



Middlesbrough Development Corporation Planning Board Meeting

Date: Wednesday 29th November 2023 at 1pm

Venue: Mandela Room, Middlesbrough Town Hall, Albert Road, Middlesbrough, TS1 2QJ

Membership:

Mayor Ben Houchen (Tees Valley Mayor)
Paul Booth (Independent Member)
Mayor Chris Cooke (Middlesbrough Mayor)
Cllr Mieka Smiles (Independent Member)
Idrees Rashid (Independent Member)
Steve Turner (Independent Member)

Associate Membership:

Julie Gilhespie (Group Chief Executive TVCA)
Clive Heaphy (Chief Executive, Middlesbrough Council)

Independent Advisor:

Mark Webster (Chief Constable, Cleveland Police)

AGENDA

1. **Welcome & Apologies for Absence**
2. **Declarations of Interest**
Attached
3. **Governance & Appointments**
Attached
4. **Planning Applications**
Attached
5. **Delegated Decisions Summary**
Attached
6. **Appeals**
Nothing to Report
7. **Enforcement**
Nothing to Report
8. **Date of Next Meeting**
Wednesday 13th December 2023



Middlesbrough Development Corporation Board

Declaration Of Interest Procedure

1. The purpose of this note is to provide advice and guidance to all members of the Development Corporation Board and Audit & Governance Committee on the procedure for declaring interests. The procedure is set out in full in the Development Corporation's Constitution under the "Code of Conduct for Members" (Appendix II).

Personal Interests

2. The Code of Conduct sets out in full, the principles on the general conduct of members in their capacity at the Development Corporation. As a general principle, members should act impartially and should not use their position at the Development Corporation to further their personal or private interests.
3. There are two types of personal interests covered by the Constitution:
 - a. "disclosable pecuniary interests". In general, a disclosable pecuniary interest will involve any financial interests, such as paid employment or membership of a body, interests in contracts, or ownership of land or shares. Members have a pecuniary interest in a matter where there is a reasonable likelihood or expectation that the business to be considered will affect your well-being or financial position, or the well-being or financial position of the following persons:
 - i. a member of your family;
 - ii. any person with whom you have a close association;
 - iii. in relation to a) and b) above, their employer, any firm in which they are a partner, or a company of which they are a director;
 - iv. any person or body in whom persons described in a) and b) above have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
 - v. any body as described in paragraph 3 b) i) and ii) below.
 - b. Any other personal interests. You have a personal interest in any business of the Development Corporation where it relates to or is likely to affect:
 - i. any body of which you are a member (or in a position of general control or management) and to which you are appointed or nominated by the Development Corporation;
 - ii. any body which:
 - exercises functions of a public nature;
 - is directed to charitable purposes;
 - one of whose principle purposes includes influencing public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management).

Declarations of interest relating to the Councils' commercial role

4. Financial relationships between the Development Corporation and individual councils do not in themselves create a conflict of interest for Council Leaders who are also Development Corporation Board members. Nor is it a conflict of interest if the Development Corporation supports activities within a council boundary. Nevertheless, there are specific circumstances where the Board may consider entering into direct contractual arrangements with a council, for example in relation to a particular commercial investment project, or in which that council is a co-funder. In these circumstances a non-pecuniary declaration of interest should be made by the Council Leader or their substitute.

Procedures for Declaring Interests

5. In line with the Code of Conduct, members are required to adhere to the following procedures for declaring interests:

Register of Interests

6. Each member is required to complete a register of interests form with their personal interests, within 28 days of their appointment to the Development Corporation. If no declaration is received from elected members within 28 days the matter may be referred to the Head of Paid Service of your local authority and Leader of the political group you represent on your council for action. If a Declaration is not submitted within an appropriate timescale you may be prevented from attending committee meetings. Details of any personal interests registered will be published on the Development Corporation's website, with the full register available at the Development Corporation's offices for public inspection. The form will be updated on an annual basis but it is the responsibility of each member to notify the Monitoring Officer of any changes to the register throughout the year. Notification of a change must be made to the Monitoring Officer within 28 days of becoming aware of that change.

Declaration of Interests at Meetings

7. The Development Corporation will include a standing item at the start of each statutory meeting for declaration of interests. Where members are aware that any of their personal interests are relevant to an item of business being considered at a meeting they are attending, they must declare that interest either during the standing item on the agenda, at the start of the consideration of the item of business, or when the interest becomes apparent, if later.
8. Where members consider that their interest could be considered by the public as so significant that it is likely to prejudice the members' judgement then they may not participate in any discussion and voting on the matter at the meeting, but may attend the meeting to make representations, answer questions or give evidence relating to the business, before it is discussed and voted upon.
9. If the interest is a disclosable pecuniary interest (as summarised in paragraph 3a) then the member must leave the meeting room during discussion and voting on the item of business, but may make representations, give evidence and answer questions before

leaving the meeting room. Failure to comply with the requirements in relation to disclosable pecuniary interests is a criminal offence.

Sensitive Information

Members can seek the advice of the monitoring officer if they consider that the disclosure of their personal interests contains sensitive

GOVERNANCE & APPOINTMENTS

SUMMARY

This report presents to the Planning Board, Planning Board Terms of Reference for approval which sets out the basis on which planning decisions should be made. It also provides guidance for Members of the Middlesbrough

Development Corporation Planning Board, Officers and members of the public, a Speaking Note which will, when adopted by the Development Corporation, provide guidance to those wishing to speak at Planning Board Meetings provide guidance to those wishing to speak at Planning Board Meetings and seeks approval of the proposed way in which to deal with complaints regarding the planning matters.

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Planning Board:

- (i) approves the Planning Terms of Reference (Appendix 1) for insertion into the Middlesbrough Development Corporation Constitution;
- (ii) notes the Guidance for Members of the Middlesbrough Development Corporation Planning Board, Officers and members of the public;
- (iii) notes and adopts the draft Speaking Note for Planning Board Meetings which sets out the procedure for speaking at Planning Board Meetings; and

- (vi) approves the proposal to adopt the Middlesbrough Development Corporation Complaints Procedure for complaints regarding planning matters.

DETAIL

1. Middlesbrough Development Corporation (the Development Corporation) was created on 27 February 2023, by Order (The Middlesbrough Development Corporation (Establishment) Order 2023)).
2. By Order, the part of which relevant to this Report came into force on 1 June 2023, (Middlesbrough Development Corporation (Functions) Order 2023)) (the Functions Order), the Development Corporation received various powers in respect of planning, pursuant to four Acts of Parliament, namely the Town and Country Planning Act 1990, the Government, Planning and Land Act 1980, the Planning (Hazardous Substances) Act 1980 and the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. For the purposes of making planning decisions, the Middlesbrough Development Corporation Board will sit as a 'Planning Board'.
4. For that purpose, the Planning Board will require a Chair. It is proposed that a Chair is sought for the Planning Board by a verbal nominations process.
5. At its meeting of 19th July 2023 the Development Corporation approved a Planning Scheme of Delegation (a copy of which, for ease of reference, is attached to this Report at Appendix 2), which sets out which planning applications pursuant to the legislation set out at 2 above may be determined by the Development Corporation's Head of Planning, and consequently, which applications must be determined by the Development Corporation Board.
6. For those planning applications that require the approval of the Development Corporation Board, this Report proposes:
 - a. approval of the draft Terms of Reference for the Development Corporation Planning Board (and insertion into the Development Corporation Constitution);
 - b. that the Planning Board notes the Guidance for Members of the Middlesbrough Development Corporation Planning Board, Officers and members of the public; and

- c. that the Planning Board notes and adopts the draft Speaking Note for Planning Board Meetings which sets out the procedure for speaking at Planning Board Meetings.

Draft Terms of Reference

7. Generally speaking, the purpose of a meeting Terms of Reference document is to define the purpose and structure of a meeting, as well as the roles and responsibilities of the participants in it.
8. The Terms of Reference for a meeting are used to guide the structure and agenda of the meeting, setting out the objectives and expected outcomes.
9. The draft Terms of Reference for the Development Corporation Planning Board are enclosed with this Report at Appendix 1.
10. The draft Terms of Reference clearly states the objective of the Development Corporation Planning Board, the quoracy and frequency of meetings.

Guidance for Members, Officers and the Public - Proposed Amendments to the Development Corporation's Constitution

11. The public perception of probity, openness and transparency in planning decision making is crucial. This provides confidence in the robustness of decision making.
12. The Guidance at Appendix 2 is for Members, Officers and the Public to provide guidance and agreed processes in relation to a number of areas including avoiding influence, pre-application discussions, site visits, conduct at planning meetings, declarations of interest/hospitality, complaints and training.

Speaking Procedure

13. This Report includes a draft Speaking Procedure for adoption by the Planning Board, which clearly sets out the procedure to be followed by those wishing to speak at Planning Board Meetings.
14. If adopted by the Planning Board, the Speaking Procedure will be made available on the Development Corporations Planning Website Page.

Complaints



15. There may be times when an individual or entity may feel the need to complaint about the planning services provided by the Development Corporation or the Board. For that purpose, the Development Corporation should have a clearly written, published Complaints Procedure.
16. It is proposed that those wishing to pursue a complaint against the Development Corporation in respect of planning services, be directed to the Development Corporations Complaints Procedure.

FINANCIAL IMPLICATIONS

17. The Development Corporation approved the budget for the provision of planning services.
18. It is not expected that the proposals in this paper will result in any further financial implications other than those already approved by the Development Corporation.

LEGAL IMPLICATIONS

19. The Planning Board will require a Chair in order to conduct proceedings. This appointment should be agreed by the Board and should be carried out in an open and transparent manner.
20. In order to ensure good governance in the decision making process, the Development Corporation sitting as the Planning Board will need to understand the extent of its decision making powers. The Terms of Reference (Appendix 2) proposed in this report will ensure that the Planning Board, and the wider public understand its role and remit and acts within those.
21. The Guidance attached to this Report at Appendix 3 will ensure that all Planning Applications received by the Development Corporation will be received and processed from application to decision in the same manner, ensuring fair, open and transparent decision making.

RISK ASSESSMENT

22. There is a risk of planning decision being challenged. The proposals in this report are intended to provide a framework within which decisions are made by the Planning Board to mitigate the risk of challenge, and to ensure that decisions are more in the most open and transparent way.

CONSULTATION & COMMUNICATION



EQUALITY & DIVERSITY

24. There have been no impact on groups of people with protected characteristics, highlighted as part of this report.

Name of Contact Officer: Emma Simson
Post Title: Acting Chief Legal Officer (Monitoring Officer)
Telephone Number: 01325 792600
Email Address: emma.simson@teesvalley-ca.gov.uk

Middlesbrough Development Corporation

Planning Board Terms of Reference

- Status:** Taking decisions within its terms of reference.
- Part VA of the Local Government Act 1972, which deals with access to meetings and documents, applies to this committee.
- Membership:** The Board for the purposes of taking planning decisions shall be the same as the wider Development Corporation Board and is as set out in the Middlesbrough Development Corporation's Constitution.
- Term of Membership:** A Planning Board Member's Term of Office shall be co-terminus with their term of Office on the Middlesbrough Development Corporation Board.
- Resignation:** A Planning Board Member may resign by giving notice of their intention to do so, to the Chair. Resignation of a Member's Membership of the Planning Board will also terminate the Member's Membership in respect of the Middlesbrough Development Corporation Board.
- Substitutes:** Substitutes are required as they are for the wider Development Corporation Board, as set out in the Middlesbrough Development Corporation Constitution.
- Chairperson:** The Committee Chairperson shall be appointed from time to time by the Development Corporation Planning Board.
- In attendance:** Chief Finance Officer (at his/her discretion) Development Corporation Head of Planning.
- Secretary:** To be nominated by the Chief Executive Officer
- Quorum:** 4 members of the Committee, including the Chair.
- Frequency of meetings**
1. The Committee will meet as determined by the Committee Chair, in light of the need for advice and decisions.
 2. Meetings of the Committee shall be convened by the Chief Executive or the Head of Planning at the request of its Chair.
- Decision Making:** The Planning Board shall seek consensus on all matters, but where consensus cannot be achieved decisions shall be



made by majority vote. Each member of the Board shall have one vote. Where a vote is tied, the Chair shall have the casting vote.

Report to the Development Corporation Board

The Development Corporation Planning Board will provide a 6 monthly update on planning matters to the Development Corporation Board.

Purpose of the Planning Board

To enable transparent, efficient and effective discharge of the Middlesbrough Development Corporation's functions to determine planning applications and to respond to consultation on applications on which the Corporation is a consultee.

Terms of Reference and Delegated Authority

The Planning Board will take decisions in accordance with the Planning Scheme of Delegation, which also sets out matters that are delegated to the Head of Planning.

The Chief Executive Officer, Chief Finance Officer, and Head of Planning shall be entitled to attend all meetings of the Planning Board, subject to any limitations in the Planning Code of Practice.

Amendments

Any of these procedures and Terms of Reference may be altered or amended from time to time by resolution of the Board. Notice shall be given of the proposed alteration(s) in a paper for the meeting of the Board at which they are to be discussed.

Version Control:

Document Title	Date Approved by Board	Replaces Version	In force from:
Middlesbrough Development Corporation Planning Board Terms of Reference		First Version	

Middlesbrough Development Corporation

Guidance for Members of the Middlesbrough Development Corporation Planning Board, Officers and members of the public.

1. Introduction

- 1.1 The public perception of probity in planning decision-making is critical if the system is to remain effective and retain the confidence of its users. For planning applications, save for where the Planning Board has delegated authority to the Head of Planning for the Development Corporation, decisions will be made by the Development Corporation Planning Board, in accordance with its Terms of Reference. It is important to demonstrate impartiality in all planning decisions, and as such, this guidance of provided to all Members of the Development Corporation Planning Board.

This Guidance is published to be read alongside the Development Corporation's Code of Conduct for Members.

- 1.2 In the interests of probity, in the event that a Member considers that he or she has or may have breached this guidance for example, by indicating in any way support or objection to a proposal in advance of a meeting of the Development Corporation Planning Board at which the proposal is to be considered, the appropriate course of action is for the Member to declare the breach or potential breach at the earliest opportunity at the beginning of the Development Corporation Planning Board and to withdraw from the meeting when the proposal is to be considered.

3. Influence

- 3.1 Seeking to influence a decision, is an identified risk. Those potentially affected by a planning decision or their agents will often seek to influence the decision by approaching Planning Board Members. Whilst there is nothing improper in this, such lobbying can call into question the impartiality and integrity of individual Members if they give the impression of support or opposition, or declare their voting intention prior to formal consideration of the matter. To declare a voting intention without having all the relevant information, views and advice before them would be seen as a predetermination of an application, and unfair. Thus, Members are advised:
- (a) to take care in expressing any opinion on a planning proposal until they have received a formal report from officers at the Development Corporation Planning Board. Prior to that it is best to offer only procedural advice and refer any individual who approached you to officers. Representations made to officers can then be included in any formal report.

- (b) Officers may give an indication of their likely recommendation to Committee based upon policy contained in statutory plans and Government advice etc
- (c) During any discussion with individuals who contact them, Members should make clear that their comments are not those of the Development Corporation Planning Board and are provisional pending other evidence and officer advice.
- (d) Members may visit sites before Committee but they should have regard to the principles set out above. They should avoid situations where they could be subject to undue pressure by an applicant, agent or objectors. Advice regarding site visits can be sought from officers.
- (e) Members should not debate or negotiate detailed planning issues with any person who may contact them.
- (f) Members should not lobby other Members.
- (g) Members should not put any officer under pressure to make a particular recommendation.
- (h) Given that the point at which a planning decision is made cannot occur before the Development Corporation Planning Board meeting when a formal report is presented, political group meetings prior to the Planning Board meeting should not influence how Members (who are also elected Councillors) sitting on the Planning Board should vote.
- (i) It is appropriate for any Member having detailed knowledge of a particular matter to address the Planning Board but those Members should not organise support or opposition or lobby other Members.
- (j) Members should not act as advocates or agents for planning applications or other planning matters to be determined by the Planning Board.
- (k) Instances of lobbying (in the case of elected Councillors) and attempted influence, should be declared on the appropriate form.

4. Pre-application discussions

- 4.1 Pre-application discussions are encouraged in order to achieve the best planning outcome for all. These discussions may continue after determination of an application if there are reserved or outstanding matters or amendments to be dealt with.
- 4.2 These discussions should always be undertaken by officers who should make it clear that they are expressing a professional officer opinion and thus the discussions are held without prejudice.
- 4.3 The following guidelines should be adhered to:
 - (a) Pre-application discussions should always be conducted at appropriate officer level. However, it should be made clear that the views expressed

may be subject to review at a more senior level or by Members of the Planning Board.

- (b) Advice should be consistent with Statutory Plans, Government Planning Policy Guidance and Statements and any other material considerations.
- (c) Officers should make a detailed written note of any pre-application meetings as soon as practicable.
- (d) Confirmation of the advice given should always be supplied in writing when requested by or on behalf of the applicant or when deemed appropriate by the Head of Planning.
- (e) Where Members attend any such meetings they should be seen to be advised by professional officers of appropriate seniority. Members' involvement should be authorised by the Planning Board.
- (f) The involvement of Members should be recorded in any subsequent Committee report.

4.4 Members who are also Councillors of the Local Authority in which the Development Corporation Area is located, are advised;

- (a) that Councillors should always make it clear that they do not form a view upon planning applications or planning policy until the relevant information is before them at the Planning Board.
- (b) That they can continue to offer advice and assistance when planning matters are considered by the relevant Council but they should avoid giving any indication of support or objection in advance of a decision by the Planning Board.
- (c) That they can pass on the views of the Local Authority and explain the reasons for those views when the Planning Board considers the application.

6. Ward interests

6.1 Members who are elected Councillors and who may have a ward within the Development Corporation Area have a special duty to their ward constituents but an overriding duty to the Development Corporation. For this reason any such Members should not favour any individuals or groups and they should represent their constituents as a body. Where a ward member has publicly supported a particular outcome, that member should make an open declaration to the Planning Board and withdraw whilst the application is determined.

7. Declaration of interests

7.1 The Local Government Act, 1972 and the National Code of Conduct must be adhered to scrupulously so that not only is impropriety avoided but so too is any appearance or grounds for suspicion of improper conduct.

7.2 Members should register and declare certain interests and this is covered in the Code of Conduct for Members. The guiding rule for both Members and officers is that they must not use their position to further private or personal interests rather than the public interest or give grounds for any suspicion in that connection.

7.3 Where a Member declares a prejudicial and/or pecuniary interest he or she must withdraw from the relevant proceedings and not seek improperly to influence them.

8. Hospitality

8.1 Whilst a reasonable amount of entertainment is a normal part of public life, it is important that the offer or acceptance of hospitality is not perceived as the execution of improper influence on individuals. All such offers must be recorded on the appropriate form, and in accordance with the Development Corporation's Constitution.

9. Development proposals submitted by Councillors

9.1 Serving Councillors who are also Members of the Planning Board should not act as agents for people pursuing a planning matter with the local authority.

9.2 It is possible that Members or their close friends or relatives (or in the case of elected Councillors, their Local Authority) may from time to time submit their own proposals to the Planning Board. In doing so, they should declare their interest to the Monitoring Officer and they should take no part in the Planning Board's handling of that matter.

9.3 Declarations of interest should be logged on the relevant planning files.

10. The decision

10.1 The Development Corporation recognises two categories of decision on planning and related applications:

(a) those delegated by the Planning Board to the Head of Planning; and

(d) those made by the Planning Board.

10.2 Planning Policy decisions shall be made by the Planning Board.

10.3 In instances where the decision is made at the Planning Board, officers will prepare a full and structured report setting out the relevant points and in the case of applications, the development plan policies, site or related history and other material considerations including any representations made in respect of the application. The officers' report will include a clear recommendation.

10.4 The law (Section 70 of the Town and Country Planning Act 1990 (as amended)) requires that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise (S38(6)) of the Planning and Compulsory Purchase Act 2004). Where Members make a decision contrary



to officer recommendation, Members will clearly specify the planning reason(s) for that decision and these will be minuted.

11. Planning Board site meetings

- 11.1 Site inspections by the Planning Board can be helpful in reaching a decision on issues where site circumstances are fundamental to the decision. Site inspections should only be called where the impact of the proposed development is difficult to visualise from the plans and other supporting material. The reason for each Planning Board site visit shall be minuted and recorded on the relevant planning file.
- 11.2 Visits will be conducted in a formal manner in compliance with the Human Rights Act 1998. The Chair or Vice-Chair will open the meeting and advise those present of the purpose of the meeting and how it will be conducted. Officers will highlight issues relevant to the site inspection.
- 11.3 Subject to the permission of the landowner being forthcoming, members of the public, Ward Councillors and Parish and Town Councillors and representatives may observe proceedings but not take part in any discussion and they will not be permitted to address the Planning Board on site.
- 11.4 At the end of the site visit, the Planning Board will return to the relevant venue to make a decision on the application.
- 11.5 Each year a review will be undertaken of decisions made following a Planning Board site visit and the results and analysis presented to the Development Corporation in accordance with the reporting requirements detailed in the Terms of Reference for the Planning Board.

12. Public speaking at the Planning Board

- 12.1 Middlesbrough Development Corporation permits public speaking at its Planning Board (applications) meetings, subject to the following
 - (a) where possible those wishing to speak should advise an of the Development Corporation, in advance of the Planning Board meeting that they wish to speak on an application. (Contact names and numbers appear on the website of the Development Corporation). Speaking will only be permitted if the application is one which will go before Planning Bpard and the individual concerned has a legitimate interest in the application. Comments should be limited to material planning considerations and comments of a personal or discriminating nature will not be permitted. Prior notice should be given if it is intended to show plans, photographs or other illustrative material and copies must be deposited with the Council. Where there are several members of the public wishing to make the same points, the Chair may ask them to elect up to three spokespersons.

- (b) those wishing to speak should arrive at the Planning Board meeting at least 15 minutes before its start and report to the Governance Officer tasked with secretariat services for that meeting. A note will be taken of their details and the Chair of the Planning Board advised accordingly.
 - (c) generally, but only so far as is possible, the Chair will ensure that those applications on which people wish to speak are taken early on in the agenda.
 - (d) Such applications will be dealt with as follows:
 - (i) The Chair will ask the officer(s) to present their report. Following that, the order of speaking is:
 - (a) Objector(s)/Supporter(s) (3 minutes each maximum) the number of objectors/supporters allowed to speak will be at the discretion of the Chair but will generally not exceed 3 for each side). The Chair will not allow repetition of points.
 - (b) Ward Members (3 minutes each maximum)
 - (c) Parish/Town Council Representatives (3 minutes maximum)
 - (d) The applicant or their Agent (3 minutes maximum)
- 12.2 Following the above, the Chair will ask the Officer(s) if there are any further points they wish to make in response to the points raised. The Planning Board will then debate the application and a decision will be made. Very occasionally, a decision may be deferred for more information. Members of the Planning Board may ask specific questions of a speaker for clarification, but speakers will not be allowed to join in the Planning Board debate, or to speak from the floor before or after their 3 minute slot.
- 12.3 A short leaflet will be made available to members of the public attending Planning Board meetings, explaining briefly the procedures followed. A copy is forwarded when objectors are notified of the Planning Board meeting date.
- 12.4 If a member of the public interrupts the proceedings, the Chair should warn that person. If the person continues the disruption, the Chair shall order an adjournment of the meeting. If deemed necessary the Chair shall order that the disruptive person be removed to enable the meeting to be resumed.
- 12.5 The Planning Board has adopted a Speaking Note
- 13. Regular reviews of decisions**
- 13.1 A sample of sites of implemented planning permissions should be visited and assessed once per year by the Planning Board, as recommended in the Audit Commission's document "Building in Quality". The sample should include examples from a broad range of categories and the results formally considered in order to inform the need for amendment to policies or practices.

14. Complaints about the Planning Process

- 14.1 The Planning Board has adopted a complaints procedure which can be utilised to make any complaint about the process of delivering the Planning Service. Full details are contained in "Complaints, Comments, Compliments" published on the Development Corporation Website.
- 14.2 Complaints in respect of any Member (save for as specifically provided for in the Development Corporation's Constitution) are handled by the Development Corporation's Monitoring Officer.
- 14.3 All complaints will be monitored for the purpose of identifying trends.

15. Training

- 15.1 Officers who are members of professional institutions are required to complete a prescribed amount of Continuing Professional Development (CPD).

Your Right to Speak – Planning Board of the Middlesbrough Development Corporation

You have the right to attend and address meetings of the Planning Board of the Middlesbrough Development Corporation (“the Corporation”) in relation to matters relating to planning applications. The following information sets out the procedure for speaking at meetings of the Planning Board on planning applications.

Do I have to speak at the Board meeting?

You do not have to speak to have your views taken into account as letters carry equal weight and will always be considered carefully. However, you may feel that speaking at the meeting gives you the chance to reinforce the points you have already made in writing.

Expressing a desire to speak at the Planning Board meeting

If you wish to speak at the Planning Board meeting, objectors and supporters should express their desire to speak within their written comments on a planning application. A member of the Planning Team will contact anyone who has expressed a desire to speak in writing no less than five working days before the Planning Board meeting at which the application is due to be considered, providing details of the public speaking process and details of the Planning Board meeting, including date, time and location. The applicants/agents will be similarly informed and do not need to express their desire to speak in writing.

All individuals wishing to speak at the Planning Board meeting must register to speak by noon on the last working day prior to the Planning Board meeting.

On the Corporation’s website, there is a calendar of meetings for the year, along with agendas for each meeting published a week before the meeting, detailing all the planning applications to be discussed. The agenda may be viewed on the Corporation’s website at [Middlesbrough Development Corporation Planning Board - About \(teesvalley-ca.gov.uk\)](http://teesvalley-ca.gov.uk) or in person at Middlesbrough Development Corporation, Teesside Airport Business Suite, Teesside International Airport, Darlington, DL2 1NJ / Middlesbrough Development Corporation, Teesside Airport Business Suite, Teesside International Airport, Darlington, DL2 1NJ.

Speaking Arrangements

To ensure that the Planning Board can deal with all of its business, the time afforded to public speaking on each planning application is as follows:

- Ward Members and Parish/Town Council representatives - 5 minutes each for speaking;
- Each other group (objectors and applicants/supporters) – A maximum of 10 minutes for speaking.

If more than one individual within a group wishes to speak, the time will be divided between a maximum of two individuals. Speakers are however encouraged to appoint a single spokesperson. Where two individuals from the same group are speaking, they must voice

different views on the application. The same issues should not be raised twice. Speakers will be registered on a first come, first served basis as set out under Order of Decision.

The applicant/agent is only allowed to speak where an objector is speaking against the planning application or when the application is recommended to be refused planning permission by officers.

Constraints

The circulation of plans, photographs, or other material at the Planning Board meeting will not be permitted and will not be presented to members, unless submitted in writing and marked for the attention of the relevant case officer as part of the existing consultation arrangements.

Order of Decision

Discussion on items will be in the following order:

1. The Chair of the Planning Board will announce the application;
2. The Planning Officer will present the item, and give any update to the written report on the agenda;
3. Public speaking will then take place in the following order:
 - a. Ward Member(s)
 - b. Parish or town council
 - c. Objectors
 - d. Supporters
 - e. Applicant/Agent
4. Planning Board members will then debate the application and make a decision.

Planning Board members will be provided an opportunity to ask questions of each speaker following their speech.

Attendance at the Planning Board meeting

Speakers who are registered to speak should arrive at the venue at least 15 minutes before the start of the meeting to be briefed on the procedure. Speakers must either attend the meeting in person to read their question or statement or arrange for a representative to do so on their behalf. Statements will not be read out in the absence of the speaker or their representative.

Period of Notice

A statement may only be made if notice has been given by delivering it in writing or by electronic mail to the Case Officer by no later than 9am on the day of the meeting, which must give the name and address of the speaker.

Copies of all submitted statements will be circulated to all Members of the Planning Board and will be made available to the public attending the meeting.

Material Planning considerations

In addressing the Planning Board, you are requested to restrict your comments to issues which are material planning considerations and relevant facts.

Some examples of material planning considerations may include:

Anything is possible

- the environmental impact of the development;
- the impact of the development on the highway network;
- any policy in the Development Plan for the area;
- central and regional Government planning policy guidance, circulars, orders and statutory instruments.

Issues that may be taken into account by the Planning Board:

- planning laws and previous decisions;
- noise, disturbance, smells;
- residential amenity;
- design, appearance and layout;
- impact on trees, listed buildings and conservation areas;
- public open space.

Issues that will not be taken into account by the Planning Board:

- boundary disputes;
- private rights of way, private covenants or agreements;
- the applicant's conduct, private affairs or how a business is run;
- the applicant's motives (including profit);
- the impact of property values;
- suspected further development;
- loss of views over other people's land;
- land ownership.

Deferred proposals

If an item is deferred before public statements have been heard, then public speaking will not be taken and the list of registered speakers will be carried forward to the meeting at which the item is next considered. Public speakers will have the opportunity to amend their statements should there be changes to the application.

If an item is deferred after public statements have been heard, public speaking will not be allowed at the following meeting at which the item is next considered.

Withdrawn Applications

Applications are very infrequently withdrawn, however, if an application is withdrawn before being presented at the meeting, those who have already registered a wish to speak will be notified before the meeting, providing that sufficient time has been given for officers to notify those involved of the withdrawal.

Chair's Discretion

Public speaking operates at the discretion of the Chair. The Chair retains the discretion to vary the procedures as long as there is always equality and proportionality between objectors and supporters.



AGENDA ITEM 4

REPORT TO THE MIDDLESBROUGH DEVELOPMENT CORPORATION PLANNING BOARD

29TH NOVEMBER 2023

REPORT OF HEAD OF PLANNING

PLANNING APPLICATIONS

SUMMARY

Two of the applications processed by Middlesbrough Borough Council (MBC) on behalf of MDC during the transition period need to be considered by MDC Board as they were submitted by a member of staff at MBC. Both relate to works to Middlesbrough Central Library and involve an extension to accommodate a new passenger lift and alterations internally to improve accessibility. Both are recommended for approval subject to appropriate planning conditions.

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board:

- i. Accept the recommendations in the Delegated Reports and grant planning and listed building consent for the works to the library.

DETAIL

1. Responsibility for the determination of planning applications within the boundary lies with MDC, however a transition agreement was reached with Middlesbrough Council, whereby it temporarily delivered the planning function on behalf of MDC. Whilst the majority of applications have already or will be determined by the Council without the need for Board involvement, two of the applications need to be considered by MDC Board as they were submitted by a member of staff at MBC. Both relate to works to Middlesbrough Central Library and involve an extension to accommodate a new passenger lift and alterations internally to improve accessibility. The committee reports are appended, and both applications are recommended for approval subject to appropriate planning conditions.

FINANCIAL IMPLICATIONS (you must have this section signed off by the Finance Director)

2. There are no financial implications.

LEGAL IMPLICATIONS

3. Planning Powers were conferred on to MDC on 1 June 2023 giving MDC the power to determine planning applications within the redline boundary.

RISK ASSESSMENT

4. The Council's recommendation has been reviewed by Lichfields and the MDC Head of Planning. Therefore, the subject matter of this report is categorised as low risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

5. The subject of this report is a matter for MDC Board information only therefore no additional consultation and communication has been undertaken.

EQUALITY & DIVERSITY

6. This report does not impact on groups of people with protected characteristics

Name of Contact Officer: [OBJ] Helen Kemp

Post Title: [OBJ] Director of Business Services & Head of Planning

Telephone Number: [OBJ] 01325 72600

Email Address: [OBJ] helen.kemp@teesvalley-ca.gov.uk

DELEGATED REPORT

APPLICATION DETAILS

Application No:	23/5034/FUL
Location:	Central Library, Centre Square, Middlesbrough, TS1 2AY
Proposal:	Extension to rear to provide passenger lift

DESCRIPTION OF SITE AND PROPOSAL

The application relates to Central Library in Centre Square within Middlesbrough Town Centre. The library building is Grade II listed and sits within the town centre boundary within the central/civil sector as identified on the Councils Proposals Map. Other buildings surrounding the library include MIMA, Town Hall, other Council Offices and Magistrates Court. There are also residential properties in the wider area.

The application seeks planning approval for an extension to the rear of the building to provide a passenger lift to improve accessibility.

Officer Site visit:

10th October 2023

PLANNING HISTORY

No relevant planning history.

PLANNING POLICY

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.

DELEGATED REPORT

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:

- CS4 – Sustainable Development
- CS5 – Design
- DC1 – General Development

DELEGATED REPORT

Middlesbrough's Urban Design Guide

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>

CONSULTATION AND PUBLICITY RESPONSES

Public Responses

Number of original neighbour consultations	0
Total numbers of comments received	0
Total number of objections	0
Total number of support	0
Total number of representations	0

No immediate neighbours – a press advert was issued, and notice posted on site.

Conservation Officer –

The change proposed as part of these applications should sustain or enhance the significance of this Listed Building, in accordance with policies CS4 and CS5 of the Middlesbrough Core Strategy and with the historic environment paragraphs within the 2023 National Planning Policy Framework.

PLANNING CONSIDERATION AND ASSESSMENT

Overview

The application refers to Middlesbrough's Central Library, which is Grade II imposing, classical building. The library building is located within Central Square in an area with several civic buildings, including the historic Town Hall, MIMA and Middlesbrough Magistrates and Teesside Crown Courts' buildings.

The works proposed form an Arts Council-match-funded, Middlesbrough Council scheme to make the building more accessible for the twenty-first century. Works include an extension to the rear of the library building to create a passenger lift. Internal works are also proposed to improve accessibility which are to be considered under a separate Listed Building application.

Policy

Policies CS4, CS5 and Policy DC1 are the relevant policies which will be considered in this case. Policy CS4 requires developments to contribute to achieving sustainable development by protecting and enhancing Middlesbrough's historic heritage and townscape character. 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

DELEGATED REPORT

terms of scale, design and materials. This is to ensure that proposals are of a high quality and to ensure that the impact on the surrounding environment and amenities of nearby properties is minimal.

The UDSPD is also of relevance and recommends some basic principles are applied to development which is aimed at achieving good quality development, these being, to achieve consistent design consistent materials and fenestration detailing, subservience (to prevent overbearing or dominance), no dominance over neighbouring windows (to limit effects on daylight), avoiding large expanses of brickwork, preservation of building lines where appropriate and achieving adequate levels of privacy.

Overall, the design guide advises that all extensions should be of a scale that is appropriate to the existing building and not of an overbearing nature. Development, which would dominate the street scene, is likely to be resisted. Extensions 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

A fully accessible passenger lift to connect different levels/ floors of the building housed within a new extension at the rear is proposed. It will connect the original historic building with its 1970s extension, making use of the wider aperture in the later addition. The alignment of the lift to the original library building will utilise an existing opening from the lending library into the lift lobby space. This will ensure minimal impact on the east façade of the original building.

The height is proposed to match existing eaves, with dark grey, zinc cladding and a glass link corridor. This approach is sensitive design with high quality natural materials which won't detract from the historic building appearing as a positive, modern addition.

The massing is sensitive to its surroundings relating to existing eaves, materials palette (zinc and glass) provides a contrast to the existing building, so the modern extension is clearly read as a new addition. As such the extension would not be detrimental to visual amenity or character and appearance of the area. The extension is considered to be of a high quality and suitably designed, scaled and positioned for its purpose and will harmonise well with the existing building.

In addition, the extension will be installed sensitively to the rear of the site, given the sites position and boundary treatments and screening currently in place, the proposal will be not visible within the wider streetscene. The proposal is considered to be in accordance with Policies C5S and DC1 and principles of the Councils Design Guide.

In addition, it is felt that that the proposed works are acceptable as the proposals provide significant improvements to the accessibility of the building for public use. The level of intervention is kept to a minimum in terms of demolition and alterations to the existing listed building. The location of the extension ensures the impact on the elevations of the Listed building is minimal and therefore should sustain or enhance the significance of this Listed Building, in accordance with policies CS4 and CS5.

Privacy and Amenity

The separation distances between the adjacent businesses/properties will not change as a result of the works and will therefore have minimal impact on any neighbouring properties in

DELEGATED REPORT

accordance with Policy DC1 (test c). No objections have been received from any of the neighbouring sites.

Highway related matters

The proposals will have no implication on highway safety, access to and from the property would also be unaffected. The works are therefore compliant with Policy DC1 (test d).

Conclusion

The proposal has been assessed against local policy and guidance and is considered to be a high-quality development that is in keeping with the area and existing library building in terms of scale and design which would not have any undue impacts on privacy or amenity associated with adjacent properties. In view of the above, the proposal is considered to be an acceptable form of development fully in accordance with National and Local policy and is therefore recommended for approval.

RECOMMENDATIONS AND CONDITIONS

Approve subject to the following conditions

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the following plans/details received 10th August 2023:

- a. Location plan
- b. Proposed site plan
- c. Level 00 & 0.5 demolition and alterations – Drawing No. 1053 025 REV B
- d. Level 01 & 02 demolitions & alterations – Drawing No. 1053 026 REV B
- e. Level 03 & 04 demolitions & alterations - Drawing No. 1053 027 REV B
- f. Elevations North & East demolitions & alterations - Drawing No. 1053 030 REV B
- g. Elevations South & West demolitions & alterations – Drawing No 1053 031 REV 1st issue
- h. Section A-A Demolitions & alterations – Drawing No. 1053 032 REV B
- i. Proposed level 00 & 0.5 - Drawing No. 1053 105 REV D
- j. Proposed level 01 & 02 – Drawing 1053 106 REV F
- k. Proposed level 03 & 04 – Drawing No. 1053 107 REV F
- l. Proposed North & East elevations – Drawing No. 1053 115 REV C
- m. Proposed South & West elevations – Drawing No. 1053 116 REV A
- n. New internal stair plans & sections– Drawing No. 1053 145 REV A
- o. Proposed lift construction plans & sections – Drawing No. 1053 146 REV A
- p. Proposed drainage plans – Drawing No. C - GA – 001 REV P01

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

DELEGATED REPORT

REASON FOR APPROVAL

The application is satisfactory in that the design and appearance of the extension and alterations accord 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 paragraphs 186-187 of the NPPF. In addition, the alterations accord with the local policy requirements (Policy CS4, CS5 & DC1 of the Council's Local Development Framework). In particular the extension and alterations are designed so that their appearance is complementary to the existing library building and will not have a detrimental impact on the appearance of the street scene or any adjoining resident or business. The proposed extension and alterations will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance. The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

INFORMATIVES

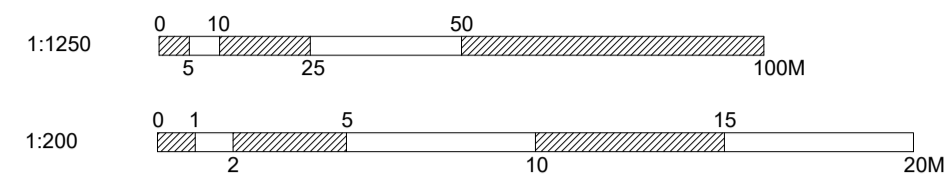
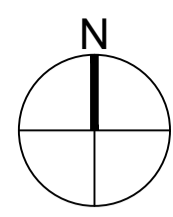
ENSURING DUE DILIGENCE IN DECISION MAKING

Part 1 – To be completed by the Case Officer:

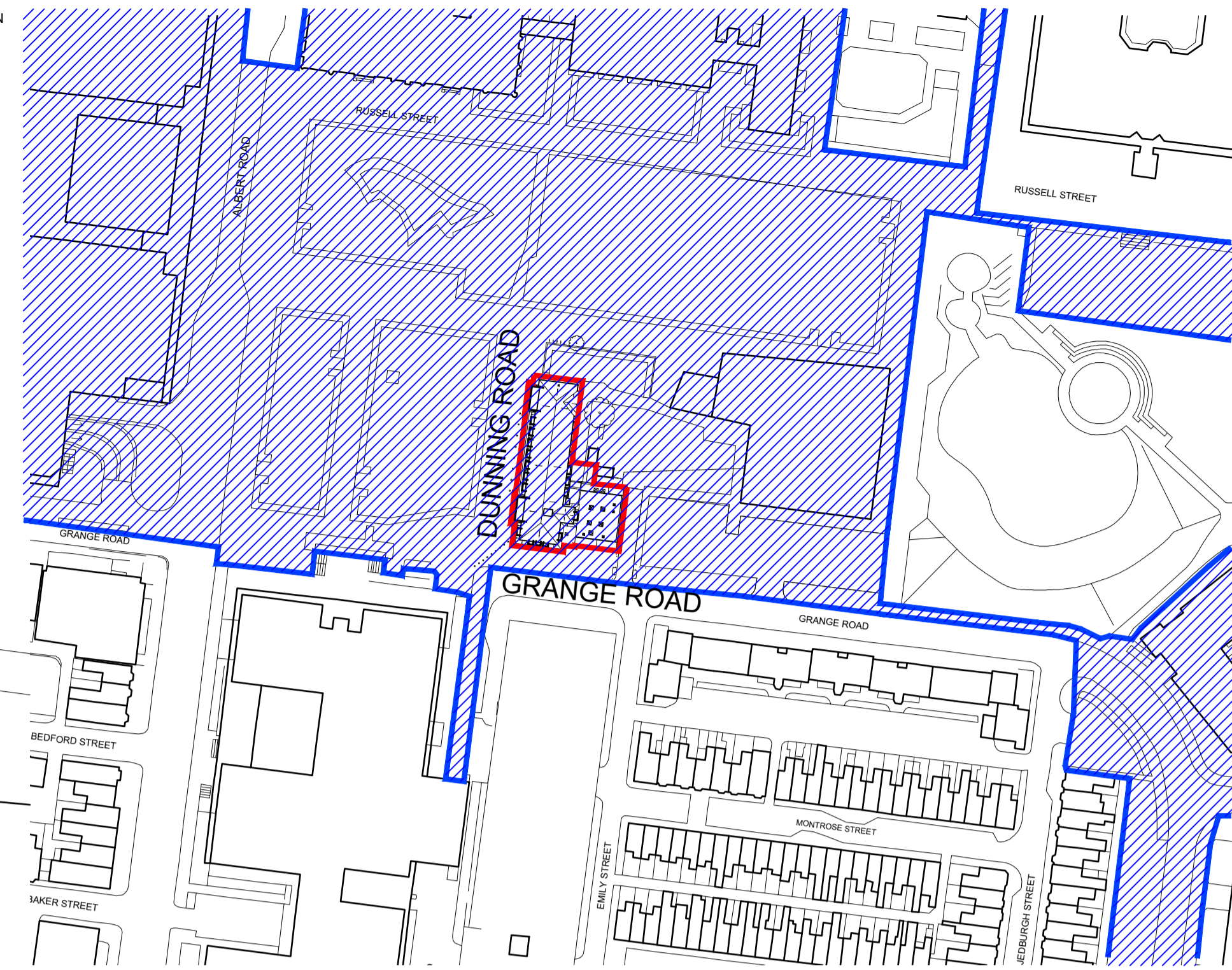
Has the correct neighbour consultation been initiated?	Y
Has the consultation period expired?	Y
Has the correct statutory publicity been initiated with copies of relevant notices uploaded?	Y
Are all neighbour/statutory consultee comments appraised in the report?	Y
Report within target determination date?	N
Report within extension of time date?	Y
Case Officer : Joanne Lloyd	18 th October 2023

Part 2 – To be completed by the Authorising Officer:

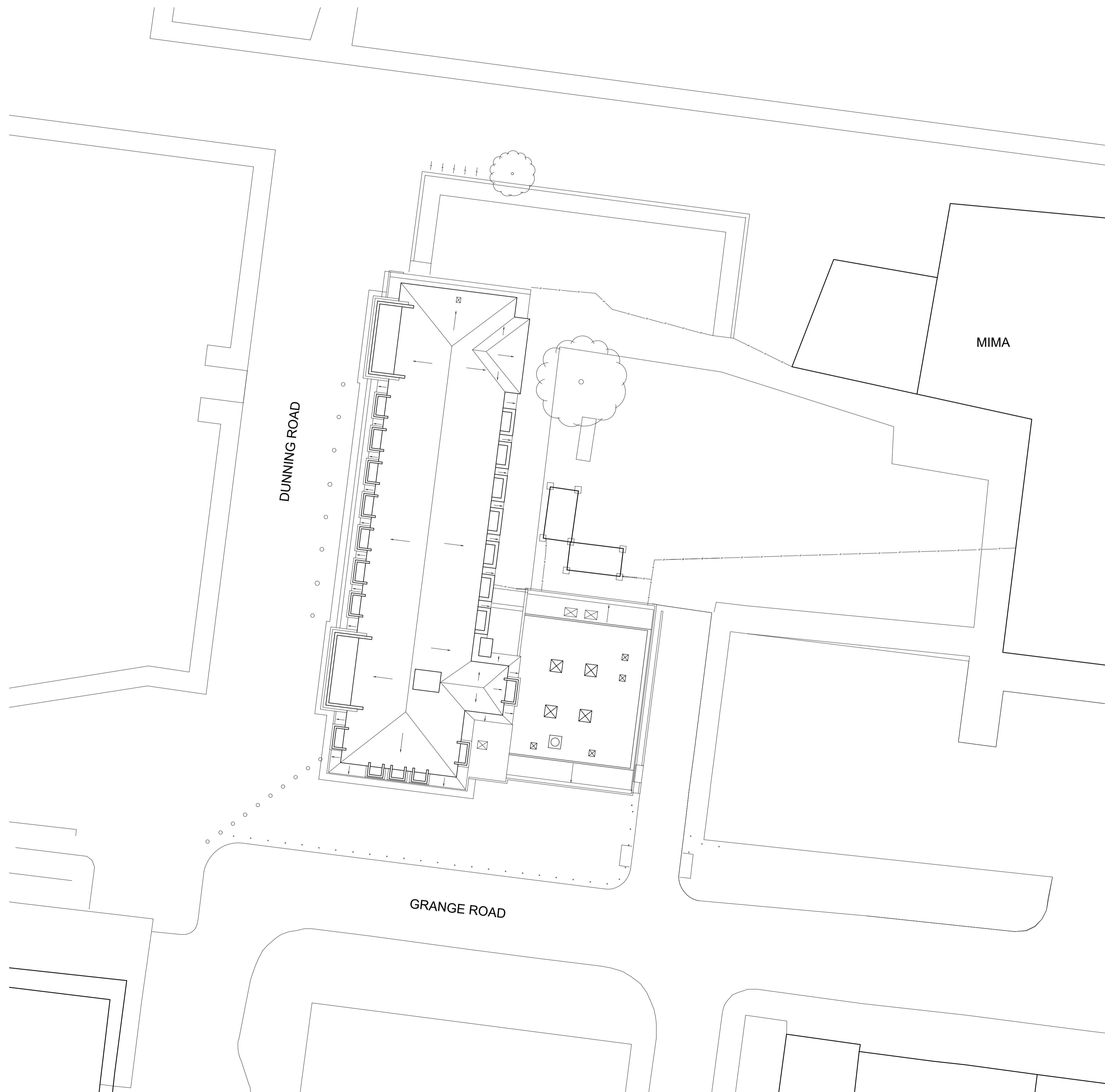
<p>Do the recommended conditions meet the relevant tests: including being necessary to allow the development to proceed and enforceable?</p>	
<p>In the case of refusal is there an audit trail to demonstrate the applicant has been advised of refusal recommendation and invited to withdraw?</p>	
<p>In the case of refusal is this clearly justified with a good chance of the decision being supported at appeal?</p>	
<p>Does the application fall within the delegation criteria as detailed in the Council's Constitution?</p>	
<p>Authorising Officer: Andrew Glossop</p>	



— EXTENT OF SITE APPLICATION
 ■ EXTENT OF APPLICANT (MIDDLESBROUGH COUNCIL) OWNERSHIP



1:1250 SITE LOCATION PLAN



1:200 EXISTING SITE PLAN

NOTES
 1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details
 A. 08.2023
 LBC/ PLANNING ISSUE



Chartered Architects
 & Interior Designers

Client:
 MIDDLESBROUGH COUNCIL

Project:
 MIDDLESBROUGH CENTRAL
 LIBRARY

Title:
 EXISTING SITE PLAN
 AND LOCATION PLAN

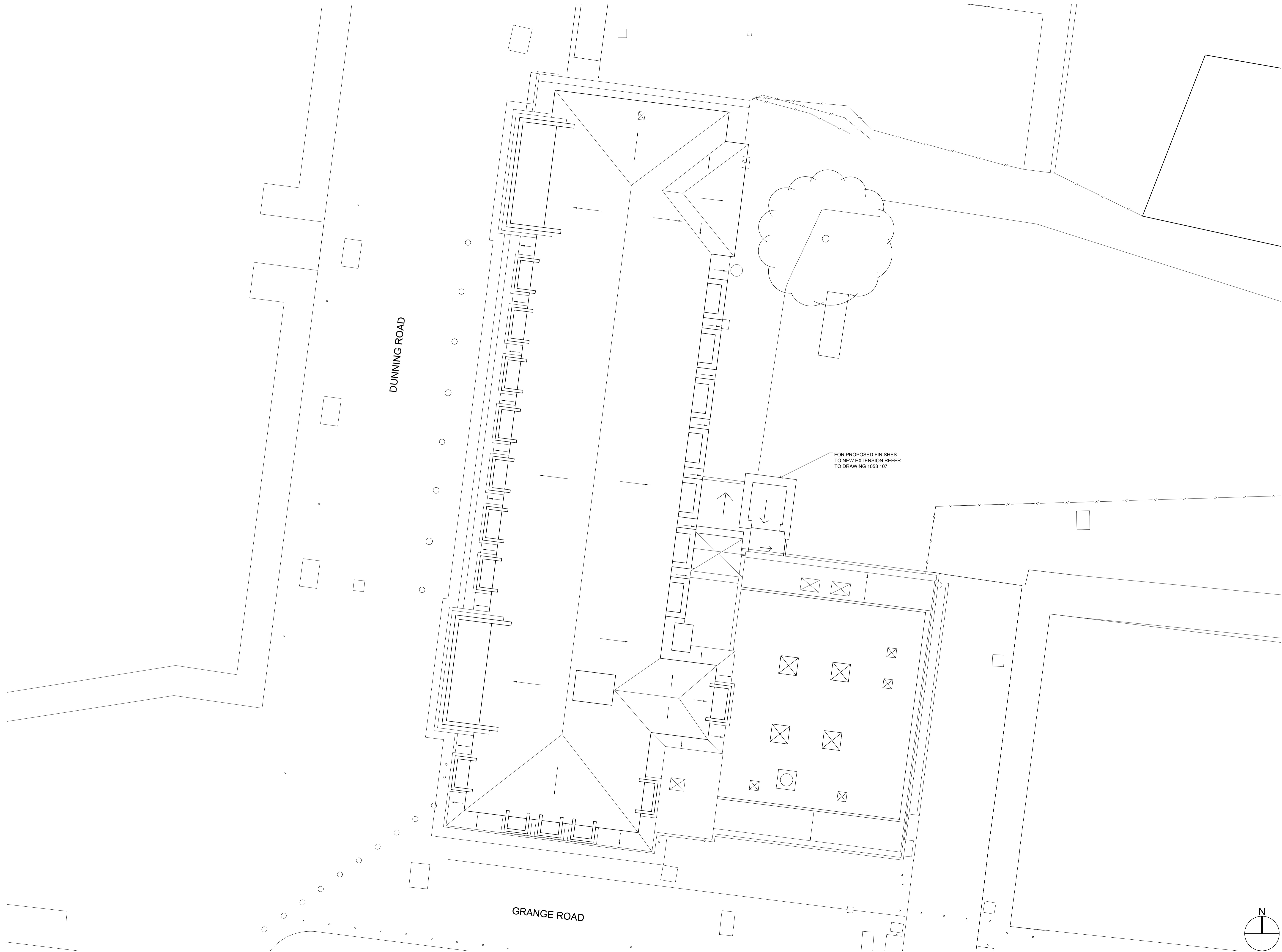
Purpose of issue:
 LBC/ PLANNING

Drawing No:
 1053 001

Rev: A
 Scale: SEE TITLES @ A1
 Date: APRIL 2023
 Drawn: LH
 Checked: IH

East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



- NOTES**
- 1 DO NOT SCALE FROM THIS DRAWING
 - 2 This drawing is the copyright of Mosedale Gillatt.
 - 3 All dimensions to be verified on site prior to any shop or site works being commenced.
 - 4 Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - 5 This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 - 6 This drawing must be read in conjunction with the following drawings:

Revisions:

rev.	date	details
A	08/2023	LBC/ PLANNING ISSUE.

