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**APPLICATION DETAILS**

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|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | 25/0455/FUL                                                                                                                             |
| <b>Location:</b>       | 11, Woodlea, Middlesbrough, TS8 0TX                                                                                                     |
| <b>Proposal:</b>       | Retrospective reposition of front door to side, replacement of rear window with glazed double doors, and alterations to windows to side |
| <b>Applicant:</b>      | Mr Eddie Manning                                                                                                                        |
| <b>Ward:</b>           | Coulby Newham                                                                                                                           |
| <b>Recommendation:</b> | Approve with conditions                                                                                                                 |

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**SUMMARY**

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The application site is a single storey bungalow located on a cul-de-sac within the Woodlea estate, just off Coulby Farm Way. The site is within an established residential area comprising predominantly two-storey detached dwellings with some single storey properties towards the western end of this section of Woodlea. Dwellings are set back from road, with the Stainton Way sitting to the north of the site. The site is located at the end of a turning head.

This application seeks planning approval for a number of external alterations, including the reposition of the front door to side, render and cladding to the front, the replacement of rear window with glazed double doors, and alterations to windows on the side.

Officer Site Visit: 21-Oct-2025

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**PLANNING HISTORY**

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No relevant planning history.

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**PLANNING POLICY**

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In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

#### Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).
- Stainton and Thornton Neighbourhood Plan (2022)

#### National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

- CS5: Design
- DC1: General Development

- UDSPD: Middlesbrough Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.  
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

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## CONSULTATION AND PUBLICITY RESPONSES

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### Public Responses

Number of original neighbour consultations: 15  
Total numbers of comments received: 11  
Total number of objections: 4  
Total number of support: 7  
Total number of representations: 11

#### **7 Woodlea – Objector**

We would like to object to the above application.

This Bungalow is going to be aesthetically displeasing to this lovely cul de sac.

The proposed changes, of adding black cladding at the front of the property would 'stand out like a sore thumb' and totally spoil this cul de sacs appearance.

We would like to say that the properties are not dated, all the people who live there, maintain their properties to a very high standard and take pride in the appearance of this lovely cul de sac. Visitors to the area always comment what a pretty cul de sac it is, so why change its appearance so dramatically?

#### **39 Turnbull Way – Supporter**

I believe the proposed building works will make a positive contribution to the local area by modernising the property and enhancing its overall appearance. The planned improvements are designed to be in keeping with the character of the surrounding neighbourhood while introducing a fresh and contemporary feel. By updating the home's design and functionality, the development will not only improve the visual appeal of the area but also make it more attractive to younger buyers and families seeking modern, energy-efficient homes. This investment will help revitalise the community, ensuring the area remains desirable and sustainable for future generations.

#### **11 Lynwood Avenue – Supporter**

I am in support of the proposed changes to this bungalow.

The residents have done nothing but try to improve the building since they moved in. As people may take in to consideration these changes can take time and the appearance of the dwelling will not be perfect over night. The houses on Woodlea are beginning to show their age, and in my opinion any improvement is good for the road/area.

There are a number of houses on Woodlea that have been altered/extended/had their outward appearance changed over the years. I don't see why these proposals should be placed under such scrutiny from certain neighbours who have nothing better to do than make others' lives difficult!

**2A Cambridge Avenue**

The property and location is well known to me as is next door to my parents who live at number 12 and have done for circa 34 years. I myself until very recently lived at number 61 Woodlea since 1992. My comments are in support of the application and the proposed works.

Over the years there has been much change on Woodlea to properties inc updates and modernisation to the look of properties which personally I find refreshing and brings a welcome freshness to the estate.

The updated and freshness of change has definitely supported the desirability and appeal to buy and live on the estate; this has been evident, this is key to helping to keep the look of the estate to be in line with modern new builds as well as adding uniqueness between the variance of different properties.

The mix of style the change has brought and will bring is positive, this resulting in a diverse spread of owners and residents, being: families, pensioners, new young buyers, middle aged and lots of long term residents.

I find the proposed change to be a great uplift, a change that will further enhance the draw of the estate being a desirable and diverse place to live, therefore fully supporting the application.

**56 Woodlea – Supporter**

We are in support of this application as we feel it will sympathetically update the property and enhance the surrounding area. Woodlea has always been a very sought after area to live and we feel the alterations will be aesthetically beneficial to the property. The changes to the property are practical and suitable for the owners whilst being of quality materials, fitted by Professionals.

**12 Woodlea – Supporter**

We would like to register our support the application.

We live at No. 12 which is next door to the applicants and have lived in our bungalow for 34 years. It is lovely to have younger families in the road, and nice to see modernisation that comes as part of that.

