



RIBBLE VALLEY
BOROUGH COUNCIL

21 NOV 2012

PLANNING
PERMISSION OFFICE

For office use only

Application No.

Date received 320121077 P

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Matt	Surname:	Bird
Company name:	Trustees of Heathcote Pension Scheme				
Street address:	AJ Bell Ltd		Telephone number:	Country Code	National Number
	Trafford house				Extension Number
	Chester Road		Mobile number:		
Town/City:	Manchester		Fax number:		
County:			Email address:		
Country:					
Postcode:	M32 0RS				
Are you an agent acting on behalf of the applicant?			☒ Yes ☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Charles	Surname:	Stanton
Company name:	Stanton Andrews				
Street address:	44 York Street		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 2DT				
				mal@stantonandrews.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of restaurant into five residential units, 3 houses and 2 flats.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 104 Suffix:
House name: The Longridge Restaurant
Street address: Higher Road
Longridge
Town/City: Preston
County:
Postcode: PR3 3SY

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 361147
Northing: 437725

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Site plan 12/44 PL0, works limited to dropped kerbs to allow vehicles to park within curtilage.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

1244 PL 1 Proposed Ground Floor Plan

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

1244 PL 1 Proposed Ground Floor Plan

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Stone and render

Description of proposed materials and finishes:

Stone and render

Roof - description:

Description of existing materials and finishes:

Slate

Description of proposed materials and finishes:

Slate

9. (Materials continued)

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Windows - description:

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

Timber

Doors - description:

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

Timber

Boundary treatments - description:

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

Timber

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Tarmac

Description of proposed materials and finishes:

Tarmac

Lighting - add description

Description of existing materials and finishes:

None

Description of proposed materials and finishes:

None

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1244 Ex 0 Existing Site Plan
 1244 Ex 1-2 Existing Floor Plans
 1244 Ex 10-11 Existing Elevations
 1244 PL 0 Proposed Site Plan
 1244 PL 1-2 Proposed Floor Plans
 1244 PL 10-11 Proposed Elevations
 Design and Access Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	7	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

As existing system

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

Restaurant

When did this use end (if known) (DD/MM/YYYY)?

15/05/2012

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		3			
Flats/Maisonettes	2				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

5

Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

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18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	366.0	366.0	0.0	-366.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light Industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	403.0	403.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		366.0	366.0	403.0	37.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

730

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant not applicable' in the first column of the table below

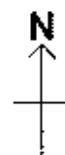
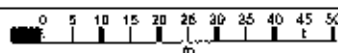
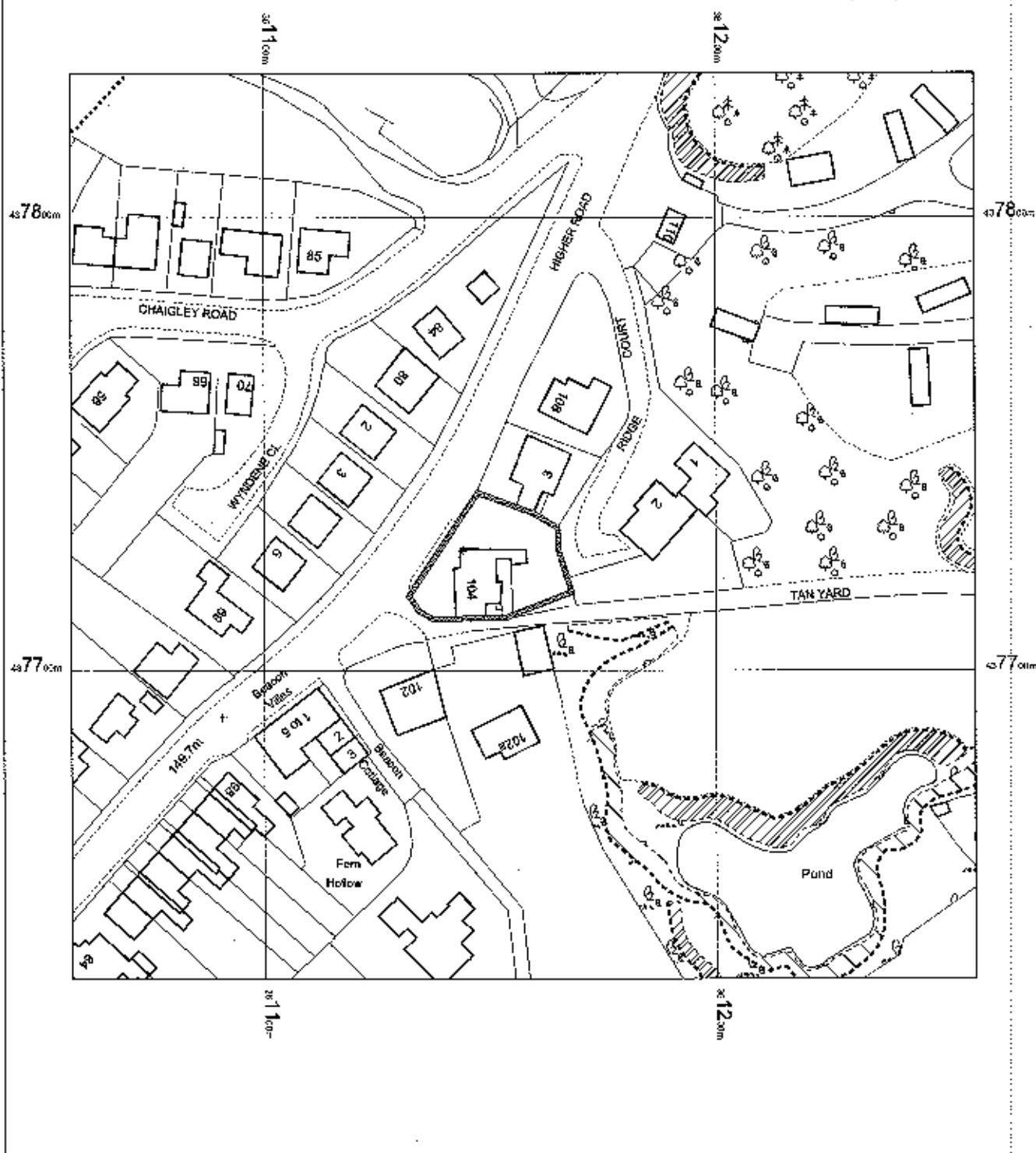
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

320121077P



104 - 106 Higher Road
Longridge
Preston
PR3 3SY

OS Mastermap
16 November 2012, ID: MDP-00190433
www.mapdataportal.co.uk

1:1250 scale print at A4. Centre: 361157 E, 437732 N

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Maps @ Malcolm Hughes Ltd
Tel: 0161 926 0650

Introduction

This planning application relates to the collection of buildings that formed Longridge. This application proposes to convert this property into residential accommodation comprising two flats and three houses.

