

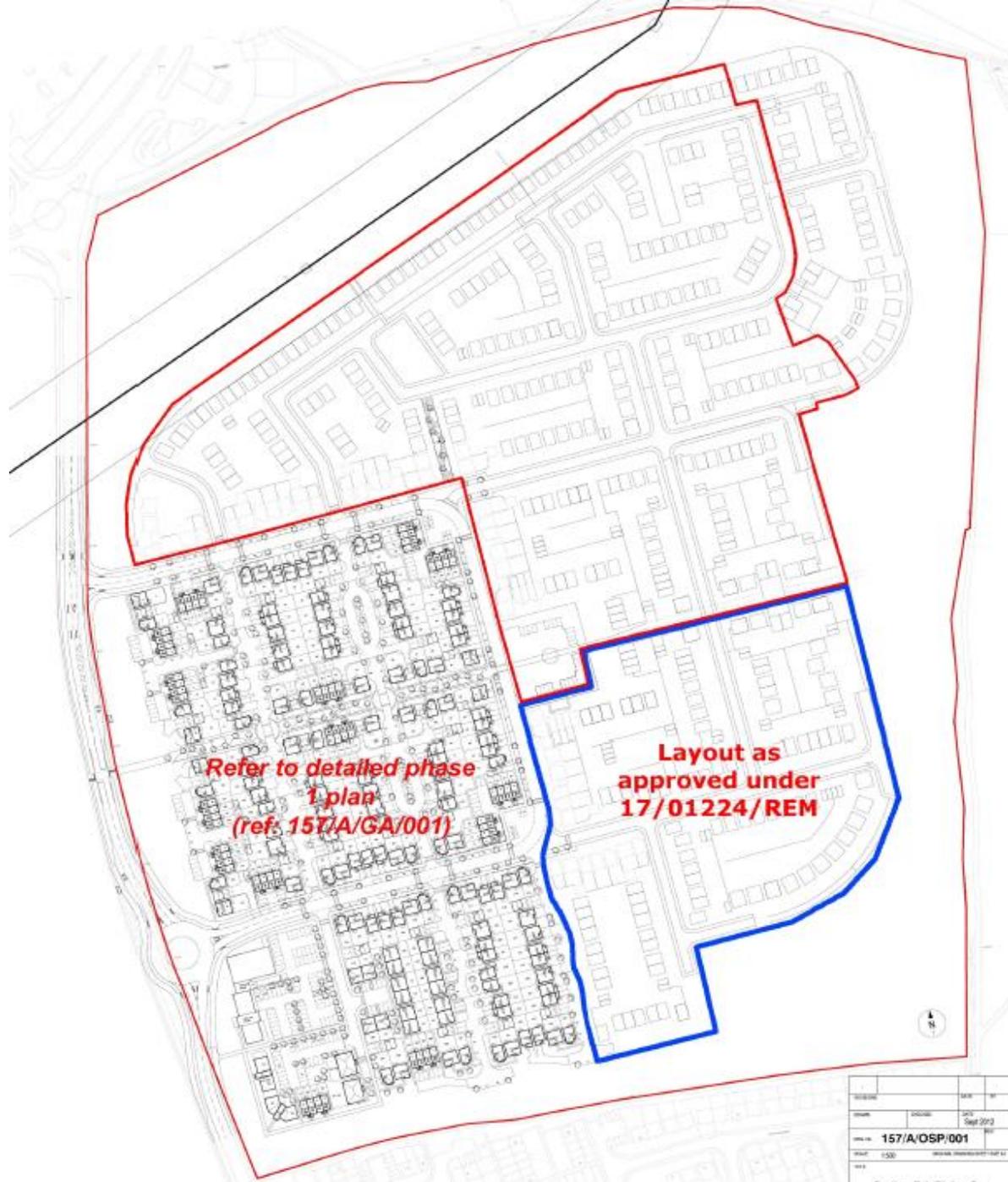


Planning Committee

4 September 2018

Item 1

- Location: Field north of 45 Sunholme Drive, Wallsend
- Proposal Reserved matters for 295 dwellings, garages and car parking
- Applicant: Persimmon Homes
- Ward: Northumberland



**Refer to detailed phase
1 plan
(ref: 157/A/GA/001)**

**Layout as
approved under
17/01224/REM**

NO. 157/A/OSP/001	DATE	SEP 2013
SCALE	1:500	
DRAWN BY: [unreadable]		
CHECKED BY: [unreadable]		
DATE: [unreadable]		



BCA Newcastle

Xercise4Less
Newcastle-Upon-Tyne...

