

roof and site plan

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revision	date	note
A	19.07.2019	issued for pre-app
B	10.2020	submitted for planning

broken red line surrounding the garden centre buildings indicates extent of existing arrangement (including polytunnels)

staff and servicing/delivery access moved along worston road (broken red line indicates existing) to suit proposed extensions to garden centre

service yard to incorporate delivery bay to maintain possibility of two-way traffic

turning head sized to accommodate articulated vehicles (indicative vehicle tracking illustrated in grey) - turning head to operate as a holding area should it be necessary at busy periods

hatched area to service yard indicates storage area for goods delivered to site. broken lines indicate pallets/containers



customer vehicular access moved along clitheroe road (broken red line indicates existing) providing regularised parking arrangement and additional forecourt to sales area

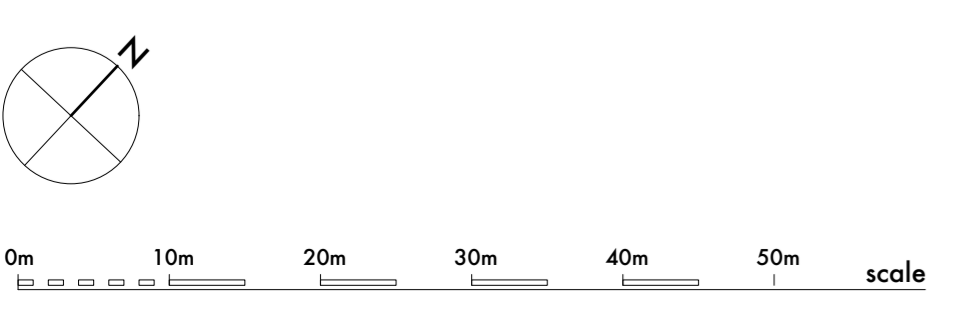
site entrance landscaped to provide 'green' buffer whilst maintaining existing gas tank


parking arrangement reconfigured and orientated to face the garden centre - tree lined parking runs breaking up the hard surfacing - see drg.no.1859/PL10-11

arrows indicate principal entrance to garden centre along proposed 'market street' - entrance largely as existing (re-presented).

car parking beyond original hedge line (broken blue line) arranged to avoid disruption to existing tree root protection areas (broken magenta lines) - see drg.no.1859/PL11


tree canopy profile labelled 'tree removed' indicates low quality ash tree to be removed to suit proposed development - see arboricultural assessment





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Chartered Practice

project
shackletons home & garden

name
proposed site plan

scale
1 to 500 @ A1

project number
18.59

date
02.19

status
planning

drawing number
PL.01

revision
B

lower floor

- showing lower level retail areas to existing arrangement and proposed extension modules
- contour cut taken through site at approx. level of 102.40

broken red line indicates extents of internal footprint to existing buildings on site which form the current garden centre - area includes existing polytunnels/covered retail

existing buildings to remain as existing - retail areas to be rearranged/alterd as described in supporting design report

positioning of existing internal walls and partitions to be considered indicative - no measured survey of the existing building plan, other than extents of the current footprint and position of main staircase, has been undertaken.

broken lines indicate ceiling details (ridge lines, translucent panels etc.) - positioning of existing translucent panels to be considered indicative