PROPOSED SITE PLAN



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
SITE PLAN
AS PROPOSED

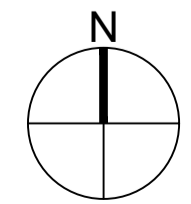
Purpose of issue:
LBC/ PLANNING

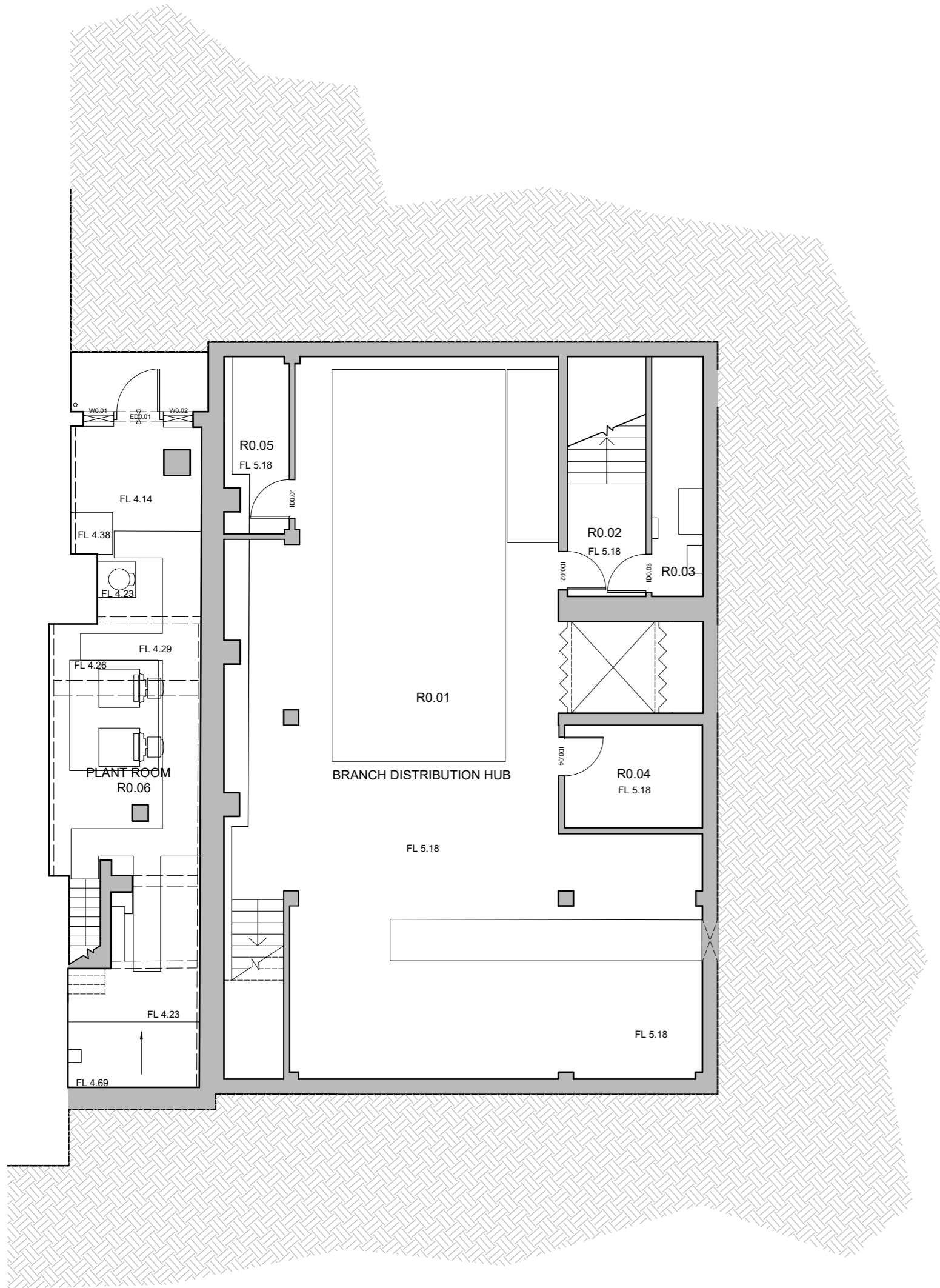
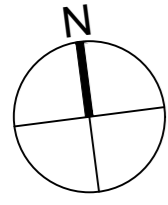
Drawing No:
1053 101

Rev: A
Scale: 1:100 @ A1
Date: APRIL 2023
Drawn: LH
Checked: IH

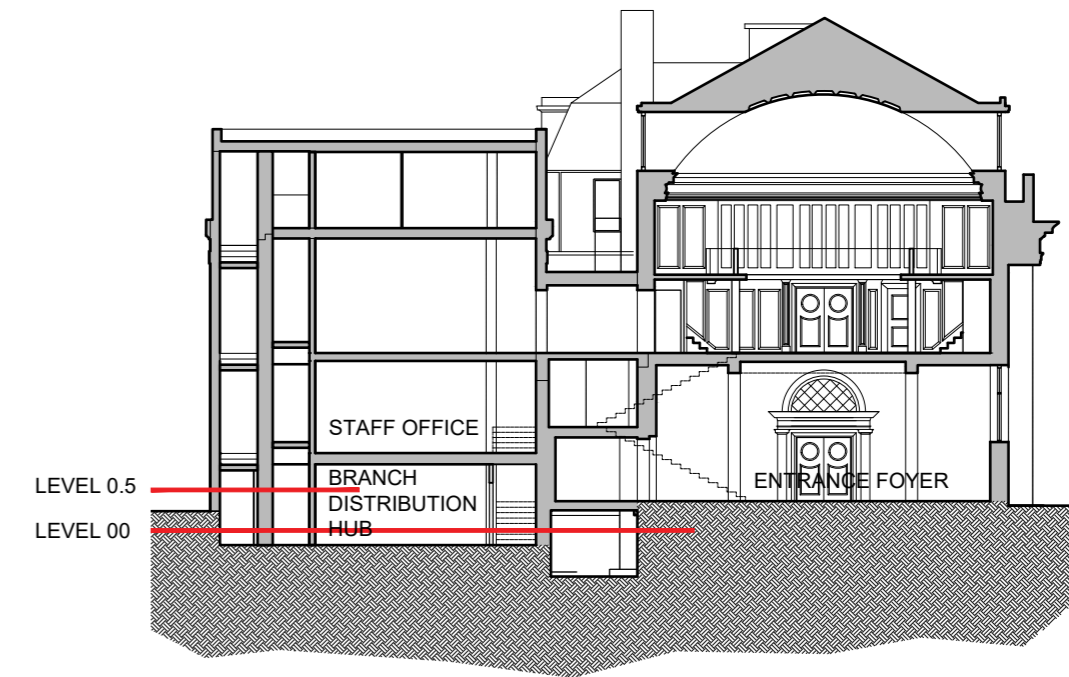
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

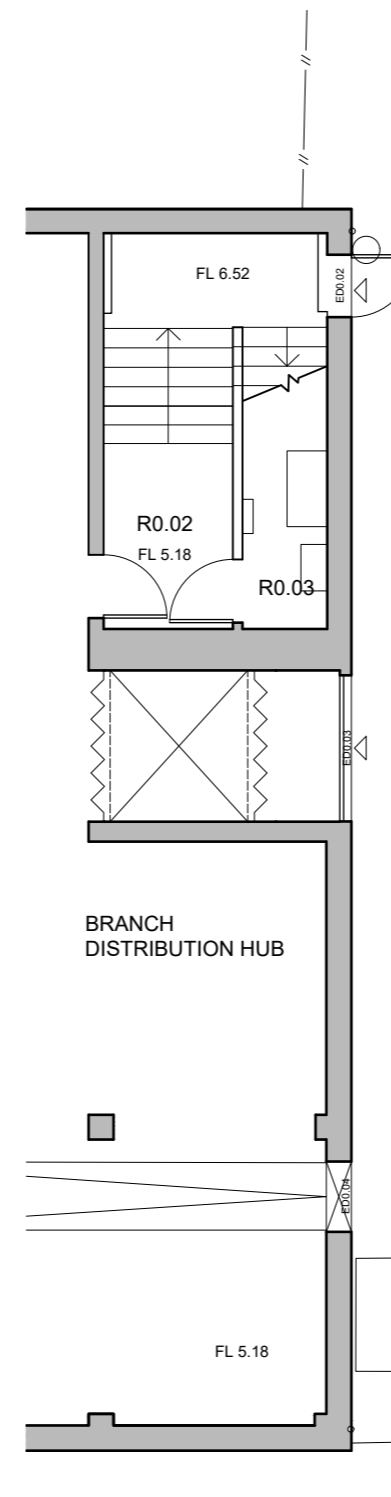




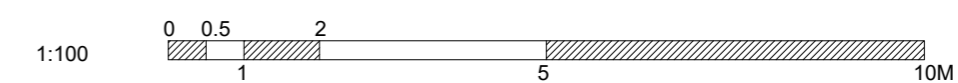
LEVEL 0
BASEMENT



REFERENCE SECTION NTS



LEVEL 0.5
STREET LEVEL ACCESS TO
1970'S BUILDING



NOTES

- 1 DO NOT SCALE FROM THIS DRAWING
- 2 This drawing is the copyright of Mosedale Gillatt.
- 3 All dimensions to be verified on site prior to any shop or site works being commenced.
- 4 Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
- 5 This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
- 6 This drawing must be read in conjunction with the following drawings:

Revisions:

- | rev. | date | details |
|------|------------|-------------------------------|
| A | 05.04.2023 | HATCH ADDED TO EXTERNAL WALLS |
| B | 06.2023 | LBC/ PLANNING ISSUE |



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEVEL 00 & 0.5
AS EXISTING

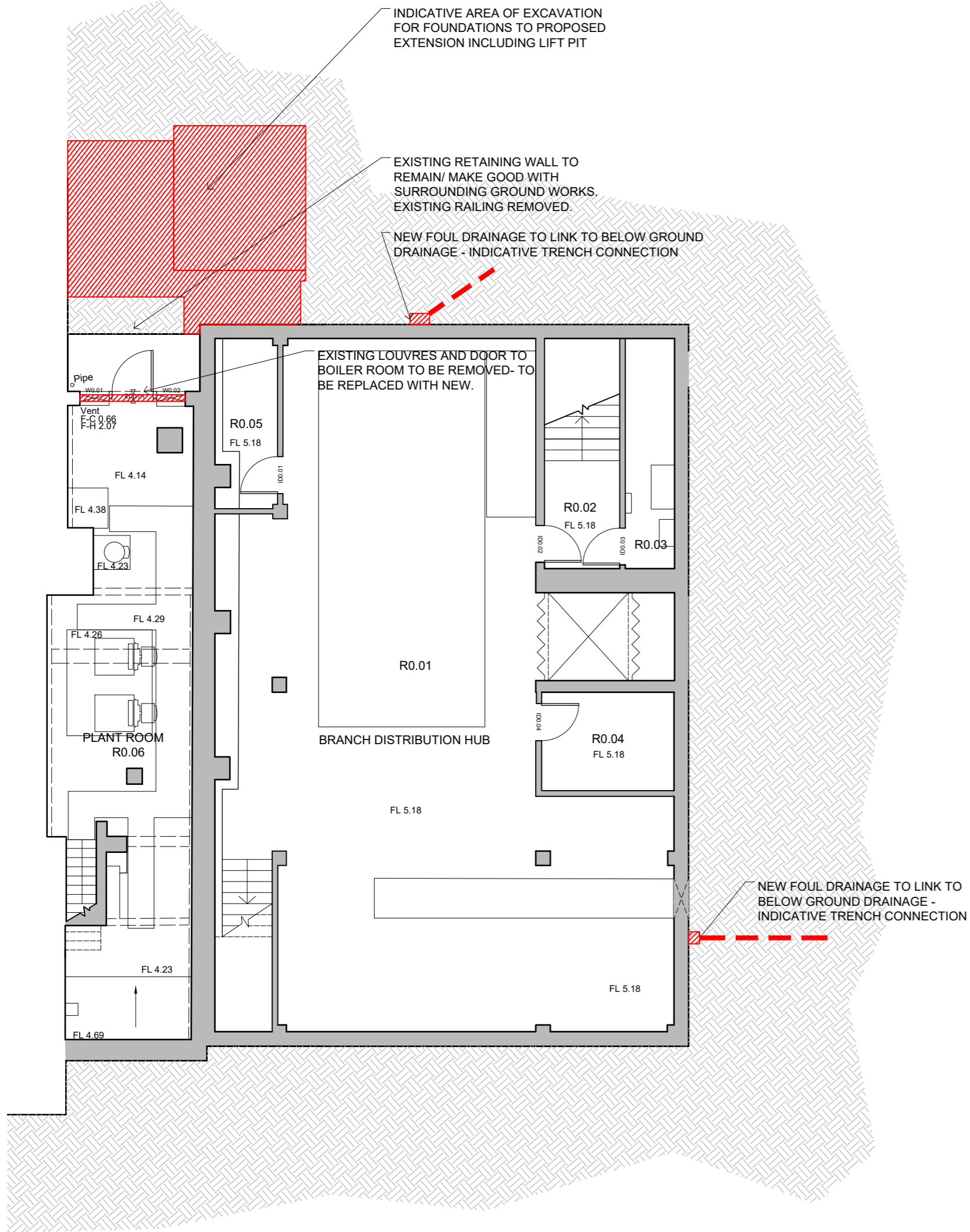
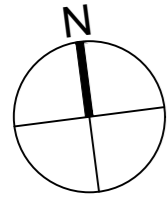
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 005

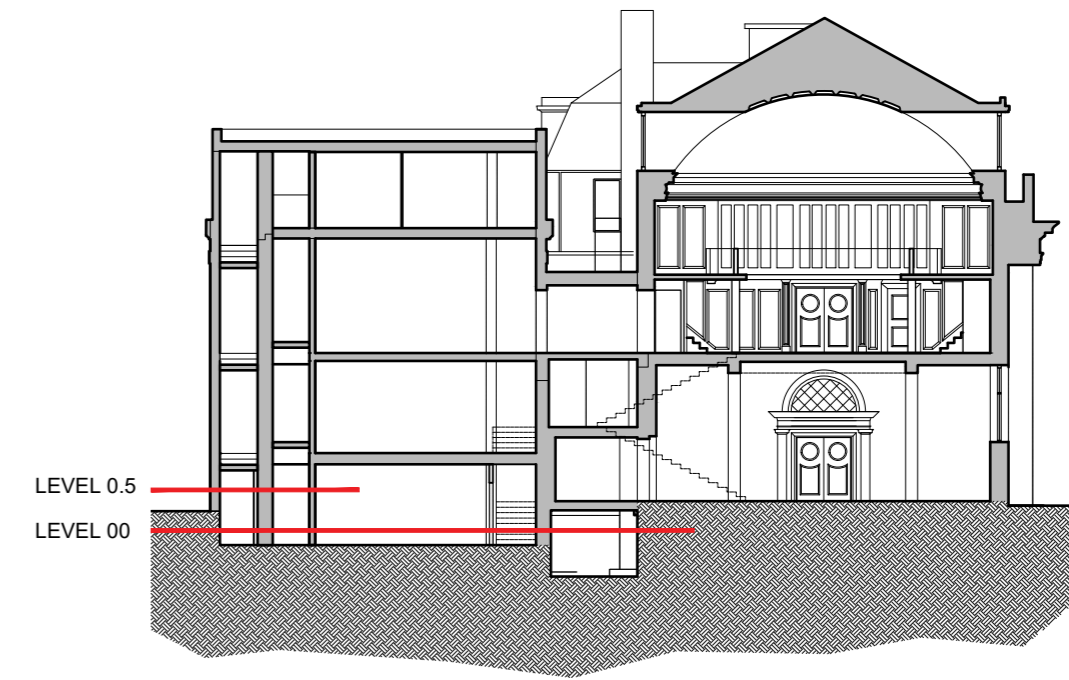
Rev: B
Scale: 1:100 @ A2
Date: 31.01.23
Drawn: SC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

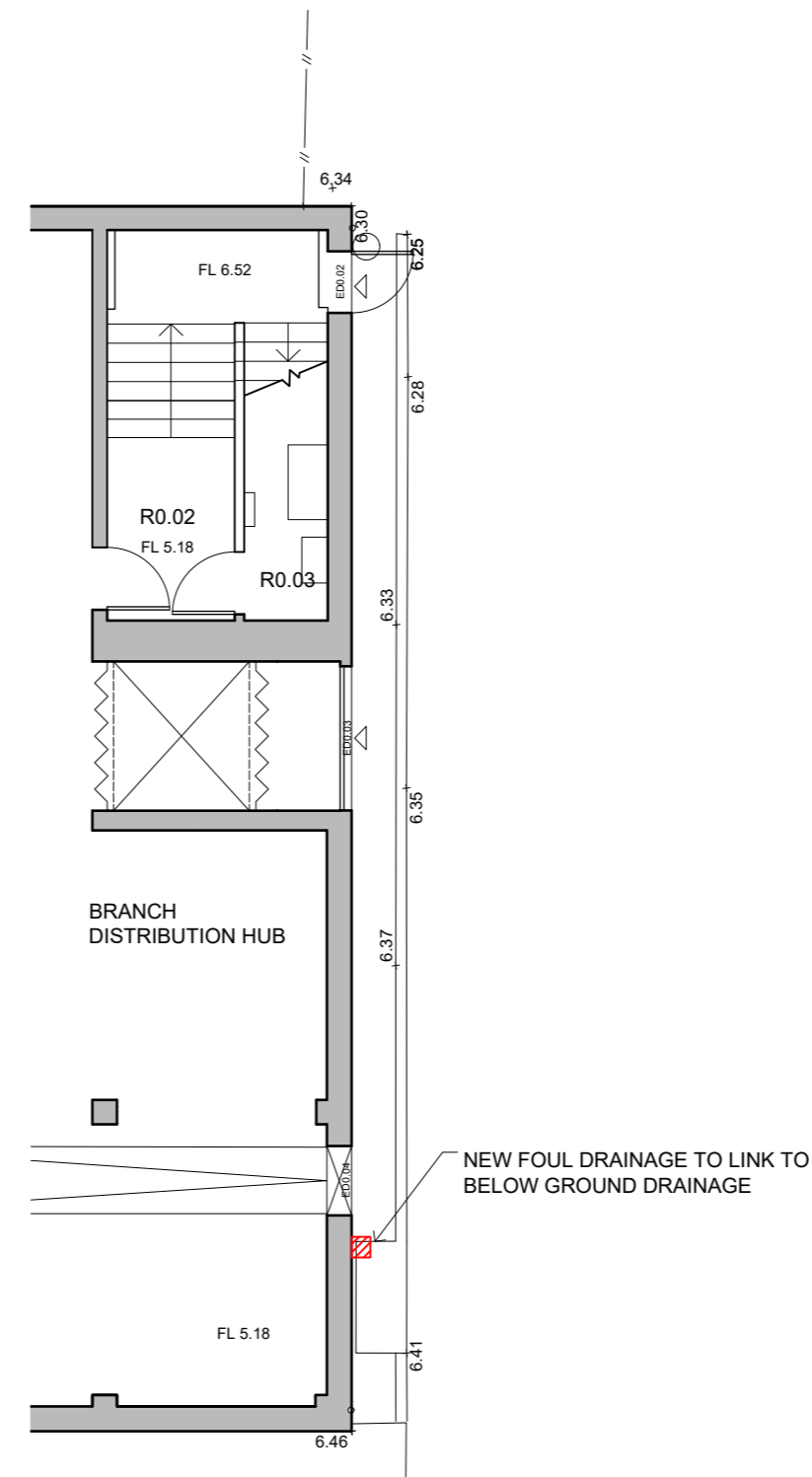
T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



LEVEL 0
BASEMENT

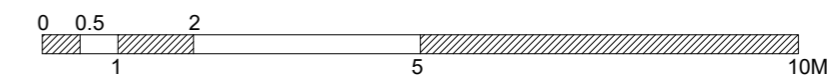


REFERENCE SECTION NTS



LEVEL 0.5
STREET LEVEL ACCESS TO
1970'S BUILDING

1:100



NOTES

- DO NOT SCALE FROM THIS DRAWING
- This drawing is the copyright of Mosedale Gillatt.
- All dimensions to be verified on site prior to any shop or site works being commenced.
- Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
- This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
- This drawing must be read in conjunction with the following drawings:

Revisions:

- | rev. | date | details |
|------|------------|--------------------------------------------------|
| A | 04.05.2023 | UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES |
| B | 06.2023 | NOTES ADDED. LBC/ PLANNING ISSUE. |



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEVEL 00 & 0.5
DEMOLITIONS + ALTERATIONS

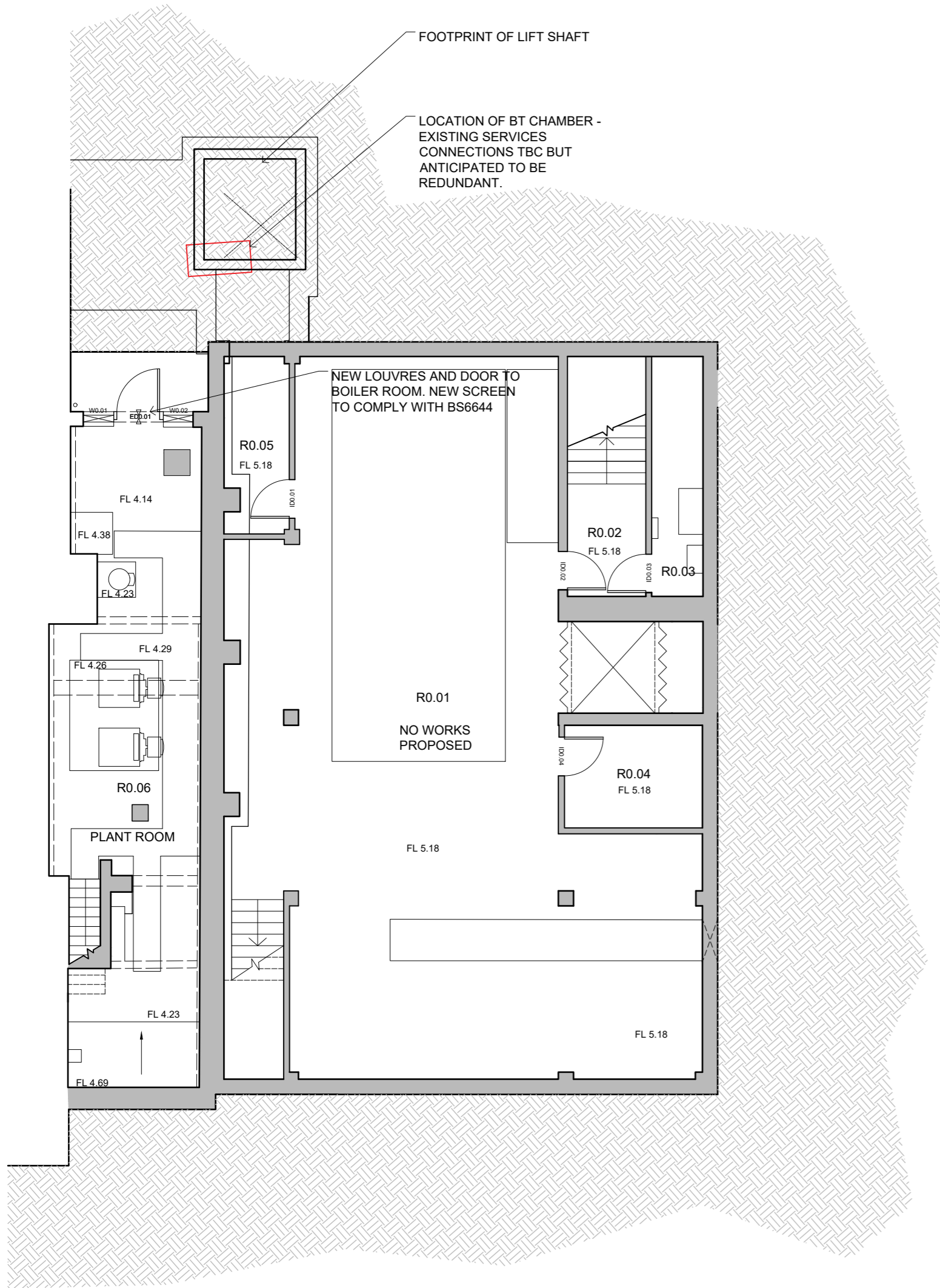
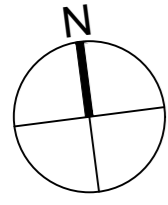
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 025

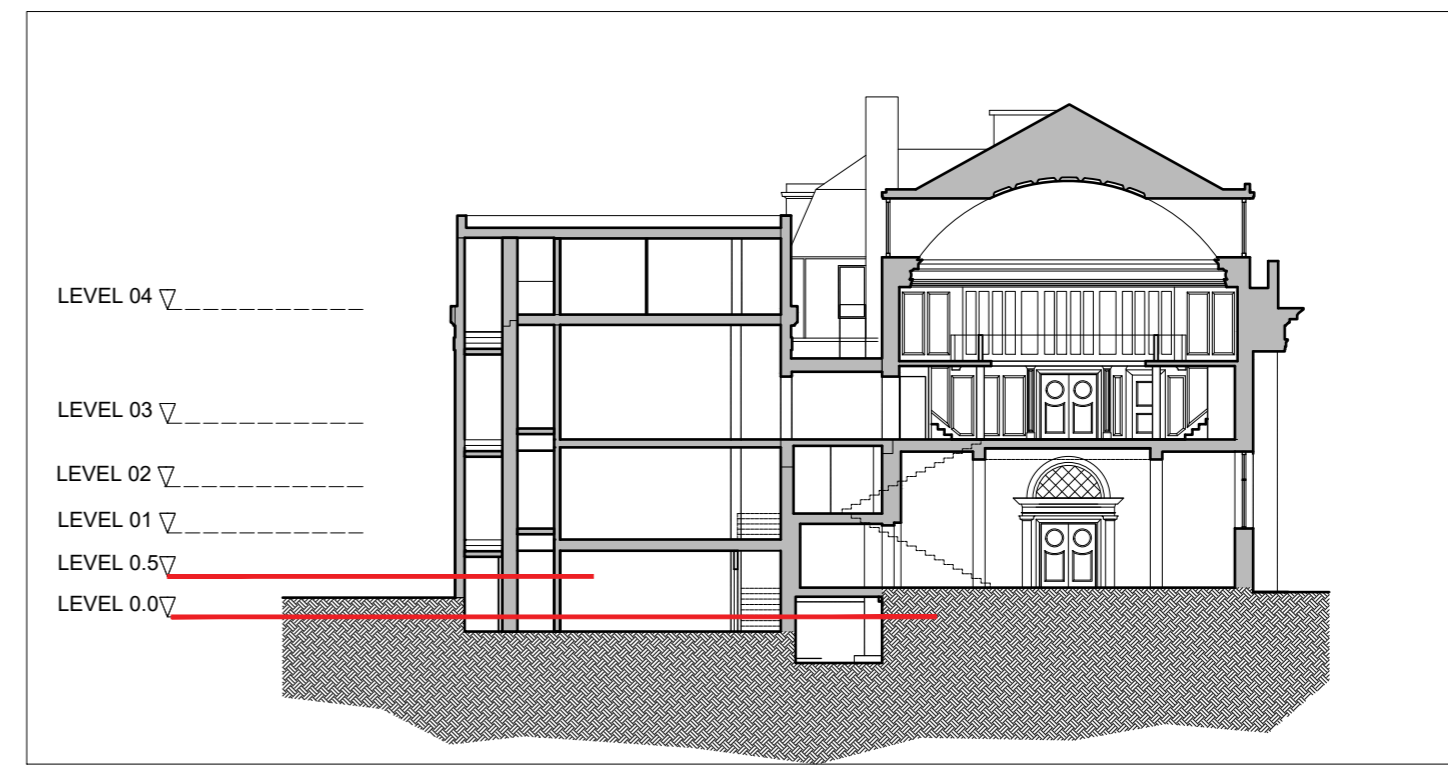
Rev: B
Scale: 1:100 @ A2
Date: 31.01.23
Drawn: SC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

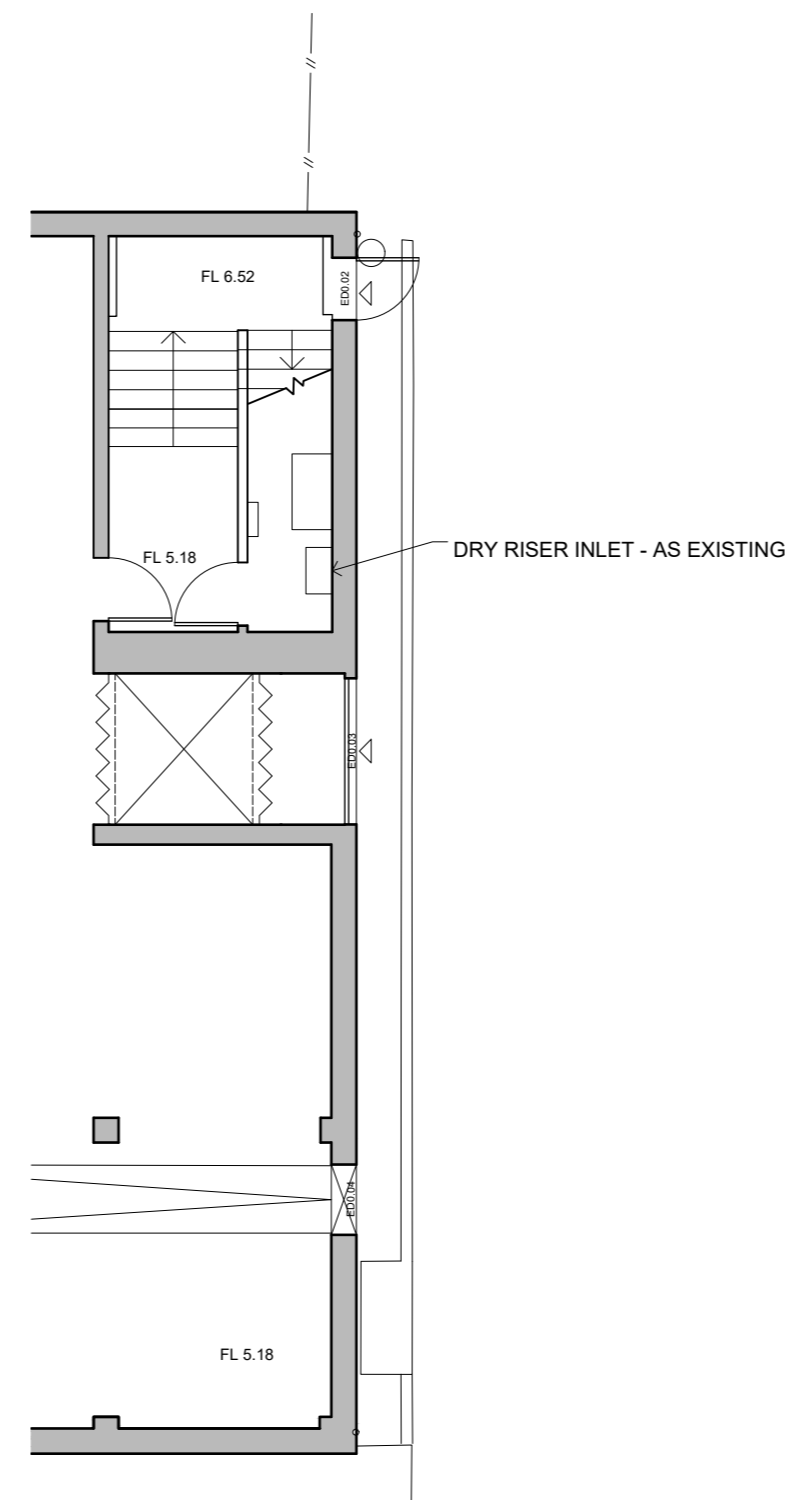


1:100 PROPOSED
LEVEL 0
BASEMENT

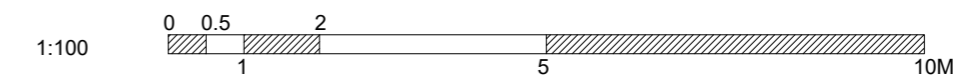


REFERENCE SECTION NTS

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------------|------------------------------------------------------------------------|
| A | 03.23 | LIFT DETAIL UPDATED |
| B | 05.04.2023 | AMENDMENTS FOLLOWING CLIENT MEETING. ROOM/ DOOR/ WINDOW NUMBERS ADDED. |
| C | 04.05.2023 | NOTES UPDATED. |
| D | 06.2023 | LBC/ PLANNING ISSUE. |



LEVEL 0.5
STREET LEVEL ACCESS TO
1970'S BUILDING



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEVEL 00 & 0.5
PROPOSED

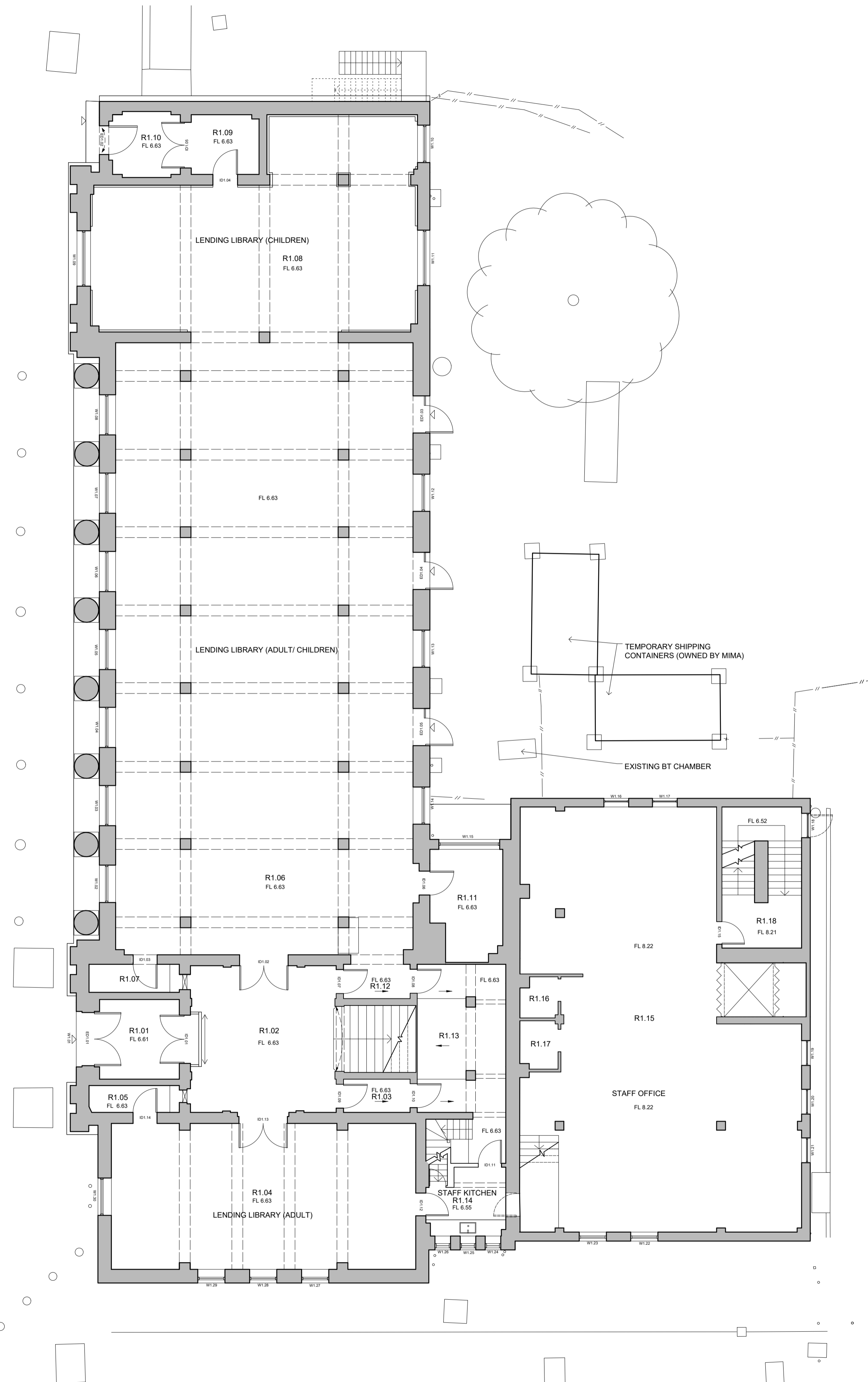
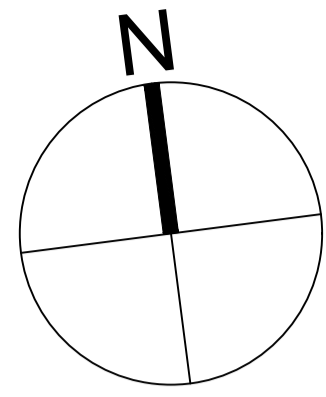
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 105

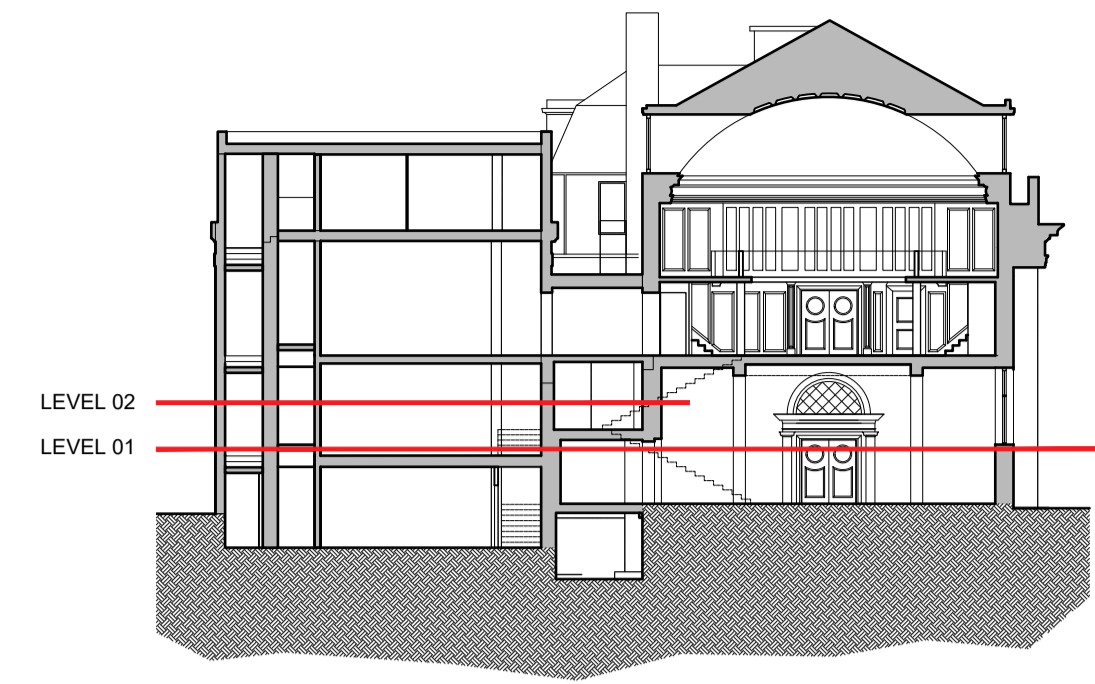
Rev: D
Scale: 1:100 @ A2
Date: 31.01.23
Drawn: SC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



EXISTING LEVEL 01 PLAN

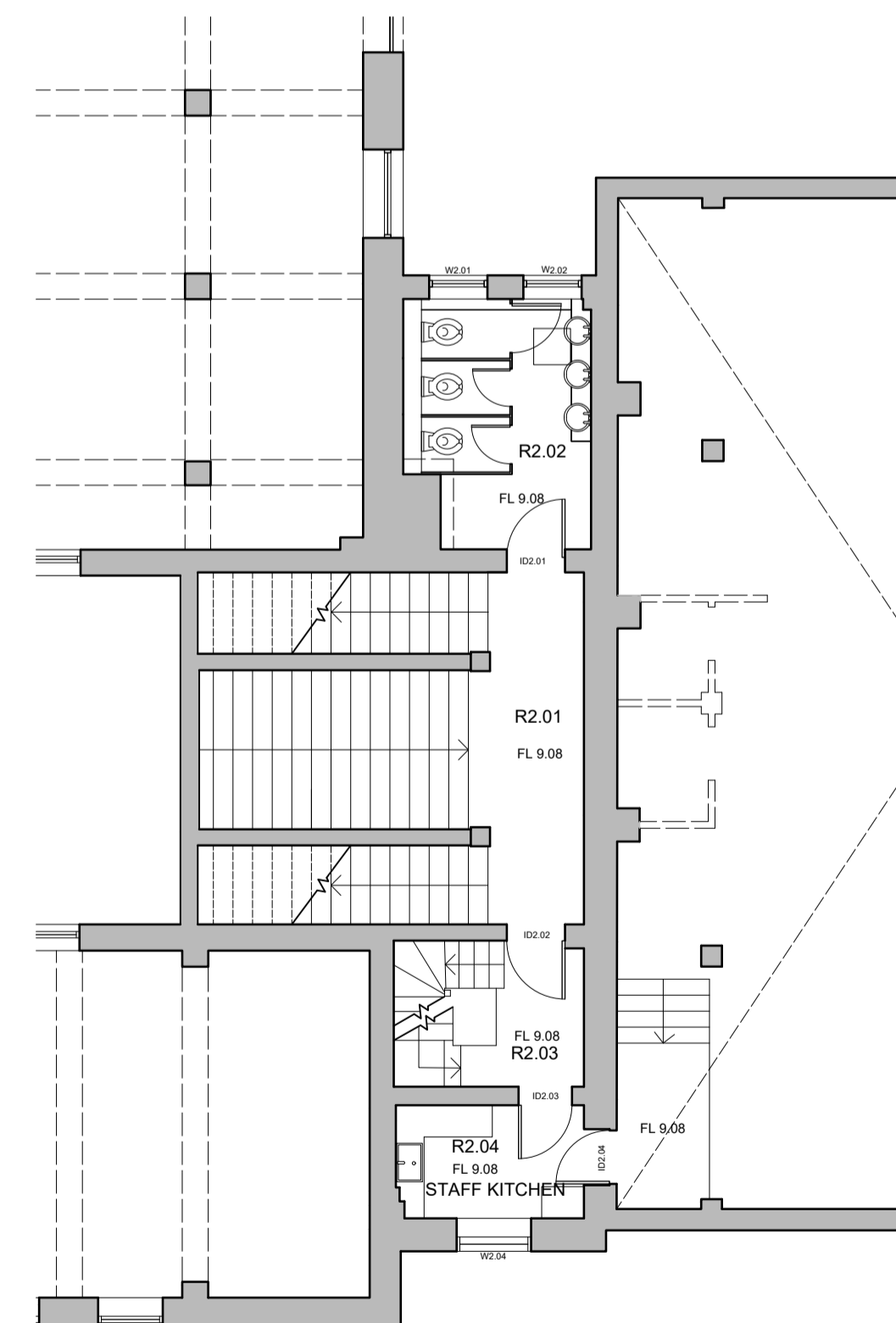


REFERENCE SECTION NTS

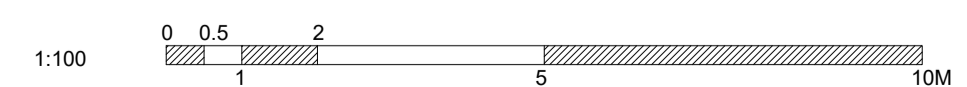
- NOTES**
- 1 DO NOT SCALE FROM THIS DRAWING
 - 2 This drawing is the copyright of Mosedale Gillatt.
 - 3 All dimensions to be verified on site prior to any shop or site works being commenced.
 - 4 Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - 5 This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - 6 This drawing must be read in conjunction with the following drawings:

Revisions:

rev.	date	details
A	05.04.2023	HATCH ADDED TO EXTERNAL WALLS
B	06.2023	LBC/ PLANNING ISSUE



EXISTING LEVEL 02 PLAN



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEVEL 01 & 02
AS EXISTING

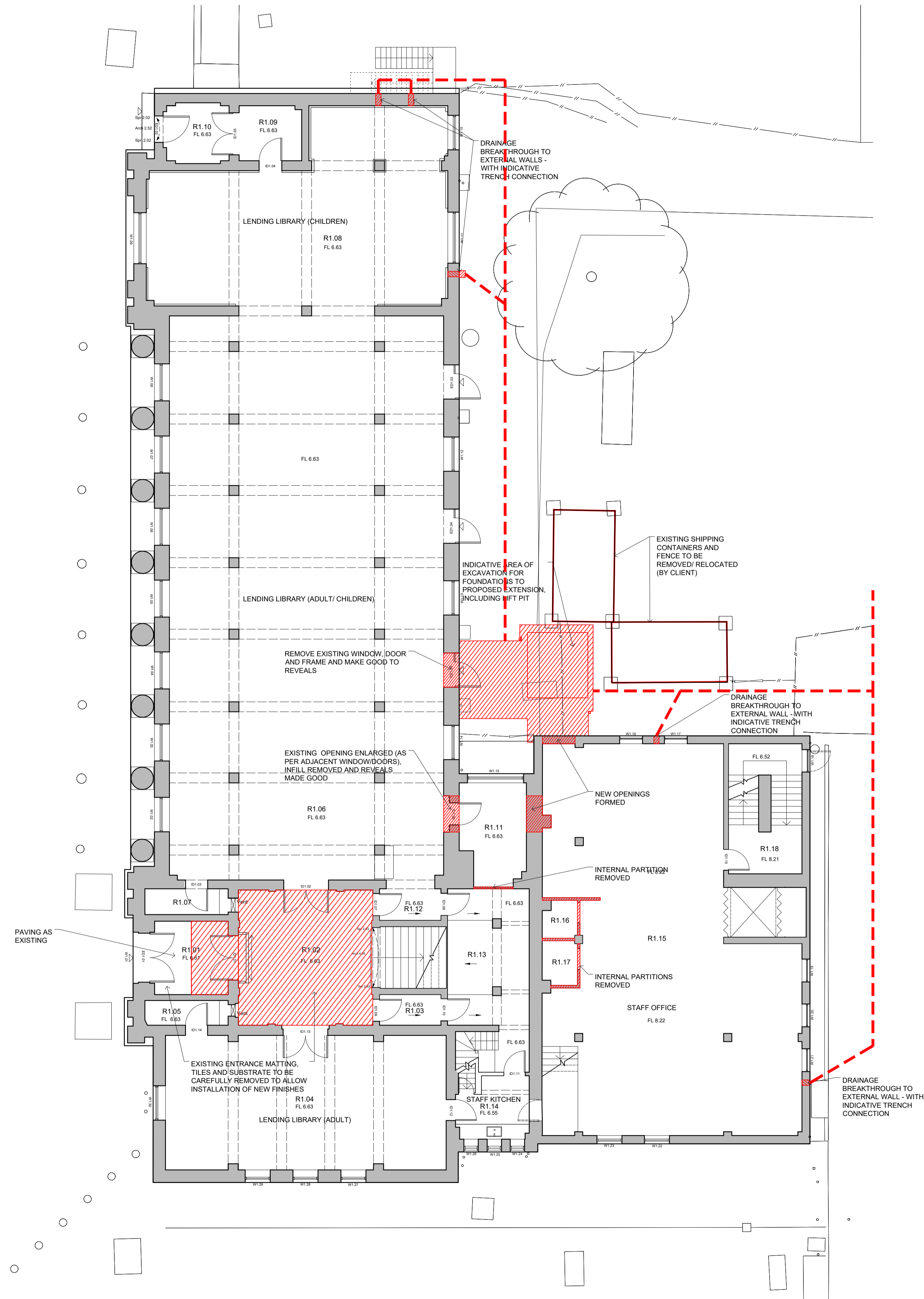
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 006

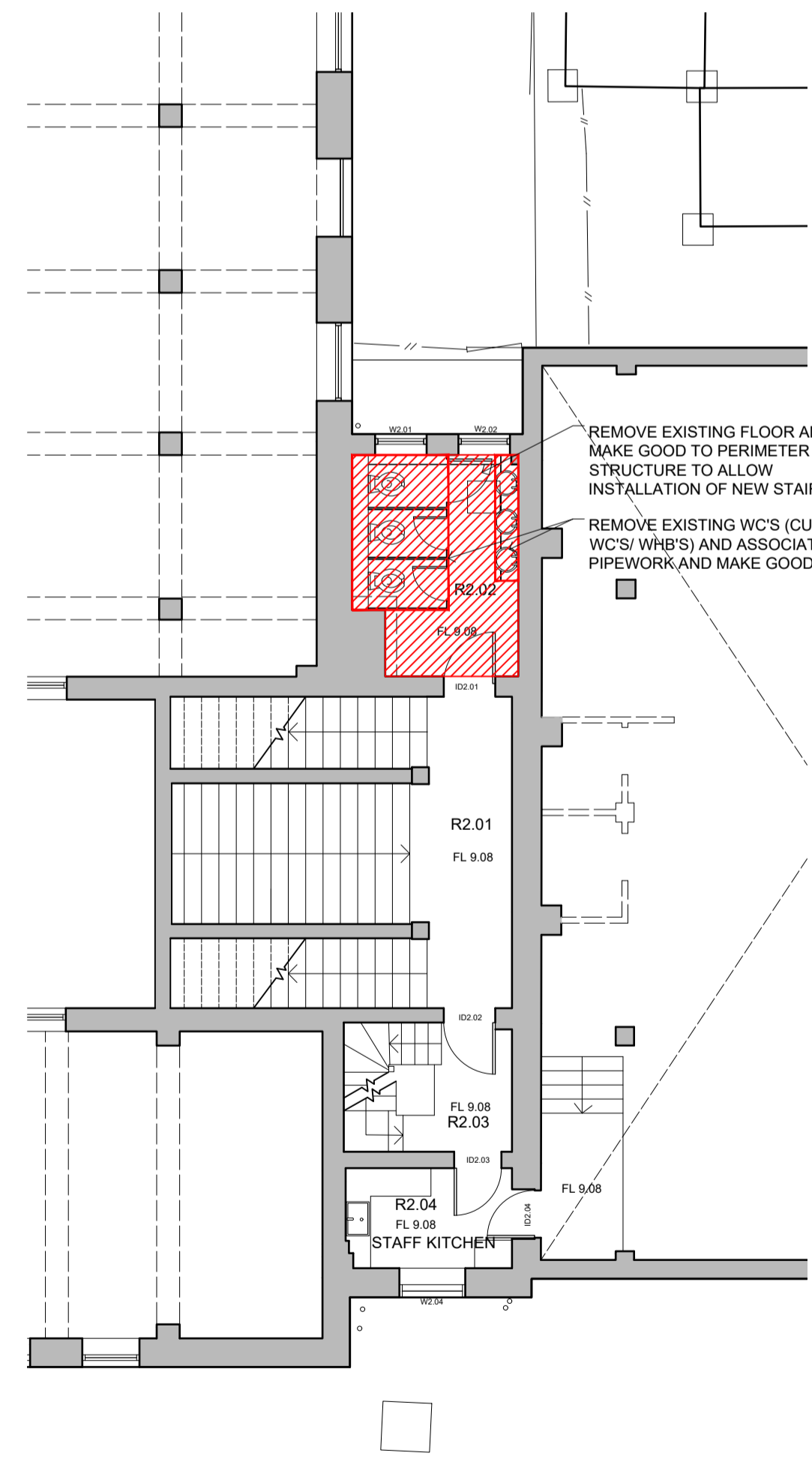
Rev: B
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SGC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

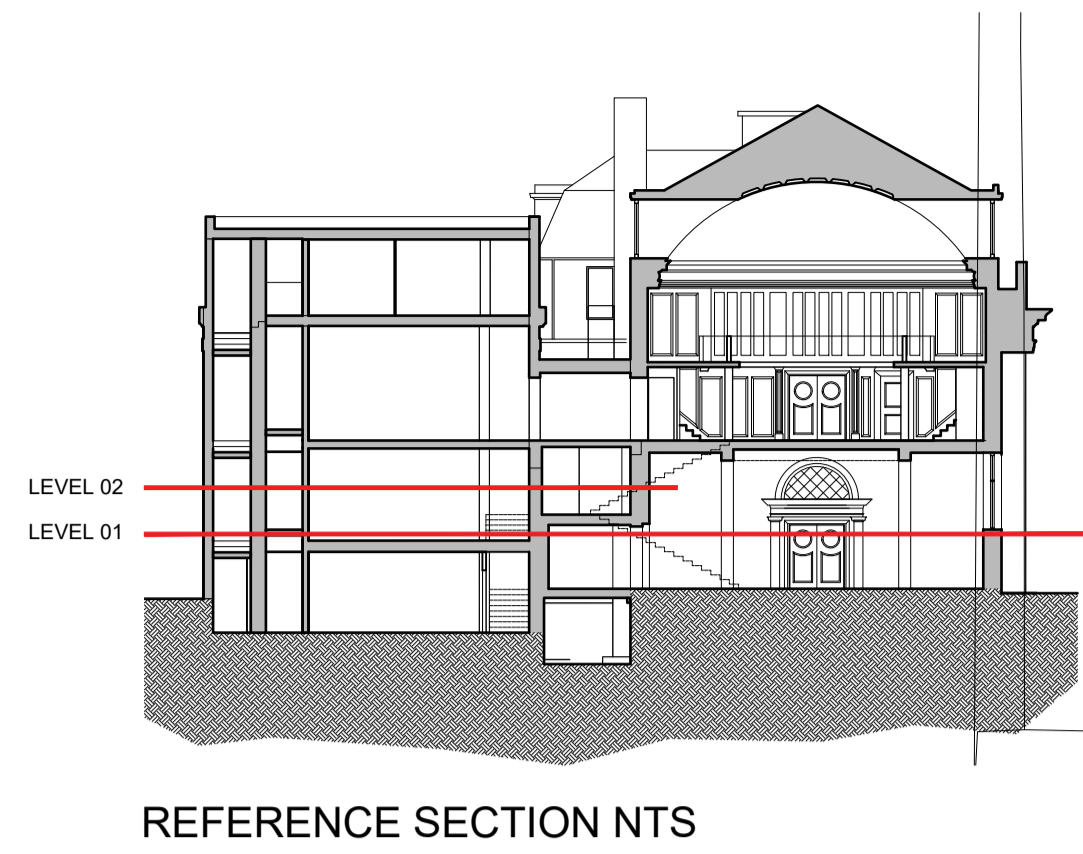
T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



LEVEL 01 PLAN - DEMS + ALTS



LEVEL 02 PLAN - DEMS + ALTS



REFERENCE SECTION NTS

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:
rev. date details

- A. 04.05.2023
UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES.
- B. 06.2023
LBC/ PLANNING ISSUE.



Chartered Architects & Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL LIBRARY

Title:
LEVEL 01 & 02
DEMOLITIONS + ALTERATIONS

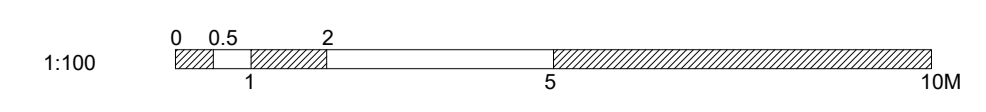
Purpose of issue:
LBC/ PLANNING

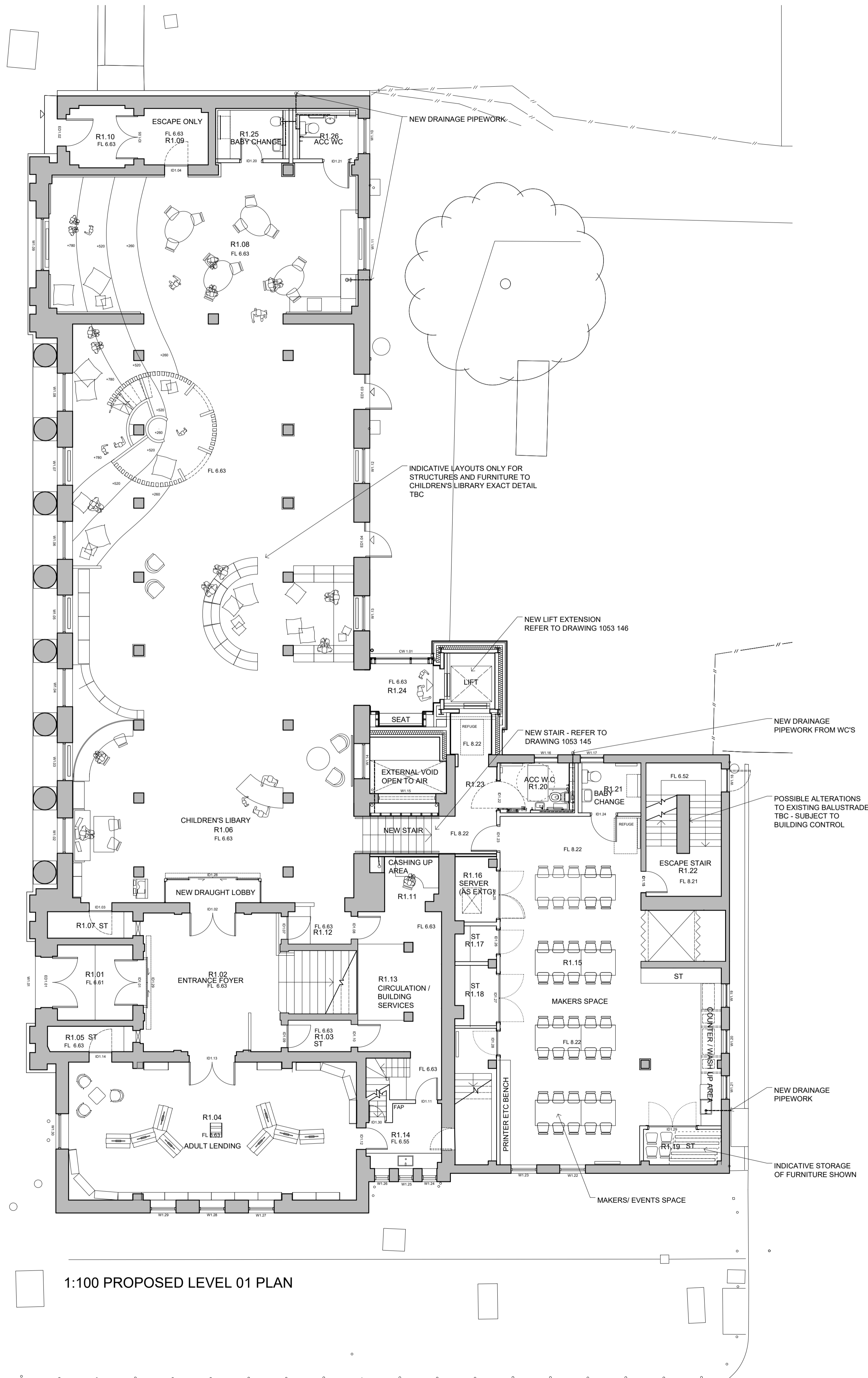
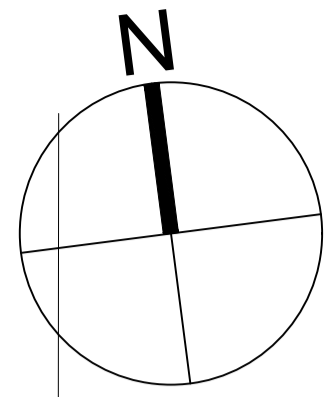
Drawing No:
1053 026

Rev: B
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SC
Checked: IH

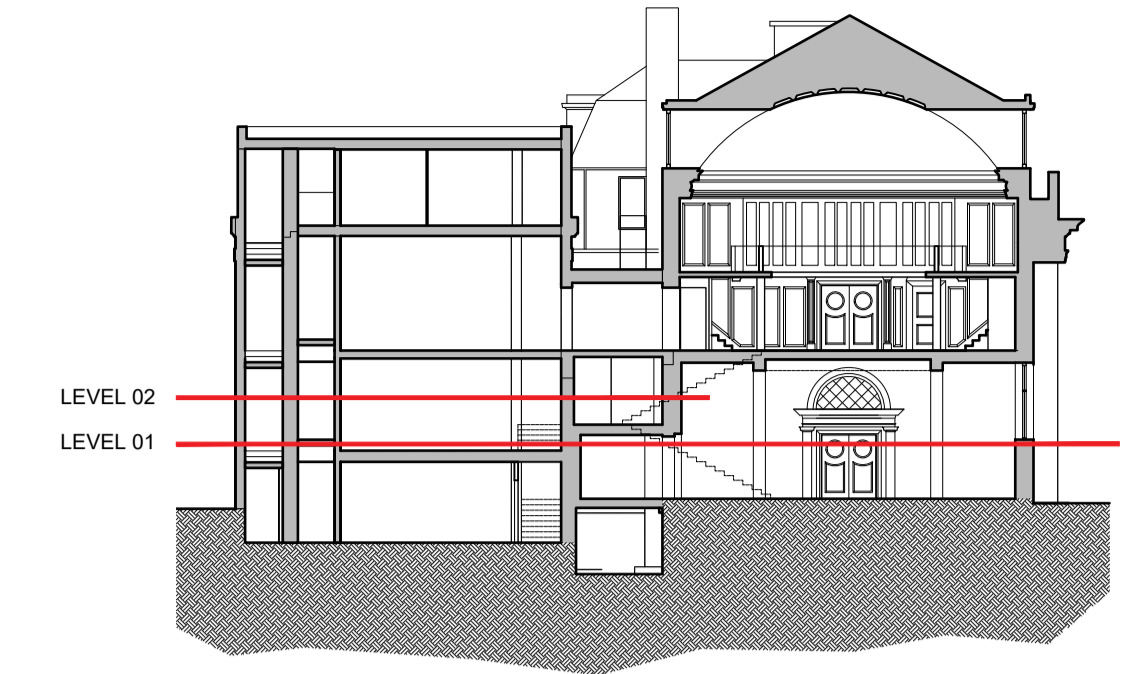
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



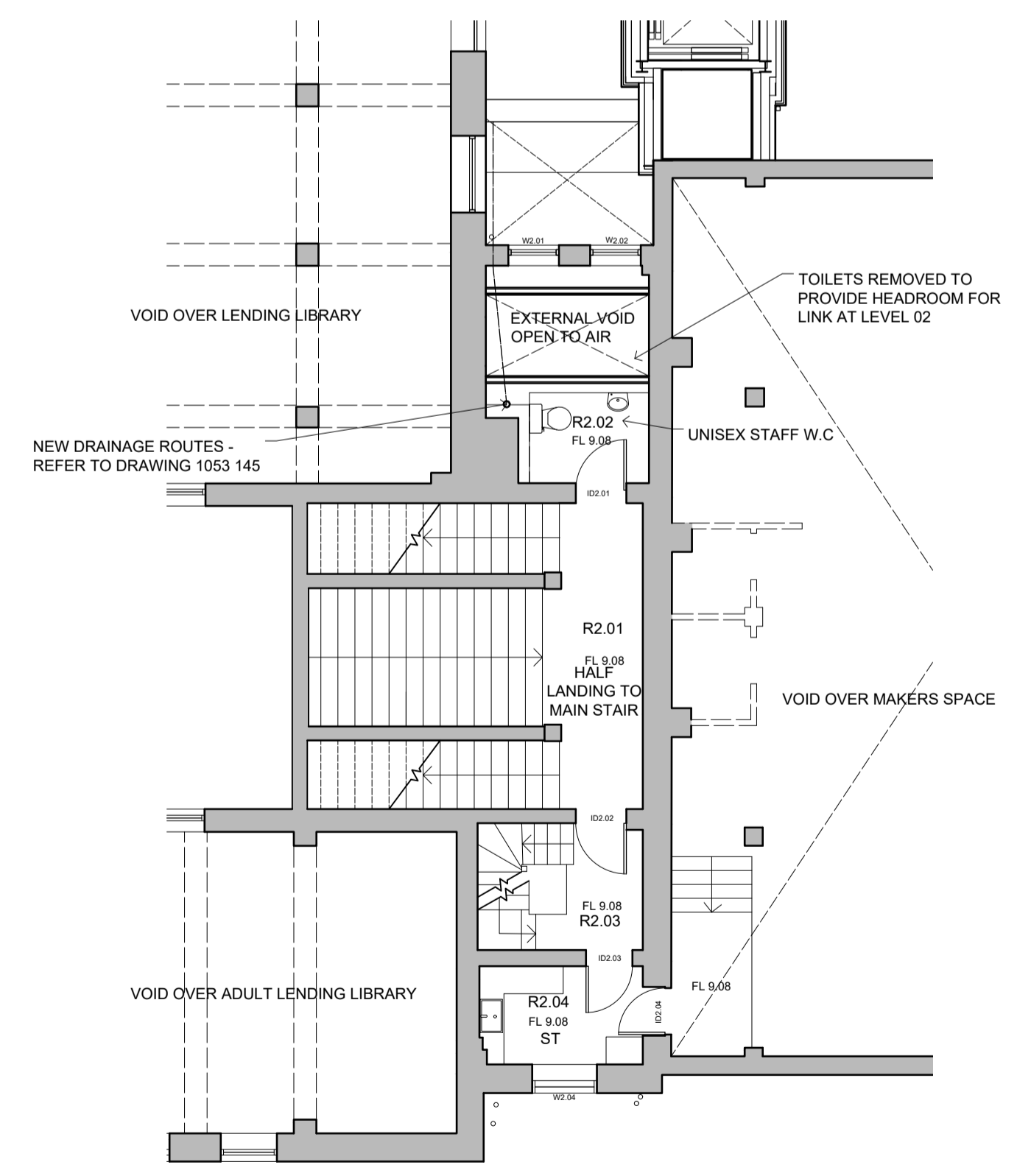


1:100 PROPOSED LEVEL 01 PLAN

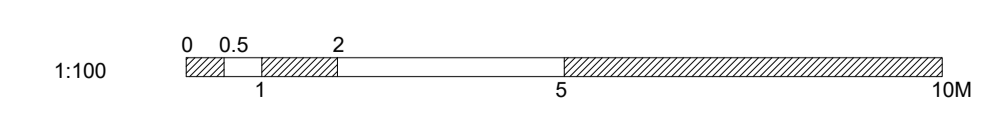


REFERENCE SECTION NTS

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------------|----------------------------------------------------------------------|
| A | 02.2023 | DETAIL ADDED TO LIFT. NOTES ADDED |
| B | 03.2023 | INTERNAL LAYOUTS ADDED, ROOM NUMBERING. UPDATES TO LIFT DETAIL |
| C | 05.04.2023 | AMENDMENTS FOLLOWING CLIENT MEETING. ROOM DOOR WINDOW NUMBERS ADDED. |
| D | 04.05.2023 | NOTES UPDATED. |
| E | 06.2023 | UPDATES TO CHILDREN'S LIBRARY LAYOUTS |
| F | 06.2023 | LBC PLANNING ISSUE |