Procter & Gamble

Station Rd

n M

Station Rd

A191

A186

A191
Blue Flames

45 Sunholme Drive

Whitley Park

Darsley Park

A186

A186

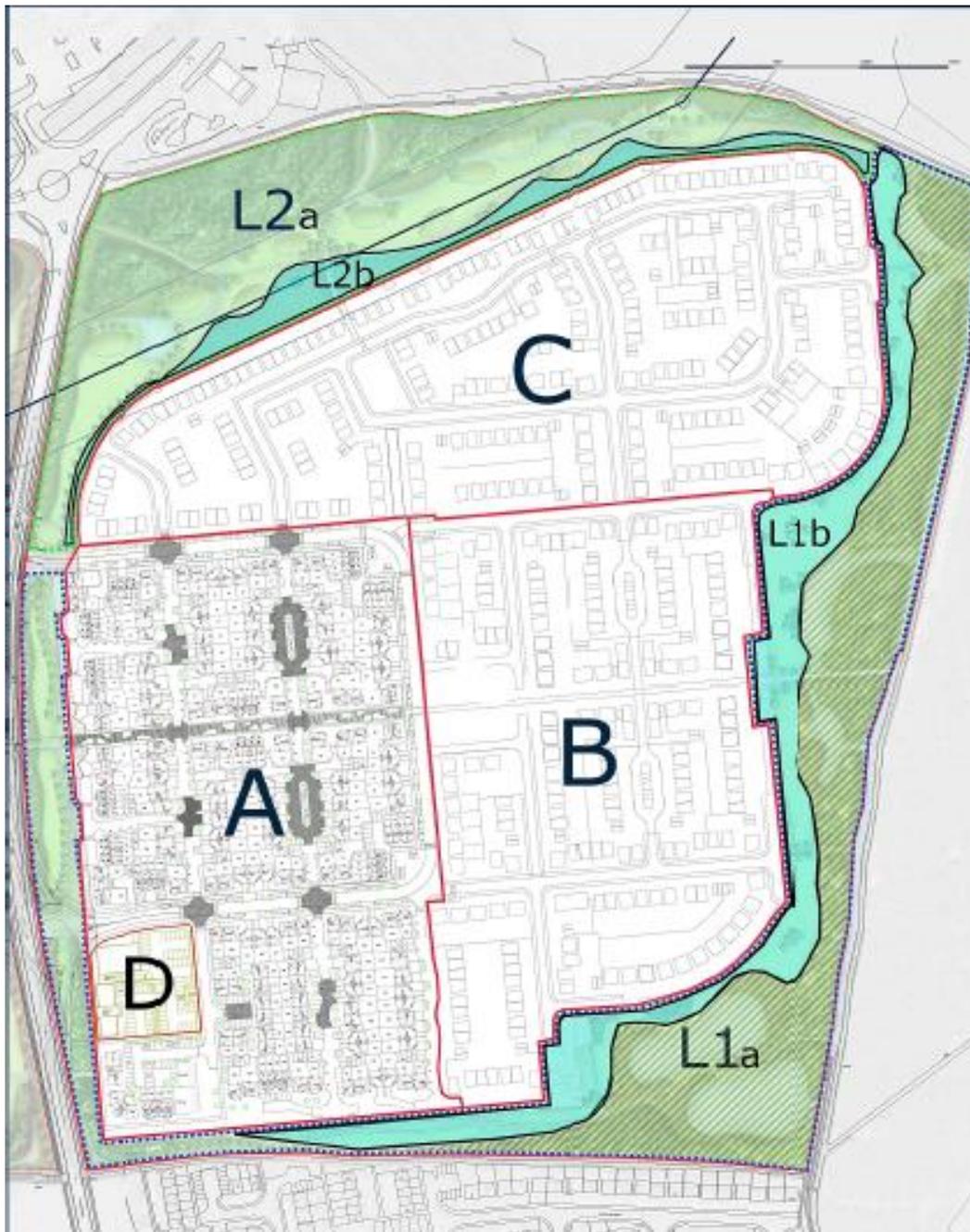
The Rising Sun
Sports Ground

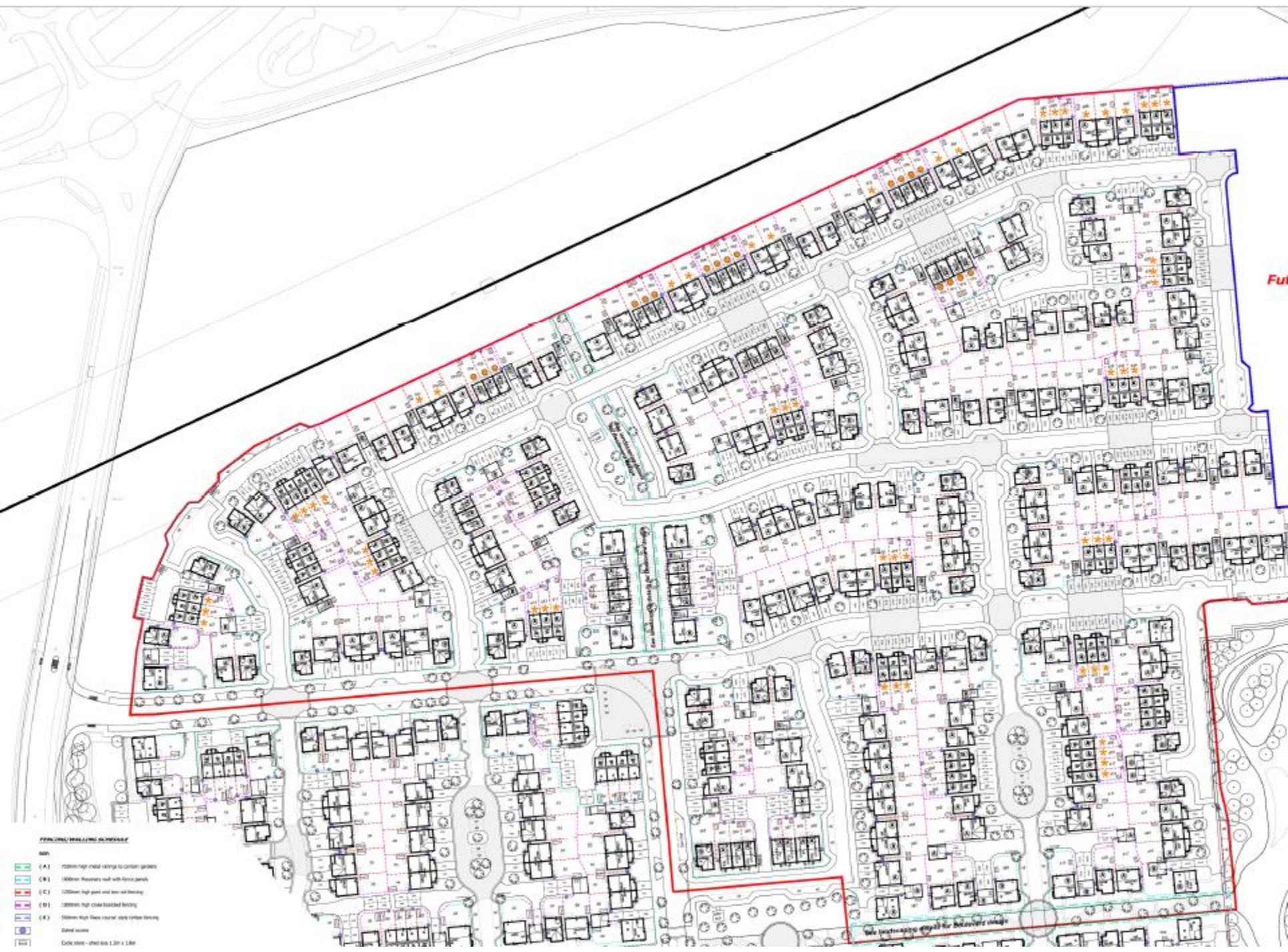
Beacon Hill School

Mullen Rd

Mullen Rd

Kings Rd N





LANDSCAPING SCHEDULE SUMMARY

- (A) 120mm high metal railing to contain gardens
- (B) 150mm high wall with ferns plants
- (C) 120mm high panel and low set fencing
- (D) 120mm high clear board fencing
- (E) 150mm high glass panel with timber framing
- Glass screen
- Glass screen
- Glass screen - 1000mm x 2.0m x 1.8m