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted. The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

Assessment

Physical

The existing property comprises three cottages originally named Quarry Terrace and a 1990s extension. The three cottages date from 1808 and were converted into a public house. The Quarryman's Arms in the 19th century. The pub closed in 1871 and was converted back into three cottages. In the early 20th century the cottages housed a cafe.

In 1990 the cottages were converted to form The Longridge Restaurant by Paul Heathcote. An extension was added to the north elevation to house the kitchen and staff quarters. The front elevation of the extension was largely built in stone and the side and rear elevations were finished in render. Unlike the white painted stone cottages the stonework to the extension was left bare.

This application seeks to reinstate the three cottages as individual dwellings and to convert the old kitchen and staff quarters into two flats.

Social

This project aims to fulfil the aspirations of Ribbles Valley Council's Core Strategy to increase amount of affordable housing for young people and families. The council's Annual Monitoring Report 2011 identified that there is a need for 1869 additional dwellings within the borough within the relevant plan period. This application seeks to create a variety of one and two bedroom units to help meet this demand. This project will improve the vitality of the local community by increasing the choice of smaller dwellings.

Economic

Sadly the restaurant has become a casualty of the difficult economic climate and has been closed since the last booking in mid May 2012. The premises have since been largely unoccupied, save for storage and admin functions. No new jobs will be created as a result of this proposal however, this scheme does bring this property back into use.

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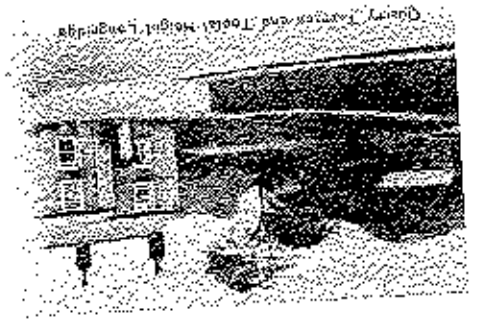
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existing higher road elevation

quarry terrace



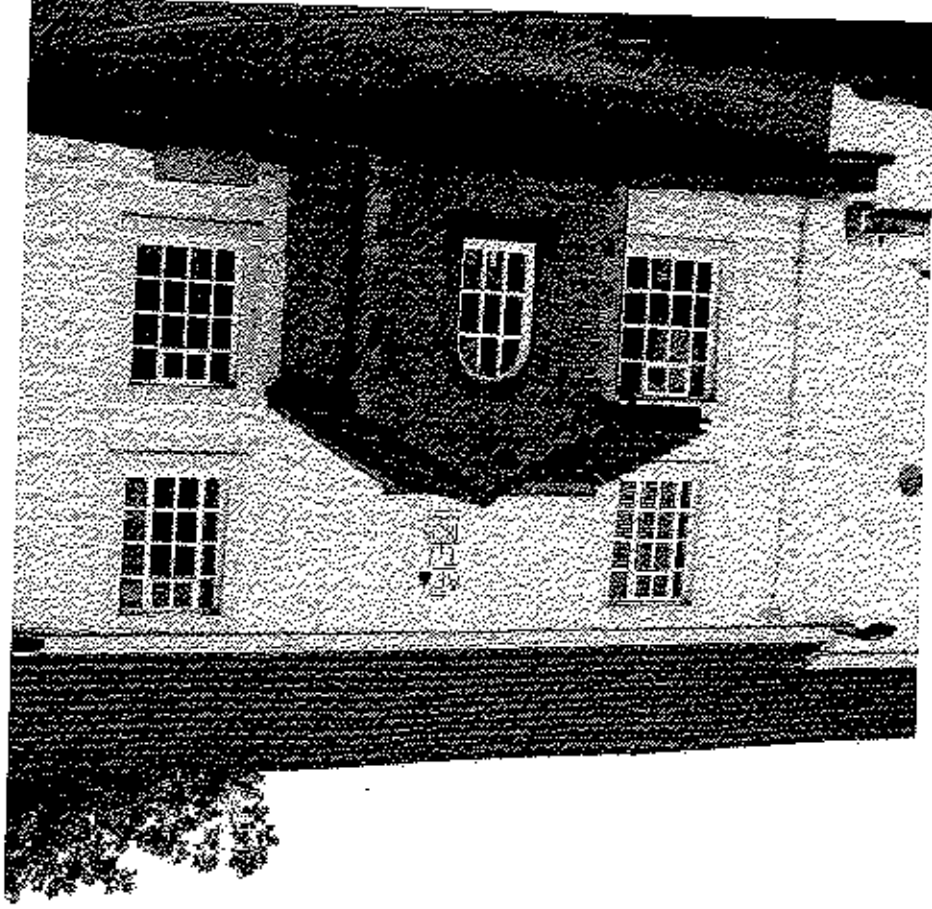
heritage plaque



THE LONGRIDGE
BRISTOL

design and access
statement

november 2012



stanion andrews architects
november 2012

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THE LONGRIDGE RESTAURANT

introduction
assessment
involvement
evaluation
design
access
options
proposed
use
amount
layout
scale
landscaping
appearance
access

planning policy

Ribble Valley Borough Council's local plan confirms that the former Longridge Restaurant on Higher Road, Longridge is covered by the following policies:-

policy G1
which states
"...Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature..."

policy G2
which states
"... Over recent years development wholly within settlements and rounding-off development has provided a number of opportunities for house building. Opportunities often arise on derelict land, through closure of commercial premises and on sites where unfit buildings have to be cleared..."

In essence the proposed development falls within the settlement boundary of Longridge, and therefore complies with the local planning authority policy criteria.

policy H7
which states:
"...The provision of flats and smaller properties within settlements can make a useful contribution to the range of properties and prices available. This may prove very important to young residents..."

policy H15
Conversion of buildings to dwellings, which states:

"Planning permission will be granted for the conversion of buildings to dwellings where: there need be no unnecessary expenditure by public authorities on the provision of infrastructure; there would be no materially damaging effect on the landscape qualities of the area; there would be no unacceptable harm to nature conservation interests..." etc