**8 The Gables - Supporter**

I would like to register my full support for the application.

The houses on Woodlea have been there about 40 years and do need some updates. The houses in the road are a total mix anyway bungalows small houses large houses. I live off Gunnergate Lane in Marton. There are original houses which were part of Gunnergate Hall, bungalows and totally modern "echo" houses next door built from big sections all totally different not at all in keeping with area but it's progress. Each property looks lovely in it's own right. I don't believe all properties in a road need to be the same to make it look attractive. Woodlea is nice and green with the gardens and trees I don't feel the requested works would take away from that.

**17 Woodlea – Objector**

I wish to object to the proposed plans for the above property. I was surprised to see a planning application submitted at this stage, as much of the work on the property appears to have already been completed.

The alterations have significantly changed the appearance of the dwelling and its relationship to the neighbouring bungalow, which was previously identical in design. The removal of the front door and porch has already resulted in an unbalanced and inconsistent frontage.

My main concern relates to the proposed external finishes. The plan to use black cladding on the right-hand side of the front elevation and solid white rendering on the left-hand side is not in keeping with the established character of the surrounding properties.

No other property within the cul-de-sac or within the wider Woodlea estate features this kind of stark contrast in materials. The result would be a frontage that stands out sharply and disrupts the uniform, harmonious appearance of the street.

While I would not object to a more sympathetic approach, such as a combination of brickwork with some white render, the current proposal is not appropriate for the setting.

The proposed design would negatively affect the visual character of the area. The cul-de-sac is made up of properties that share a consistent style, tone, and materials. The introduction of black cladding and split rendering would make this property appear out of place and draw unwanted attention, diminishing the overall cohesion of the development.

The plans also contain directional inaccuracies. The front elevation of the property is shown as facing south, when it in fact faces northeast. Similarly, what is labelled as the east elevation should actually be west. These errors should be corrected to ensure accuracy in the planning documentation.

I was disappointed not to have received a direct notification about this application, especially as the property is directly in front of mine and forms the main view from my front windows. As an immediate and directly affected neighbour, I believe I should have been consulted as part of the statutory notification process.

In summary, the proposed design and materials are out of keeping with the character of the area, and the plans contain errors.

For these reasons, I respectfully request that the application be revised to ensure the finished appearance aligns more closely with neighbouring properties and the established character of the Woodlea estate.

#### **6 Woodlea - Supporter**

After reviewing the plans, I think the intended refurbishment of the property looks exciting. All the properties in the area are now quite dated, with the majority upgrading doors and windows. Several have made bold changes by rendering the facia. Modern designs and innovative wall coverings I'm sure will only increase the curb appeal of this property and help modernise the rather dated surrounding properties.

#### **15 Woodlea – Objector**

After studying the plans, I would like to point out that the elevation labels on the submitted drawings are incorrect. The original front door, which has been bricked up, faces northeastwards into the close, while the plans for the existing and proposed drawings state it is the south elevation of the property. The new door is now on the west elevation, not the east. The labelling is inconsistent with the footprint of the building on the site plan, and should therefore be amended and resubmitted to reflect the correct details.

The council has consulted with residents of 2 properties in the Birches to the rear of the property, but excluded another property in the close, which would be directly opposite the cladding proposal details. I have provided a copy of my letter to the resident, so that they can submit their comments too.

To clarify, the plans for the treatment of the front of the bungalow to cover up the block work, faces northeastwards into the close. The proposal for white render on the left hand side, and then black cladding on the right hand side of the property frontage would be jarring to look at, and completely out of character with the rest of the properties, within the close, which generally are original brickwork, with some white render.

There are no drawings to show any treatment for the western side of the bungalow, to cover up the blockwork, following the change of position of the existing side door.

The estate was built almost 40 years ago and cladding on the frontage would look out of place.

I am not aware of any property within the whole of the Woodlea estate, which has black composite cladding on the frontage, and do not think this would be in keeping with current design aesthetics in our estate.

### **16 Woodlea - Objector**

I was very surprised to receive this planning permission as front door and canopy have already been removed and all work completed. This bungalow is directly opposite me and looks odd next to the bungalow next door and stands out next to properties in cul de sac. I would have objected to removal of front door and porch and object to the black cladding and white rendering as it would stand out like sore thumb. I have lived in Woodlea 38 years all property's in Woodlea have white rendering and brick so this would not be in line with the area. White rendering and brick would be more appropriate option.