1:100 PROPOSED LEVEL 02 PLAN



Chartered Architects & Interior Designers

Client: MIDDLESBROUGH COUNCIL

Project: MIDDLESBROUGH CENTRAL LIBRARY

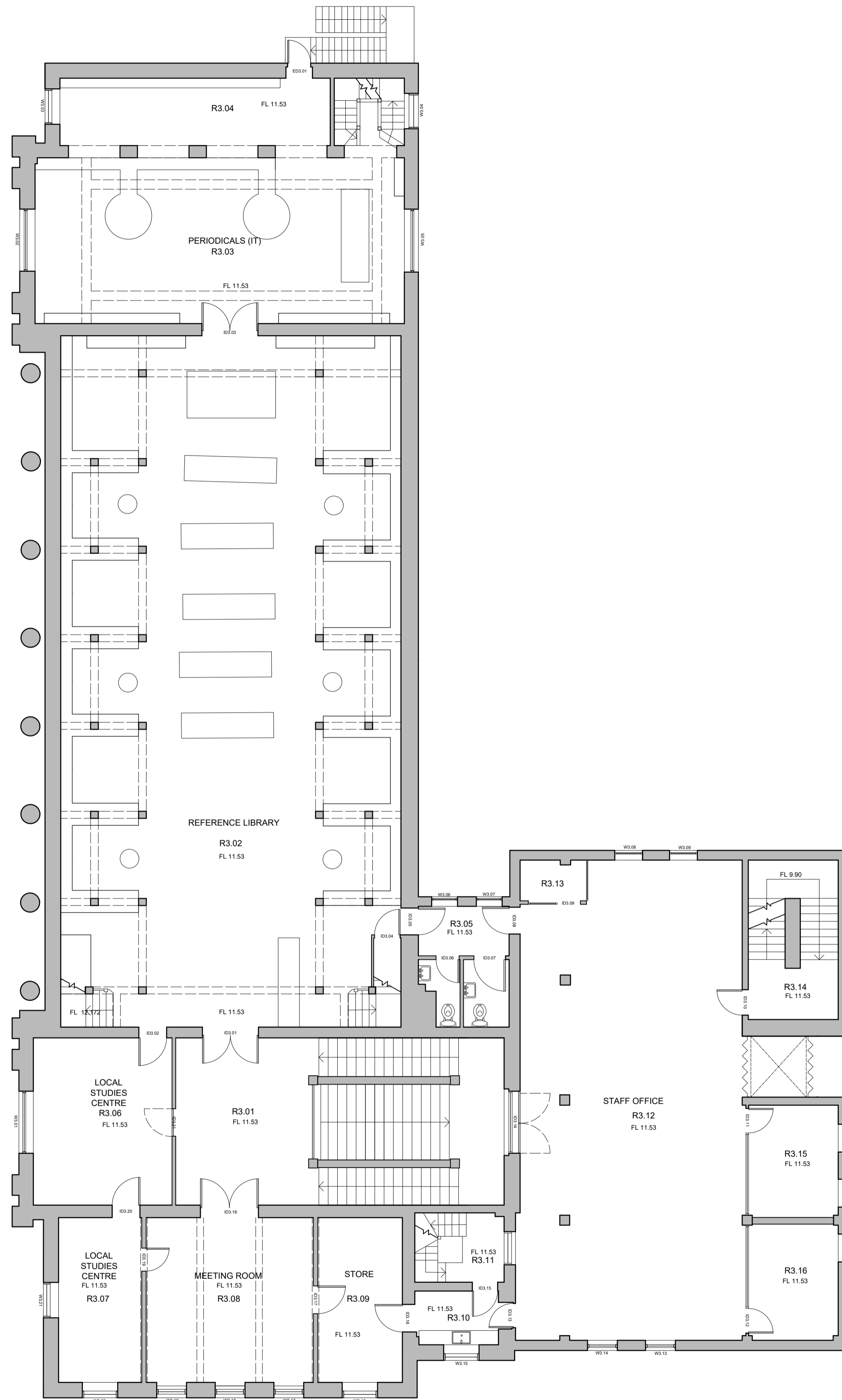
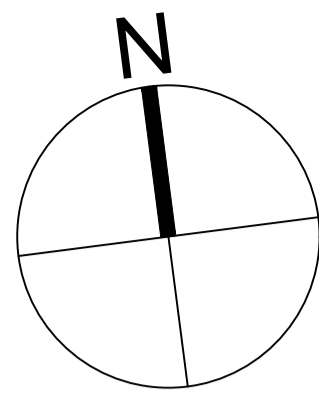
Title: LEVEL 01 & 02 PROPOSED

Purpose of issue: LBC PLANNING
Drawing No: 1053 106

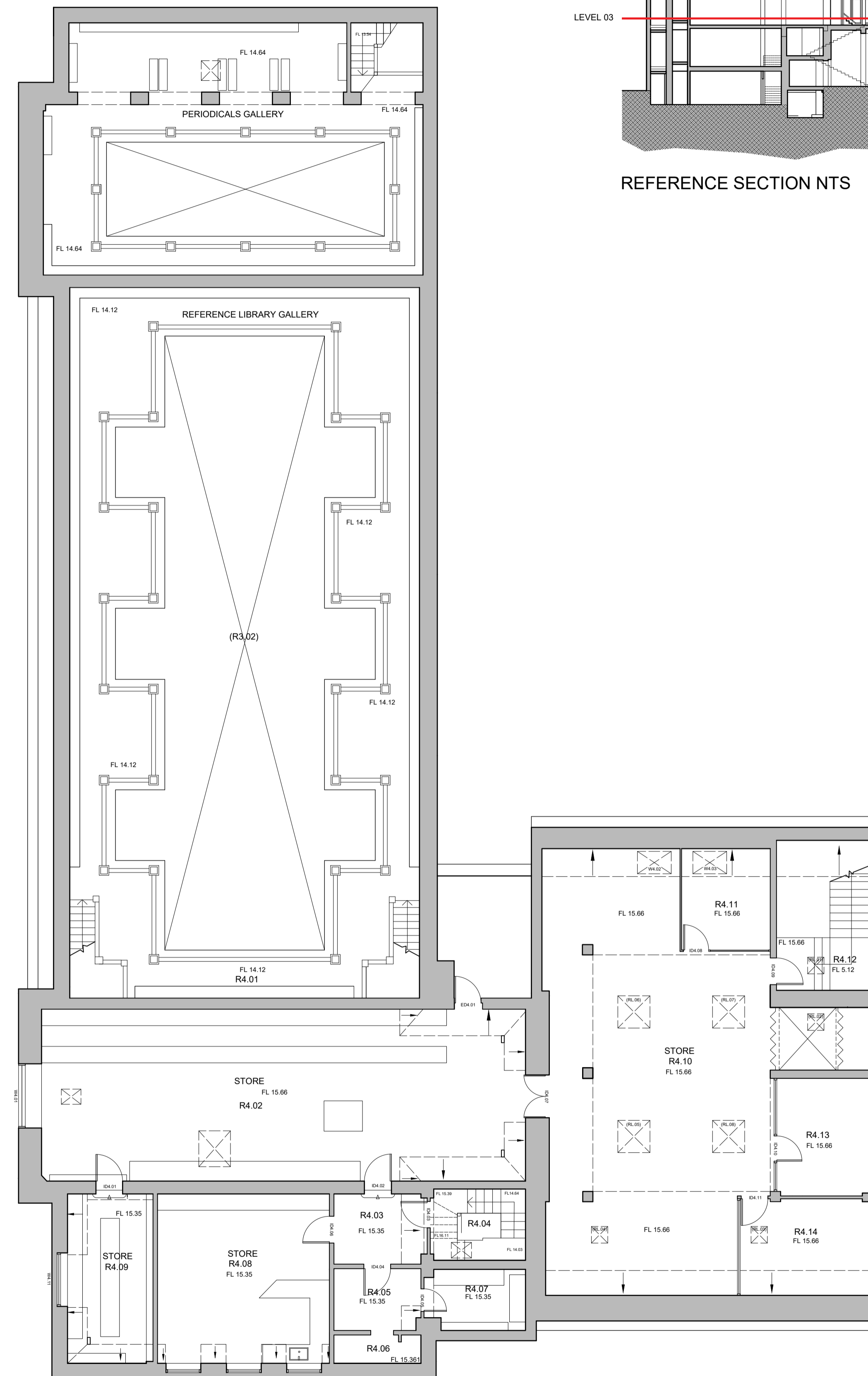
Rev: F
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

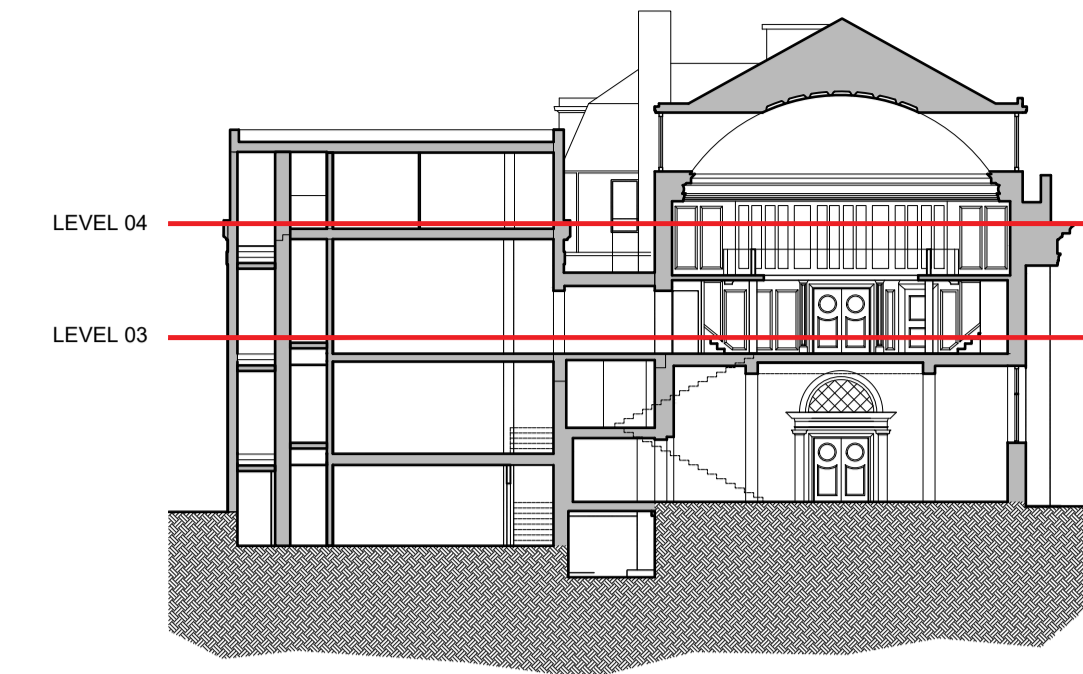
T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



LEVEL 03



LEVEL 04



REFERENCE SECTION NTS

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:

rev.	date	details
A	05.04.2023	HATCH ADDED TO EXTERNAL WALLS
B	06.2023	LBC/ PLANNING ISSUE



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEV 03 & 04
AS EXISTING

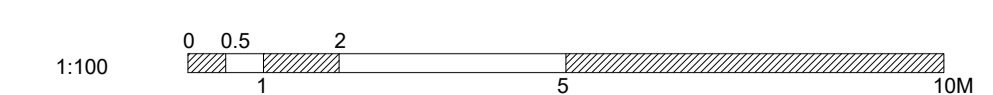
Purpose of issue:
LBC/ PLANNING

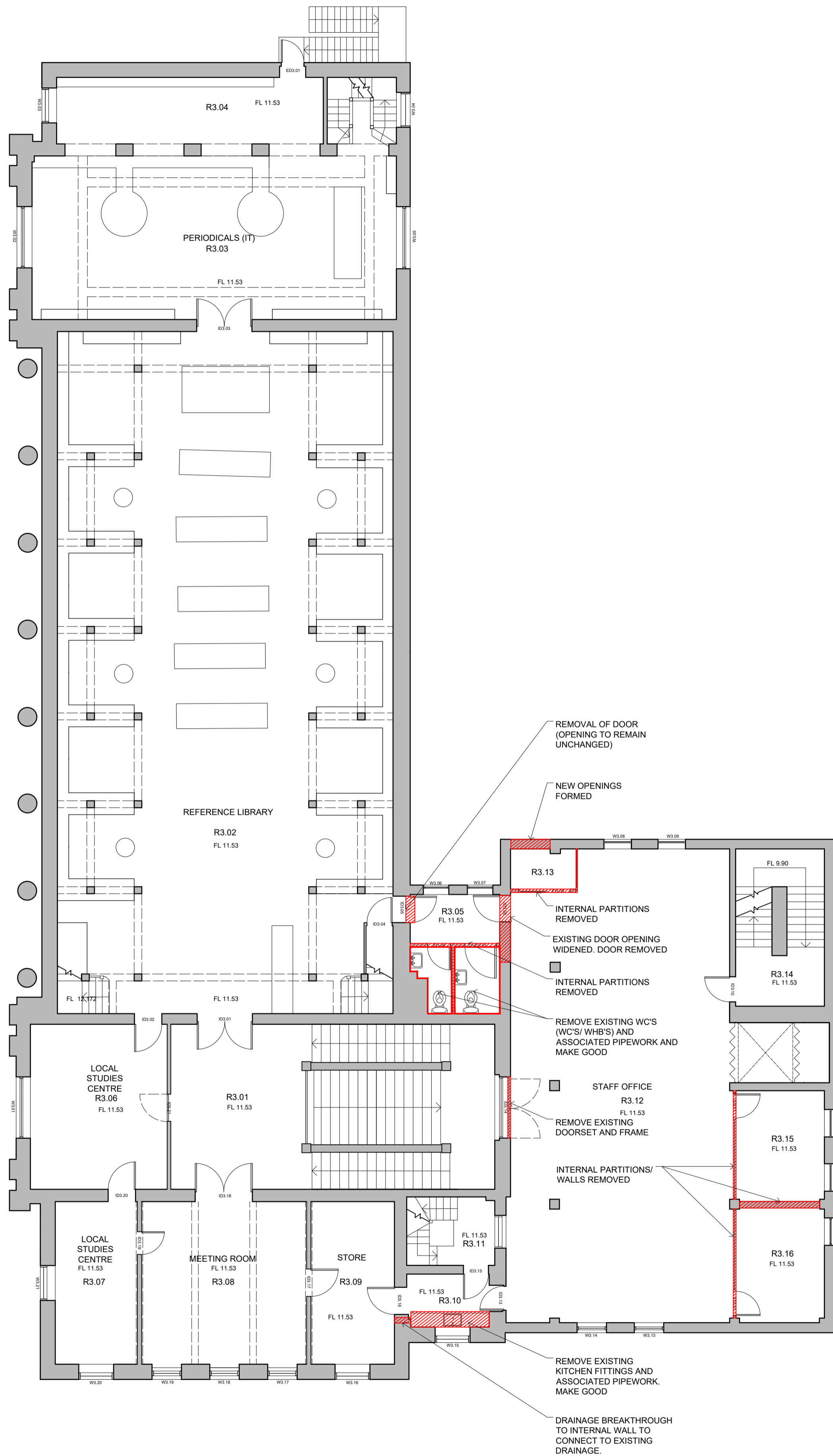
Drawing No:
1053 007

Rev: B
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SGC
Checked: IH

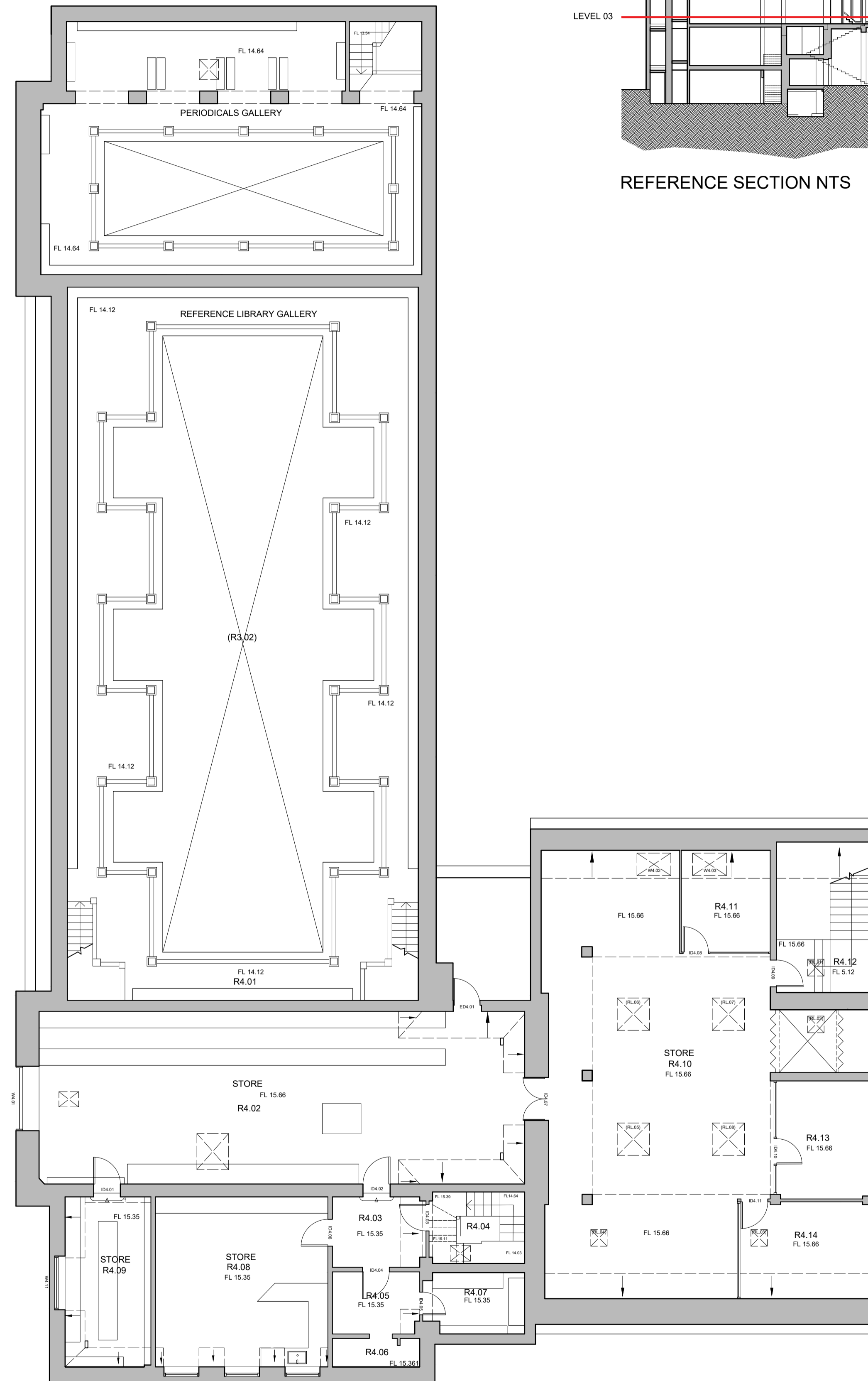
East Lodge
Jasmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

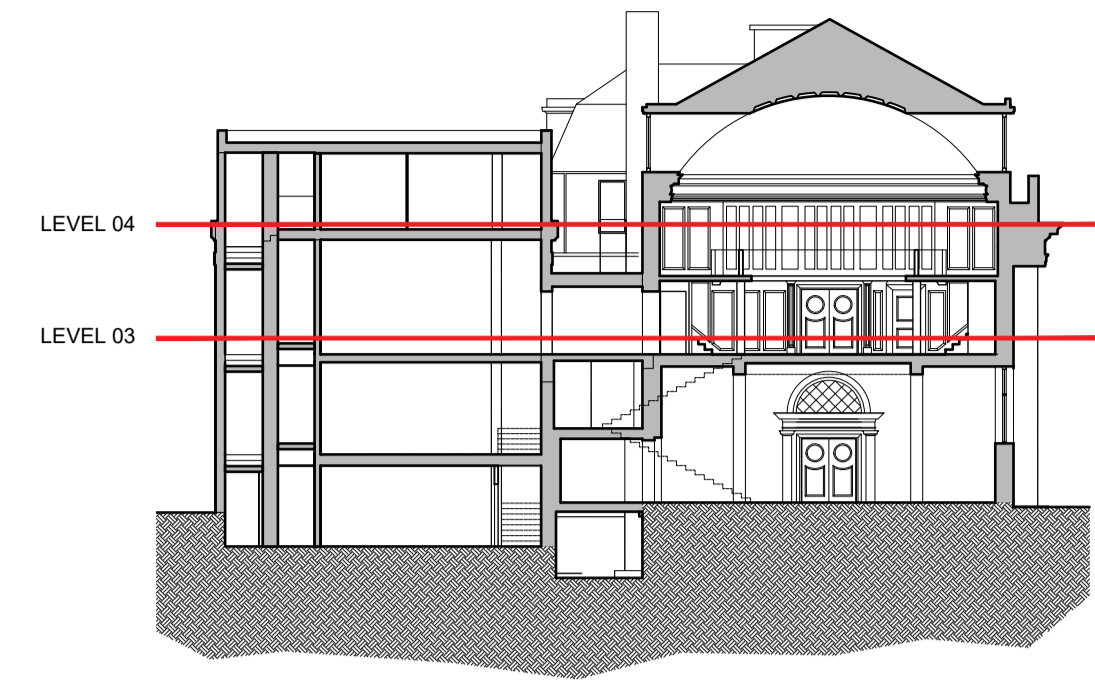




LEVEL 03 - DEMS + ALTS



LEVEL 04 - DEMS + ALTS - NO WORKS PROPOSED



REFERENCE SECTION NTS

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------------|---------------------------------------------------|
| A | 04.05.2023 | UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES. |
| B | 06.2023 | LBC/ PLANNING ISSUE. |



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEV 03 & 04
DEMOLITIONS + ALTERATIONS

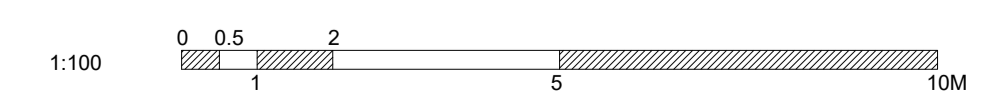
Purpose of issue:
LBC/ PLANNING

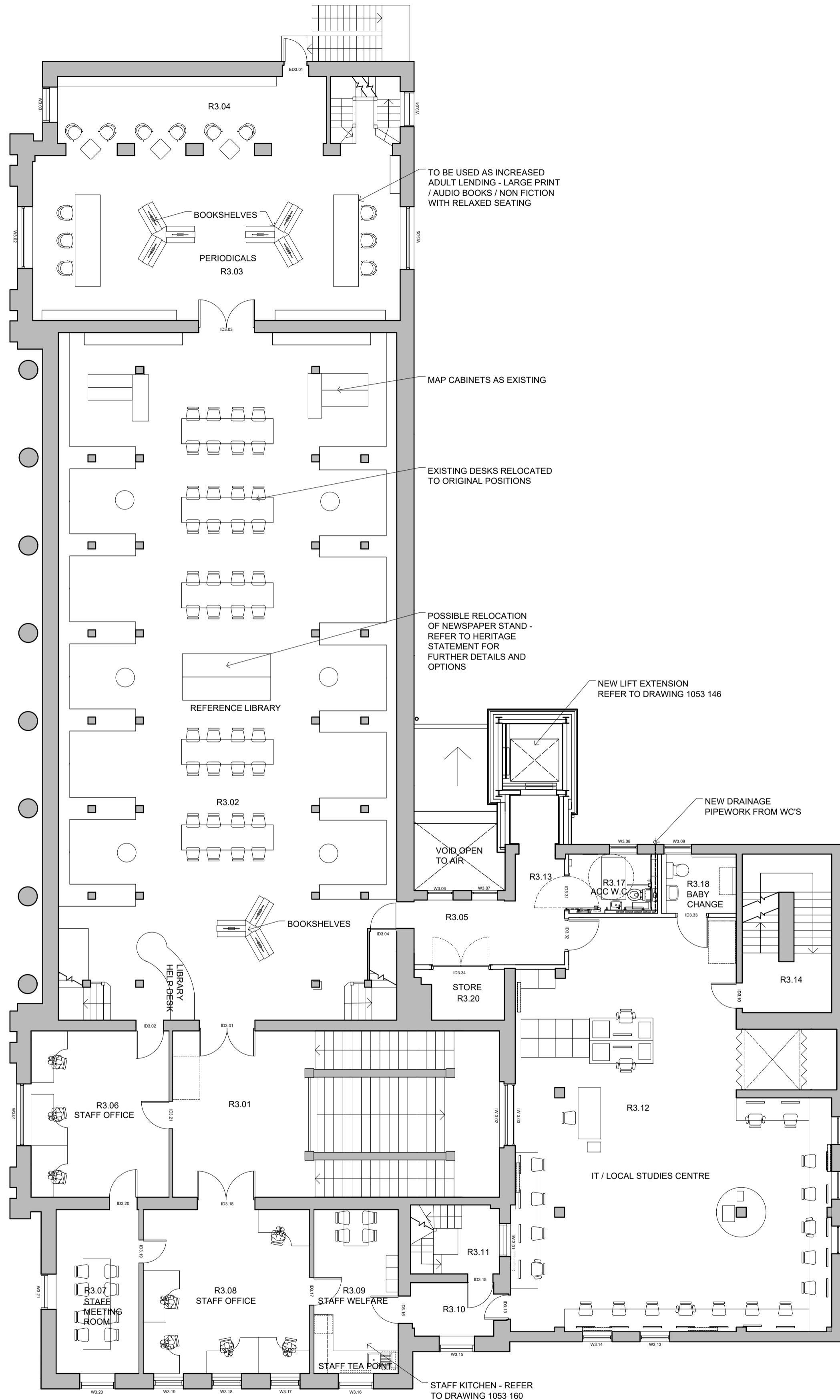
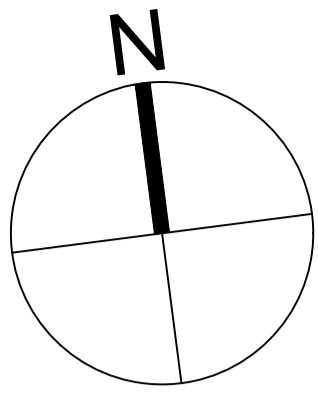
Drawing No:
1053 027

Rev: B
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SC
Checked: IH

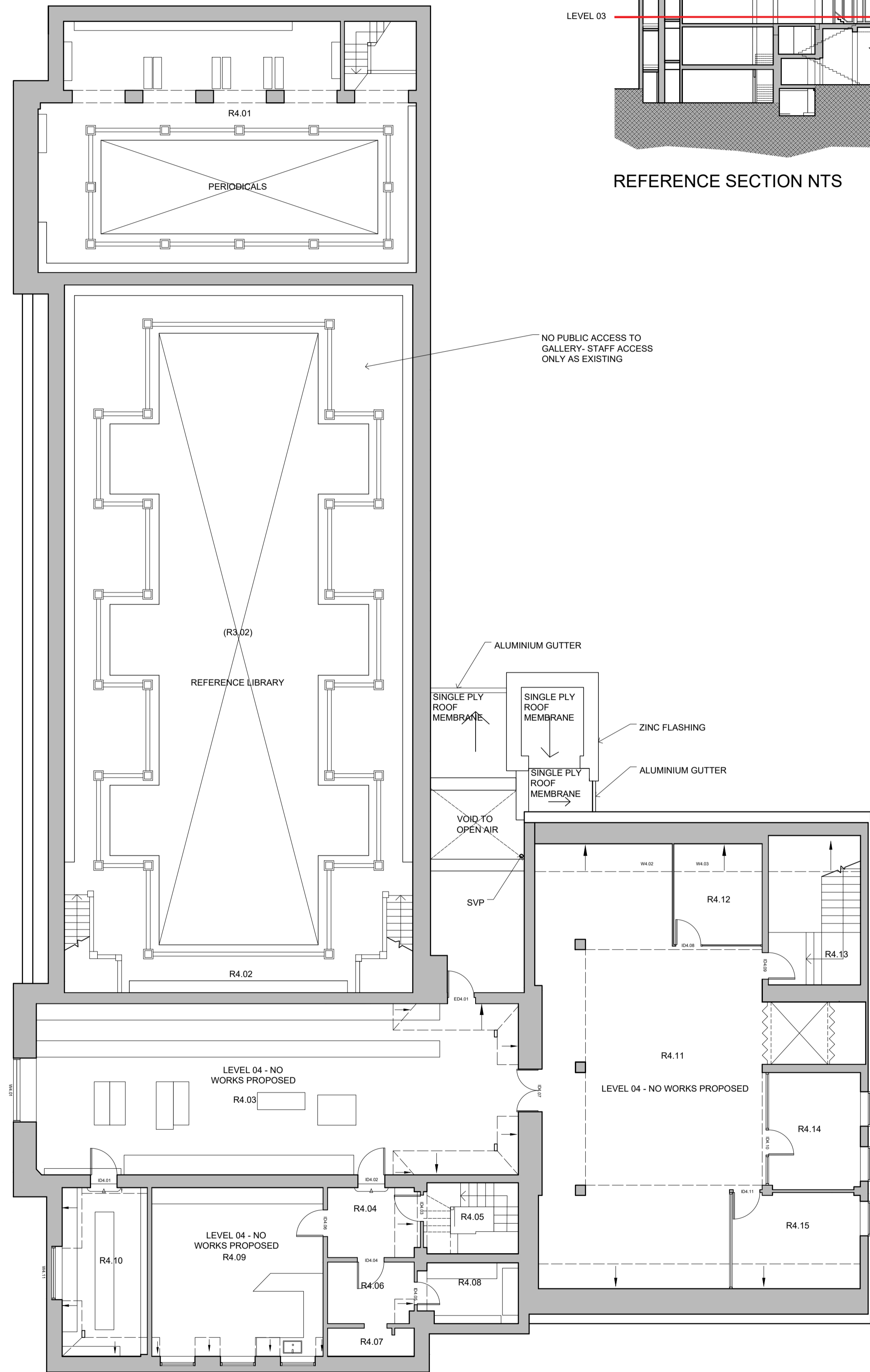
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

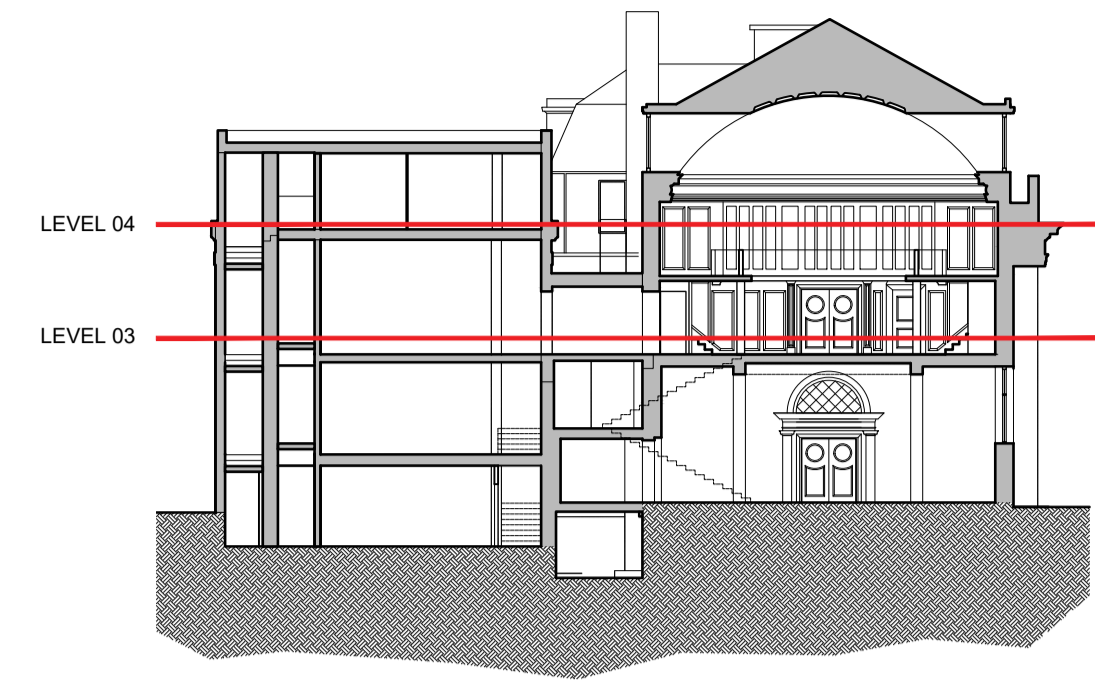




1:100 PROPOSED LEVEL 03

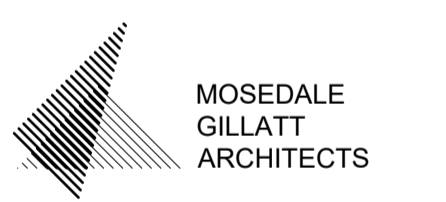


1:100 PROPOSED LEVEL 04



REFERENCE SECTION NTS

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------------|-----------------------------------------------------------------------|
| A | 02.2023 | LIFT DETAIL ADDED. NOTES UPDATED. IT PARTITION AMENDED |
| B | 03.2023 | INTERNAL LAYOUTS ADDED. ROOM NUMBERING. LIFT DETAIL ADDED |
| C | 05.04.2023 | AMENDMENTS FOLLOWING CLIENT MEETING. ROOM DOOR/ WINDOW NUMBERS ADDED. |
| D | 04.05.2023 | UPDATES TO IT SUITE. |
| E | 06.2023 | AMENDMENTS TO IT SUITE |
| F | 06.2023 | LBC/ PLANNING |



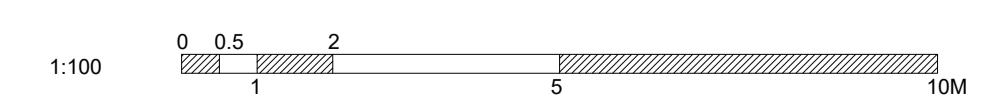
MOSEDALE GILLATT ARCHITECTS
 Chartered Architects & Interior Designers
 Client: MIDDLESBROUGH COUNCIL
 Project: MIDDLESBROUGH CENTRAL LIBRARY

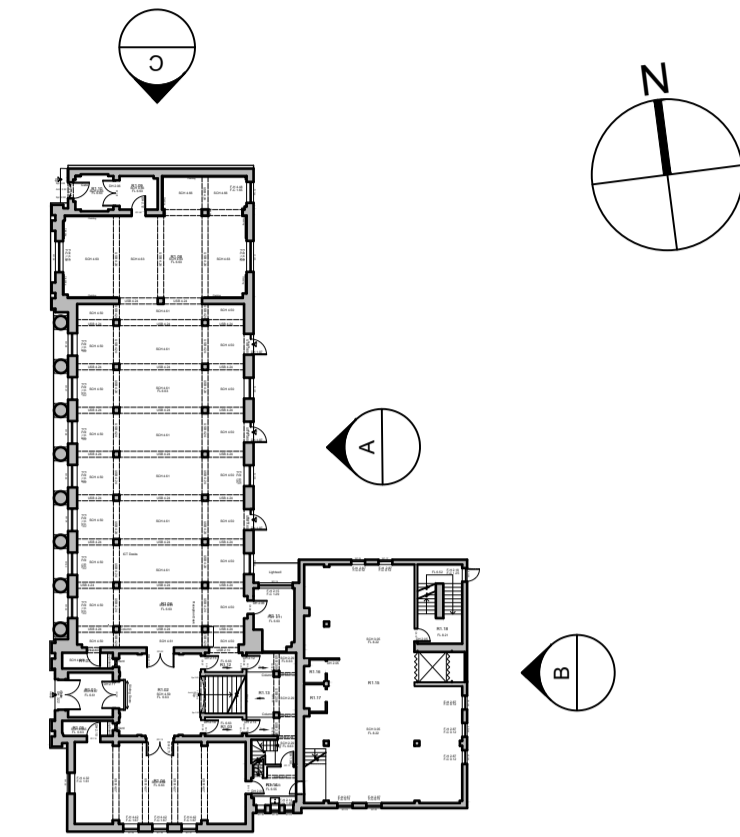
Title: LEV 03 & 04 PROPOSED

Purpose of issue: LBC/ PLANNING
 Drawing No: 1053 107

Rev: F
 Scale: 1:100 @ A1
 Date: 31.01.23
 Drawn: SC
 Checked: IH

East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL
 T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info





1:500 REFERENCE PLAN

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

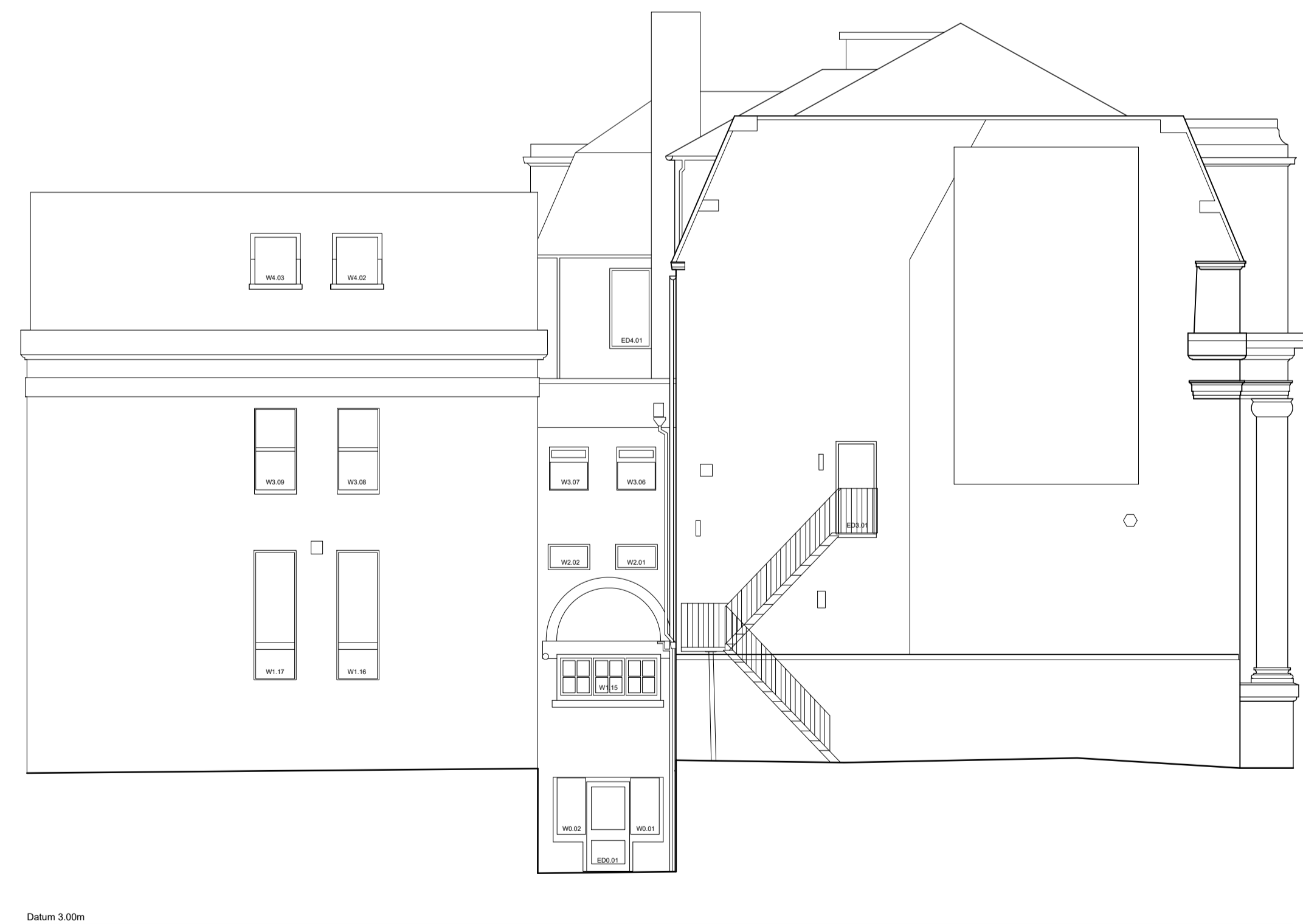
Revisions:
 rev. date details
 A 06/2023
 LBC/ PLANNING ISSUE

1:100 EXISTING EAST ELEVATION A



Datum 3.00m

1:100 EXISTING EAST ELEVATION B



Datum 3.00m

1:100 EXISTING NORTH ELEVATION C



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
NORTH AND EAST
ELEVATIONS
AS EXISTING

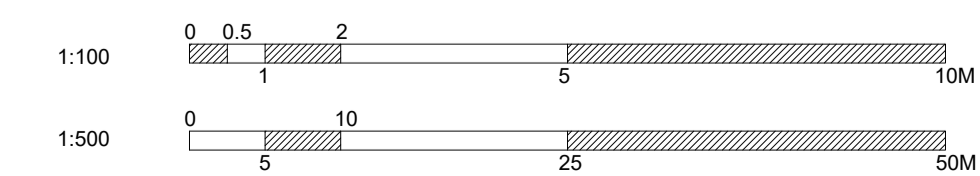
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 015

Rev: A
 Scale: 1:100 @ A1
 Date: 31.01.23
 Drawn: SGC
 Checked: IH

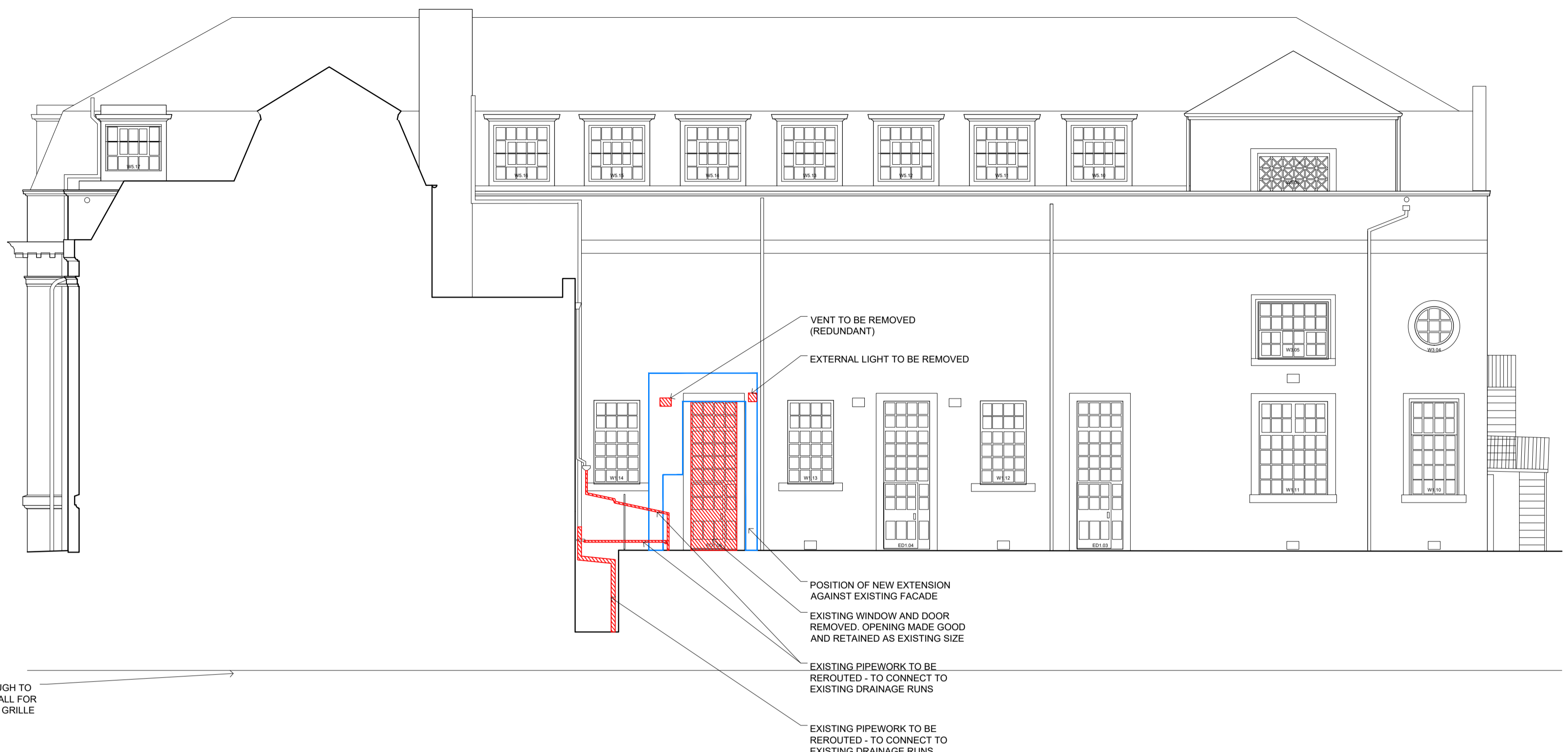
East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info

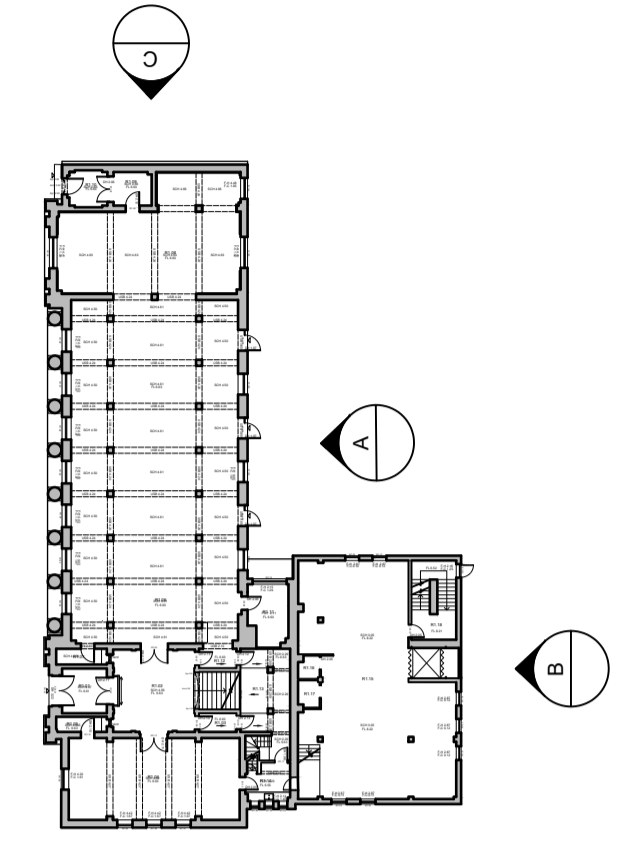


- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details
 A 04.05.2023
 UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES.
 B 06.2023
 NOTES UPDATED TO REFLECT MINOR AMENDS. LBC/ PLANNING ISSUE.



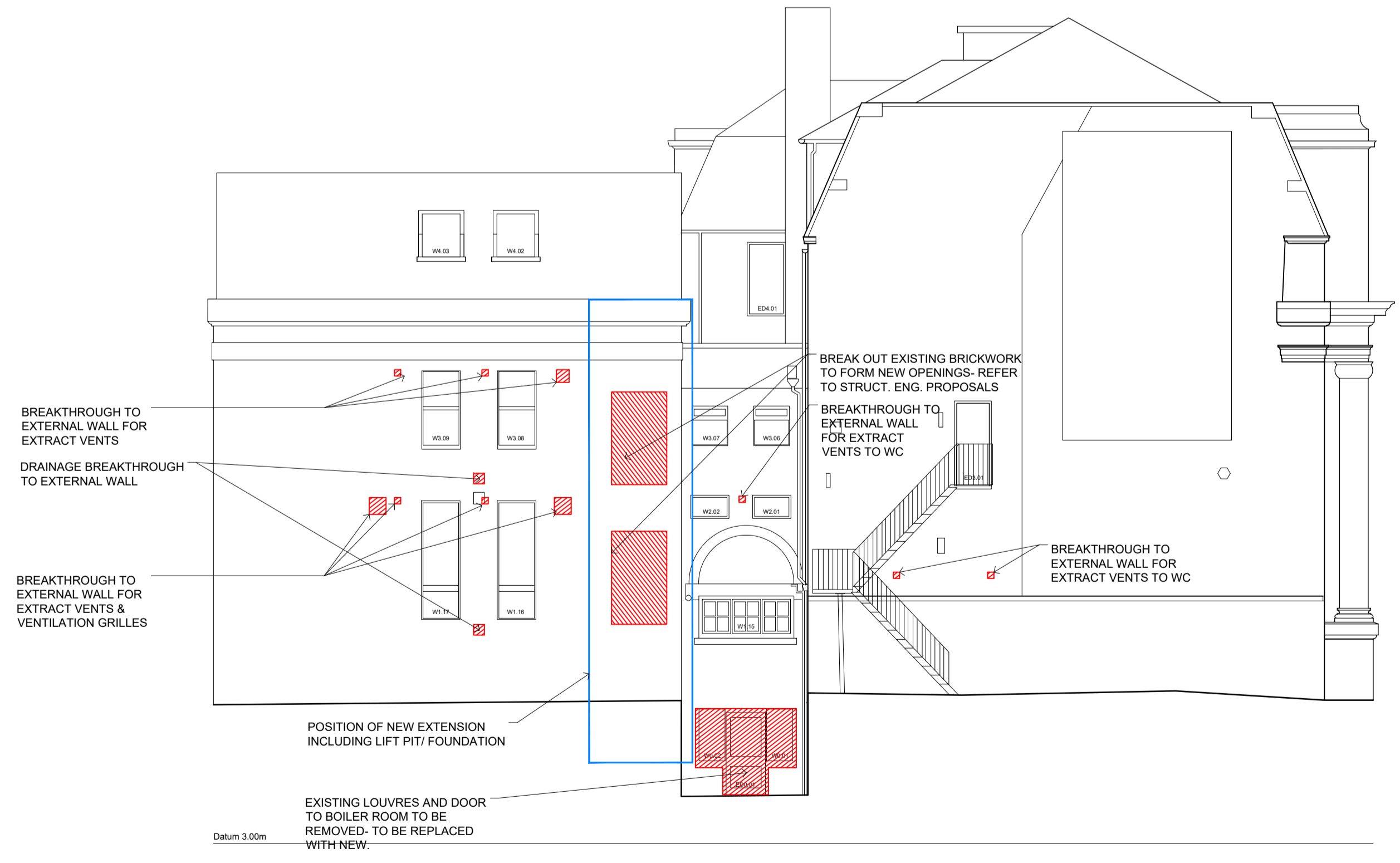
EAST ELEVATION A



1:500 REFERENCE PLAN



EAST ELEVATION B

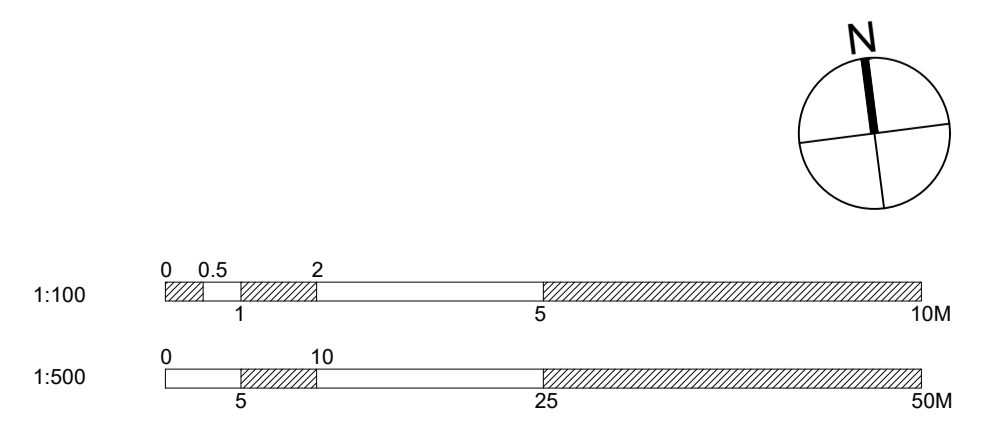


NORTH ELEVATION C



MOSEDALE GILLATT ARCHITECTS
 Chartered Architects & Interior Designers
 Client: MIDDLESBROUGH COUNCIL
 Project: MIDDLESBROUGH CENTRAL LIBRARY
 Title: ELEVATIONS - NORTH + EAST DEMOLITIONS + ALTERATIONS

Purpose of issue: LBC/ PLANNING
 Drawing No: 1053 030
 Rev: B
 Scale: 1:100 @ A1
 Date: 31.01.23
 Drawn: SC
 Checked: IH
 East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL
 T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



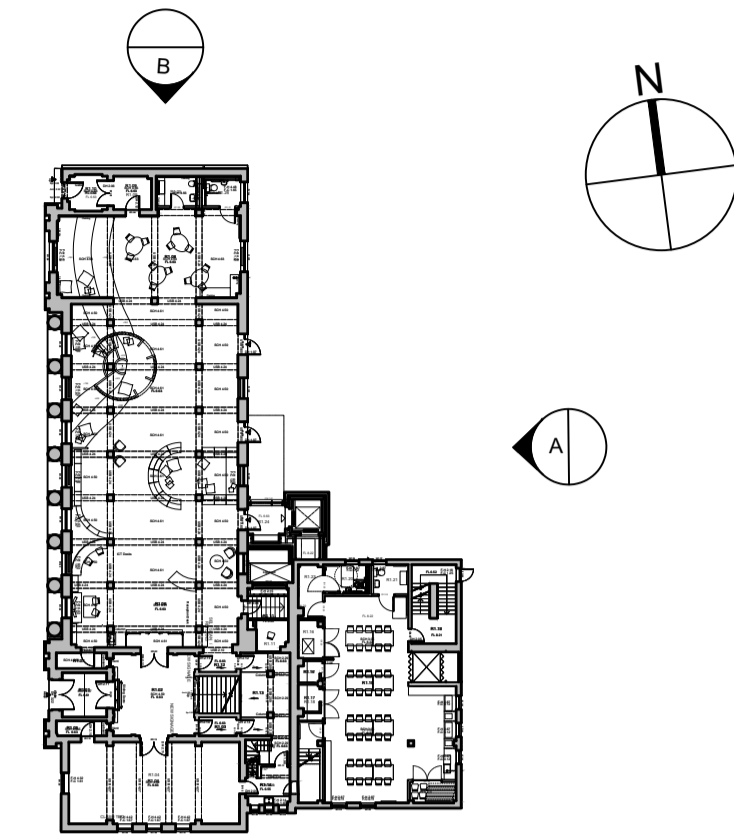
- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details

A 04.05.2023
 SECTION OMITTED FROM DRAWING
 SHEET. DRAWING TITLE AMENDED.

B 05.2023
 DRAINAGE ADDED

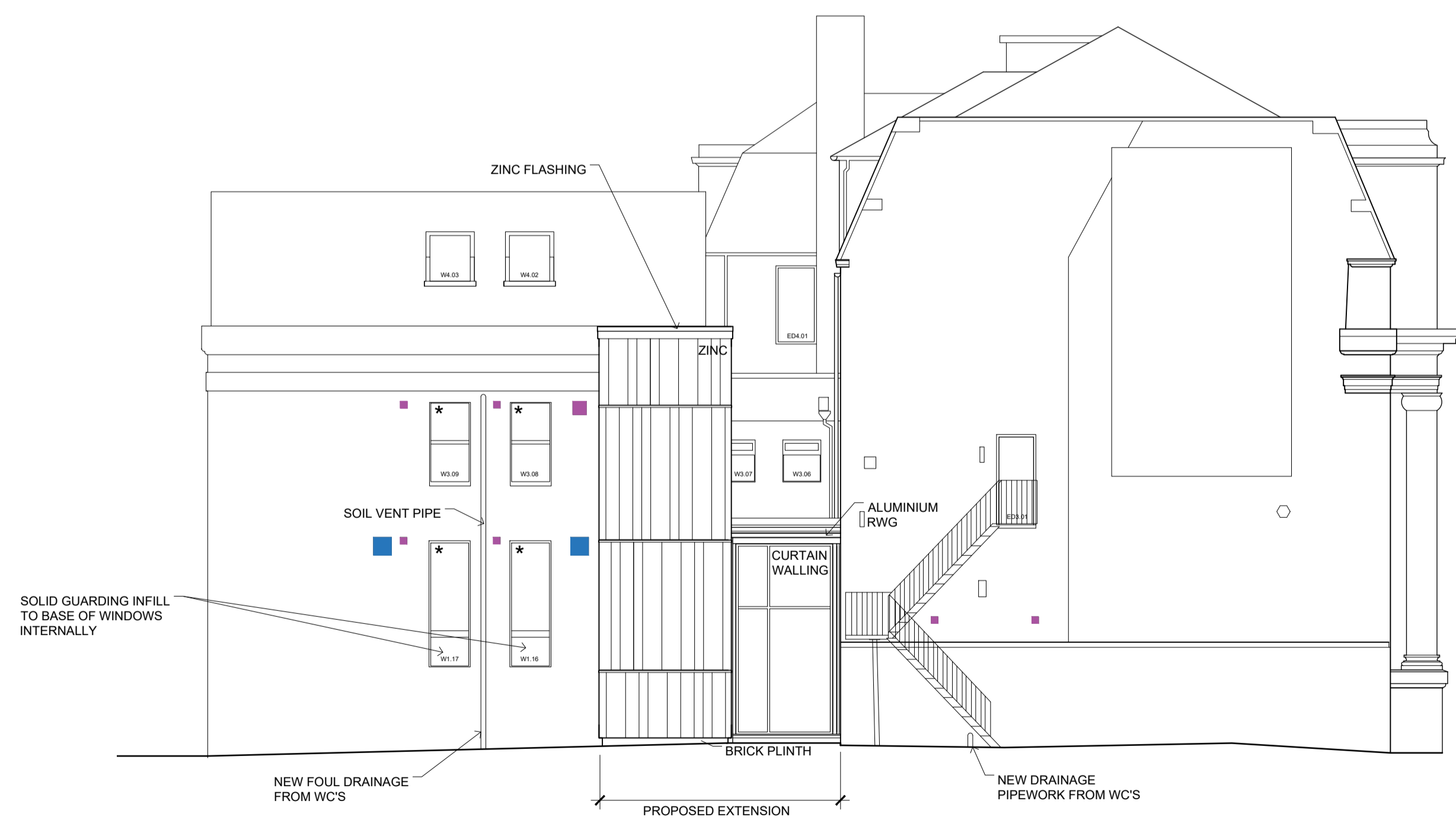
C 06.2023
 LBC/ PLANNING ISSUE.



