



**Accommodation & Area Schedule**

Hybrid Units	146m <sup>2</sup> (1580ft <sup>2</sup> )	28No.	4088m <sup>2</sup> (44002ft <sup>2</sup> )
Existing Building		1No.	1267m <sup>2</sup> (13647ft <sup>2</sup> )
		<b>Total</b>	<b>5355m<sup>2</sup> (57640ft<sup>2</sup>)</b>

Car Parking ( Excluding Existing Building ) 81 Spaces ( 2.9 Spaces per unit )

Overall Site Area	11470 sqm ( 2.80 Acres )
Red Line Boundary	8822 sqm ( 2.02 Acres )
Existing Building & Yard Site Area	2533 sqm ( 0.78 Acres )

	<b>Optimum</b>	<b>Actual</b>
Floor Space	1672m <sup>2</sup> (18000ft <sup>2</sup> ) per Acre	1913m <sup>2</sup> (20591ft <sup>2</sup> ) per Acre
Road	760m <sup>2</sup> (8180ft <sup>2</sup> ) per Acre	1227m <sup>2</sup> (14219ft <sup>2</sup> ) per Acre
Parking & Footpaths	1120m <sup>2</sup> (12055ft <sup>2</sup> ) per Acre	446m <sup>2</sup> (6114ft <sup>2</sup> ) per Acre

**NOTES:**

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES

- This drawing is copyright of Wardman Brown.
- All dimensions to be verified on site prior to any shop or site works being commenced.
- Any discrepancies to be reported to the Designer BEFORE any work is put in hand.
- This drawing must be read in conjunction with relevant consultants and specialists drawings.
- This drawing must be read in conjunction with the drawings specified.

**HAZARDS:**

- CDM2015
- Live services adjacent/on site.
  - Excavations - Ground Collapse
  - Handling major components
  - Working at height - Falling
  - Machinery & Equipment
  - Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
  - The weight of each block must not exceed 20Kg

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**CIAT**  
CHARTERED PRACTICE

CLIENT:  
Mandate

PROJECT:  
Tyneside Leisureworld  
Portobello Road  
Birtley

DRAWING TITLE:  
Proposed Site Plan  
Option 4

PURPOSE OF ISSUE:  
**FEASIBILITY**

SCALE: 1:500 @ A3 / 1:250 @ A1

DATE: Nov 2024 DRAWN: CB DRG REVISION:

DRAWING NO: L024097 - 005 C

REV	DATE	DETAILS
C	11-12-24	Updated generally
B	11-12-24	Red / Blue Boundaries updated
A	4-12-24	Updated generally