



DESCRIPTION OF DEVELOPMENT:
Erection of up to 65 dwellings and ancillary works.

HOUSING MIX
Up to 62 dwellings including 2, 3, 4 & 5 bedroom detached, semi detached and terraced dwellings.

SCALE
Proposed dwellings to be 2 and 2½ storey.

SITE AREAS	
Gross area	1.99Ha
Open Space Area	0.24Ha
Residential Net Area	1.75Ha

DENSITY
62 dwellings = 31 dwellings per hectare gross, 35 dwellings per hectare net.

- INFORMAL OPEN SPACE**
Bolsover DC Adopted Local Plan
- Section 3.40 requires 20m² informal neighbourhood open space per dwelling
 - Section 3.47 requires min. 400m² fenced area with play or community focus, including min. 100m² activity zone

62 dwellings would therefore generate 1240m² (0.12Ha of open space on site). As such, the provision of 0.24Ha meets the requirement.



0.12 Ha informal open space.

0.21 Ha informal open space.

0.04 Ha informal open space.

New hedgerow and tree planting to eastern boundary to create soft edge.

Dwellings facing outwards over open aspect.

- E Layout amended, red line boundary amended. 04.10.19
 D Layout amended. 19.09.19
 C Blue edge boundary amended. 15.11.17
 B Public footpath indicated. 11.09.17
 A Layout amended to clients comments. 09.11.17

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Drawing: Development on Land off Park Avenue
 Client: Glapwell Nurseries Ltd
 Job: Land at Bolsover Road Glapwell

Scale: 1:500@A1
 Date: Oct 2017
 Drawing No.

Proposed Site Layout Plan - 1:500