

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
C	01.2021	amendments for highways
D	11.2021	amendments for highways

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

red hatch indicates 2.4x43m visibility splays to staff/servicing access

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

existing hedge previously separating site (broken blue line) to be grubbed up and replanted along new boundary

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

red hatch indicates 2.4x43m visibility splays to customer access

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

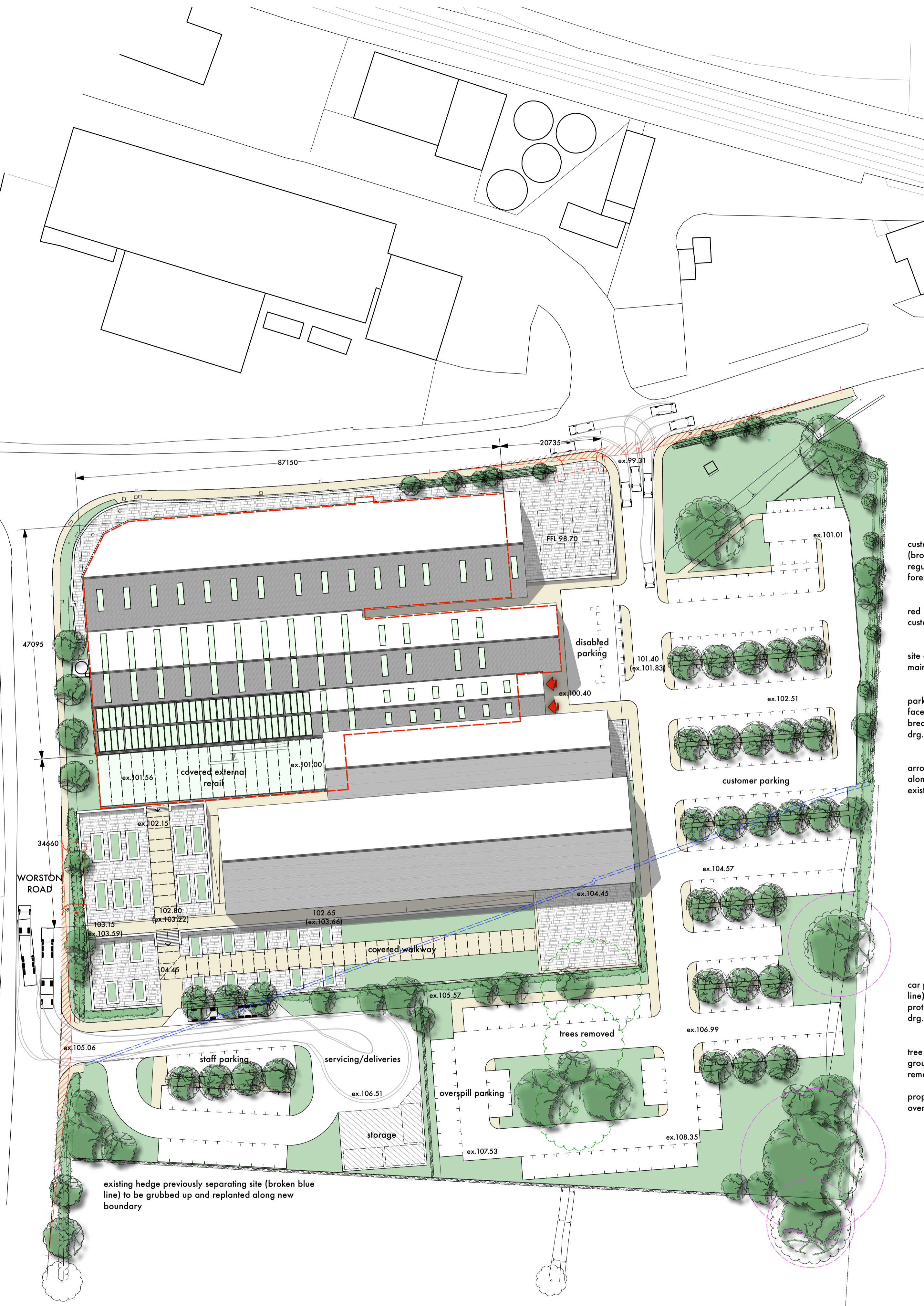
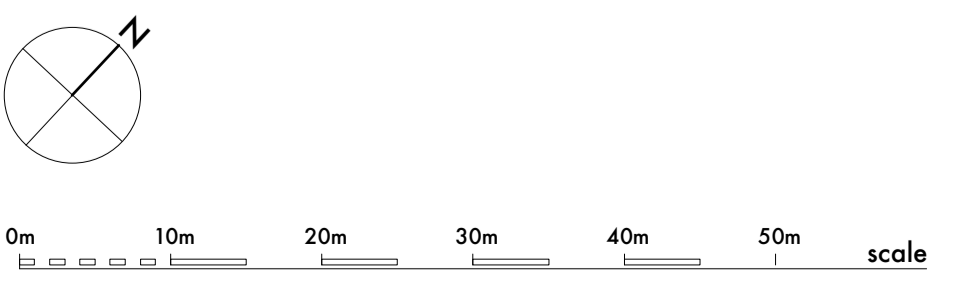
parking arrangement reconfigured and orientated to face the garden centre - tree lined parking runs breaking up the hard surfacing - see drg.no.1859/PL10-11


