

NOTES:
 This drawing should be read in conjunction with all relevant design information, drawings and documents.
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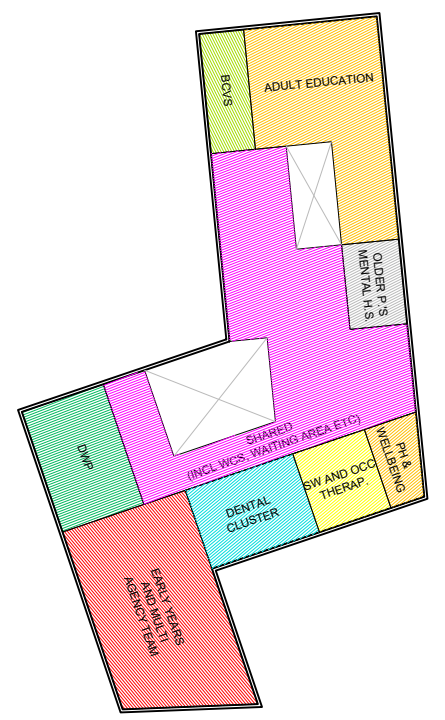
These feasibility plans are indicative only and are presented to only demonstrate the feasibility of the option and initial principles against known existing site constraints. Full design development of one or more options requires a full topographical survey to be undertaken and the client/building 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 363 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. 40 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.

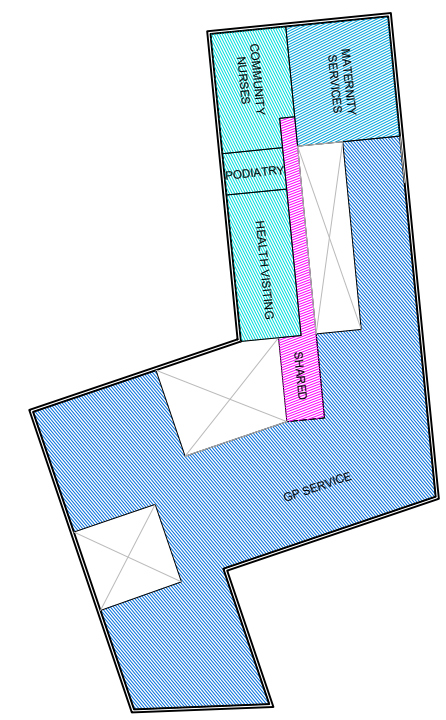
Building GIA: 6881 m²
 External Footprint: 2673 m²



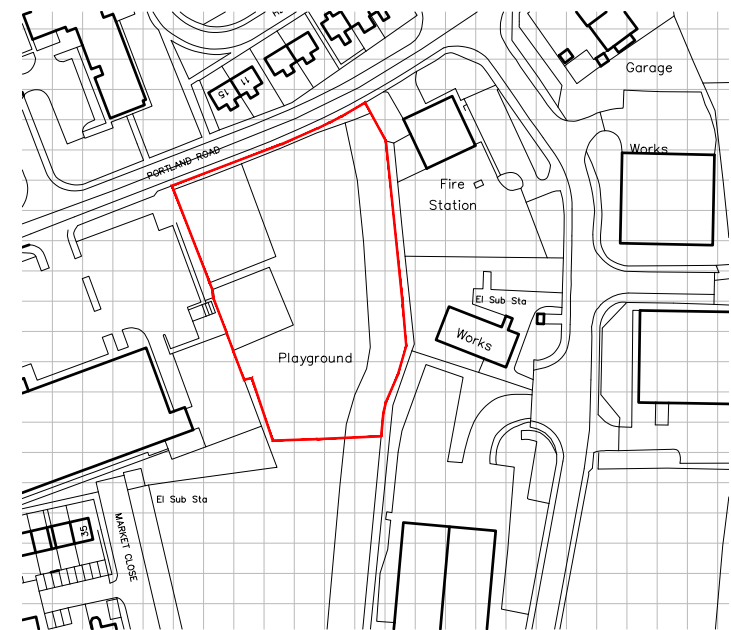
Ground Floor Plan / Scale 1:1000



First Floor Plan / Scale 1:1000



Second Floor Plan / Scale 1:1000



Site Location Plan / Scale 1:2500

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Rev	Description	Drawn	Auth	Date
P01	First Issue	KA	BAY	24.07.19

Client:
Gleeds on behalf of Bolsover DC

Site Address:
Shirebrook

Project Title:
Shirebrook Hub (One Public Estate)

Drawing Title:
**Feasibility Sketch Option G
 Portland Road - All Services**

Drawing Status:
FEASIBILITY

Scale: 1:1000 @ A3	Drawn: KA	Date: 24.07.2019
Prefix: EXT	Auth: BAY	Date: 24.07.2019

Drawing No:
00182 - ARC - ZZ - ZZ - DR - A - 0008

Rev:
P01

arcpartnership
 2nd Floor City Gate West, Tollhouse Hill,
 Nottingham, NG1 5AT
 Tel: 0115 838 4844 Email: info@arc-partnership.co.uk
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