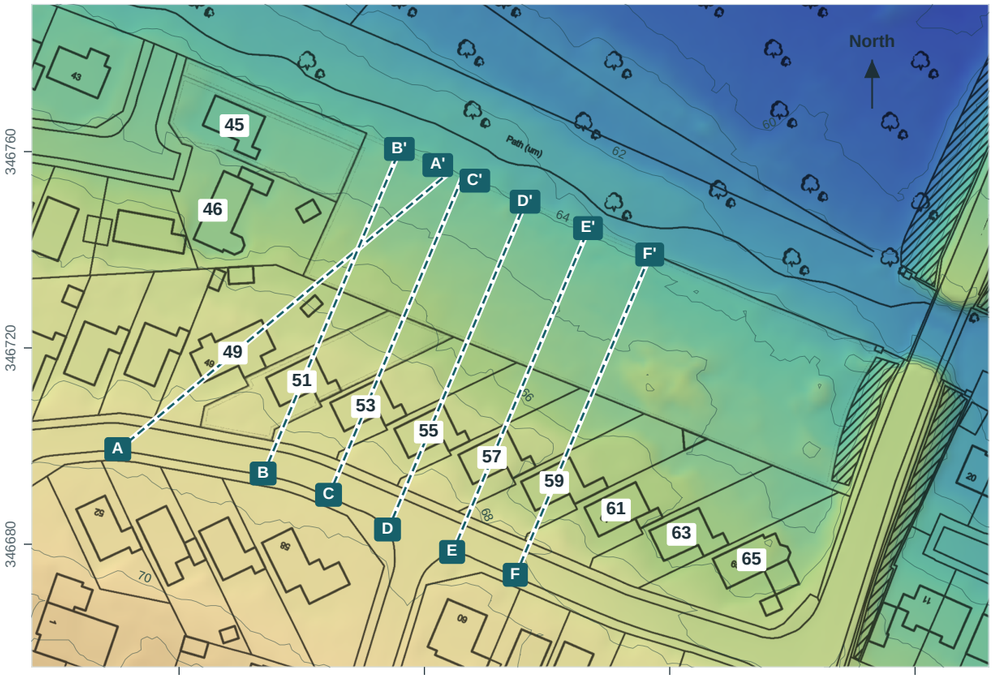
EXISTING GROUND LEVELS

AVA/2026/0597

Land to the rear of 49 to 65 Oaklands Avenue, Heanor, DE75 7BB | 49 to 59 Oaklands Avenue

SECTION LOCATIONS AND TERRAIN MODEL

1:1250 at A3



Ground elevation: metres above Ordnance Datum. Contour interval: one metre.

Height tint and shaded relief over Ordnance Survey mapping.

Contains Ordnance Survey mapping: Crown copyright and database rights 2026. Licence AC0000848283.

SECTION ENDPOINTS / BRITISH NATIONAL GRID

Section	Start easting / northing	End easting / northing
A to A'	444387.5 / 346699.1	444455.2 / 346755.9
B to B'	444417.1 / 346694.1	444444.9 / 346760.2
C to C'	444430.5 / 346689.8	444457.8 / 346754.8
D to D'	444442.5 / 346682.7	444470.5 / 346749.5
E to E'	444455.6 / 346678.1	444483.3 / 346744.1
F to F'	444468.5 / 346673.5	444495.9 / 346738.7

SOURCE AND METHOD

Environment Agency 2022 composite digital terrain model, derived from light detection and ranging (LiDAR), on a one metre grid. Source tile: **SK44nw_DTM_1m.tif**. Coordinates use the British National Grid (EPSG code 27700); heights refer to Ordnance Datum Newlyn.

