



Outline of Proposals. Revision A - 21 February 2022

Town End Barn, Longridge Road, Chipping, Lancashire, PR3 2QD.

Proposed detached double garage/workshop and extended driveway.

The proposed double garage is located to the North of the main house, in a lawned garden area currently occupied by an old greenhouse, which is to be removed. The proposed out-building is to house owner vehicles and double as an enclosed maintenance workshop.

There is an existing electric sub-station compound with right of access and easement. These are to be maintained.

The existing driveway is to be extended Northwards towards the new garage doors, and is to wrap around the Eastern side to the door and windows.

The driveway addition will assist in on site vehicle turning for the owners vehicles, and deliveries etc, to enable safe, forward egress onto the highway.

The building external finishes are thus:

- 1) External Walls: Natural rectangular random stone facings, to match existing main house, built to appropriate coursing. Rear elevation to be sand cement render, painted to match stone.
- 2) Roof finish: Natural slate to match existing.
- 3) Garage doors: Metal roller doors – colour finish to approval. Stone arched head and jambs to reflect existing detailing on the main house.
- 4) Side access door and full height windows: to be proprietary upvc, light grey colour finish. Decorative stone surround to the openings.
- 5) Guttering and Rain Water Pipes: Black upvc.
- 6) Fascias, bargeboards and soffits: upvc to match gutters & downpipes.
- 7) Resin bound driveway finish. Colour to approval.

General Points:

The garage will be located where the greenhouse is currently.

The garden area slopes away from Longridge Road, assuring no detrimental visual impact or obstruction, and is screened by the main house travelling from the South and mature trees from the North

3 no. small ornamental trees will be removed for the new driveway, as noted on the drawings submitted.

Access to the existing electric sub-station will be maintained, with appropriate separating distances.

2 no. rainwater pipes, located as indicated, will connect into drainage pipes, discharging into an appropriate, proprietary soakaway, located as indicated on plan.