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 'trees removed' indicates grouping of low quality ash and hawthorn trees to be removed to suit arboricultural assessment/advice


proposed replacement tree planting to central island of overspill parking area





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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
D

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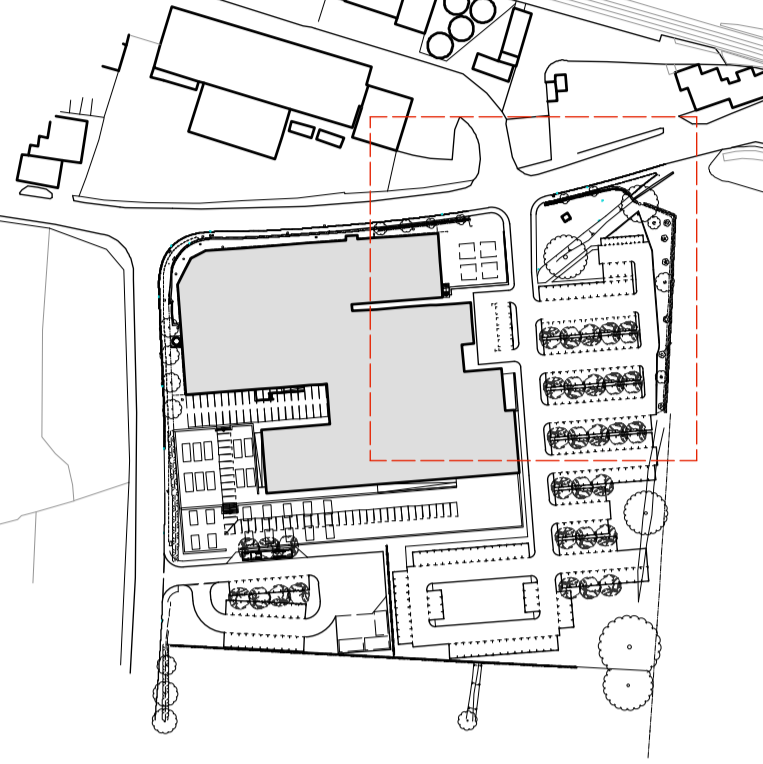
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KEY PLAN



red hatch indicates 2.4x43m visibility splays to customer access
car tracking illustrated in grey

CLITHEROE ROAD

LEGEND

- block paving
- paving
- pedestrian paths
- proposed trees
- soft landscaping/planting beds etc.

landscaping as described in supporting design statement and generally as illustrated to drg.no.1859/PL01 - proposed site plan

parking arrangement reconfigured, formalised and orientated to face the garden centre - extents of hardsurfacing to be largely unchanged

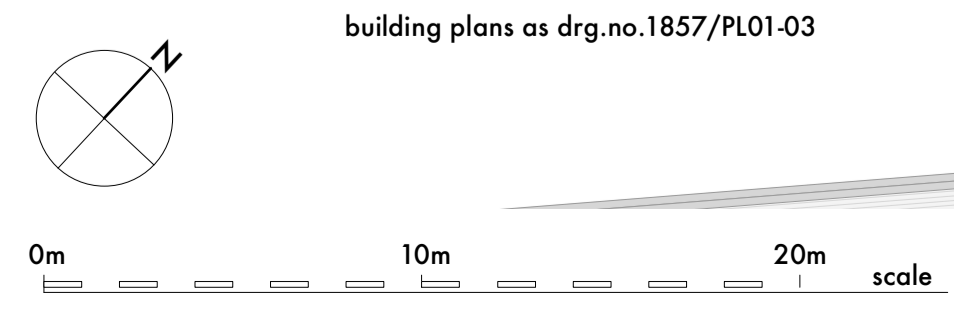
car park layout illustrated with road markings/decals for clarity of anticipated arrangement

car park surface treatment to be a combination of permeable and impermeable surfaces (i.e. tarmacadam and block paving) - see legend

car park to be drained using a sustainable drainage system - see supporting drainage strategy - to control surface water runoff

soft landscaping, planting beds and tree lined parking runs introduced wherever possible around the car parking areas to reduce the visual impact of cars on the surrounding context and break up the hard surfacing.

remaining car park layout as drg.no.1859/PL11



building plans as drg.no.1857/PL01-03

building plans as drg.no.1857/PL01-03

5no. cycle bays (10 spaces)

4no. cycle bays (8 spaces)

4no. cycle bays (8 spaces)

4no. accessible/disabled bays

10no. motorcycle bays

4no. bays for elec. vehicles (inc. electric charging points)