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## **PLANNING CONSIDERATION AND ASSESSMENT**

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### **Policy**

- 1.0. Policy CS5 and Policy DC1 are the relevant policies which will be considered in this case. Policy CS5 aims to secure a high standard of design for all development, ensuring that it is well integrated with the immediate and wider context. Policy DC1 takes account of the visual appearance and layout of the development and its relationship with the surrounding area in terms of scale, design and materials. This is to ensure that they are of a high quality and to ensure that the impact on the surrounding environment and amenities of nearby properties is minimal.
- 2.0. The Middlesbrough Urban Design SPD (UDSPD), adopted Jan. 2013, provides design guidance for development, including for householder/domestic development (Section 5) and is considered to be in accordance with the NPPF in general terms and is therefore a material planning consideration and decisions should reflect the guidance within the SPD unless other material planning considerations suggest it is appropriate to do otherwise.
- 3.0. The UDSPD recommends some basic principles are applied to development which is aimed at achieving good quality development, these being, to achieve consistent design (window style and proportions, consistent materials and fenestration detailing, subservience (to prevent overbearing or dominance), no dominance over neighbouring windows (to limit effects on daylight), avoiding flat roofs or large expanses of brickwork, preservation of building lines where appropriate and achieving adequate levels of privacy.

- 4.0. Overall, the design guide advises that all householder development should be of a scale that is appropriate to the existing building/site area and not of an overbearing nature. Development, which would dominate the street scene, is likely to be resisted. Alterations should not look out of place in the site or in the street and should enhance, not detract, from the character of the area.

### **Proposal**

- 5.0. The proposed alterations to the principal elevation include the removal of the front door and canopy, and the replacement of this with cream render and black composite cladding. The entire principal elevation will be comprised of cream render, with the black cladding on the western half, and the eastern half will have a replacement window.
- 6.0. The existing principal elevation is comprised of brickwork, a bay window, a front door with an associated canopy. This mirrors the design of the adjacent neighbouring property, 12 Woodlea, albeit with slightly differing fenestration and door designs. The existing window will be replaced by a modernised bay window, with a slightly more modern design. Bay windows are a common design feature within the area, however there are a mix of designs and styles, and as a result this is not seen as a significant material change, as the feature is retained. This is in accordance with section 5.4(a) of the UDSPD, which states that the inclusion of similar design features, such as bay windows, is encouraged where appropriate.
- 7.0. The front door and canopy will be removed and replaced with cream render which will cover the entire principal elevation, and black composite cladding on the western half which was previously occupied by the door and canopy. The houses within the immediate local area are both single and two storey and of varying designs, and cream render is a feature commonly found on the principal elevation of dwellinghouses on the Woodlea estate, including the two houses directly opposite the site and is considered to be acceptable in design terms and in accordance with the character of the area. Despite this, the black composite cladding is not a common addition and is considered to be in conflict with the character of the estate, conflicting with section 5.4 (b) of the UDSPD which encourages consistent materials to be used. However, without the addition of the cladding, there would be a mass expanse of blank render wall on the principal elevation, which would look highly unusual – the black composite cladding breaks this up, and is considered to be a high quality, modern design feature which isn't a highly unusual addition in a contemporary housing estate. There is no extension to the footprint of the property, and the inclusion of the cladding ensures that the massing in this instance is in keeping with the context of the area, in accordance with Section 5.4 (i) of the UDSPD.
- 8.0. The existing side door will be removed and slightly repositioned, and the fenestration on the western side of the property will be slightly modified, including the removal of one window. The proposed windows are consistent with the proposed bay window on the principal elevation, and much more consistent in design than the existing, resulting in a higher quality proposal. The existing window to the rear of the property is proposed to be changed to a French patio door, allowing for garden access. This is considered a minor change and not significant to the design of the property, as it is a common feature within the area.
- 9.0. On balance, these alterations are considered to be in accordance with the UDSPD.

- 10.0. The proposals are subservient to the plot size, are of acceptable design and will be constructed of appropriately matching materials, which will not affect the streetscene. Therefore, it is felt that the proposed extensions will not have a harmful impact upon the character and appearance of the dwelling or the streetscene. The proposal is therefore considered to be in accordance with Policy DC1 (test b).
- 11.0. The fenestration and materials are considered to be high quality modern additions. The massing, with the inclusion of the cladding is deemed to be subservient and therefore poses no significant detrimental impact on the character and appearance of the area, and thus in accordance with Policy CS5 (test c).
- 12.0. No significant landscape value or trees would be lost as part of the works and access to and from the property will be unaffected.
- 13.0. Objections have been raised that the proposed external changes on the principal elevation would be detrimental to the visual amenity of neighbouring properties due to the finishing materials not being in keeping. Woodlea is part of a large modern housing development off Coulby Farm Way. Although the black cladding is not a common feature within the area, there are a number of examples of front and side extensions, porches, full white or cream rendering and porch extensions to the front of dwellings in both the Woodlea estate and surrounding streets. There are examples of dwellings within Woodlea that have black doors and window frames, and as such it is not a style that is entirely absent in this area. The submitted details show that the composite cladding is ridged and has texture, and is a lighter tone with a matte finish, that would not stand out as much, and is considered to be a high quality modern design feature.