1:500 REFERENCE PLAN

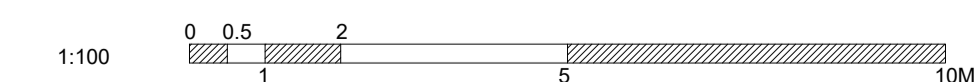


1:100 PROPOSED EAST ELEVATION A



1:100 PROPOSED NORTH ELEVATION B

- KEY:**
- 150 X 150MM NEW EXTRACT VENT LOUVRE
 - 300 X 300MM NEW EXTRACT VENT LOUVRE
 - 400 X 400MM NEW EXTERNAL LOUVRES FOR MHRV
 - * OBSCURING FILM ADDED TO WINDOWS INTERNALLY



Chartered Architects
 & Interior Designers

Client:
 MIDDLESBROUGH COUNCIL

Project:
 MIDDLESBROUGH CENTRAL
 LIBRARY

Title:
 NORTH AND EAST
 ELEVATIONS
 AS PROPOSED

Purpose of issue:
 LBC/ PLANNING

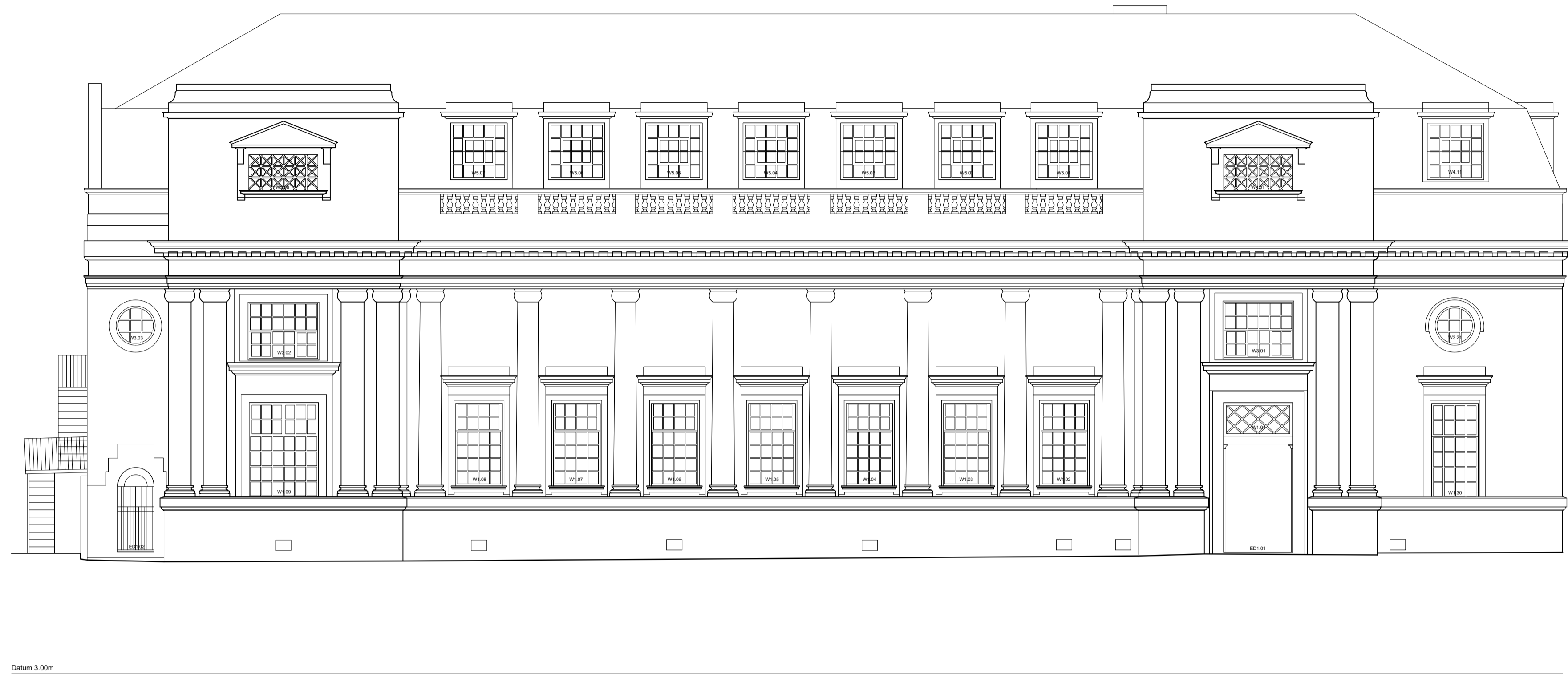
Drawing No:
 1053 115

Rev: C
 Scale: 1:100 @ A1
 Date: 31.01.23
 Drawn: SC
 Checked: IH

East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------|---------|
| | | |

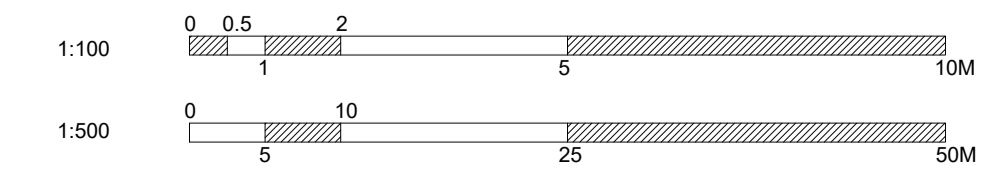
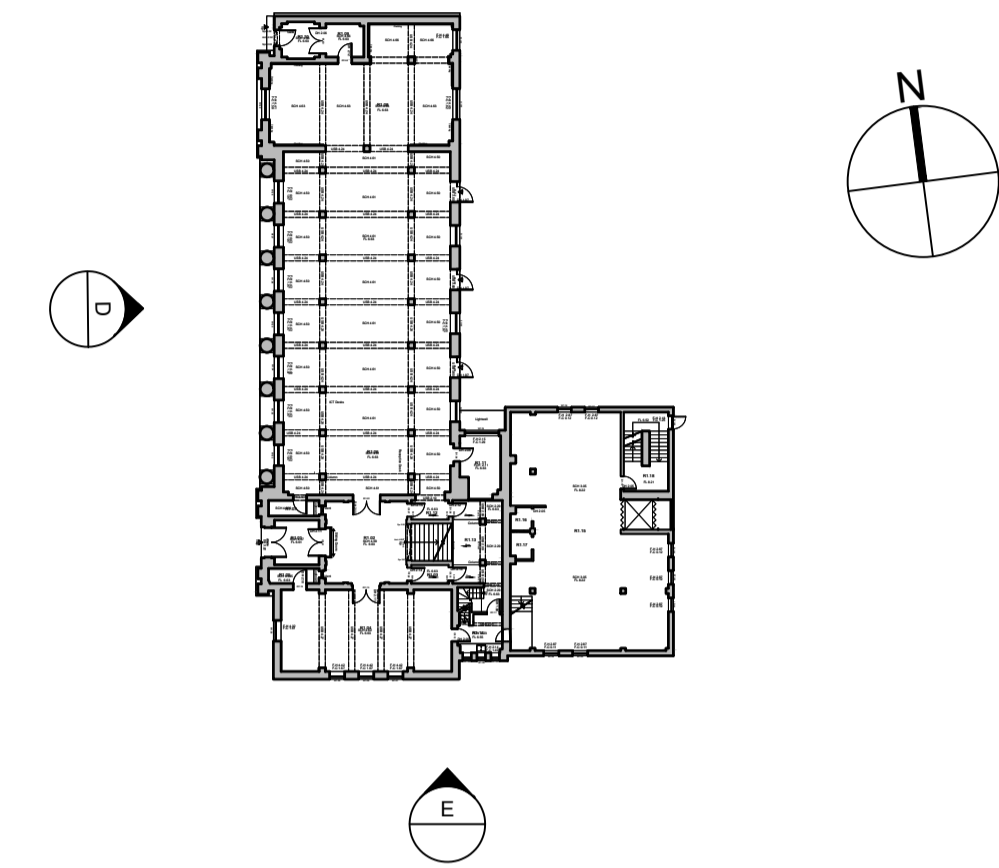


1:100 EXISTING WEST ELEVATION D



1:100 EXISTING SOUTH ELEVATION E

1:500 REFERENCE PLAN



**MOSEDALE
GILLATT
ARCHITECTS**

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
SOUTH AND WEST
ELEVATIONS
AS EXISTING

Purpose of issue:
PLANNING/LBC

Drawing No:
1053 016

Rev: FIRST ISSUE
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SGC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

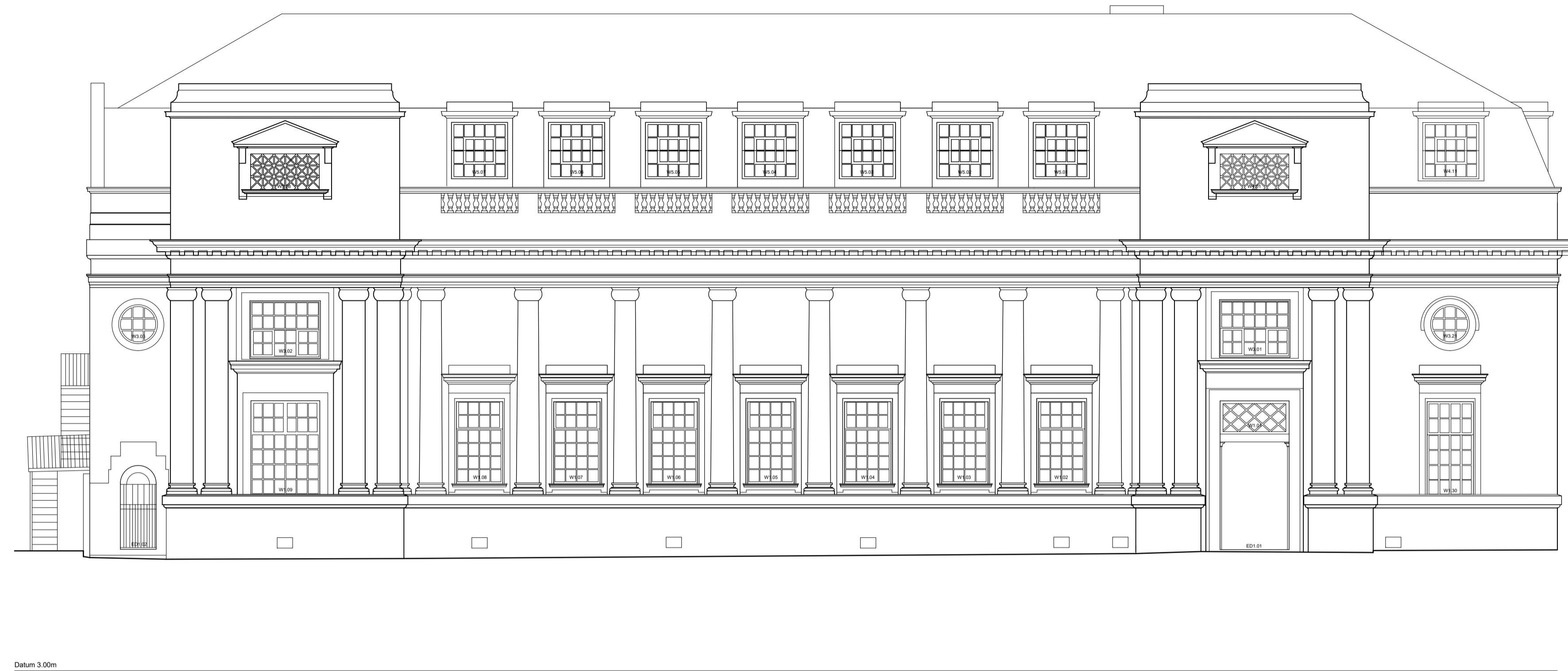
T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. This drawing is the copyright of Mosedale Gillatt.
3. All dimensions to be verified on site prior to any shop or site works being commenced.
4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
5. This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
6. This drawing must be read in conjunction with the following drawings:

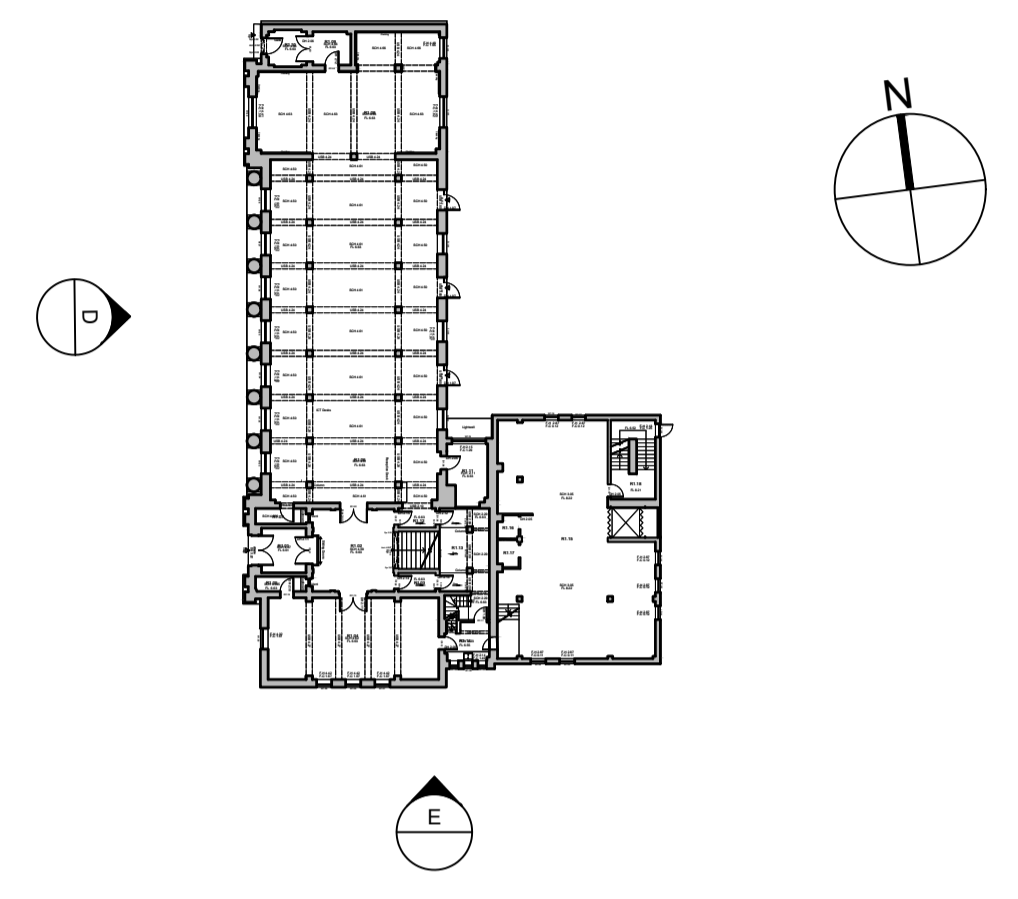
Revisions:

rev.	date	details



WEST ELEVATION D -
NO DEMOLITIONS AND ALTERATIONS PROPOSED

1:500 REFERENCE PLAN



SOUTH ELEVATION E
NO DEMOLITIONS AND ALTERATIONS PROPOSED



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
ELEVATIONS SOUTH + WEST
DEMOLITIONS + ALTERATIONS

Purpose of issue:
PLANNING/LBC

Drawing No:
1053 031

Rev: FIRST ISSUE

Scale: 1:100 @ A1

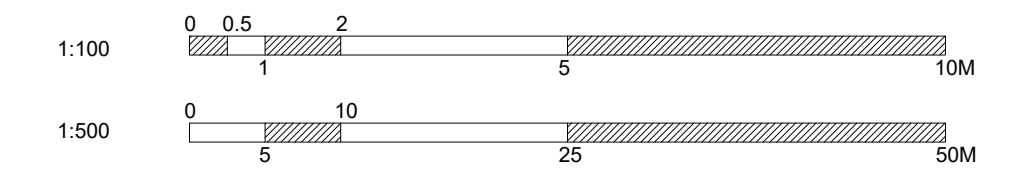
Date: 31.01.23

Drawn: SGC

Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

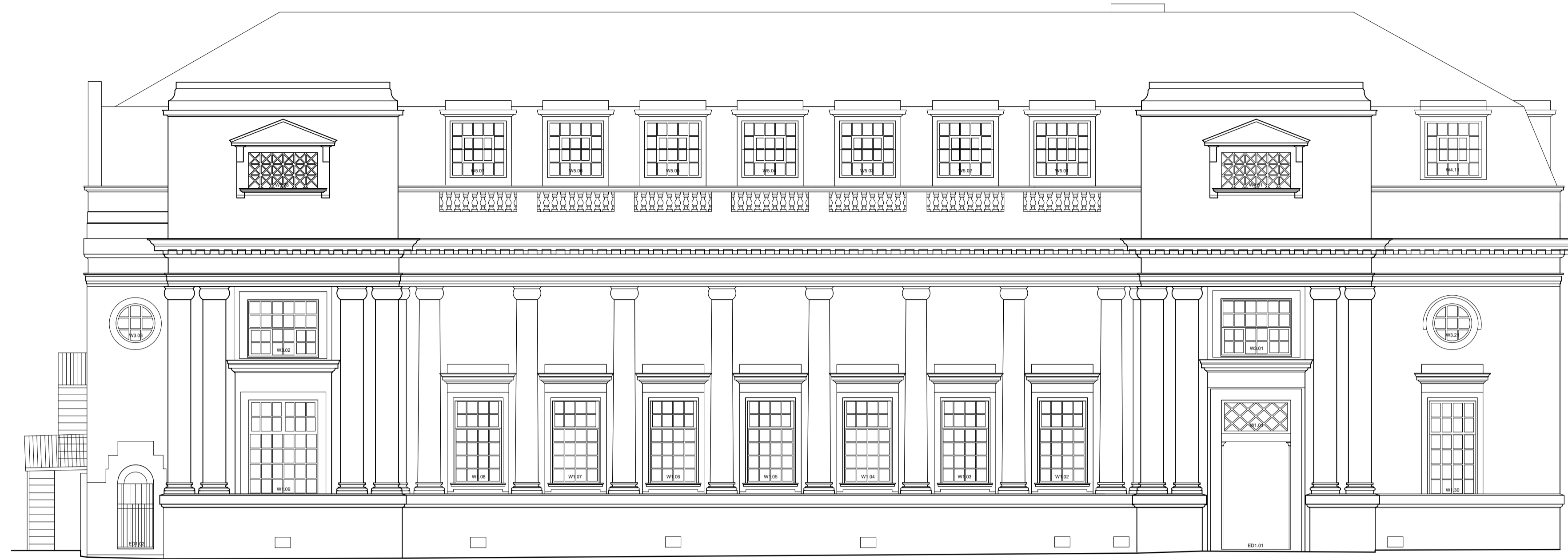


NOTES

- DO NOT SCALE FROM THIS DRAWING
- This drawing is the copyright of Mosedale Gillatt.
- All dimensions to be verified on site prior to any shop or site works being commenced.
- Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
- This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
- This drawing must be read in conjunction with the following drawings:

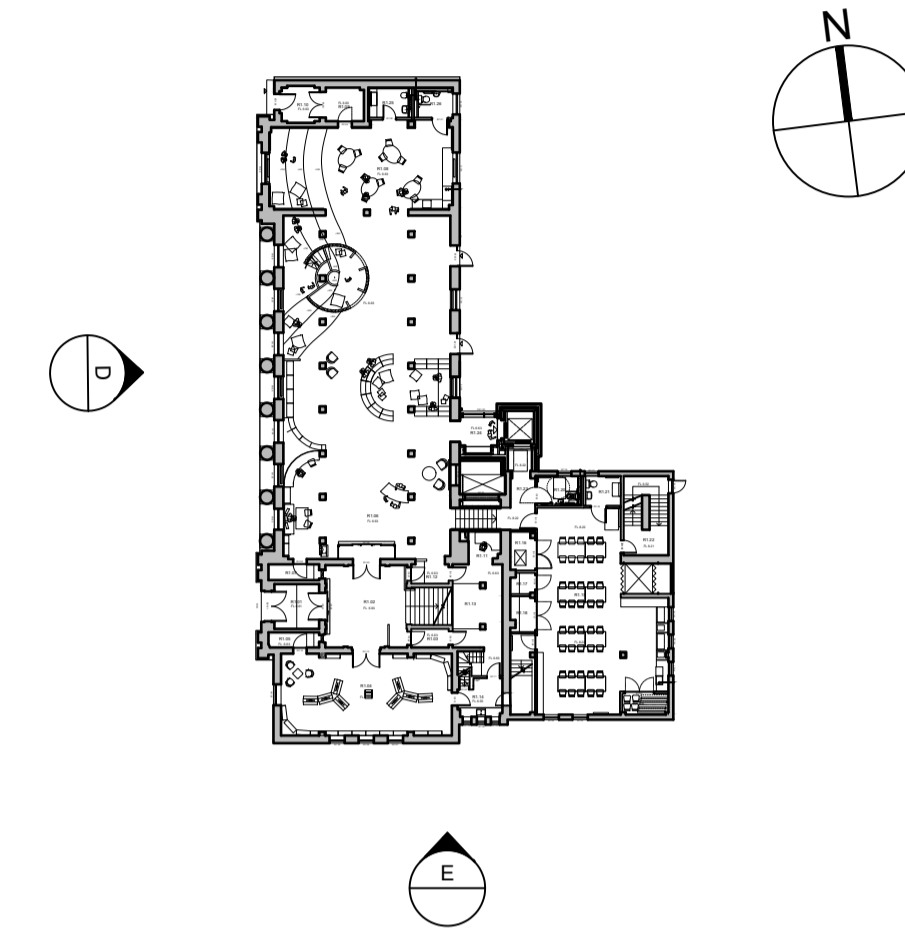
Revisions:

rev.	date	details
A	06/2023	LBC/ PLANNING ISSUE.



WEST ELEVATION D -
 NO WORKS PROPOSED

1:500 REFERENCE PLAN



SOUTH ELEVATION E
 NO WORKS PROPOSED



MOSEDALE
 GILLATT
 ARCHITECTS

Chartered Architects
 & Interior Designers

Client:
 MIDDLESBROUGH COUNCIL

Project:
 MIDDLESBROUGH CENTRAL
 LIBRARY

Title:
 SOUTH AND WEST
 ELEVATIONS
 AS PROPOSED

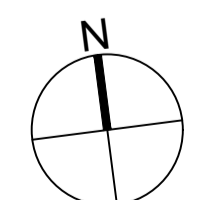
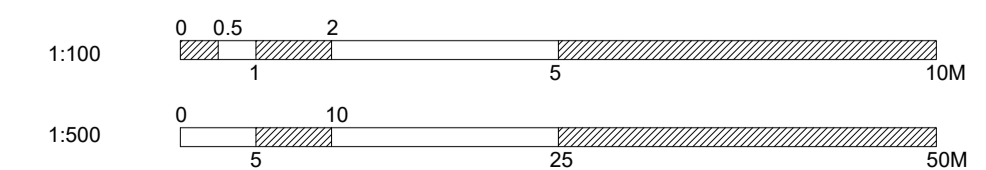
Purpose of issue:
 LBC/ PLANNING

Drawing No:
 1053 116

Rev: A
 Scale: 1:100 @ A1
 Date: APRIL 2023
 Drawn: LH
 Checked: IH

East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

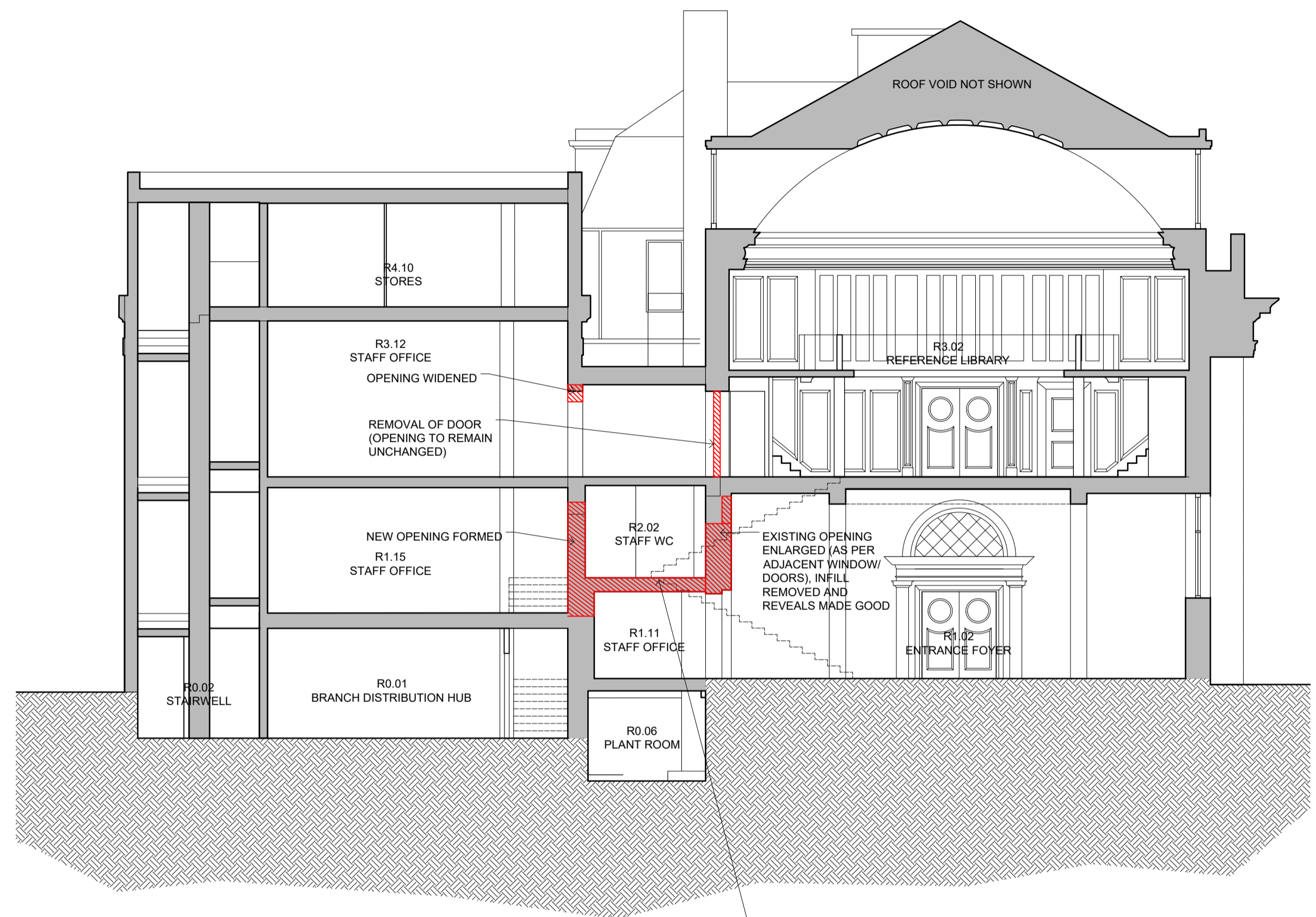
T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:

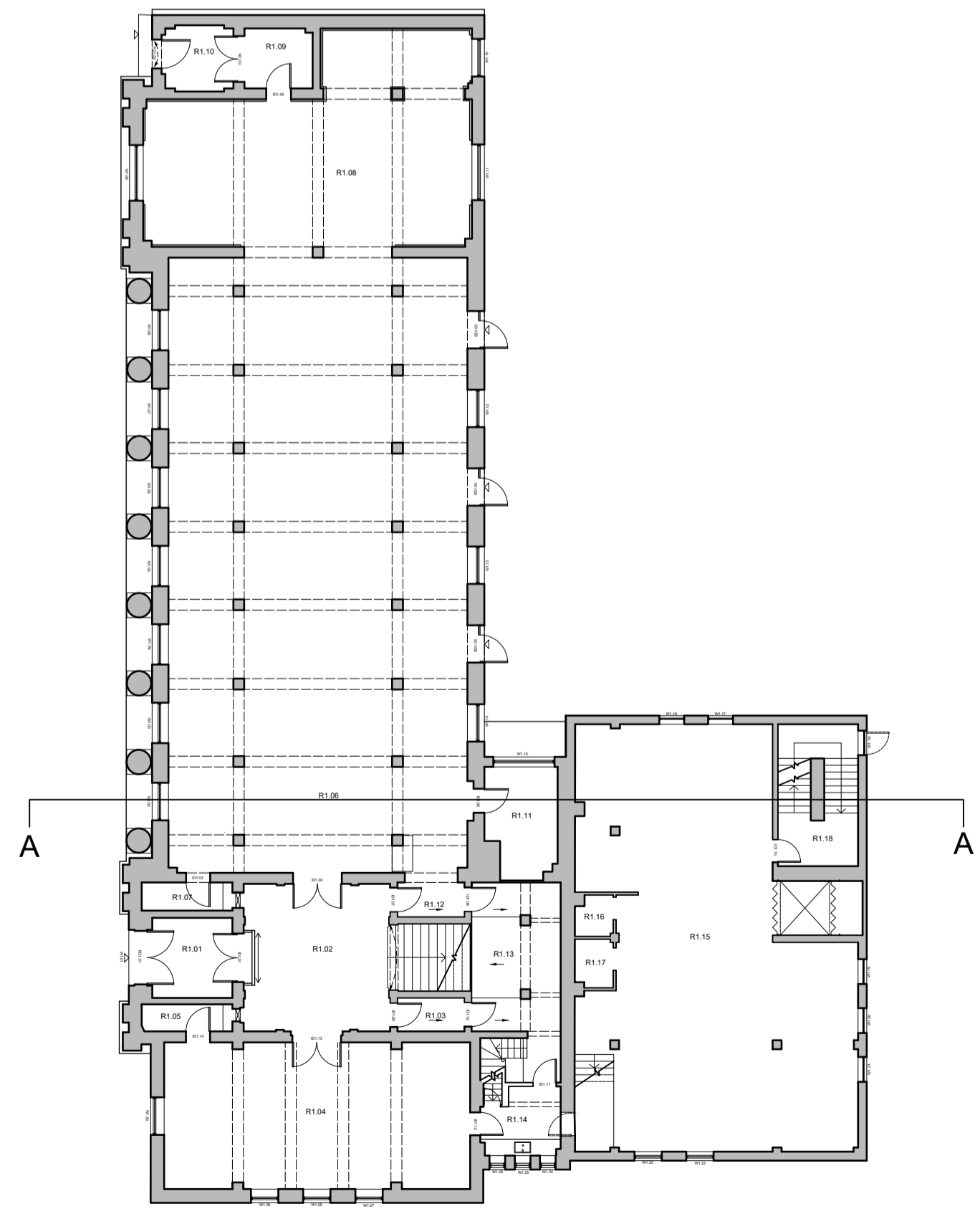
Revisions:

rev.	date	details
A	04.05.2023	UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES.
B	06.2023	LBC/ PLANNING ISSUE.



1:100 INDICATIVE EXISTING SECTION AA

REMOVE EXISTING FLOOR AND MAKE GOOD TO PERIMETER STRUCTURE TO ALLOW INSTALLATION OF NEW STAIR



REFERENCE PLAN 1:200



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL LIBRARY

Title:
SECTION AA
DEMOLITIONS + ALTERATIONS

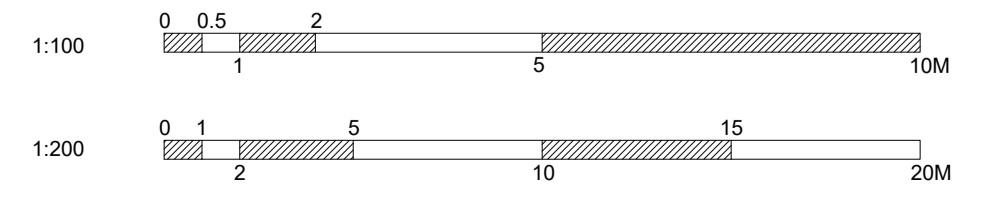
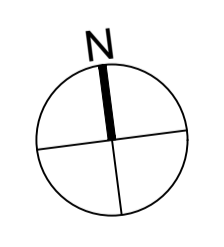
Purpose of issue:
LBC/ PLANNING

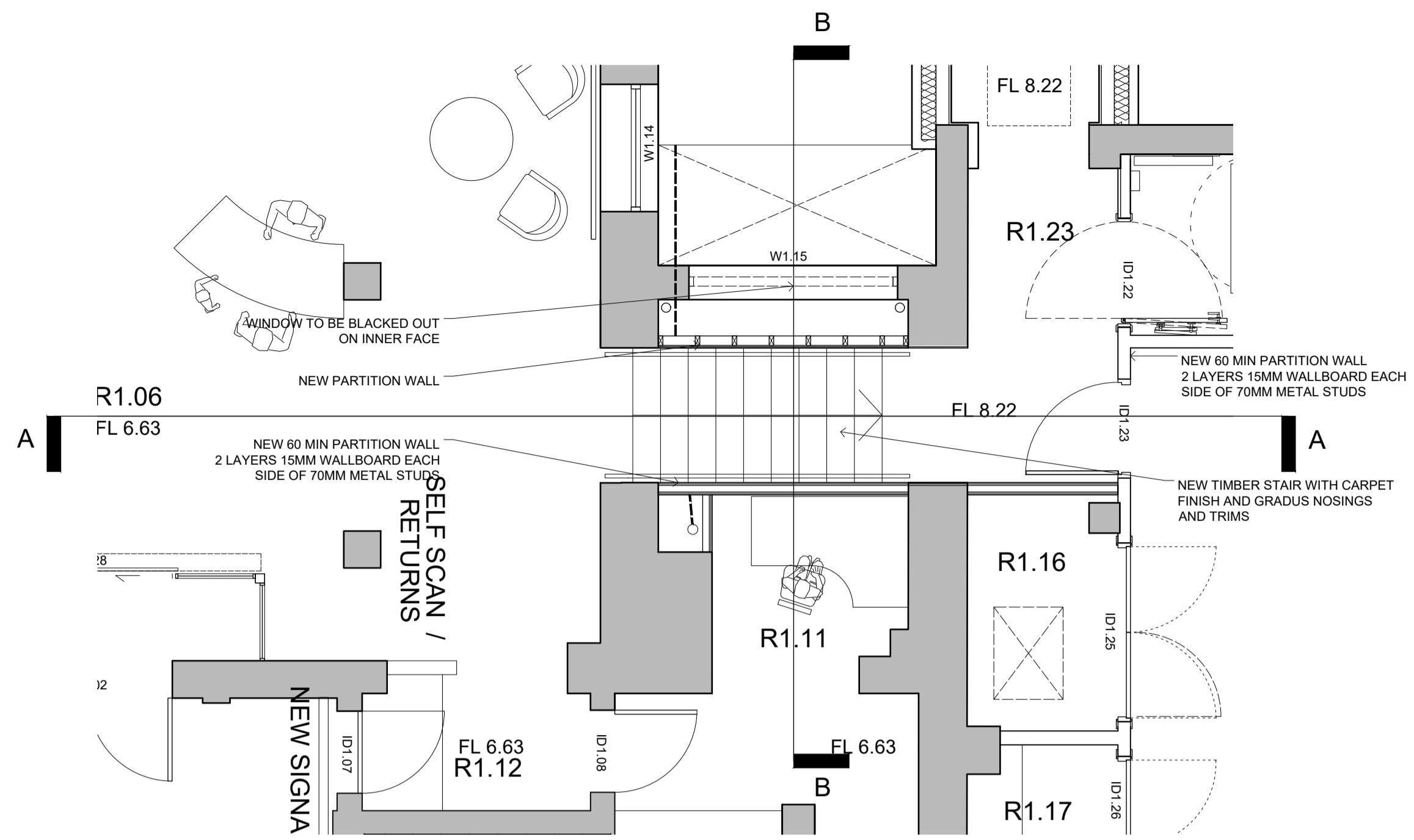
Drawing No:
1053 032

Rev: B
Scale: 1:100 @ A1
Date: 02.02.23
Drawn: SC
Checked: IH

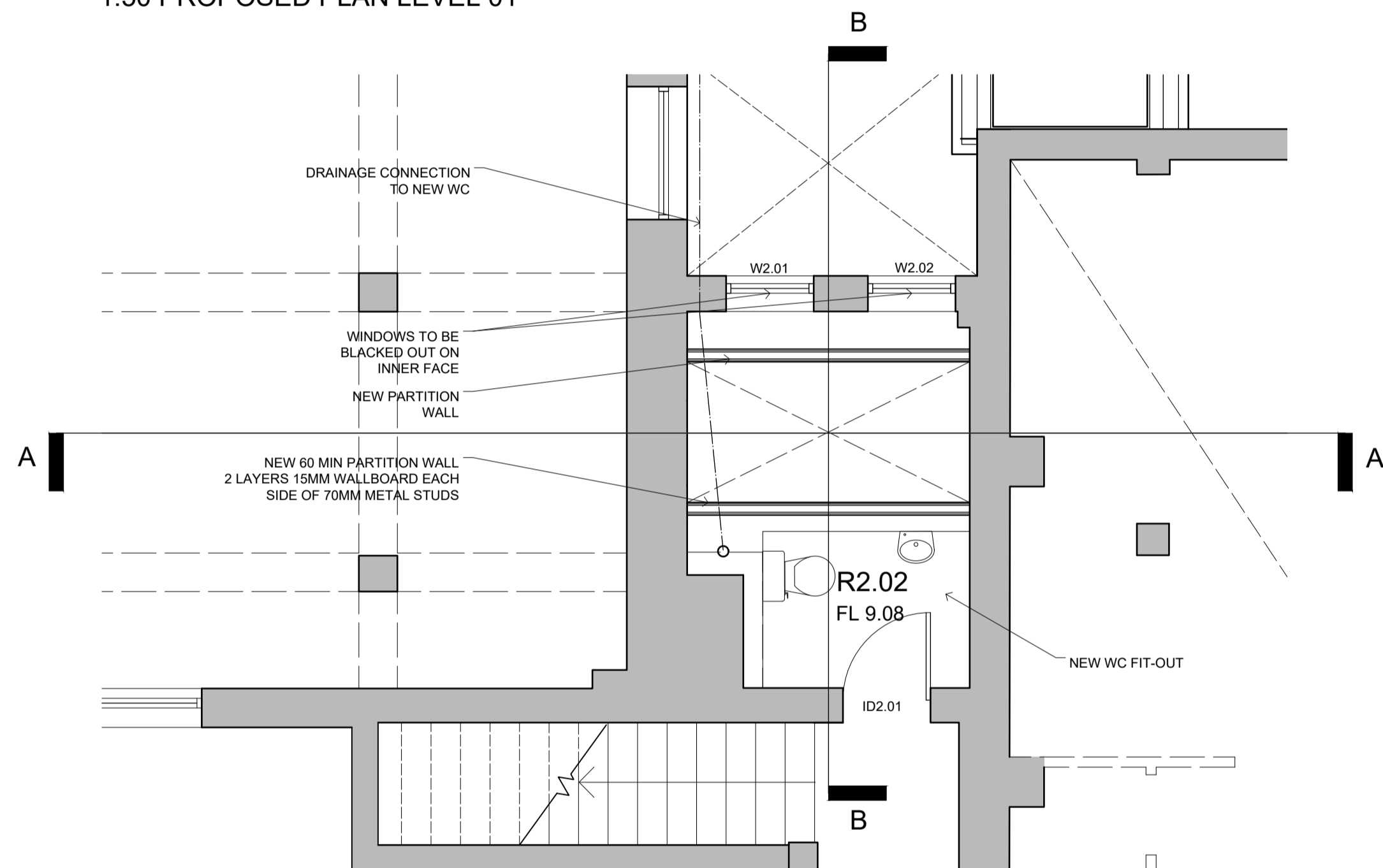
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

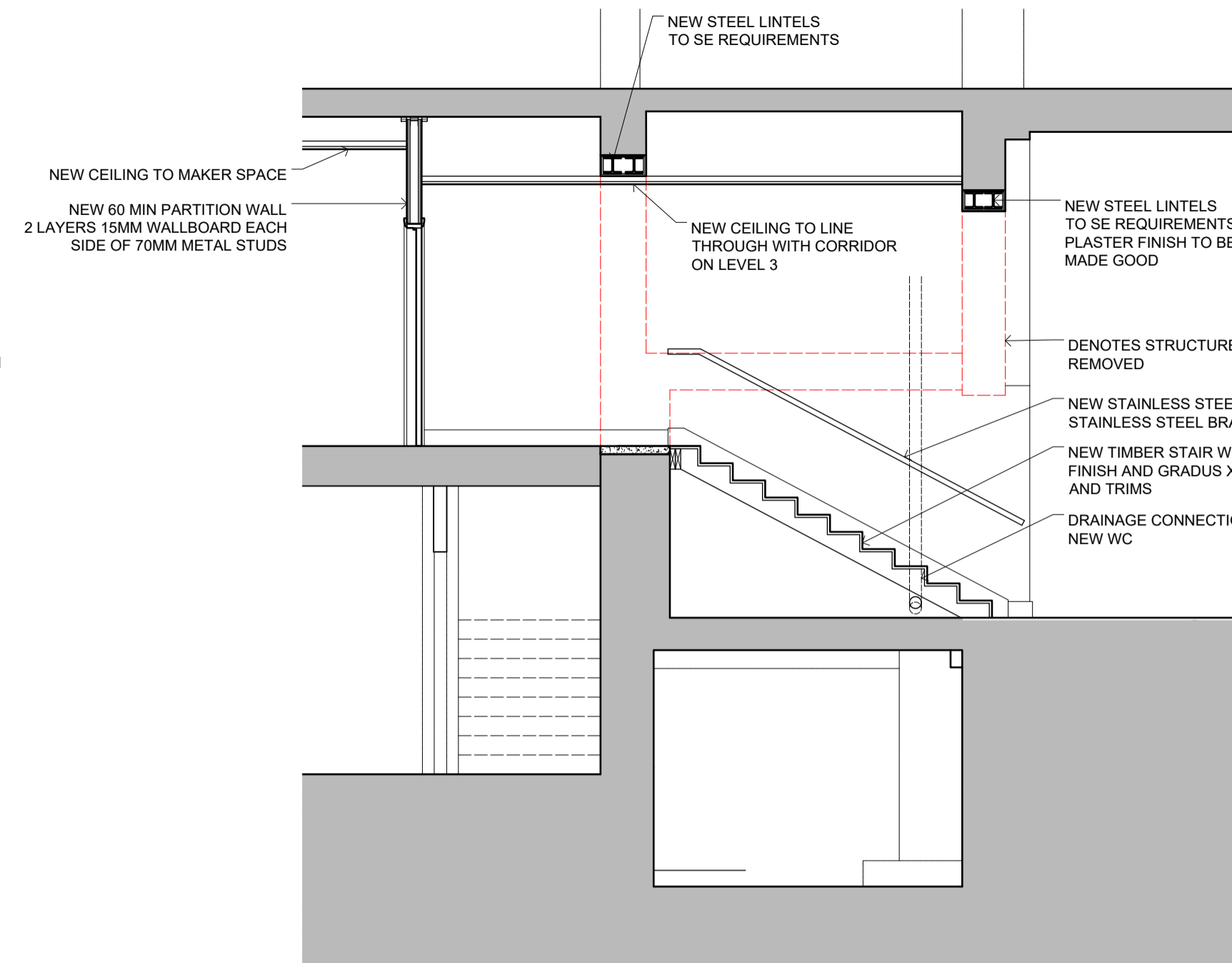




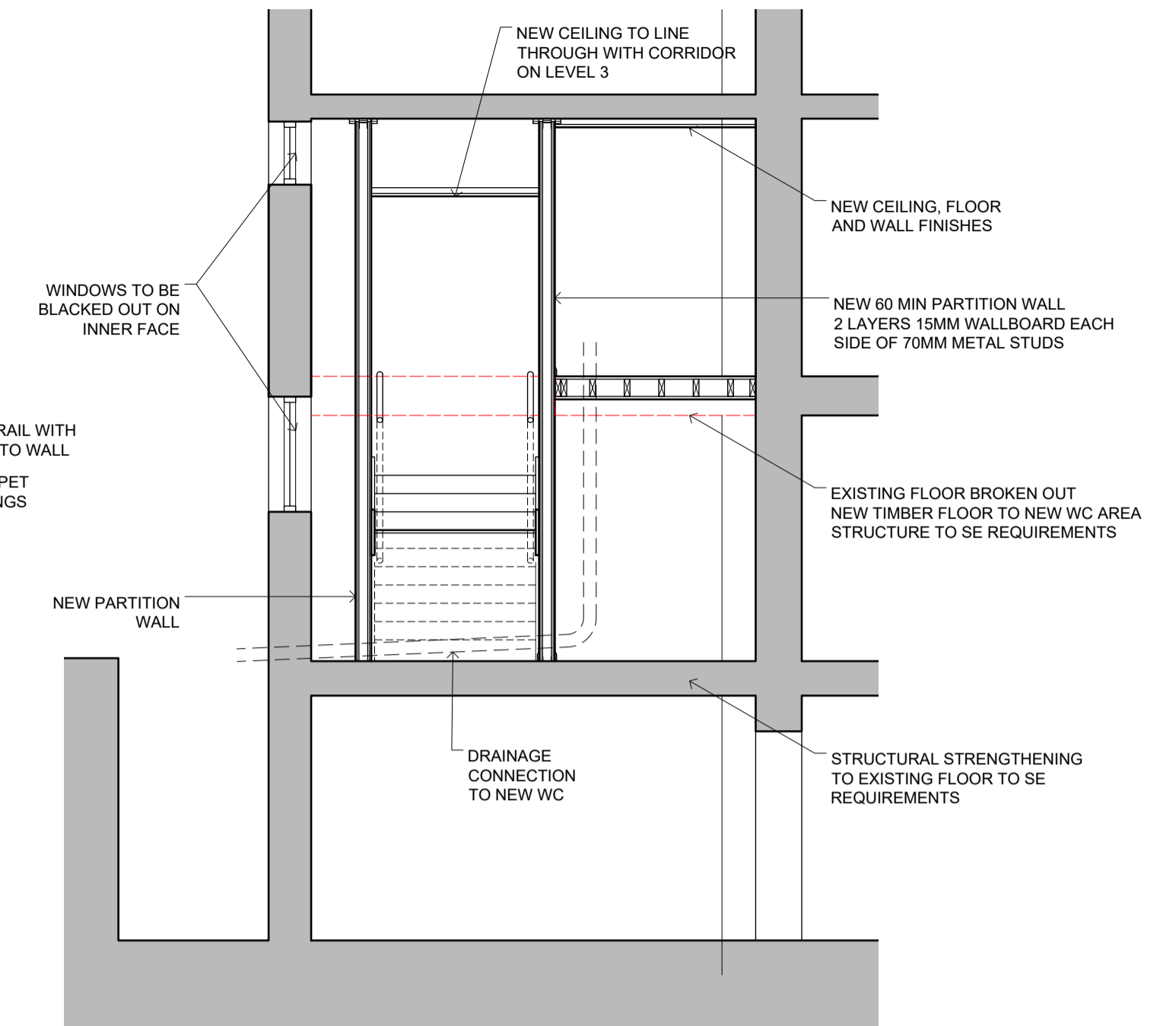
1:50 PROPOSED PLAN LEVEL 01



1:50 PROPOSED PLAN LEVEL 02



1:50 SECTION A-A THROUGH NEW STAIR



1:50 SECTION B-B THROUGH NEW STAIR

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details
 A 06/2023
 LBC/ PLANNING ISSUE.



Chartered Architects
 & Interior Designers
 Client:
 MIDDLESBROUGH COUNCIL

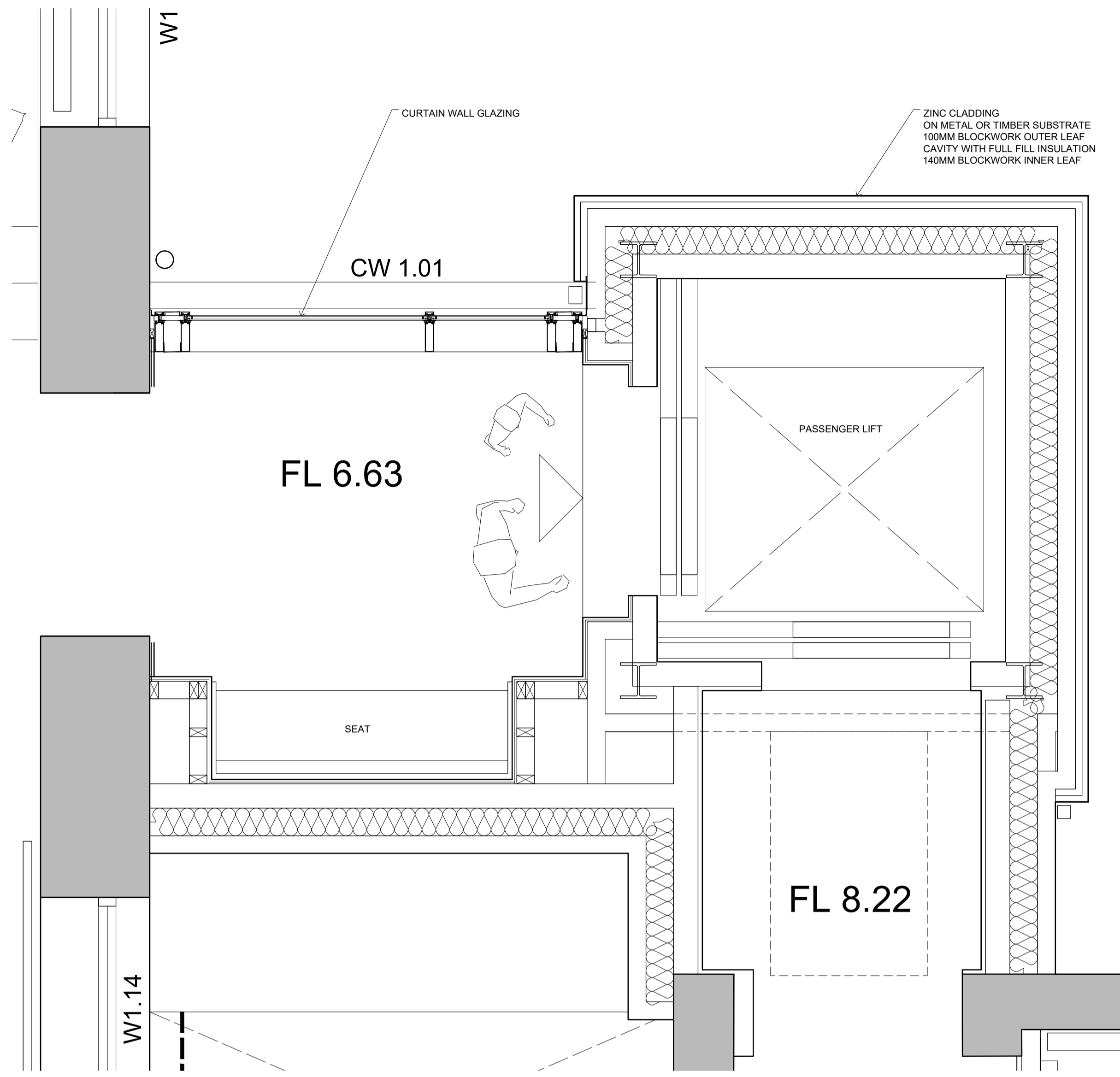
Project:
 MIDDLESBROUGH CENTRAL
 LIBRARY

Title:
 NEW INTERNAL STAIR
 PLANS AND SECTIONS

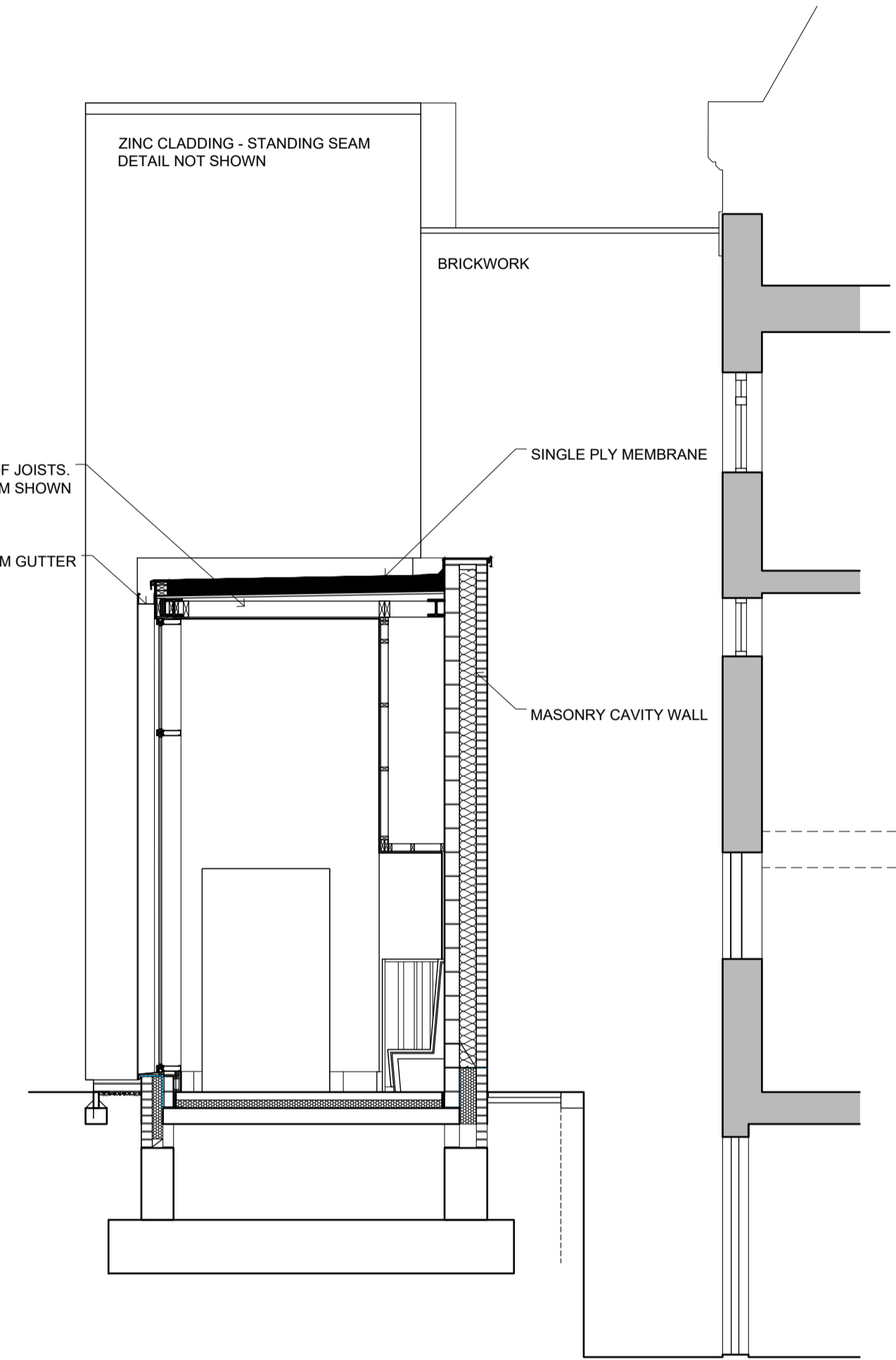
Purpose of issue:
 LBC/ PLANNING
 Drawing No:
 1053 145

Rev: A
 Scale: 1:50 @ A1
 Date: 04/2023
 Drawn: CR
 Checked: IH

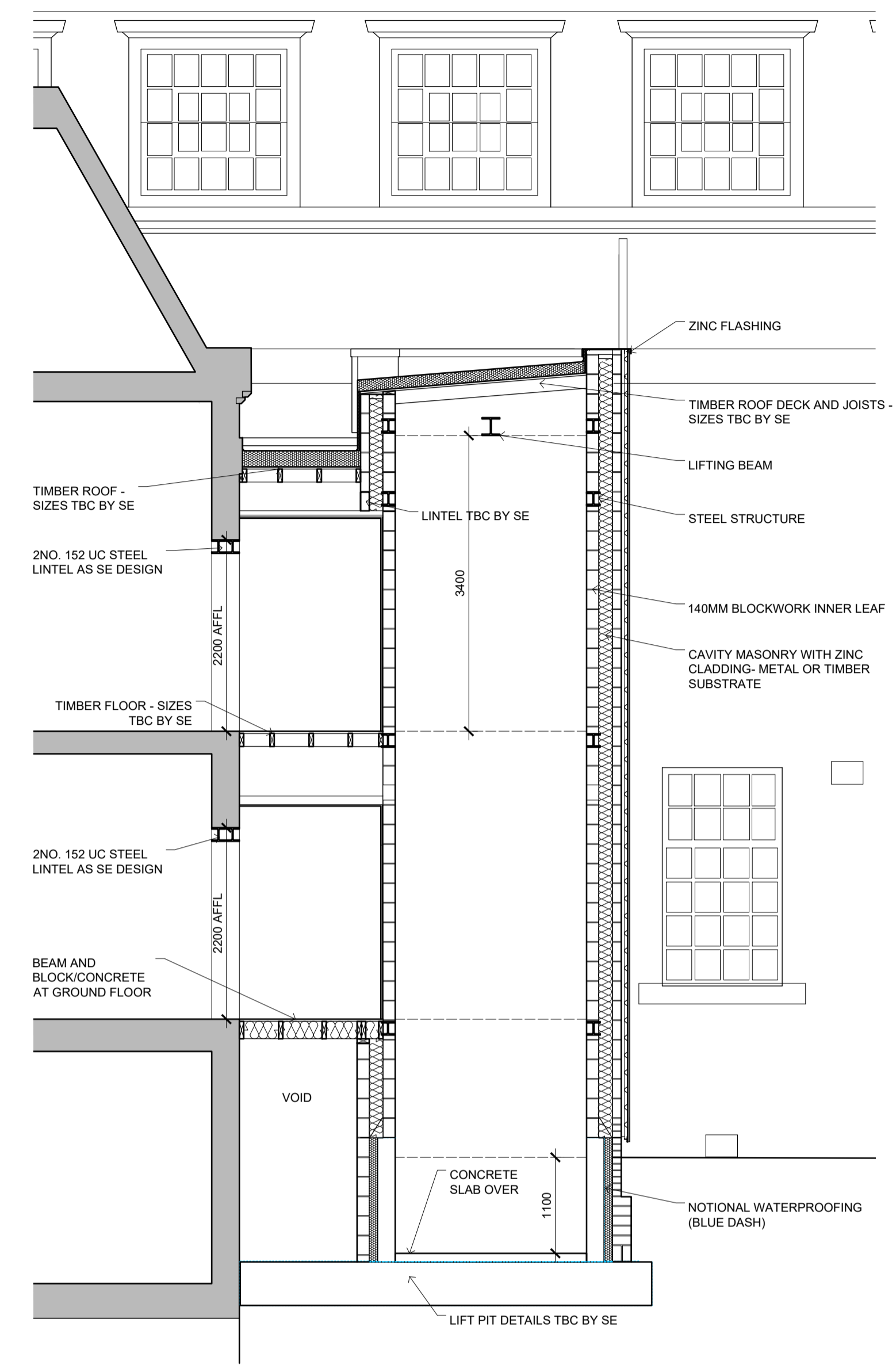
East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL
 T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



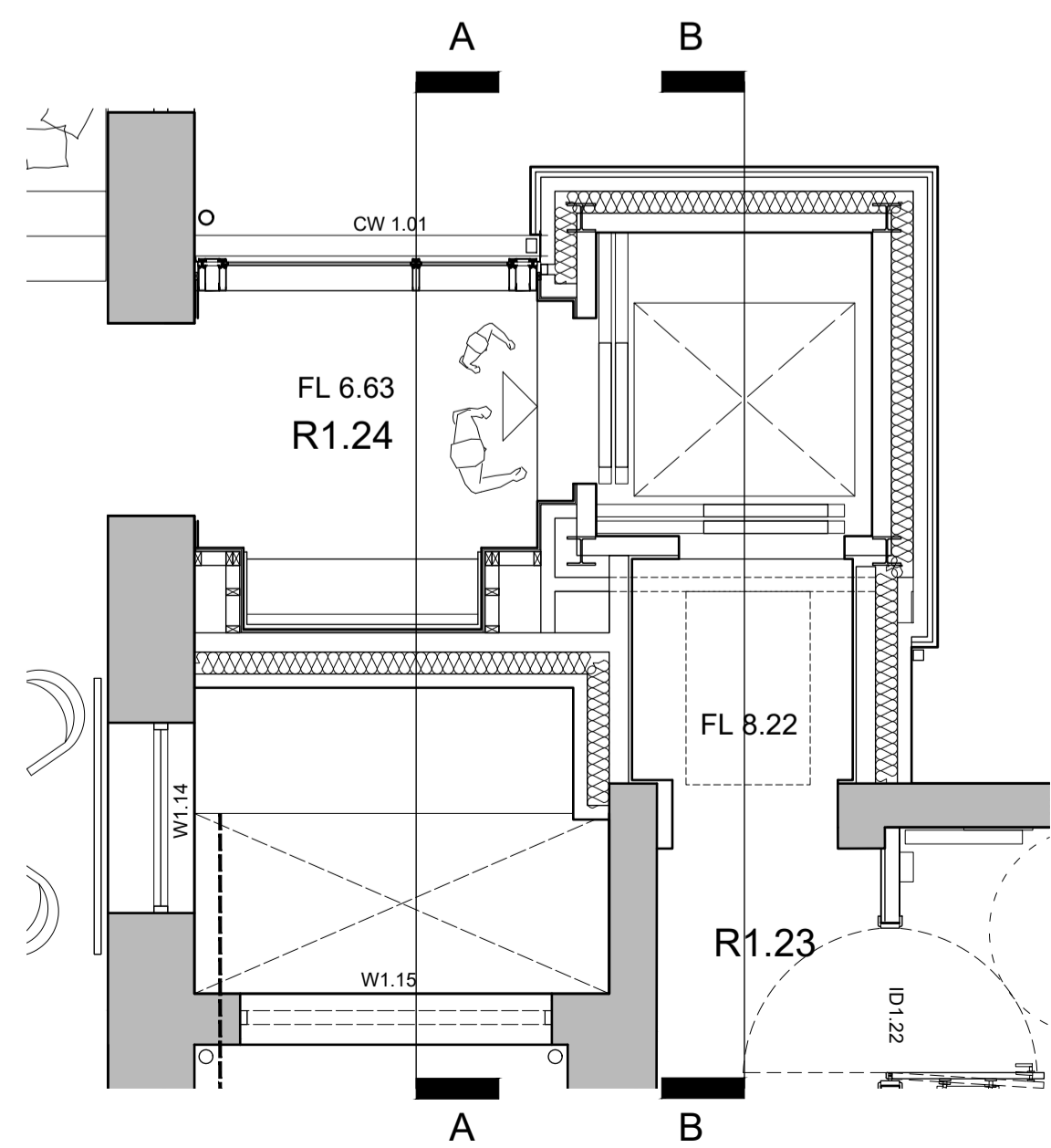
1:20 PLAN LEVEL 01



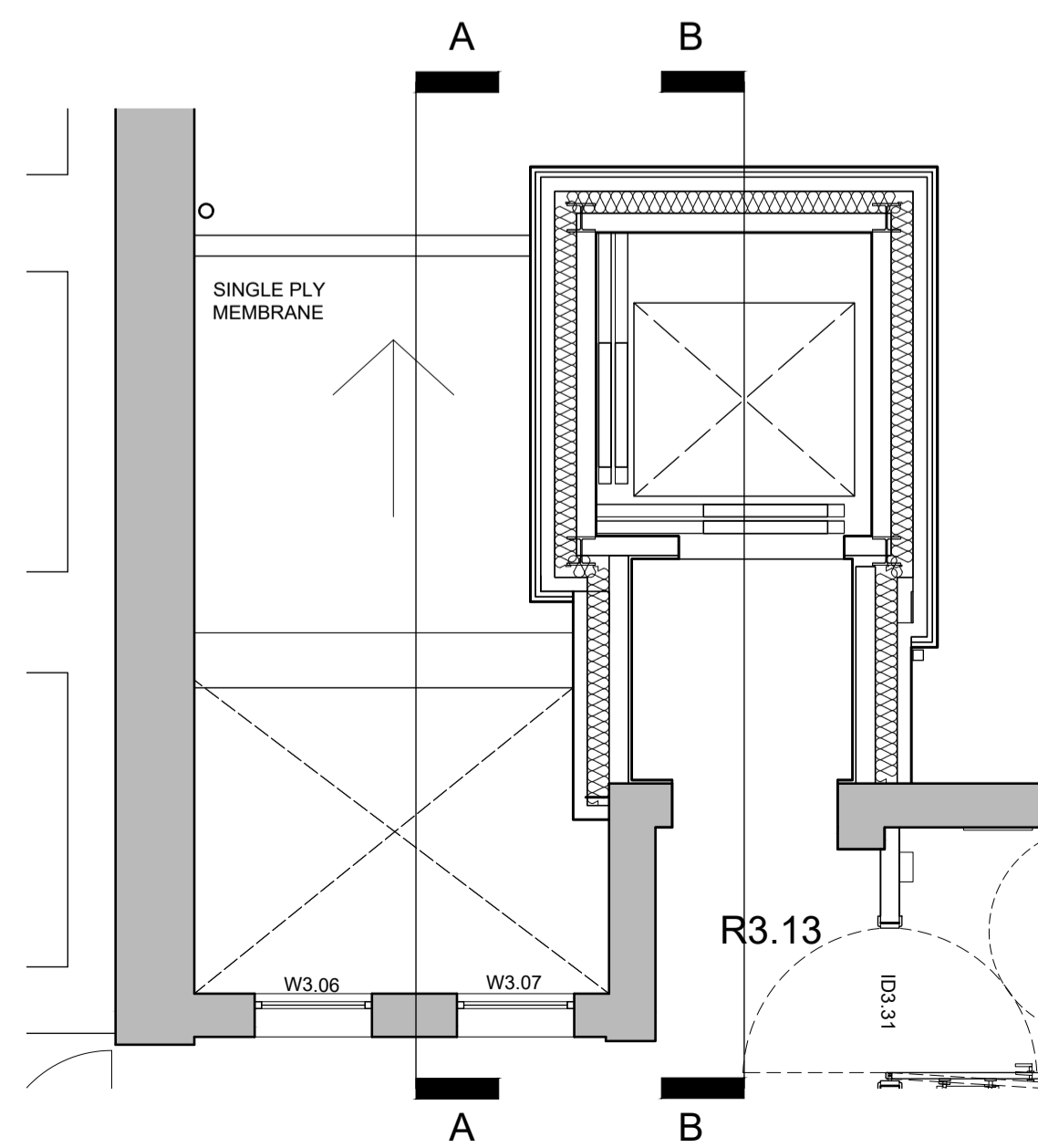
1:50 SECTION AA



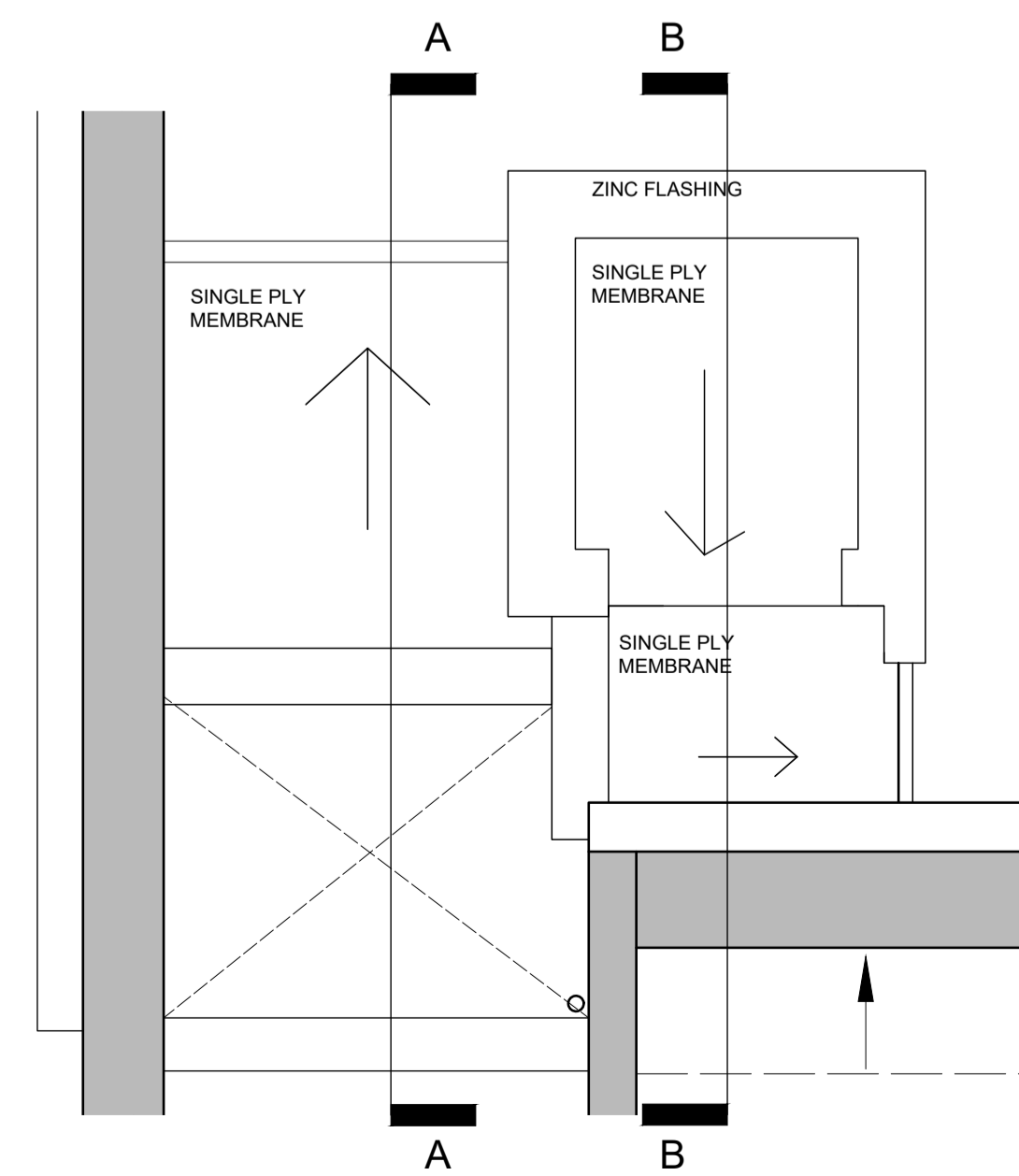
1:50 SECTION BB



1:50 PLAN LEVEL 01



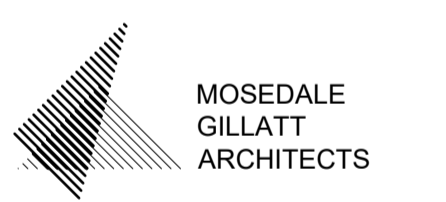
1:50 PLAN LEVEL 03



1:50 PLAN LEVEL 04

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultants' and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details
 A 06/2023
 LBC/ PLANNING ISSUE.