13no. bays

9no. accessible/disabled bays

13no. bays

13no. bays

13no. bays

14no. bays

14no. bays

one way

min. 6000

min. 6000

min. 6000

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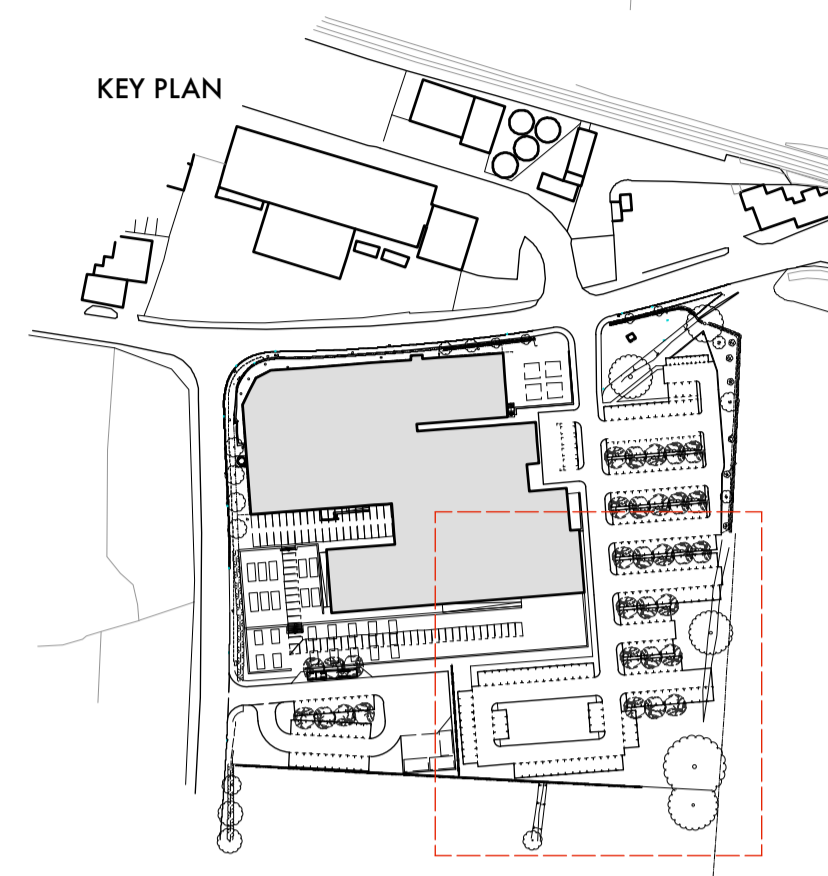
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LEGEND

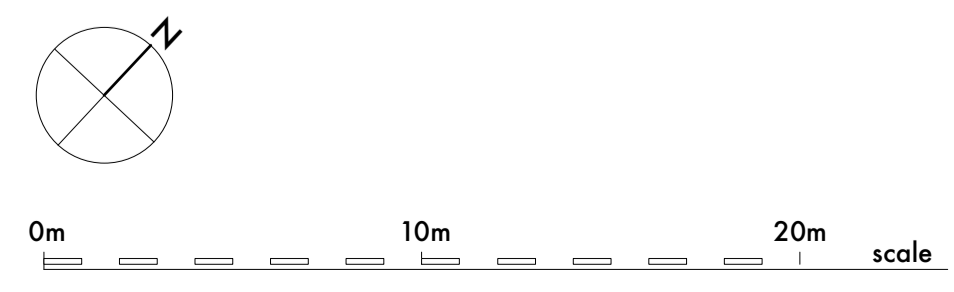
- block paving
- paving
- pedestrian paths
- proposed trees
- soft landscaping/planting beds etc.

- landscaping as described in supporting design statement and generally as illustrated to drg.no.1859/PL01 - proposed site plan
- parking arrangement to overspill rear car park arranged to avoid disruption to existing tree root protection areas (broken magenta lines)
- car park layout illustrated with road markings/decals for clarity of anticipated arrangement
- car park surface treatment to be a combination of permeable and impermeable surfaces (i.e. tarmacadam and block paving) - see legend
- car park to be drained using a sustainable drainage system - see supporting drainage strategy - to control surface water runoff
- soft landscaping, planting beds and tree lined parking runs introduced wherever possible around the car parking areas to reduce the visual impact of cars on the surrounding context and break up the hard surfacing.
- proposed replacement tree planting to central island of overspill parking area - trees to replace low quality ash and hawthorn trees to suit arboricultural assessment/advice
- overspill parking accessed through barrier fence/bollards - to be opened as and when necessary during busy periods/seasons