#### **Impacts on privacy and amenity**

- 14.0. The retrospective works are minor in that they do not extend the footprint of the property. The proposed bay window to the front elevation replaces an existing window of the same dimensions, and does not overlook any neighbouring properties. Although side glazing is included, which is contrary to the UDSPD, this replaces existing side windows and they do not overlook any primary windows of 12 Woodlea. Side windows are a common design feature within bungalows in this area, and therefore it is deemed acceptable in this case.
- 15.0. 11 Woodlea is set on a lower level to the dwellings on the Birches, and as a result the minor works to the rear of the property will be fully screened, and they are modest in scale and design.
- 16.0. On balance, the proposal is considered to be in accordance with Policy DC1 (test c).

#### **Other Matters**

- 17.0. Objections were raised regarding inaccuracy of plans, and some refer to white render rather than cream. Revised plans were sought that correct the directional labels and changed the finishing colour of the render to cream, to match the dwellings opposite and better fit in within the estate.
- 18.0. Some objectors expressed frustration over the consultation process. Although letters are only sent out to immediate neighbours, the consultation process is open to

everyone, and anyone can leave a comment, regardless of whether they live in the area or not.

### **Conclusion**

- 19.0 On balance, the alterations to the façade are considered to be sympathetic modernisations. Although the changes are not fully in keeping with the immediate cul-de-sac, high quality materials and design features are utilised that are typical of those within a modern housing development, whilst retaining important features such as the bay window, and not extending the footprint of the property.
- 20.0 In view of the above the application is deemed a satisfactory form of development, in accordance with relevant policy guidance and no material considerations that indicate that the application should be refused. The application is therefore recommended for approval subject to standard conditions.

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### **RECOMMENDATIONS AND CONDITIONS**

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Approve with Conditions as detailed below

1. Approved Plans - Retrospective  
The development hereby approved is retrospective and has been considered based on the details on site and on the plans and specifications detailed below:
  - a) Location Plan Rev A (Drawing No. 000\_001\_1\_LP\_100) received 28th October 2025
  - b) Existing & Proposed Plans Rev A (Drawing No. 000\_001\_1\_01\_100) received 28th October 2025
  - c) Proposed Elevations 01 Rev A (Drawing No. 000\_001\_1\_02\_101) received 28th October 2025
  - d) Proposed Elevations 02 Rev A (Drawing No. 000\_001\_1\_02\_102) received 28th October 2025

This approval only relates to the details on the above plans and specifications, it does not relate to any other works.

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

2. Materials - Approved Details  
The development hereby approved shall be carried out in complete accordance with the external finishing materials detailed in the approved plans, or in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of the visual amenities of the area having regard for Policies DC1, CS4 and CS5 of the Local Plan and section 12 of the NPPF.

### Reason for Approval

This application is satisfactory in that the design of the proposed development accords with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with the NPPF. In addition the development accords with the local policy requirements (Policies CS5 & DC1 of the Council's Local Development Framework).

In particular the development is designed so that the appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The development will not prejudice the character and appearance of the area and will not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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### INFORMATIVES

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- **Rights of Access/Encroachment**  
This planning approval does not permit any person to access another person's land/property to enable the works to be completed, without their consent. Any encroachment into another person's land/property above or below ground is a civil matter to be resolved between the relevant parties.
- **Building Regulations**  
Compliance with Building Regulations will be required. Before commencing works it is recommended that discussions take place with the Building Control section of this Council. You can contact Building Control on 01642 729375 or by email at [buildingcontrol@middlesbrough.gov.uk](mailto:buildingcontrol@middlesbrough.gov.uk).

Where a building regulations approval is obtained which differs from your planning permission, you should discuss this matter with the Local Planning Authority to determine if the changes require further consent under planning legislation.

- **Deliveries to Site**  
It should be ensured that, during construction, deliveries to the site do not obstruct

the highway. If deliveries are to be made which may cause an obstruction, then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

- **Cleaning of Highway**

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person. In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

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## **IMPLICATIONS OF THE DECISION**

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### **Environmental Implications:**

The proposal relates to residential development and its environmental impacts have been considered within the report above. Such considerations have included amongst others, visual implications, privacy and amenity, noise and disturbance and ecological implications. In view of all those considerations, it is on balance judged that in this instance the associated environmental impacts are considered to not be significant.

