

**APPLICATION
SITE**

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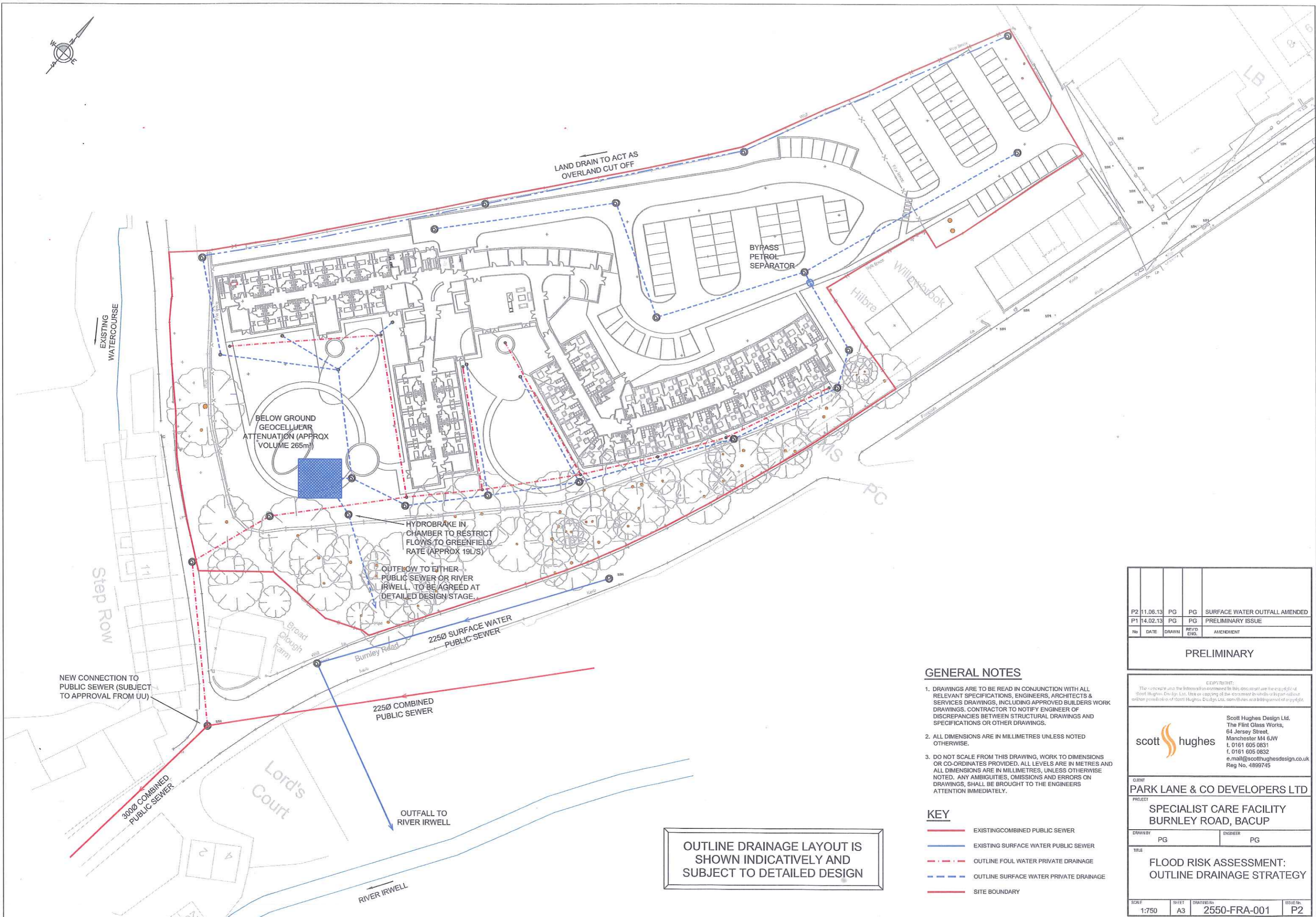
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BACUP

RA



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KEY

- EXISTING COMBINED PUBLIC SEWER
- EXISTING SURFACE WATER PUBLIC SEWER
- OUTLINE FOUL WATER PRIVATE DRAINAGE
- OUTLINE SURFACE WATER PRIVATE DRAINAGE
- SITE BOUNDARY

OUTLINE DRAINAGE LAYOUT IS SHOWN INDICATIVELY AND SUBJECT TO DETAILED DESIGN

P2	11.06.13	PG	PG	SURFACE WATER OUTFALL AMENDED
P1	14.02.13	PG	PG	PRELIMINARY ISSUE
No	DATE	DRAWN	REV'D ENG.	AMENDMENT

PRELIMINARY

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CLIENT
PARK LANE & CO DEVELOPERS LTD

PROJECT
**SPECIALIST CARE FACILITY
BURNLEY ROAD, BACUP**

DRAWN BY: PG ENGINEER: PG

TITLE
**FLOOD RISK ASSESSMENT:
OUTLINE DRAINAGE STRATEGY**

SCALE	SHEET	DRAWING No	ISSUE No
1:750	A3	2550-FRA-001	P2

DRAFT

Proposed Care Facility Burnley Road, Bacup

Proposed Minibus Provision

The following, provisional, proposals would be reflected in the Travel Plan for the site and would be subject to revision/refinement once the staff profile is known. It is envisaged, however, that a significant proportion of staff would be recruited locally.

It is suggested that the Operator of the proposed care facility would make provision for a dedicated minibus to serve the residents, visitors and staff of the proposed development.

The minibus would be provided free of charge at point of use and would be available broadly between 0530 and 2230, seven days per week.

It is proposed that at shift start and finish times the minibus would operate for the benefit, primarily, of staff on all days of the week on a 'two loop' route as follows:

Route	Stops
SOUTH LOOP	
The Site	
Burnley Road	Bus Stops north of Riley Street (both ways)
	Bus Stop – Cooper Street (southbound)
	Bus Stop – Mill Street (northbound)
	Bus Stop opp. Albert Terrace (southbound)
	Bus Stop – north of Ash Street (northbound)
	Market Street Junction
St James Square	St James Sq/South Street
South Street	South Street/Gladstone Street
Tong Lane	Tong Lane/Springfield Avenue
Todmorden Road	Bus Stop - Todmorden Road/Tong Lane
Burnley Road	Bus Stop – Hall Street (northbound)
The Site	
NORTH LOOP	
The Site	
Burnley Road	Bus Stops – Weir Lane (both ways)
	Bus Stops – south of Heald Lane (both ways)
Heald Lane	
Deerplay Drive	Deerplay Drive/Doals Gate
The Moorlands	Deerplay Drive
Burnley Road	Bus Stop south of The Moorlands (southbound)
The Site	

Bus stopping locations to be agreed with the traffic authority.

It is estimated that the southern loop would take about 20 minutes and the northerly loop about ten minutes. The minibus would therefore depart to complete the south loop 30 minutes before shift change and would complete the north loop at shift change. The loops would then operate in the reverse format following shift change for staff leaving work. This would therefore occur around 0600, 1400 and 2200.

Between shifts the minibus would be available for residents and visitors. It is envisaged that the service would operate more to a 'Dial-a-Ride' format during these times, with journeys pre-booked with the Operator. The service provision would therefore be demand led. Again, journeys would be free of charge at point of use. Services would operate on request within the Bacup/Weir area and would not therefore follow a set timetable. As the service is 'private', that is it is not a service for use by the public but by those working at, resident at or visiting the private care facility, this arrangement is totally within the control of the Operator and journeys can readily be arranged with staff at the centre. This method of operation is however consistent with the principles of 'dial-a-ride' services in Lancashire.

The vehicle would be fully accessible to those with mobility impairment.

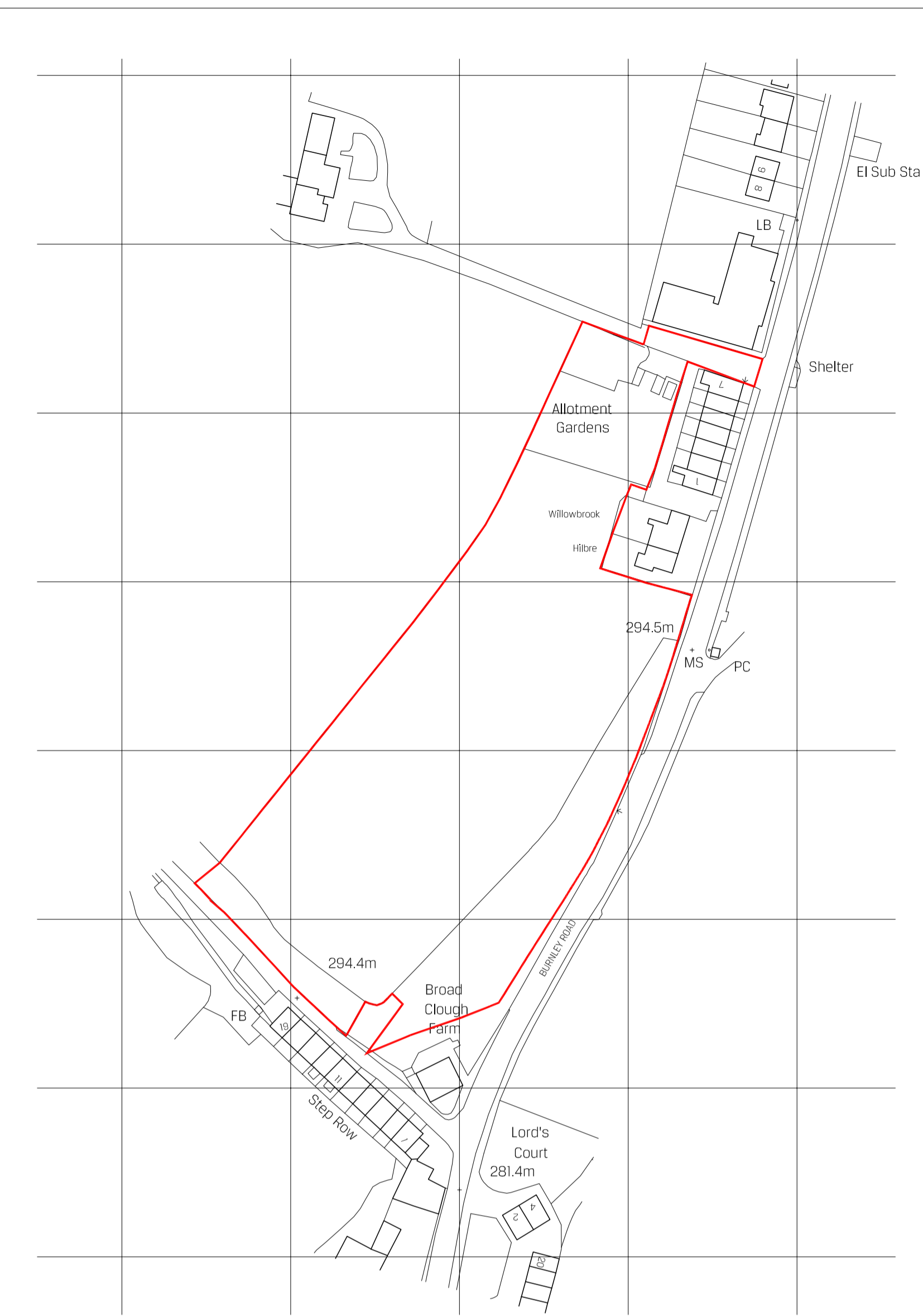
An emergency ride home facility would be available to any member of staff who elected to give up the use of the private car in favour of lift sharing or use of the minibus, should the need arise.