remaining car park layout as drg.no.1859/PL10



building plans as drg.no.1857/PL01-03



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Chartered Practice

project
shackletons home & garden

name
proposed car park layout 2/2

scale
1 to 200 @ A1

project number
18.59

date
02.19

status
planning

drawing number
PL.11

revision
D

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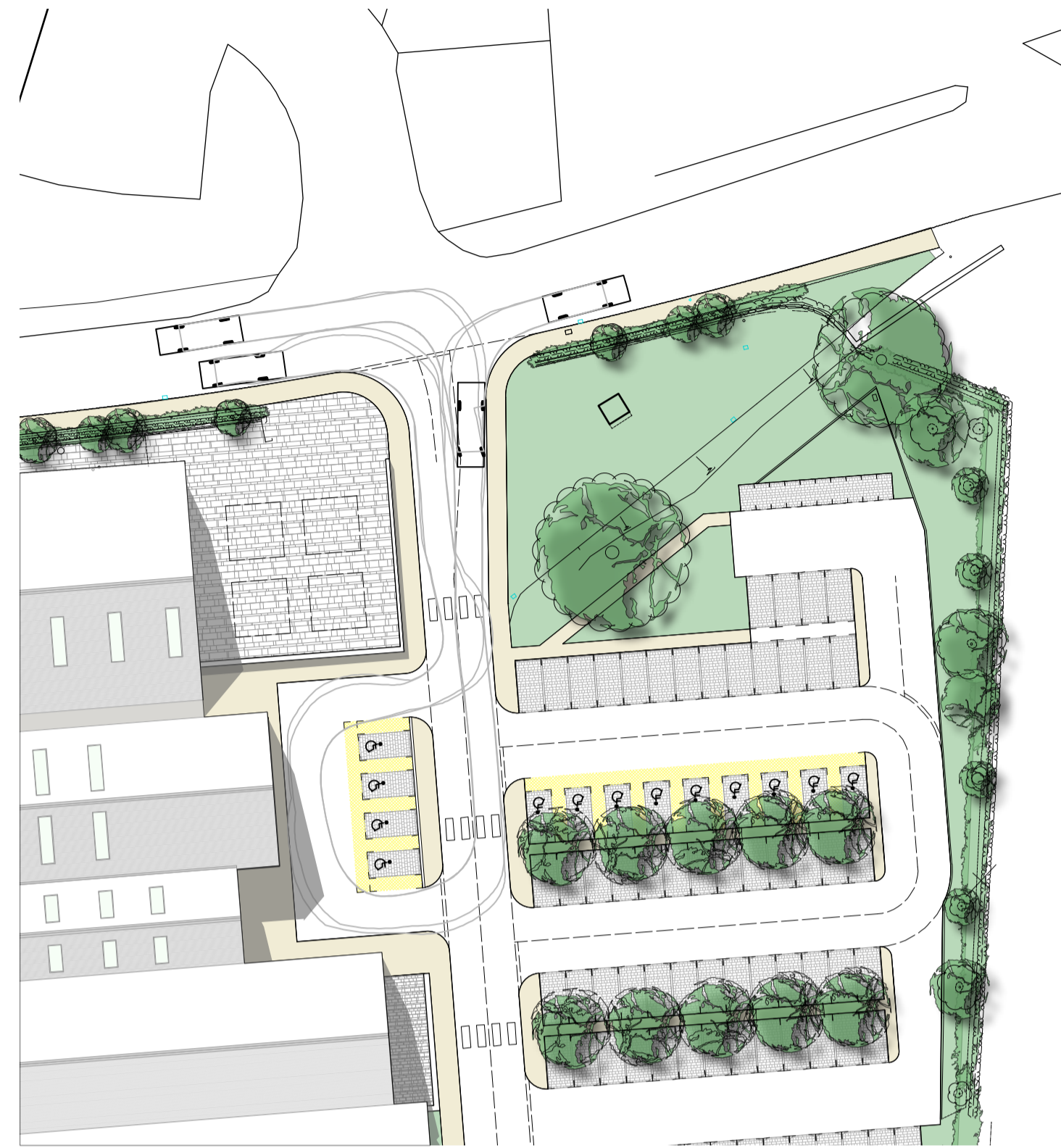
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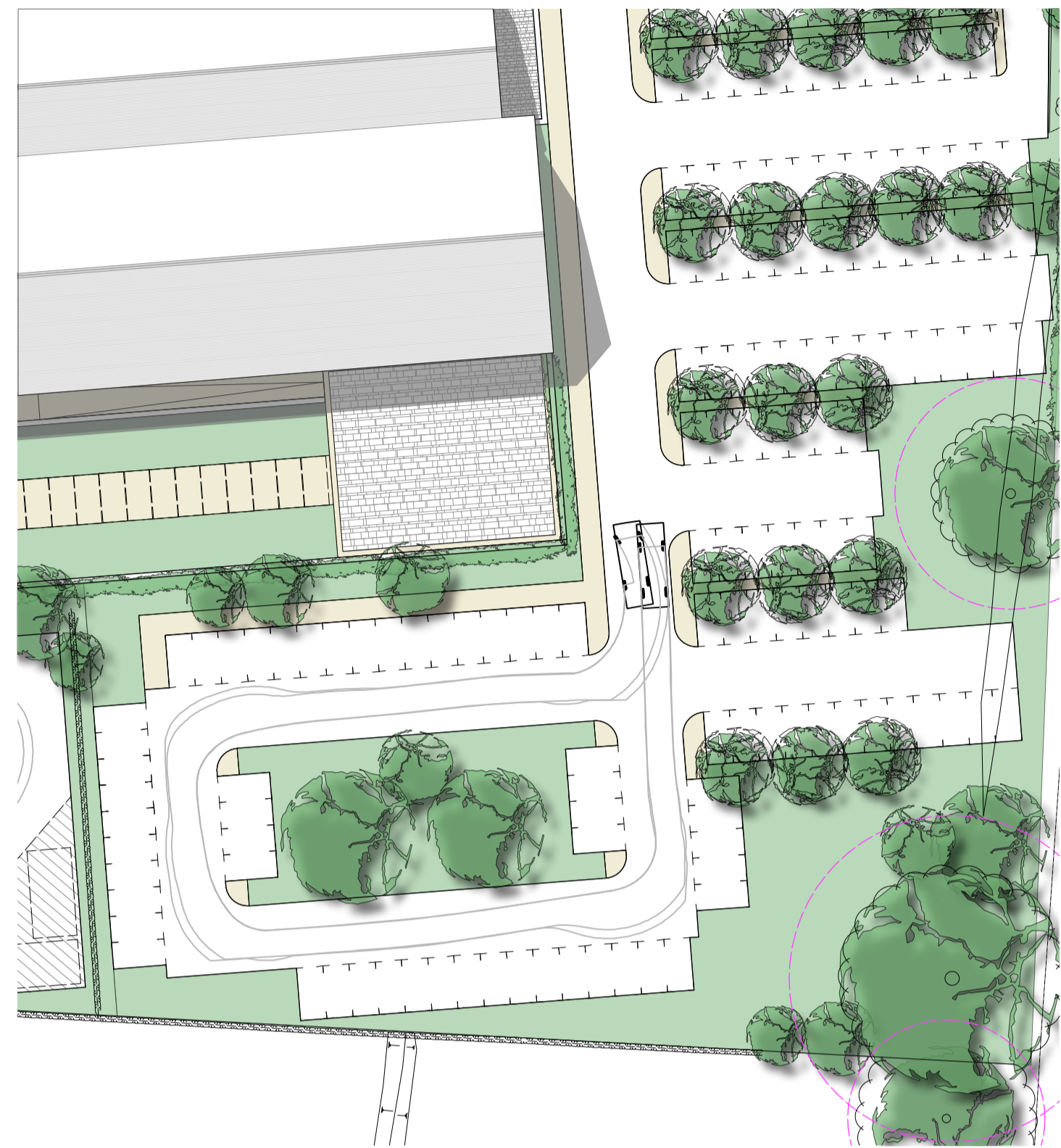
revision	date	note
A	11.2021	issued for information



