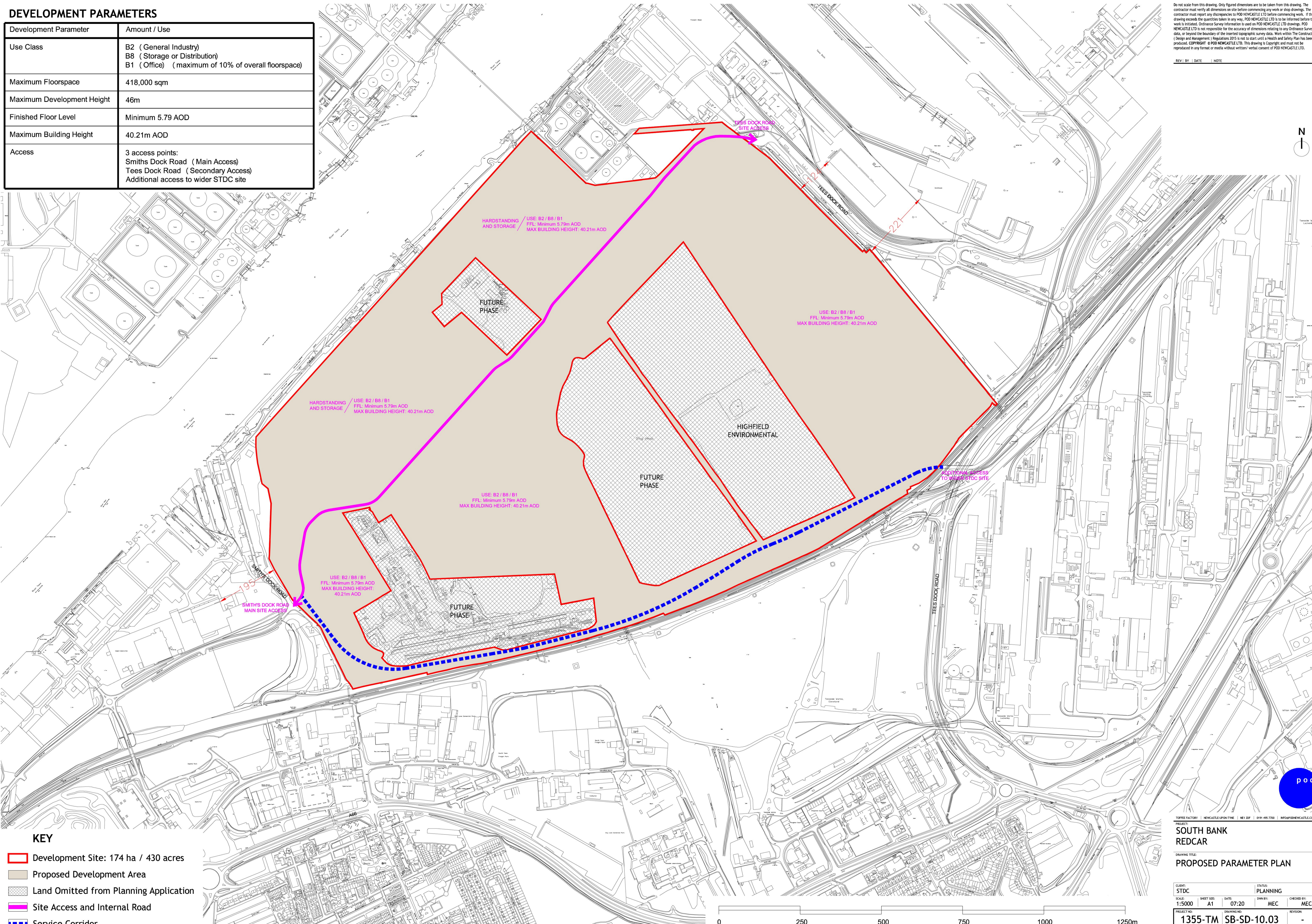


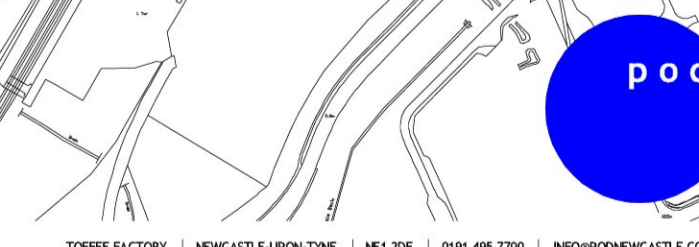
DEVELOPMENT PARAMETERS

Development Parameter	Amount / Use
Use Class	B2 (General Industry) B8 (Storage or Distribution) B1 (Office) (maximum of 10% of overall floorspace)
Maximum Floorspace	418,000 sqm
Maximum Development Height	46m
Finished Floor Level	Minimum 5.79 AOD
Maximum Building Height	40.21m AOD
Access	3 access points: Smiths Dock Road (Main Access) Tees Dock Road (Secondary Access) Additional access to wider STDC site

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way, POD NEWCASTLE LTD is to be informed before the work is initiated. Ordnance Survey information is used on POD NEWCASTLE LTD drawings. POD NEWCASTLE LTD is not responsible for the accuracy of dimensions relating to any Ordnance Survey data, or beyond the boundary of the inserted topographic survey data. Work within The Construction (Design and Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. COPYRIGHT © POD NEWCASTLE LTD. This drawing is Copyright and must not be reproduced in any format or media without written consent of POD NEWCASTLE LTD.



- KEY**
- Development Site: 174 ha / 430 acres
 - Proposed Development Area
 - Land Omitted from Planning Application
 - Site Access and Internal Road
 - Service Corridor



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SOUTH BANK REDCAR

DRAWING TITLE:
PROPOSED PARAMETER PLAN

CLIENT: STDC	STATUS: PLANNING
SCALE: 1:5000	SHEET SIZE: A1
DATE: 07:20	DRAWN BY: MEC
PROJECT NO: 1355-TM	DRAWING NO: SB-SD-10.03
REVISION: -	CHECKED BY: MEC