The proposed development is not in scope for Nutrient Neutrality, being within the catchment of the River Tees. Nutrient Neutrality is adequately dealt with as reported above.

### **Human Rights Implications:**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the recommendation is made having taken regard of the Local Development Plan Policies relevant to the proposals and all material planning considerations as is required by law.

The proposed development raises no implications in relation to people's Human Rights.

### **Public Sector Equality Duty Implications:**

This report has been written having had regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act 2010 and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

There are no matters relating to this application which relate to harassment, victimisation or similar conduct or which would affect equality of opportunity or affect the fostering of good relations between people with and without protected characteristics.

Case Officer: Tom Luke

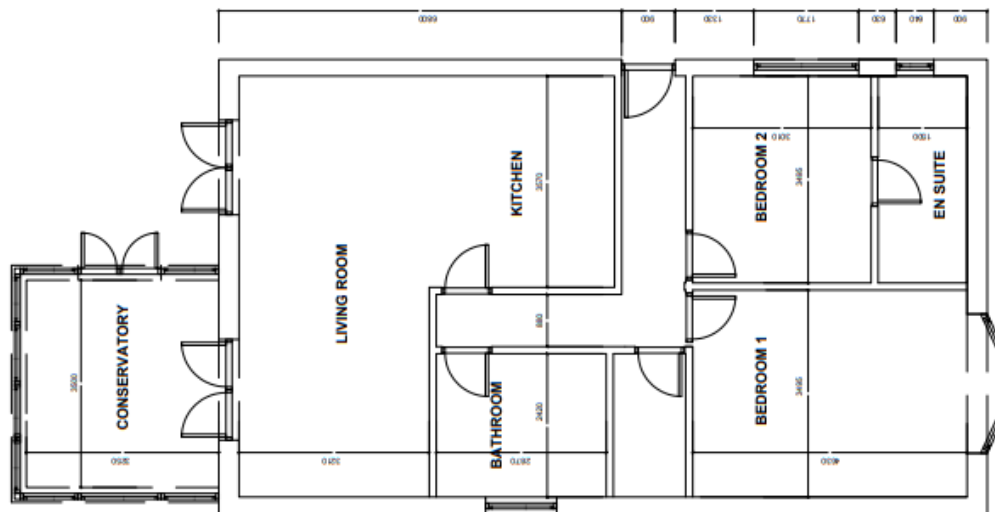
Committee Date: 2<sup>nd</sup> December 2025

## APPENDICES

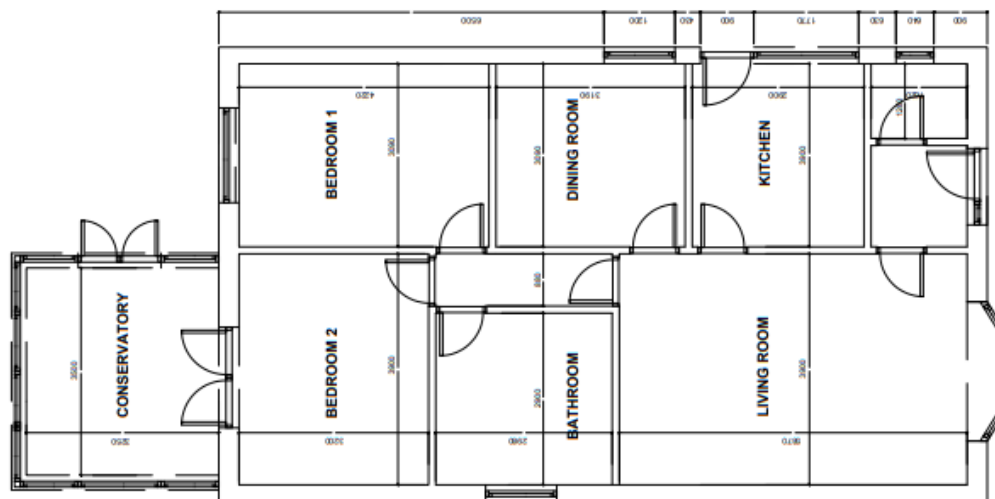
## Appendix 1: Location Plan



## **Appendix 2: Existing & Proposed Plans Rev A**



## PROPOSED PLAN



## EXISTING PLAN

| The Existing + Proposed Layouts |           |        |          |           |
|---------------------------------|-----------|--------|----------|-----------|
| Planning Information            |           |        |          |           |
| Station                         |           |        |          |           |
|                                 | Date:     | Drawn: | Checked: | Scale:    |
|                                 | 15/09/25  | MC     | XX       | 1:40 @ A1 |
|                                 | Drawn by: |        |          | Sheet:    |
|                                 | 090_001   | 1      | 01       | 001       |

