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REVISIONS

REV C: 22.10.26 amended details

new native hedging species, in accordance with United Utilities Standard Condition document, issue 3.1 dated July 2015.

cross hatching indicates new native hedging planted to contain boundaries

proposed ENWL sub station location

existing United Utilities infrastructure

new incoming electric supply to new sub station to feed development and future proof all surrounding electric requirements

20no new parking spaces with electric car charging points

cross hatching indicates new native hedging planted to contain boundaries

timber posts positioned to stop vehicular access and informal parking extending up access track

ENWL Sub Station

UU Water installation

drop off lay by to side of turning head

electric car charging point

proposed 1.8m high timber panel fence

all drainage routes to cross UU pipeline at no less than a 45 degree angle

3no disabled parking spaces

point of safe access to proposed site from adjacent car park

minimum 5m clearance required to either side of UU 110mm pipe line

Covered bike shelter and open bike storage with e bike charging points

new foul water package treatment plant with direct drainage to water course

bat box

bin store with 1.8m high fence and gate detail

existing access widened to 6m to allow full access to rear of the site and to provide 20 more car parking spaces

new build community hub

swift boxes

grassed area for play

LPG gas tank to adjacent property

cross hatching indicates new native hedging planted to contain boundaries

36no 'in line' PV panels to both roof slopes
Viridian 445 wall dual glass matt black frame less panels - 36no in total

kitchen extraction

swift boxes

existing garden area reduced

matt black flue to log burner

bat box

Nos 1 & 2 Ivy Cottages

Chapel

Forge House

puddleducks to be converted into 2no residential units

2 no residential dwellings

St George's Chapel to be retained, existing building to be used as a smaller community space see HB106 /1009C for elevation detail

original footpath reinstated

residential dwelling

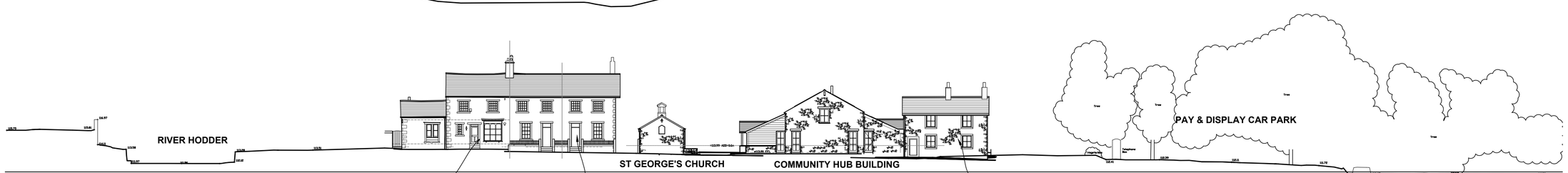
River Hodder

## INDICATIVE SITE PLAN

N

0m 5m 10m 15m 20m 25m 30m 35m 40m

1 : 250




## SOUTH ELEVATION (A - A)

| Original Drawn By | Date |
|---|---|
| EW | OCTOBER 2026 |

ERICA WRIGHT
chartered architect
mobile / 07974 202643
email / mail@ericawright.co.uk

| | |
|---|---|
| Client | THE DUCHY OF LANCASTER |
| Contract | THE OLD GARAGE SITE<br>DUNSOP BRIDGE |
| Drawing title | PROPOSED SITE PLAN &<br>BLOCK PLAN |

| Scale | Job No. | Drg No. | |
|---|---|---|---|
| 1:250 | HB106 | 1005 | C |