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KEY PLAN:

Application Site Boundary

Land in control of the Applicant

REV:	DATE:	DETAILS:
104	13/10/26	Roads junctions Updated
103	19/06/26	Roads junctions added
102	15/05/26	Boundary reduced to remove swales
101	30/04/26	Boundary extended to include full length of swales
100	27/03/26	Issued for information

The Leather Market
Weston Street
London
SE1 3ER

5plus architects

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PROJECT:
The Lanes,
Penwortham

TITLE:
Reserved Matters Application A
Phase 01

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1:2500 @ A1	13/10/26	DC	AT

STATUS:
Information

PROJECT	DRAWING NO:	REV:
05745	MP_00_1101	103

Architecture I Masterplanning I Interiors I Graphics I Branding

DRAFT

KEY

- Application Boundary
- Ownership Boundary
- Proposed Carriageway
- Proposed Pavement/ Pathway
- Proposed Cycle Lane
- Proposed Thresholds/ Raised Table
- Proposed Grasslands
- Proposed Drainage Planting
- Proposed Drainage
- Proposed Tree
- Existing Hedge
- Existing Vegetation/ Trees

N

SCALE 1:1000

0m 25m 50m 75m 100m

THE LANES, PENWORTHAM

RESERVED MATTERS APP A (PHASE 1)

LANDSCAPE MASTERPLAN

OCT'26

Xanthe Quayle
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01484 841000 studio@xanthequayle.com
3M BIC, Firth St, Huddersfield, HD1 3BD Reg: 08288659 xanthequayle.com

GENERAL ARRANGEMENT - OVERVIEW

DRAFT

CROSSING POINT FOR CYCLISTS / PEDESTRIANS TO BE ALLOCATED FOLLOWING CONFIRMATION OF LOCAL CENTRE LOCATION.

FOOTPATH TAPERED WEST TO ALLOW FUTURE LOCAL CENTRE ACCESS.

SIDE ROADS TO TAPER FROM 6.5m TO 5.5m LANE WIDTH

3m ACCESS TO EXISTING PUBLIC RIGHT OF WAY (PROW)

SIDE ROADS TO TAPER FROM 6.5m TO 5.5m LANE WIDTH

3m ACCESS TO EXISTING PUBLIC RIGHT OF WAY (PROW)

3m ACCESS TO EXISTING PUBLIC RIGHT OF WAY (PROW)

SIDE ROADS TO TAPER FROM 6.5m TO 5.5m LANE WIDTH

SIDE ROADS TO TAPER FROM 6.5m TO 5.5m LANE WIDTH

RAMPED RAISED TABLE AT PROPOSED CONTROLLED PEDESTRIAN CROSSING

VERGE OFFSET 10m FROM POINT CYCLISTS ENTER SHARED CYLEWAY. 6.75M ROAD WIDTH TO WIDEN TO 7.3M AT S278 BOUNDARY

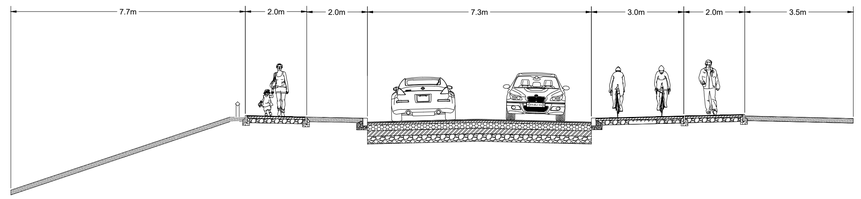
3m ACCESS TO EXISTING PUBLIC RIGHT OF WAY (PROW)

SIDE ROADS TO TAPER FROM 6.5m TO 5.5m LANE WIDTH

R6.0 R6.0 14.0m R57.0 7.3m R51.6 R55.0 3.5m 2.0m 3.0m R10.0 R150.0 R10.0 3.2m 0.5m 2.0m 2.0m 6.75m R10.0 3.0m 2.0m 3.0m 3.375m R57.7 7.1m R62.7 R10.0

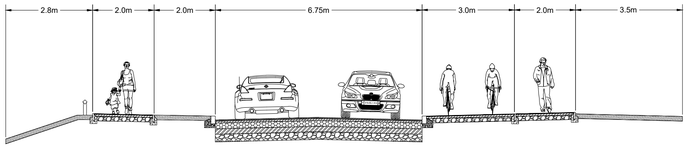
0 10 20 40 60
1:1000 SCALE (m)

CROSS SECTION B-B - TYPICAL CARRAIGEWAY
SCALE 1:100 @ A1



0 1 2 4 6
1:100 SCALE (m)