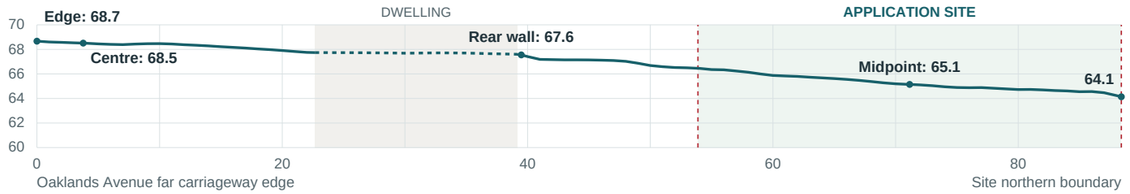
Profiles sampled every metre by bilinear interpolation, including labelled reference points. Plans registered to National Grid ticks. A to K start at the opposite carriageway edge. Road comparison levels are at the centre line. Rear wall points are 0.3 metres beyond the walls; site levels are at the site midpoint. A to I end at the northern site boundary; J and K at the eastern embankment crest. L runs from 10 metres inside the site across Aldreds Lane, parallel to J and K. Its bank top marks the approximate point where the modelled slope levels off.

The digital terrain model represents bare ground. It removes buildings and vegetation and can smooth abrupt changes, particularly at banks and structures. This is a desk study, not a measured levels survey.

Environment Agency dataset metadata and licence. Contains Environment Agency copyright and/or database right 2022. All rights reserved. Open Government Licence.

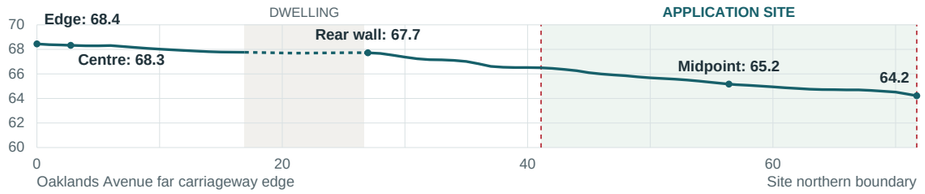
A: Oaklands Avenue through 49 Oaklands Avenue to northern site boundary

Southwest to northeast | A to A'



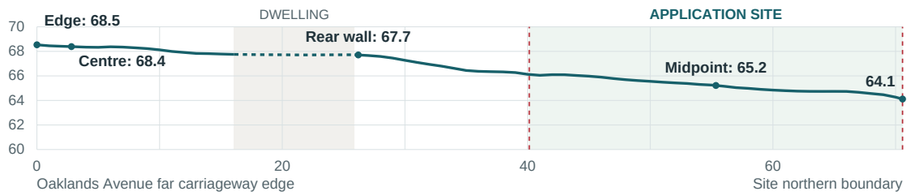
B: Oaklands Avenue through 51 Oaklands Avenue to northern site boundary

South southwest to north northeast | B to B'



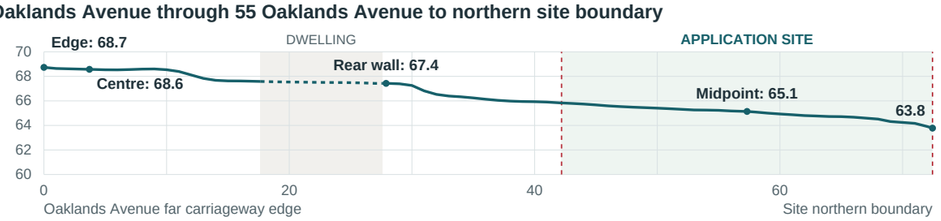
C: Oaklands Avenue through 53 Oaklands Avenue to northern site boundary

South southwest to north northeast | C to C'



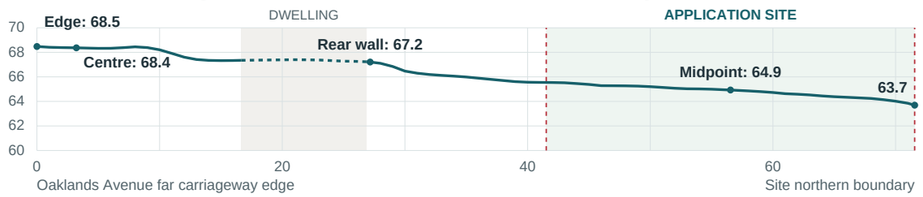
D: Oaklands Avenue through 55 Oaklands Avenue to northern site boundary

