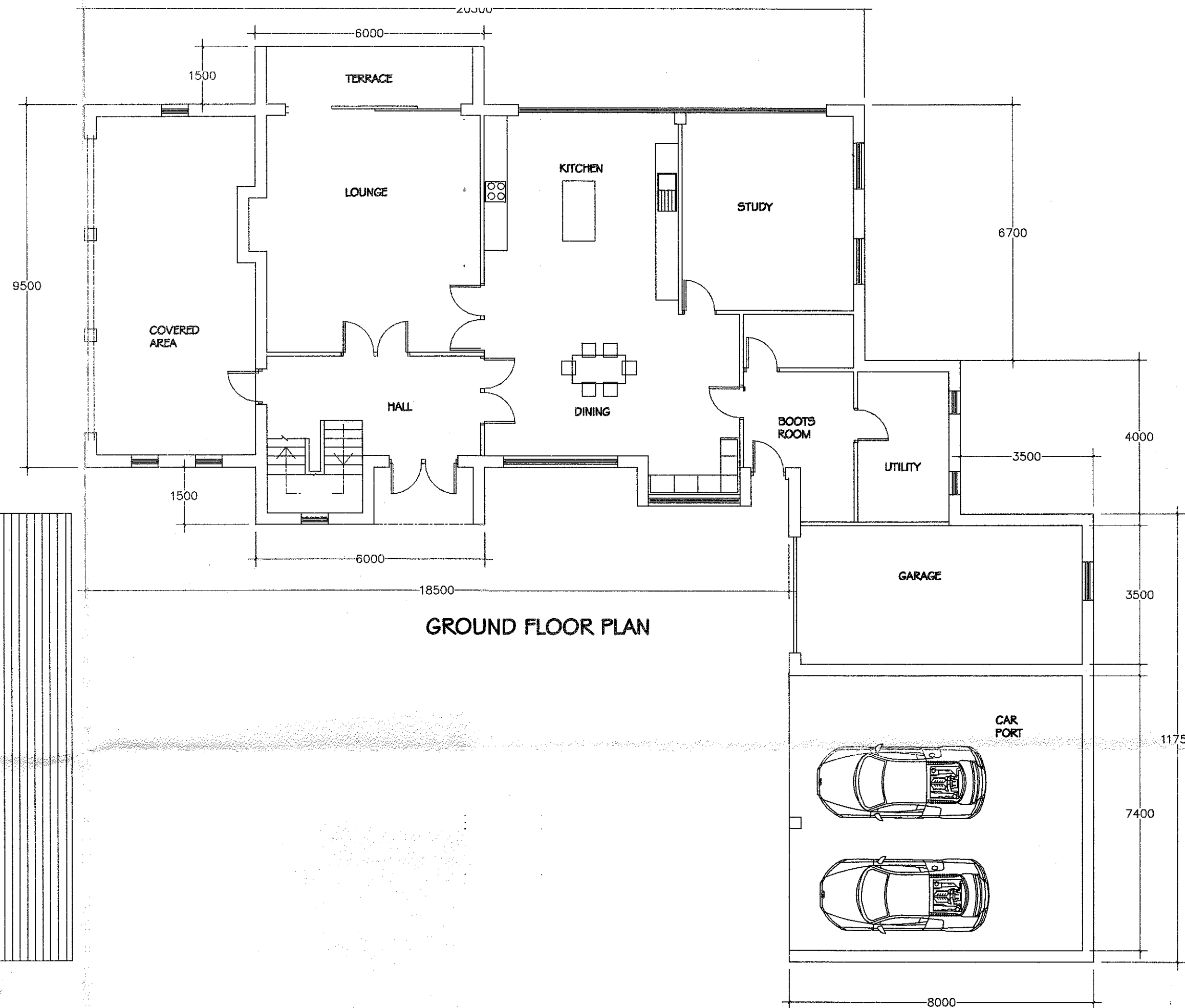


FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLANNING NOTES

THE DRAWINGS SHOW A PROPOSED REPLACEMENT DWELLING WITHIN THE RESIDENTIAL CURTILAGE OF BARRACLOUGH COTTAGE.
 THE EXISTING HOUSE AND ALL ASSOCIATED OUTBUILDINGS ARE TO BE DEMOLISHED AND THE SITE CLEARED FOR THE CONSTRUCTION OF THE PROPOSED DWELLING.
 THE NEW HOUSE IS PARTIALLY LOCATED ON THE EXISTING FOOTPRINT OF BARRACLOUGH COTTAGE AND TAKES THE FORM OF AN L SHAPED PLAN WITH THE MAIN ENTRANCE FACING WHALLEY ROAD TO THE WEST.
 THE HOUSE IS POSITIONED AGAINST THE FAR EASTERN BOUNDARY AND OFFERS VIEWS ACROSS THE OPEN FIELDS. IT IS A TWO STOREY 5 BEDROOM PROPERTY WITH FACADES OFFERING A VARIETY OF FEATURES AND EXTERNAL NATURAL MATERIALS.
 THE WALLS ARE A MIXTURE OF RANDOM RUBBLE STONE WITH HORIZONTAL LARCH TIMBER BOARDING AND K REND FINISH. THE WINDOWS ARE UPVC WITH POWDER COATED ALUMINIUM GLAZED DOORS. THE RAINWATER GOODS SOFFITS AND FASCIAS ARE ALL POWDER COATED ALUMINIUM.
 THE ROOF IS A NATURAL SLATE FINISH.
 THE GARAGE DOOR WILL BE A SECTIONAL OVERHEAD DOOR IN POWDER COATED STEEL. THE CAR PORT WILL HAVE OAK TIMBER BEAMS AND STEEL COLUMNS CLAD WITH OAK SIMILAR TO THE COVERED AREA ON THE NORTH ELEVATION.
 THE FORECOURT WILL BE RE-SURFACED IN A MIXTURE OF GRAVEL/BLOCK PAVINGS AND MACADAM. THE FINAL DETAIL TO BE SUBJECT TO A LANDSCAPING PROPOSAL..

THE EXISTING FOOTPRINT OF BARRACLOUGH COTTAGE AND THE OUTBUILDINGS ON SITE AMOUNTS TO 500 sqm
 THE PROPOSED DWELLING INCLUDING THE GARAGE AND COVERED AREA HAS AN OVERALL FOOTPRINT OF 300 sqm

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BARRACLOUGH COTTAGE
 WHALLEY ROAD
 PENDLETON

PROPOSED REPLACEMENT
 DWELLING

PROPOSED FLOOR PLANS

PHD/DW/300 JULY 2016
 1.100 AT A2