2475/AG
TPP Ltd
July 2013

1 EXISTING SITE PLAN
Scale: 1:500



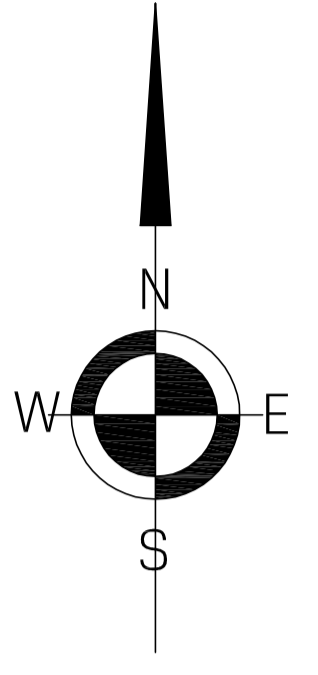
2 LOCATION PLAN
Scale: 1:1250



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Do not scale this drawing
All dimensions are in millimetres unless stated otherwise
All dimensions must be checked on site prior to construction and any discrepancies reported to the architect



A	Issued for planning approval	20.01.13
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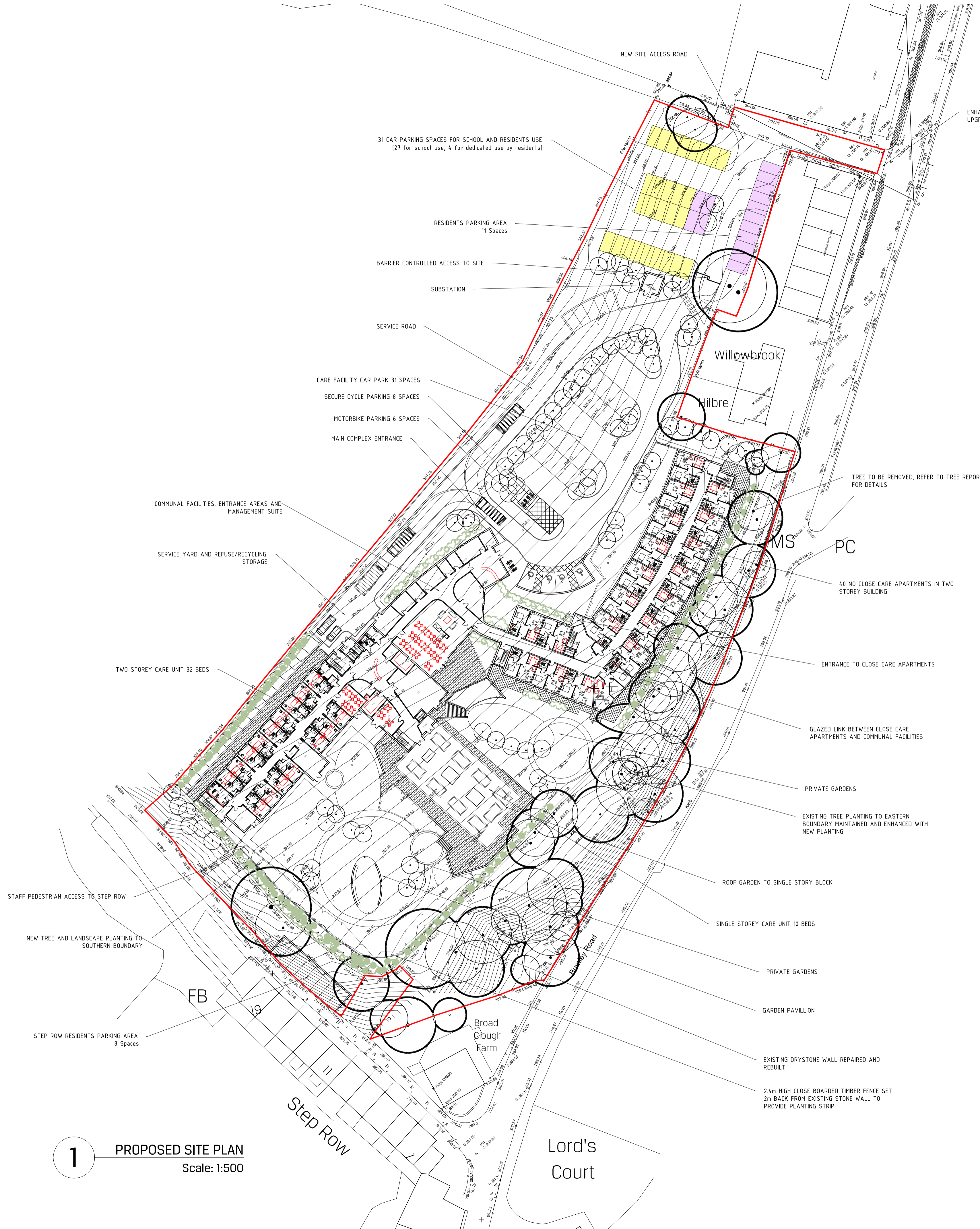
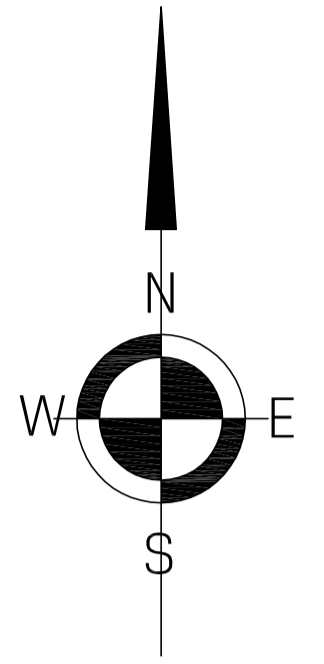
Project number SHACK026
 Project
Proposed Care Facility, Bacup

Drawing Title
Existing Site Plan

Drawn AOT	Checked	Date Sept 12	Scale 1:500
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Status
Planning

drawing number B100	Revision A
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1 PROPOSED SITE PLAN
 Scale: 1:500

C	boundary amended to northern edge to include access road	13.02.13
B	boundary amended step row parking added	30.01.13
A	issued for planning approval	14.01.13

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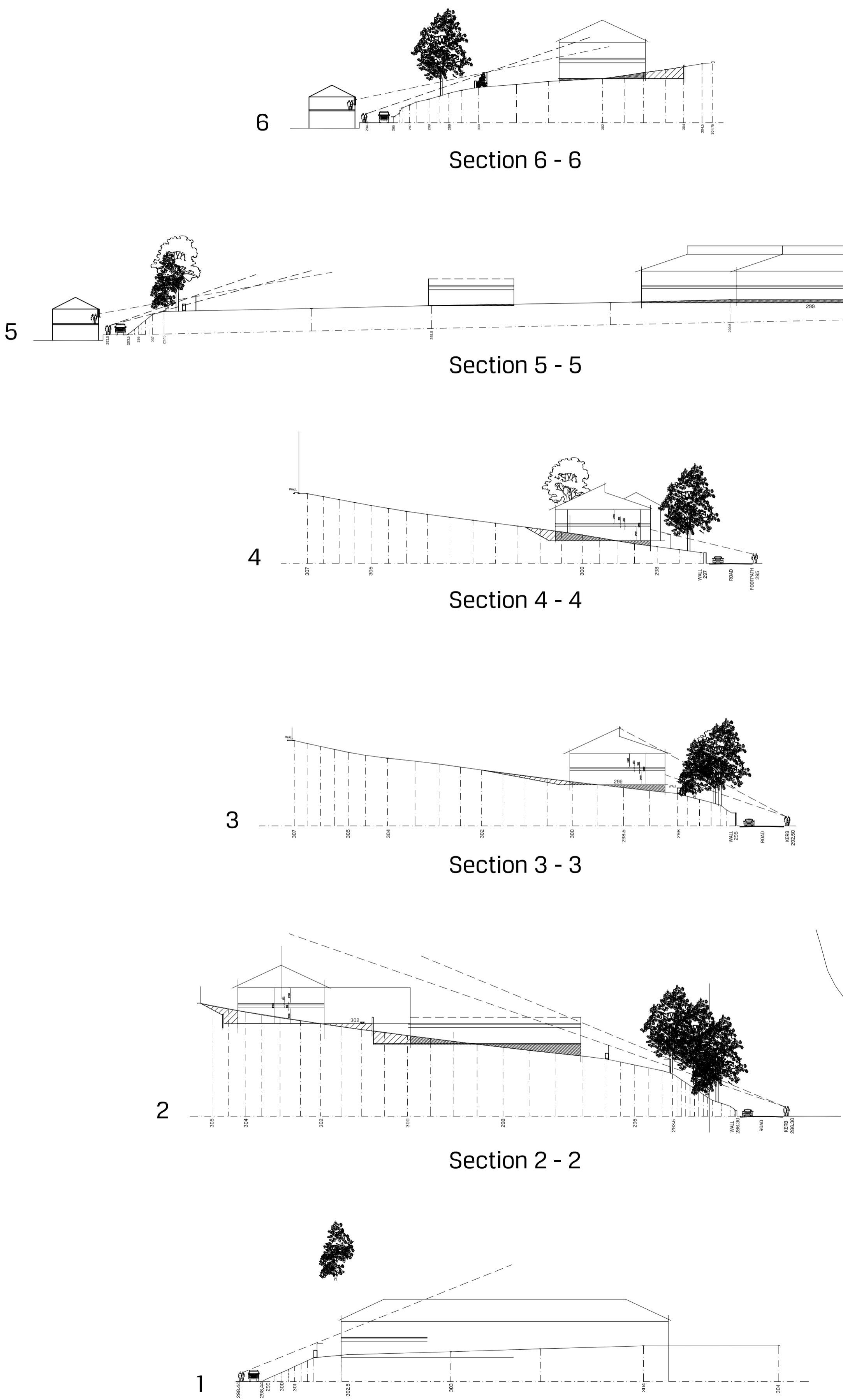
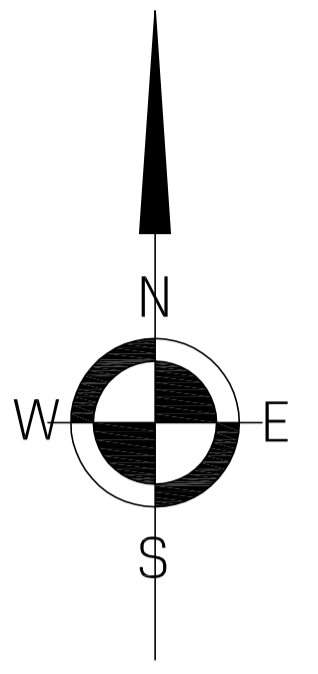
Client
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Project number SHACK026
 Project
Proposed Care Facility Bacup