South southwest to north northeast | D to D'



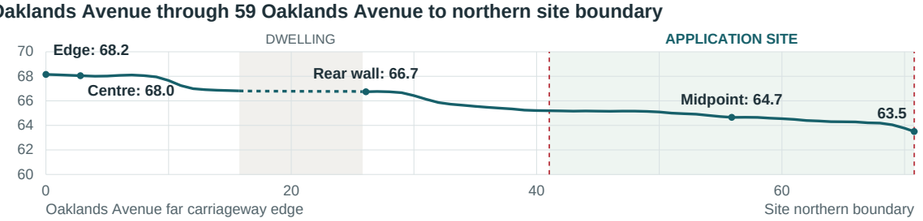
E: Oaklands Avenue through 57 Oaklands Avenue to northern site boundary

South southwest to north northeast | E to E'



F: Oaklands Avenue through 59 Oaklands Avenue to northern site boundary

South southwest to north northeast | F to F'



ALL PROFILES: HORIZONTAL 1:500 / VERTICAL 1:500 AT A3

Height and horizontal distance use the same scale. Heights: metres above Ordnance Datum. Distances: metres from the start of each section.

On section graphs, pale green shading: application site; red dashed vertical lines: approximate site boundary. Dots: selected ground levels.

Grey shading and dashed profiles: modelled ground through dwelling footprints, not floor or roof levels. Rear wall points are 0.3 metres beyond walls.

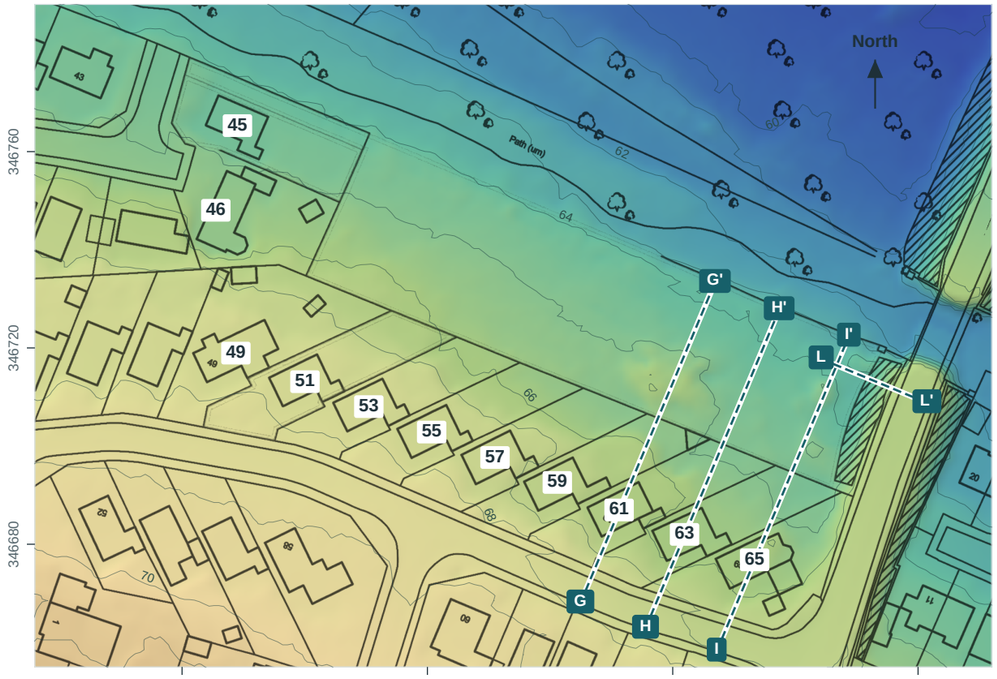
EXISTING GROUND LEVELS

AVA/2026/0597

Land to the rear of 49 to 65 Oaklands Avenue, Heanor, DE75 7BB | 61 to 65 Oaklands Avenue and Aldreds Lane

SECTION LOCATIONS AND TERRAIN MODEL

1:1250 at A3



Ground elevation: metres above Ordnance Datum. Contour interval: one metre.