Fut

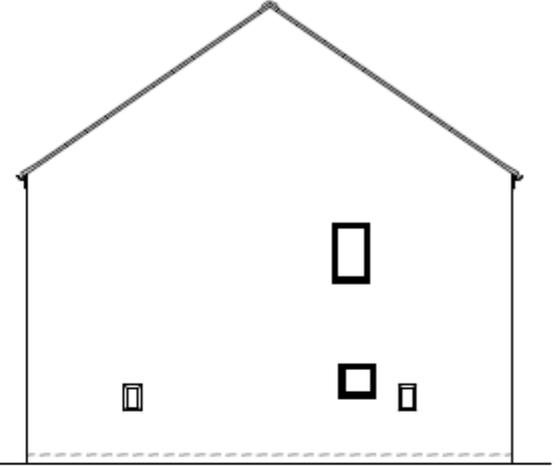
We warranting equal for delivery only



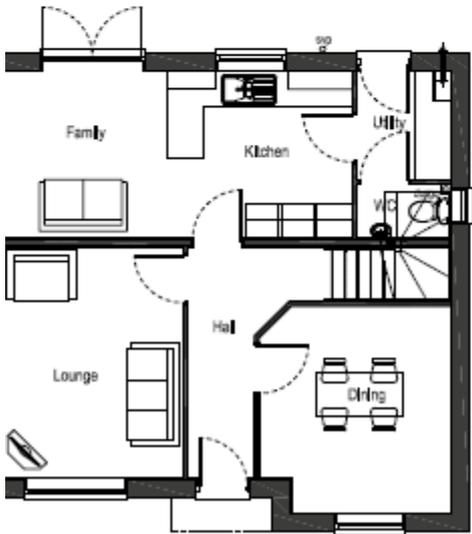
Front Elevation



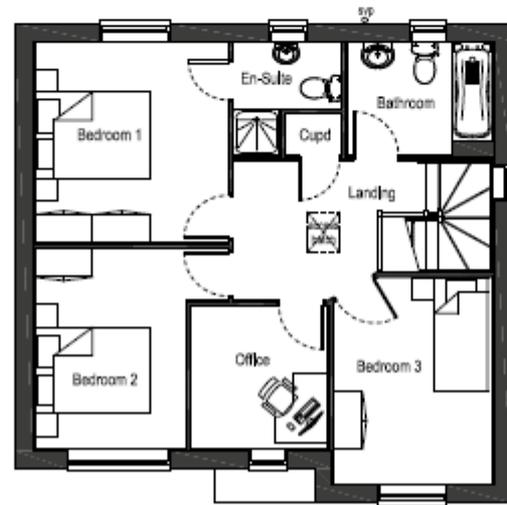
Rear Elevation



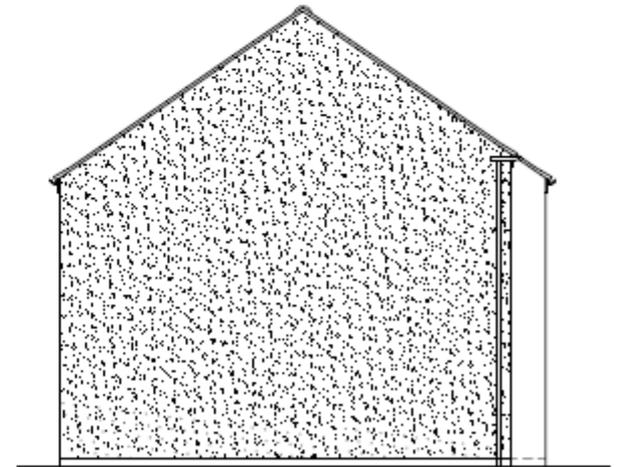
Side Elevation 1



Ground Floor Plan



First Floor Plan

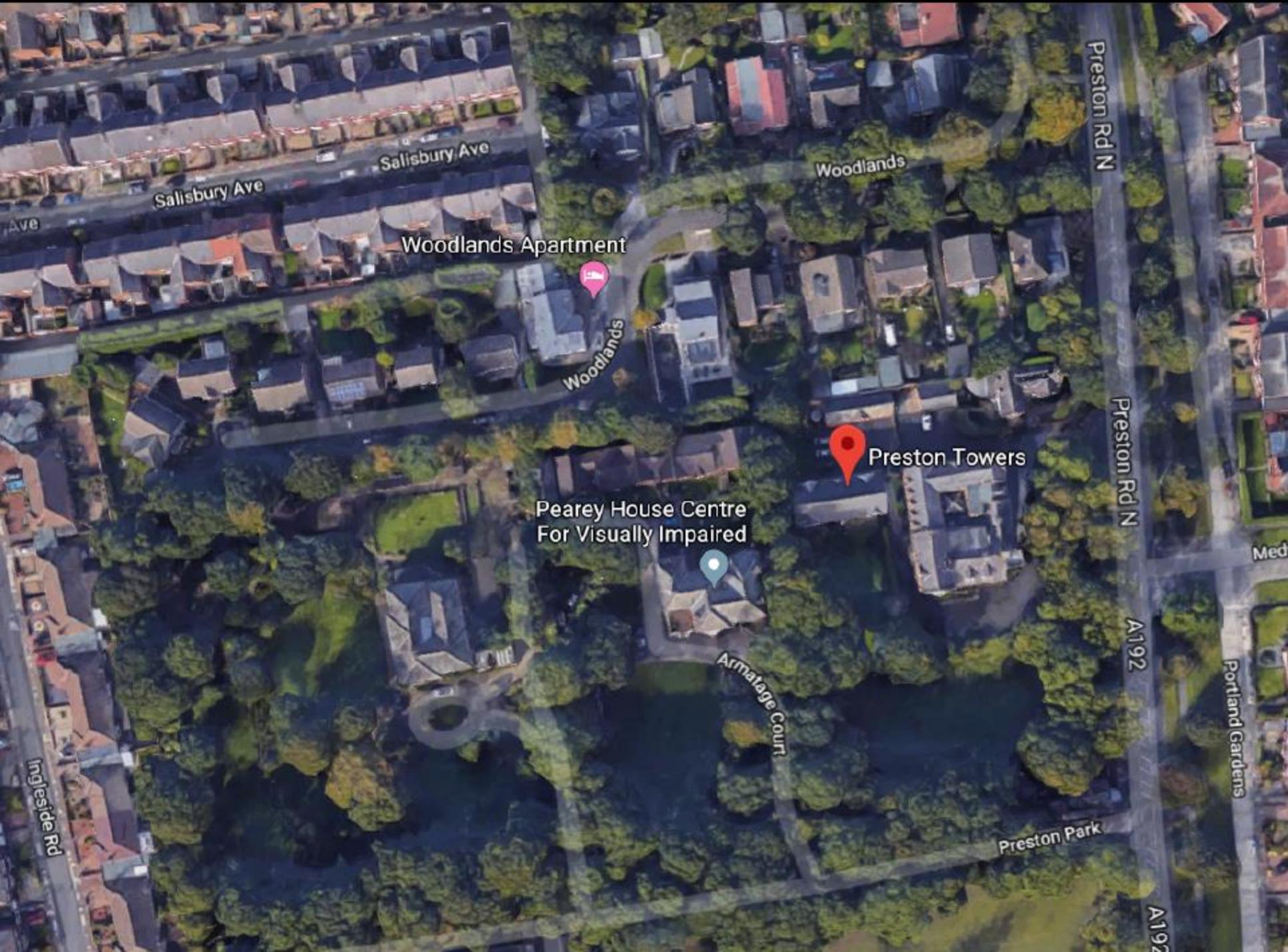


Side Elevation 2

Item 2

- Location: Preston Towers
- Proposal Change of use of Existing Preston Towers from Nursing Home (Class C2) to 4no houses (Class C3) (3no 4 bedroom and 1no 3 bedroom) and 6no apartments (Class C3) 4no 4 bedroom. Construction of new access from Preston Road and new access from unadopted road to the south of the site
- Applicant: Little Acorns Childcare
- Ward: Whitley Bay