Drawing Title
Proposed Site Plan

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Status Planning	drawing number B102	Revision C
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1 PROP LAND SECTIONS
 Scale: 1:500

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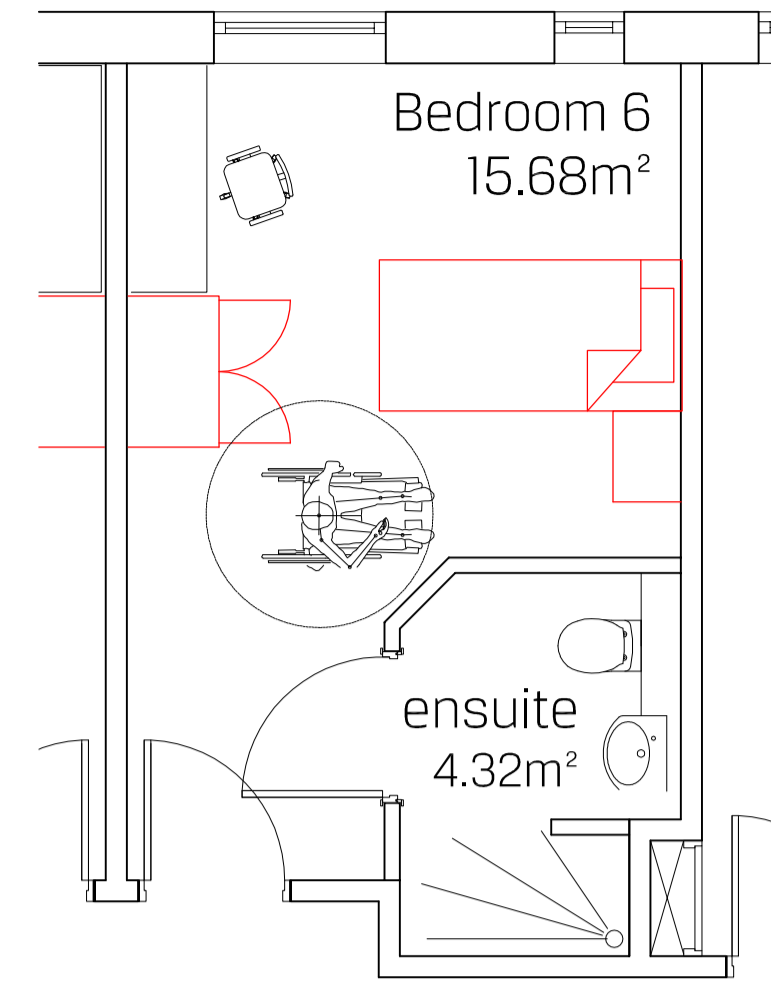
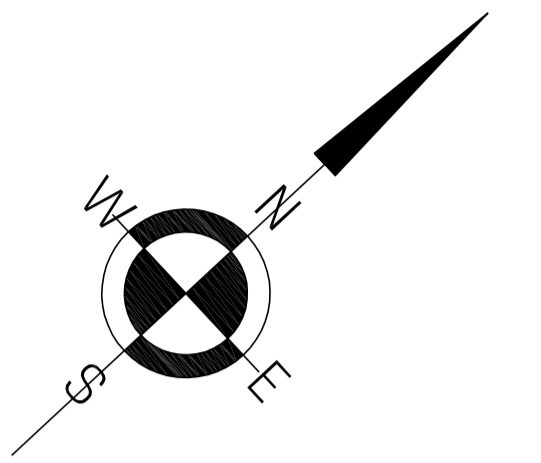
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Project number SHACK026
 Project
Proposed Care Facility Bacup

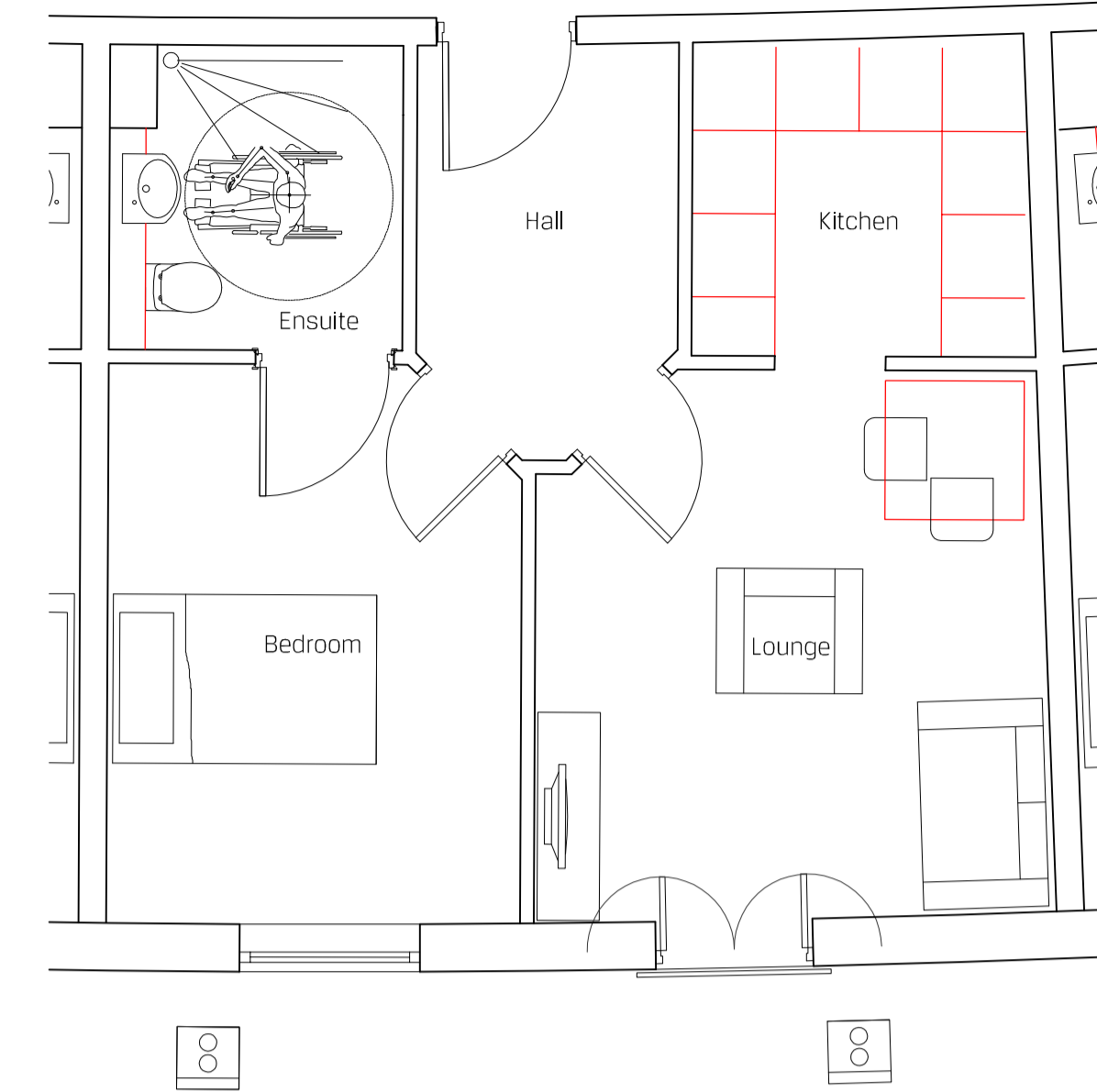
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Proposed Land Sections

Drawn BJS	Checked AOT	Date Jan 13	Scale 1:500
Status Planning			

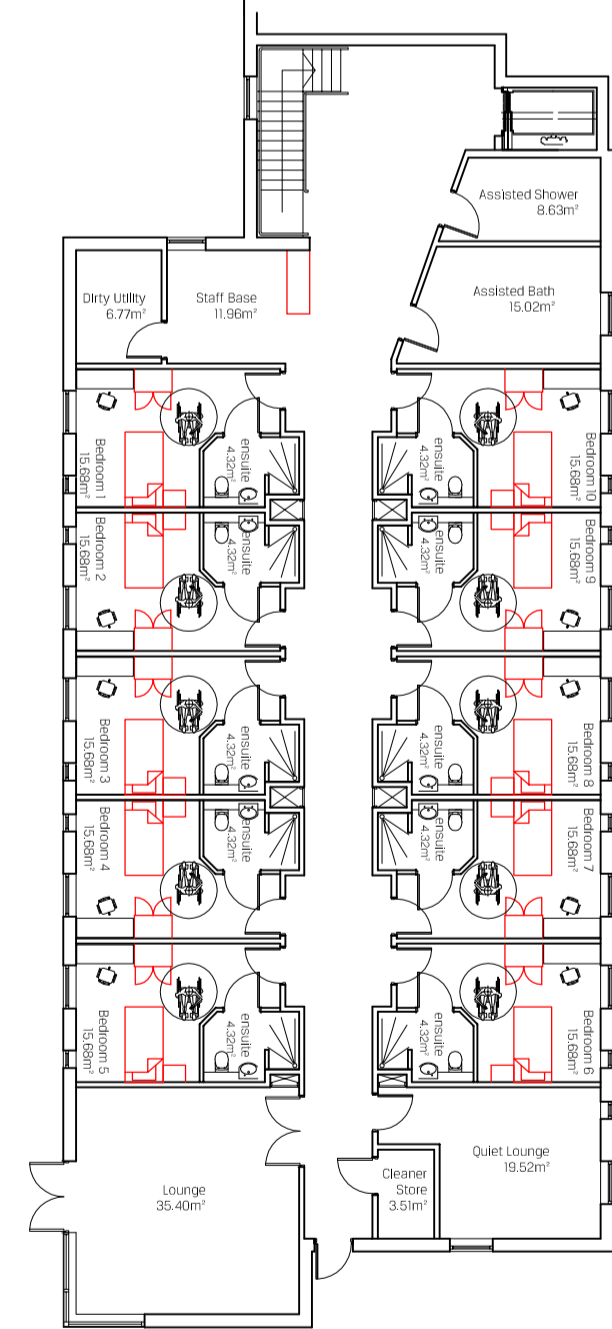
drawing number B107	Revision A
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Typical Bedroom
 Layout 1:50