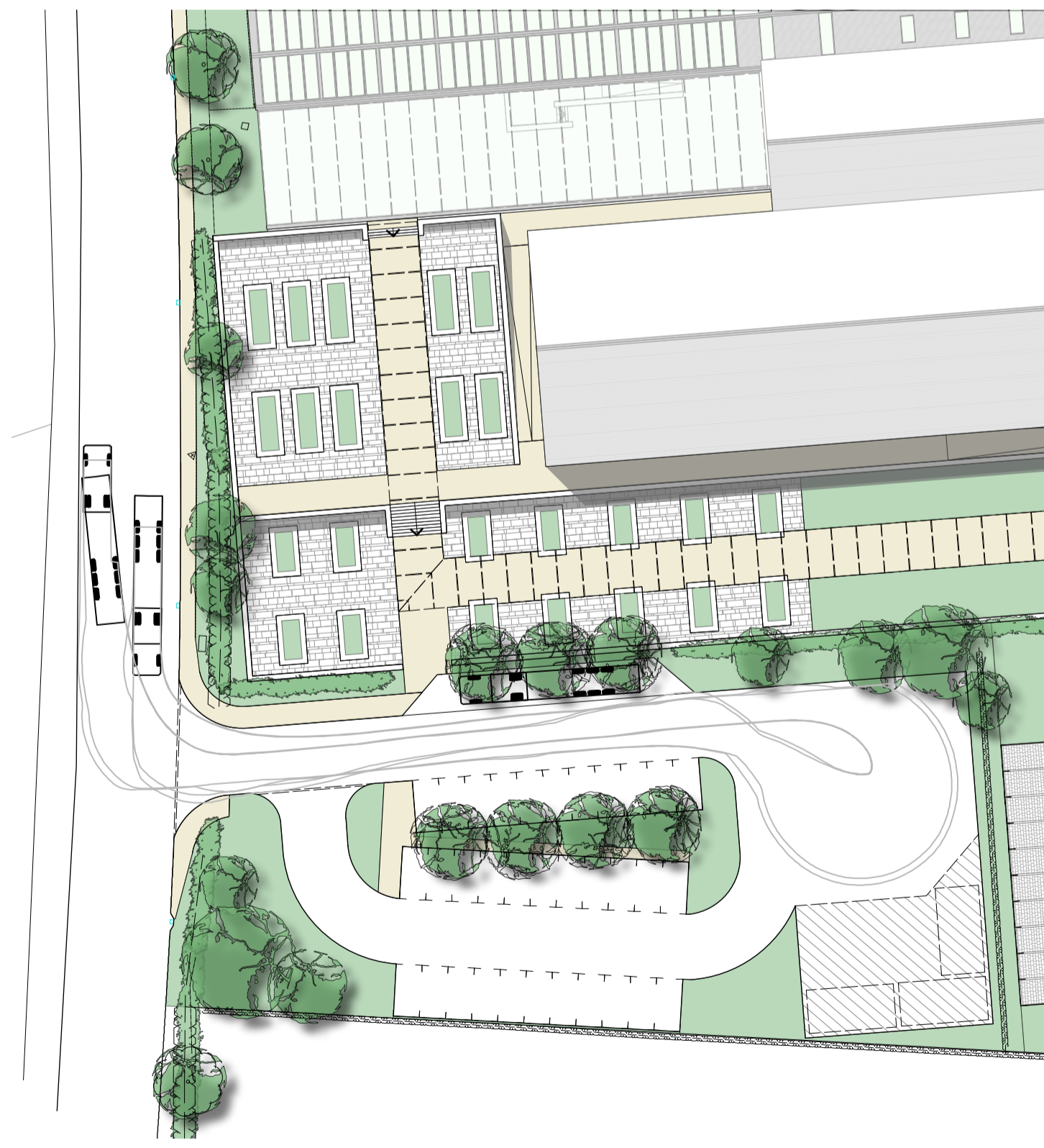
main car park entrance - large car tracking



main car park entrance - emergency fire vehicle tracking (dennis sabre fire engine)



