



MITIGATION		Total Unit Size (sqm / sqft)	sqm	acres
Phase 0.1	GCN Habitat Area / Receptors		42,068	10.40
Site Area			4.21 ha	10.40 acres

COMMERCIAL		Total Unit Size (sqm / sqft)	sqm	acres
Phase C1.0	B2 / B8 Industrial	32,927sqm / 354,426sqft	88,129	21.78
Phase C2.0	Transport Hub		33,312	8.23
Phase C3.0	B2 / B8 Industrial & Visitor Centre	23,945sqm / 257,744sqft	68,806	17.00
Phase C4.0	B2 / B8 Industrial & Open Storage	6,565sqm / 70,665sqft	66,479	16.43
Phase C4.0	B2 / B8 Industrial & Energy	6,000sqm / 64,584sqft (Area exc Energy)	25,441	6.29
Site Area			28.22 ha	69.72 acres

RESIDENTIAL			sqm	acres
Phase R1.0		Dwellings		
Phase R1.1	Flood Plain/Landscaping South Doe Lea		36,465	9.01
Phase R1.1	Residential		100	34,462
Phase R1.2	Residential		60	18,043
Phase R1.3	Residential		116	30,366
Phase R1.4	Residential		77	21,224
Site Area			353	14.06 ha
Phase R2.0		Dwellings		
Phase R2.1	Residential		83	30,958
Phase R2.2	Residential		65	17,110
Phase R2.3	Residential		93	27,245
Phase R2.4	Residential		66	21,979
Site Area			307	9.73 ha

AMENITIES			sqm	acres
Phase A1.0	Local Centre		5,018	1.24
Phase A2.0	School		18,529	4.58
Site Area				2.35 ha

General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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- MITIGATION**
- PHASE 0.1
- COMMERCIAL**
- PHASE C1.0
 - PHASE C2.0
 - PHASE C3.0
 - PHASE C4.0
- RESIDENTIAL**
- PHASE R1.1
 - PHASE R1.2
 - PHASE R1.3
 - PHASE R1.4
 - PHASE R2.1
 - PHASE R2.2
 - PHASE R2.3
 - PHASE R2.4
- AMENITIES**
- PHASE A1.0
 - PHASE A2.0

Revision

Scale 1:2500@A1

Status S

Drawn by AL

Date 15.03.13

Client
Bolsover Land Limited

Project
Former Coalite Works, Bolsover

Drawing Description
Proposed Phase Plan

Drawing No. 11078-SK72 Rev. E



Architecture | Master Planning | Project Management

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