Height tint and shaded relief over Ordnance Survey mapping.

Contains Ordnance Survey mapping: Crown copyright and database rights 2026. Licence AC0000848283.

SECTION ENDPOINTS / BRITISH NATIONAL GRID

Section	Start easting / northing	End easting / northing
G to G'	444481.2 / 346668.0	444508.6 / 346733.3
H to H'	444494.5 / 346662.9	444521.7 / 346727.8
I to I'	444509.0 / 346658.2	444535.9 / 346722.4
L to L'	444530.3 / 346717.8	444551.8 / 346708.8

SOURCE AND METHOD

Environment Agency 2022 composite digital terrain model, derived from light detection and ranging (LiDAR), on a one metre grid. Source tile: **SK44nw_DTM_1m.tif**. Coordinates use the British National Grid (EPSG code 27700); heights refer to Ordnance Datum Newlyn.

Profiles sampled every metre by bilinear interpolation, including labelled reference points. Plans registered to National Grid ticks. A to K start at the opposite carriageway edge. Road comparison levels are at the centre line. Rear wall points are 0.3 metres beyond the walls; site levels are at the site midpoint. A to I end at the northern site boundary; J and K at the eastern embankment crest. L runs from 10 metres inside the site across Aldreds Lane, parallel to J and K. Its bank top marks the approximate point where the modelled slope levels off.

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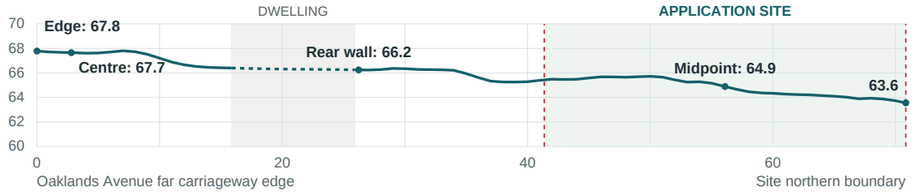
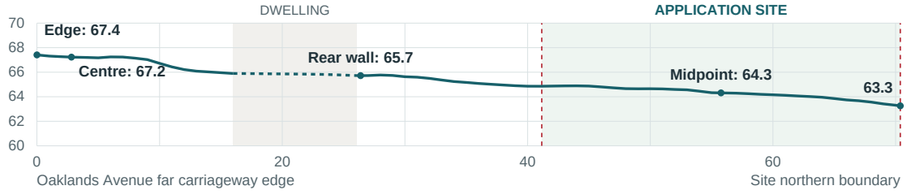
G: Oaklands Avenue through 61 Oaklands Avenue to northern site boundary

South southwest to north northeast | G to G'



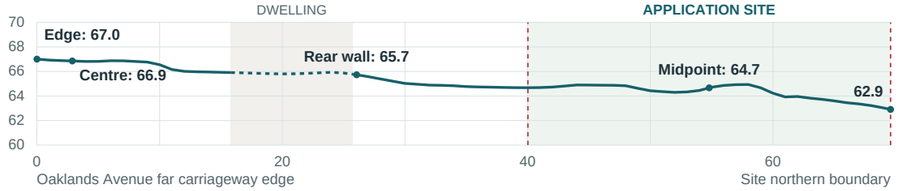
H: Oaklands Avenue through 63 Oaklands Avenue to northern site boundary

South southwest to north northeast | H to H'



