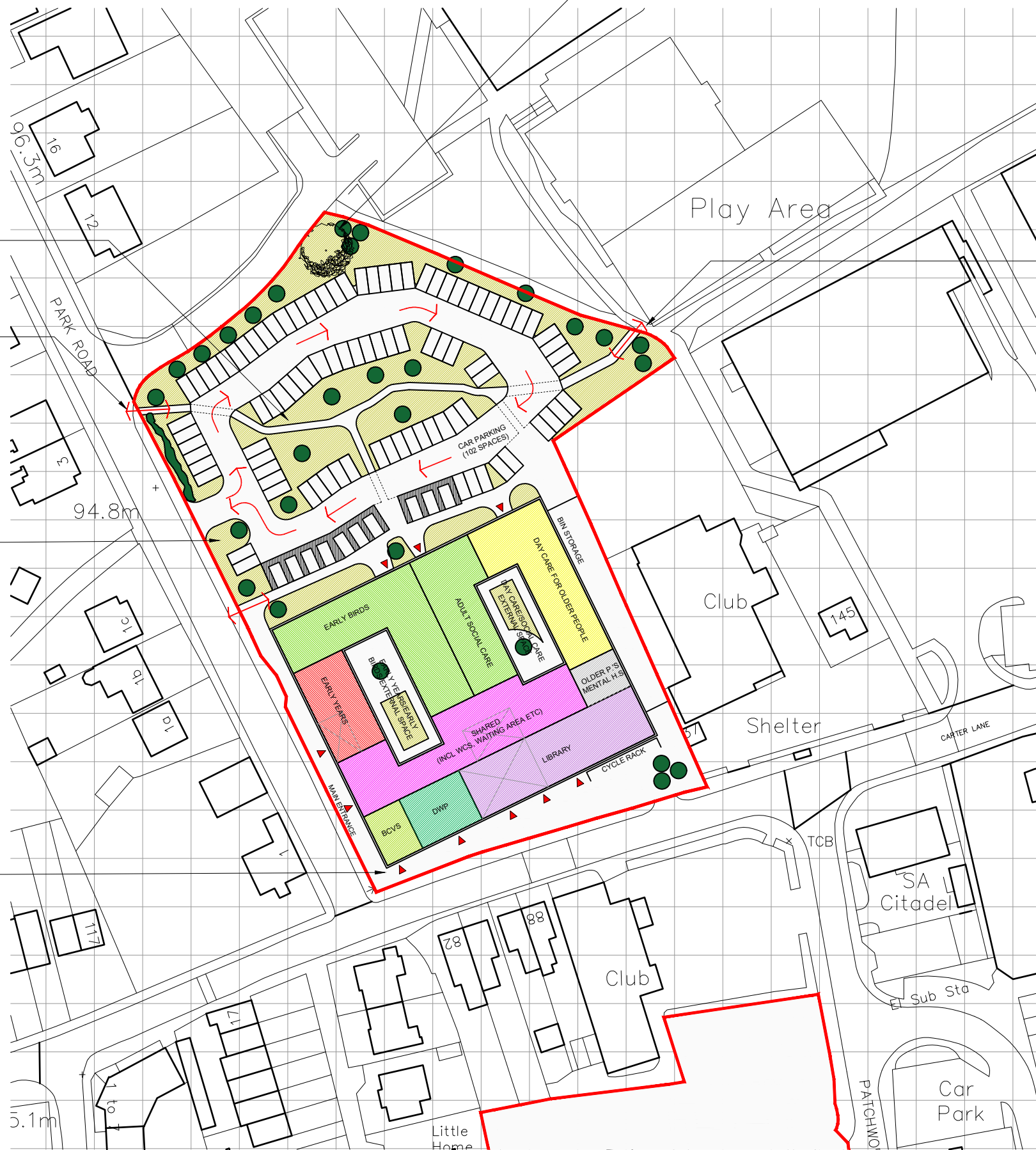


Existing mature tree to be retained.  
Boundaries to be extensively planted to maintain parkland appearance.