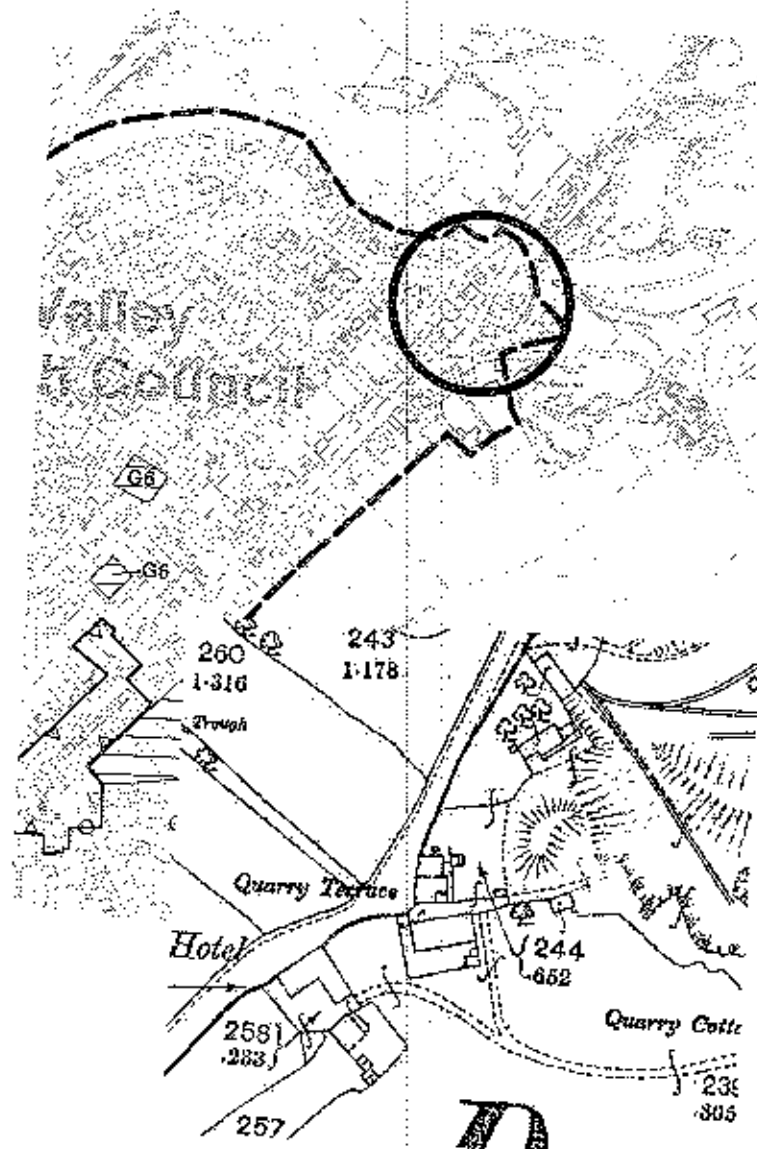
The NPPF supports the conversion of existing buildings into dwellings. It states:

"...They (local authorities) should normally approve planning applications for change to residential use and any associated development from commercial buildings where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate..."

involvement

Pre-application advice was not sought as none of the buildings involved are listed and the site is not located in a conservation area.

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1. Introduction

2. Background

3. Design Brief

4. Design Options

5. Proposed Use

6. Design - Options

7. Design - Brief

8. Evaluation

evaluation

The design process commenced with an appraisal of the existing building within its setting. Careful consideration was given to the relationship of the proposals to the existing building and context.

The existing buildings have been vacant for six months and are in need of renovation. The garden to the rear of the property steps up steeply and in its current state would be unsuitable for shared use by multiple residential dwellings.

The rear of the property has been added to over the years using mixture of materials including stone, white painted brickwork and render. This application seeks to improve the ad-hoc nature of the rear facade.

design - brief

Our client requested consideration be given to the following matters -

- Consider the amount of accommodation that could be created within the existing building envelope
- Consider how minor extensions to the rear would benefit the internal space and arrangement
- Re-develop the external space to the rear of the property to provide amenity space for the new dwelling
- Provide off-road car parking

design - options

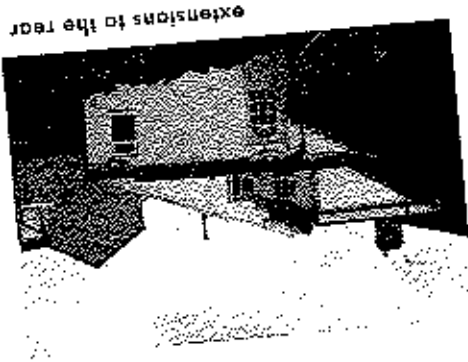
The current proposals are the result of a detailed design process in which various options were prepared for consideration. The options considered working within the existing building envelope and extending the buildings to the rear.

proposed - use

The majority of the alterations in this proposal are to the rear of the property.

The proposal addresses the limitations of the existing building by -

- making the most of the existing space available
- extensions to create desirable first floor accommodation
- re-landscaping the garden to provide private and shared amenity space



extensions to the rear



extensions to the rear



steep gradient of the existing garden

introduction

background application

background - existing

background

design

brief

options

proposed

use

amount

layout

scale

landscaping

appearance

access

proposed - amount

The proposals will increase the gross floor area of the existing property by 40sqm an increase of 9%. The footprint of the property will increase by 3sqm an increase of 7%.

proposed - layout

The proposal reinstates the original party walls between the cottages and makes use of existing internal walls and windows where possible.

proposed - scale

The existing canopy to the former restaurant's main entrance has been adapted to be used by two of the cottages. A new porch has been added to the third cottage. This addition reinstates an historic porch, to provide a transitional space between the external and the internal. This proposal is mindful that the existing buildings could be considered a non-designated heritage asset. This approach to the design has resulted in minimal alterations to the front elevation, respecting the scale and character of the existing building.

The minor additions to the rear of the property do not increase the overall height of the building and are not seen from the front elevation.

proposed - landscaping

The proposed landscaping scheme provides terraces and a grassed area for the residents to share.

proposed - appearance

The materials were chosen to match the existing buildings.

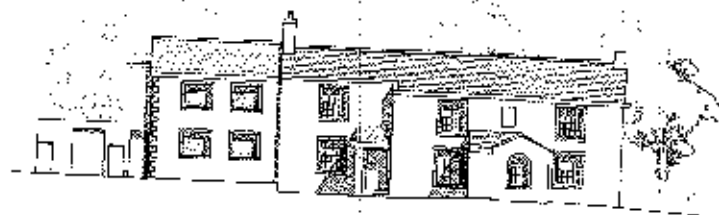
The materials are:-

- walls to be stone and render to match existing
- slate and membrane flat roofs to match existing
- proposed window and doors to be painted timber to match existing

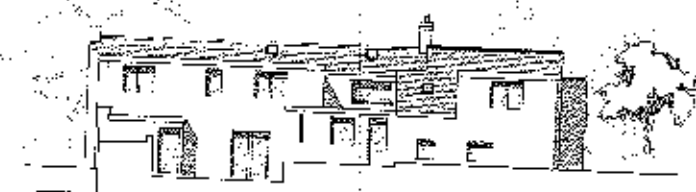
access

The properties are set back from the road which enables adequate parking facilities to be located off the main carriageway. The building was previously used by the public and this proposal ensures that the existing accessibility is not compromised.