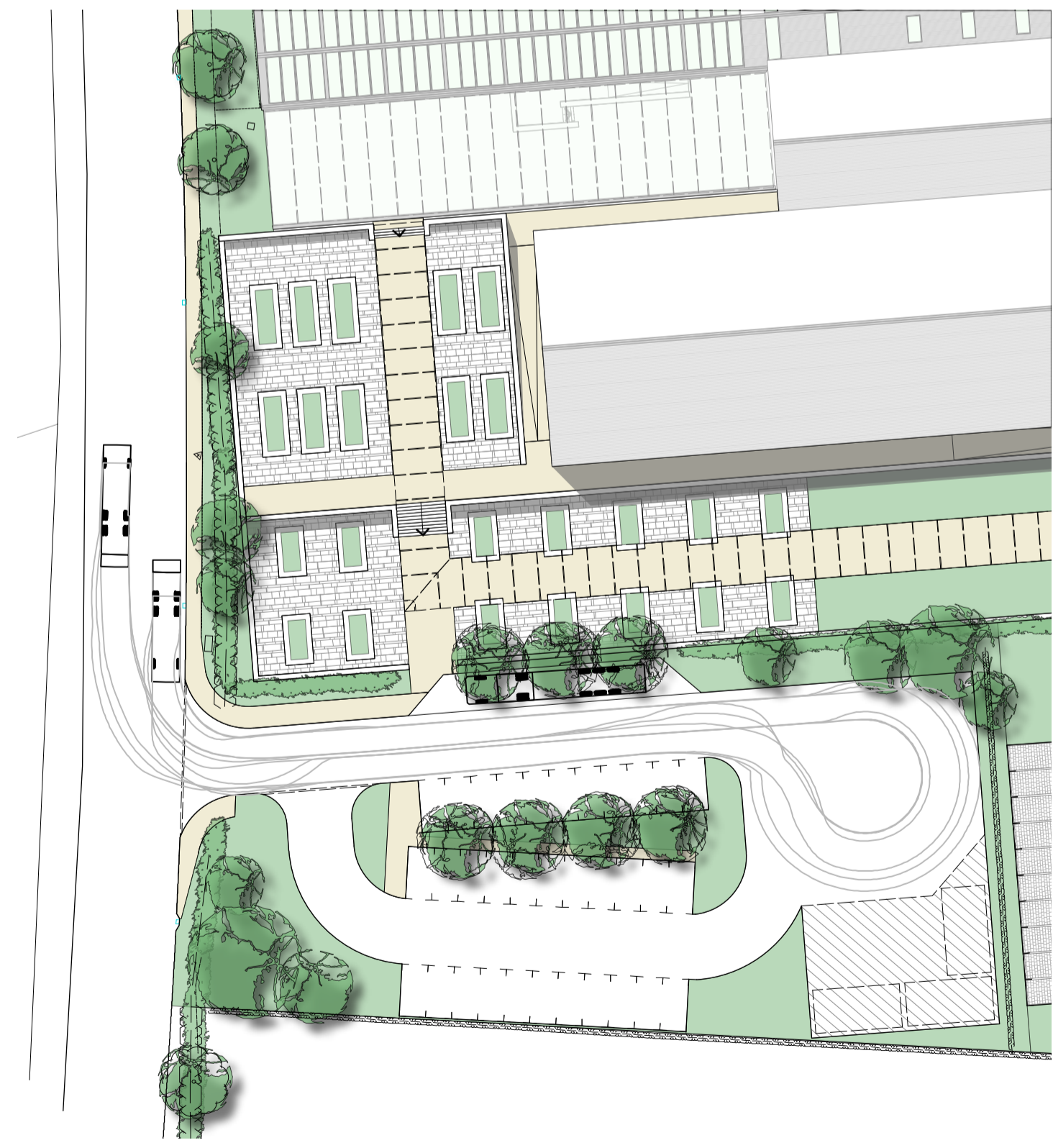
alternative turning - emergency fire vehicle tracking (dennis sabre fire engine)



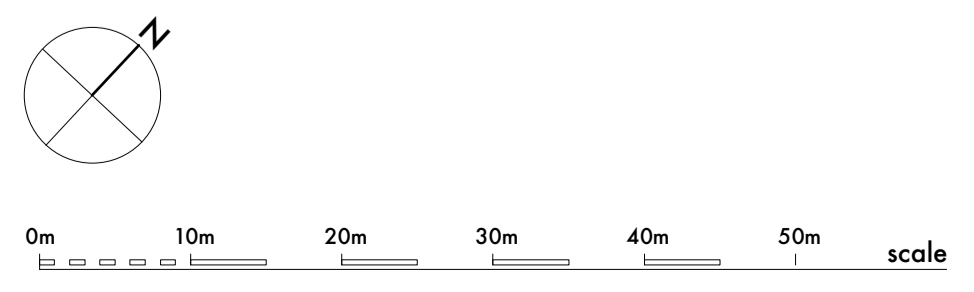
servicing/staff entrance - articulated delivery vehicle tracking




servicing/staff entrance - emergency fire vehicle tracking (dennis sabre fire engine)




servicing/staff entrance - refuse vehicle tracking (phoenix 2 duo - P2-15W with elite 6x4 chassis)