Salisbury Ave

Salisbury Ave

Woodlands Apartment

Woodlands

Woodlands

Preston Rd N

Preston Rd N

Preston Towers

Pearey House Centre
For Visually Impaired

Armatage Court

A192

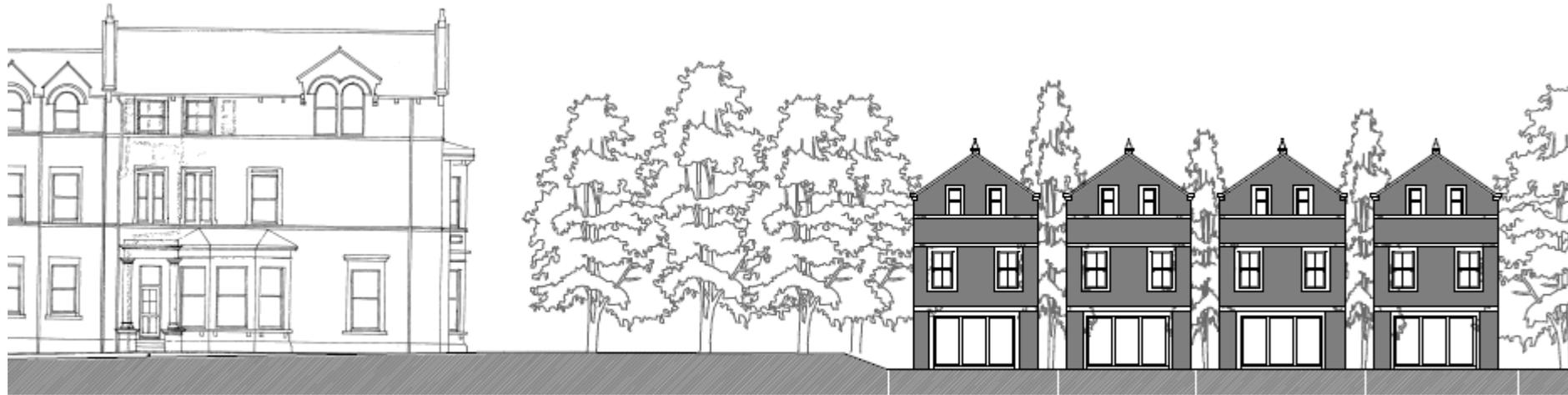
Preston Park

A192

Ingleside Rd

Portland Gardens

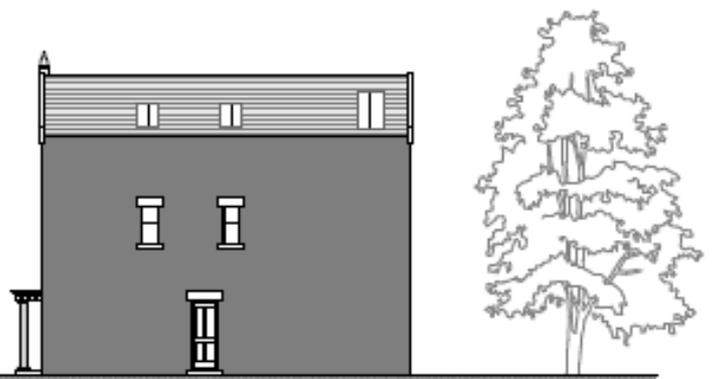
Med



PROPOSED HOUSES AND PRESTON TOWERS LOOKING EAST



PROPOSED HOUSES AND PRESTON TOWERS LOOKING NORTH



PROPOSED HOUSES AND PRESTON TOWERS LOOKING SOUTH

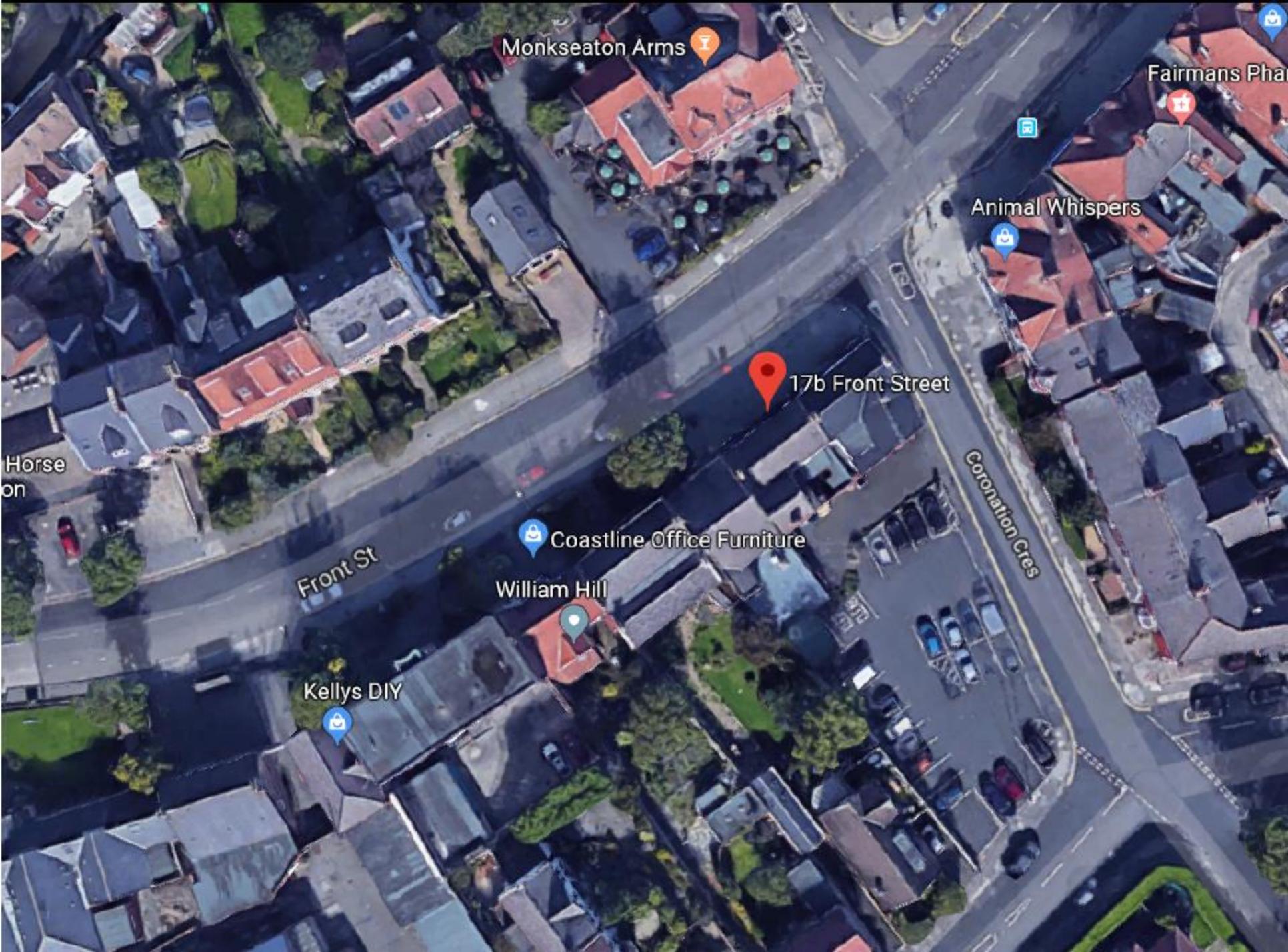


PROPOSED HOUSES AND PRESTON TOWERS LOOKING WEST

Item 3

- Location: 17B Front Street, Whitley Bay
- Proposal Proposed change of use from A1 shop to A4 public house/alterations
- Applicant: Mr James Benson
- Ward: Monkseaton South