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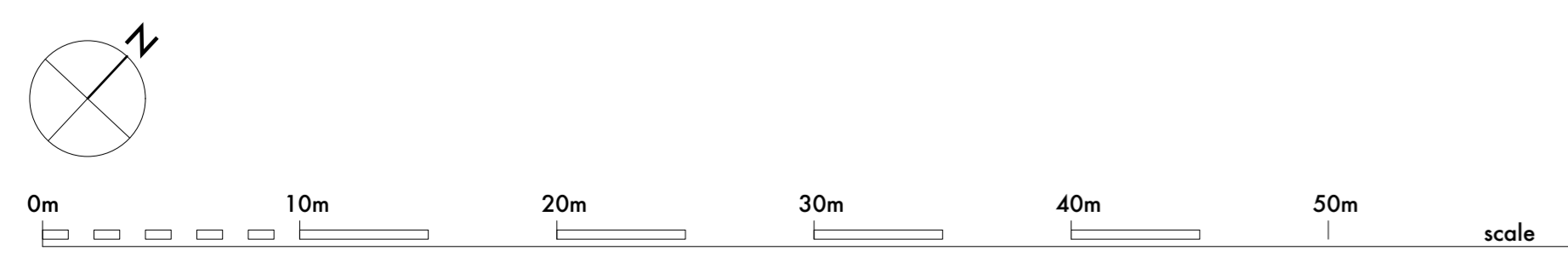
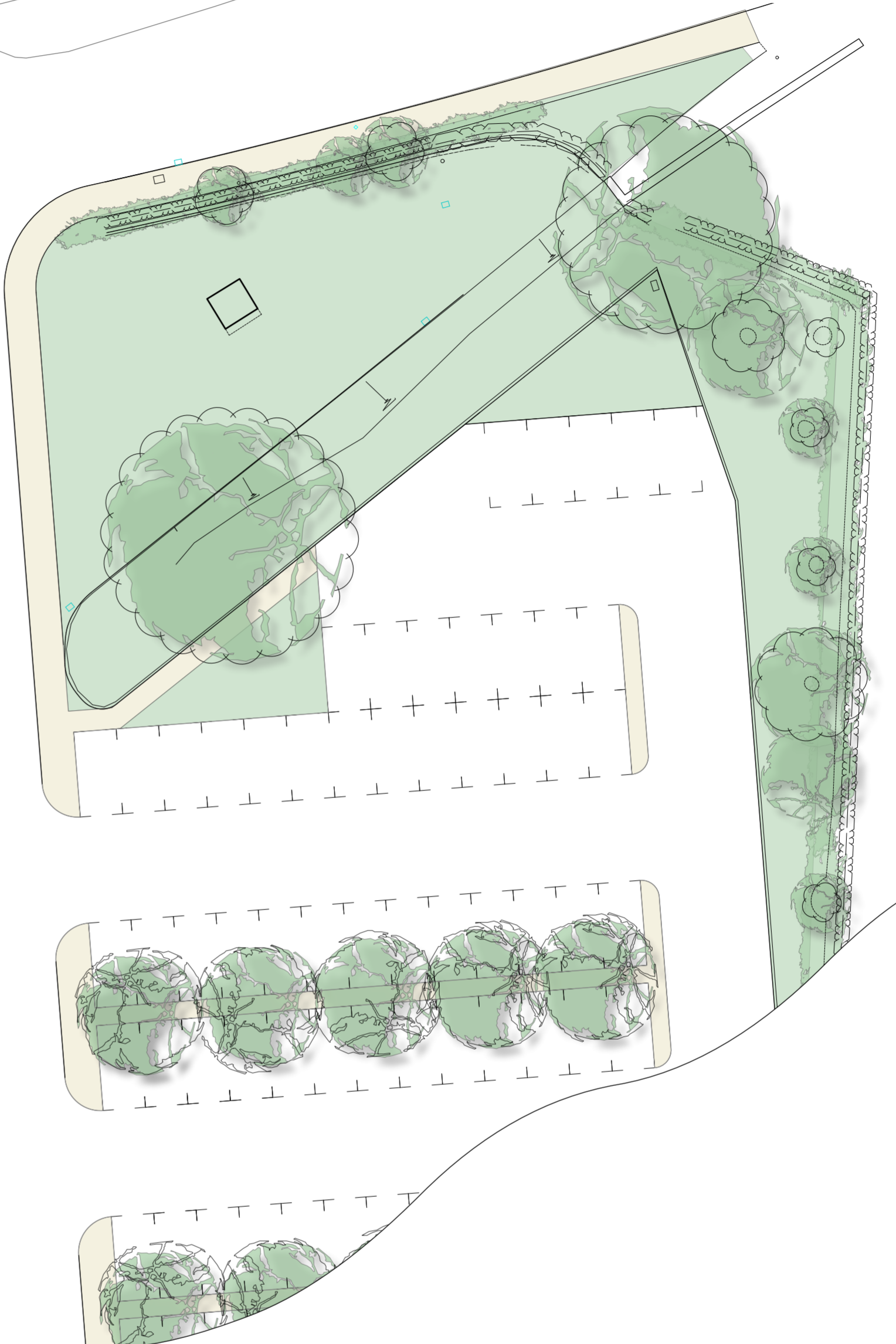
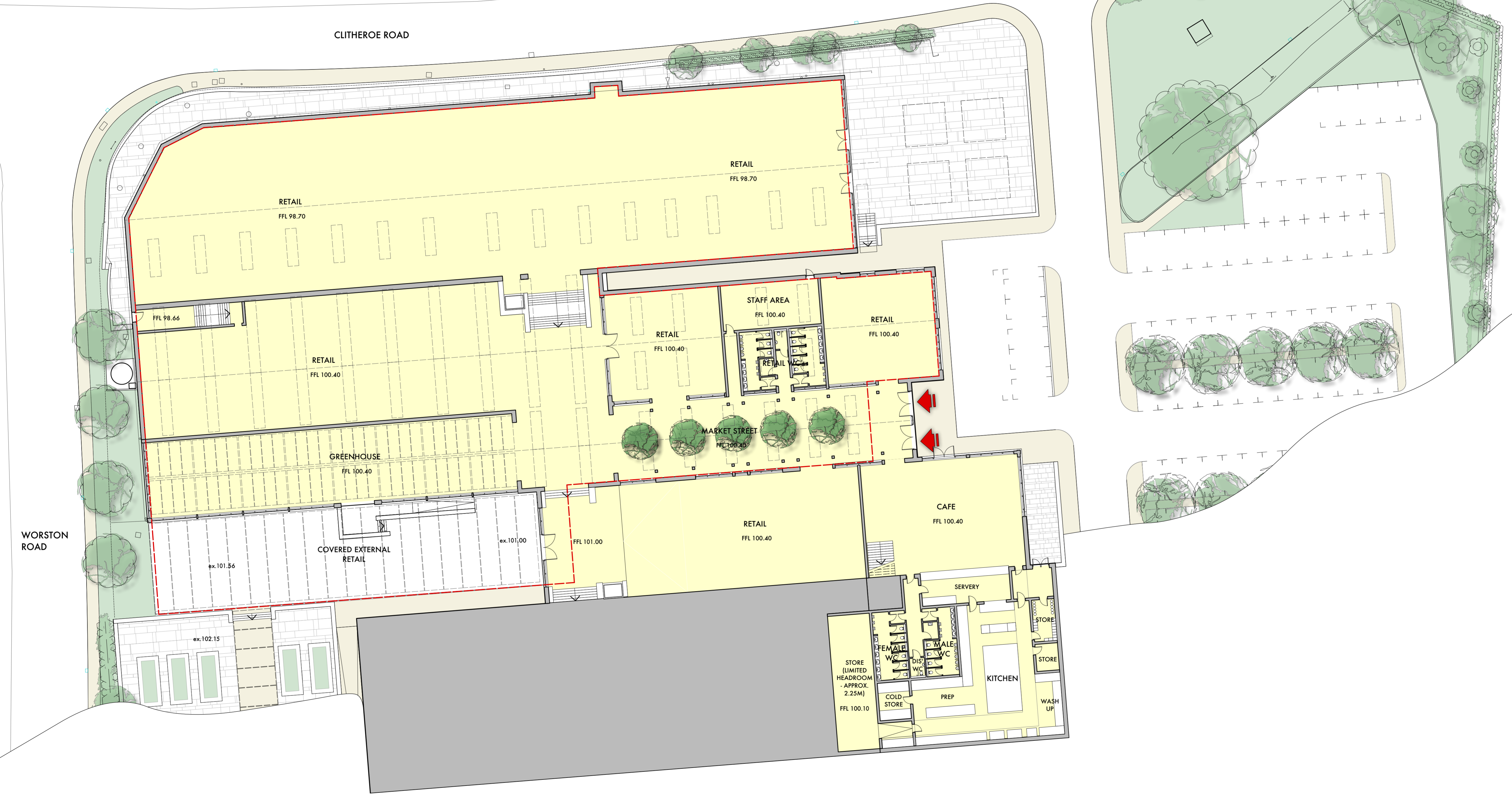
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Drawing is to be read in conjunction with all relevant consultants and specialist drawings. As existing drawings based on information provided by others - no measured survey of the property has been undertaken by the architect. This drawing is subject to copyright.