Chartered Architects
 & Interior Designers

Client:
 MIDDLESBROUGH COUNCIL

Project:
 MIDDLESBROUGH CENTRAL LIBRARY

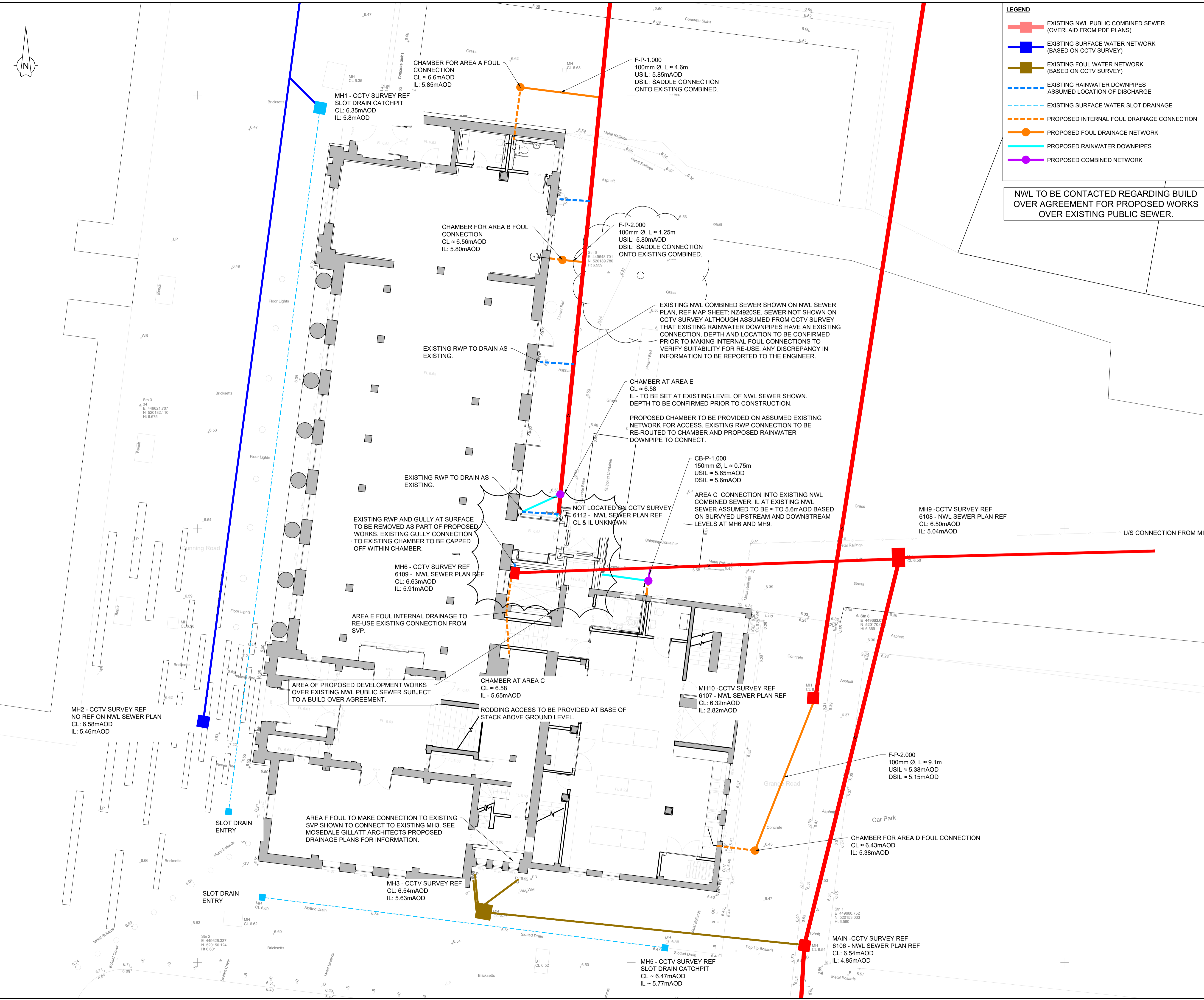
Title:
 PROPOSED LIFT CONSTRUCTION PLANS AND SECTIONS

Purpose of issue:
 LBC/ PLANNING
 Drawing No:
 1053 146

Rev: A
 Scale: SEE TITLES @ A1
 Date: 04/2023
 Drawn: CR
 Checked: IH

East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



LEGEND

- EXISTING NWL PUBLIC COMBINED SEWER (OVERLAID FROM PDF PLANS)
- EXISTING SURFACE WATER NETWORK (BASED ON CCTV SURVEY)
- EXISTING FOUL WATER NETWORK (BASED ON CCTV SURVEY)
- EXISTING RAINWATER DOWNPIPES ASSUMED LOCATION OF DISCHARGE
- EXISTING SURFACE WATER SLOT DRAINAGE
- PROPOSED INTERNAL FOUL DRAINAGE CONNECTION
- PROPOSED FOUL DRAINAGE NETWORK
- PROPOSED RAINWATER DOWNPIPES
- PROPOSED COMBINED NETWORK

NWL TO BE CONTACTED REGARDING BUILD OVER AGREEMENT FOR PROPOSED WORKS OVER EXISTING PUBLIC SEWER.

- NOTES**
- AREA REFERENCES AND INTERNAL FOUL CONNECTIONS ON THIS DRAWING ARE BASED ON AREAS AND INFORMATION PROVIDED ON MOSDALE GILLATT ARCHITECTS PROPOSED DRAINAGE PLANS DRAWINGS.
 - EXISTING NWL COMBINED SEWER SHOWN ON NWL SEWER PLAN, REF MAP SHEET: N24920SE. SEWER NOT SHOWN ON CCTV SURVEY ALTHOUGH ASSUMED FROM CCTV SURVEY THAT EXISTING RAINWATER DOWNPIPES HAVE AN EXISTING CONNECTION. DEPTH AND LOCATION TO BE CONFIRMED PRIOR TO MAKING INTERNAL FOUL CONNECTIONS TO VERIFY SUITABILITY FOR RE-USE. ANY DISCREPANCY IN INFORMATION TO BE REPORTED TO THE ENGINEER.
 - REFER TO MOSDALE GILLATT ARCHITECTS DRAWINGS FOR CONFIRMATION OF ALL LANDSCAPING ARRANGEMENTS.
 - THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY INFORMATION RECEIVED.
 - WERE SHOWN EXISTING DRAINAGE INFORMATION BASED ON CCTV SURVEY CARRIED OUT BY ARROWFLOW LIMITED.
 - NWL SEWER INFORMATION BASED ON NWL SEWER PLAN, MAP SHEET REFERENCE N24920SE.
 - ALL WORKS WITHIN THE PUBLIC HIGHWAY TO MEET LOCAL AUTHORITY REQUIREMENTS. CONTRACTOR TO APPLY FOR ROAD OPENING NOTICES ETC AS REQUIRED.
 - JC CONSULTING ACCEPTS NO LIABILITY FOR INACCURACIES / ERRORS CAUSED BY OS INFORMATION OR TOPOGRAPHICAL SURVEY INFORMATION RECEIVED.
 - THIS DESIGN HAS BEEN CARRIED OUT TO APPROPRIATE STANDARDS BUT IT IS TO BE CHECKED IN ACCORDANCE WITH PROCUREMENTS AND REQUIREMENTS PRIOR TO THE COMMENCEMENT OF WORKS.
 - ALL LEVELS, DIMENSIONS AND DETAILS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR FABRICATION.
 - EXISTING GROUND LEVELS AND GROUND PROFILES HAVE BEEN TAKEN FROM THE INFORMATION PROVIDED AND AS SUCH ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY ON-SITE WORKS. DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

- HEALTH & SAFETY AND CDM**
(THE FOLLOWING ARE TO BE READ IN CONJUNCTION WITH CONTRACTORS RISK ASSESSMENTS)
- A GROUND PENETRATING RADAR (GPR) SURVEY HAS NOT BEEN CARRIED OUT FOR THE SITE. THEREFORE, THE CONTRACTOR IS TO UNDERTAKE ALL POSSIBLE PRECAUTIONS WHEN EXCAVATING. ALL EXISTING SERVICES INFORMATION TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF WORKS AND IDENTIFIED ON SITE USING CAT SCANNERS. EXCAVATION TO BE UNDERTAKEN WITH DUE DILIGENCE AND HAND DIGGING TO BE ADOPTED WHERE APPROPRIATE.
 - CONTRACTOR TO MINIMISE THE AMOUNT OF TIME ANY EXCAVATIONS REMAIN EXPOSED AND COMPLY WITH LEGISLATIVE AND GOOD PRACTICE GUIDELINES.
 - ALL TASKS TO BE UNDERTAKEN BY SUITABLY TRAINED AND EXPERIENCED OPERATIVES FOLLOWING APPROVED METHOD STATEMENTS WITH ADEQUATE RESOURCES ALLOCATED TO EACH TASK.
 - PERSONNEL TO USE SUITABLE PPE AND USE ONLY LOW VIBRATION EQUIPMENT FOR ANY WORK REQUIRING COMPACTING OF MATERIALS AND CONCRETE. AMOUNT OF TIME OF USE TO BE LIMITED TO SAFE LEVELS IN ACCORDANCE WITH THE CONTRACTORS APPROVED METHOD STATEMENTS.
 - APPROPRIATE MANAGEMENT SAFETY PLAN TO BE IN PLACE FOR DEALING WITH POTENTIAL GROUND CONTAMINATION.
 - IN ORDER TO ENSURE THAT THE SIDE EXCAVATIONS REMAIN STABLE DURING EXCAVATION, THE CONTRACTOR IS TO ASSESS STABILITY AND PROVIDE TEMPORARY SHORING TO ENSURE A SAFE WORKING AREA.
 - CONTRACTOR TO ENSURE ACCESS IS KEPT CLEAR OF PEDESTRIANS AND VEHICLES. ANY ROAD CLOSURES ARE TO BE AGREED WITH THE LOCAL HIGHWAYS AUTHORITY PRIOR TO WORKS COMMENCING ON-SITE.
 - A FULL SERVICES SEARCH MUST BE COMPLETED PRIOR TO WORKS COMMENCING. ANY APPLICABLE SERVICES DIVERSION WORKS ARE TO BE COMPLETED BY THE CONTRACTOR, ENSURING THE NECESSARY APPLICATIONS FOR DIVERSIONS ARE AGREED.
 - CONTRACTOR SHOULD BE AWARE OF GENERAL CONSTRUCTION RISKS TO PREVENT SLIPS, TRIPS AND FALLS AND TAKE NECESSARY PRECAUTIONS WITHOUT SPECIAL INSTRUCTION.
 - THE TIME THAT EXCAVATIONS ARE OPEN ON SITE SHOULD BE KEPT TO A MINIMUM AND ALL TRENCHES SHOULD BE SURROUNDED BY A BARRIER.
 - CONNECTIONS TO EXISTING SEWERS TO BE MADE BY APPROVED CONTRACTOR ONLY.
 - UNFINISHED MANHOLES MUST BE COVERED WITH LOAD BEARING MATERIALS AND SURROUNDED WITH BARRIER.

Rev	Description	Drawn	Check'd	Date
P01	PRELIMINARY ISSUE	RJ	AS	15/06/23

Drawing Status: **PRELIMINARY**

T. (0191) 491 4684
E. enquiries@jc-consulting.net
www.jc-consulting.net



Unit 16, The Stottle Shed
Bakers Yard, Christon Road
Gosforth, Newcastle upon Tyne
NE3 1XD

Civil Engineering
Structural Engineering
Geo-Environmental Engineering

© JC CONSULTING LTD.

Client: **MIDDLESBROUGH COUNCIL**

Project: **MIDDLESBROUGH CENTRAL LIBRARY**

Drawing Title: **PROPOSED DRAINAGE GENERAL ARRANGEMENT**

Scale: 1:100	Drawn: RJ	Checked: AS	Date: 15/06/23
Job Number: JCC23 - 005	Drawing Number: C - GA - 001	Rev: P01	Size: A1

DELEGATED REPORT

APPLICATION DETAILS

Application No:	23/5033/LBC
Location:	Central Library, Centre Square, Middlesbrough, TS1 2AY
Proposal:	Extension to provide passenger lift and associated alterations including openings and access, accessible toilets provision, refurbishment of rooms and replacement floor coverings and other works

DESCRIPTION OF SITE AND PROPOSAL

The application relates to Central Library in Centre Square within Middlesbrough Town Centre. The library building is Grade II listed and sits within the town centre boundary within the central/civil sector as identified on the Councils Proposals Map. Other buildings surrounding the library include MIMA, Town Hall, other Council Offices and Magistrates Court. There are also residential properties in the wider area.

The application seeks planning approval for a passenger lift to the rear and alterations internally to improve accessibility.

Officer Site visit:

10th October 2023

PLANNING HISTORY

No relevant planning history

PLANNING POLICY

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.

DELEGATED REPORT

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:

- CS4 – Sustainable Development
- CS5 – Design
- DC1 – General Development

DELEGATED REPORT

Middlesbrough's Urban Design Guide

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>

CONSULTATION AND PUBLICITY RESPONSES

Public Responses

Number of original neighbour consultations	0
Total numbers of comments received	0
Total number of objections	0
Total number of support	0
Total number of representations	0

No immediate neighbours – a press advert was issued and notice posted on site.

Conservation Officer –

The change proposed as part of these applications should sustain or enhance the significance of this Listed Building, in accordance with policies CS4 and CS5 of the Middlesbrough Core Strategy and with the historic environment paragraphs within the 2023 National Planning Policy Framework.

PLANNING CONSIDERATION AND ASSESSMENT

Overview

Middlesbrough's Central Library stands next to Central Square in an area with several civic buildings, including the historic Town Hall, MIMA and Middlesbrough Magistrates and Teesside Crown Courts' buildings. It is an imposing, classical building. The works proposed form an Arts Council-match-funded, Middlesbrough Council scheme to make the building more accessible.

Heritage Assets:

Middlesbrough's Central Library has been Grade II Listed and its List Entry describes "Public library, 1909/12 by S.B. Russell and T.E. Cooper (London), under part patronage of Andrew Carnegie. Rear extension 1977. Red brick with sandstone ashlar plinth, parapet, towers and dressings. Renewed slate roof. Baroque style. One storey, with 2-storey end bays, and attic storey. Eleven bays, with wider and slightly-projecting 2nd and 10th bays, the latter with wrought iron 2-leaf gates enriched with wreaths and medallions, under overlight with lozenge-pattern glazing bars, in architrave. Entablature with applied metal lettering: "PUBLIC LIBRARY" in frieze, under 24-pane casement window in enriched architrave". Opened in 1912, it has been in continuous use as a library and was largely extended (although not as large as an alternative scheme proposed) to the rear in the 1970s. Its significance lies in its

DELEGATED REPORT

evidence of the growth of Middlesbrough and its civic and educational purpose during the late Victorian and Edwardian era; in its contribution to the wealthy Scottish-American entrepreneur's Carnegie Libraries movement; in its ornate reference library and; in its classical, Baroque architecture.

There are several Listed Buildings in the immediate area, but none whose settings will be impacted by the external works proposed (a lift to rear), due to their location and the building between them and the proposed change.

Policy

Policies CS4, CS5 and Policy DC1 are the relevant policies which will be considered in this case. Policy CS4 requires developments to contribute to achieving sustainable development by protecting and enhancing Middlesbrough's historic heritage and townscape character. 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 proposals are of a high quality and to ensure that the impact on the surrounding environment and amenities of nearby properties is minimal.

Proposal

A fully accessible passenger lift to connect different levels/ floors of the building housed within a modern rear extension is proposed. It will connect the original historic building with its 1970s extension, making use of the wider aperture in the later addition. The alignment of the lift to the original library building will utilise an existing opening from the lending library into the lift lobby space. This will ensure minimal impact on the east façade of the original building.

The height is proposed to match existing eaves, with dark grey, zinc cladding and a glass link corridor. This approach is sensitive design with high quality natural materials which won't detract from the historic building appearing as a positive, modern addition.

Internally, the scheme also includes refurbishment of ground floor library spaces into a Children's library and separate Adult lending space; Flexible new event space on the first floor; New IT suite and family history study space; New accessible toilet / baby change facilities on three levels; Refurbished internal rooms to provide new staff facilities and kitchen and; Reviewing the layout and improving spaces within the Reference Library and Periodicals room for public use. The internal changes proposed strike the balance between improving accessibility, essential for retaining the building's original use, and sustaining the building's significance.

Replacement flooring on the ground floor main entrance replaces later additions with safer and more practical barrier matting. A draught lobby is also proposed for the main entrance, around historic features, replacing modern automatic doors. Shelving proposals for the ground floor Children's Lending Library is self-standing and will make the space feel more modern, welcoming, and useable within the historic spaces.

The Periodicals section is not fully accessible primarily as a result of a large, timber map cabinet, which leaves narrow openings behind it, its removal from this space should allow everyone to be able to access the space and its resources themselves. Temporarily the cabinet will be stored securely whilst it is determined if it can be used elsewhere. Its permanent loss, should this be necessary, would be outweighed by the public benefit of accessibility.

DELEGATED REPORT

Privacy and Amenity

The separation distances between the adjacent businesses/properties will not change as a result of the works and will therefore have minimal impact on any neighbouring properties in accordance with Policy DC1 (test c). No objections have been received from any of the neighbouring sites.

Highway related matters

The proposals will have no implication on highway safety, access to and from the property would also be unaffected. The works are therefore compliant with Policy DC1 (test d).

Conclusion

It is felt that that the proposed works are acceptable as the proposals provide significant improvements to the accessibility of the building for public use. The level of intervention is kept to a minimum in terms of demolition and alterations to the existing listed building. The location of the extension ensures the impact on the elevations of the Listed building is minimal.

The massing is sensitive to its surroundings relating to existing eaves, materials palette (zinc and glass) provides a contrast to the existing building, so the modern extension is clearly read as a new addition. The impact on the existing building is suggested to be positive, it is felt that the proposed improvements to accessibility and public use outweigh any impacts on the Listed Building. By providing improved access throughout the building, the project is ensuring the future use and enjoyment of this public building for all.

The change proposed as part of these applications should sustain or enhance the significance of this Listed Building which is largely relevant to the external design of the building and its function as a public library along with key internal features. All of these are maintained and largely unaffected by the proposed scheme. In accordance with policies CS4 and CS5 of the Middlesbrough Core Strategy and with the historic environment paragraphs within the 2023 National Planning Policy Framework.

Officer recommendation is to approve subject to standard conditions.

RECOMMENDATIONS AND CONDITIONS

Approve subject to the following conditions

1. **Time Limit**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990

2. **Approved Plans**

The development hereby approved shall be carried out in complete accordance with the following plans/details received 10th August 2023:

- a. Location plan

DELEGATED REPORT

- b. Proposed site plan
- c. Level 00 & 0.5 demolition and alterations – Drawing No. 1053 025 REV B
- d. Level 01 & 02 demolitions & alterations – Drawing No. 1053 026 REV B
- e. Level 03 & 04 demolitions & alterations - Drawing No. 1053 027 REV B
- f. Elevations North & East demolitions & alterations - Drawing No. 1053 030 REV B
- g. Elevations South & West demolitions & alterations – Drawing No 1053 031
- h. Section A-A Demolitions & alterations – Drawing No. 1053 032 REV B
- i. Proposed level 00 & 0.5 - Drawing No. 1053 105 REV D
- j. Proposed level 01 & 02 – Drawing 1053 106 REV F
- k. Proposed level 03 & 04 – Drawing No. 1053 107 REV F
- l. Proposed North & East elevations – Drawing No. 1053 115 REV C
- m. Proposed South & West elevations – Drawing No. 1053 116 REV A
- n. New internal stair plans & sections– Drawing No. 1053 145 REV A
- o. Proposed lift construction plans & sections – Drawing No. 1053 146 REV A
- p. Proposed drainage plans – Drawing No. C - GA – 001 REV P01

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3. **Heritage Recording**

Prior to the removal of the timber cabinet located at the access point into the periodical section of the library, a recording report shall have been undertaken, submitted to, and approved in writing by the Local Planning Authority which details both historical research and photographic evidence of the cabinet.

Reason: In order to preserve a record of the historical item.

REASON FOR APPROVAL

The application is satisfactory in that the design and appearance of the extension and alterations accord 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 paragraphs 186-187 of the NPPF. In addition, the alterations accord with the local policy requirements (Policy CS4, CS5 & DC1 of the Council's Local Development Framework). In particular the extension and alterations are designed so that their appearance is complementary to the existing library building and will not have a detrimental impact on the appearance of the street scene or any adjoining resident or business. The proposed extension and alterations will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance. The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

INFORMATIVES

ENSURING DUE DILIGENCE IN DECISION MAKING

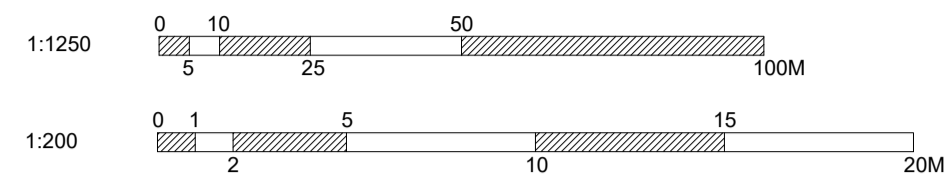
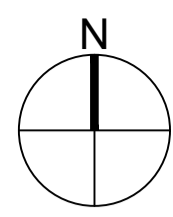
DELEGATED REPORT

Part 1 – To be completed by the Case Officer:

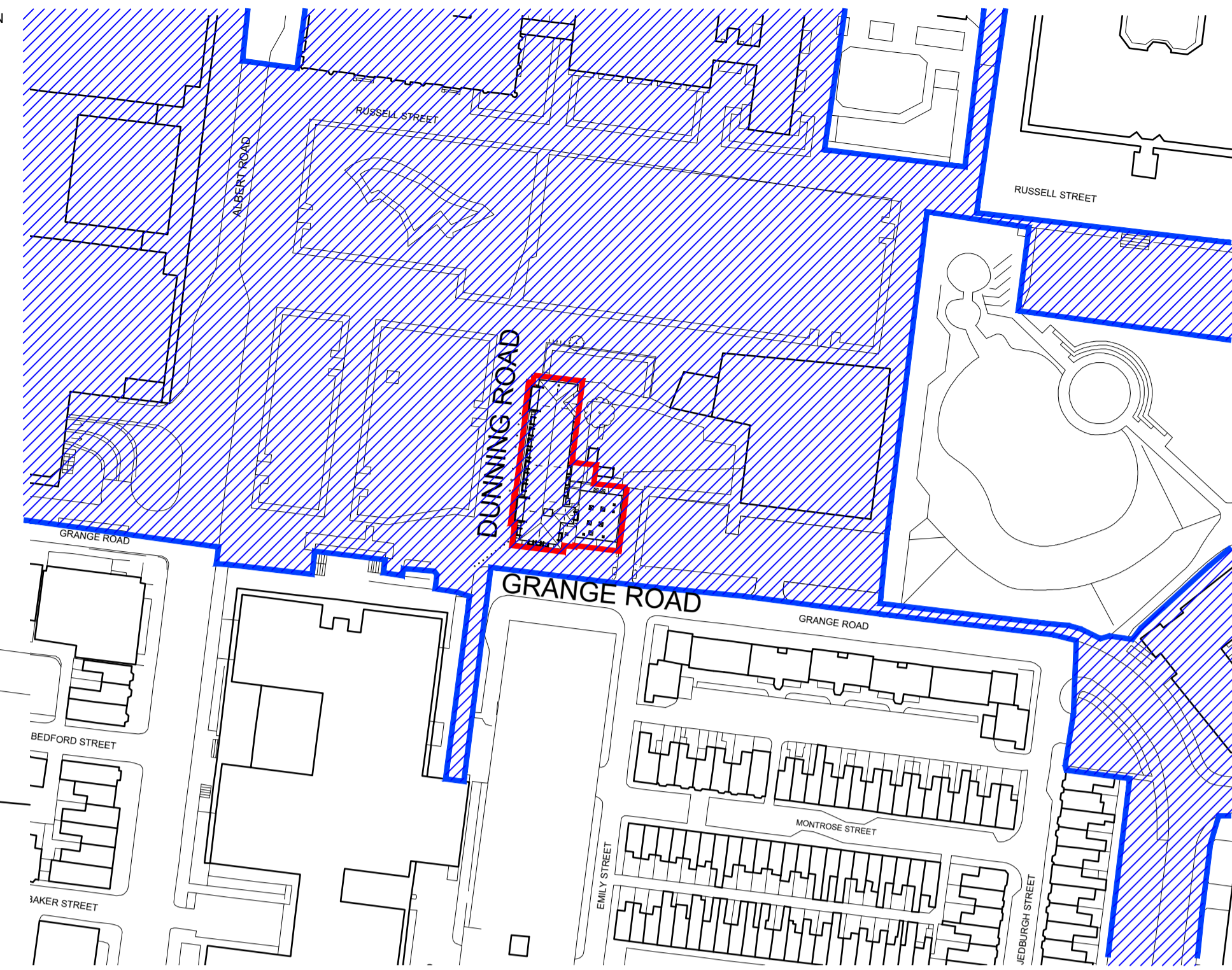
Has the correct neighbour consultation been initiated?	Y
Has the consultation period expired?	
Has the correct statutory publicity been initiated with copies of relevant notices uploaded?	Y
Are all neighbour/statutory consultee comments appraised in the report?	Y
Report within target determination date?	N
Report within extension of time date?	Y
Case Officer : Joanne Lloyd	18 th October 2023

Part 2 – To be completed by the Authorising Officer:

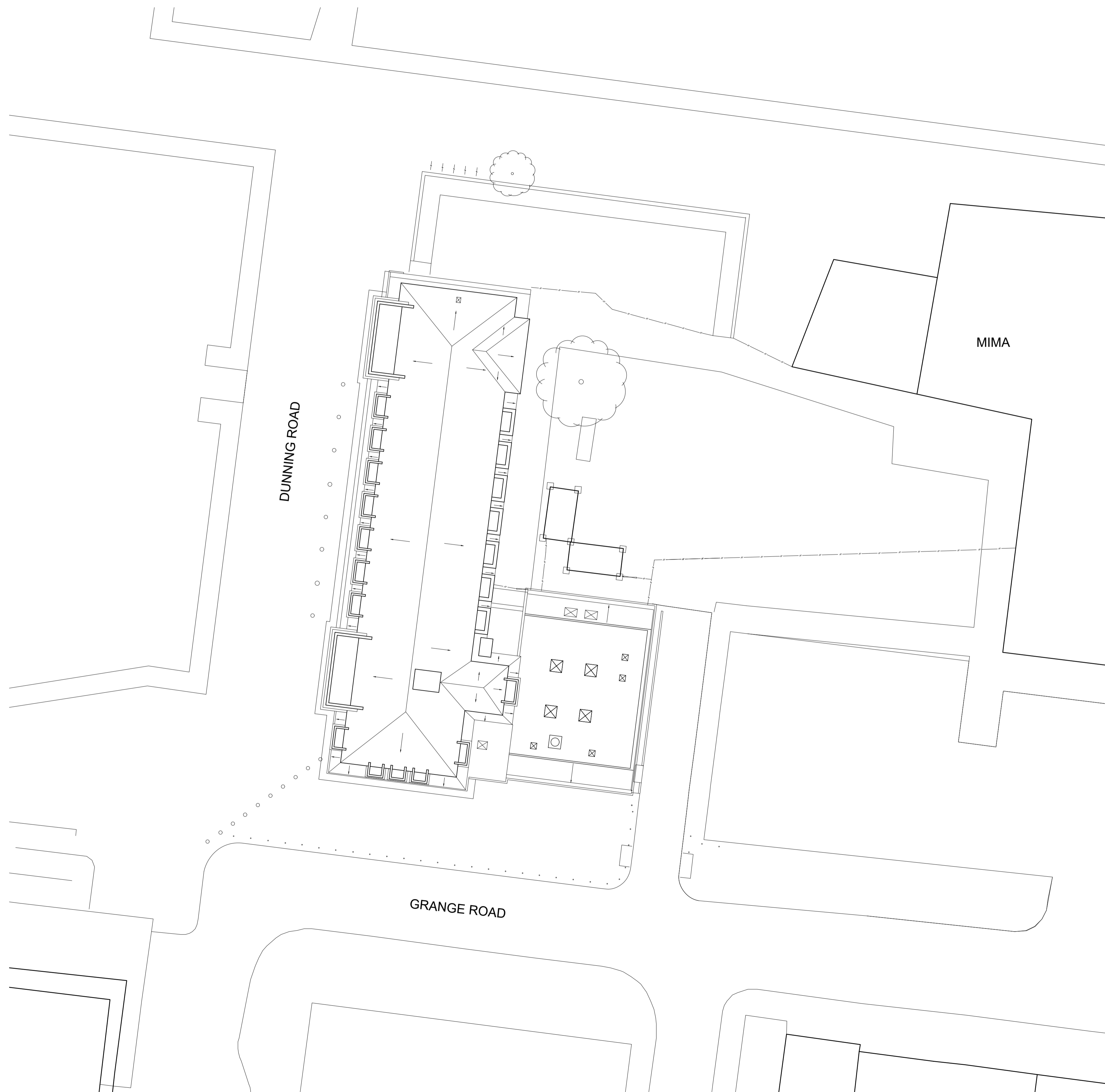
<p>Do the recommended conditions meet the relevant tests: including being necessary to allow the development to proceed and enforceable?</p>	
<p>In the case of refusal is there an audit trail to demonstrate the applicant has been advised of refusal recommendation and invited to withdraw?</p>	
<p>In the case of refusal is this clearly justified with a good chance of the decision being supported at appeal?</p>	
<p>Does the application fall within the delegation criteria as detailed in the Council's Constitution?</p>	
<p>Authorising Officer: Andrew Glossop</p>	



— EXTENT OF SITE APPLICATION
 ■ EXTENT OF APPLICANT (MIDDLESBROUGH COUNCIL) OWNERSHIP



1:1250 SITE LOCATION PLAN



1:200 EXISTING SITE PLAN

NOTES
 1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:

rev.	date	details
A	08/2023	LBC/ PLANNING ISSUE



Chartered Architects & Interior Designers

Client: MIDDLESBROUGH COUNCIL

Project: MIDDLESBROUGH CENTRAL LIBRARY

Title: EXISTING SITE PLAN AND LOCATION PLAN

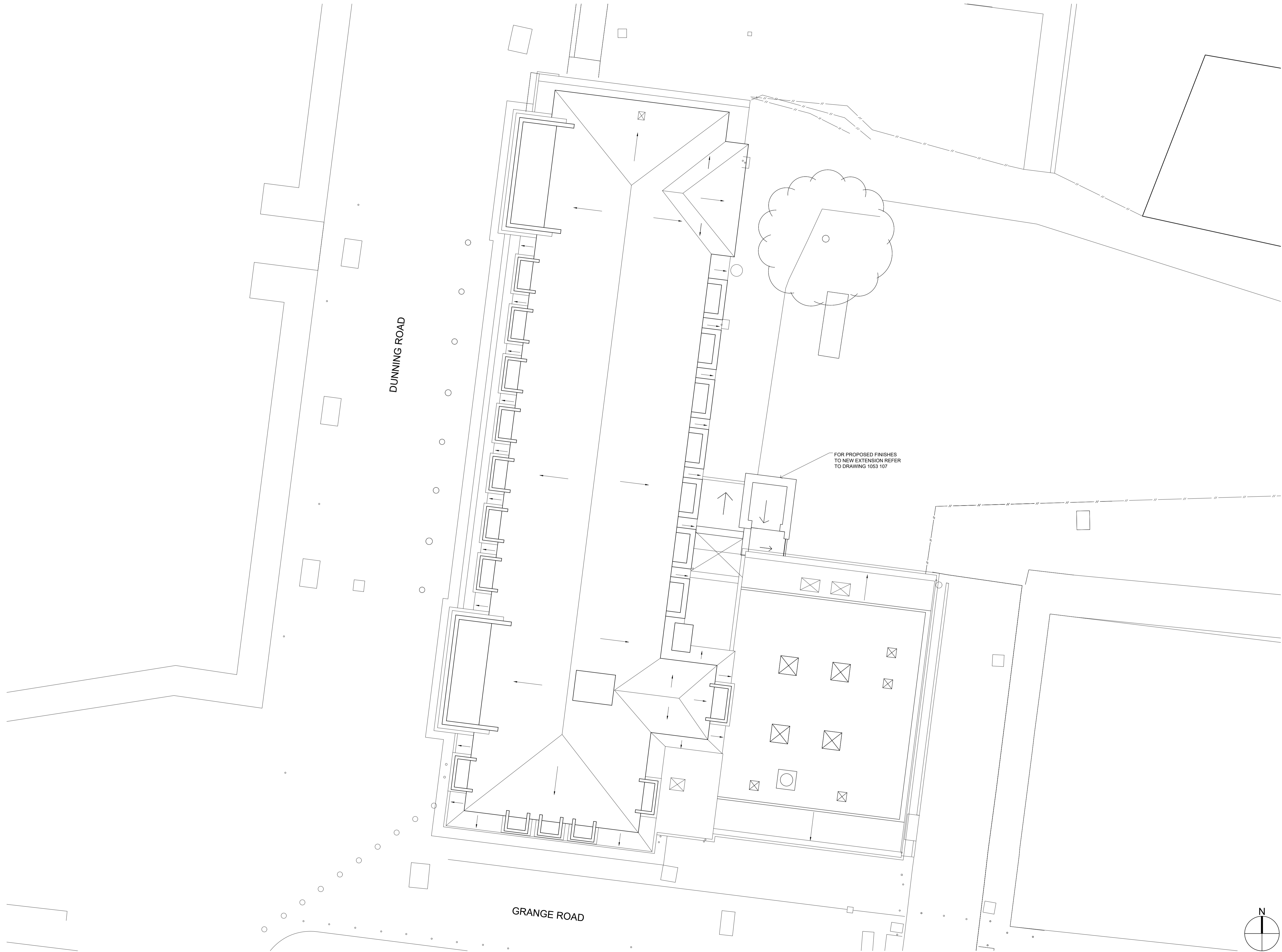
Purpose of issue: LBC/ PLANNING

Drawing No: 1053 001

Rev: A
 Scale: SEE TITLES @ A1
 Date: APRIL 2023
 Drawn: LH
 Checked: IH

East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



PROPOSED SITE PLAN

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:

rev.	date	details
A	08/2023	LBC/ PLANNING ISSUE.



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
SITE PLAN
AS PROPOSED

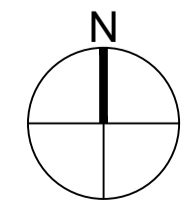
Purpose of issue:
LBC/ PLANNING

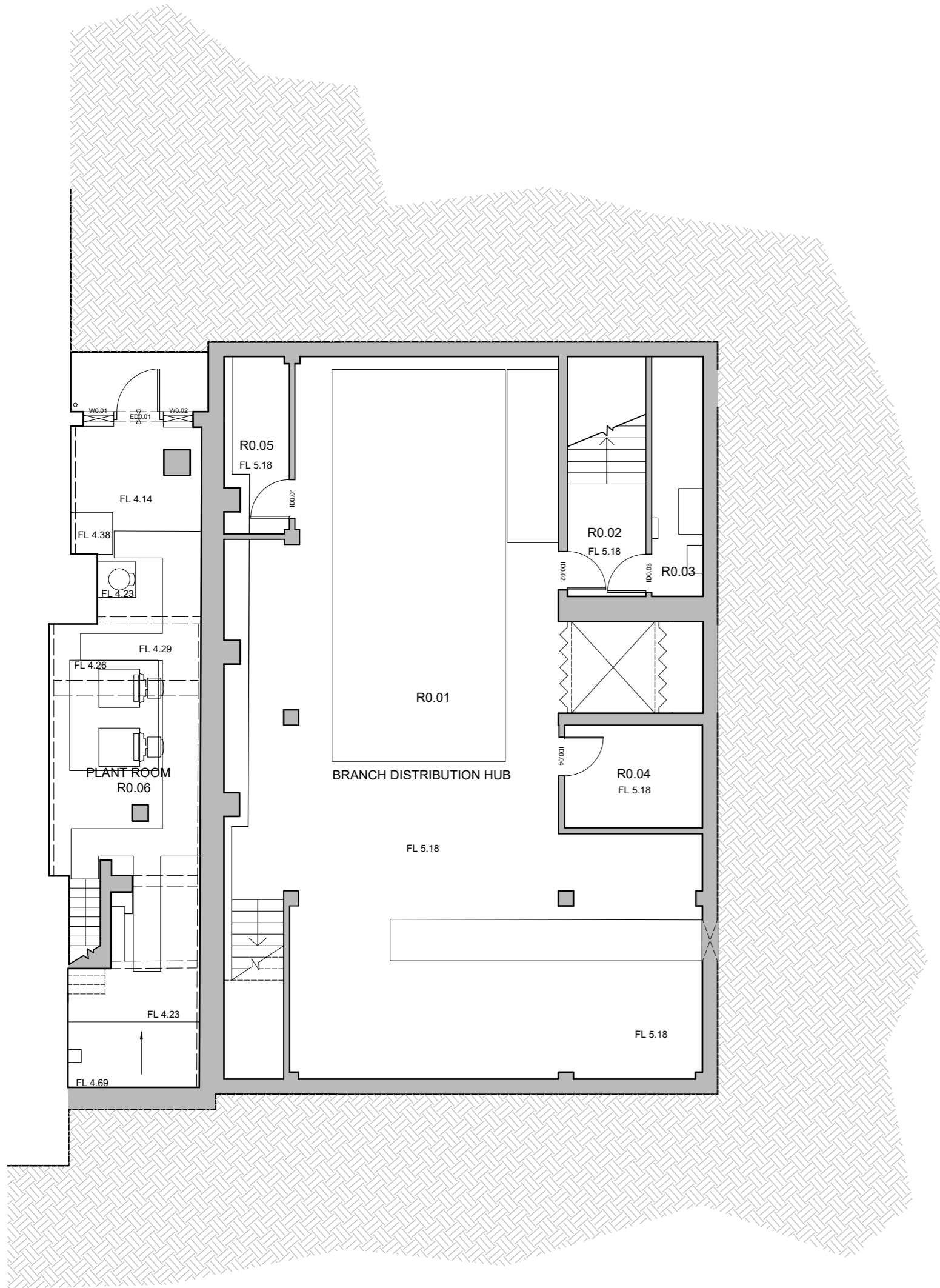
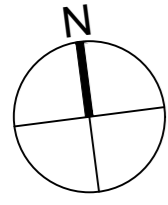
Drawing No:
1053 101

Rev: A
Scale: 1:100 @ A1
Date: APRIL 2023
Drawn: LH
Checked: IH

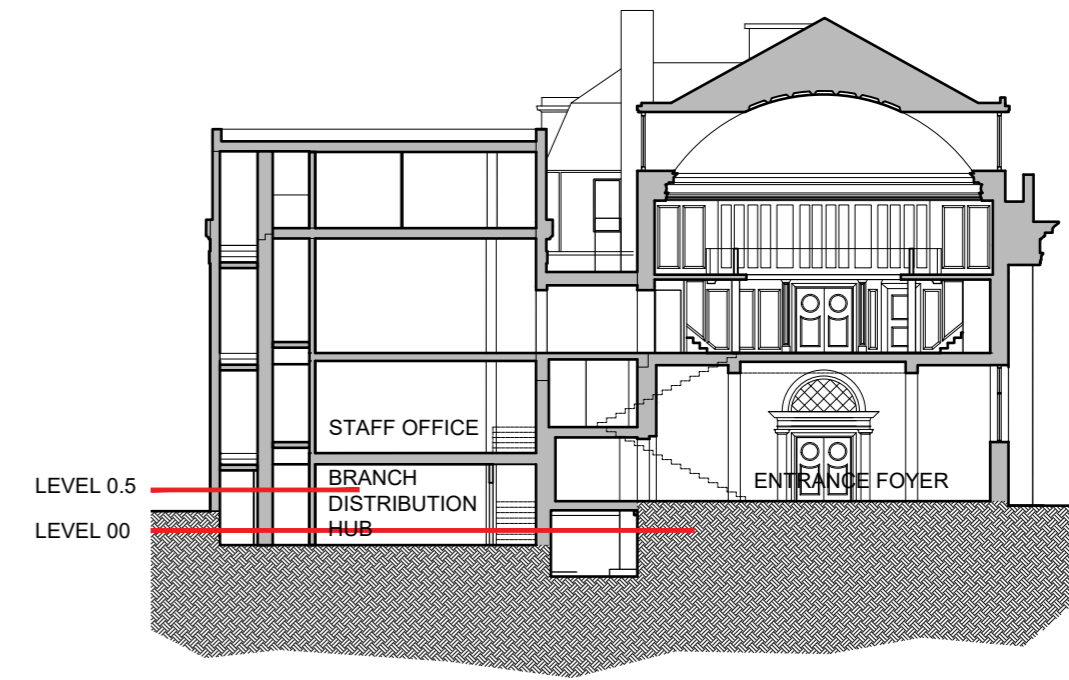
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

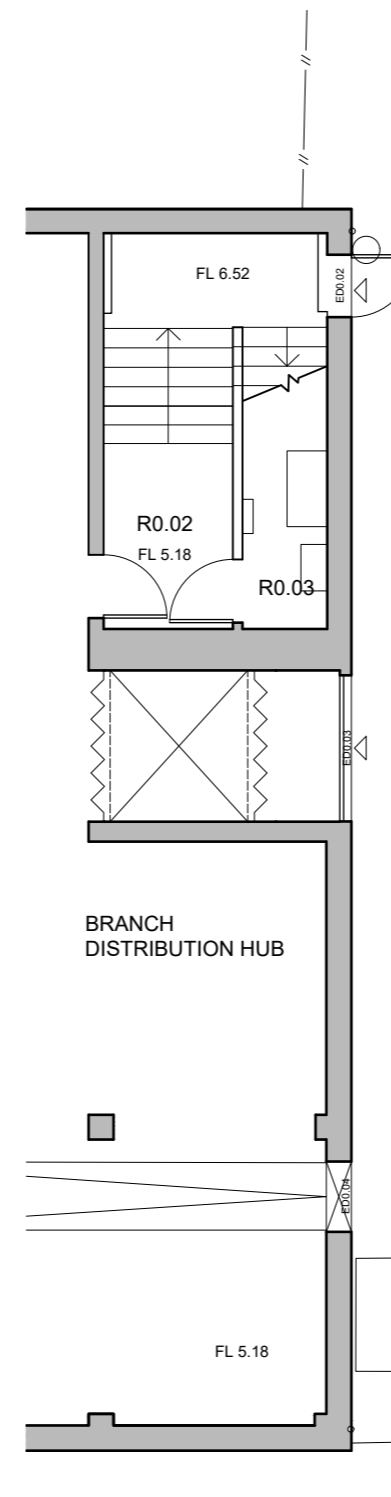




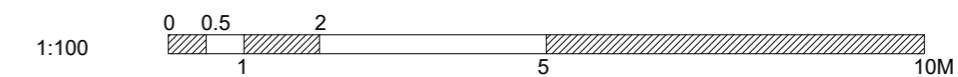
LEVEL 0
BASEMENT



REFERENCE SECTION NTS



LEVEL 0.5
STREET LEVEL ACCESS TO
1970'S BUILDING



NOTES

- 1 DO NOT SCALE FROM THIS DRAWING
- 2 This drawing is the copyright of Mosedale Gillatt.
- 3 All dimensions to be verified on site prior to any shop or site works being commenced.
- 4 Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
- 5 This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
- 6 This drawing must be read in conjunction with the following drawings:

Revisions:

- | rev. | date | details |
|------|------------|-------------------------------|
| A | 05.04.2023 | HATCH ADDED TO EXTERNAL WALLS |
| B | 06.2023 | LBC/ PLANNING ISSUE |



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEVEL 00 & 0.5
AS EXISTING

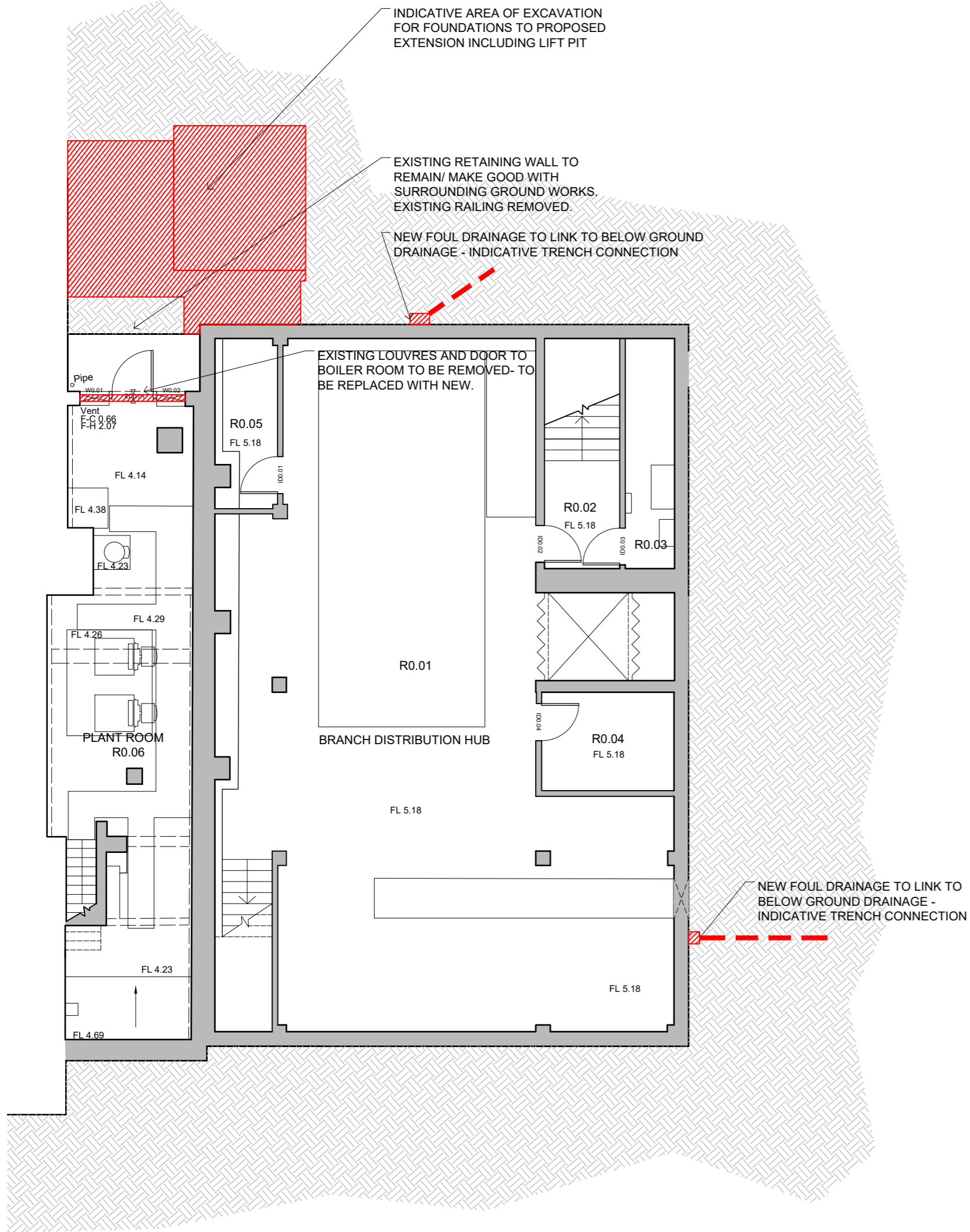
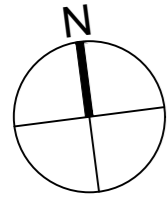
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 005

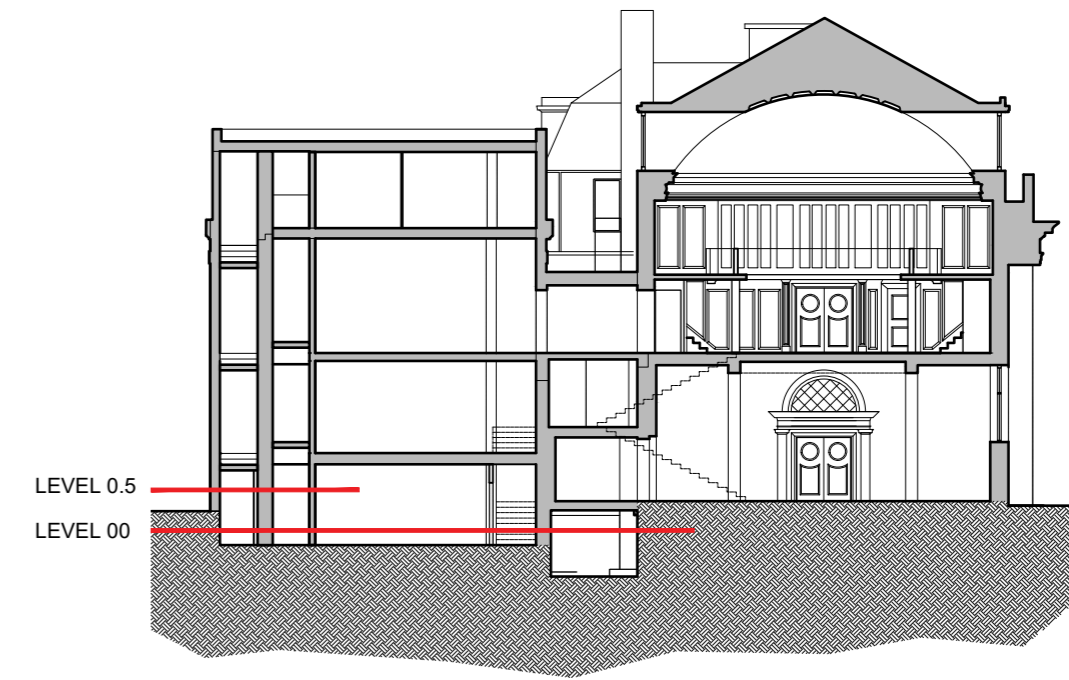
Rev: B
Scale: 1:100 @ A2
Date: 31.01.23
Drawn: SC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

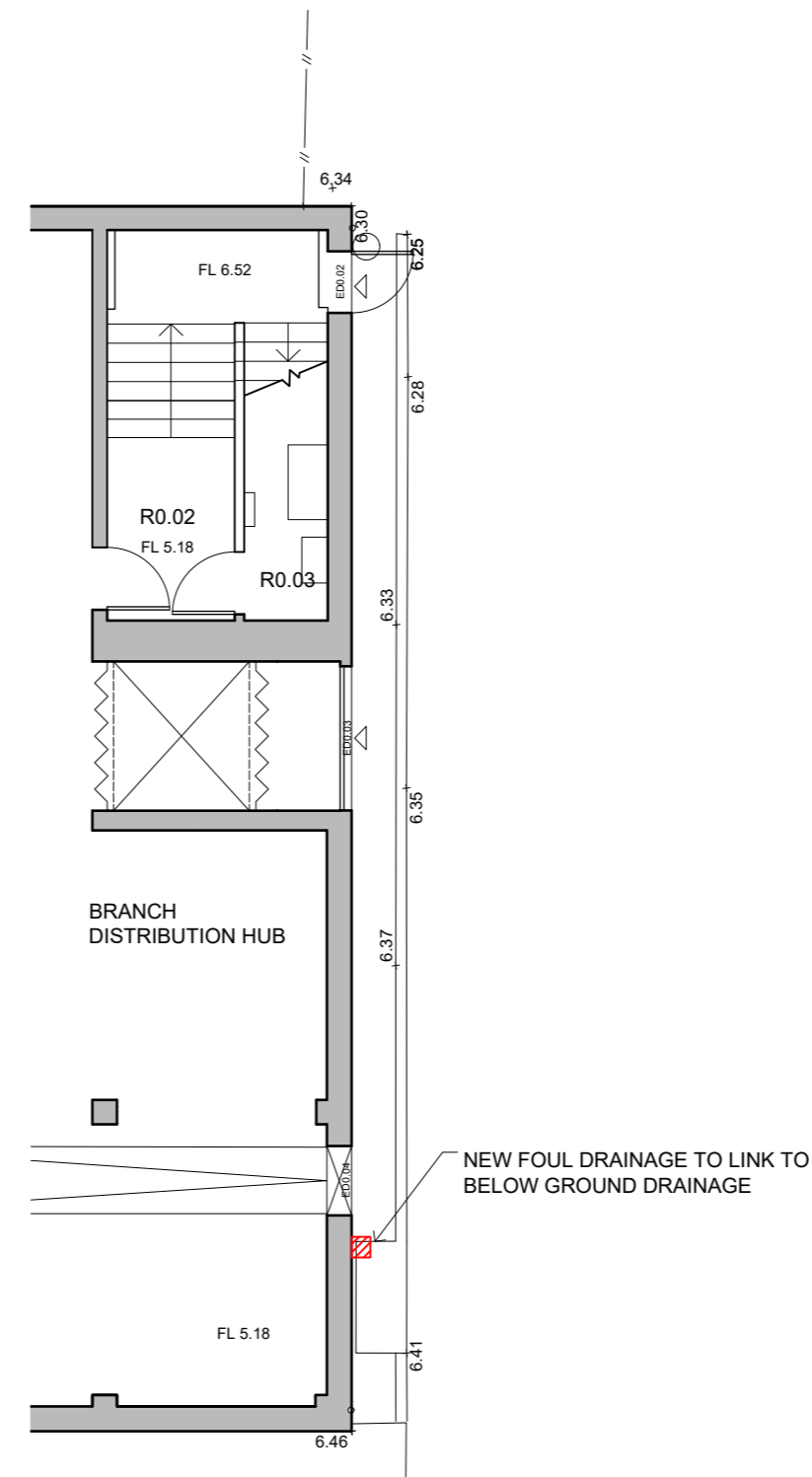
T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