Monkseaton Arms

Fairmans Pharmacy

Animal Whispers

17b Front Street

Coastline Office Furniture

William Hill

Kellys DIY

Front St

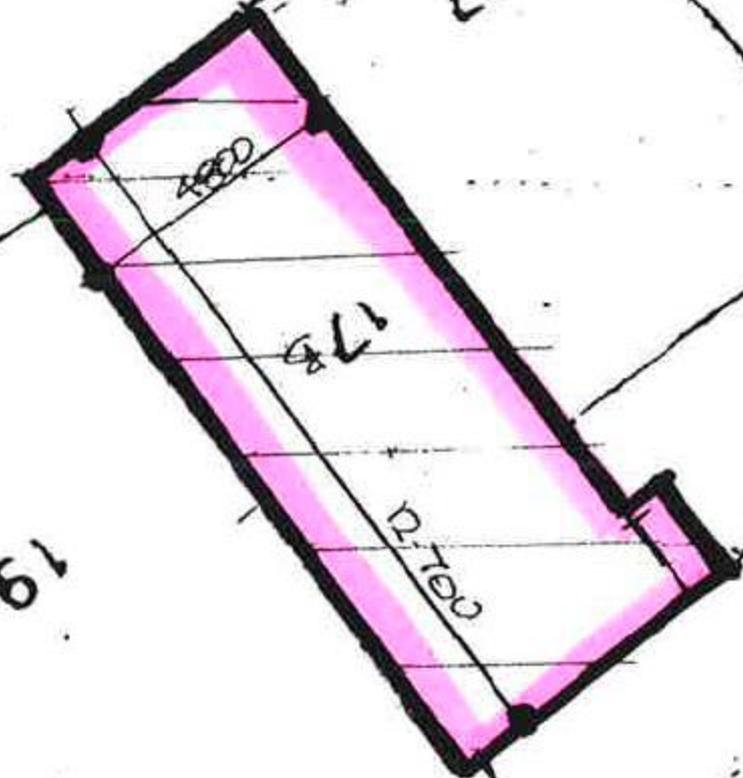
Coronation Cres

Horse
on

PUBLIC
FOOTPATH

PO

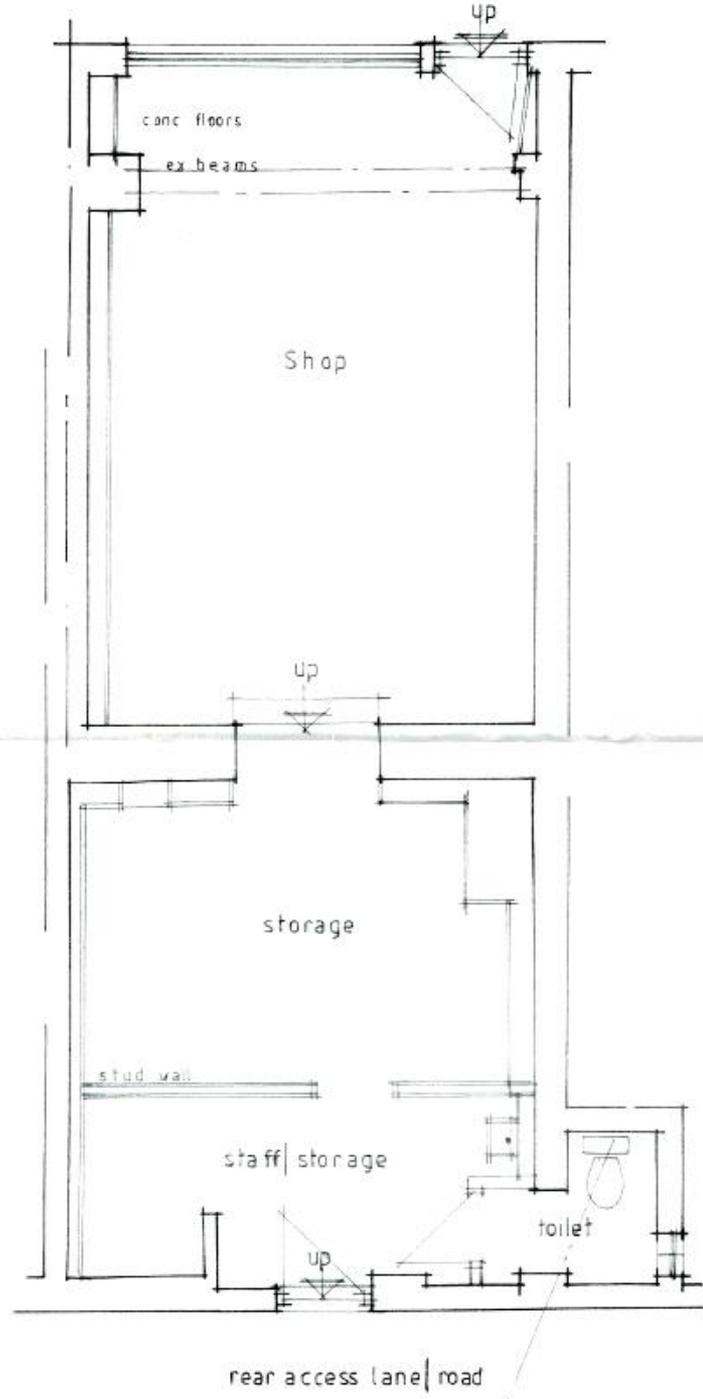
21



19

ACCESS LANE

21



floors for laminate or similar floor covering. To client's satisfaction and E.H.O. approval.

HANDRAILS

Fit 900mm high timber/hardwood handrails both sides of existing internal steps.

SANIFLO

Fit "Saniflo" small bore pumped drainage system to the Female/Disabled toilet. Take waste pipe to new 100mm dia UPVC stub stack with DURGO valve.

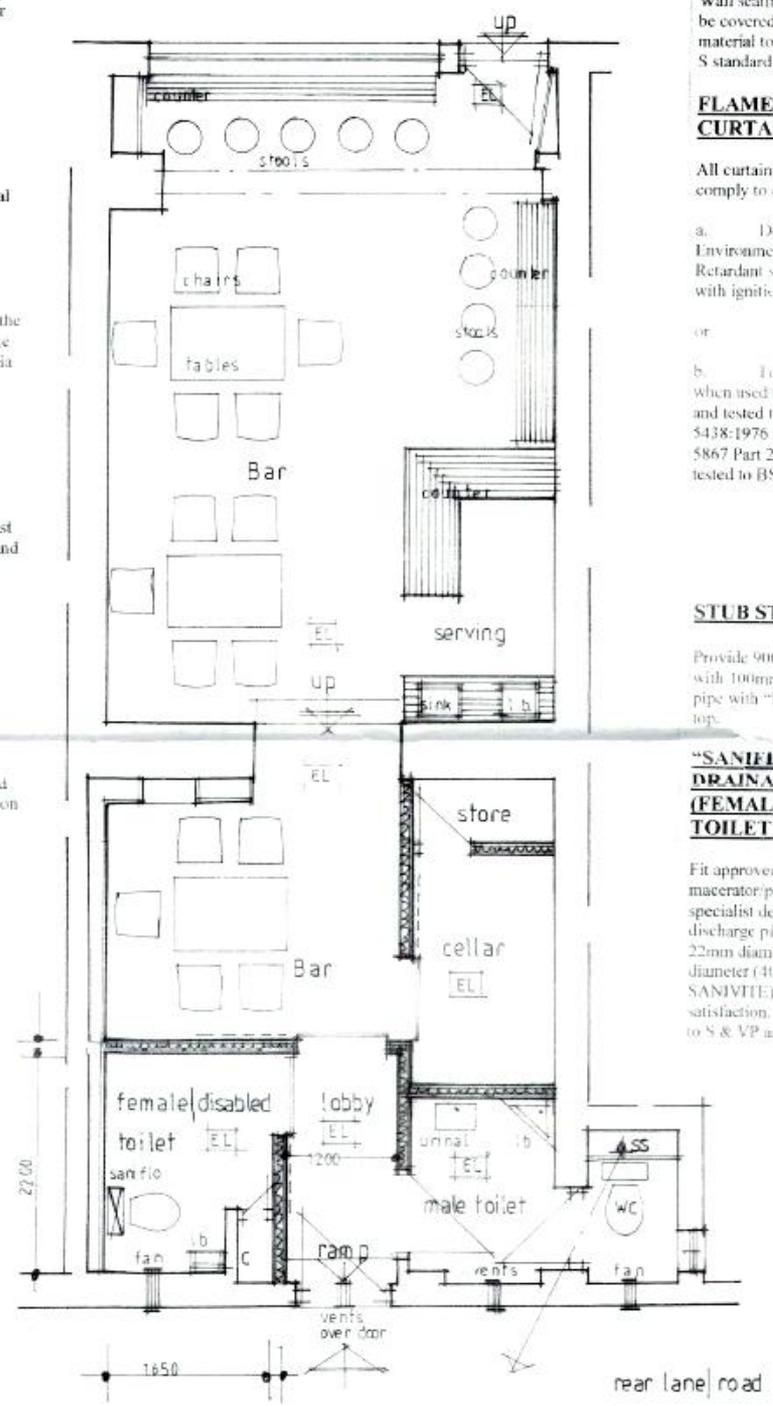
NEW FRONT SIGN

New sign over front door/window to be client's specifications all by specialist supply/fix and all to Town and Country Planners approval.

THE "BUILDING OWNER MANAGEMENT"

To ensure a suitable fire strategy plan has been formed and all staff aware of the action to be undertaken if a fire occurred - To Fire Officers satisfaction.

ACCESSIBLE SWITCHES AND SOCKETS IN



wall scum be covered material to S standard

FLAME CURTAIN

All curtains comply to e

a. De Environment Retardant sq with ignition

or

b. To when used to and tested to 5438:1976 v 5867 Part 2: tested to BS

STUB ST

Provide 900 with 100mm pipe with "E top.