Typical Flat Layout
 1:50



BLOCK 2
 10no bedrooms



BLOCK 1
 19no 1 bed apartments
 1no 2 bed apartment

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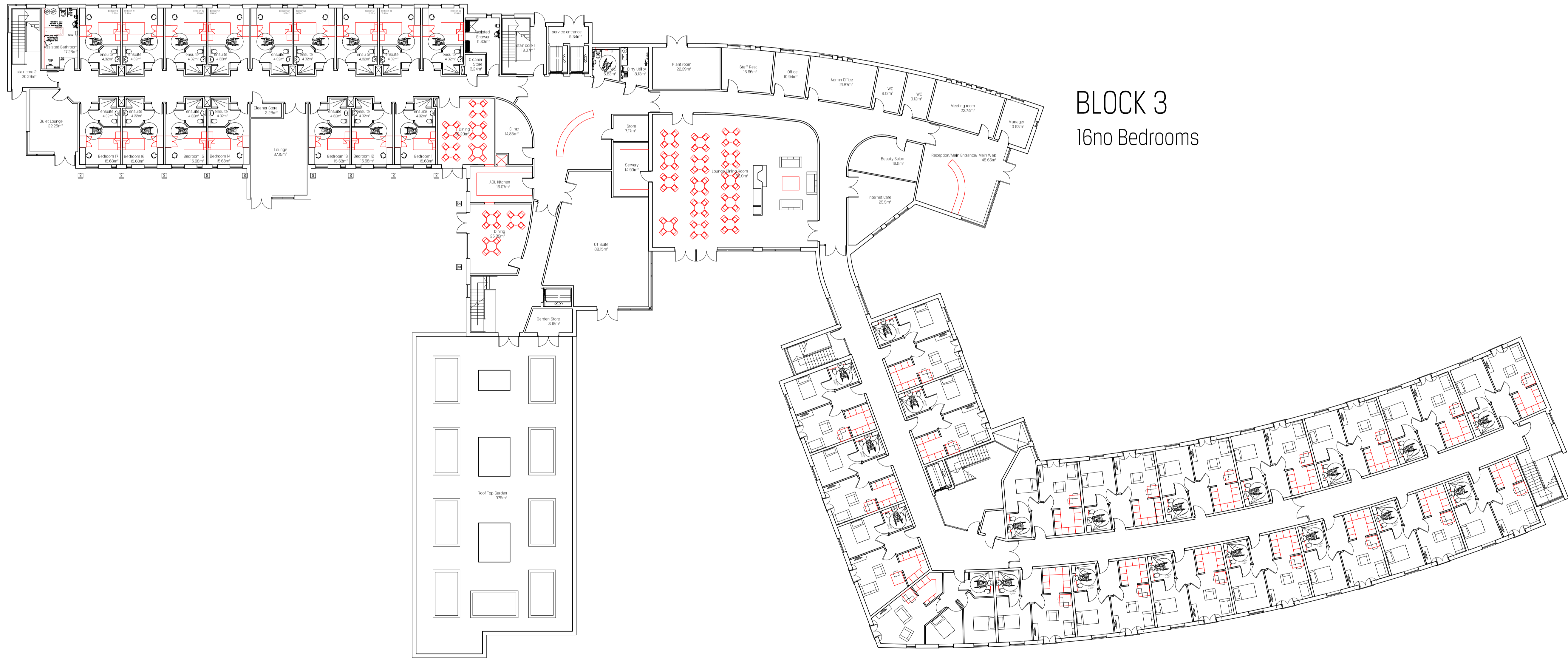
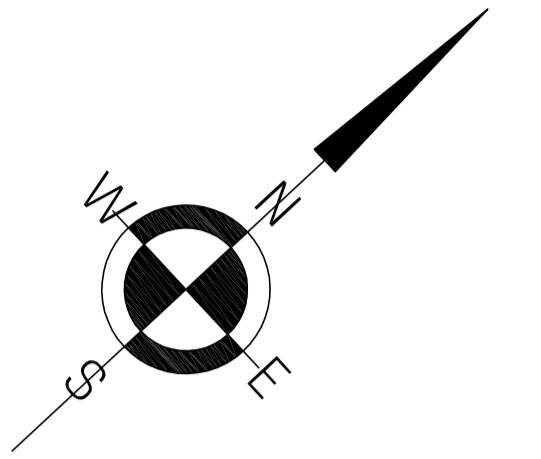
Project number SHACK026
 Project
**Proposed Care Facility
 Backup**

Drawing Title
**Proposed Floor Plans
 Lower Ground Floor**

Drawn BJS	Checked AOT	Date Jan 13	Scale 1:200
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Status
Planning

drawing number B103	Revision A
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BLOCK 3
 16no Bedrooms

BLOCK 2

BLOCK 1
 19no 1 bed apartments
 1no 2 bed apartments

1

GF PLAN
 Scale: 1:200

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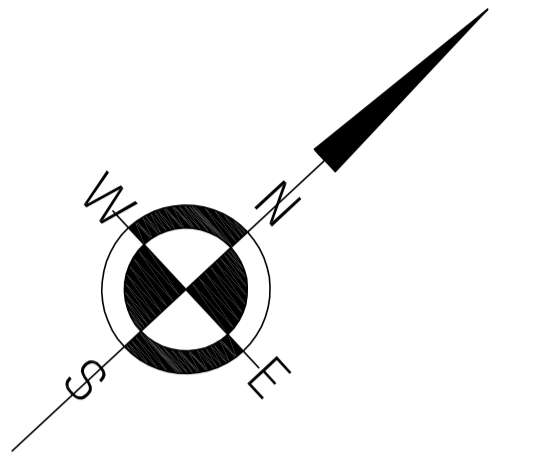
Project number SHACK026
 Project
**Proposed Care Facility
 Bacup**

Drawing Title
**Proposed Floor Plans
 Ground Floor**

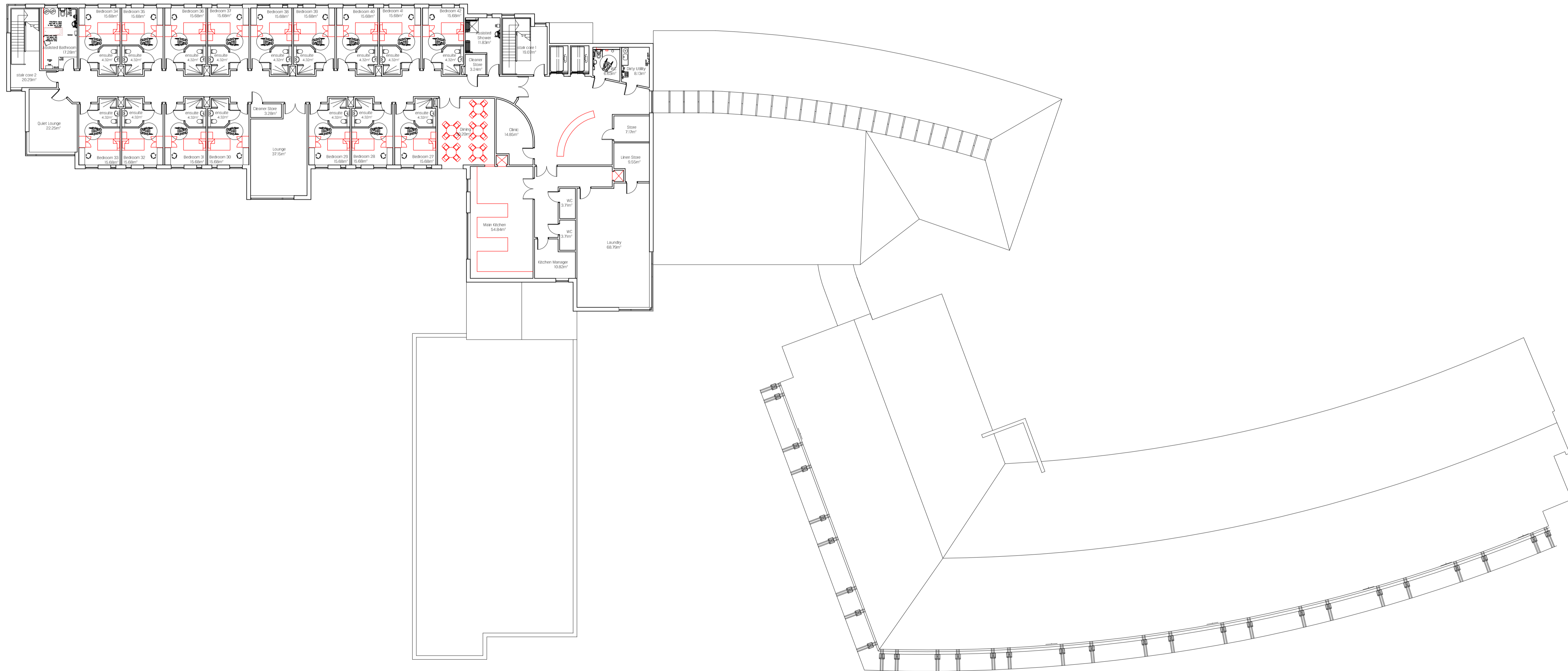
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Status
Planning

drawing number B104	Revision A
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BLOCK 3 16no Bedrooms