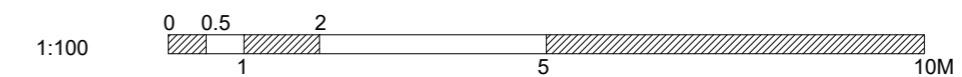
LEVEL 0
BASEMENT



REFERENCE SECTION NTS



LEVEL 0.5
STREET LEVEL ACCESS TO
1970'S BUILDING



- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------------|--------------------------------------------------|
| A | 04.05.2023 | UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES |
| B | 06.2023 | NOTES ADDED. LBC/ PLANNING ISSUE. |



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEVEL 00 & 0.5
DEMOLITIONS + ALTERATIONS

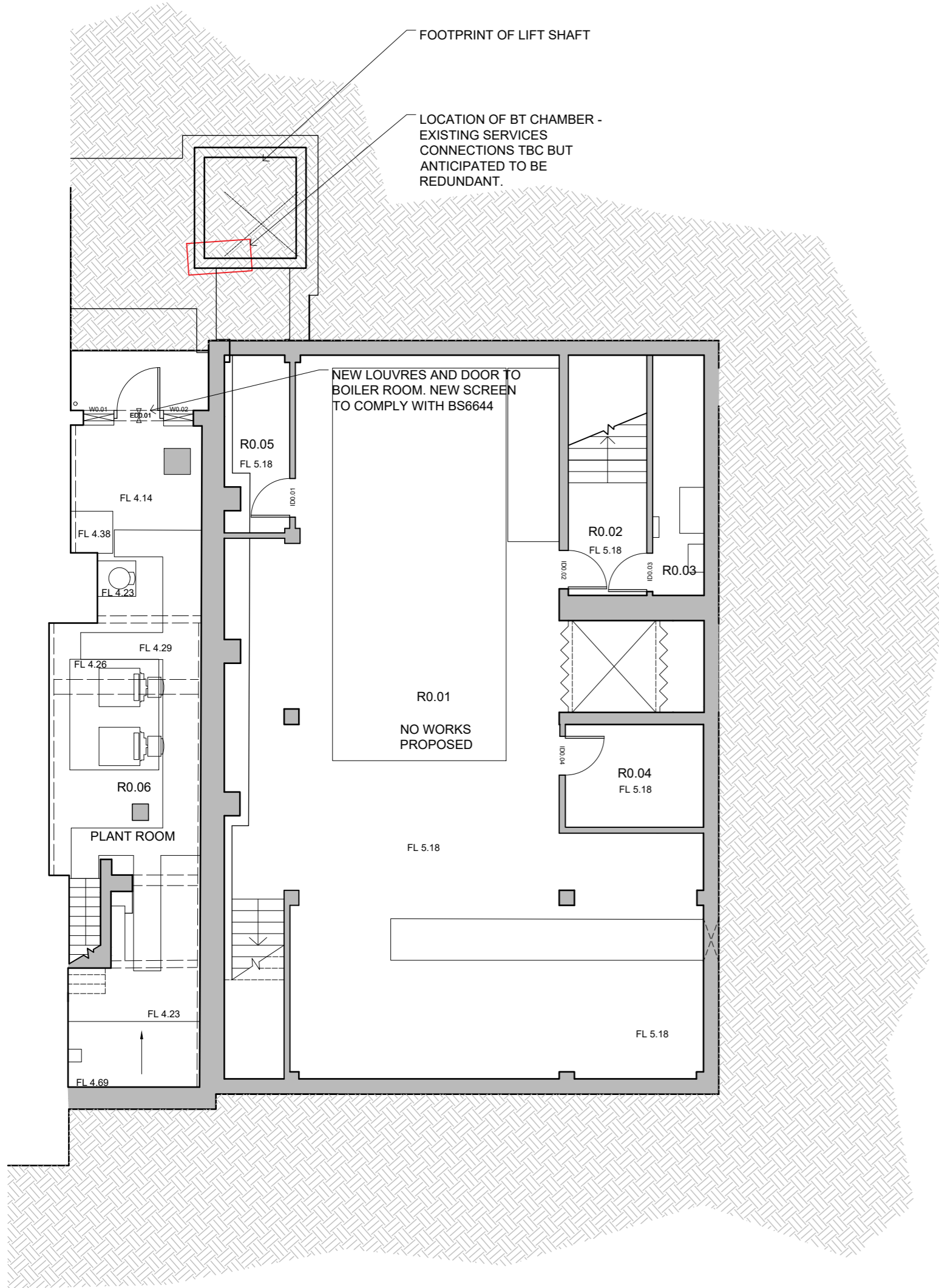
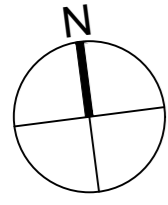
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 025

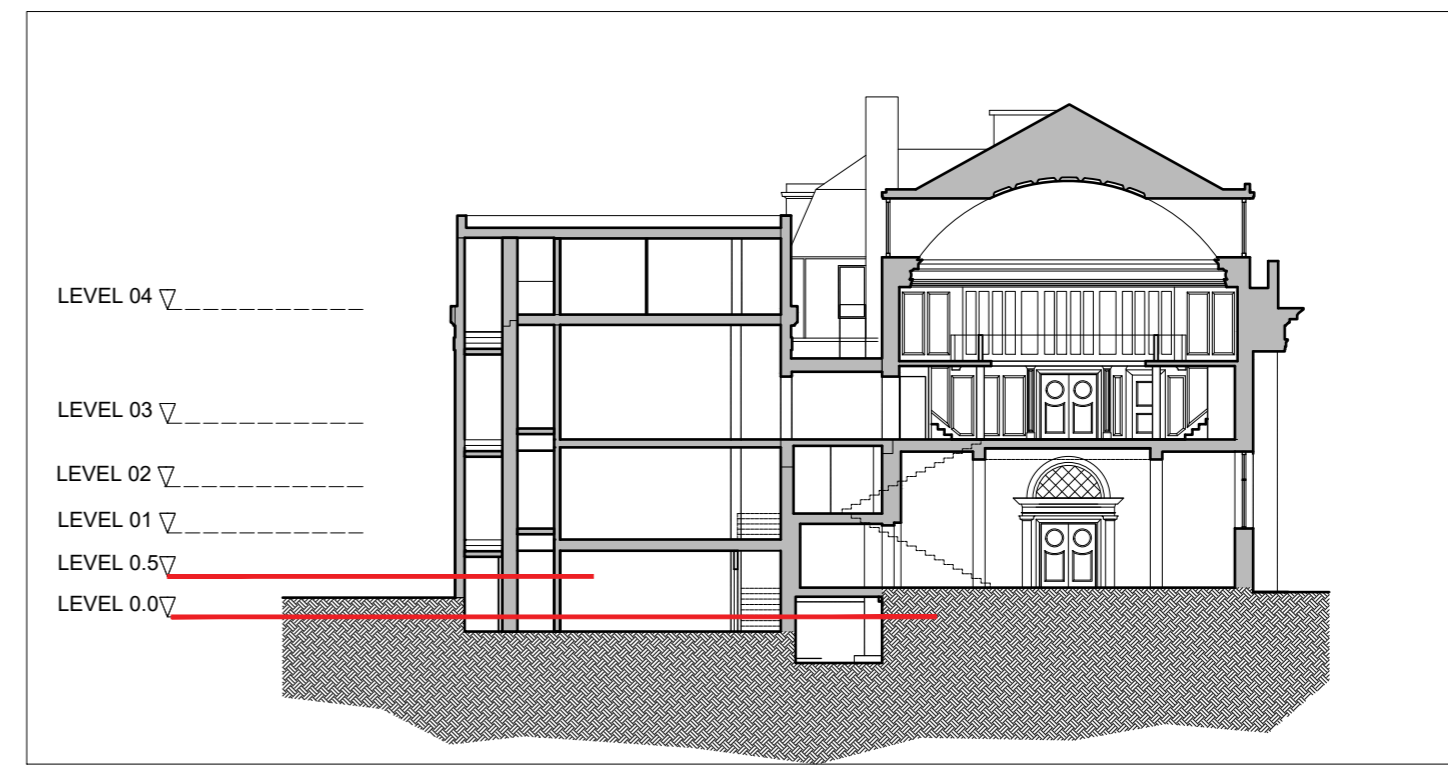
Rev: B
 Scale: 1:100 @ A2
 Date: 31.01.23
 Drawn: SC
 Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

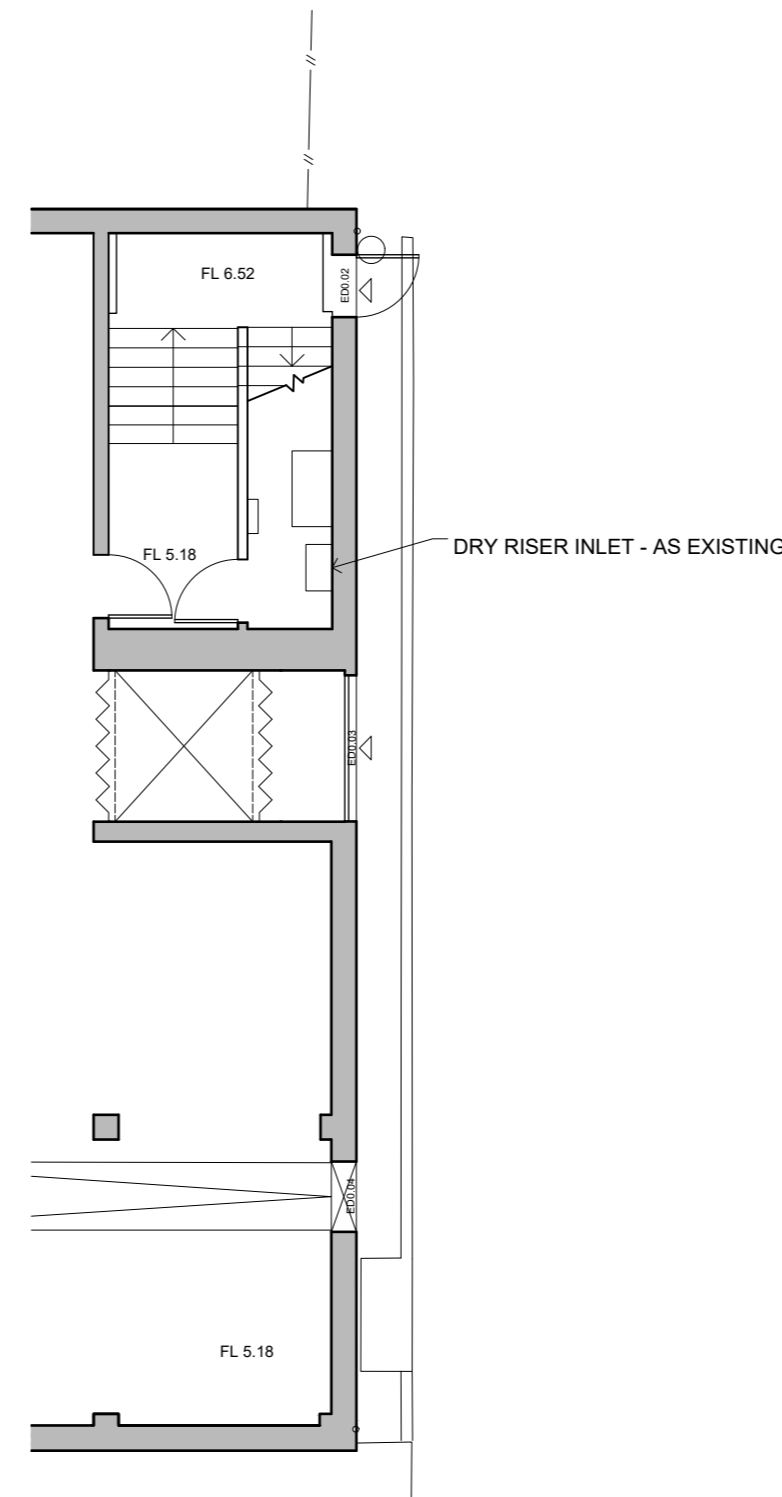
T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



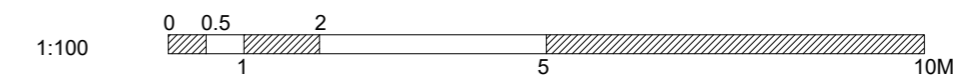
1:100 PROPOSED
LEVEL 0
BASEMENT



REFERENCE SECTION NTS



LEVEL 0.5
STREET LEVEL ACCESS TO
1970'S BUILDING



- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------------|------------------------------------------------------------------------|
| A | 03.23 | LIFT DETAIL UPDATED |
| B | 05.04.2023 | AMENDMENTS FOLLOWING CLIENT MEETING. ROOM/ DOOR/ WINDOW NUMBERS ADDED. |
| C | 04.05.2023 | NOTES UPDATED. |
| D | 06.2023 | LBC/ PLANNING ISSUE. |



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEVEL 00 & 0.5
PROPOSED

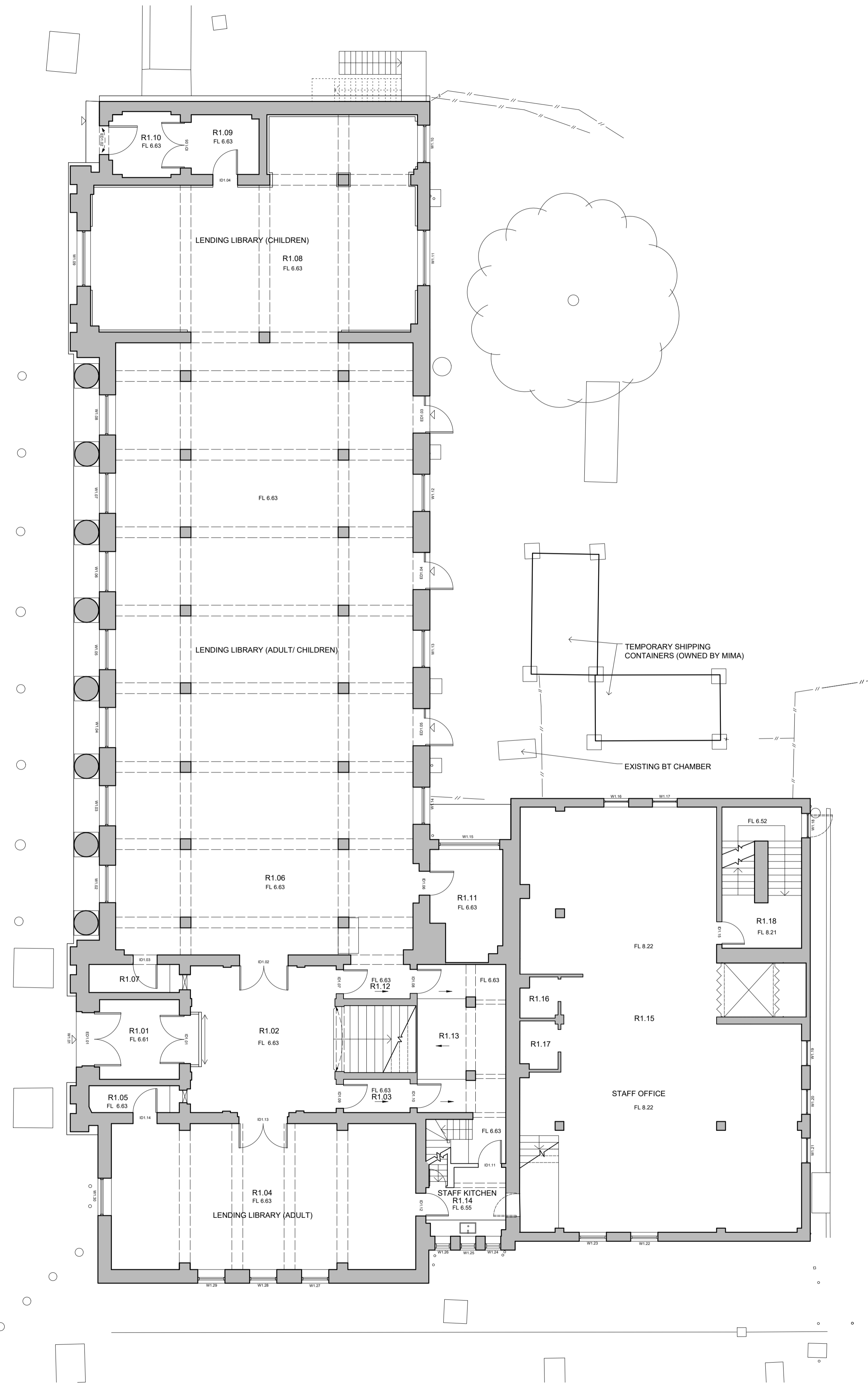
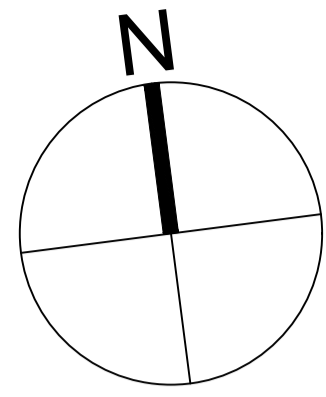
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 105

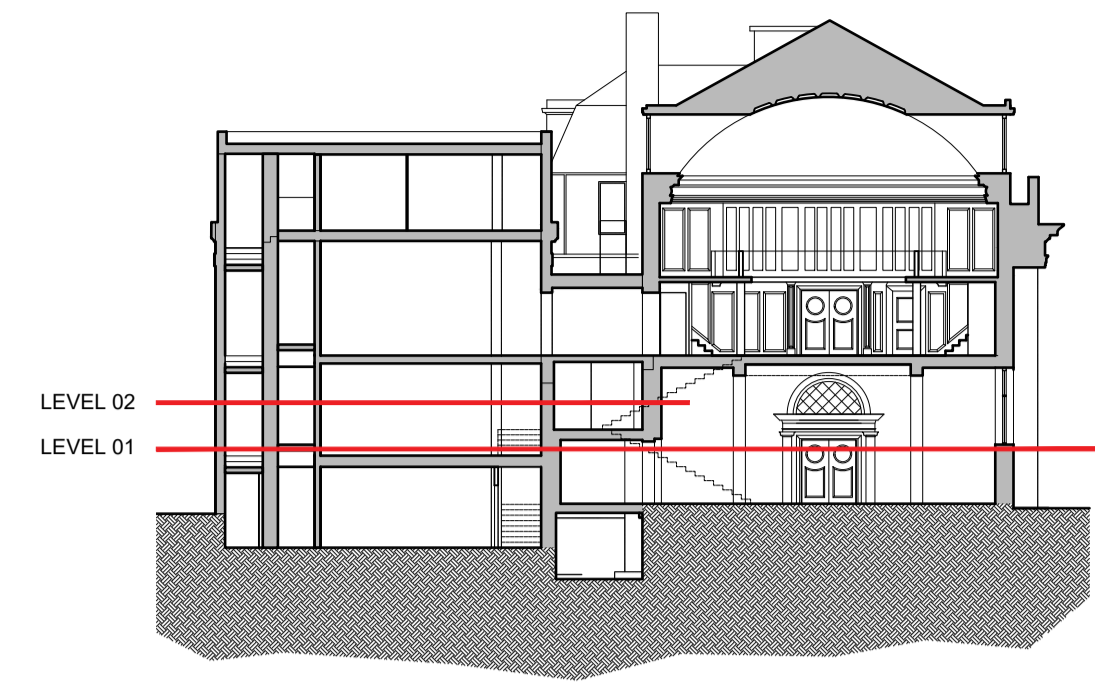
Rev: D
Scale: 1:100 @ A2
Date: 31.01.23
Drawn: SC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



EXISTING LEVEL 01 PLAN

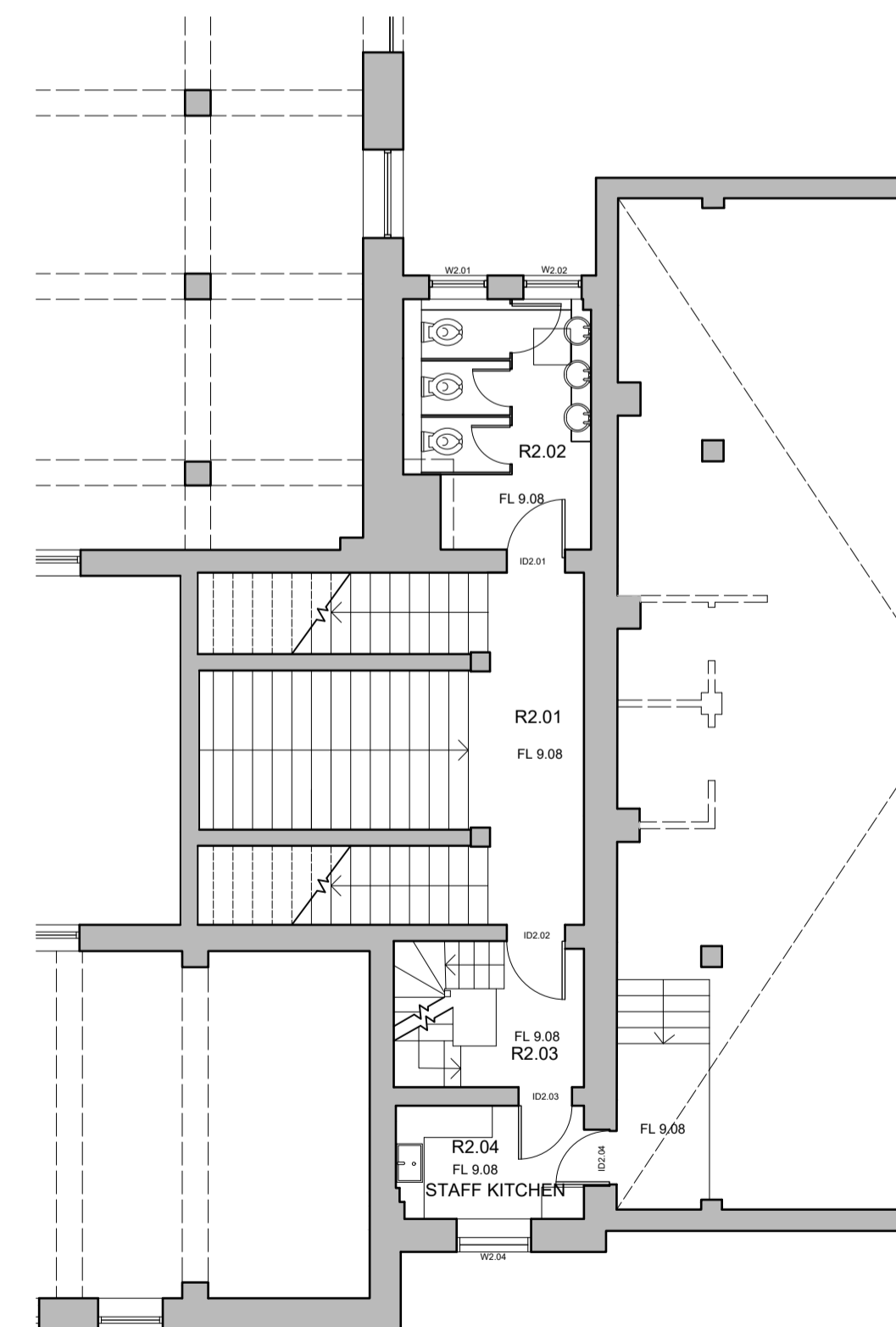


REFERENCE SECTION NTS

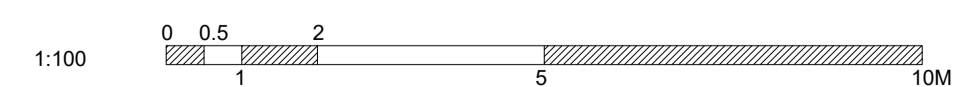
- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:

Revisions:

rev.	date	details
A	05.04.2023	HATCH ADDED TO EXTERNAL WALLS
B	06.2023	LBC/ PLANNING ISSUE



EXISTING LEVEL 02 PLAN



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEVEL 01 & 02
AS EXISTING

Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 006

Rev: B

Scale: 1:100 @ A1

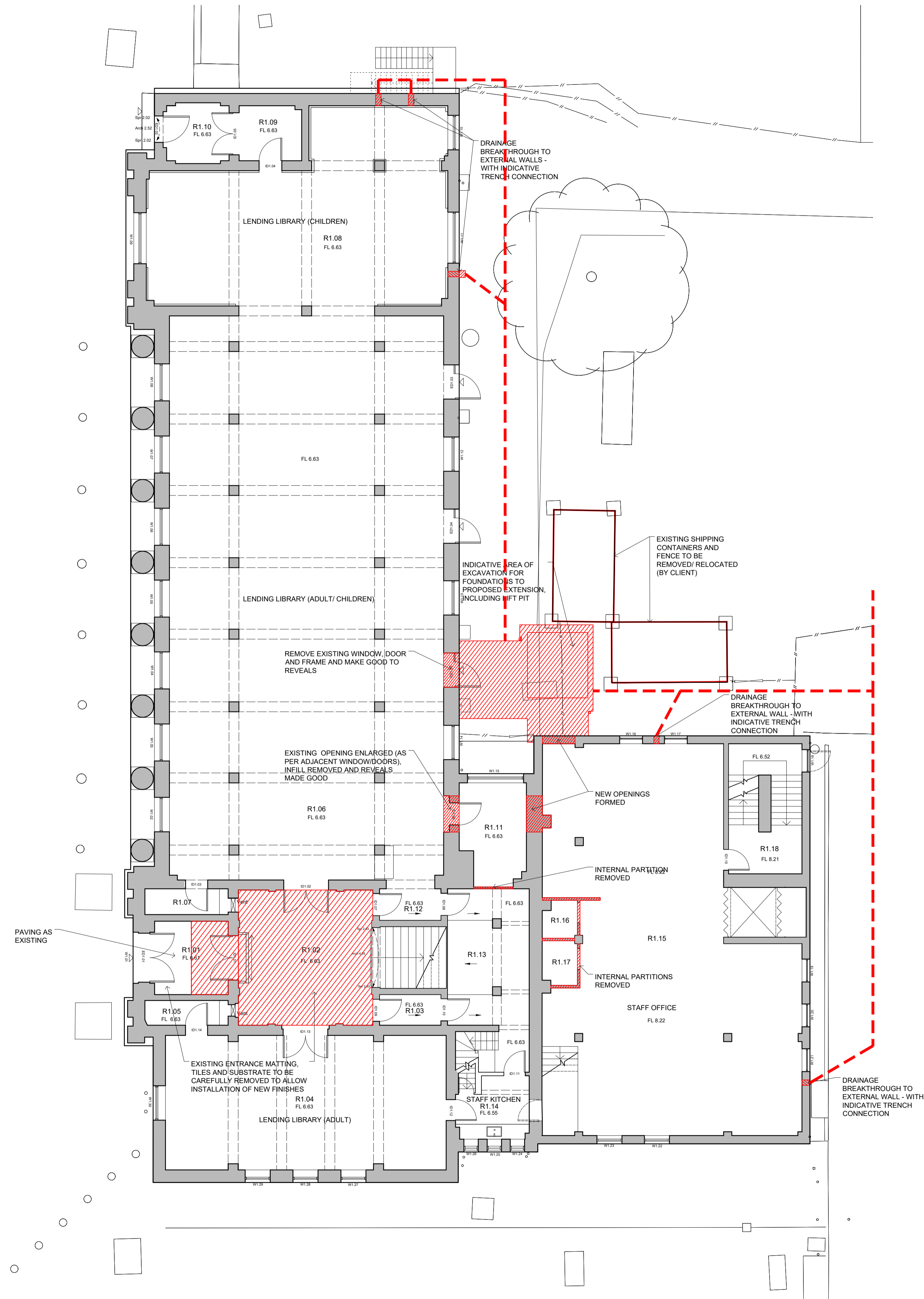
Date: 31.01.23

Drawn: SGC

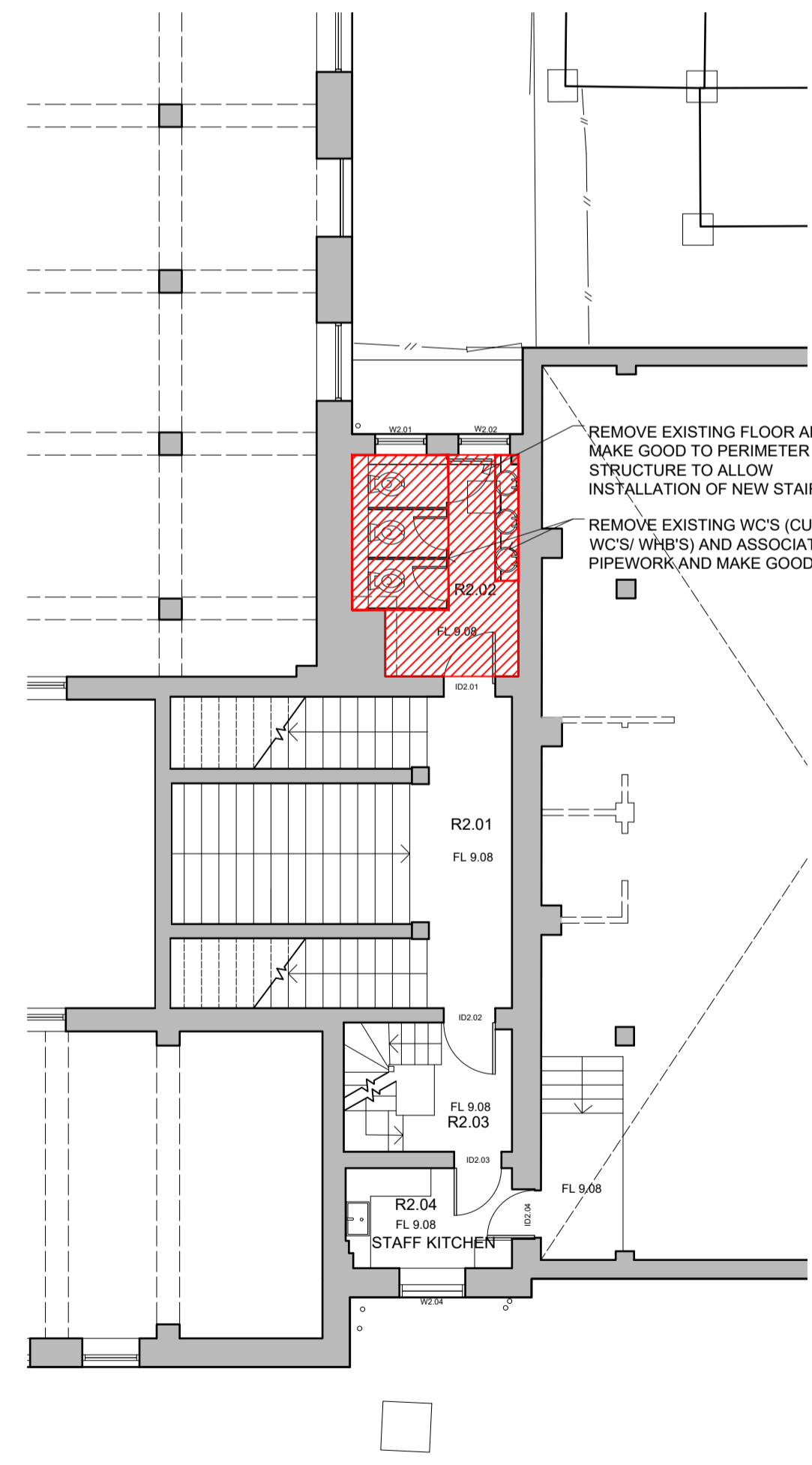
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

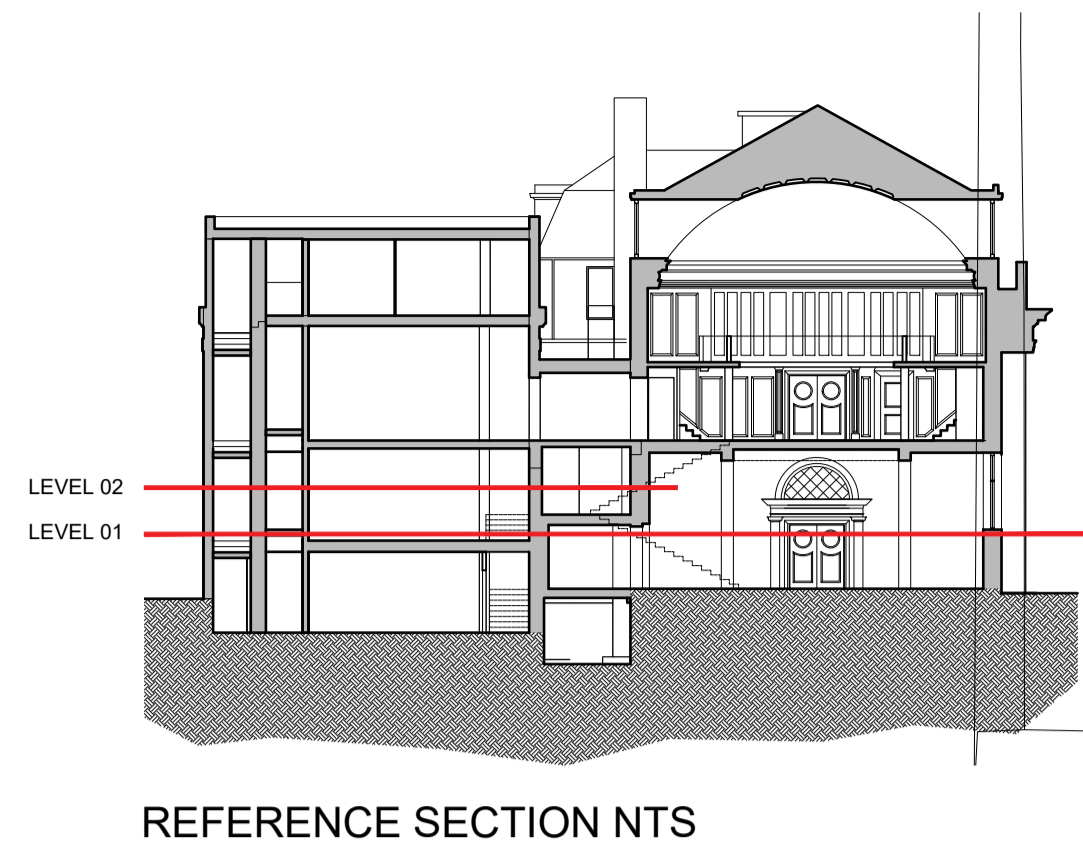
T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



LEVEL 01 PLAN - DEMS + ALTS



LEVEL 02 PLAN - DEMS + ALTS



REFERENCE SECTION NTS

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:

Revisions:
rev. date details

- A 04.05.2023 UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES.
- B 06.2023 LBC/ PLANNING ISSUE.



Chartered Architects & Interior Designers

Client: MIDDLESBROUGH COUNCIL

Project: MIDDLESBROUGH CENTRAL LIBRARY

Title: LEVEL 01 & 02 DEMOLITIONS + ALTERATIONS

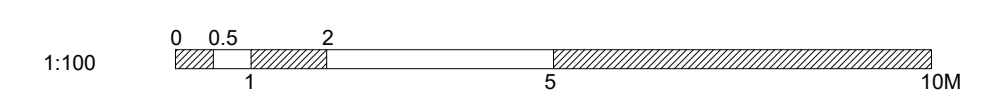
Purpose of issue: LBC/ PLANNING

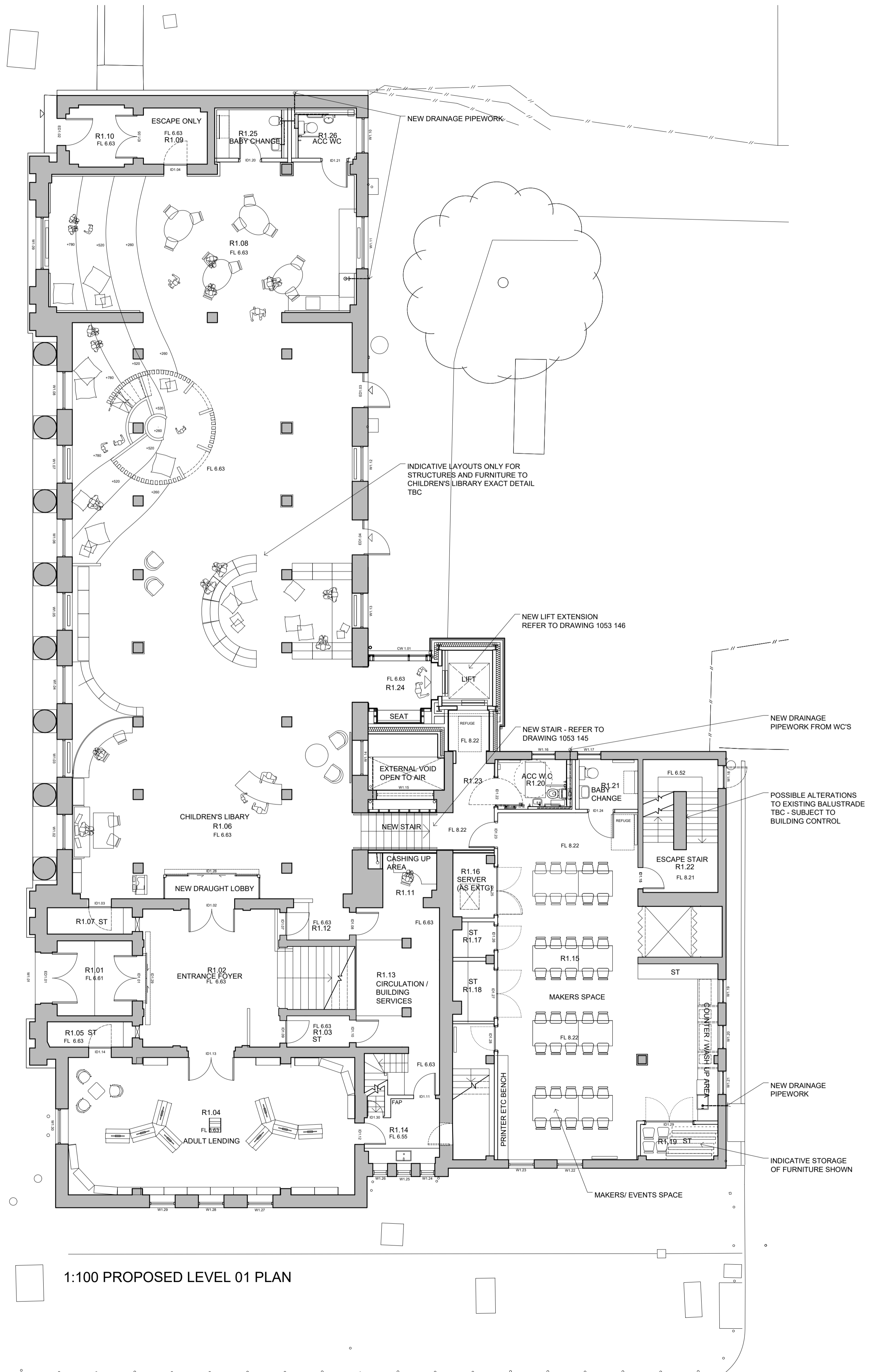
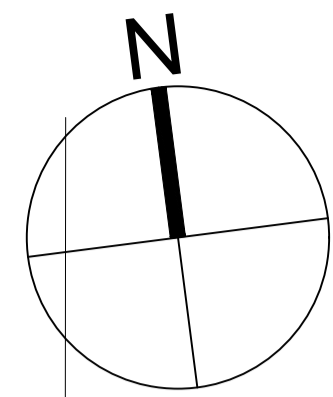
Drawing No: 1053 026

Rev: B
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SC
Checked: IH

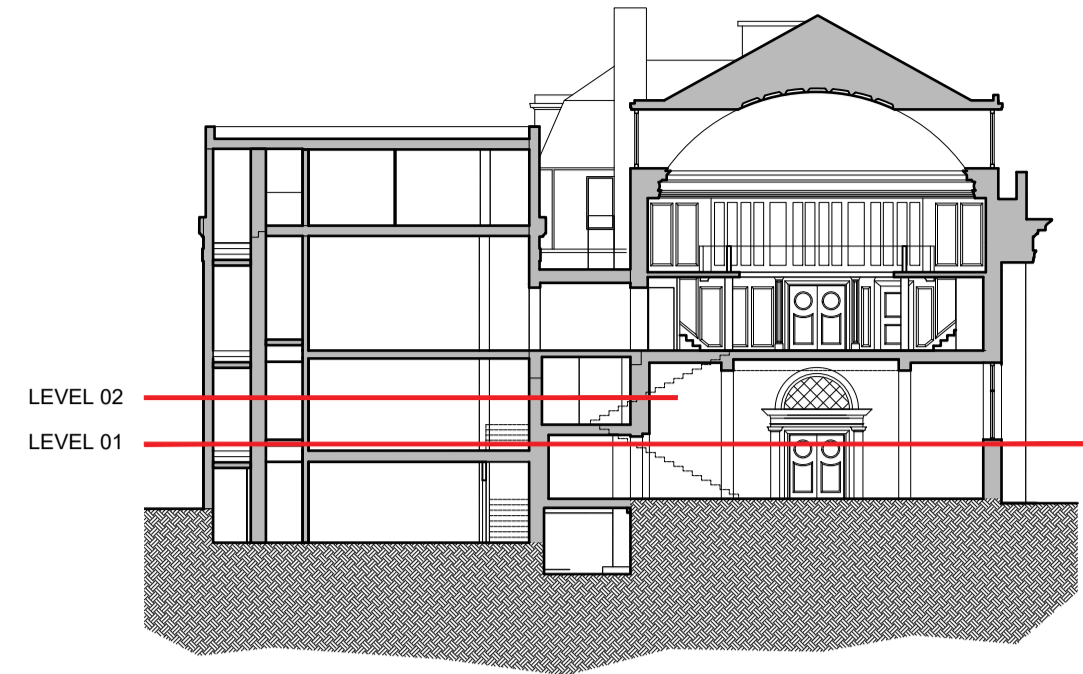
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



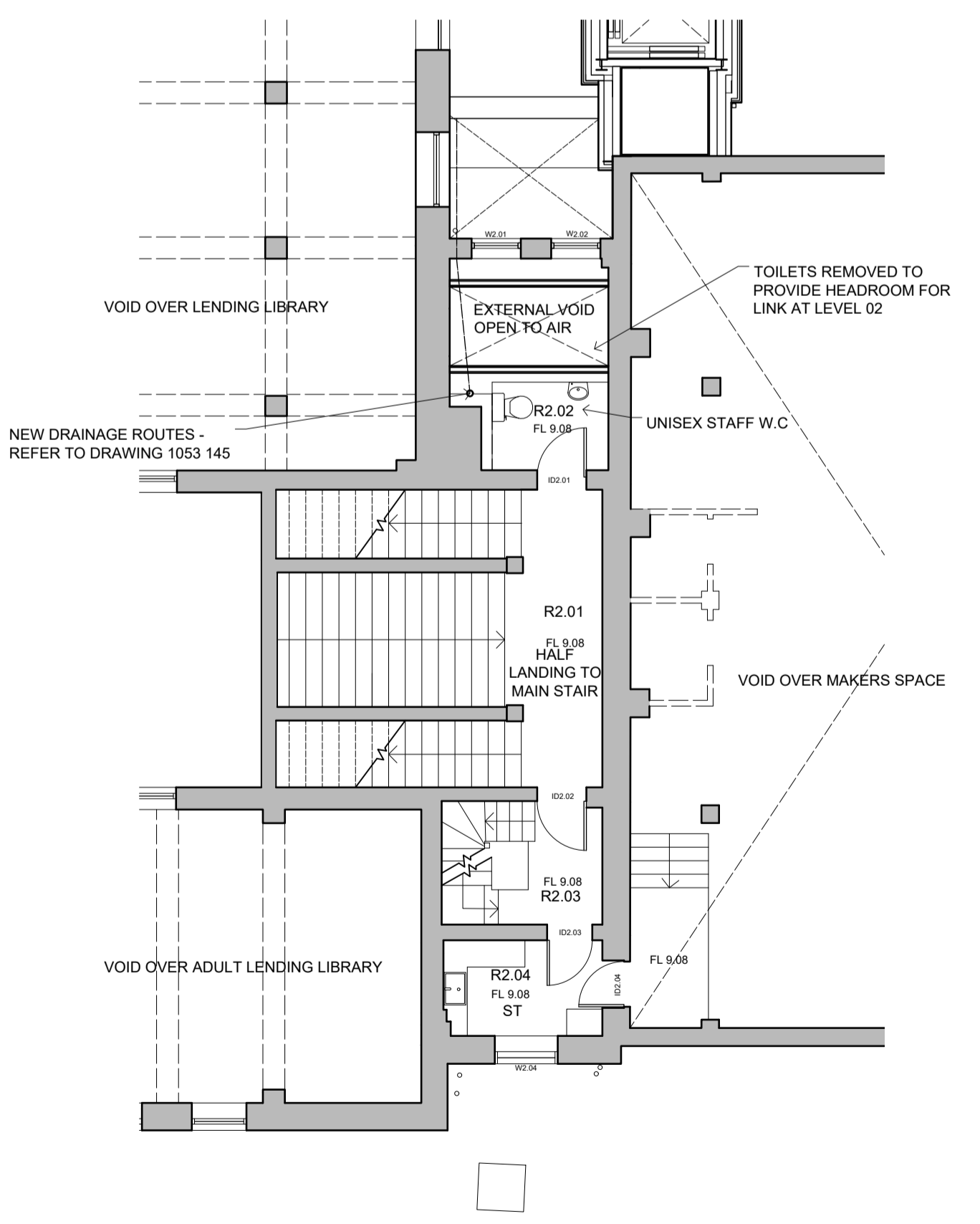


1:100 PROPOSED LEVEL 01 PLAN



REFERENCE SECTION NTS

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------------|----------------------------------------------------------------------|
| A | 02.2023 | DETAIL ADDED TO LIFT. NOTES ADDED |
| B | 03.2023 | INTERNAL LAYOUTS ADDED, ROOM NUMBERING. UPDATES TO LIFT DETAIL |
| C | 05.04.2023 | AMENDMENTS FOLLOWING CLIENT MEETING. ROOM DOOR WINDOW NUMBERS ADDED. |
| D | 04.05.2023 | NOTES UPDATED. |
| E | 06.2023 | UPDATES TO CHILDREN'S LIBRARY LAYOUTS |
| F | 06.2023 | LBC/ PLANNING ISSUE |



1:100 PROPOSED LEVEL 02 PLAN



Chartered Architects & Interior Designers

Client: MIDDLESBROUGH COUNCIL

Project: MIDDLESBROUGH CENTRAL LIBRARY

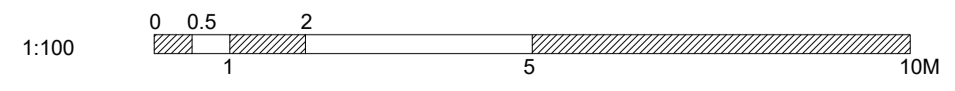
Title: LEVEL 01 & 02 PROPOSED

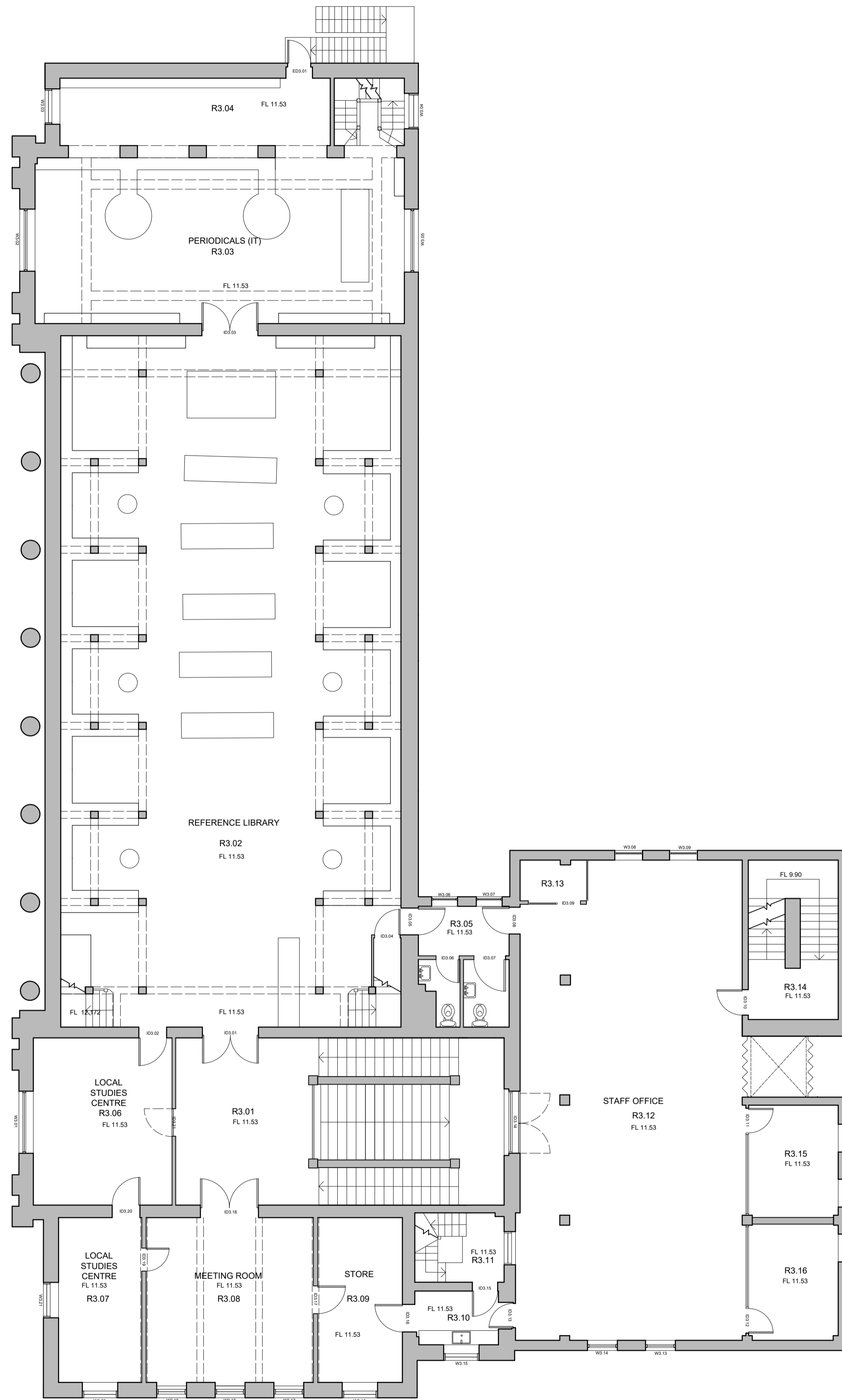
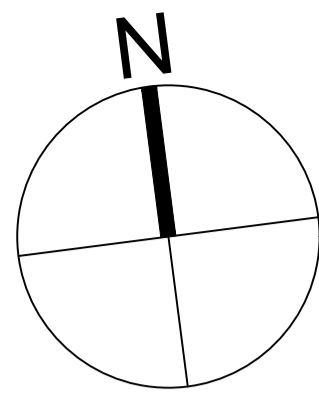
Purpose of issue: LBC/ PLANNING
Drawing No: 1053 106

Rev: F
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SC
Checked: IH

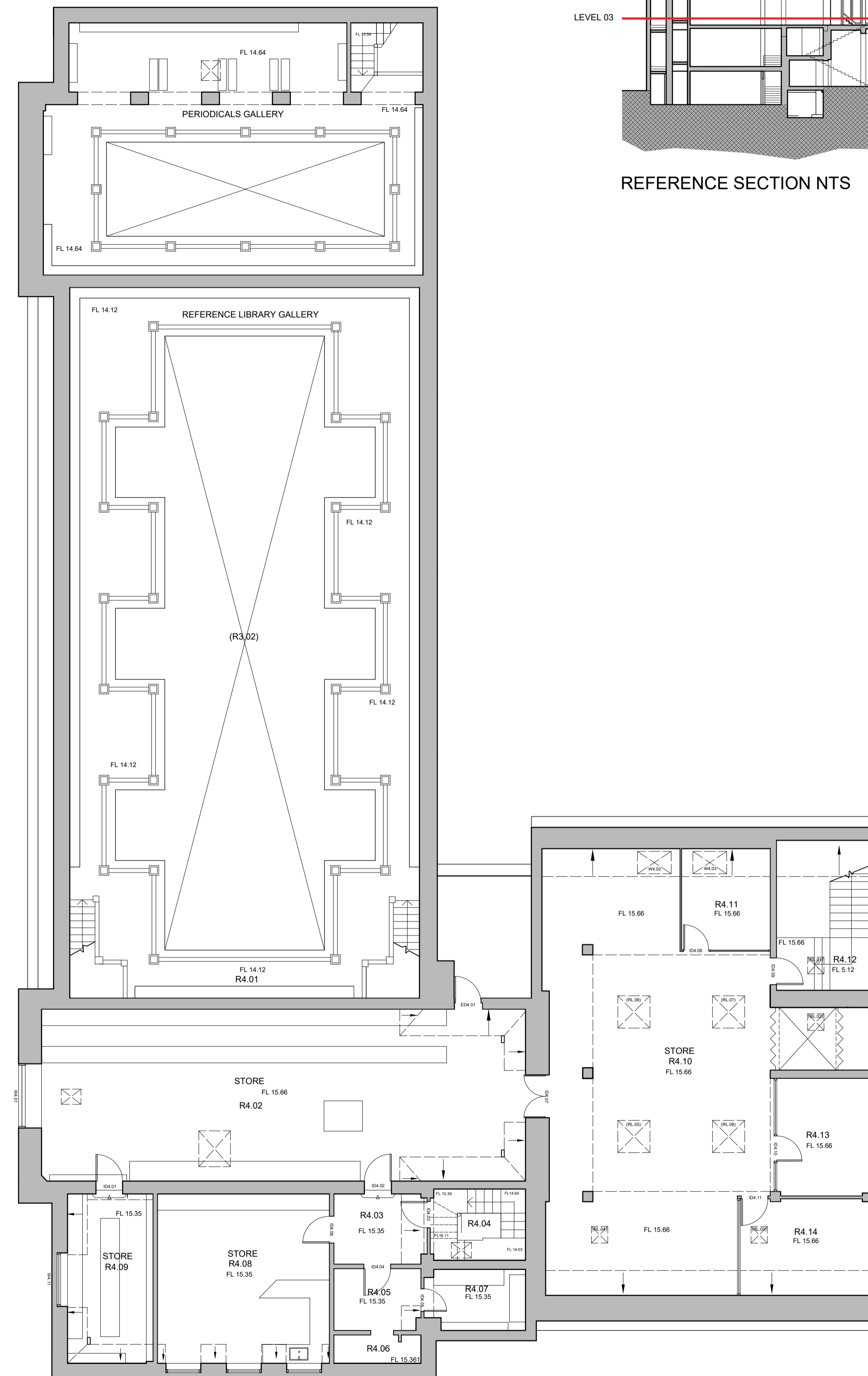
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

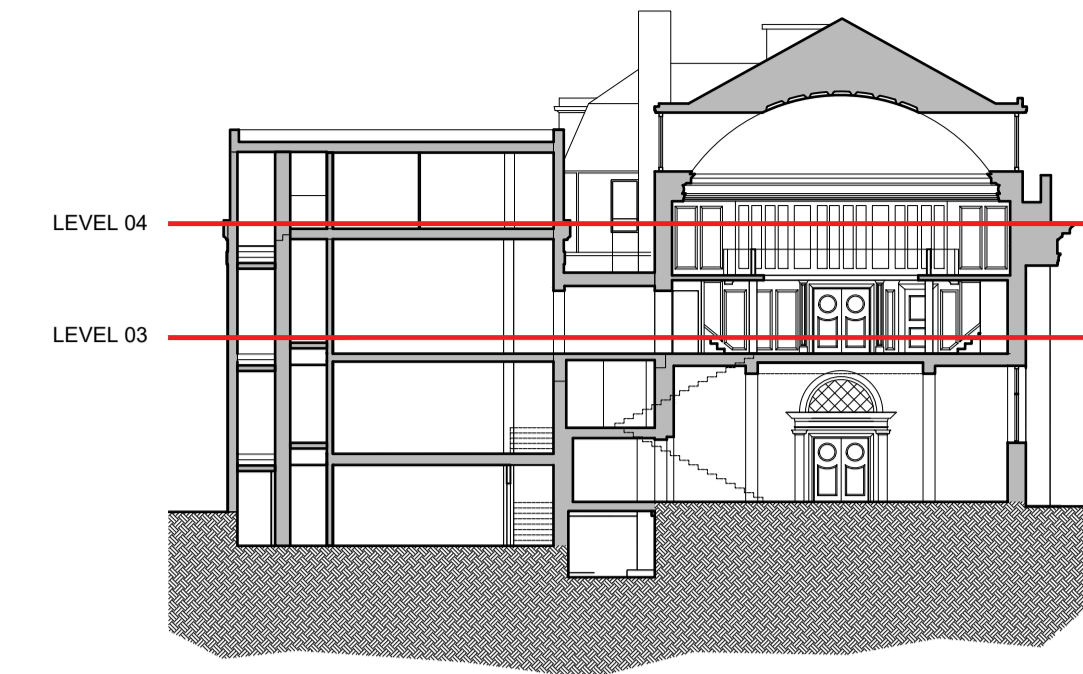




LEVEL 03



LEVEL 04



REFERENCE SECTION NTS

- NOTES**
- 1 DO NOT SCALE FROM THIS DRAWING
 - 2 This drawing is the copyright of Mosedale Gillatt.
 - 3 All dimensions to be verified on site prior to any shop or site works being commenced.
 - 4 Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - 5 This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
 - 6 This drawing must be read in conjunction with the following drawings:

Revisions:

rev.	date	details
A	05.04.2023	HATCH ADDED TO EXTERNAL WALLS
B	06.2023	LBC/ PLANNING ISSUE