"SANIFLO DRAINAGE (FEMALE TOILET)

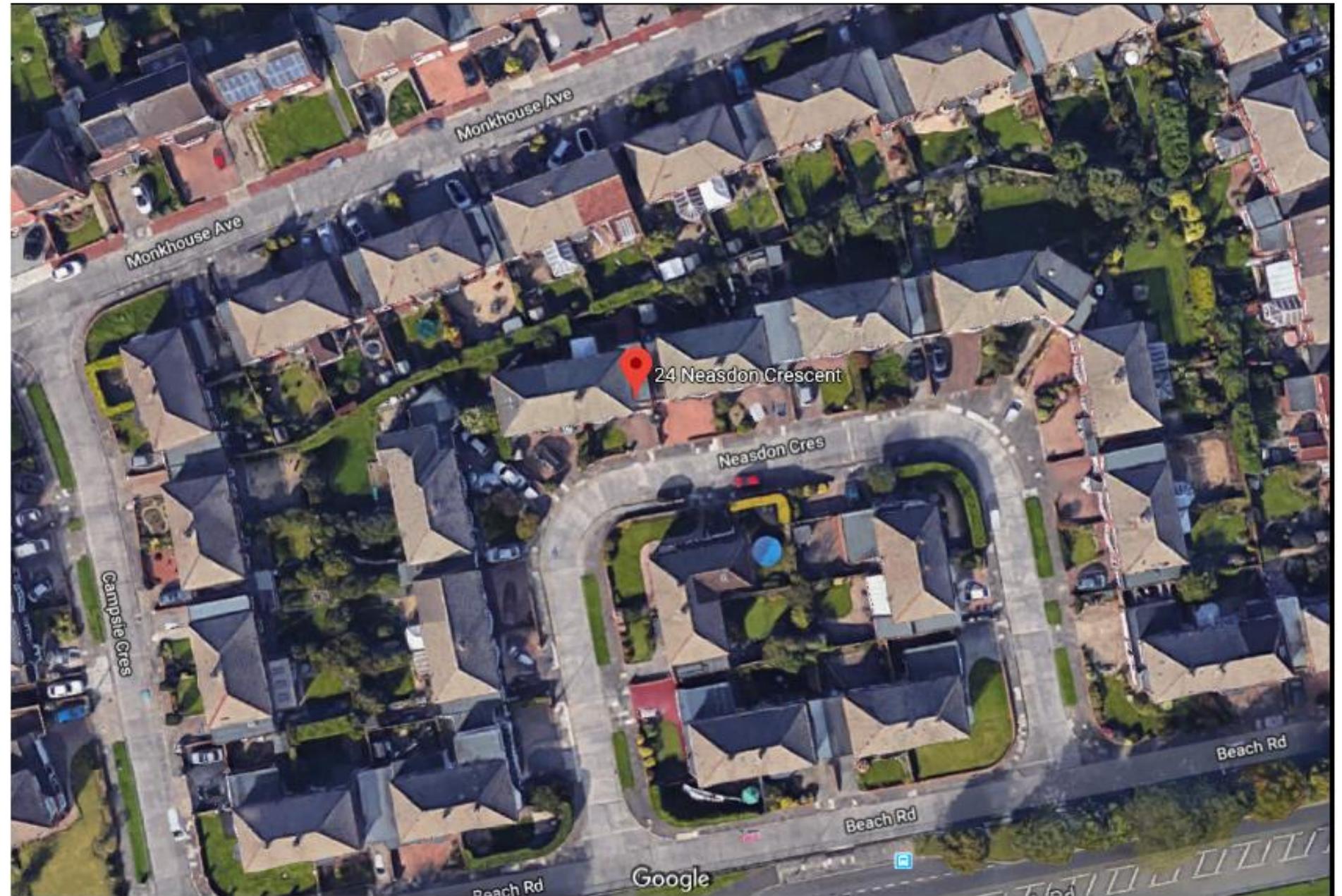
Fit approved macerator/pu specialist des discharge pip 22mm dia/1m diameter (4th SANIVITEL satisfaction. to S & VP an

rear lane/road

Item 4

- Location: 24 Neasdon Crescent, Tynemouth
- Proposal Replace existing flat/felt roofs with new tiled pitched roof to the side of the property
- Applicant: Norma Redfearn
- Ward: Cullercoats