BLOCK 2

BLOCK 1

1 FF PLAN
 Scale: 1:200

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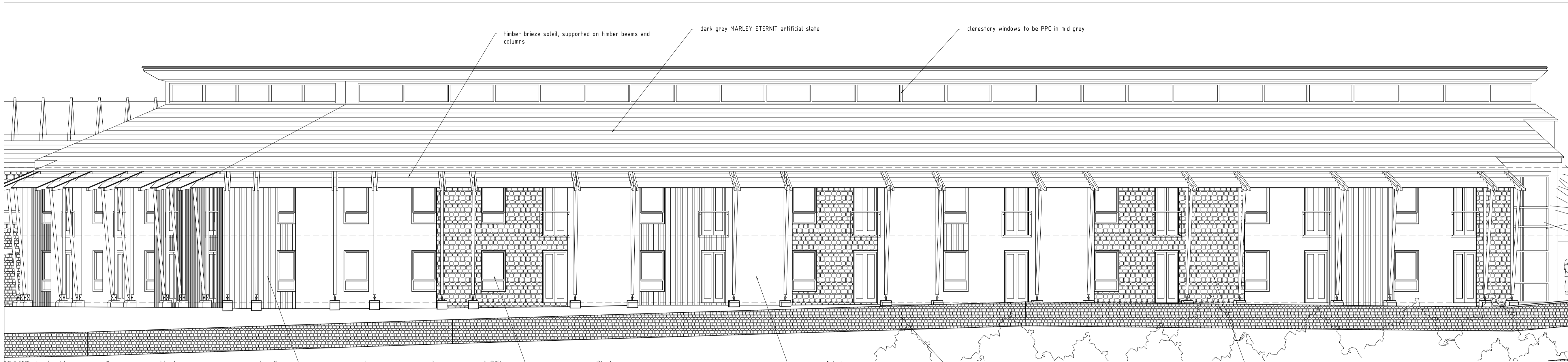
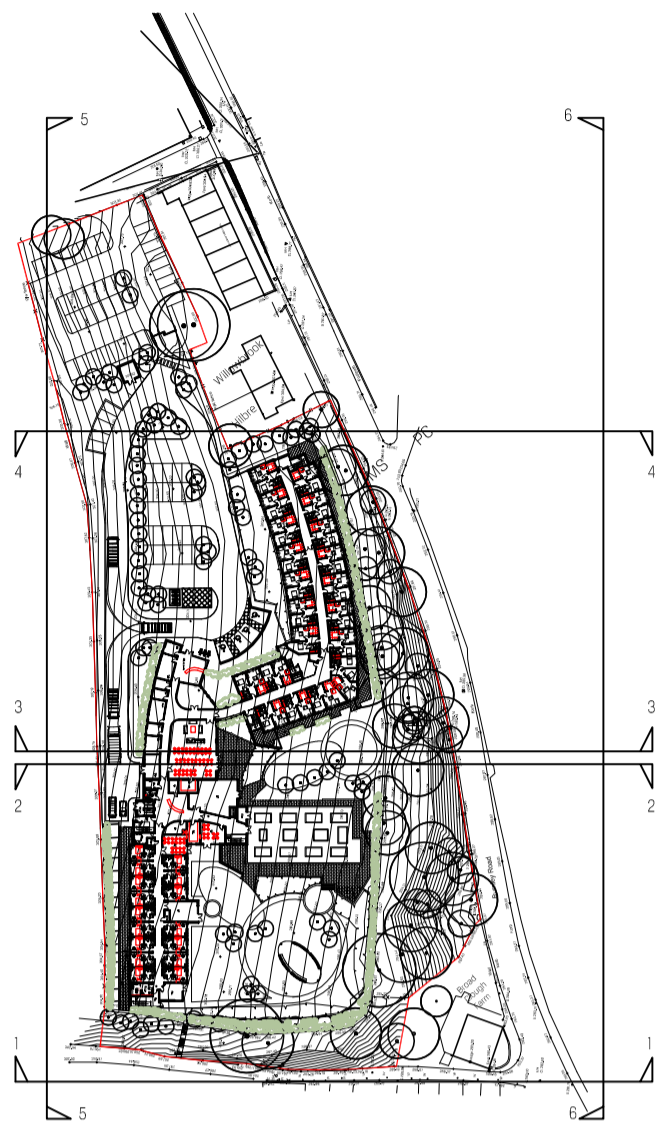
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**Proposed Care Facility
 Bacup**

Drawing Title
**Proposed Floor Plans
 First Floor**

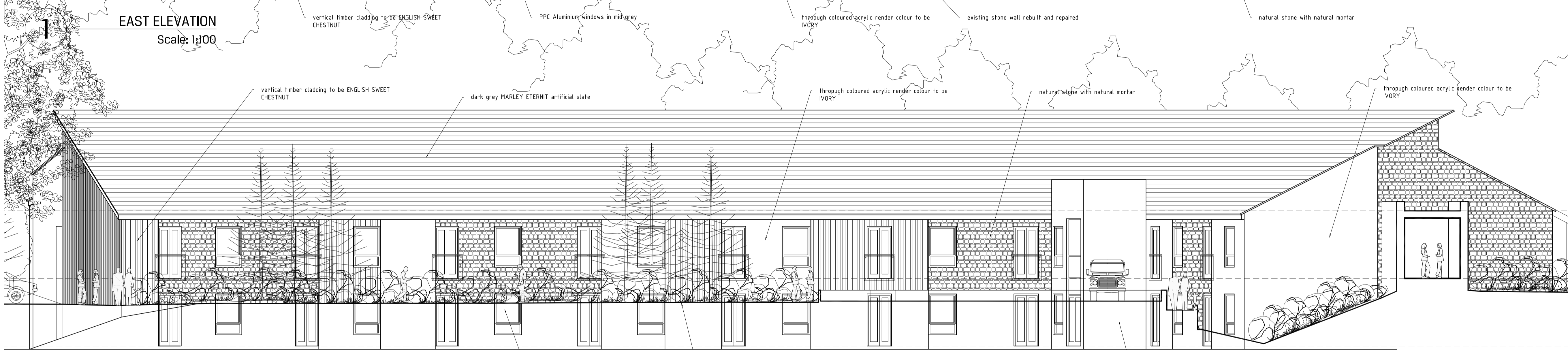
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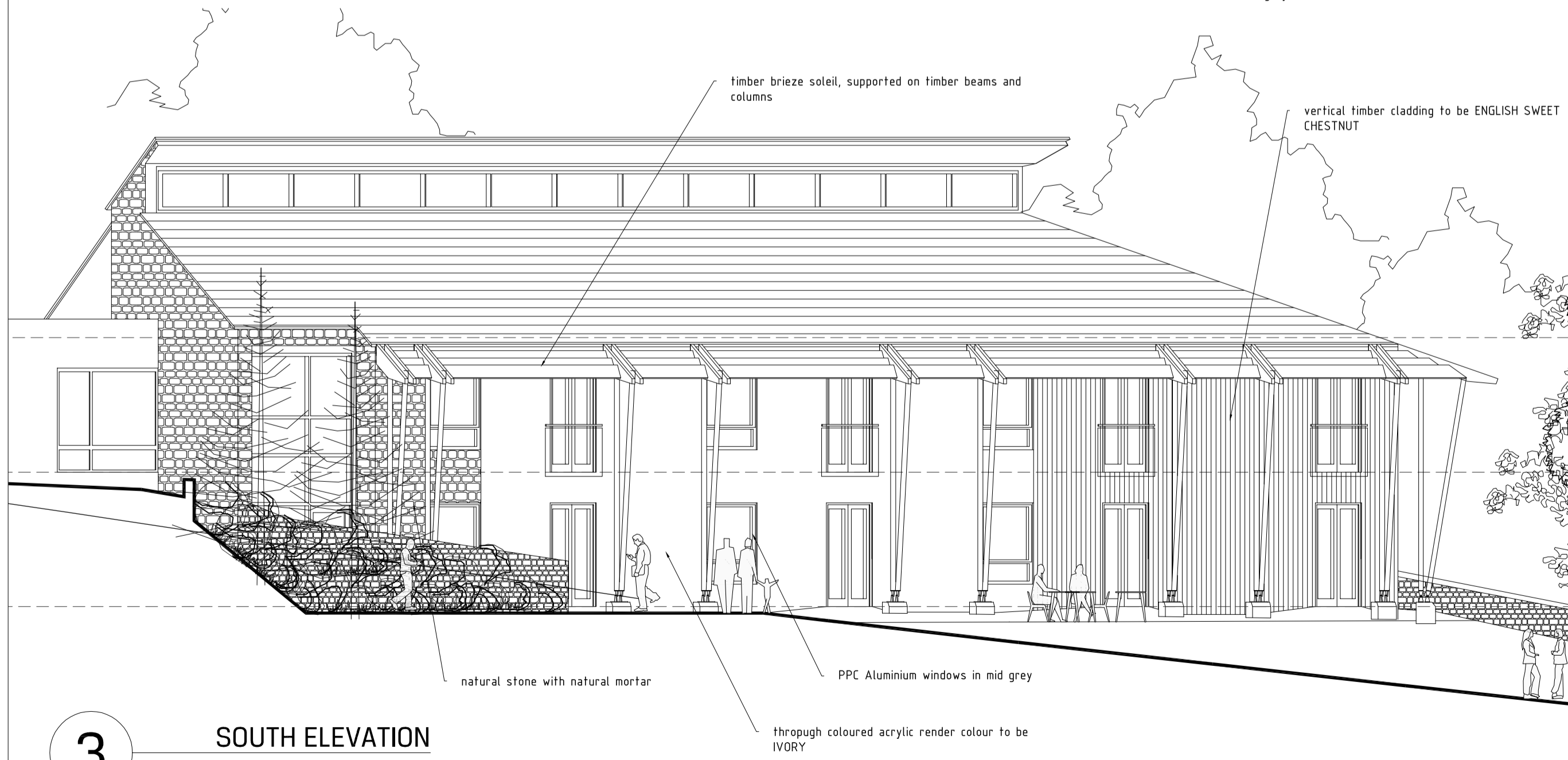
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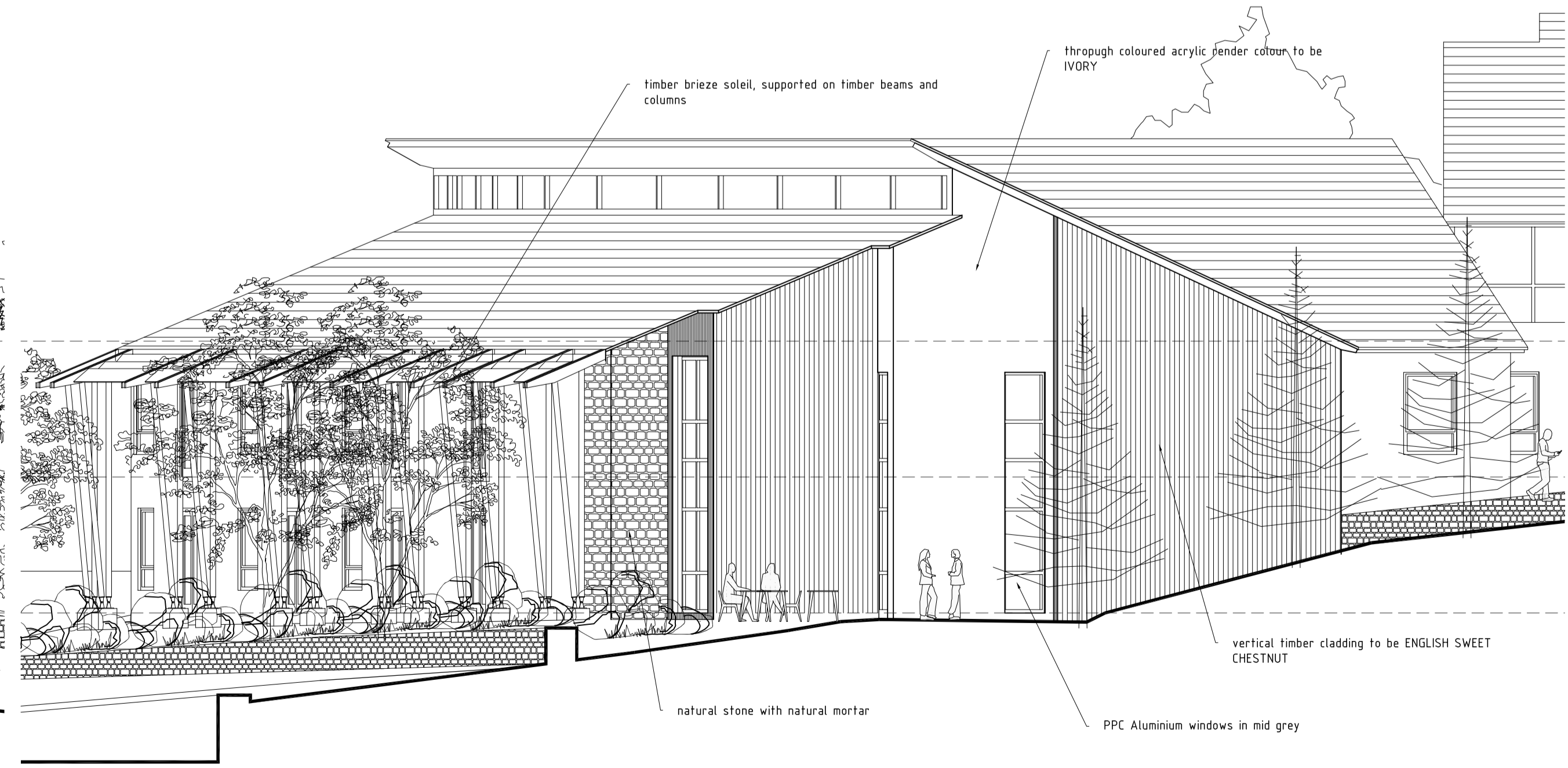
1 EAST ELEVATION
Scale: 1:100