Project No: **600\_002**  
Client/Project: **11 Woodlea**  
Site Address: **11 Woodlea  
Coulby Newham  
Middlebrough  
TS8 8TX**

| Reviews |            |               |
|---------|------------|---------------|
| Critic  | Date       | Description   |
| 1       | 10/10/2000 | First review  |
| 2       | 10/10/2000 | Second review |

**General Notes:**

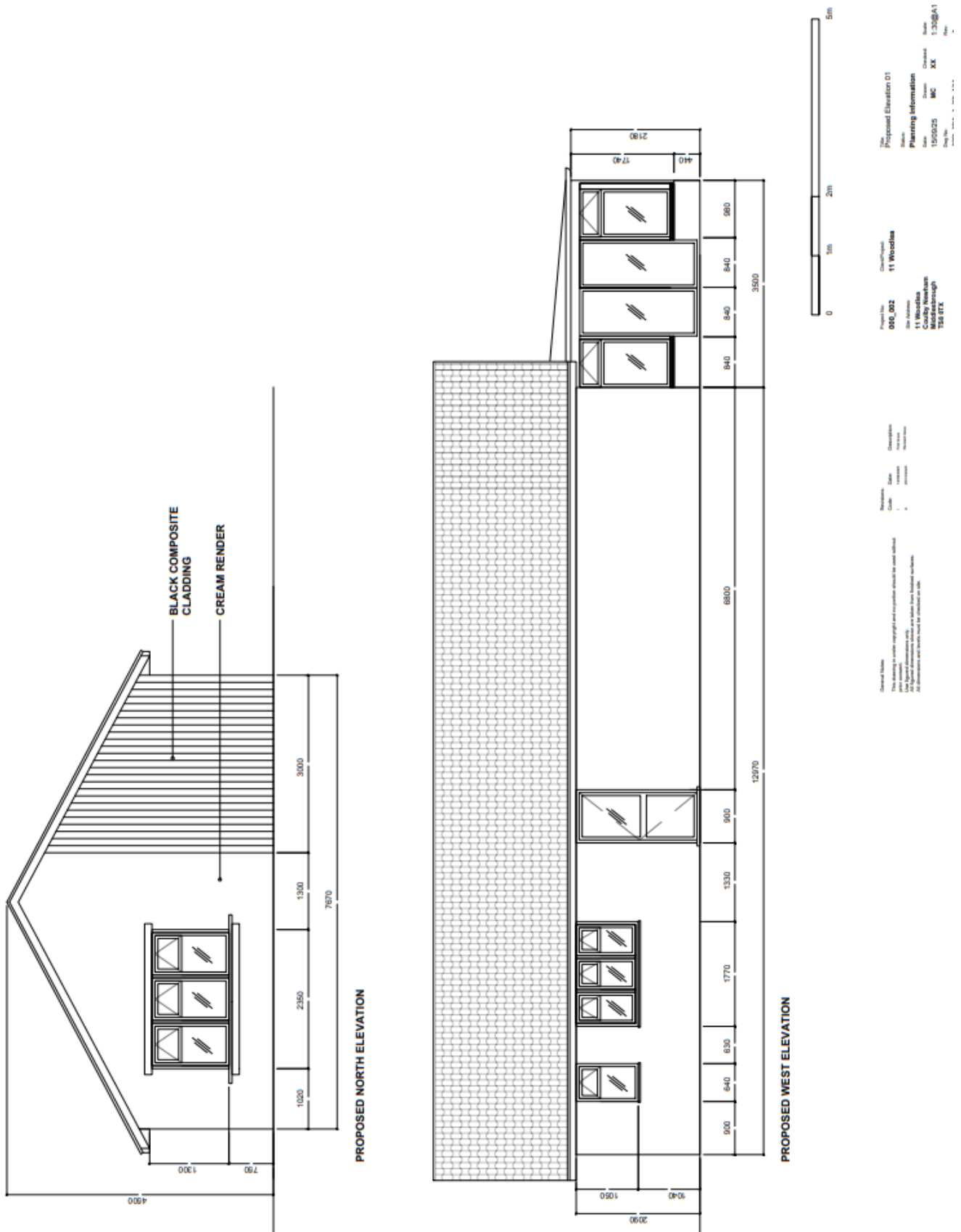
This drawing is under copyright and no portion should be used without prior consent.

Use figure dimensions only.