Monkhouse Ave

24 Neasdon Crescent

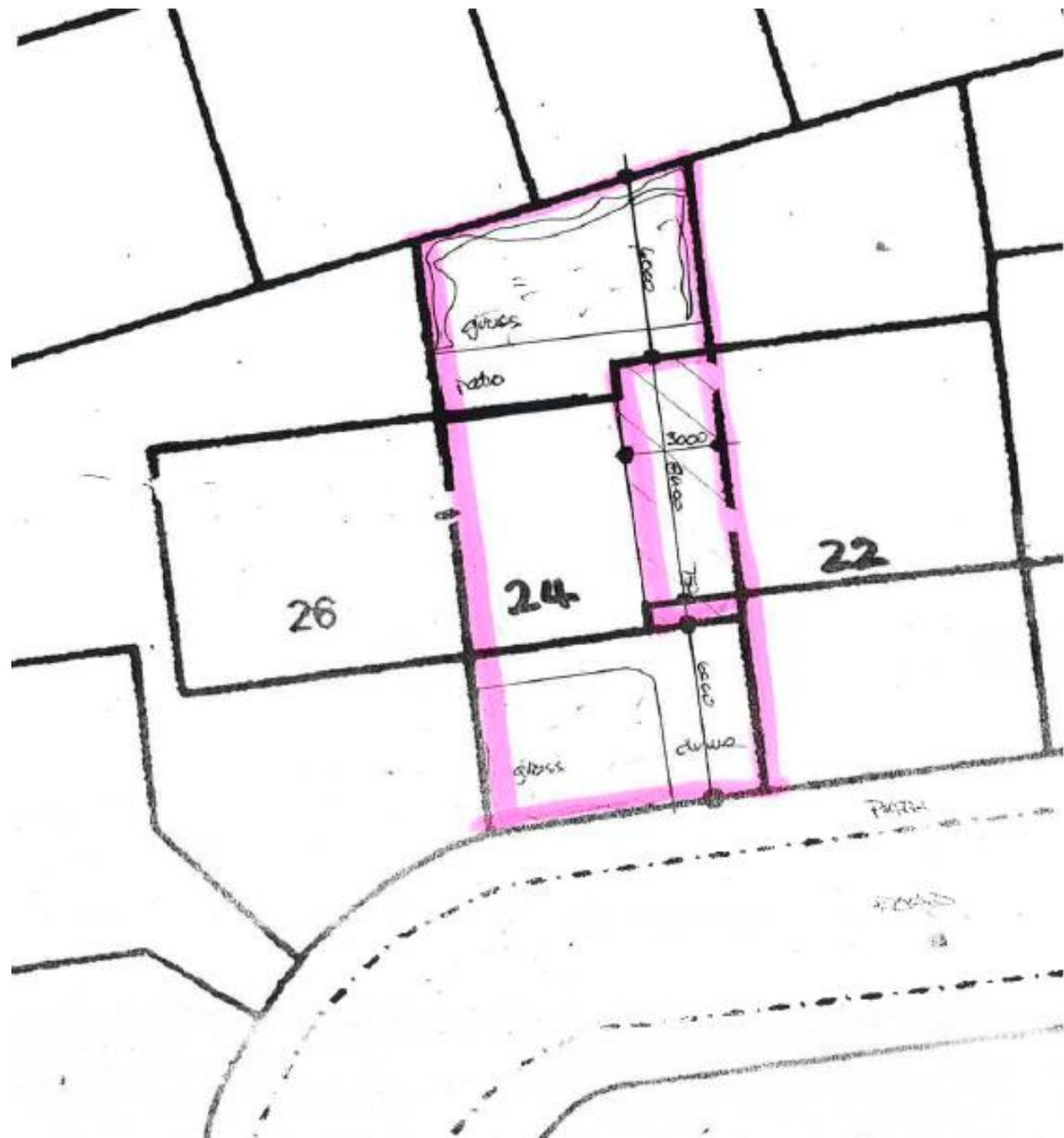
Neasdon Cres

Campsie Cres

Beach Rd

Beach Rd

Google



BOUNDARY

All work on the boundary to be adjoining owners complete satisfaction and in accordance with THE PARTY WALL (Act) ACT 1939 as necessary. Make good on the boundary where necessary to adjoining owners satisfaction. Adjoining owner's permission to be obtained for any slight foundation and roof encroachments of prior to work commencing.

NEW BRICKS

All new bricks, size and colour to match existing and all bricks existing with where appropriate. To inspect on satisfaction.

ROOF PITCH

New main roof pitch to match existing roof. To be determined on site.

"SIZES AND HEIGHTS"

"Clear" sizes and heights to be determined on site to clients specifications and Local Authority satisfaction. Builder to check all sizes on the prior to work commencing.

C.B.M. SUPERVISOR

The building contractor may need to appoint a C.B.M. planning supervisor before commencing work.

SITE SIZES AND DIMENSIONS

All dimensions to be checked on site. Do not Scale from the drawings. Any discrepancies to be reported to the Project Manager and architect before the commencement of any work.

EXISTING LINTELS

Builder to expose existing lintels where necessary to 1" floor to door openings and garage door opening. All to inspect on satisfaction.

ROOF PITCH COVERING

New roof pitches to be suitable for roof pitch and fixed in accordance with manufacturer's specifications and recommendations. "Clear" roof pitch to be determined on site or as specified.

NEW ROOF TILES

All new roof tiles colour and slope to match existing tiles where practicable. Also suitable for roof pitch and fixed to manufacturer specifications.

SOFFITS

Incompletely where possible boards to manufacturer specification.

RESTRAINT STRAPS

Fix 30mm x 3mm mild steel straps to walls, joists, staves and rafters at 2000mm maximum centres all round. Fix 30mm x 3mm mild steel holding down straps to wall plates, joists, staves and walls at 2000mm maximum centres all round.

TIMBER TREATMENT

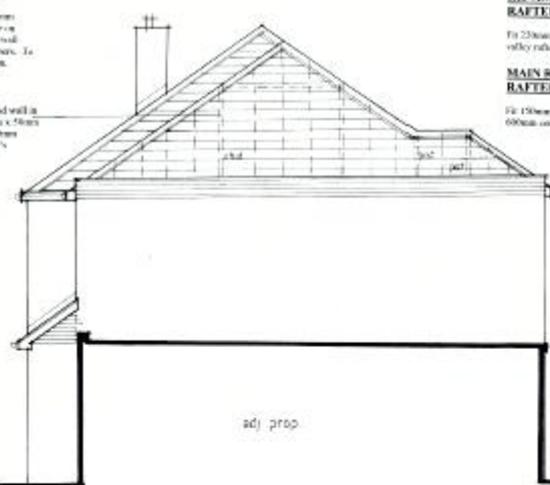
All new timber to be treated with approved preservative.

WALL PLATES

Use 30mm x 3mm timber.



proposed front elevation



proposed side elevation



proposed rear elevation



existing front elevation

GARAGE LEAN-TO ROOF RAFTERS

Fix 100mm x 50mm rafters at 600mm centres.

NEW ROOF TILES

New roof tiles to match existing. FIT REDLAND DOUBLE ROMAN tiles (DE similar). Carefully remove existing over roof tiles and re-use on new lean roof. Fit new tiles on the side and rear work.

HIP AND RIDGE TILES

Provide new hip and ridge tiles and fix with DEY hip and ridge system. New tiles to match existing wherever they.



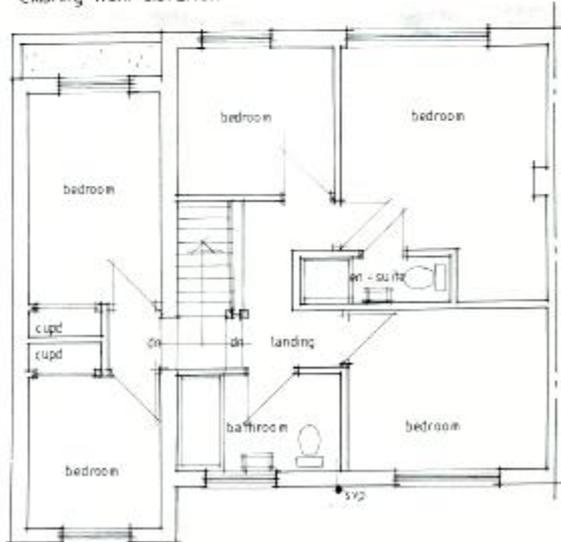
existing side elevation

NEW ROOF TILES OVER GARAGE ROOF

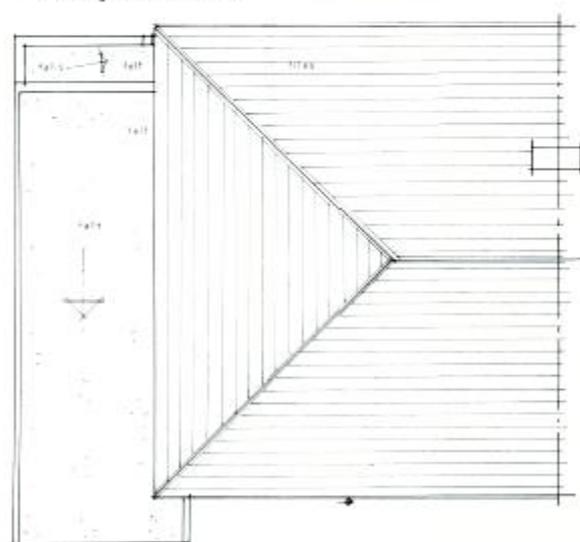
Fit RED AND ROSEMARY TILES OR MARBLE SHIMMER TILES. Colour to match main roof tiles. All new tiles fixed to manufacturer specifications.



existing rear elevation



1st floor plan



existing roof plan



proposed roof plan