



Open courtyard with parking and hedging.

Existing natural screen provided by trees and hedge.

Spacious landscaped courtyard.

Existing garage developed into single storey meeting suite.

Existing building.

Existing 2 1/2 storey house to be converted.

Proposed single storey rear extension wing which is subservient to the house.

Massing concept:
Creation of variety of building sizes and shapes to suit intended uses arranged around large open south facing courtyard. Scale and massing designed to respect the existing house and graduated throughout the site with stepped rooflines and spaces in between buildings fragment the built form and create agricultural form and scale.

Wide gap between roadside buildings to create a sense of space extending through to the landscaped central courtyard.

2 storey buildings stepped to follow existing topography of the site.

1 1/2 storey building with central opening to allow visual permeability through the whole site.

Existing mature tree retained as focal point.

Proposed single storey side extension wing which is subservient to the house.

Garden areas.

Client
Ribble Valley Property Ltd

Job Title
Proposed Development of Land at Higher College Farm Longridge PR3 2YY

Drawing Title
Proposed Site Massing

Scale NTS @ A2	Date Dec 2021	Drawn NE
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