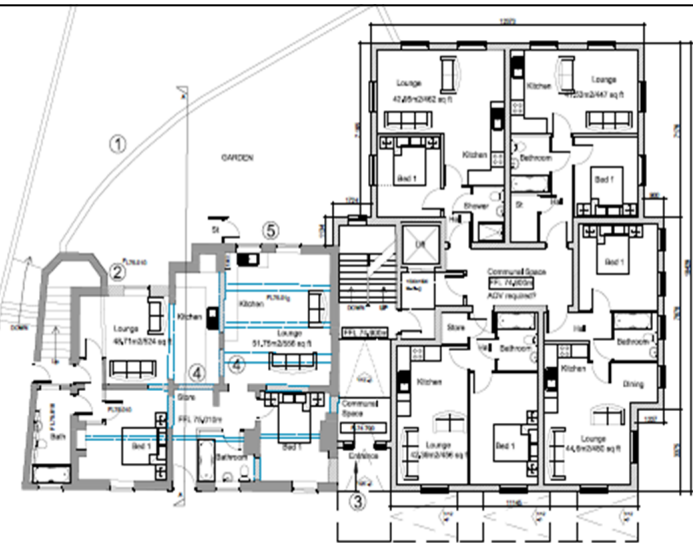
990/STN/PL4

Proposed floor plans



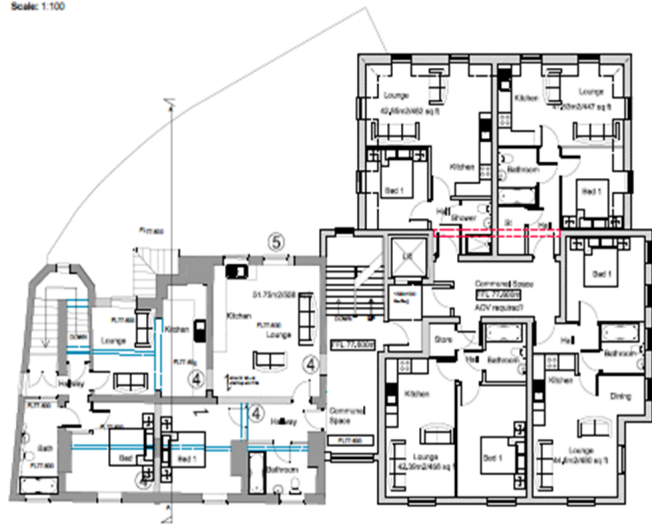
PROPOSED BASEMENT FLOOR PLAN - 3no. new build apartments

Gross Internal space - 182.95m²/1969 sq ft



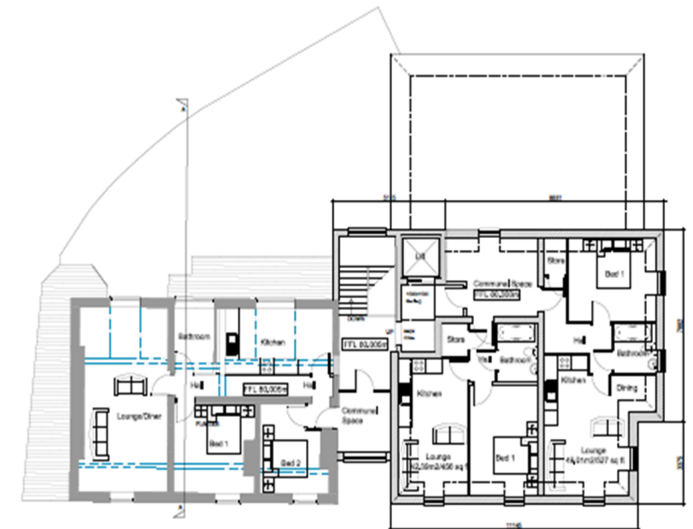
PROPOSED GROUND FLOOR PLAN - 2no. apartment conversions and 4no. new build apartments

Gross Internal space - 345.68m²/3720 sq ft



PROPOSED FIRST FLOOR PLAN - 2no. apartment conversions and 4no. new build apartments