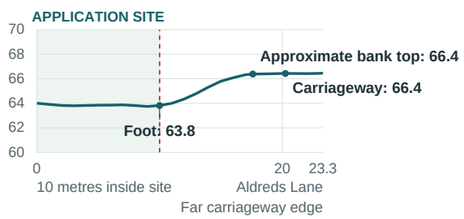
I: Oaklands Avenue through 65 Oaklands Avenue to northern site boundary

South southwest to north northeast | I to I'



L: Application site to Aldreds Lane across eastern embankment

West northwest to east southeast | L to L'



FOOT TO APPROXIMATE BANK TOP

Rise: 2.6 metres

Horizontal distance: 7.6 metres

ALL PROFILES: HORIZONTAL 1:500 / VERTICAL 1:500 AT A3

Height and horizontal distance use the same scale. Heights: metres above Ordnance Datum. Distances: metres from the start of each section.

On section graphs, pale green shading: application site; red dashed vertical lines: approximate site boundary. Dots: selected ground levels.

Grey shading and dashed profiles: modelled ground through dwelling footprints, not floor or roof levels. Rear wall points are 0.3 metres beyond walls.

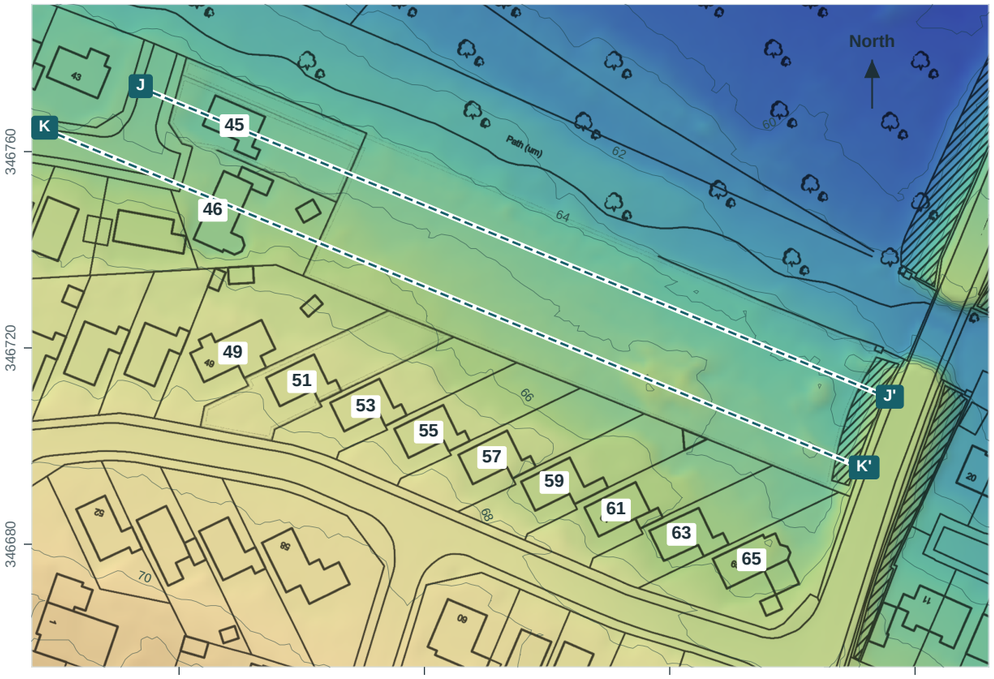
EXISTING GROUND LEVELS

AVA/2026/0597

Land to the rear of 49 to 65 Oaklands Avenue, Heanor, DE75 7BB | 45 and 46 Elmsfield Avenue

SECTION LOCATIONS AND TERRAIN MODEL

1:1250 at A3



Ground elevation: metres above Ordnance Datum. Contour interval: one metre.