CROSS SECTION A-A - TYPICAL CARRAIGEWAY
SCALE 1:100 @ A1



0 1 2 4 6
1:100 SCALE (m)

SLR
www.slrconsulting.com

Client: TAYLOR WIMPEY

Project: PICKERINGS FARM, PENWORTHAM

Drawing Status & Suitability Code: WORK IN PROGRESS S0

Designed	Drawn	Checked	Authorised
GH	GH	LB	SR
Date 30.07.2026	Date 30.07.2026	Date 30.07.2026	Date 30.07.2026

Drawing Title: SPINE ROAD CROSS SECTIONS

Drawing Number: **010171-SLR-XXX-HGN-DR-CH-0110** Rev. **P06**

Scale: AS SHOWN @ A1 SLR Project No. 432.010171.00001

Rev	Amendments	Date	By	Chk	Auth
P06	North East turning head moved	04.09.26	ECP	LB	SR
P05	North footway tapered west	26.08.26	GH	LB	SR
P04	Updated to comments	26.08.26	GH	LB	SR
P03	Side roads widened and taper added	14.08.26	GH	LB	SR
P02	Speed calming added & footways updated	06.08.26	GH	LB	SR
P01	First issue	31.07.26	GH	LB	SR

Rev	Amendments	Date	By	Chk	Auth

Key:
- Major Access Road – Bituminous
- Footway – Bituminous
- Verge
- Cycleway
- Proposed Earthworks
- Tactile Blister Paving – Uncontrolled
- Proposed Tactile Paving – Corduroy
- Tactile Blister Paving – Controlled
- Speed Cushion 1700x3000x75mm
- Ramp to Raised Table
- Raised Table
- Cycleway Bollards
- 43 X 2.4m Visibility Splay
- Outline Application A Boundary

AWAITING TECHNICAL APPROVAL

This drawing has NOT been technically approved by Local Authority and/or Water Authority. All works subject to change through technical review process with relevant approving authorities.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

PLEASE REFER TO THE HEALTH AND SAFETY FILE FOR A FULL LIST OF THE HAZARDS ASSOCIATED WITH THIS WORK - THE FOLLOWING ARE THE MOST SIGNIFICANT ITEMS TO BE AWARE OF.

CONSTRUCTION
1. OPERATIVES TO TAKE PRECAUTIONS WHEN WORKING ADJACENT TO OR WITHIN DEEP EXCAVATIONS. METHOD STATEMENT TO BE PRODUCED BY CONTRACTOR PRIOR TO WORKS COMMENCING.
2. ATTENTION IS DRAWN TO THE EXISTENCE OF BOTH EXISTING UNDERGROUND AND OVERHEAD UTILITIES.

ENVIRONMENTAL
1. EXISTING WATERCOURSES IN CLOSE PROXIMITY TO WORKS, A POLLUTION PREVENTION STRATEGY AND WORKING METHOD STATEMENTS TO BE PRODUCED BY THE CONTRACTOR FOR ALL WORKS.
2. CONSIDERATION GIVEN TO NOISE LEVELS GIVEN PROXIMITY TO EXISTING PROPERTIES.
3. CONSIDERATION GIVEN TO GROUND CONDITIONS. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PRIOR TO UNDERTAKEN EXCAVATION WORKS.

WORK CAN ONLY BE CARRIED OUT BY SUITABLY TRAINED AND BRIEFED PERSONNEL.

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I:\JOBS\2026\432.010171.00001 Pickerings Farm RMA\2. DESIGN\CAD\432.010171-SLR-XXX-HGN-DR-CH-0110_Spine Road General Arrangement.dwg 04/09/2026

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Application Site Boundary

Land in control of the Applicant

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100	27/03/26	Issued for information

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PROJECT:
The Lanes,
Penwortham

TITLE:
Application B
Reserved Matters Application 01

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1:2500 @ A1	27/03/26	AJ	AT

STATUS:

PROJECT	DRAWING NO:	REV:
05745	MP_00_2101	100

Architecture I Masterplanning I Interiors I Graphics I Branding

DRAFT

KEY

- Application Boundary
- Ownership Boundary
- Proposed Pathway
- Proposed Grasslands
- Proposed Tree/ Woodland
- Existing Hedge
- Existing Vegetation/ Trees

SCALE 1:500

0m 10m 20m 30m

N

THE LANES, PENWORTHAM

RESERVED MATTERS APP B (PHASE 1)

LANDSCAPE MASTERPLAN

OCT'26

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