2 WEST ELEVATION
Scale: 1:100



3 SOUTH ELEVATION
Scale: 1:100



4 NORTH ELEVATION
Scale: 1:100

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**Proposed Care Facility
Bacup**

Drawing Title
**Proposed Elevations
BLOCK 1**

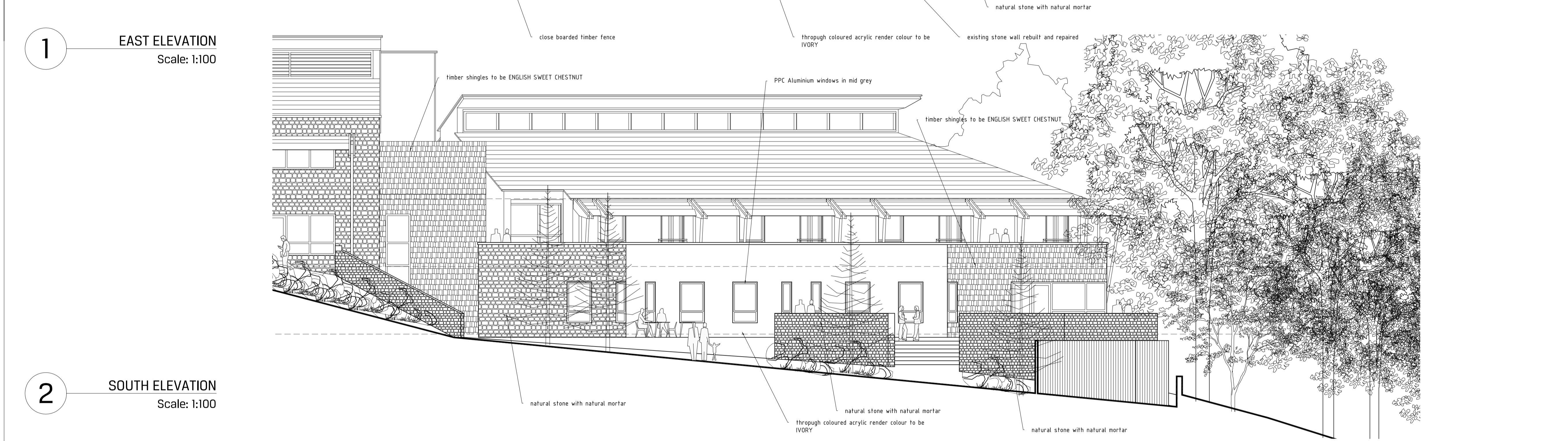
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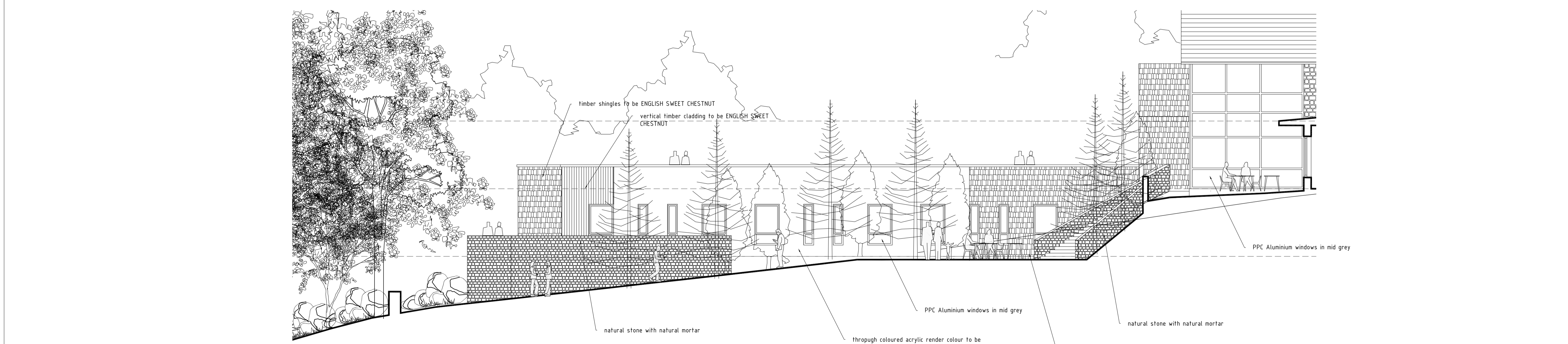
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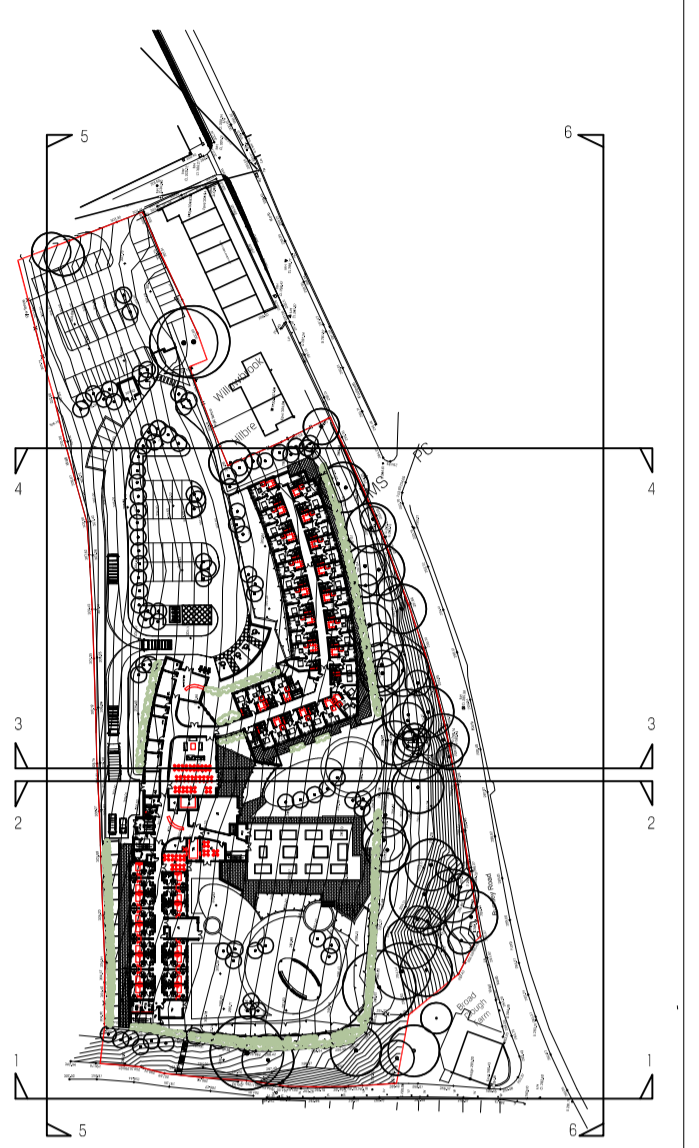
1 EAST ELEVATION
Scale: 1:100



2 SOUTH ELEVATION
Scale: 1:100



3 NORTH ELEVATION
Scale: 1:100



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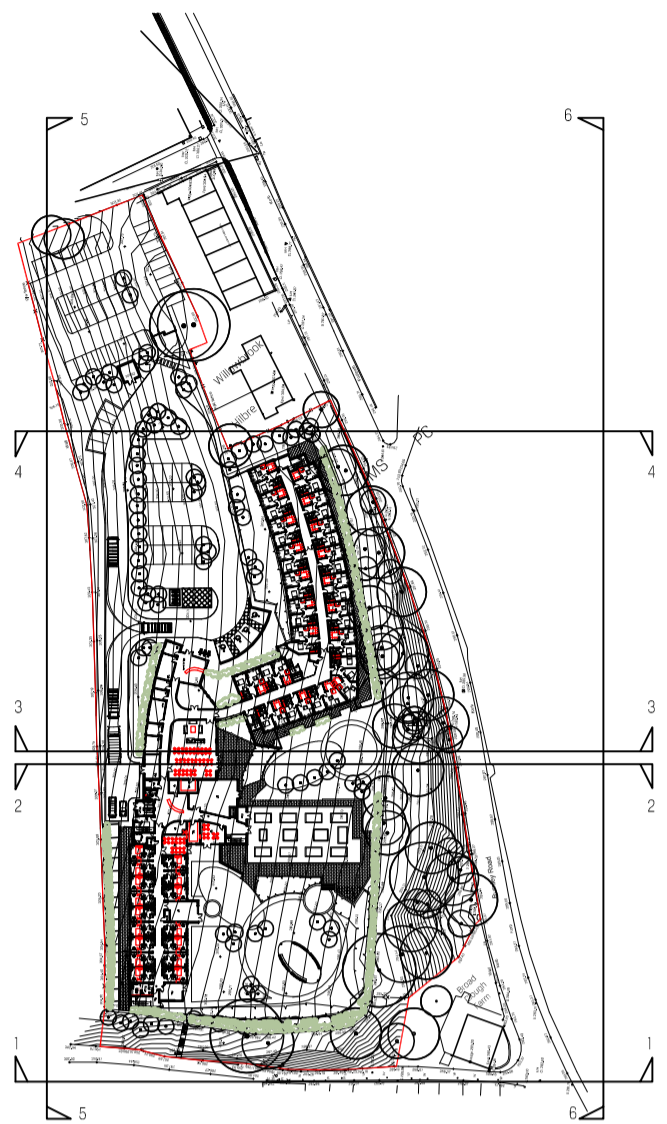
Project number SHACK026
 Project
Proposed Care Facility Bacup