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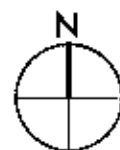
proposed west elevation



proposed east elevation

320

drawn. dj date. oct 2012 scale. 1 to 200 @A3



0m 10m scale

320121077P

drawn. d: oct 2012 1 to 100 @A3



320121077P

stanton andrews
architects

t 01200 444490
e mail@stantonandrews.co.uk
w stantonandrews.co.uk

Longridge Restaurant

Existing
First floor plan

12/44 Ex 2 A

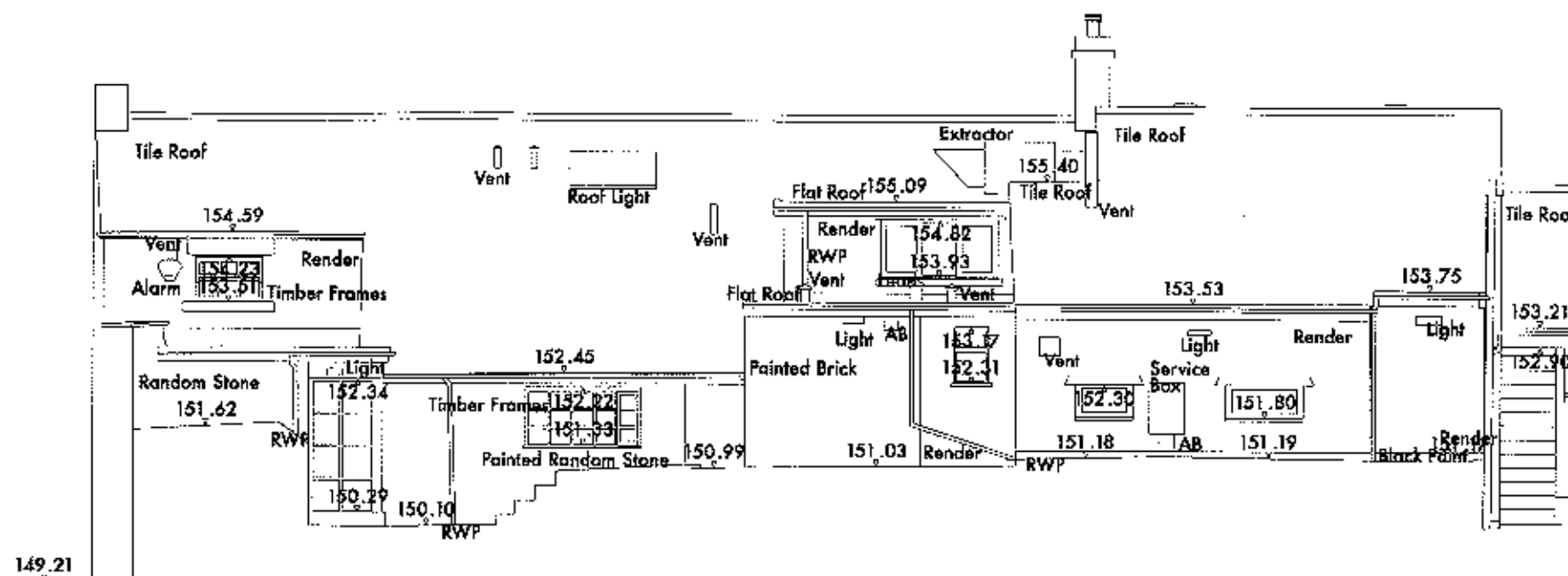
drawn. di. data. oct 2012. scale. 1 to 100 @A3

Existing First Floor Plan
Scale: 1:100

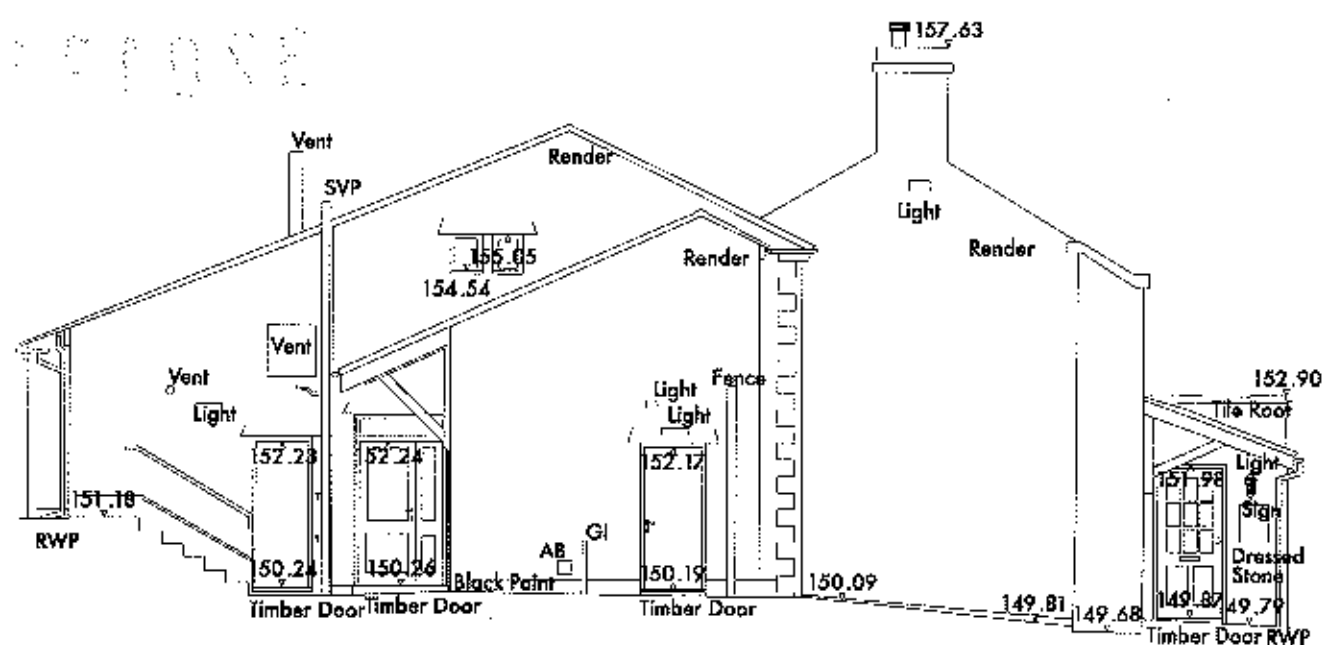


0m 1m 5m scale

this drawing is to be read in conjunction with all relevant consultants and specialists drawings. the architect is to be notified of any discrepancies before proceeding. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright.



