



Notes
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	0	1000	2000	3000
1:200	mm	0	1000	2000	3000
1:500	m	0	10	20	30
1:1000	m	0	10	20	30

ACCOMMODATION SCHEDULE

Residential bungalows:
 Type A – 16no.
772 sqft, 2 bed semi detached
 Type B – 8no.
900 sqft, 2 bed detached
 Type C – 18no.
1,107 sqft, 3 bed detached
 Type D – 5no.
620 sqft, 1 bed
Total 48 units
 Drive Thru: 1,830 sqft
 Employment Unit 1-2: 5,540 sqft
 Employment Unit 3: 4,305 sqft
 Employment Units 4-10: 2,250 sqft
 Employment Units 11: 2,150 sqft
TOTAL EMPLOYMENT: 33,285 sqft
 Care Home: 64 Bed

LANDSCAPE KEY

- Site Boundary
- Existing Public Footpath
- Proposed Public Footpath
- Indicative line of temporary footpath - to serve Drive Thru until completion of Outline Phase
- Indicative line of Acoustic Fencing / Barrier to A59 frontage.

HARD LANDSCAPING

- 6.0m Spine Road (Commercial)
4.8m Spine Road (Residential)
- Shared Vehicle / Pedestrian Access Road & Parking
- Building Perimeter Paving and Footpaths
- Amenity Paths

SOFT LANDSCAPING

- Existing Tree to be Retained
- Proposed Trees
- Private Gardens with hedge / fence delineation
- Proposed Drainage Swale

All landscaping is indicative only. Refer to Trevor Bridge Associates drawings for final details.
 Landscape Structure Plan Ref: 6056.01
 Landscape Proposal Plans Ref: 6056.02 & 03

HIGHWAYS

Internal roads will not be for adoption.

No	Description	By	Date
8	Acoustic Barrier added to A59 frontage.	JW	10.05.21
7	Highways Markings updated.	JW	Date 13
6	Acoustic Barrier to A59 removed.	JW	13.04.21
5	Temporary footpath amended to suit Highways comments. Landscaping amended to suit updated layout.	JW	03.03.21
4	Temporary footpath line amended. Highways layout amended. Additional tree planting added to A59 frontage. Acoustic Fencing / Barrier added to rear of Care Home.	JW	30.11.20
3	Minor amendments to kerb lines around new roundabout arm.	JW	10.08.20
2	Roundabout access amended to suit revised Highways Design. Bin Stores relocated adjacent Clitheroe Road.	JW	21.07.20
1	Masterplan updated to suit Client and Highways comments.	AMH	17.04.20

Rev: 1
 Client: Maple Grove Developments Ltd, Applethwaite Ltd and Eric Wright Health & Care

Job: A59, Whalley

Drawing: Planning - Illustrative Masterplan - Option 2

Ref: P5035 SK002 8

Scale: 5035-PAL-XX-XX-DR-A-SK002 1 : 1000 @ A1

Date: 10/02/20

AM	AMH	JW
Planning	Tender	Construction
Design	Contract	As Built



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