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Chartered Practice

project
shackletons home & garden

name
vehicle tracking

scale
1 to 500 @ A1

project number
18.59

date
02.19

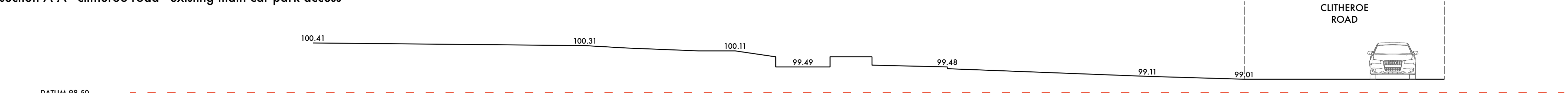
status
planning

drawing number
PL.12

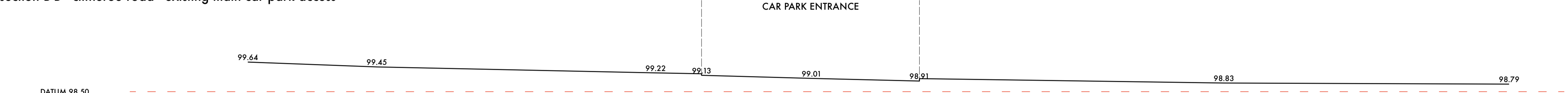
revision
A

existing

section A-A - clitheroe road - existing main car park access



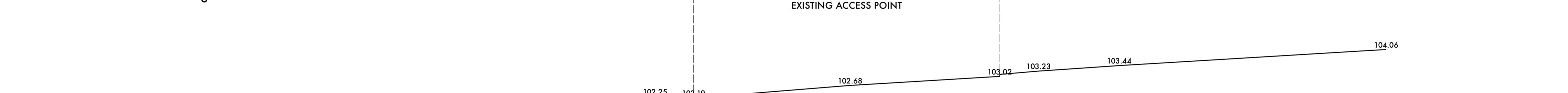
section B-B - clitheroe road - existing main car park access



section C-C - worston road - existing access

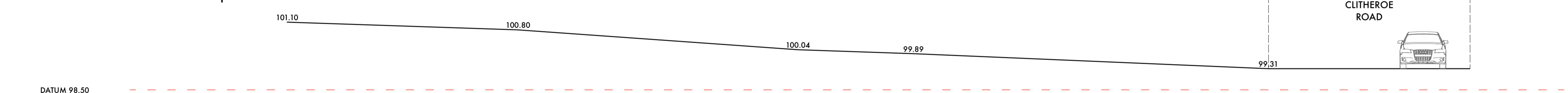


section D-D - worston road - existing access

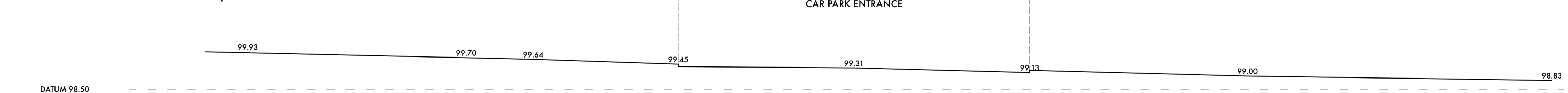


proposed

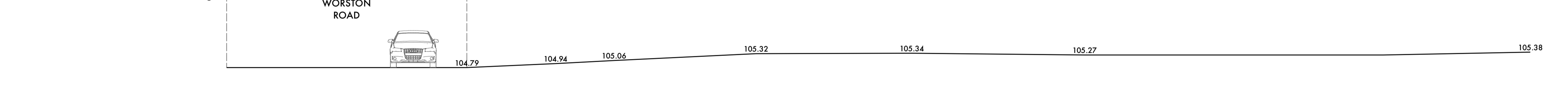
section 1-1 - clitheroe road - main car park access



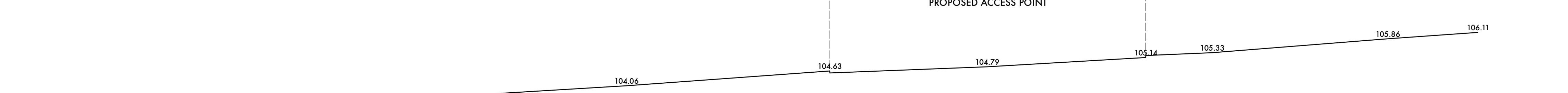
section 2-2 - clitheroe road - main car park access