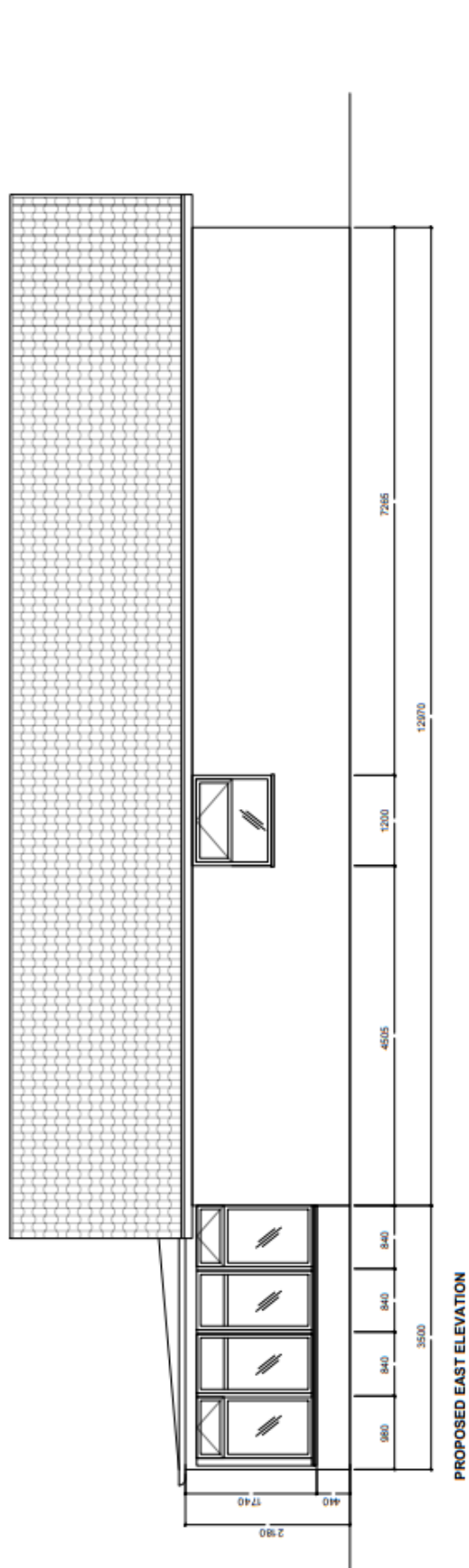
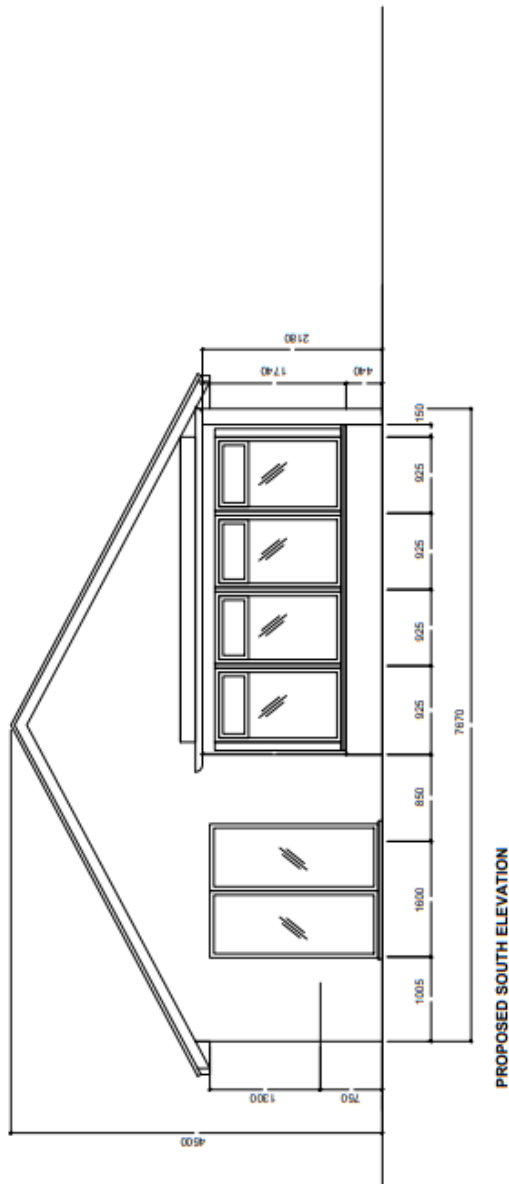
All figure dimensions shown are taken from finished surfaces.

All dimensions and weights must be checked on site.