A Existing East Elevation
Scale: 1:100



B Existing North Elevation
Scale: 1:100

0m 1m 5m
base scale

existing materials
roof - slates and membrane
walls - stonework, render and brickwork

320121077P

rev a. issued for planning nov 12

stanton andrews
architects

44 york street
clitheroe
BB7 2DL

t 01200 444490
e mail@stantonandrews.co.uk
w stantonandrews.co.uk

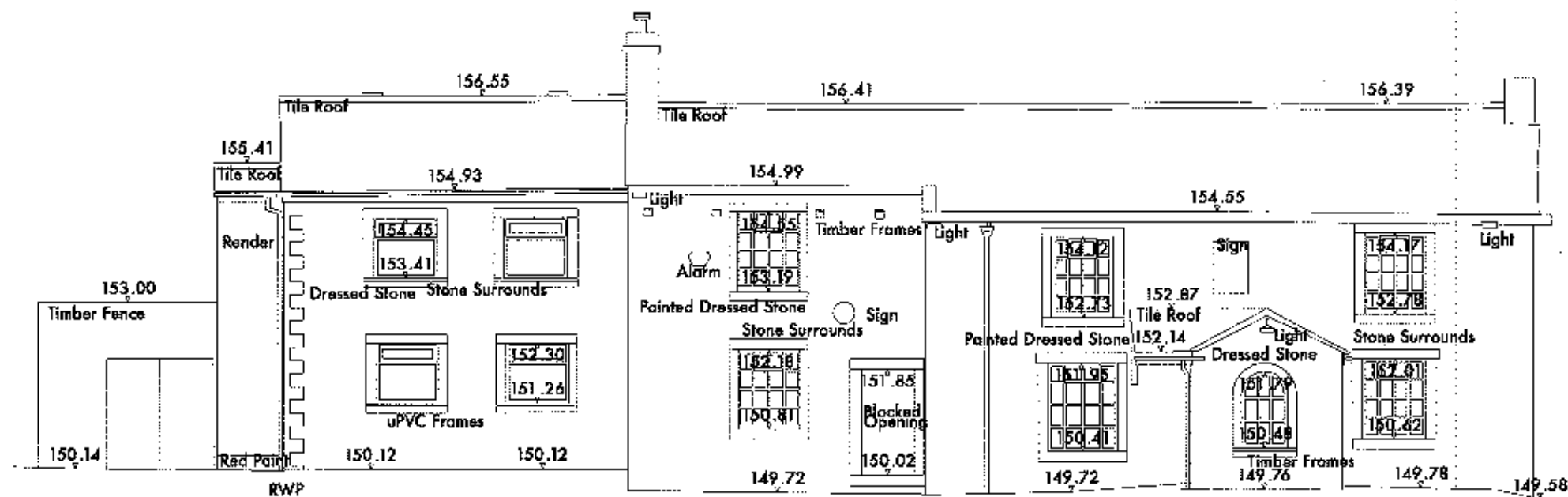
Longridge Restaurant

Existing
North and East Elevations

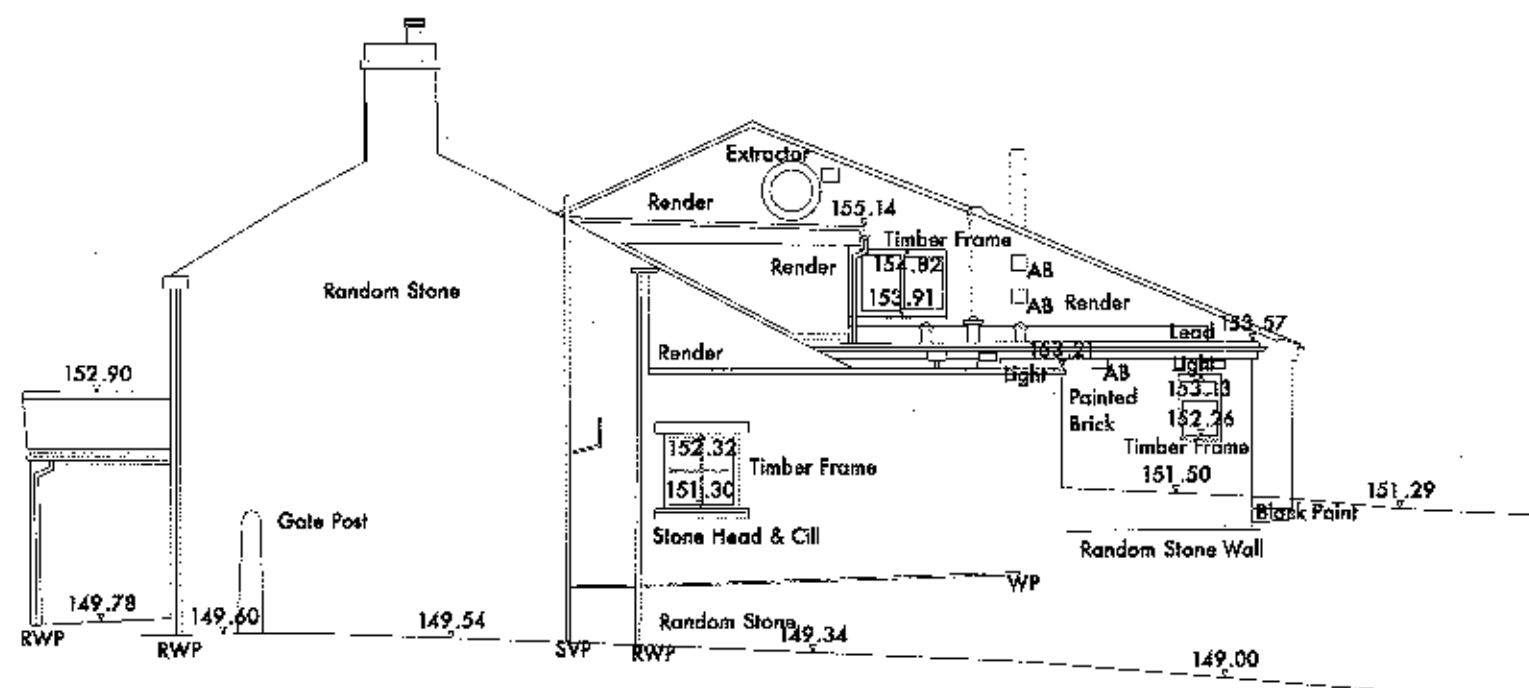
12/44 Ex 10 A

dra: n. date: oct 2012 scale: 1 to 100 @A3

this drawing is to be read in conjunction with all relevant consultants and specialists drawings. the architect is to be notified of any discrepancies before proceeding. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright.



C Existing West Elevation
Scale: 1:100



D Existing South Elevation
Scale: 1:100

0m 1m 5m
scale

existing materials
roof - slates and membrane
walls - stonework, render and brickwork