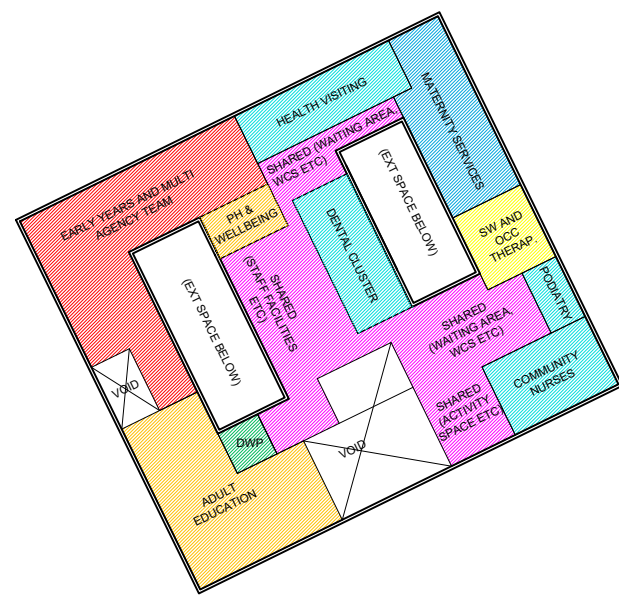
Car parking to be integrated with planting and paths crossing site.

Multiple pedestrian site entrances to increase permeability and connectivity with surroundings.

The presence or absence of underground services running beneath site to be confirmed.

High quality hard landscaping to front civic entrance

Potential for pedestrian link to neighbouring site



Sketch First Floor Plan / Scale 1:1000

Sketch Ground Floor Plan / Scale 1:1000

**NOTES:**  
This drawing should be read in conjunction with all relevant design information, drawings and documents.  
All dimensions to be verified on site. Do not scale from the drawing.  
This drawing is Copyright and is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent in writing from Arc Partnership.

These feasibility plans are indicative only and are presented to only demonstrate the feasibility of the option and initial principles against known existing site constraints. Full design development of one or more options requires a full topographical survey to be undertaken and the client/building user groups to provide confirmation of the SoA (and all of Arc's assumptions) alongside confirmation of external space and car parking requirements. Further consultation with the client/building user groups and other key stakeholders is necessary as well as pre-application discussion with the LPA in order to prepare and submit any planning submission, the success of which cannot be guaranteed.

Planning Policy is geared towards the completion of a travel plan, without which 283 car parking spaces would be required. A travel plan which considers the town centre location and availability of public transport would most likely significantly reduce this number. 102 car parking spaces are currently shown for this option to reflect the potential reduction in requirement following the completion of a travel plan and liaison with the building tenants and stakeholders.

Lower density than standard car parking with increased extensive soft landscaping to mitigate the reduction in open green space in response to initial LPA comments. LPA to be consulted further to confirm suitability of external works proposals.

Building GIA: 5360 m<sup>2</sup>  
External Footprint: 2980 m<sup>2</sup>

Ordnance Survey (c) Crown Copyright 2019. All rights reserved. Licence number 100022432



Rev	Description	Drawn	Auth	Date
P03	Ext landscaping added	BAY	PGM	03.10.2019
P02	Dental cluster added, areas revised	BAY	SW	12.04.2019
P01	First Issue	-	-	-

Client:			
Gleeds on behalf of Bolsover DC			
Site Address:			
Shirebrook			
Project Title:			
Shirebrook Hub (One Public Estate)			
Drawing Title:			
Feasibility Sketch Option B Carter Lane Site - Excl GP			
Drawing Status:			
FEASIBILITY			
Scale:	Drawn:	Date:	
1:1000 @ A3	BAY	01.02.2019	
Prefix:	Auth:	Date:	
EXT			
Drawing No:			Rev:
00182 - ARC - ZZ - ZZ - DR - A - 0004			P03