



Legend

- A 30x15M building providing 5 No. units with potential for first floor / mezzanine
- B 30x15M building providing 5 No. units with potential for first floor / mezzanine
- C 54x12M building providing 9 No. units with potential for first floor / mezzanine
- D 18x9M building providing 3 No. smaller units with spacious south / west external forecourt. (This could be ideal for use as a gym, opposite to the proposed treatment rooms / offices, with a south facing external terrace and potential for first floor / mezzanine)
- E 42x9M building providing 7No. units with double frontages which are ideal for craft based artisan uses. The eastern units would benefit from a large south / east facing terrace and garden. This is close to the offices and with potential for first floor / mezzanine.
- F 15x5M single storey extension wing to the existing house to provide additional office space
- G 24x6M single storey extension to the existing house to provide additional office, or treatment rooms
- H Existing house to be converted into offices
- I Carport / garage to be converted into meeting room suite
- J 18x9M building providing 3No. units with potential for first floor / mezzanine.
- K 18x10.5M building providing 3No. units with potential for first floor / mezzanine
- L 18x12M building providing 3No. units with potential for first floor / mezzanine
- M Retain existing access and drive off Lower Road to maintain existing access arrangements for farmer on to adjacent fields only. New gateway installed to separate this with the new roads serving the main development
- N South facing central courtyard to organise the various new buildings and create a space and synergy for various uses to work together and attract visitors. This is an important part of the whole design concept, and a considered hard and soft landscaping scheme would encourage all year around use for the businesses to display / operate.
- O Open grassed area to character and appearance of the attractive rural setting with Wildflower Meadow areas planted, to enhance wildlife and fauna
- P Parking and forecourt areas with electric car charging points installed with PV solar panels on south facing roofs as part of the sustainable aims for this development. Designated secure bicycle parking areas are to be provided within the development site to encourage sustainable forms of transport.
- Q New development roads to link with the existing drive to continue to serve the southern part of the site including the house conversion
- R Existing hedgerow to be retained
- S Pedestrian crossing
- T Position for new tree planting
- U New hedgerow planted
- V Proposed new vehicular access serving the proposed development

REV H Changes made to bin, bicycle and motorcycle parking areas 31/05/2022 SGH
REV J Unit D position amended. Projecting stone walls shown. 11/08/2022 NE

REV A Ex. drive retained for access to the house and various associated layout changes. Schedule updated 18/10/2021 SGH
REV B Internal road altered and parking area adjacent Building E increased. Car charging points added and wild flower areas added 27/10/21
REV C Sedum roof added to Building I 24/11/2021
REV D Entrance arrangements updated 09/12/12
REV E Bin store compounds added 13/12/21 SGH
REV F Bin store / parking next to the house altered to suit swept path study 16/12/21 SGH
REV G Additional trees and green areas added as per pre-app comments 31/03/22 SGH

Client

Ribble Valley Property Ltd

Job Title

Proposed Development of Land at Higher College Farm Longridge

Drawing Title

Proposed Site Layout Plan

Scale 1/500 @ A1 Date Sept. 2021 Drawn SGH

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