320121077P

rev a. issued for planning nov 12

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Longridge Restaurant

Existing
South and West Elevations

12/44 Ex 11 A

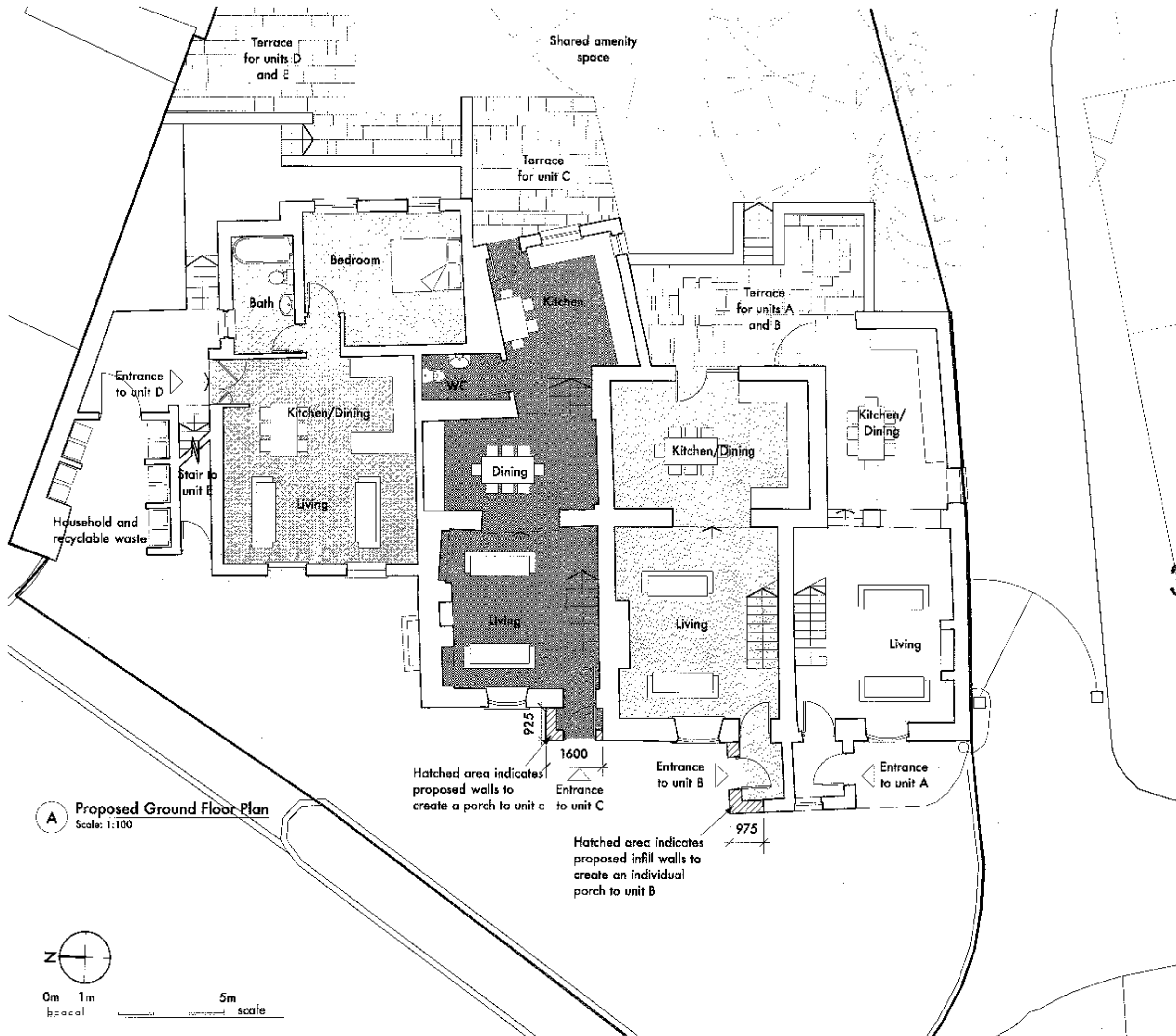
drawn: dj date: oct 2012 scale: 1 to 100 @A3

The site plan illustrates a residential development with five units (A, B, C, D, and E) arranged around a central courtyard. The units are labeled 'Unit A', 'Unit B', 'Unit C', 'Unit D', and 'Unit E'. The courtyard area is marked with 'Stone flags'. The plan also shows 'Existing dropped kerb' and 'Dropped kerbs to match existing' along the boundaries. A 'Stair to unit E' is indicated. The surrounding area includes 'Higher Road' and 'Existing tarmac with bays marked out in stone sets/paint'. Elevation points are marked throughout the plan, such as 149.12, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58, 149.62, 149.47, 149.36, 149.02, 148.48, 147.97, 149.21, 149.44, 148.78, 149.32, 149.25, 149.35, 149.47, 149.58, 149.12, 149.11, 149.20, 149.30, 149.47, 149.69, 150.19, 150.40, 150.50, 150.31, 150.14, 150.17, 151.18, 150.12, 149.75, 149.84, 149.72, 149.71, 149.65, 149.52, 149.42, 149.58,

drawn. di. oct 2012. 1 to 200 @A3



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Longridge Restaurant

Proposed Ground Floor Plan

diag.no. 12/44 PL 1 rev. A

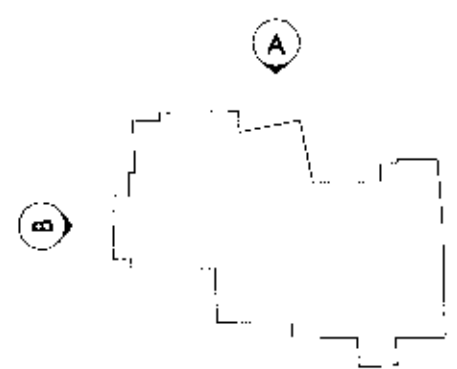
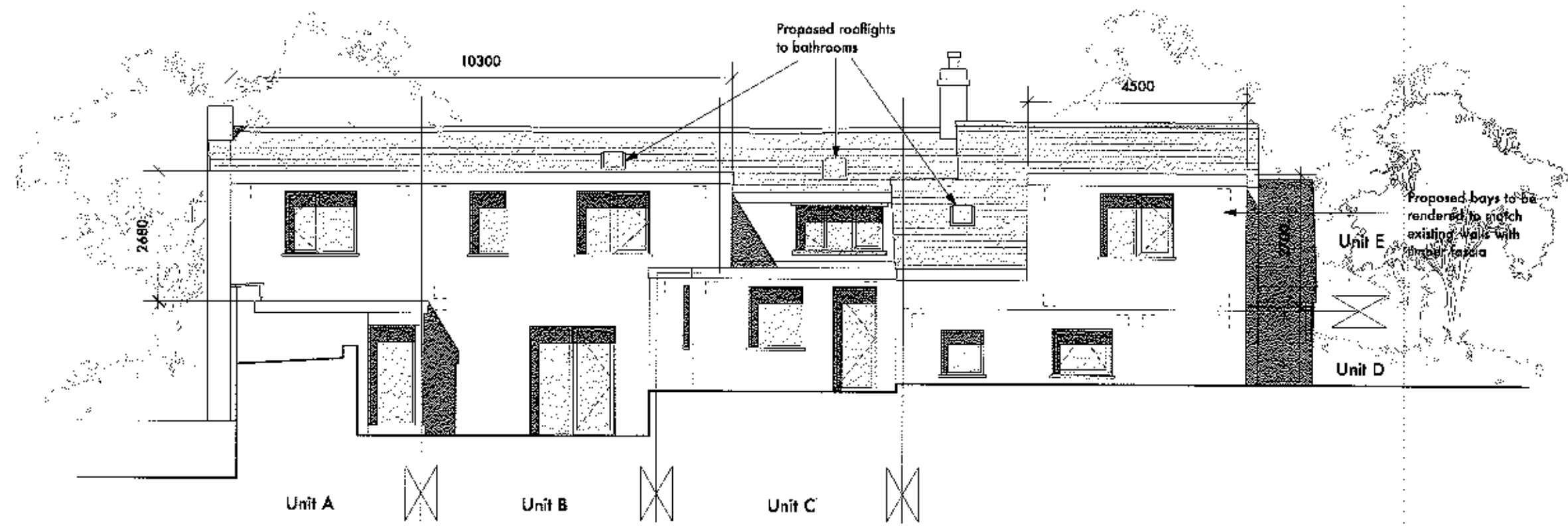
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A Proposed Ground Floor Plan
Scale: 1:100