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GROUND LEVEL COMPARISON: A TO L

	Levels in metres above Ordnance Datum			Differences in metres		
Section and address	Carriageway	Rear wall	Site midpoint	Road minus rear	Rear minus site	Road minus site
A: 49 Oaklands Avenue	68.5	67.6	65.1	+1.0	+2.4	+3.4
B: 51 Oaklands Avenue	68.3	67.7	65.2	+0.6	+2.6	+3.2
C: 53 Oaklands Avenue	68.4	67.7	65.2	+0.7	+2.5	+3.2
D: 55 Oaklands Avenue	68.6	67.4	65.1	+1.1	+2.3	+3.4
E: 57 Oaklands Avenue	68.4	67.2	64.9	+1.2	+2.3	+3.4
F: 59 Oaklands Avenue	68.0	66.7	64.7	+1.3	+2.1	+3.4
G: 61 Oaklands Avenue	67.7	66.2	64.9	+1.4	+1.4	+2.8
H: 63 Oaklands Avenue	67.2	65.7	64.3	+1.5	+1.4	+2.9
I: 65 Oaklands Avenue	66.9	65.7	64.7	+1.1	+1.1	+2.2
J: 45 Elmsfield Avenue	64.6	64.5	64.5	+0.1	0.0	+0.1
K: 46 Elmsfield Avenue	65.2	65.4	65.2	–0.2	+0.2	0.0
Oaklands Avenue, average of A to I	**68.0**	**66.9**	**64.9**	**+1.1**	**+2.0**	**+3.1**
Elmsfield Avenue, average of J and K	**64.9**	**64.9**	**64.8**	**0.0**	**+0.1**	**+0.1**
Aldreds Lane, section L	**66.4**	**none**	**63.8**	**none**	**none**	**+2.6**

Carriageway levels are at the centre line: Oaklands Avenue for A to I, Elmsfield Avenue for J and K.
Positive values mean the first point is higher. Differences calculated before rounding. Rear wall points are 0.3 metres beyond walls.
Averages are calculated before rounding. Section L crosses no dwelling; its site level is the foot of the embankment.

SECTION ENDPOINTS / BRITISH NATIONAL GRID

Section	Start easting / northing	End easting / northing
J to J'	444392.2 / 346773.0	444544.9 / 346709.7
K to K'	444372.6 / 346764.6	444539.6 / 346695.3

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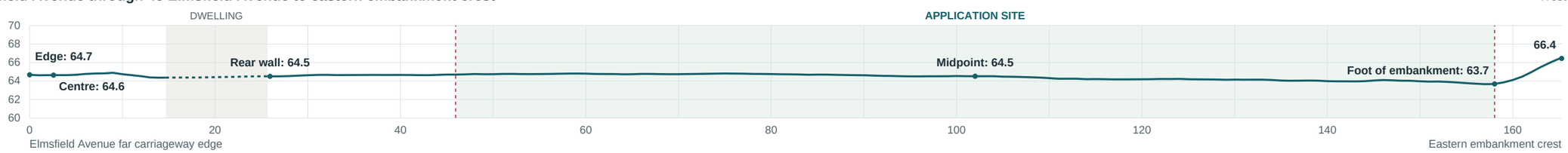
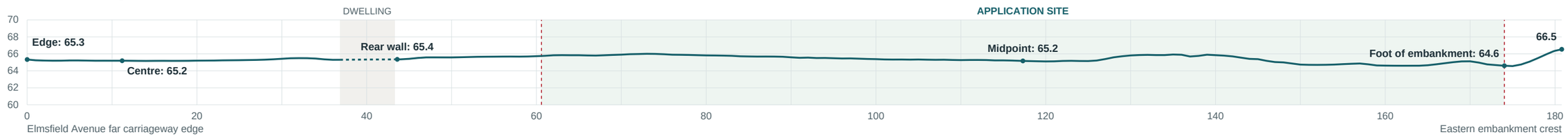
J: Elmsfield Avenue through 45 Elmsfield Avenue to eastern embankment crest

West northwest to east southeast | J to J'



K: Elmsfield Avenue through 46 Elmsfield Avenue to eastern embankment crest

West northwest to east southeast | K to K'



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