Drawing Title
Proposed Elevations BLOCK 2

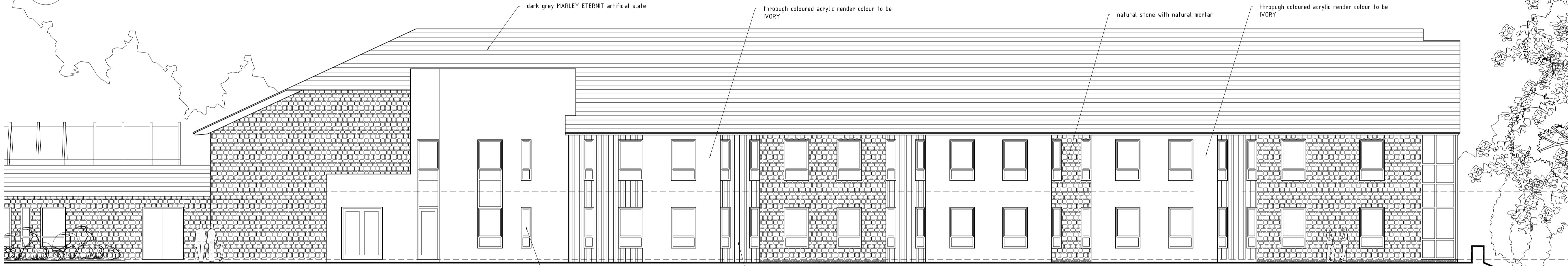
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Status
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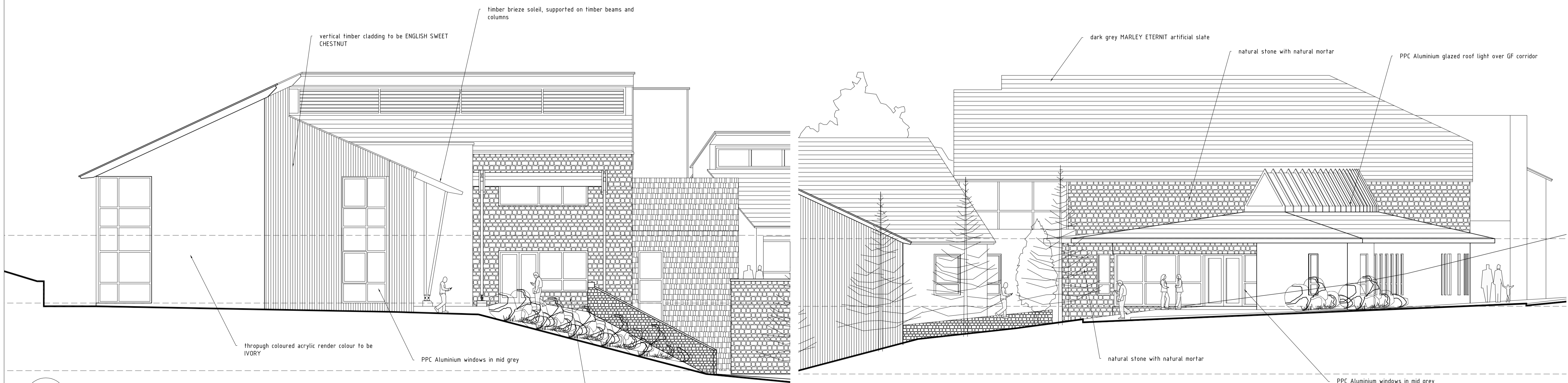
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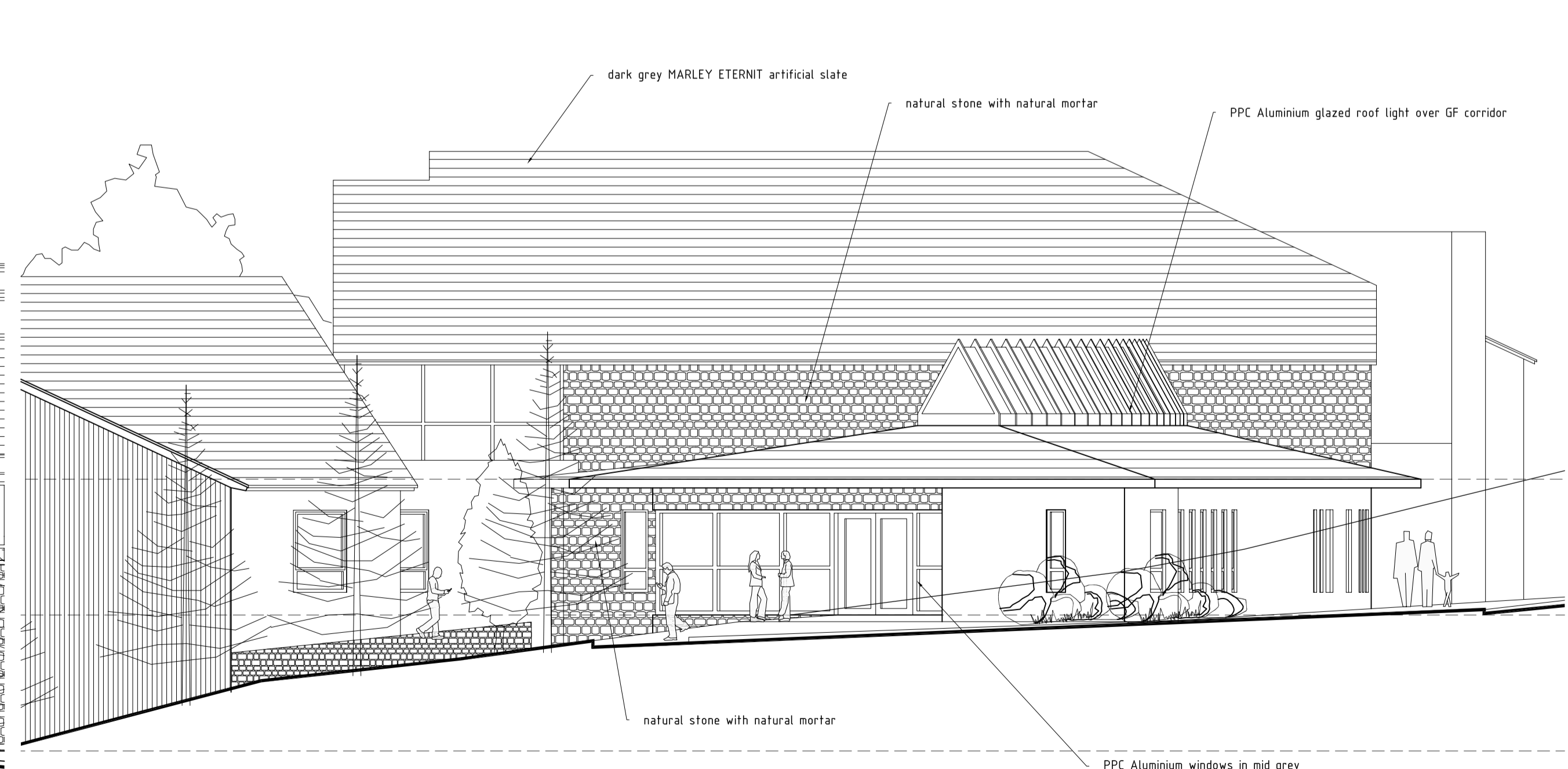
1 EAST ELEVATION
Scale: 1:100



2 WEST ELEVATION
Scale: 1:100



3 SOUTH ELEVATION
Scale: 1:100



4 NORTH ELEVATION
Scale: 1:100

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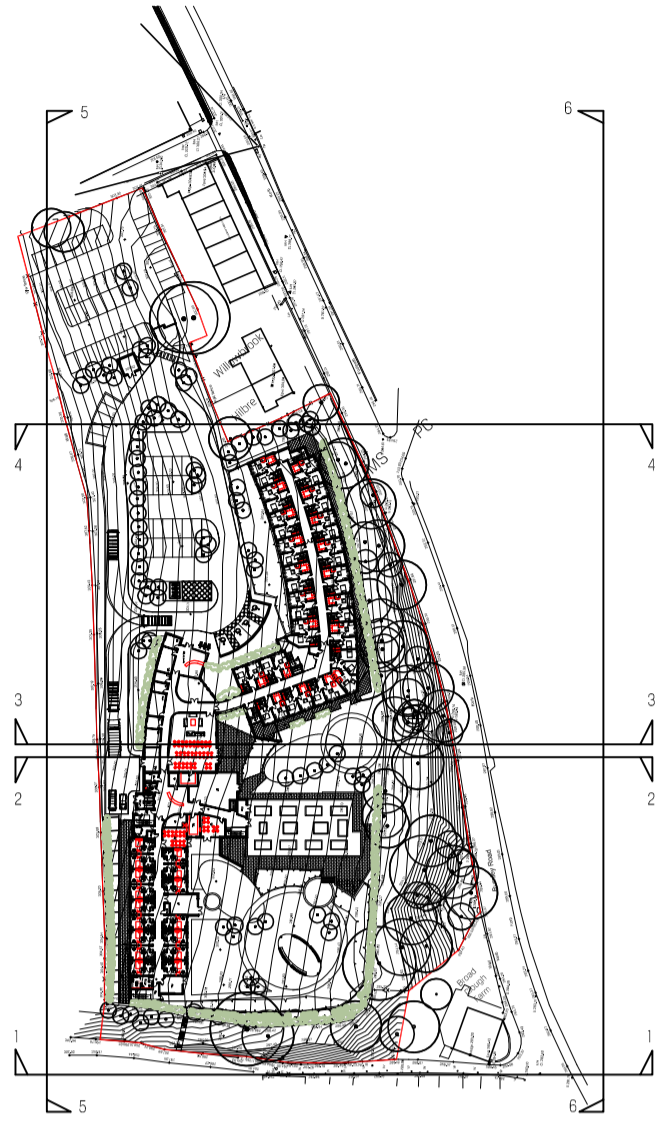
Project
**Proposed Care Facility
Bacup**