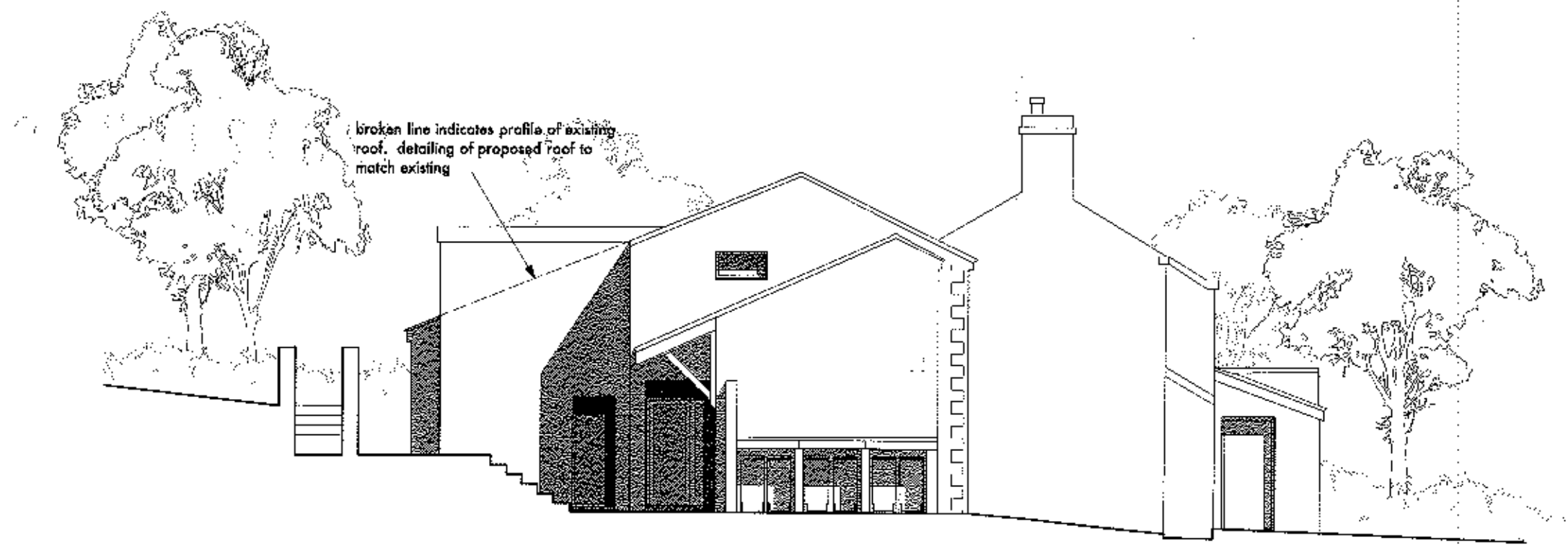
0m 1m 5m
scale

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A Proposed East Elevation
 Scale: 1:100

320121077P



B Proposed North Elevation
 Scale: 1:100

0m 1m 5m
 ground scale

Materials Schedule

Samples of proposed materials to be made available for approval by local authority on request

roof	- slates and membrane, to match existing
walls	- render with stone detailing, to match existing
window frames	- painted timber to match existing

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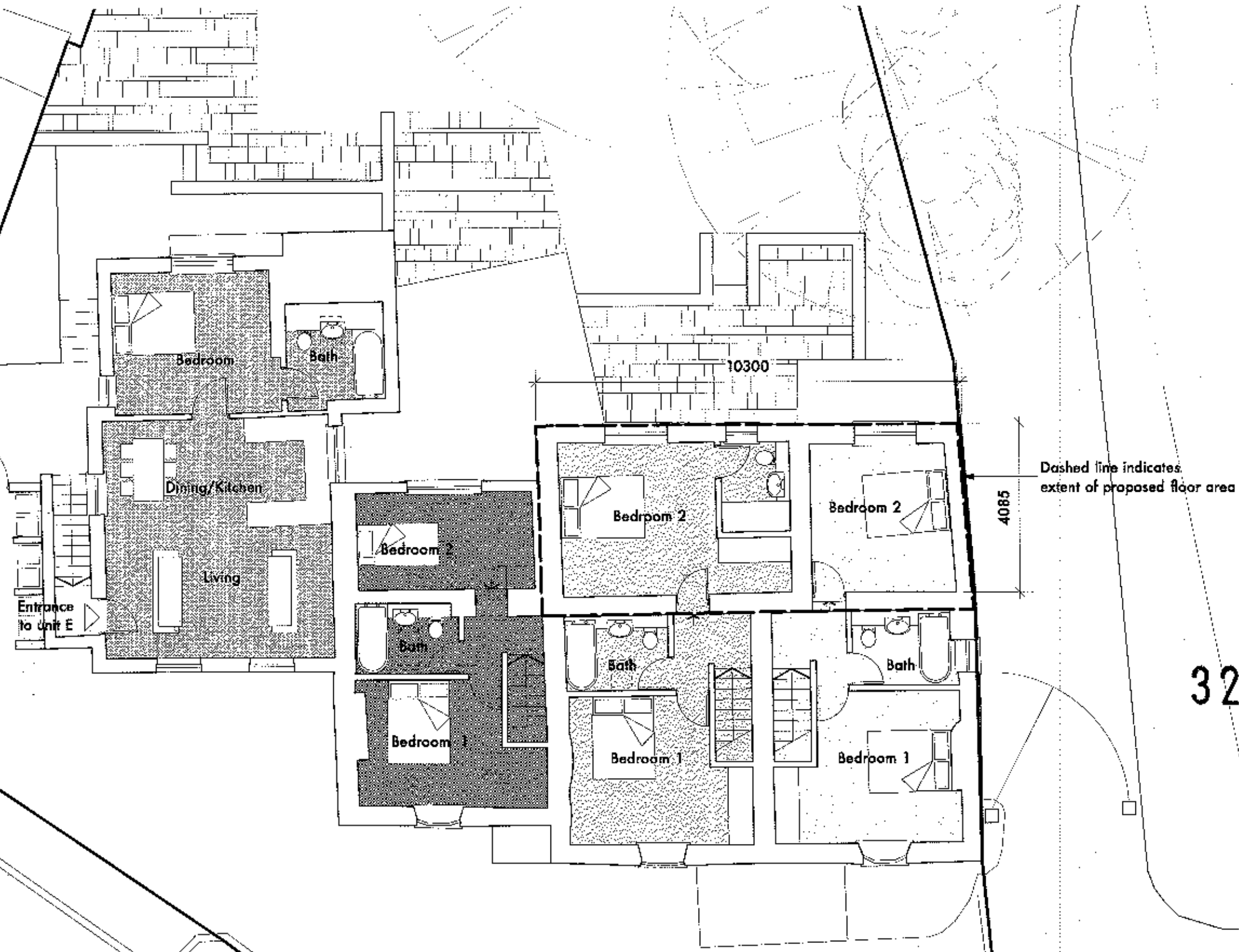
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Longridge Restaurant