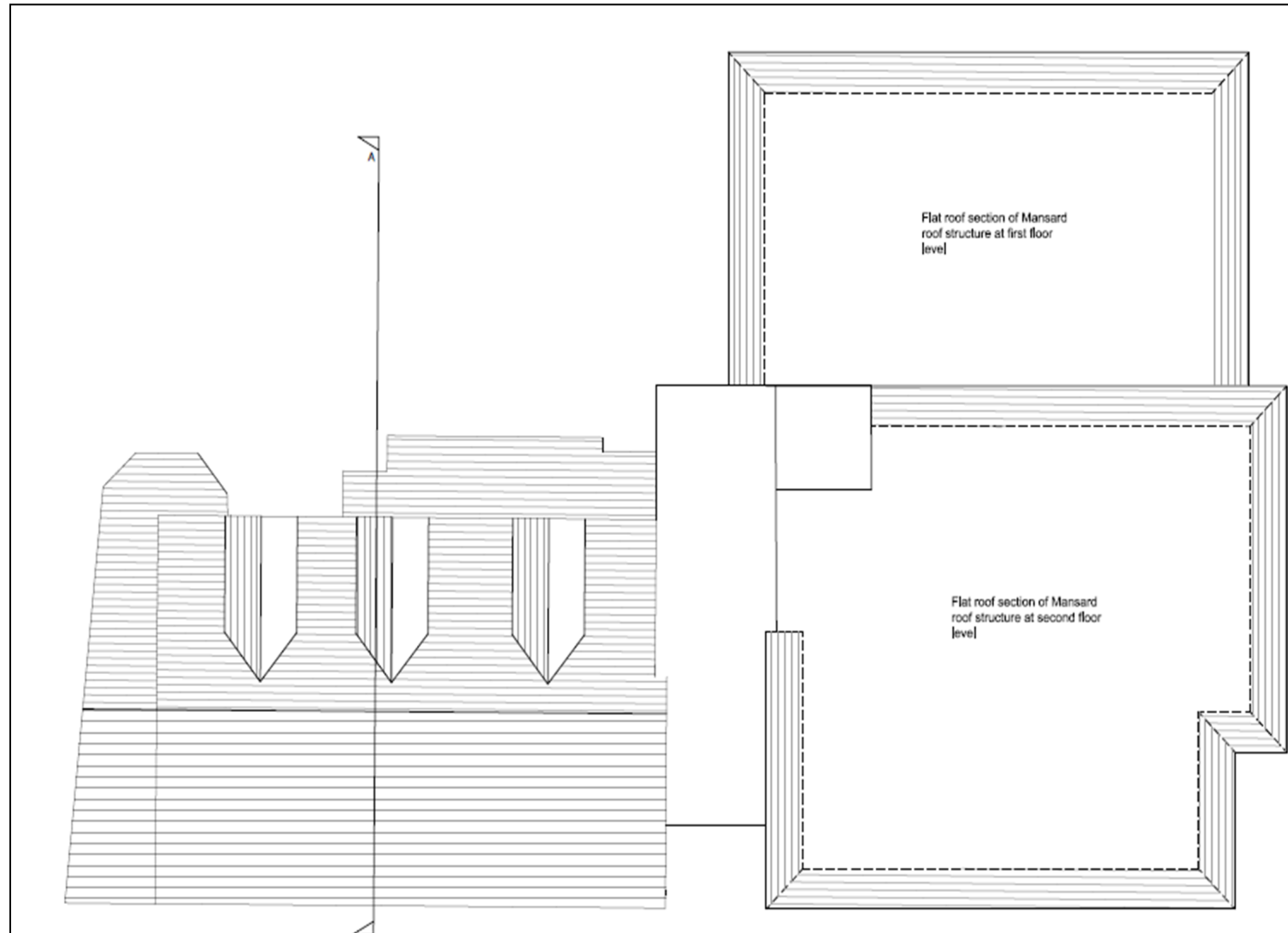
Gross Internal space - 343.99m²/3702 sq ft



PROPOSED SECOND FLOOR PLAN - 1no. apartment conversion and 2no. new build apts

Gross Internal space - 230m²/2475 sq ft

Proposed roof plan



Proposed elevations



PROPOSED FRONT/SOUTH ELEVATION



PROPOSED SIDE/EAST ELEVATION



PROPOSED REAR/NORTH ELEVATION

Existing wall of the rear extension to be partially retained to provide rear boundary to the development and delineate garden space access via a secure gate leading from the car park area.

0m 5m 10m
Scale: 1:100

- Existing rear wall of the rear extension to be retained to provide rear boundary to the development and delineate garden space access via a secure gate leading from the car park area
- Existing opening formerly leading into the rear extension bricked up and made good in match face brickwork and period style window forming lounge area
- Existing single storey side extension and stained replaced with a modern glass brick connecting later and new elements
- Existing openings within the later building bricked and made good with matching materials to create divisional walls between apartments
- New windows inserted to the retained wall of the rear extension to later building following the description of the previous rear elevation



PROPOSED SIDE/WEST ELEVATION

Existing wall of the rear extension to be partially retained to provide rear boundary to the development and delineate garden space access via a secure gate leading from the car park area

Proposed streetscene



Site photograph – from Hollinshead Street



Site photograph – from Hollinshead Street car park



Site photograph – north facing elevation (rear)



Site photograph – side elevation from car park



Site photograph – south facing elevation



Site photograph – side and rear of the property – taken from Park Road



Site photograph – side and front elevation – taken from Park Road



Site photograph – St. Laurence Church – grade II* listed



Site photograph – grade II listed railings



Site photograph – grade II listed war memorial gateway



Site photograph – Chorcliffe House – grade II listed



Site photograph – former gateway to St. Laurence’s Churchyard – grade II listed



Site photograph – office block to the north