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Chartered Practice

project
shackletons home & garden

name
proposed lower floor plan

scale
1 to 250 @ A1

project number
18.59

date
02.19

status
planning

drawing number
PL.02

revision
B

upper floor

- showing upper level retail areas to proposed extension modules
- plan cut taken through upper level retail, existing roofs shown in entirety for clarity.

broken red line indicates extents of internal footprint to existing buildings on site which form the current garden centre - area includes existing polytunnels/covered retail

existing buildings, including roofs, to remain as existing

positioning of existing translucent panels to be considered indicative - no measured survey of the existing building plan, other than extents of the current footprint, has been undertaken.

TOTAL AREA COMPARISON (GIA) :

- existing footprint - 4,523sq.m (48,685sq.ft) current proposed footprint - 6,959sq.m (74,906sq.ft)
- current increase of 2,436sq.m (26,221sq.ft)

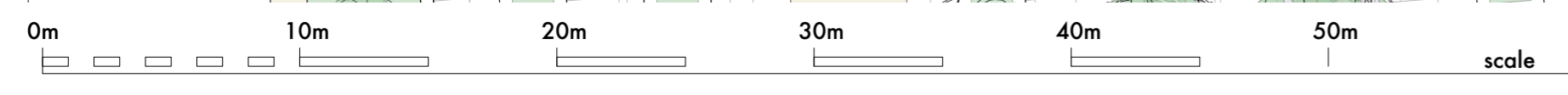
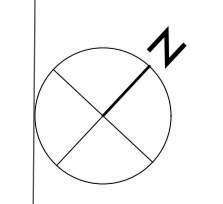
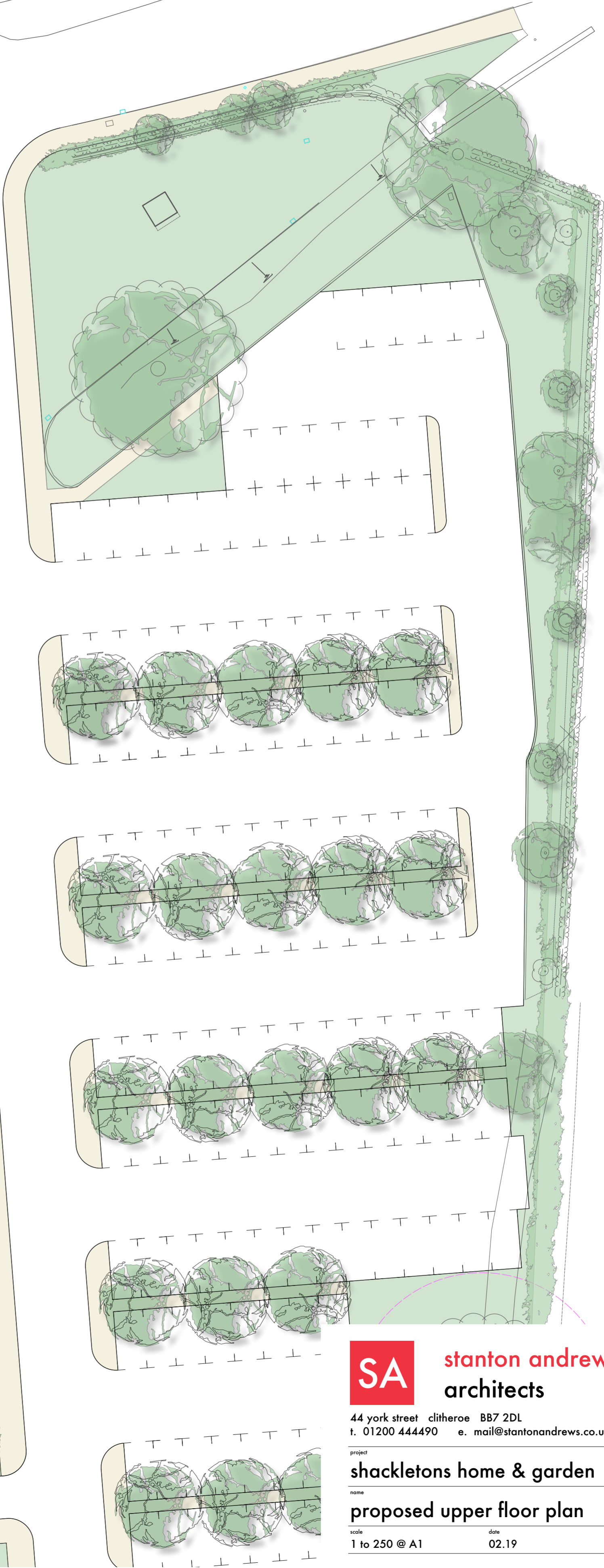
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project: **shackletons home & garden** project number: **18.59**

name: **proposed upper floor plan**

scale: 1 to 250 @ A1 date: 02.19 status: planning



PL.03

revision B