



**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.

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

Client	Maple Grove Developments Ltd, Applethwaite Ltd and Eric Wright Health & Care		
Job	A59, Whalley		
Drawing	Planning - Illustrative Masterplan - Option 2		
Ref	P5035_SK002	Rev	4
Date	10/02/20	Scale	1 : 1000 @ A1
Author	AM	Checked	AMH
Approved	JW	Design	Contract
As Built			



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FOR COMMENT