**Appendix 3: Proposed Elevations 01 Rev A**

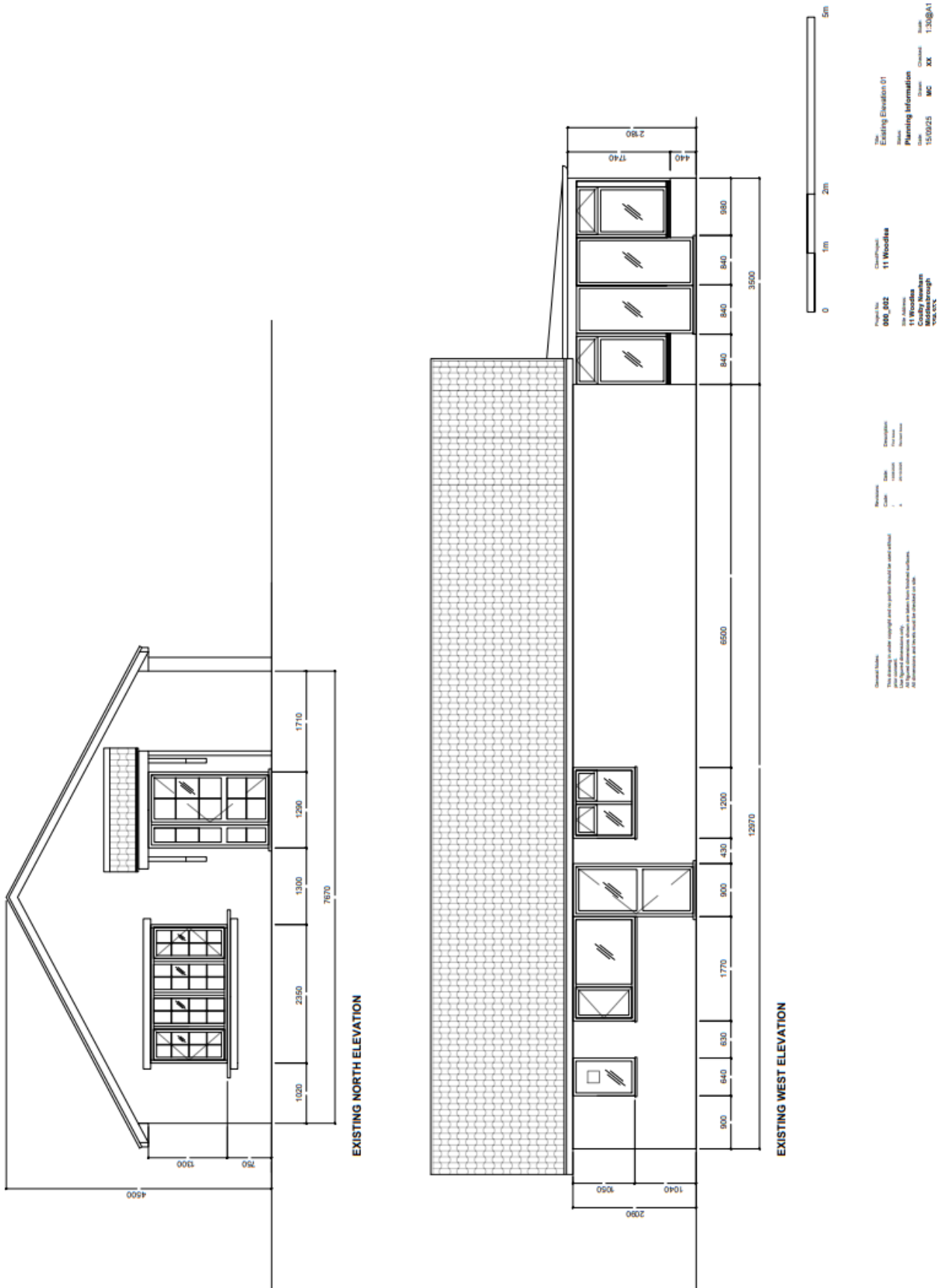


**Appendix 4: Proposed Elevations 02 Rev A**



|                                                                                                                          |  |              |  |                |  |                       |  |
|--------------------------------------------------------------------------------------------------------------------------|--|--------------|--|----------------|--|-----------------------|--|
| General Notes                                                                                                            |  | Proposed Use |  | Client Project |  | Title                 |  |
| This drawing is under copyright and no portion should be used without prior written permission of Middlesbrough Council. |  | 000_002      |  | 11 Woodlea     |  | Proposed Elevation 02 |  |
| All figures are approximate and subject to change without notice.                                                        |  | 13th FTE     |  | Middlesbrough  |  | 13th FTE              |  |
| All dimensions and levels are to be confirmed on site.                                                                   |  |              |  |                |  |                       |  |
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**Appendix 5: Existing Elevations 01**



## **Appendix 6: Existing Elevations 02**

