

PROPOSED SITE PLAN

LAND AT LANCASTER NEW ROAD, FORTON, PRESTON



KEY

- EXISTING TREES
- PROPOSED TREES
- EXISTING PLANTING
- PROPOSED INDICATIVE LANDSCAPED AREAS
- AFFORDABLE HOUSING
- BUNGALOWS
- PEDESTRIAN LINKS THROUGH SITE
- TREE ROOT PROTECTION ZONE
- SITE LEVEL LINE OF 97.5
- PROPOSED AREA ON WINDER LANE CLOSED TO VEHICULAR TRAFFIC, USED FOR PEDESTRIANS & CYCLES ONLY

VILLAGE STORE / CAFE
 3000sqft RETAIL SPACE INC
 1000sqft STORAGE
 1500sqft FIRST FLOOR CAFE

PROPOSED BOLLARDS & TURNING AREA

VILLAGE STORE / CAFE

PUBLIC OPEN SPACE

PRESTON LANCASTER ROAD

13m CARRIAGEWAY WIDTH (2x 4.5m LANES & 2x 2m FOOTWAYS)

10m CORNER RADIUS

AFFORDABLE HOUSING PROVISION
 Local policy requires 30% on site affordable housing

Total number of dwellings = 147
 30% of 147 = 44 Dwellings

44 No. Affordable housing provided

PROPOSED PUMP STATION

ATTENUATION AREA

ATTENUATION AREA

PROPOSED BOLLARDS & TURNING AREA

PROPOSED CONNECTION TO EXISTING PUBLIC RIGHT OF WAY



GA ASSOCIATES
 planning • architecture • design

01 926 304514
 info@GrahamAnthonyAssociates.com
 www.GrahamAnthonyAssociates.com

2 CROSTON VILLA
 HIGH STREET
 GARTANG
 PRESTON
 PR3 1EA

MR CARR PLANNING PURPOSES ONLY

PROPOSED SITE PLAN:

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