section 3-3 - worston road - servicing/staff access



section 4-4 - worston road - servicing/staff access



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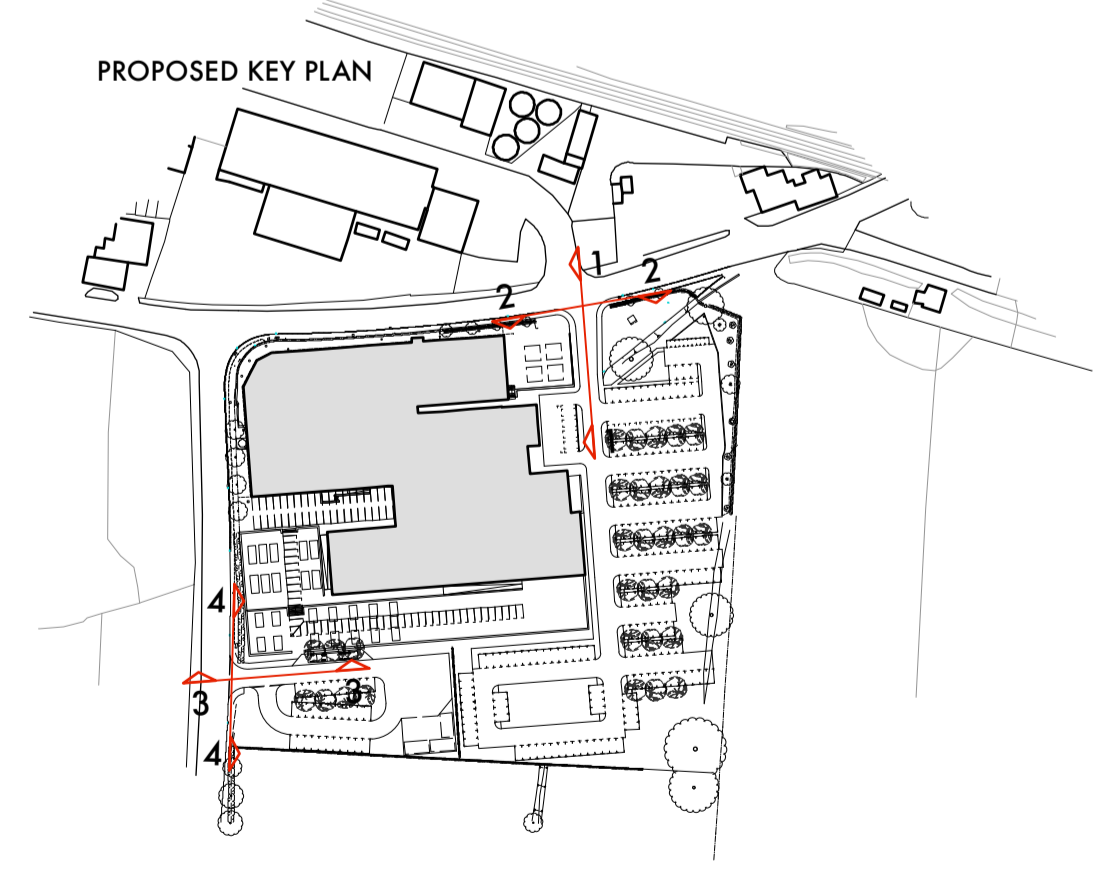
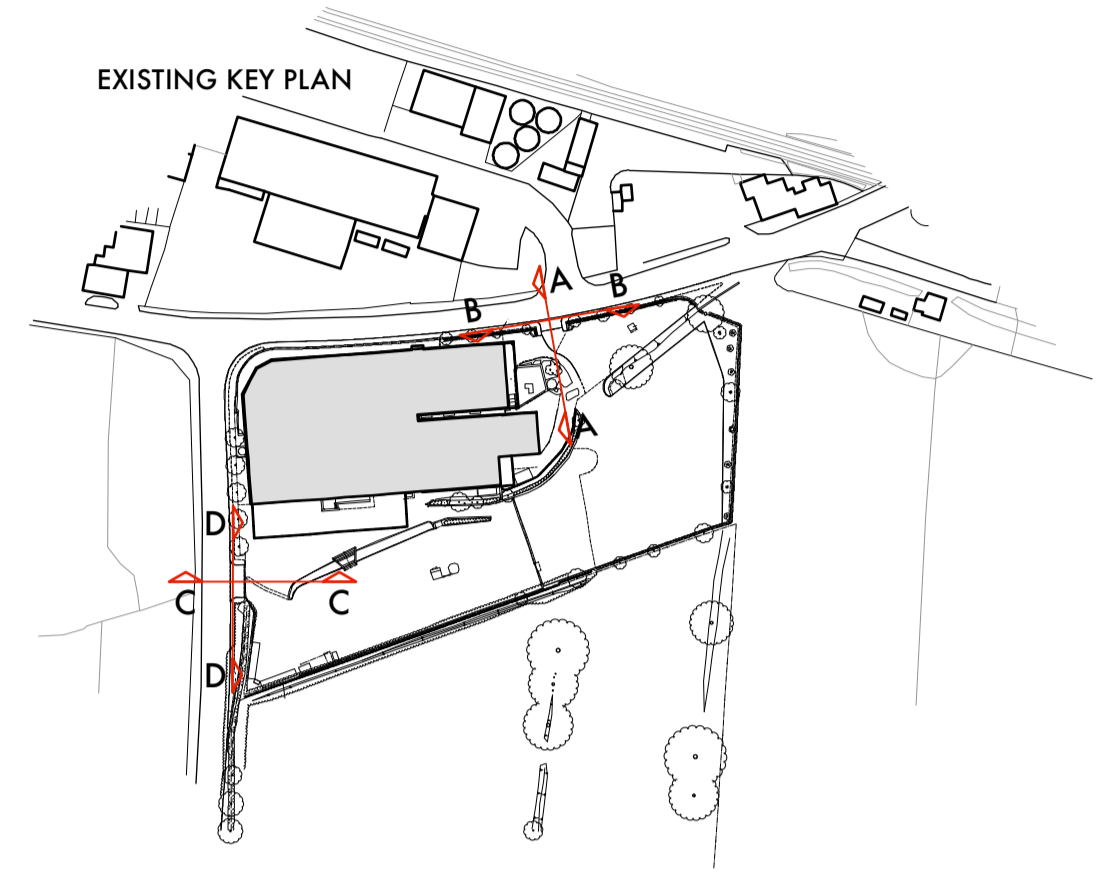
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Chartered Practice

project **shackletons home & garden**

name **access sections - existing and proposed**

scale 1 to 100 @ A1

project number **18.59**

drawing number **PL.13**

date **02.19** status **planning**