Drawing Title
**Proposed Elevations
BLOCK 3**

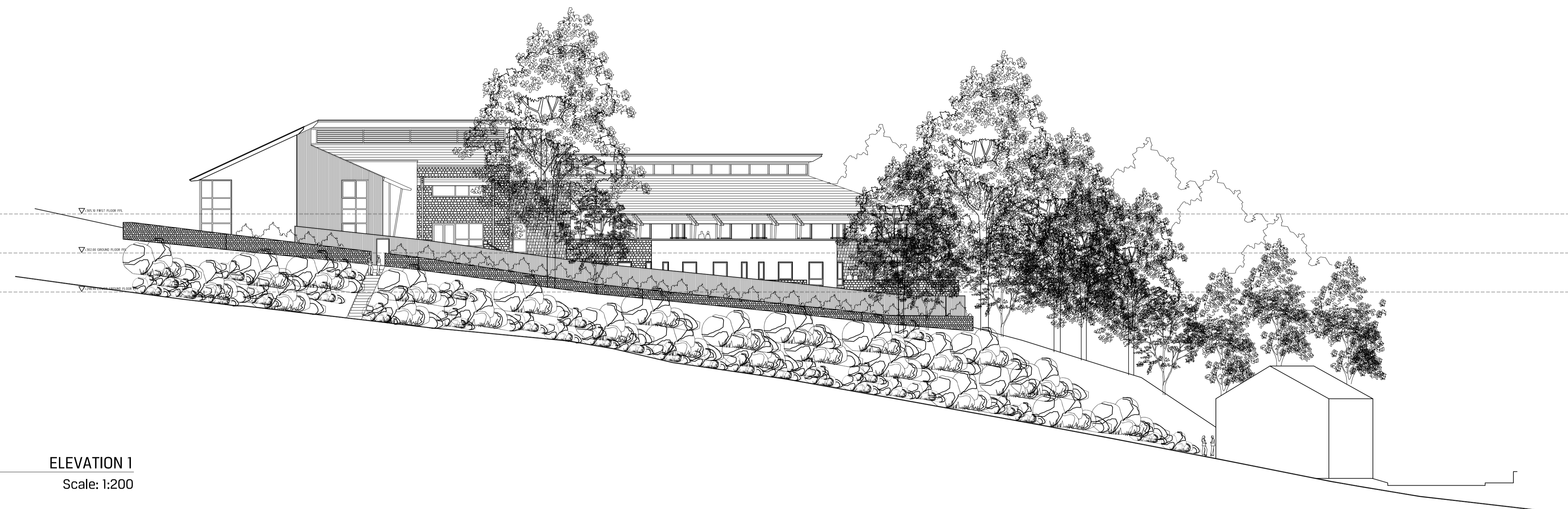
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Status
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2 SECTIONAL ELEV. 1
 Scale: 1:200



1 ELEVATION 1
 Scale: 1:200

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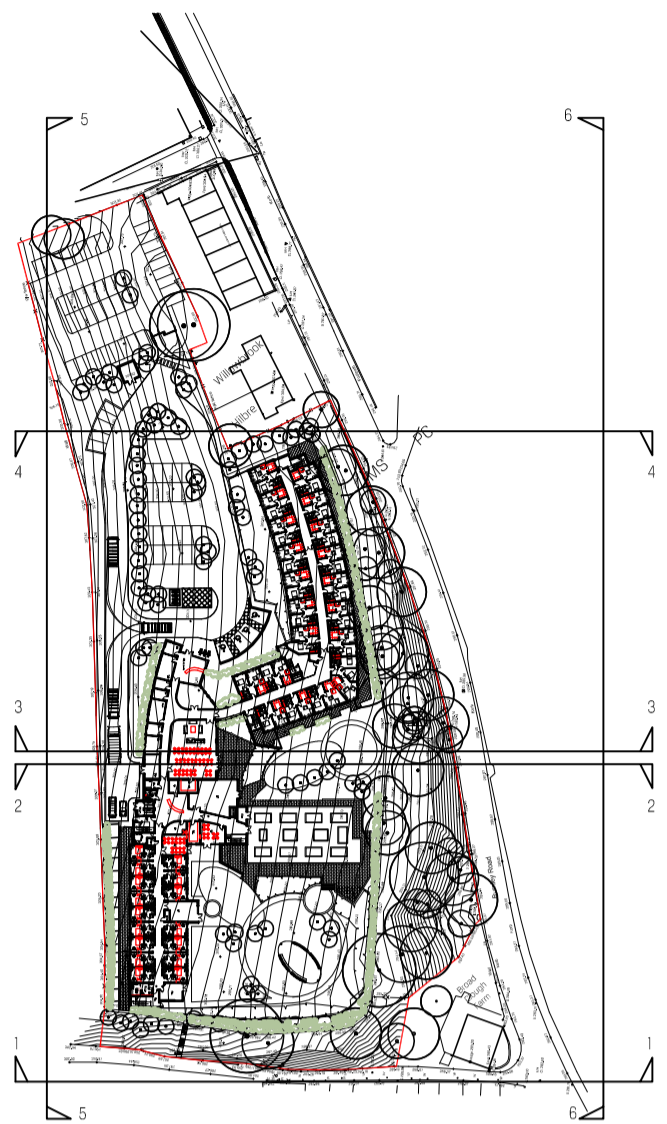
Project number SHACK026
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**Proposed Care Facility
 Bacup**

Drawing Title
**Proposed Context Elevations
 Sheet 1**

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Status
Planning

drawing number B108	Revision A
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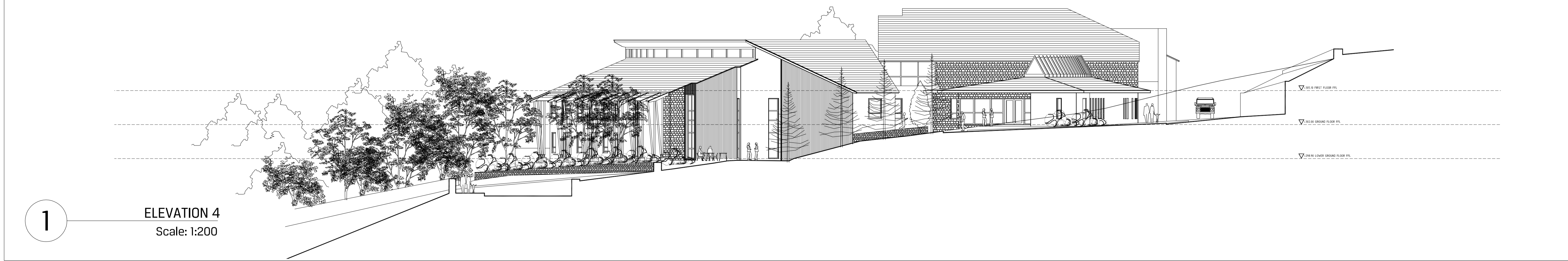
4 SECTIONAL ELEV. 6
Scale: 1:200



3 ELEVATION 5
Scale: 1:200



2 ELEVATION 2
Scale: 1:200



1 ELEVATION 4
Scale: 1:200

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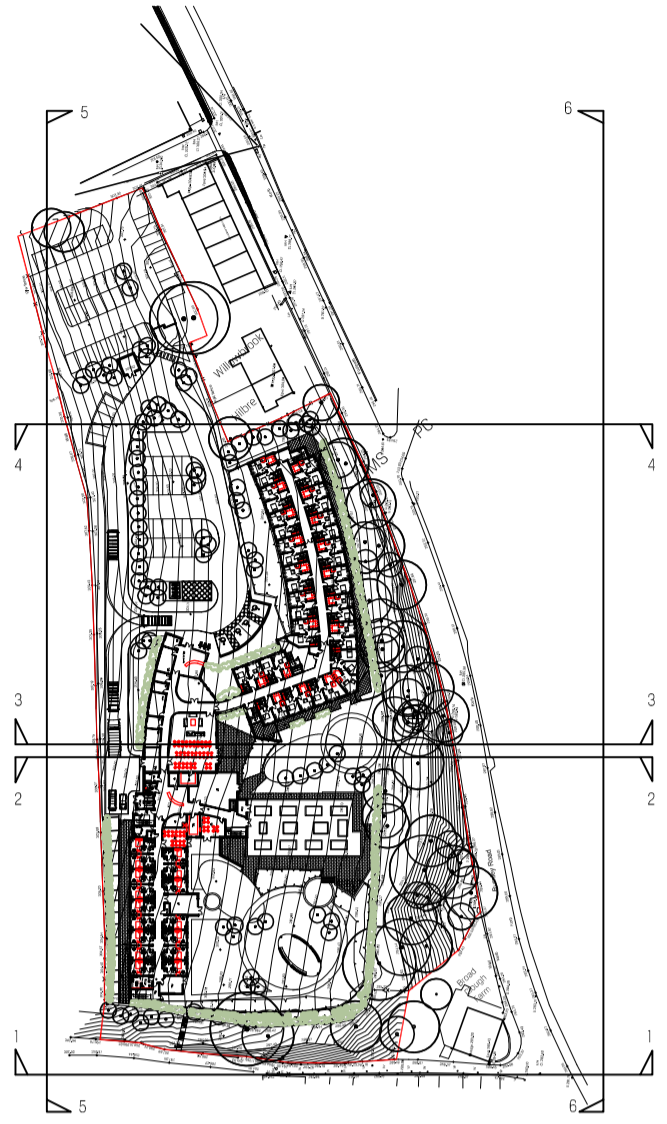
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**Proposed Care Facility
Bacup**

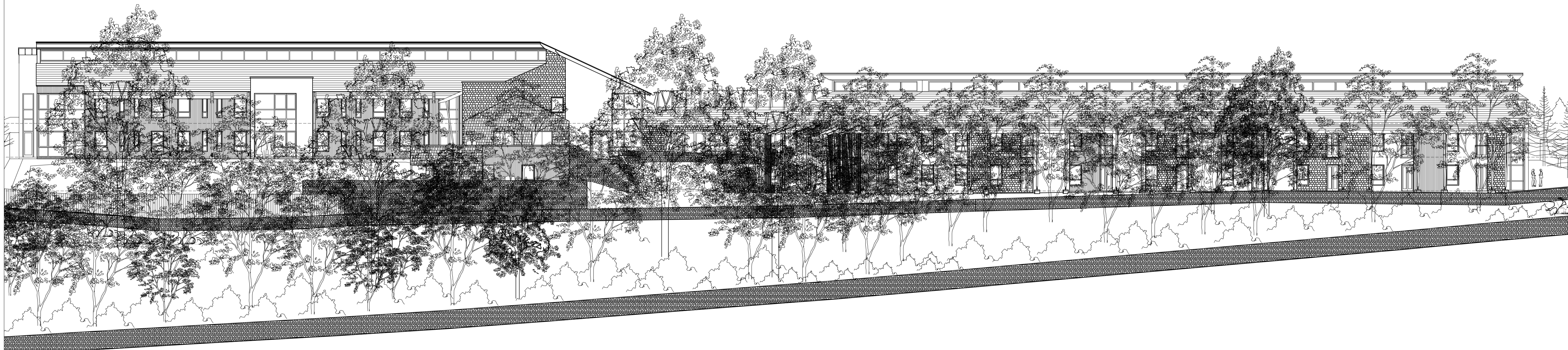
Drawing Title
**Proposed Context Elevations
Sheet 2**

Drawn BJS	Checked AOT	Date Jan 13	Scale 1:200
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Status Planning	drawing number B109	Revision A
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2 SECTIONAL ELEV. 3
 Scale: 1:200



1 ELEVATION 6
 Scale: 1:200

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**Proposed Context Elevations
 Sheet 3**

Drawn BJS	Checked AOT	Date Jan 13	Scale 1:200
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Status
Planning

drawing number B110	Revision A
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