Proposed
North and East Elevations

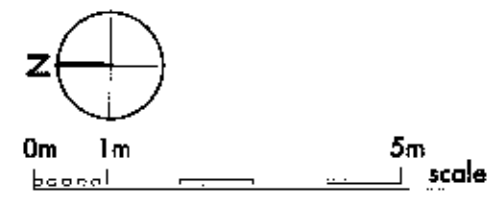
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B Proposed First Floor Plan
Scale: 1:100



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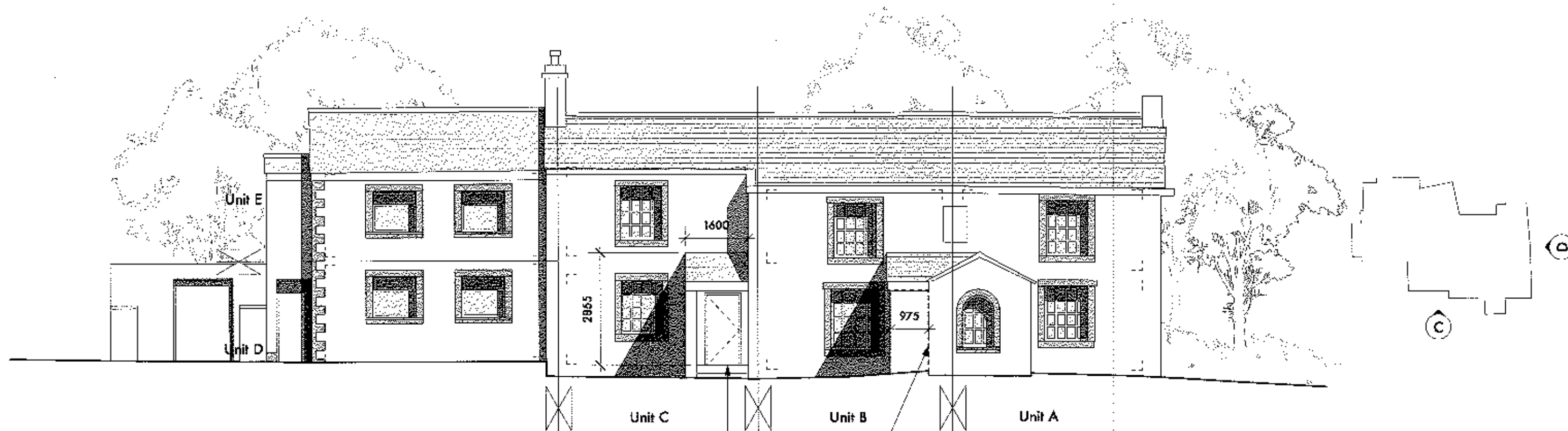
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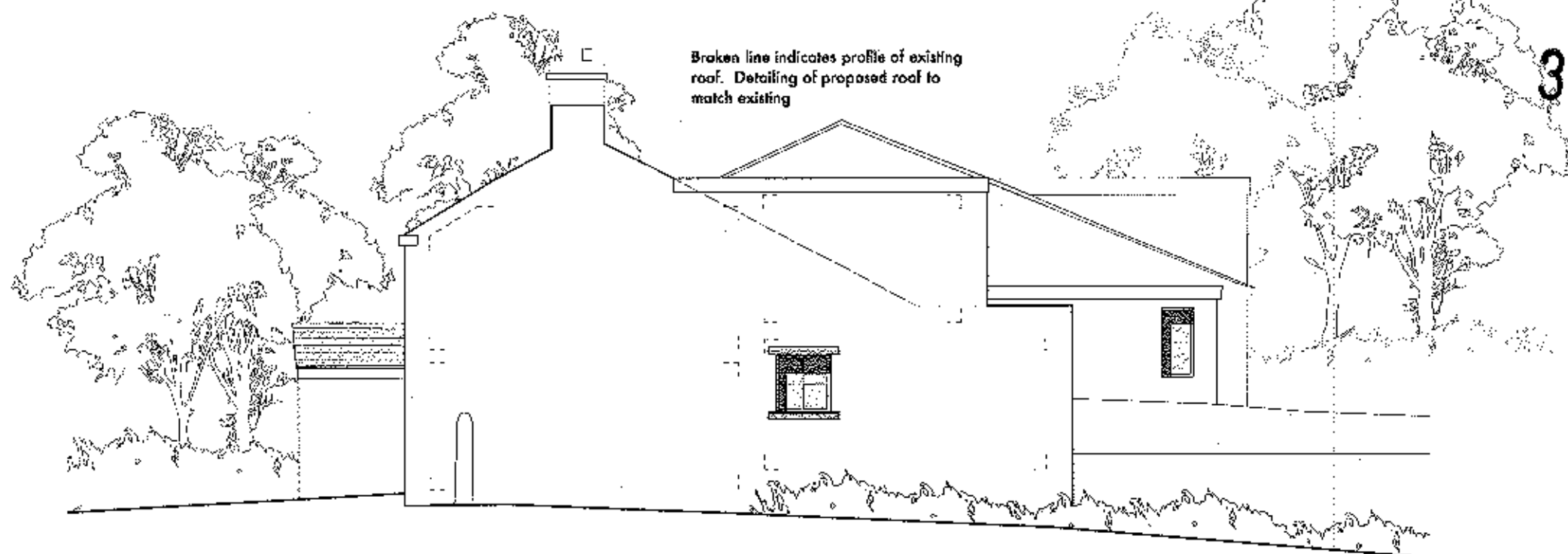
Longridge Restaurant

Proposed
First floor plan

drawn	12/44 PL 2	rev.	A
drawn	dj	date	oct 2012
scale	1 to 100	@A3	



C Proposed West Elevation
Scale: 1:100



D Proposed South Elevation
Scale: 1:100

0m 1m 5m
scale

Materials Schedule

Samples of proposed materials to be made available for approval by local authority on request

- roof - slates and membrane, to match existing
- walls - render with stone detailing, to match existing
- window frames - painted timber to match existing

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Longridge Restaurant

Proposed
South and West Elevations

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