

Vickers Industrial Estate

Existing Lancaster Volkswagen

Existing Forecourt Area for Lancaster VW

Phase 1 Development Site

Phase 2 Development Site

Phase 3 Development Site

Future Development Site

To road frontage and east boundary:
2 x staggered rows Native Hedge mix;
70% Hawthorn (40-60cm tall, two years old),
20% Blackthorn and a 10% mix of Crab Apple,
Dog Rose, Field Maple, Guelder Rose and Hazel
Prunus avium (Cherry): 10 - 12 cm root ball

Tree Planting in mixed wooded area
Species / size
Acer campestre (Field Maple): 10 - 12 cm root ball
Betula pendula (Silver Birch): 10 - 12 cm root ball
Pinus sylvestris (Scots Pine): 125 - 150 cm root ba
Alnus glutinosa (Alder): 8 - 10 cm root ball
Acer platanoides Cleveland (Maple): 10 - 12 cm ro
Carpinus betulus Frans Fontaine (Hornbeam) 10 -
ball
Quercus robur Fastigata 'Kosters' (Upright Oak): 1
root ball
Sorbus aria Lutescens (Whitebeam): 10 - 12 cm ro

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Existing Trees to be retained and protected

low growth planting and meadow grass below power lines

0 5 10 15 20 25 30 35 40 45 50 metres

Rev G 24 6 24 Extent of forecourt parking to CS2 reduced
Rev F 10 4 24 carshowroom CS2 amended with rear workshops and wash bay
Rev E 26 1 24 Vis splay to Golf Drive amended, carshowroom design and carparking amended
Rev D 9 10 23 Drain easement through Unit G indicated
Rev C 1 1 23 Landscaping updates
Rev B 1 1 23 Foul drainage and shower block added near block E. Fence to pumping station indicated
Rev A 30 5 22 Redline updated to connect to adopted highways. Valet bay updated

Project	MELLISHAW NORTH LA3 3FB			Drawing Title	PROPOSED SITE PLAN		
	SITE DEVELOPMENT PROPOSALS				Drawing No	21036 P102	rev G
Client	ASTON COX LTD				Tony Hills Studio Ltd Chartered Architect		
Status	PLANNING APPLICATION						
Scale	1: 500	Drwg size	A1	Pells Yeaf Farm Studio Kilbury Lane LA6 2EH 07525 441065 tonyhillsstudio@gmail.com			
Drawn	TH	Date	20 03 2022				