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
LEV 03 & 04
AS EXISTING

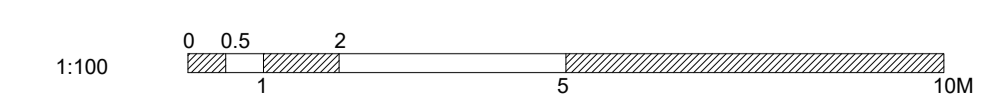
Purpose of issue:
LBC/ PLANNING

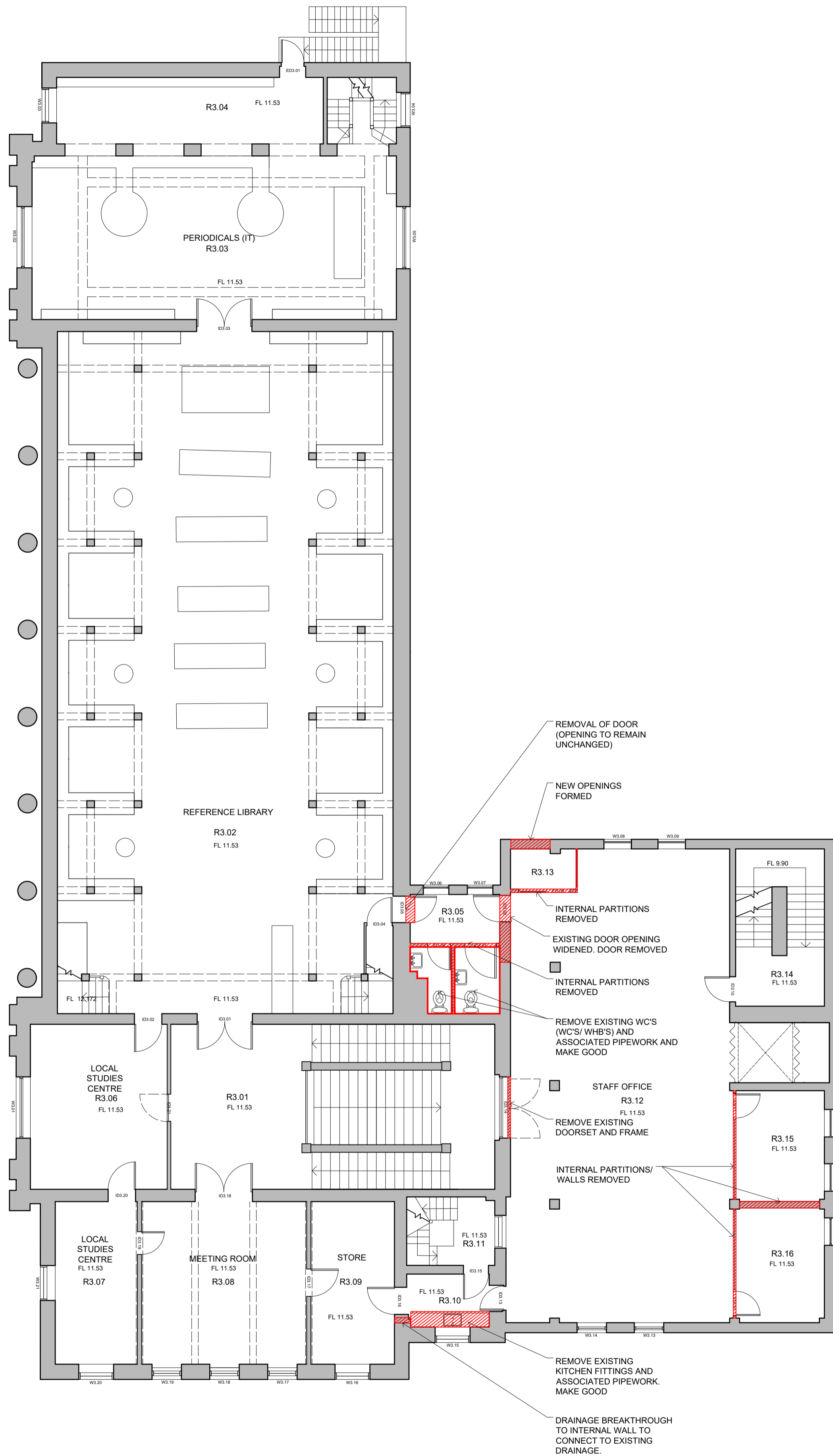
Drawing No:
1053 007

Rev: B
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SGC
Checked: IH

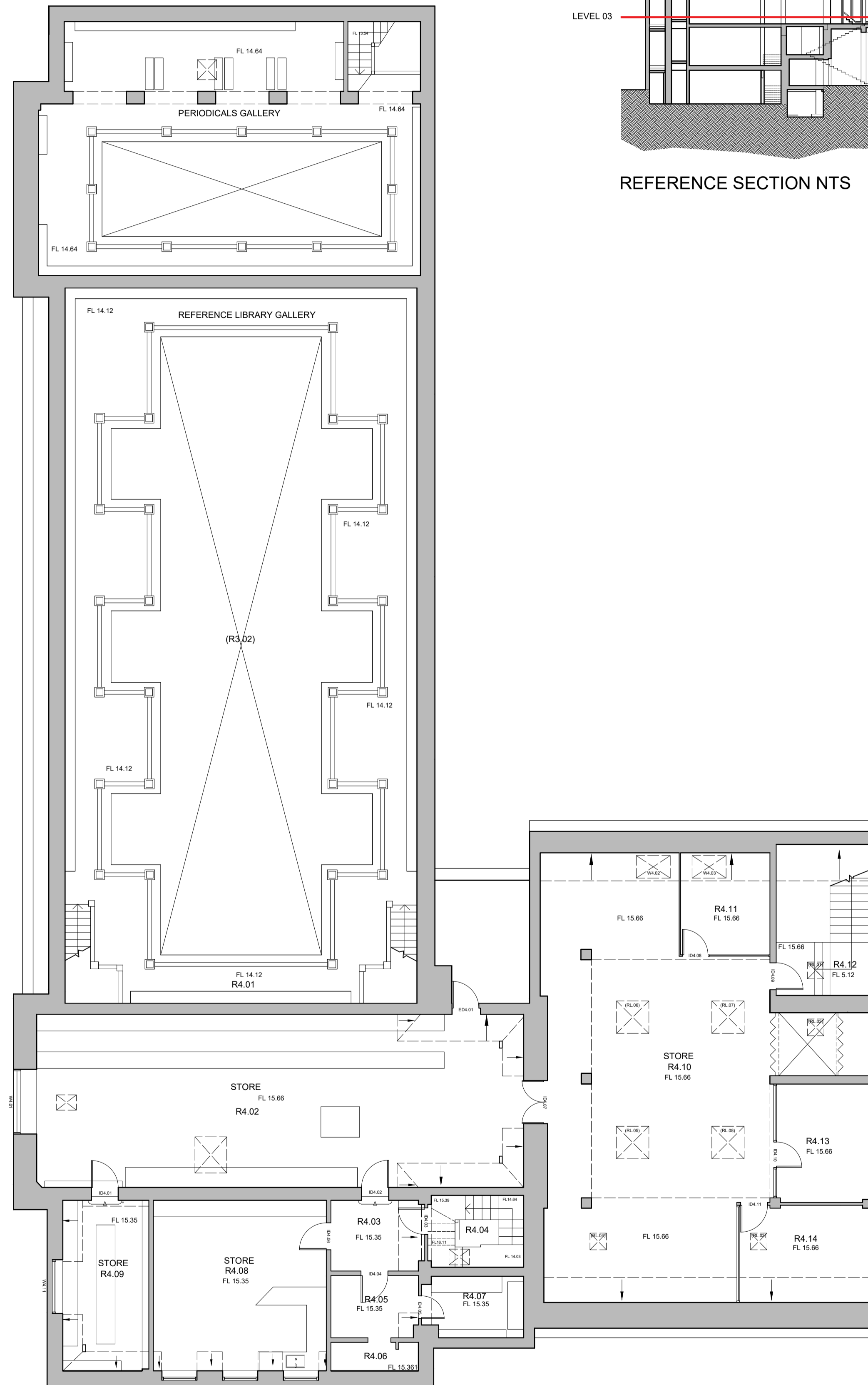
East Lodge
Jasmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

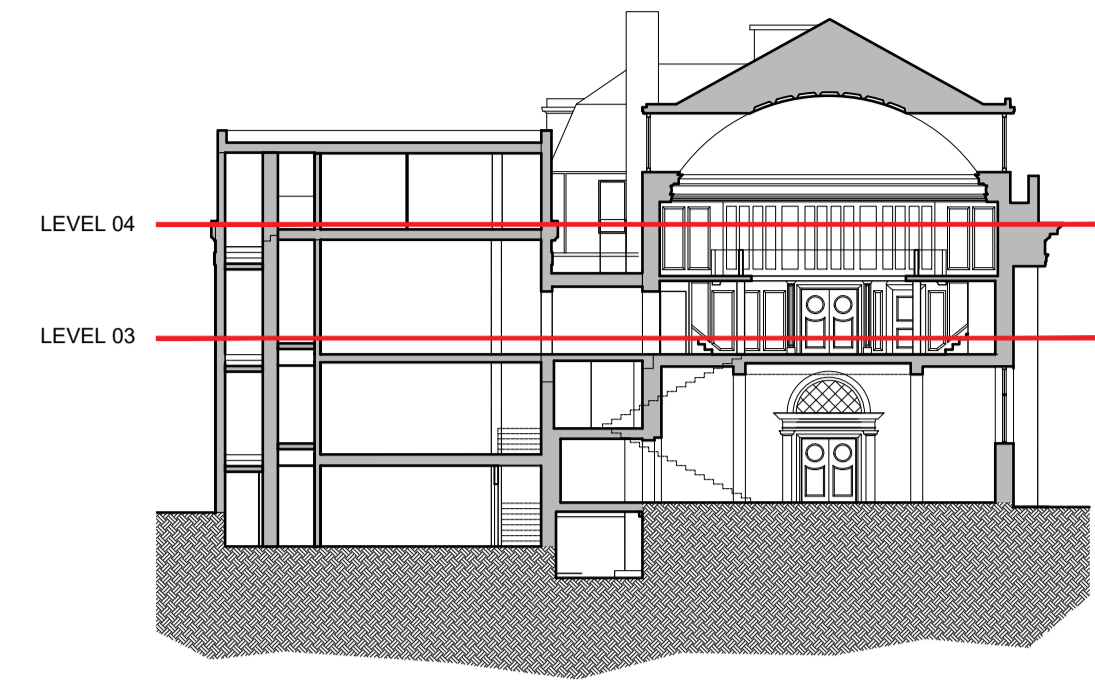




LEVEL 03 - DEMS + ALTS



LEVEL 04 - DEMS + ALTS - NO WORKS PROPOSED



REFERENCE SECTION NTS

NOTES

- DO NOT SCALE FROM THIS DRAWING
- This drawing is the copyright of Mosedale Gillatt.
- All dimensions to be verified on site prior to any shop or site works being commenced.
- Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
- This drawing is to be read in conjunction with relevant consultant's and specialist's drawings.
- This drawing must be read in conjunction with the following drawings:

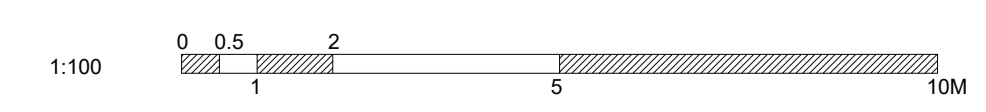
Revisions:

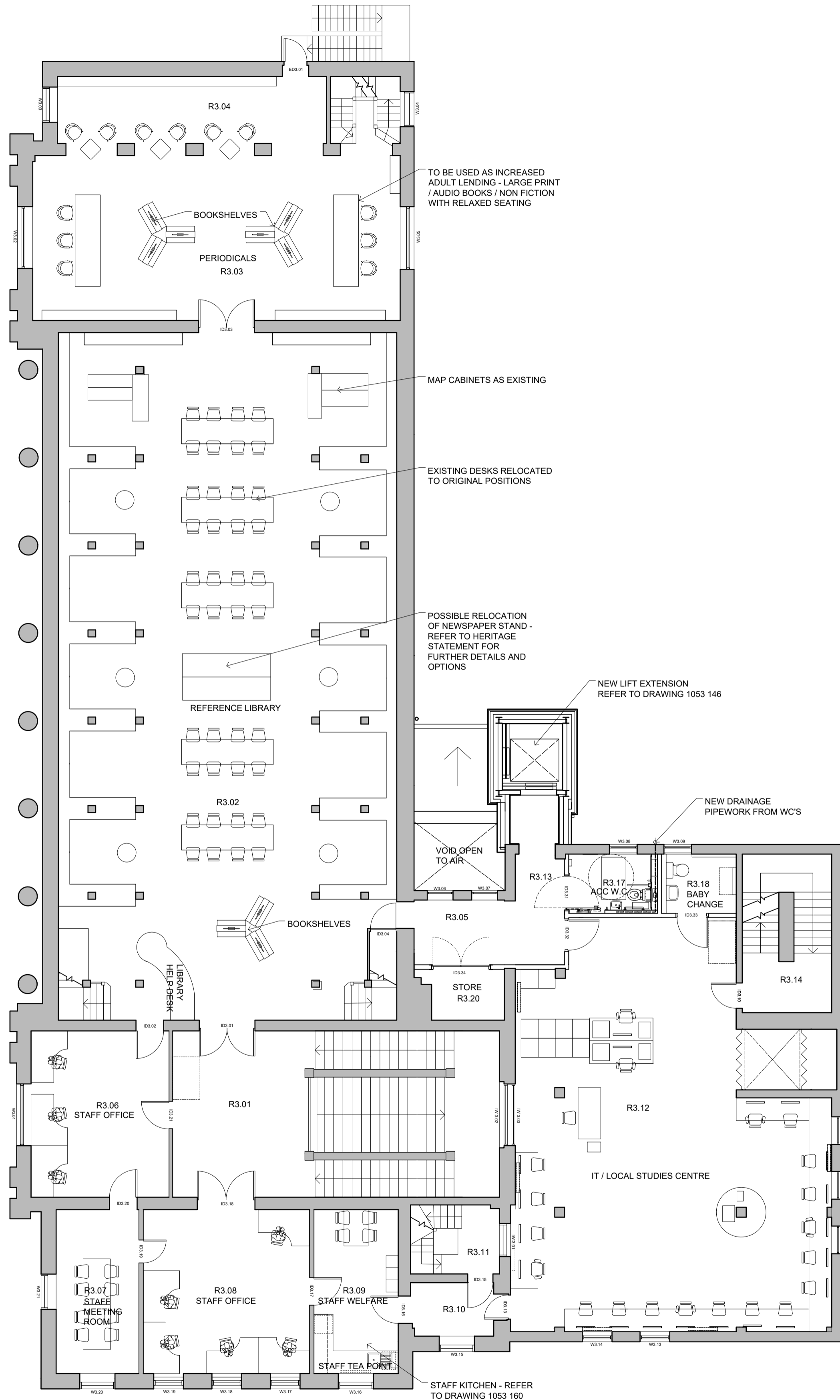
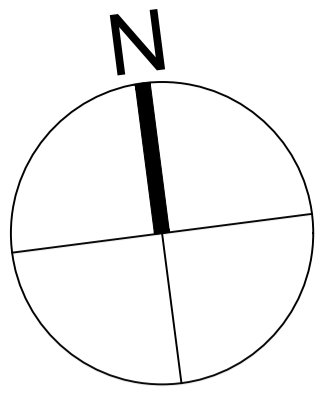
rev.	date	details
A	04.05.2023	UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES.
B	06.2023	LBC/ PLANNING ISSUE.



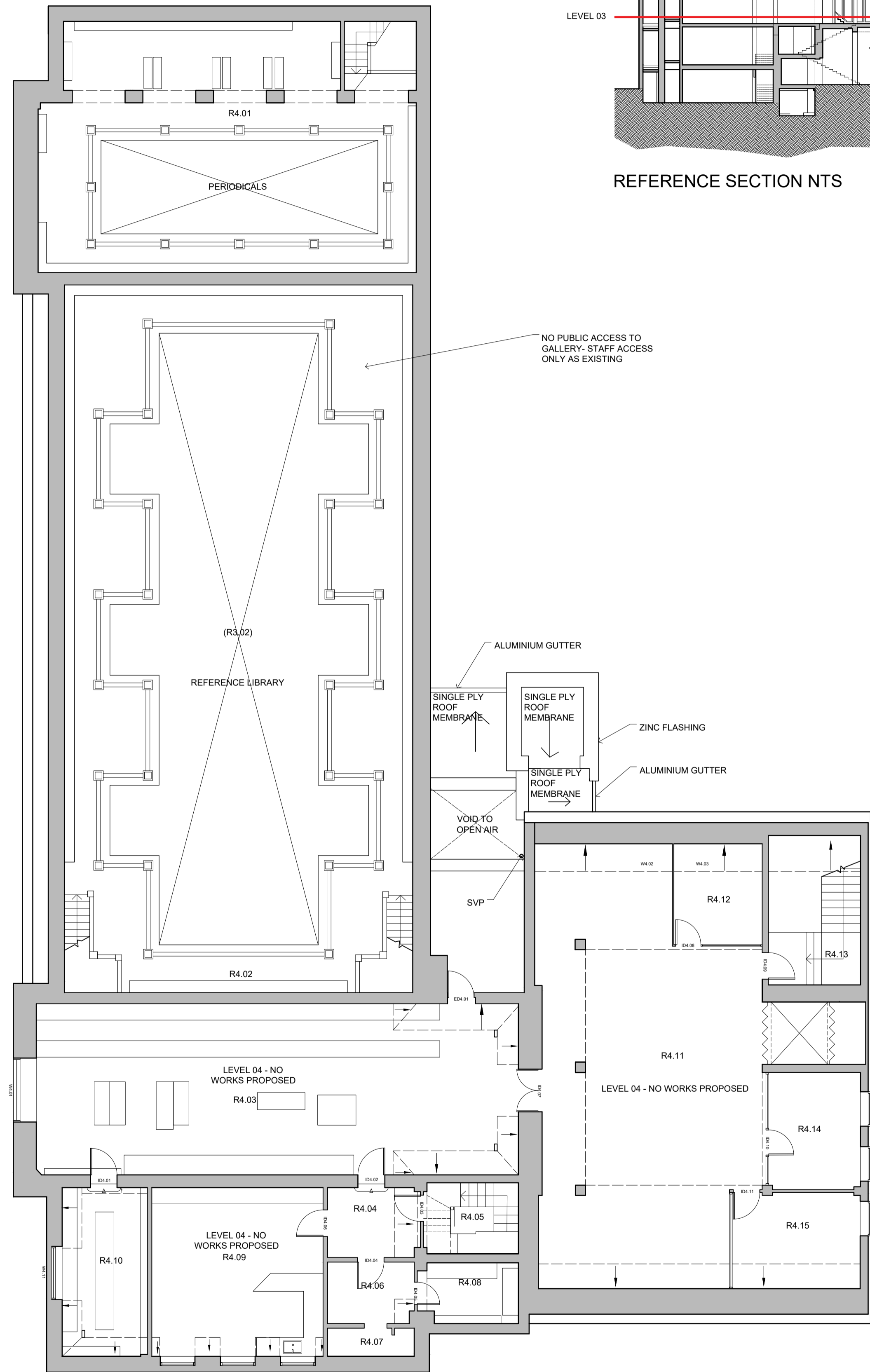
MOSEDALE GILLATT ARCHITECTS
 Chartered Architects & Interior Designers
 Client: MIDDLESBROUGH COUNCIL
 Project: MIDDLESBROUGH CENTRAL LIBRARY
 Title: LEV 03 & 04 DEMOLITIONS + ALTERATIONS

Purpose of issue: LBC/ PLANNING
 Drawing No: 1053 027
 Rev: B
 Scale: 1:100 @ A1
 Date: 31.01.23
 Drawn: SC
 Checked: IH
 East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL
 T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info

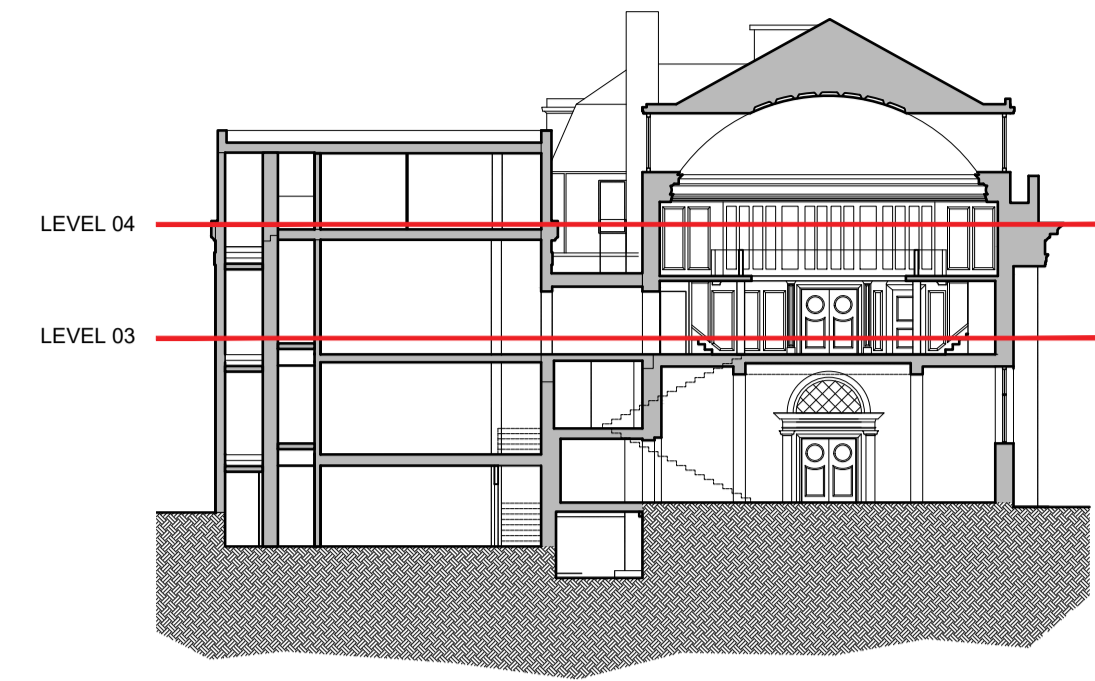




1:100 PROPOSED LEVEL 03



1:100 PROPOSED LEVEL 04



REFERENCE SECTION NTS

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:
- Revisions:
- | rev. | date | details |
|------|------------|-----------------------------------------------------------------------|
| A | 02.2023 | LIFT DETAIL ADDED. NOTES UPDATED. IT PARTITION AMENDED |
| B | 03.2023 | INTERNAL LAYOUTS ADDED. ROOM NUMBERING. LIFT DETAIL ADDED |
| C | 05.04.2023 | AMENDMENTS FOLLOWING CLIENT MEETING. ROOM DOOR/ WINDOW NUMBERS ADDED. |
| D | 04.05.2023 | UPDATES TO IT SUITE. |
| E | 06.2023 | AMENDMENTS TO IT SUITE |
| F | 06.2023 | LBC/ PLANNING |



MOSEDALE GILLATT ARCHITECTS

Chartered Architects & Interior Designers

Client: MIDDLESBROUGH COUNCIL

Project: MIDDLESBROUGH CENTRAL LIBRARY

Title: LEV 03 & 04 PROPOSED

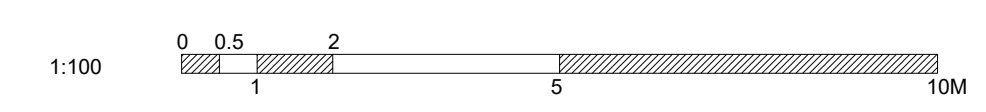
Purpose of issue: LBC/ PLANNING

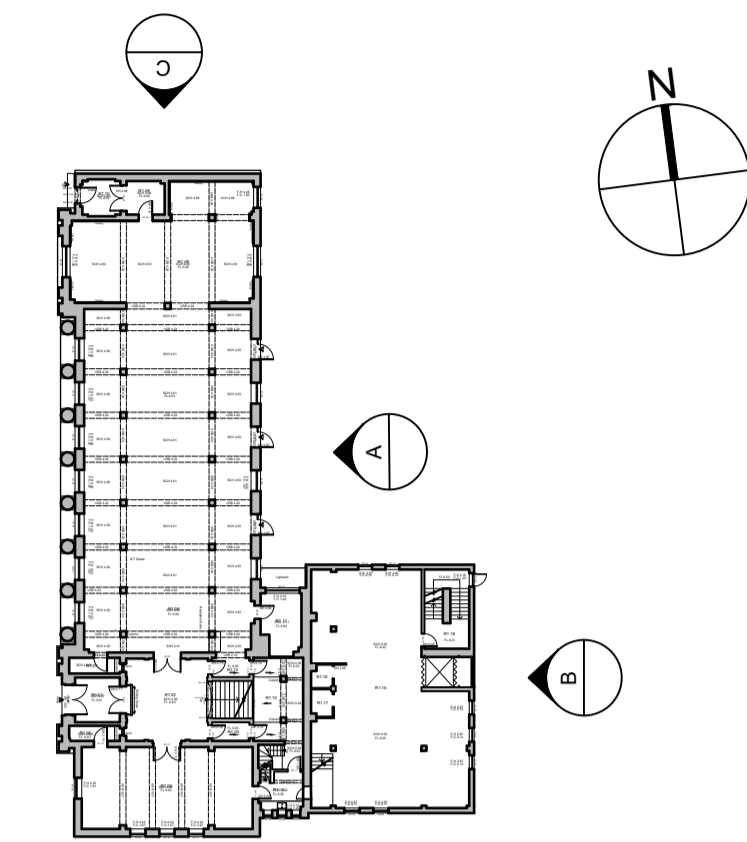
Drawing No: 1053 107

Rev: F
Scale: 1:100 @ A1
Date: 31.01.23
Drawn: SC
Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info





1:500 REFERENCE PLAN

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

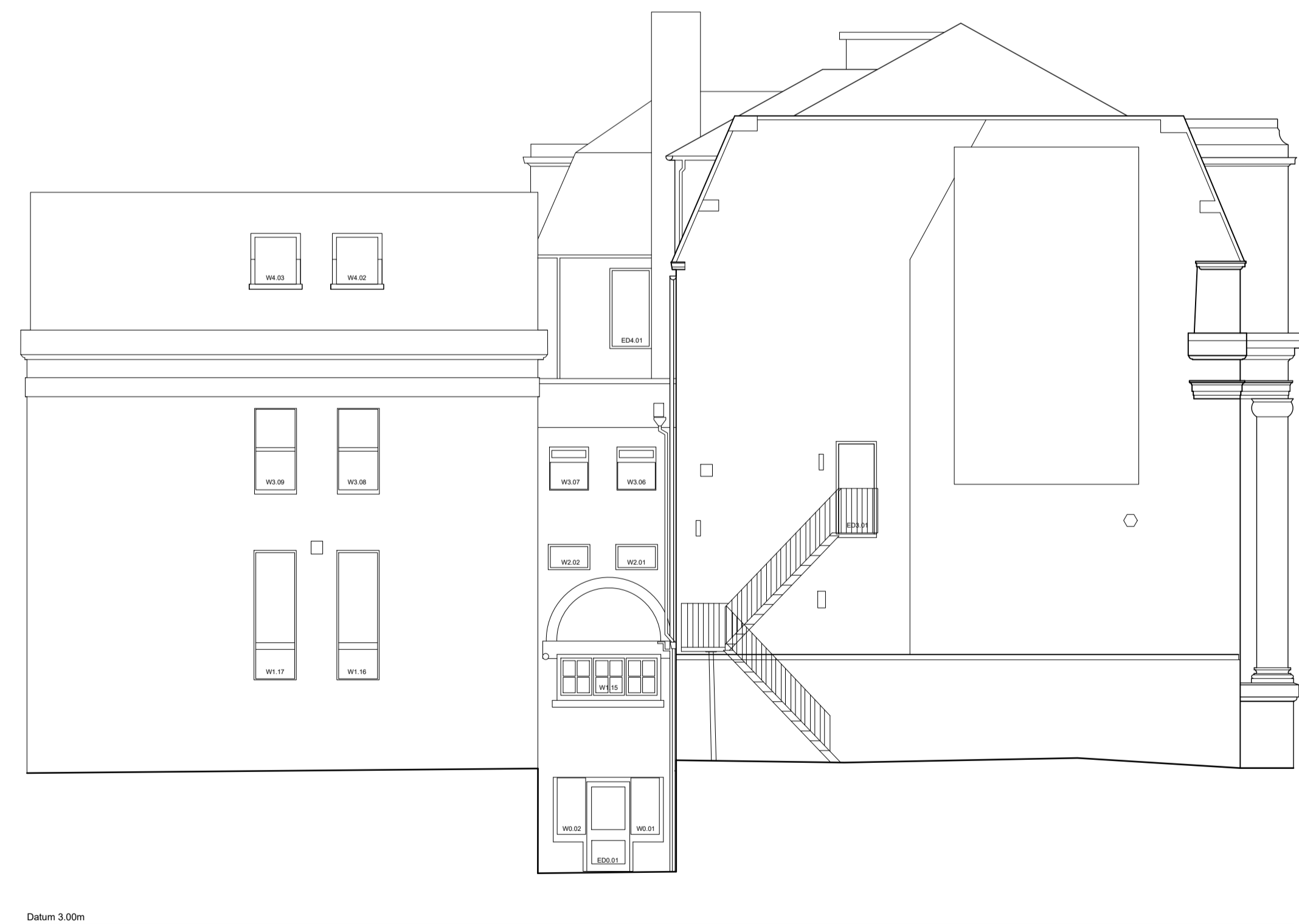
Revisions:
 rev. date details
 A 06/2023
 LBC/ PLANNING ISSUE

1:100 EXISTING EAST ELEVATION A



Datum 3.00m

1:100 EXISTING EAST ELEVATION B



Datum 3.00m

1:100 EXISTING NORTH ELEVATION C



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
NORTH AND EAST
ELEVATIONS
AS EXISTING

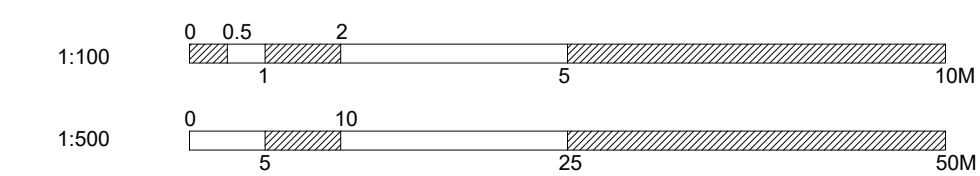
Purpose of issue:
LBC/ PLANNING

Drawing No:
1053 015

Rev: A
 Scale: 1:100 @ A1
 Date: 31.01.23
 Drawn: SGC
 Checked: IH

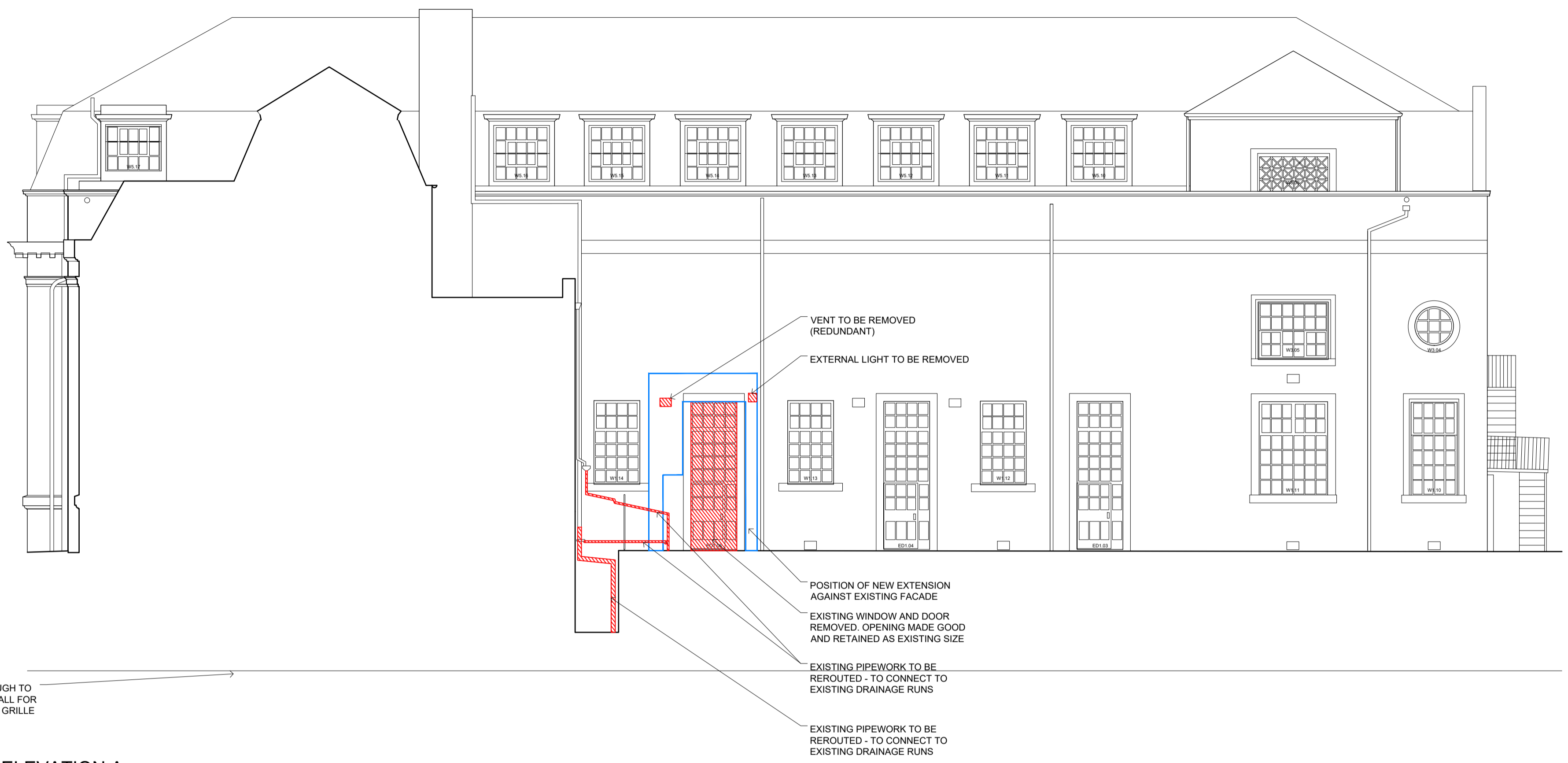
East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info

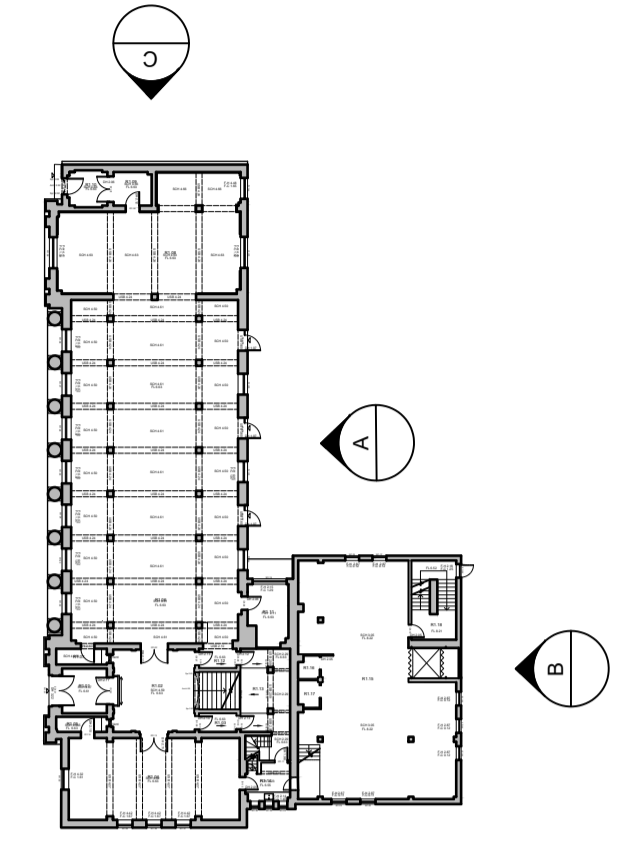


- NOTES**
- 1 DO NOT SCALE FROM THIS DRAWING
 - 2 This drawing is the copyright of Mosedale Gillatt.
 - 3 All dimensions to be verified on site prior to any shop or site works being commenced.
 - 4 Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - 5 This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - 6 This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details
 A 04.05.2023
 UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES.
 B 06.2023
 NOTES UPDATED TO REFLECT MINOR AMENDS. LBC/ PLANNING ISSUE.



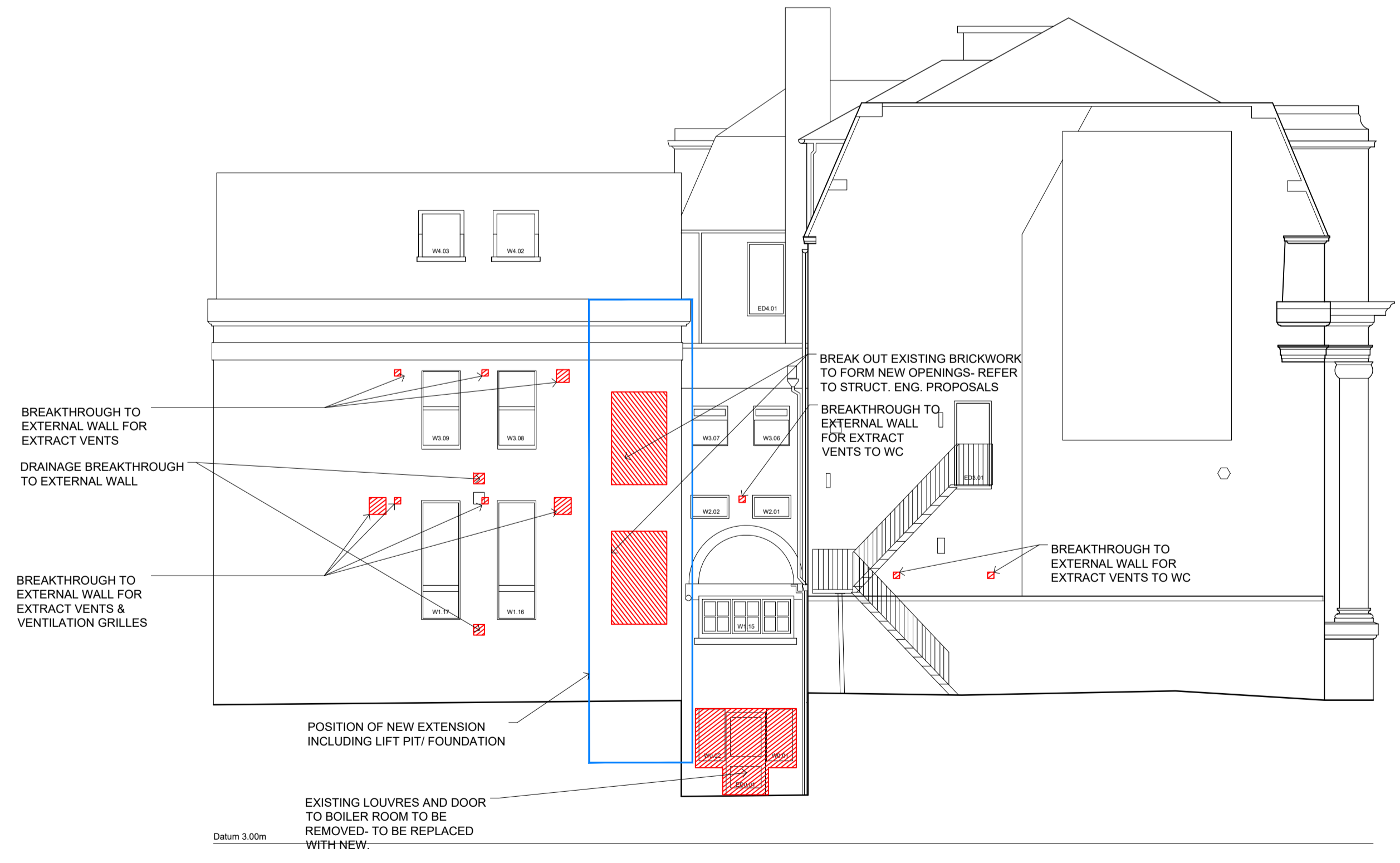
EAST ELEVATION A



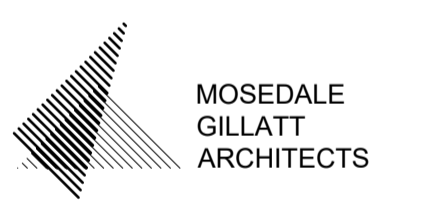
1:500 REFERENCE PLAN



EAST ELEVATION B

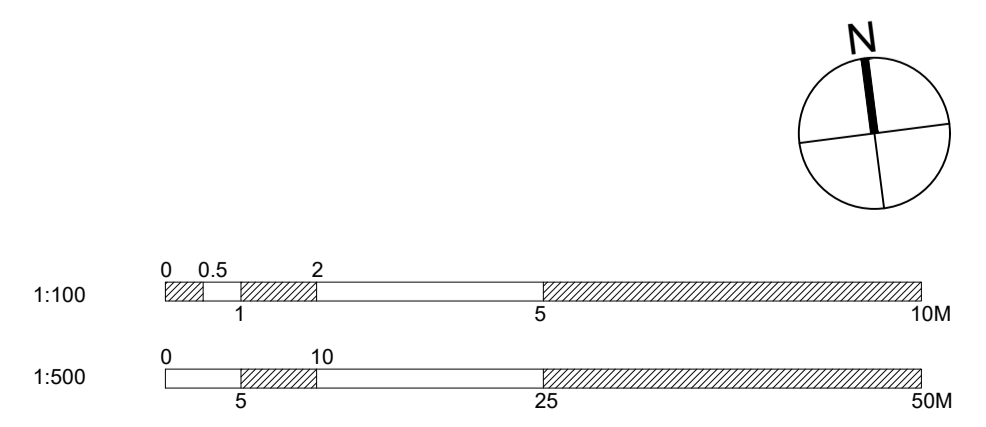


NORTH ELEVATION C



MOSEDALE GILLATT ARCHITECTS
 Chartered Architects & Interior Designers
 Client: MIDDLESBROUGH COUNCIL
 Project: MIDDLESBROUGH CENTRAL LIBRARY
 Title: ELEVATIONS - NORTH + EAST DEMOLITIONS + ALTERATIONS

Purpose of issue: LBC/ PLANNING
 Drawing No: 1053 030
 Rev: B
 Scale: 1:100 @ A1
 Date: 31.01.23
 Drawn: SC
 Checked: IH
 East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL
 T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



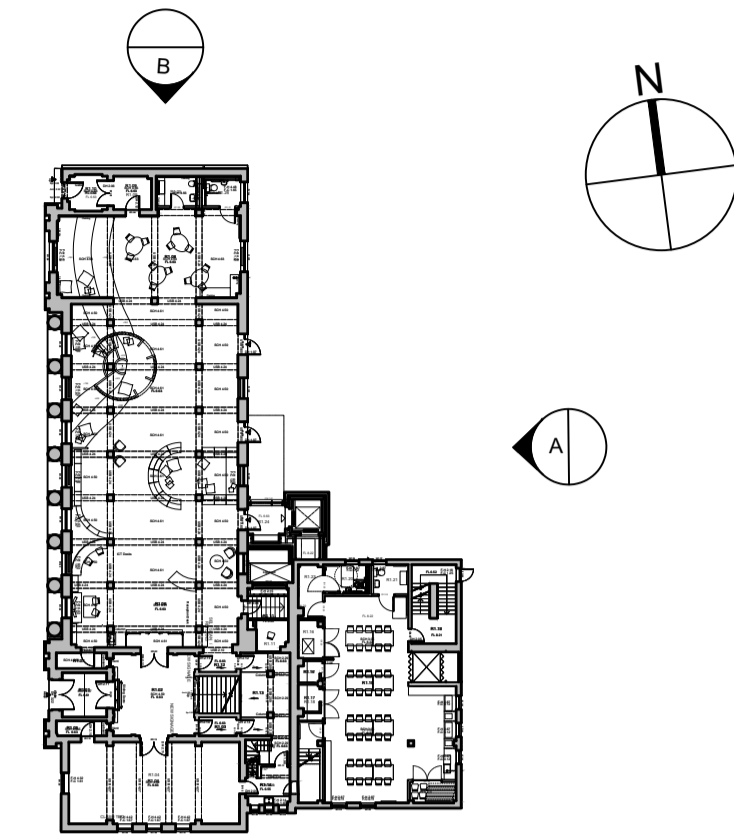
- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details

A 04.05.2023
 SECTION OMITTED FROM DRAWING
 SHEET. DRAWING TITLE AMENDED.

B 05.2023
 DRAINAGE ADDED

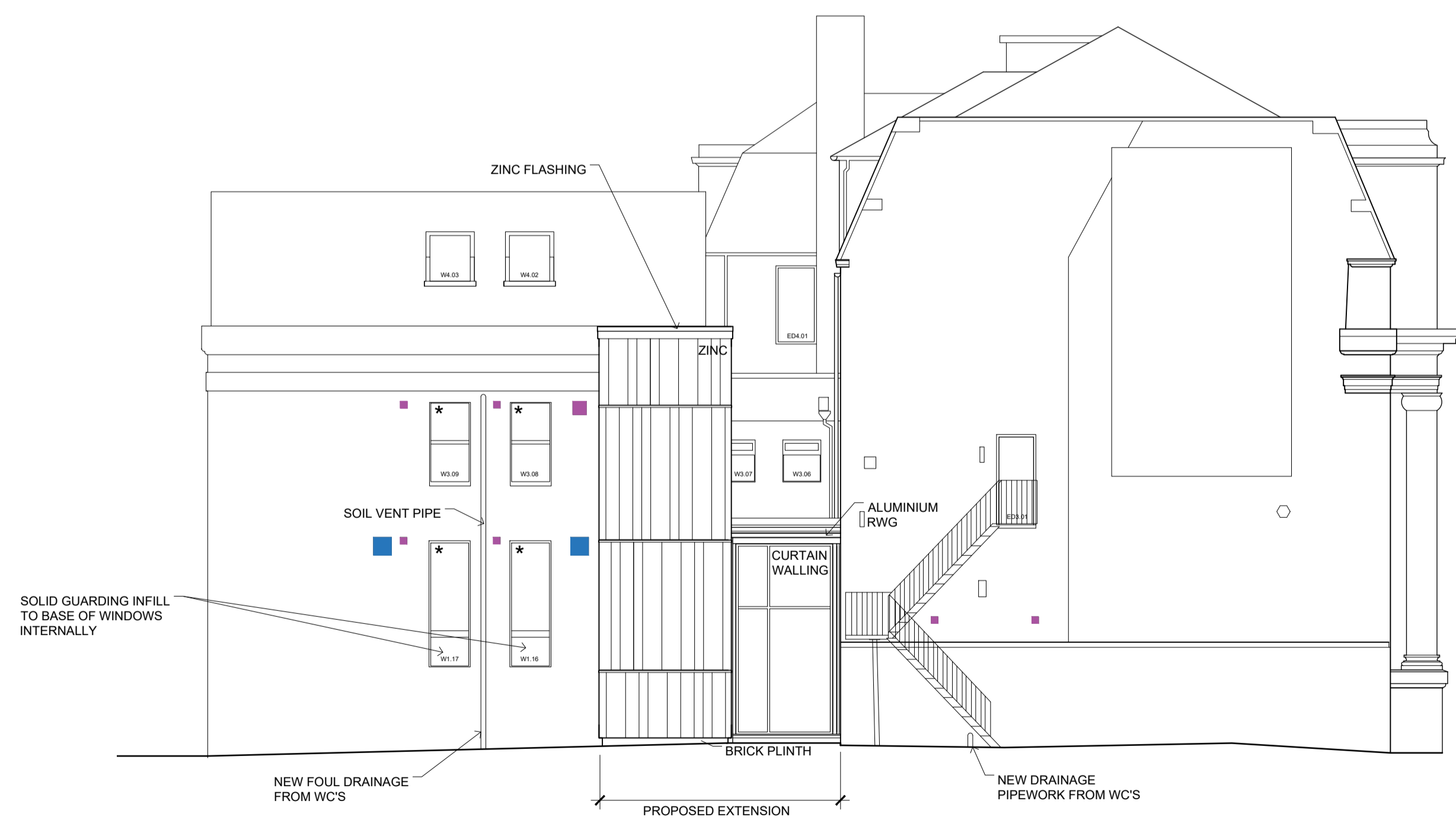
C 06.2023
 LBC/ PLANNING ISSUE.



1:500 REFERENCE PLAN

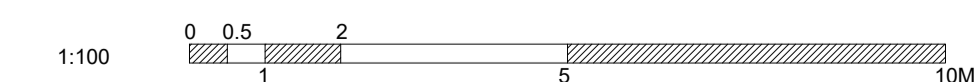


1:100 PROPOSED EAST ELEVATION A



1:100 PROPOSED NORTH ELEVATION B

- KEY:**
- 150 X 150MM NEW EXTRACT VENT LOUVRE
 - 300 X 300MM NEW EXTRACT VENT LOUVRE
 - 400 X 400MM NEW EXTERNAL LOUVRES FOR MHRV
 - * OBSCURING FILM ADDED TO WINDOWS INTERNALLY



Chartered Architects
 & Interior Designers

Client:
 MIDDLESBROUGH COUNCIL

Project:
 MIDDLESBROUGH CENTRAL
 LIBRARY

Title:
 NORTH AND EAST
 ELEVATIONS
 AS PROPOSED

Purpose of issue:
 LBC/ PLANNING

Drawing No:
 1053 115

Rev: C
 Scale: 1:100 @ A1
 Date: 31.01.23
 Drawn: SC
 Checked: IH

East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

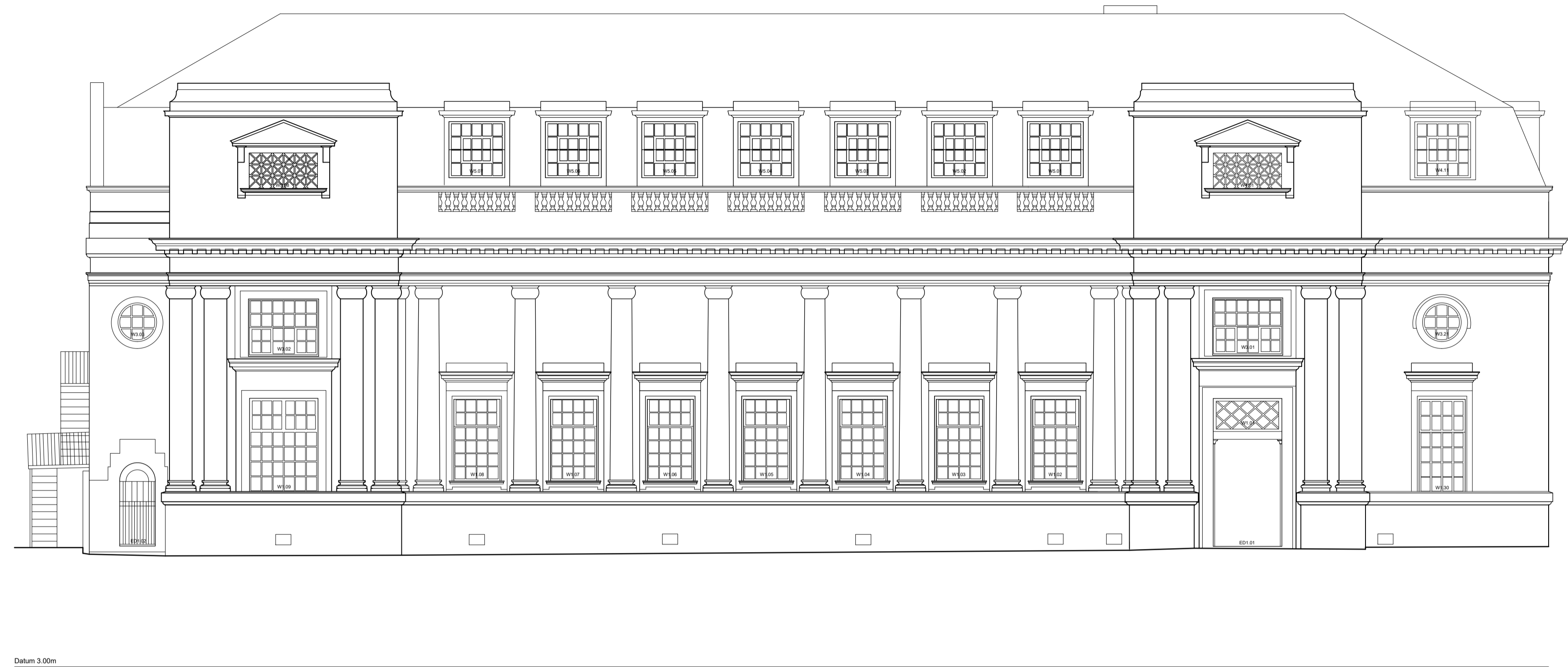
T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info

NOTES

- DO NOT SCALE FROM THIS DRAWING
- This drawing is the copyright of Mosedale Gillatt.
- All dimensions to be verified on site prior to any shop or site works being commenced.
- Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
- This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
- This drawing must be read in conjunction with the following drawings:

Revisions:

rev.	date	details

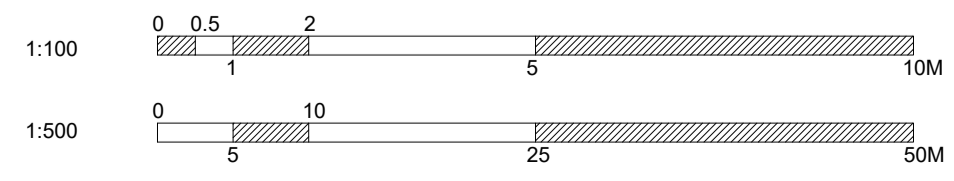
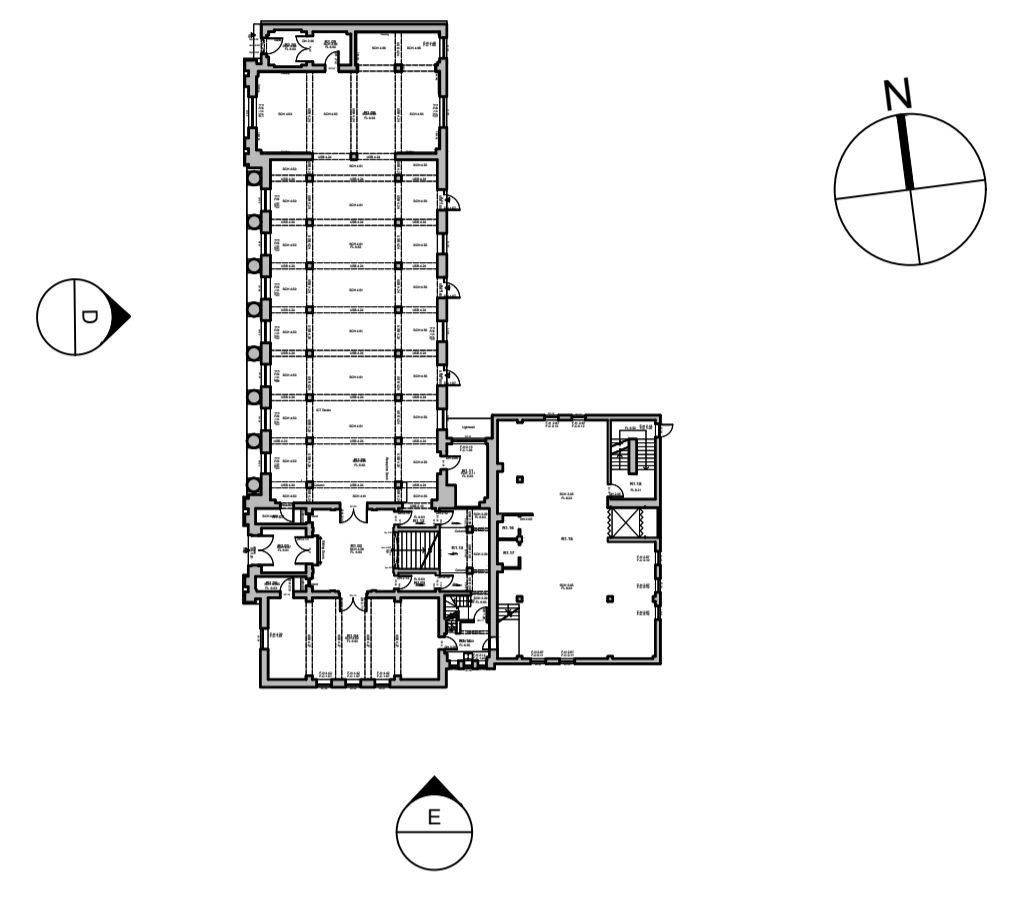


1:100 EXISTING WEST ELEVATION D



1:100 EXISTING SOUTH ELEVATION E

1:500 REFERENCE PLAN



MOSEDALE GILLATT ARCHITECTS

Chartered Architects & Interior Designers

Client: MIDDLESBROUGH COUNCIL

Project: MIDDLESBROUGH CENTRAL LIBRARY

Title: SOUTH AND WEST ELEVATIONS AS EXISTING

Purpose of issue: PLANNING/LBC

Drawing No: 1053 016

Rev: FIRST ISSUE

Scale: 1:100 @ A1

Date: 31.01.23

Drawn: SGC

Checked: IH

East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

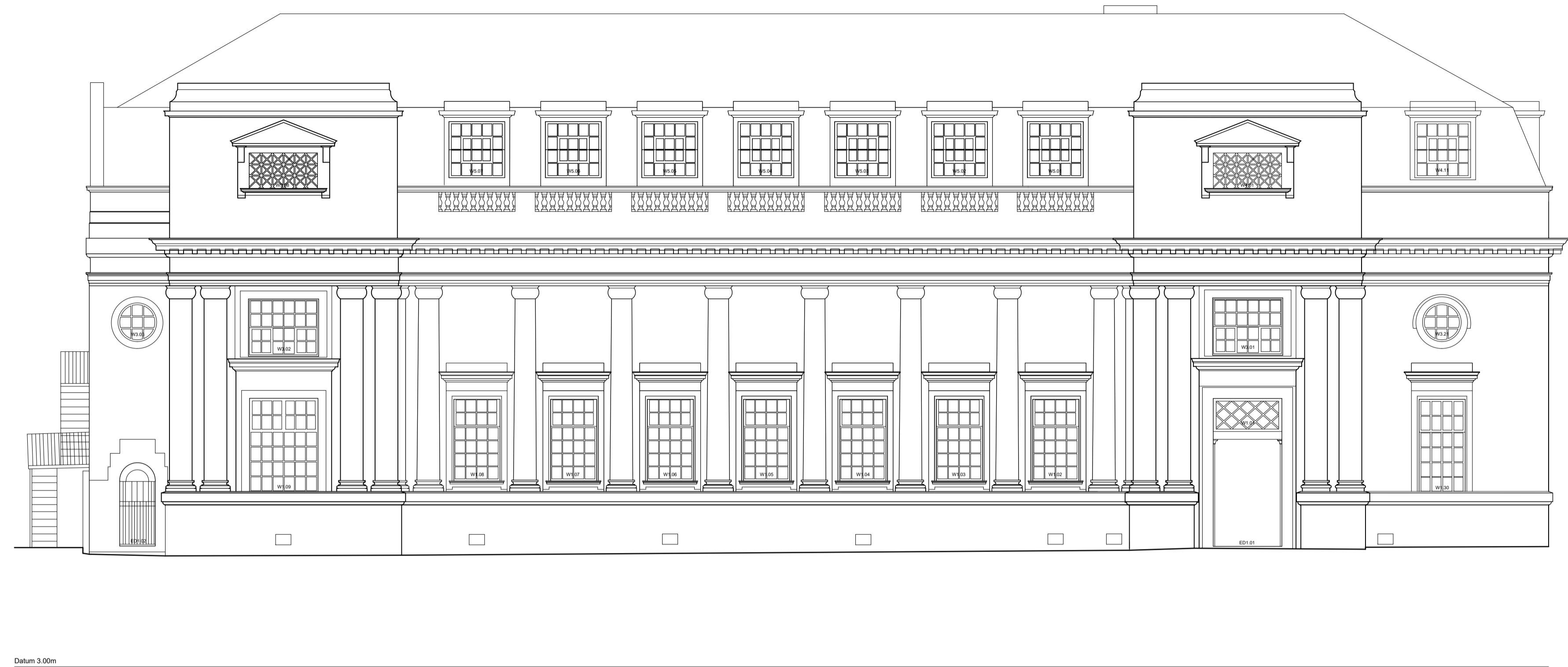
T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

NOTES

- DO NOT SCALE FROM THIS DRAWING
- This drawing is the copyright of Mosedale Gillatt.
- All dimensions to be verified on site prior to any shop or site works being commenced.
- Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
- This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
- This drawing must be read in conjunction with the following drawings:

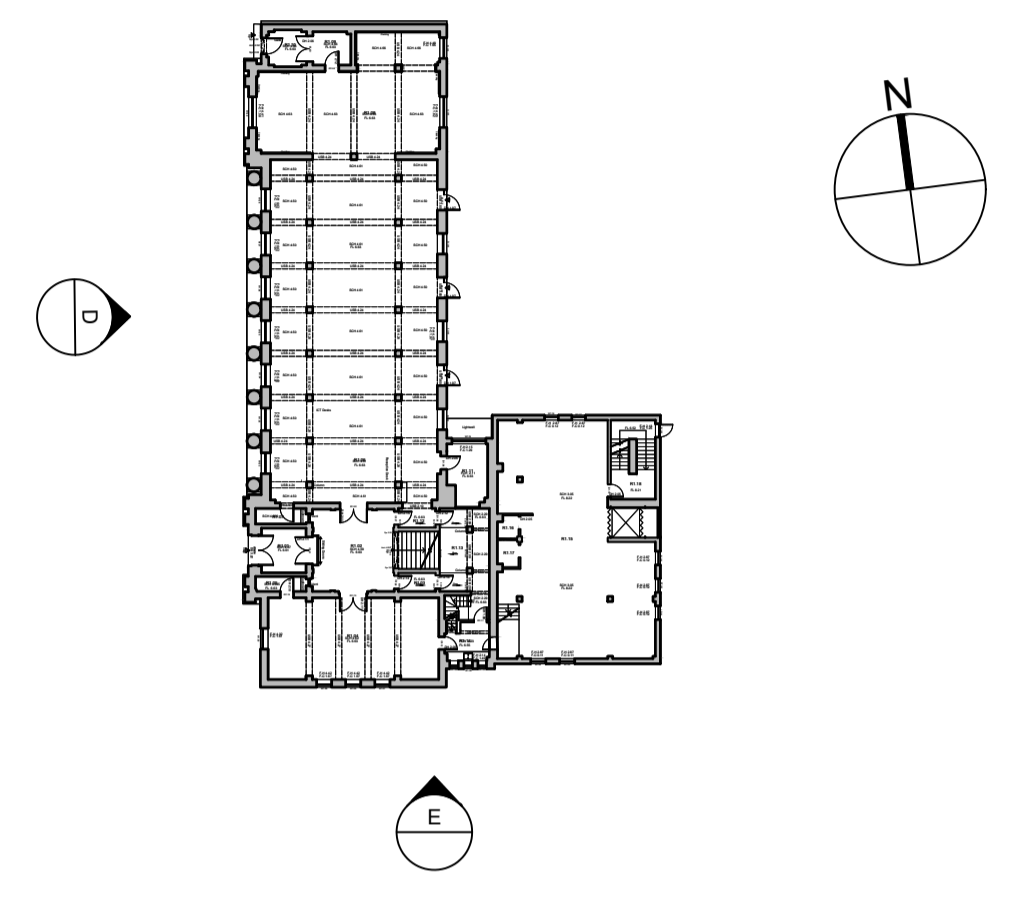
Revisions:

rev.	date	details



WEST ELEVATION D -
NO DEMOLITIONS AND ALTERATIONS PROPOSED

1:500 REFERENCE PLAN



SOUTH ELEVATION E
NO DEMOLITIONS AND ALTERATIONS PROPOSED



MOSEDALE
GILLATT
ARCHITECTS

Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL
LIBRARY

Title:
ELEVATIONS SOUTH + WEST
DEMOLITIONS + ALTERATIONS

Purpose of issue:
PLANNING/LBC

Drawing No:
1053 031

Rev: FIRST ISSUE

Scale: 1:100 @ A1

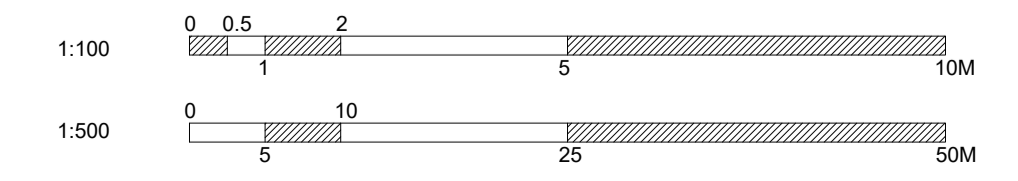
Date: 31.01.23

Drawn: SGC

Checked: IH

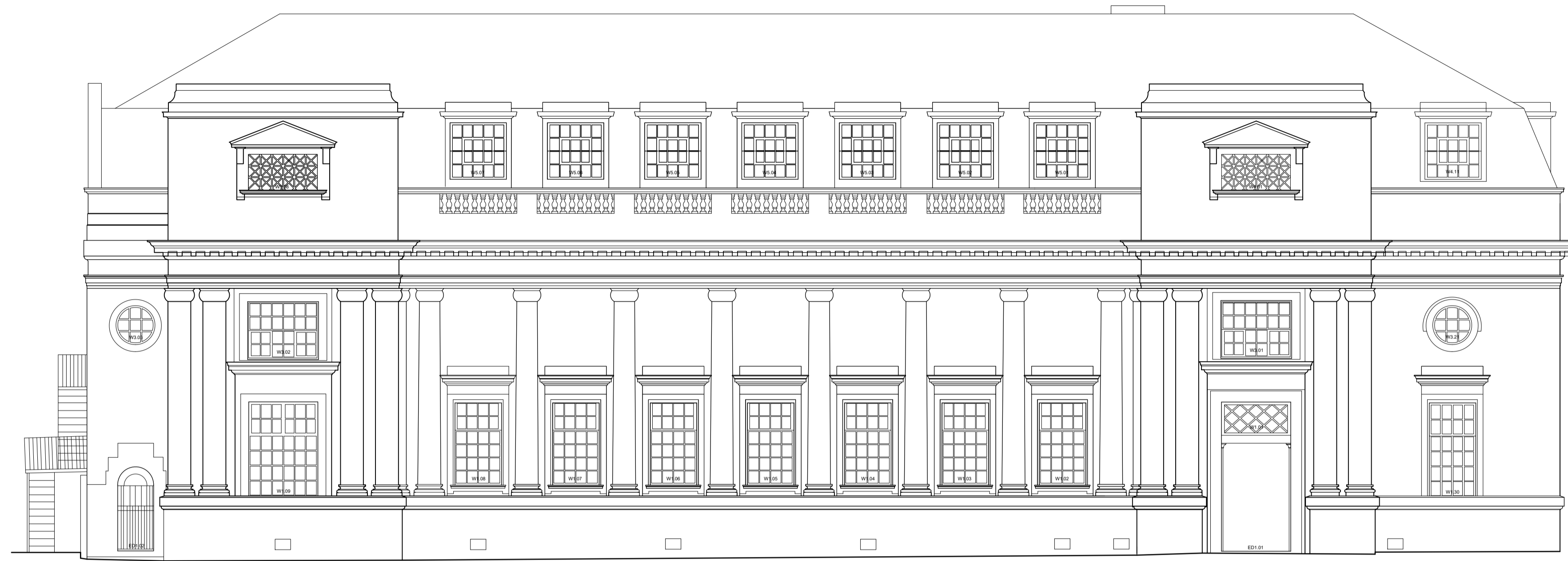
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info



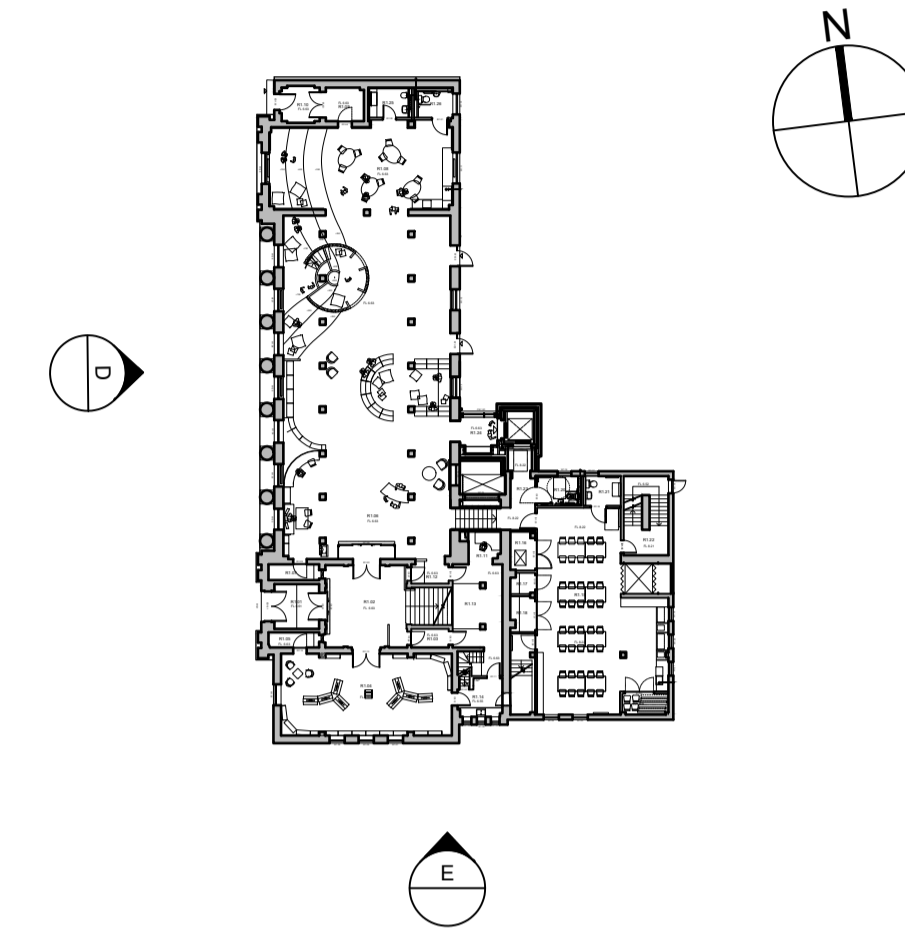
- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details
 A 06/2023
 LBC/ PLANNING ISSUE.



WEST ELEVATION D -
 NO WORKS PROPOSED

1:500 REFERENCE PLAN



SOUTH ELEVATION E
 NO WORKS PROPOSED



MOSEDALE
 GILLATT
 ARCHITECTS

Chartered Architects
 & Interior Designers

Client:
 MIDDLESBROUGH COUNCIL

Project:
 MIDDLESBROUGH CENTRAL
 LIBRARY

Title:
 SOUTH AND WEST
 ELEVATIONS
 AS PROPOSED

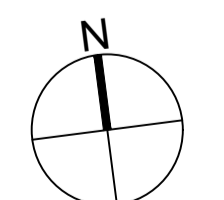
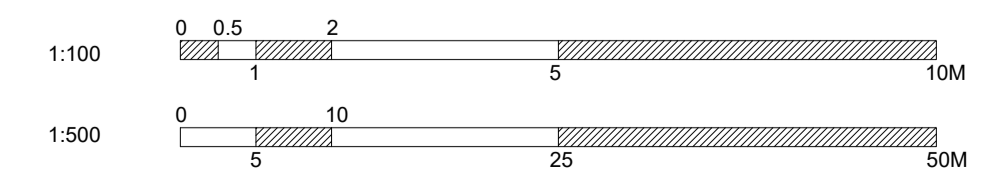
Purpose of issue:
 LBC/ PLANNING

Drawing No:
 1053 116

Rev: A
 Scale: 1:100 @ A1
 Date: APRIL 2023
 Drawn: LH
 Checked: IH

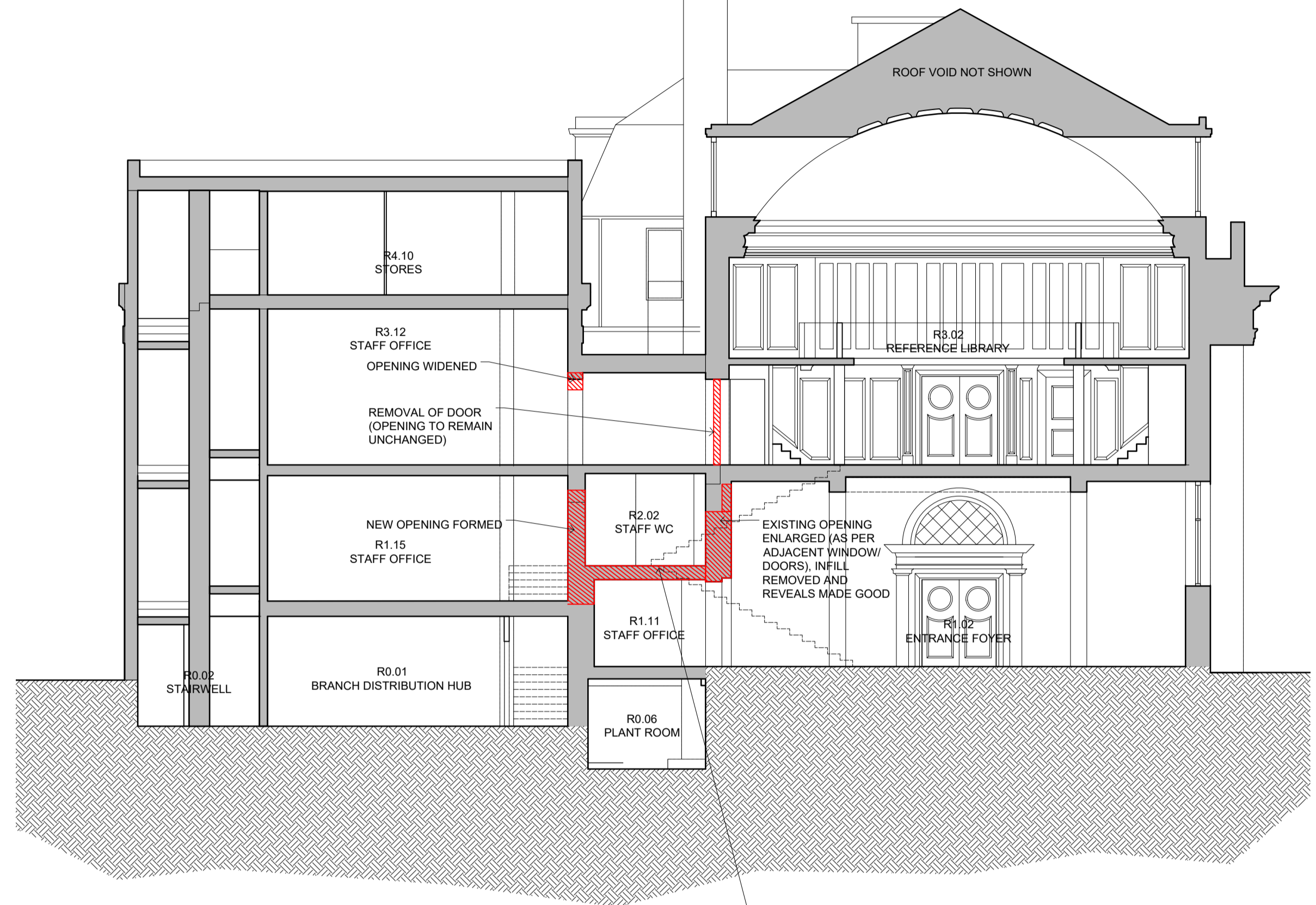
East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



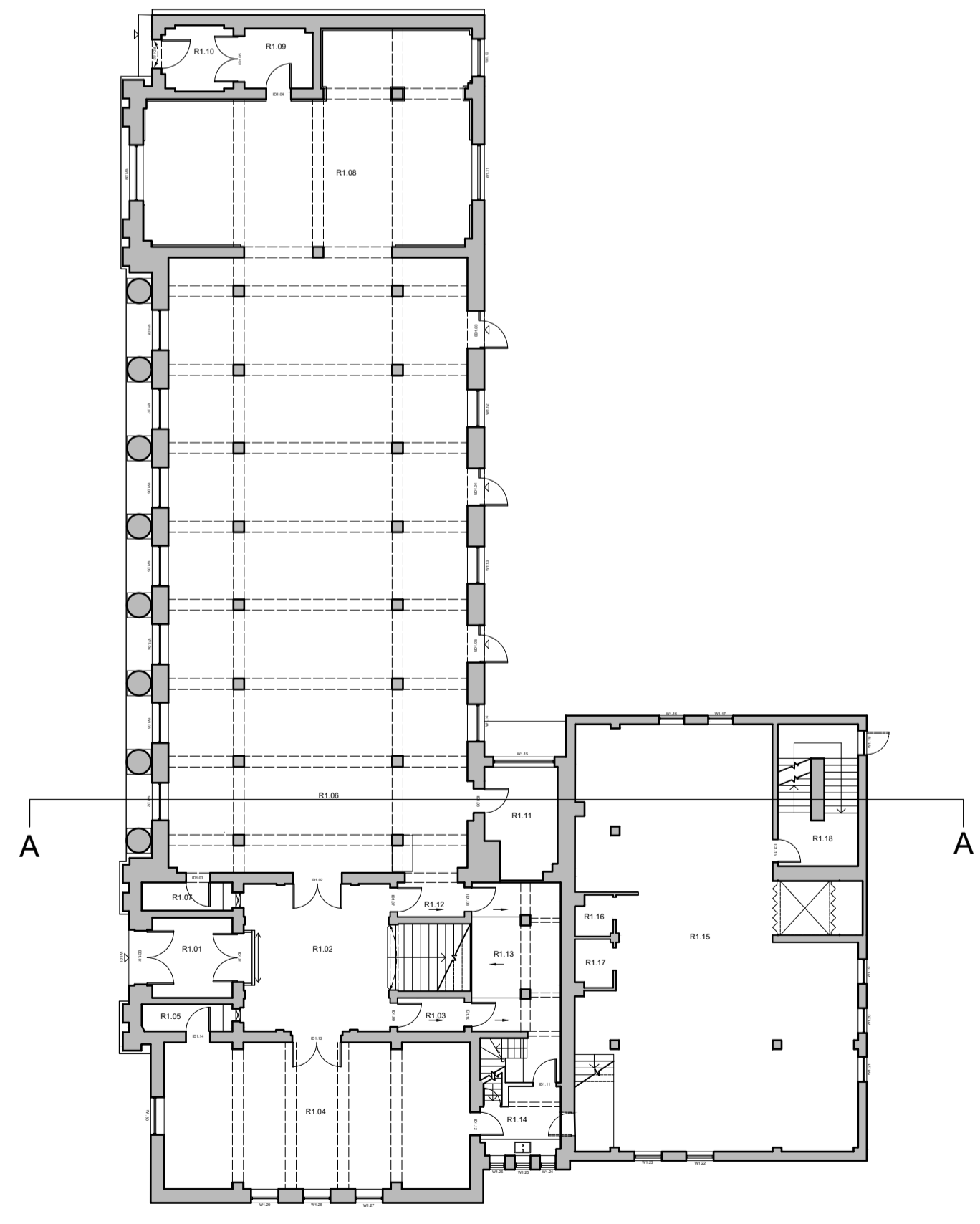
- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:

- Revisions:
- | rev. | date | details |
|------|------------|---------------------------------------------------|
| A | 04.05.2023 | UPDATES TO NOTES TO REFLECT MINOR LAYOUT CHANGES. |
| B | 06.2023 | LBC/ PLANNING ISSUE. |



1:100 INDICATIVE EXISTING SECTION AA

REMOVE EXISTING FLOOR AND MAKE GOOD TO PERIMETER STRUCTURE TO ALLOW INSTALLATION OF NEW STAIR



REFERENCE PLAN 1:200



Chartered Architects
& Interior Designers

Client:
MIDDLESBROUGH COUNCIL

Project:
MIDDLESBROUGH CENTRAL LIBRARY

Title:
SECTION AA
DEMOLITIONS + ALTERATIONS

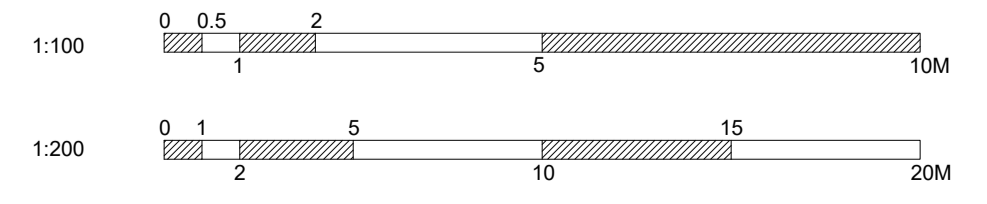
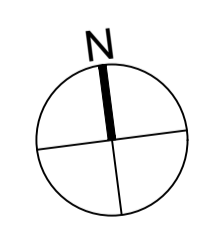
Purpose of issue:
LBC/ PLANNING

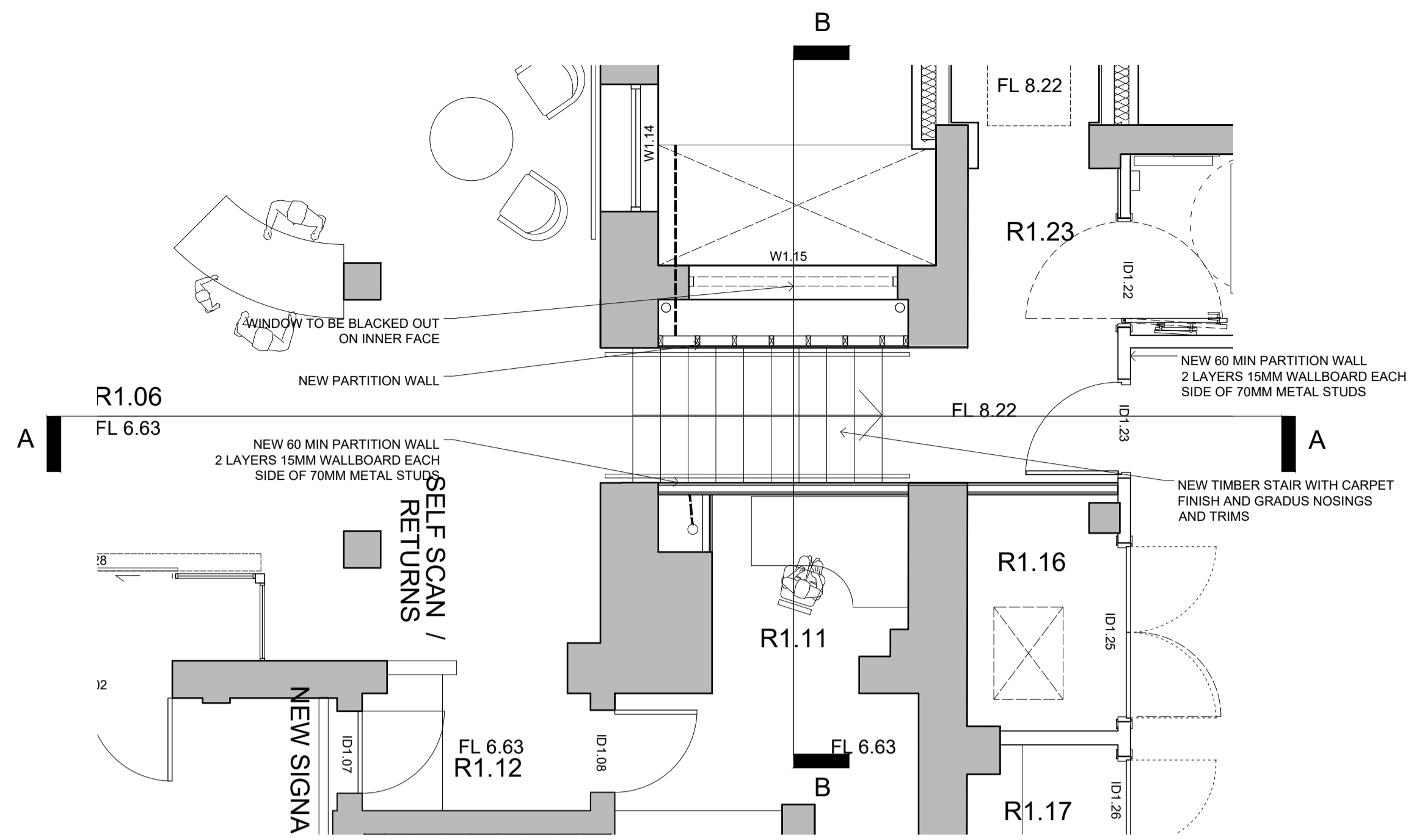
Drawing No:
1053 032

Rev: B
Scale: 1:100 @ A1
Date: 02.02.23
Drawn: SC
Checked: IH

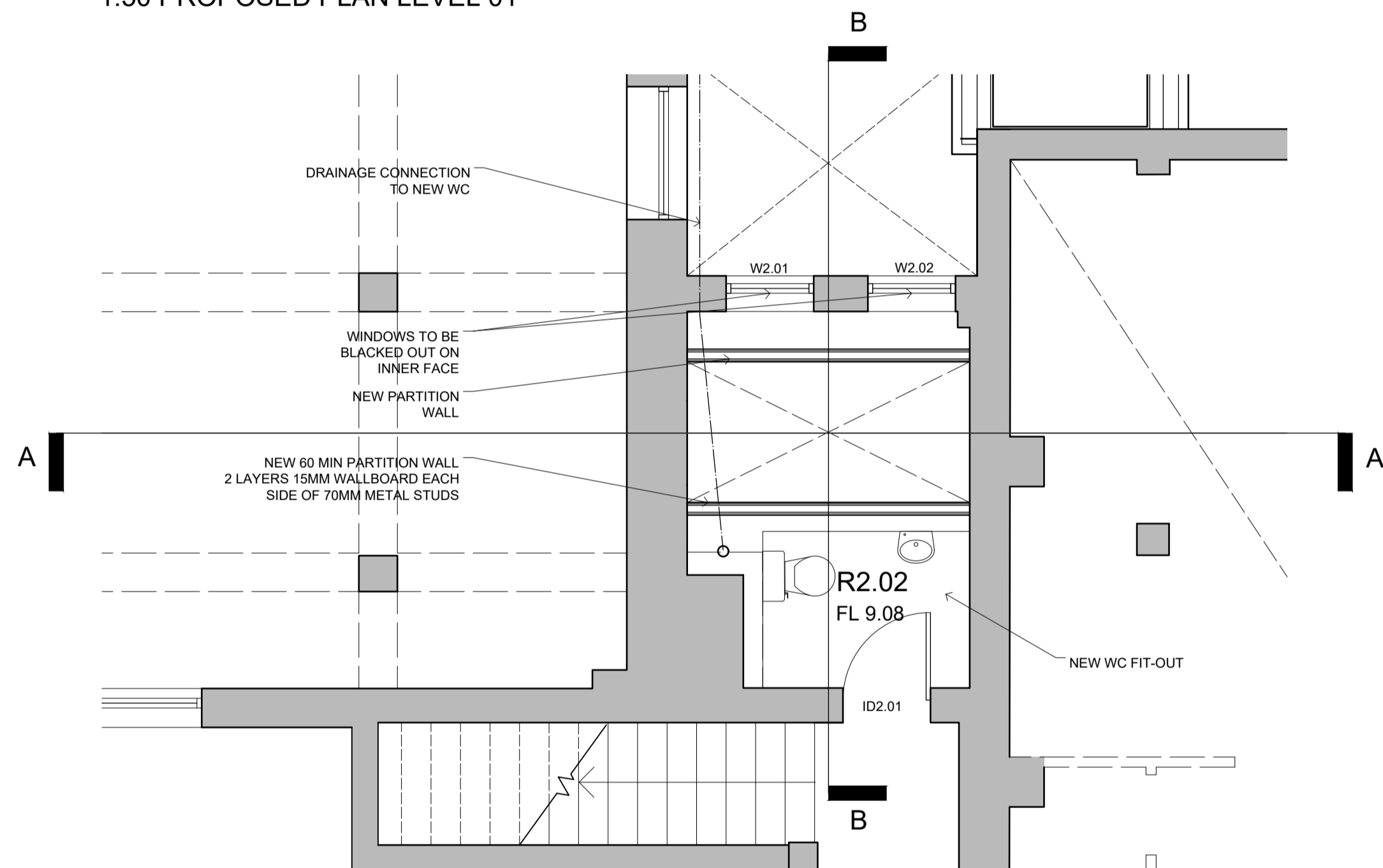
East Lodge
Jesmond Road
Newcastle upon Tyne
NE2 1NL

T: 0191 2814802
E: studio@mgarchitects.info
W: www.mgarchitects.info

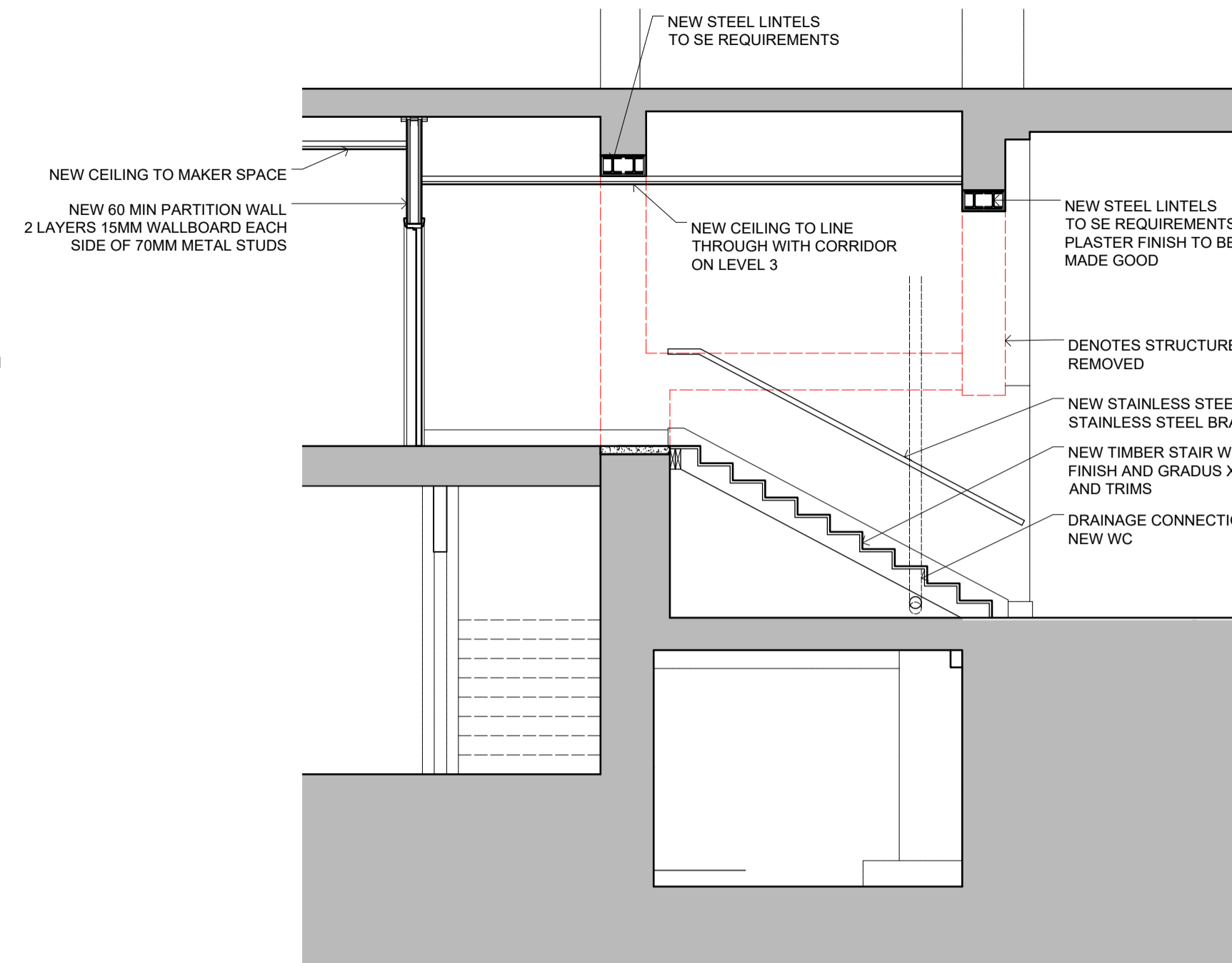




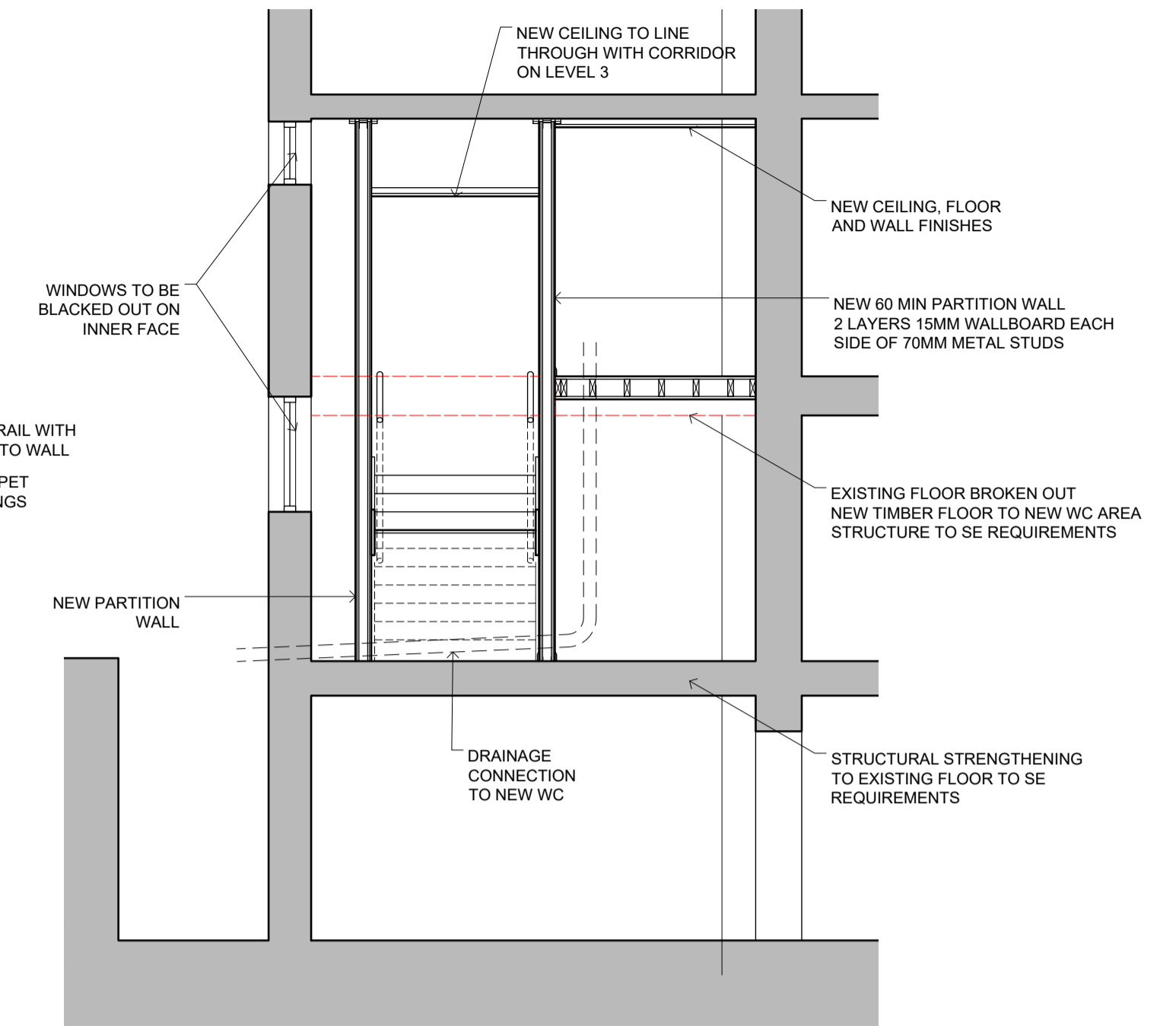
1:50 PROPOSED PLAN LEVEL 01



1:50 PROPOSED PLAN LEVEL 02



1:50 SECTION A-A THROUGH NEW STAIR



1:50 SECTION B-B THROUGH NEW STAIR

- NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - This drawing is the copyright of Mosedale Gillatt.
 - All dimensions to be verified on site prior to any shop or site works being commenced.
 - Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 - This drawing is to be read in conjunction with relevant consultants and specialist's drawings.
 - This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details
 A 06/2023
 LBC/ PLANNING ISSUE.



Chartered Architects
 & Interior Designers
 Client:
 MIDDLESBROUGH COUNCIL

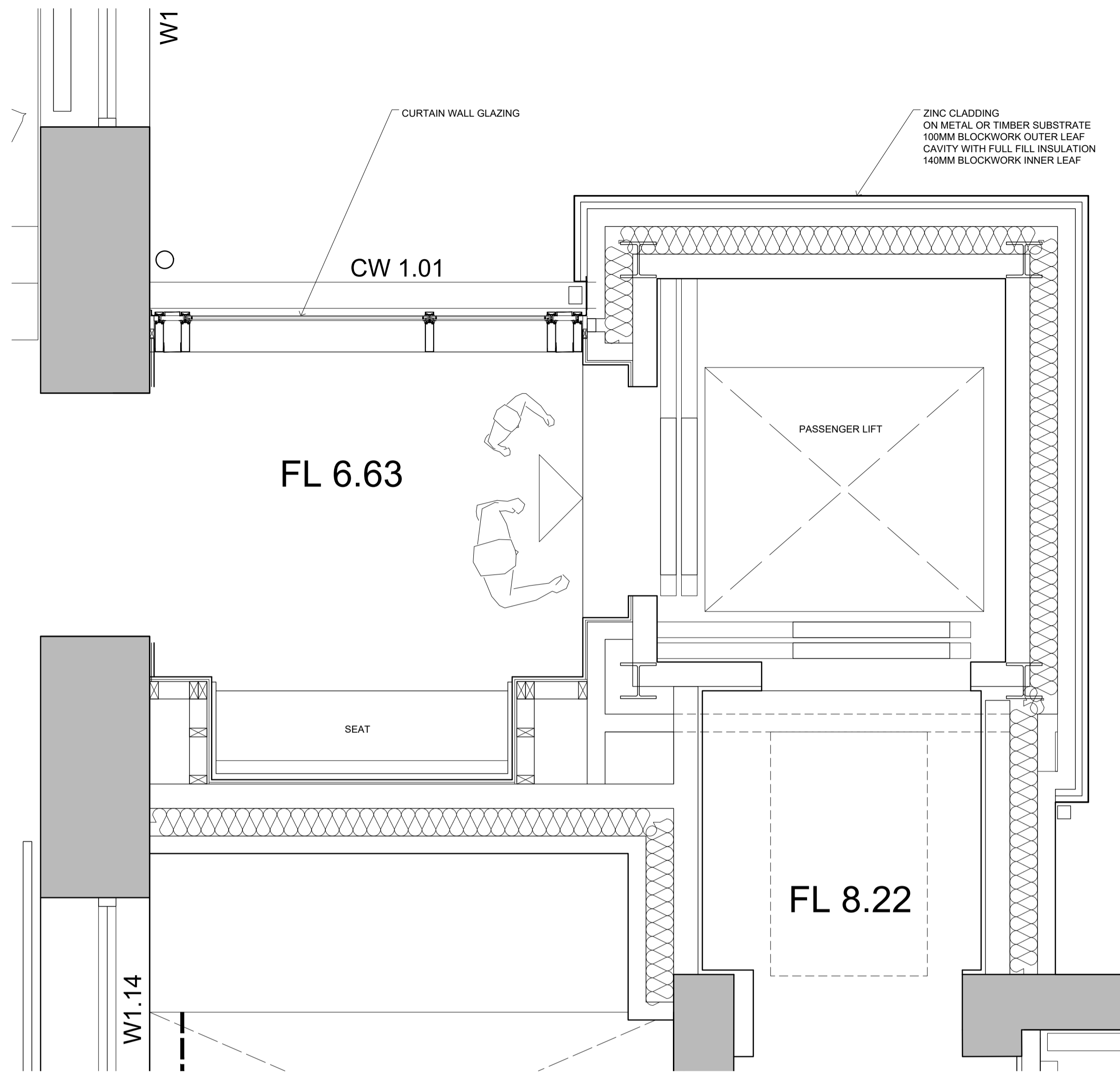
Project:
 MIDDLESBROUGH CENTRAL
 LIBRARY

Title:
 NEW INTERNAL STAIR
 PLANS AND SECTIONS

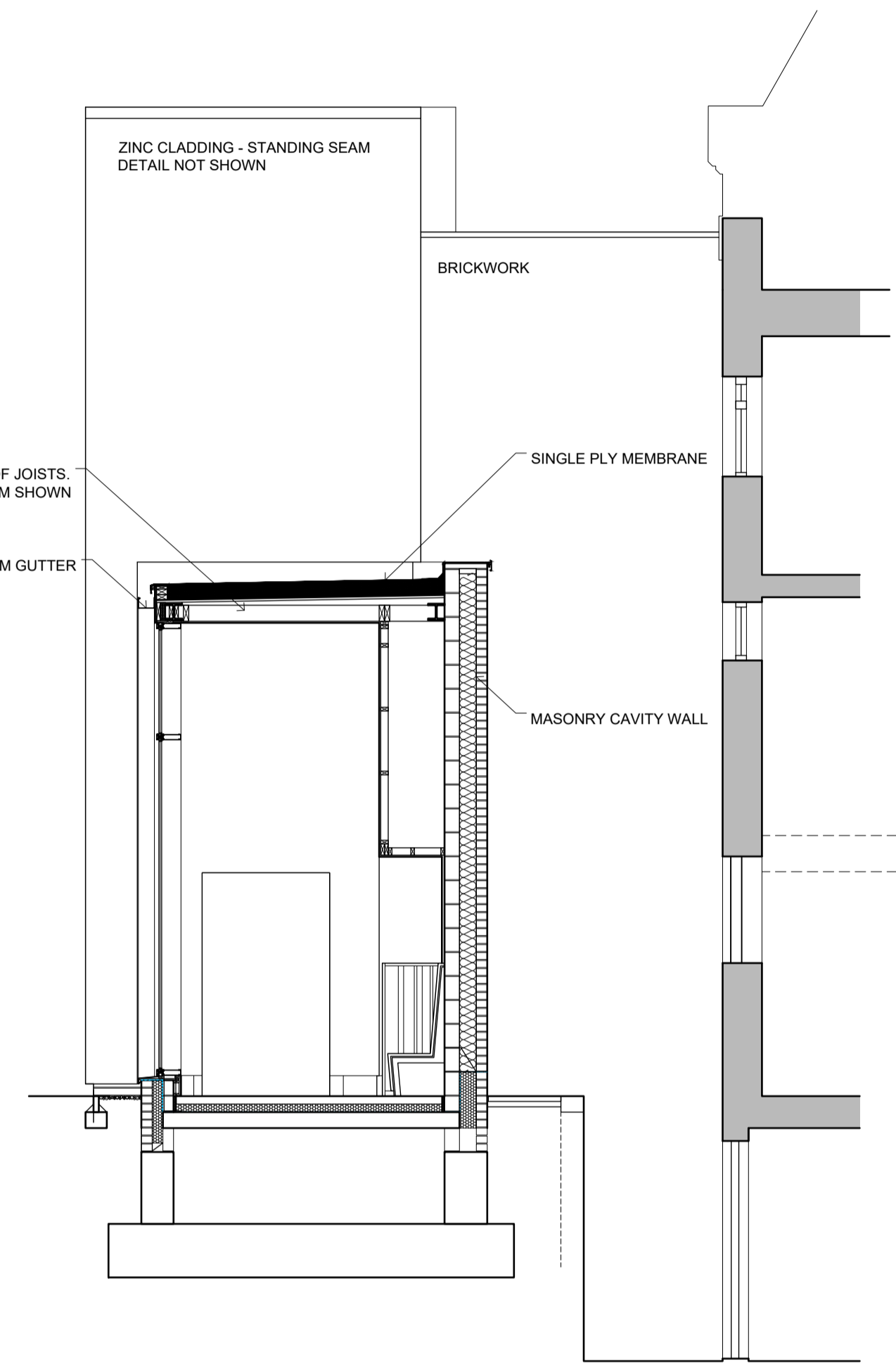
Purpose of issue:
 LBC/ PLANNING
 Drawing No:
 1053 145

Rev: A
 Scale: 1:50 @ A1
 Date: 04/2023
 Drawn: CR
 Checked: IH

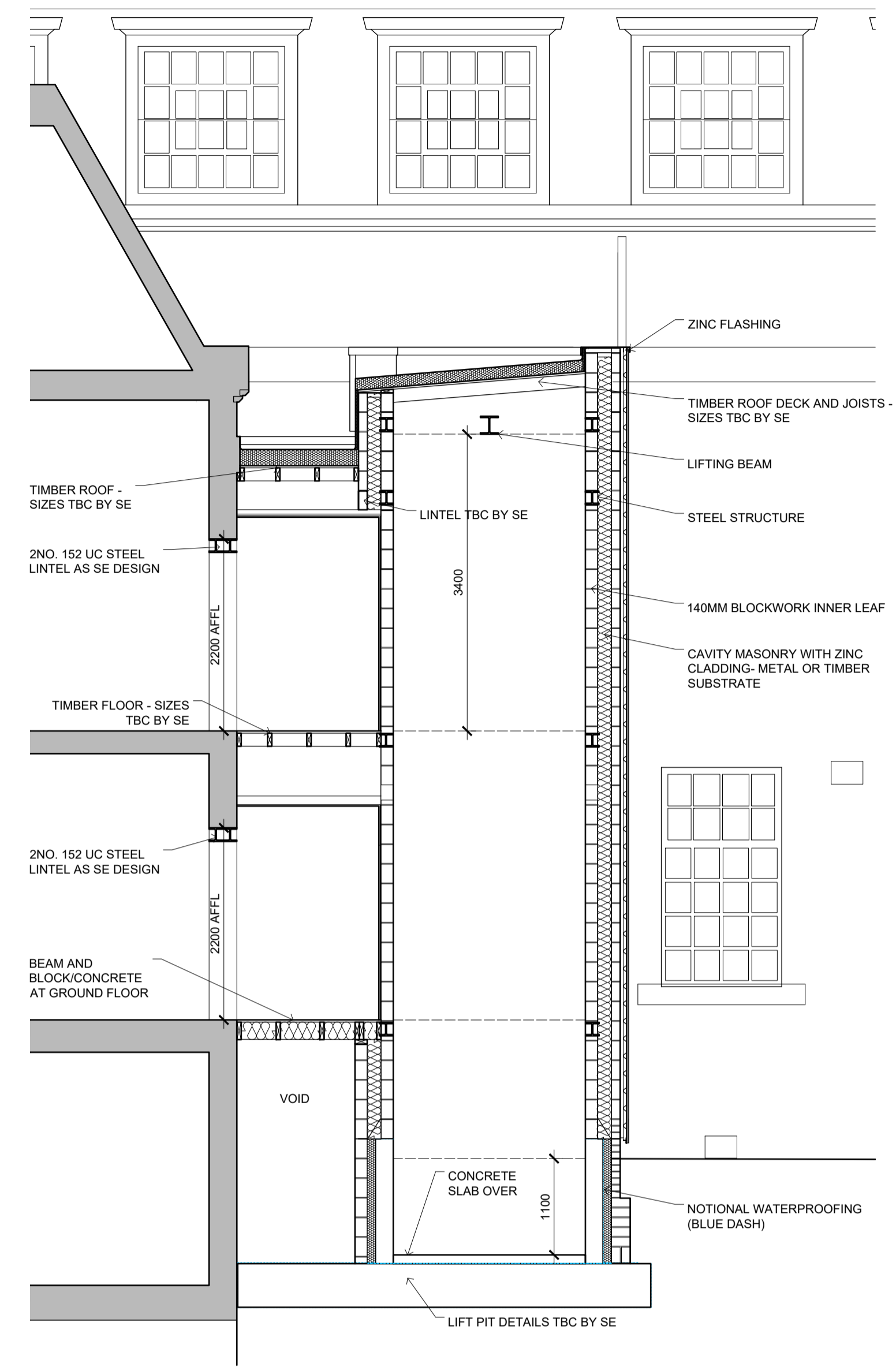
East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL
 T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



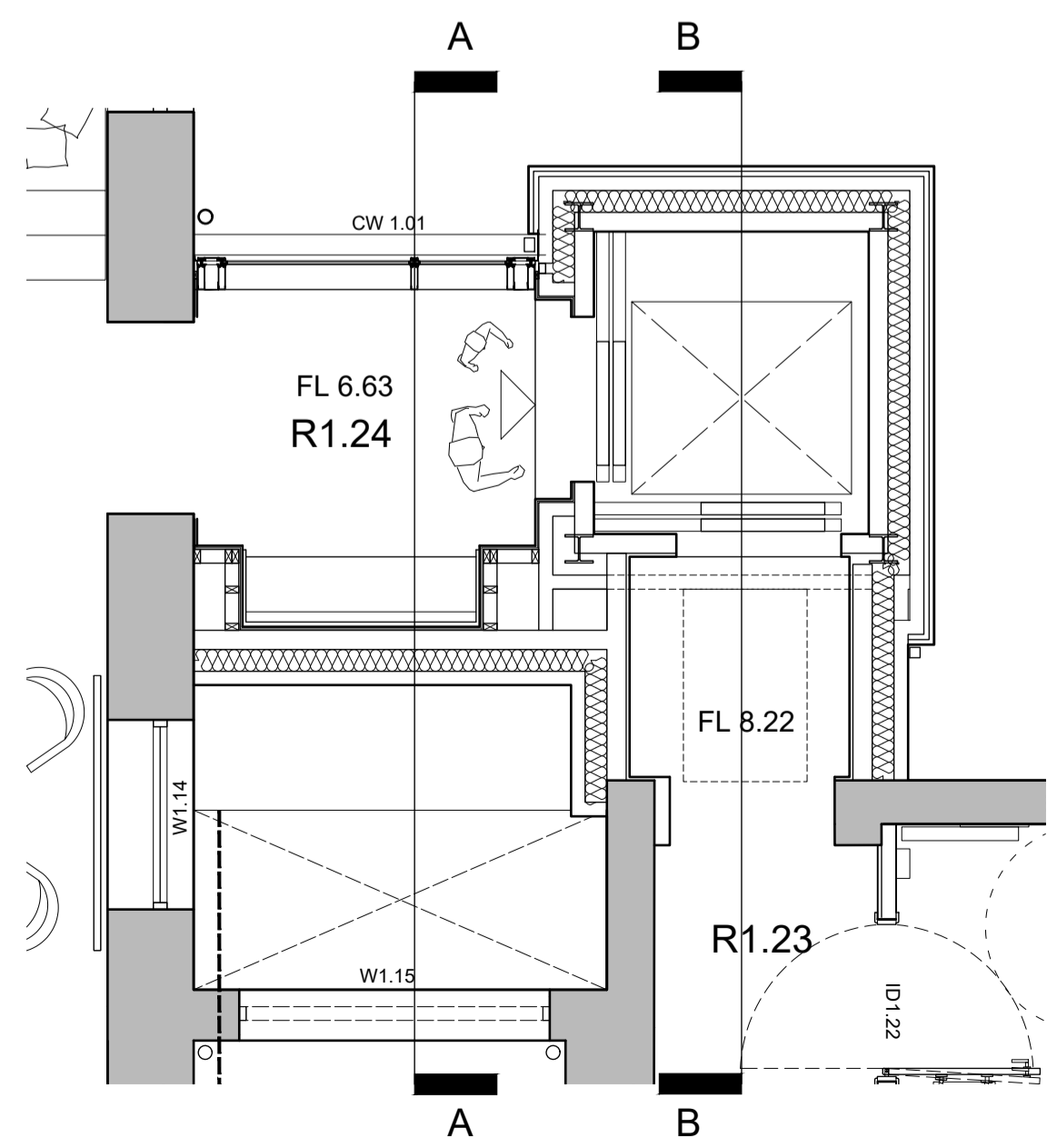
1:20 PLAN LEVEL 01



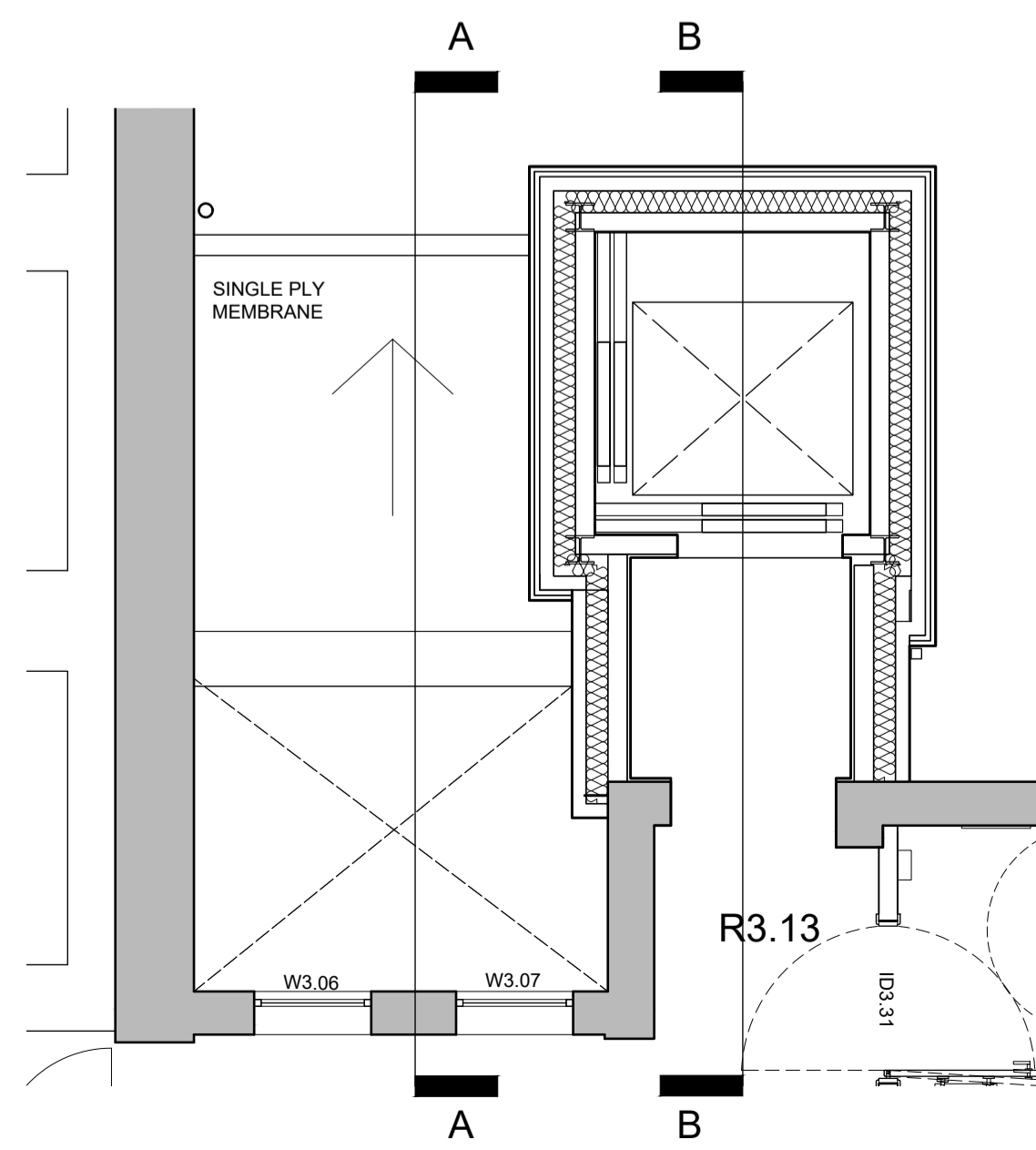
1:50 SECTION AA



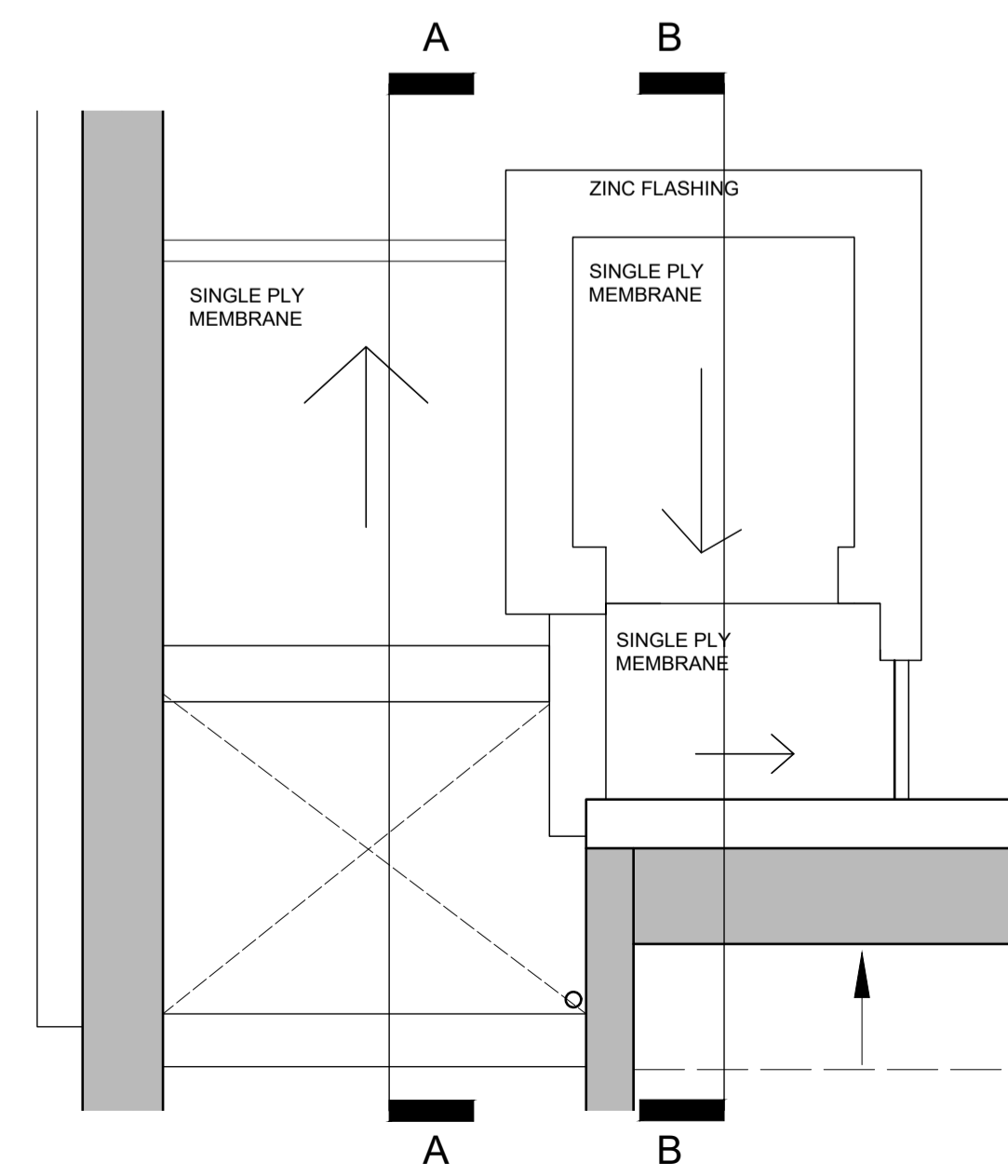
1:50 SECTION BB



1:50 PLAN LEVEL 01



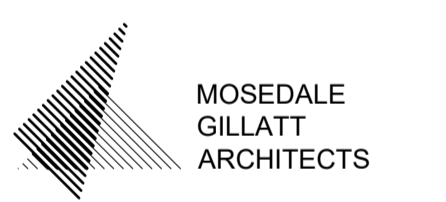
1:50 PLAN LEVEL 03



1:50 PLAN LEVEL 04

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING
 2. This drawing is the copyright of Mosedale Gillatt.
 3. All dimensions to be verified on site prior to any shop or site works being commenced.
 4. Any discrepancies to be reported to the Architect BEFORE any work is put in hand.
 5. This drawing is to be read in conjunction with relevant consultants' and specialist's drawings.
 6. This drawing must be read in conjunction with the following drawings:

Revisions:
 rev. date details
 A 06/2023
 LBC/ PLANNING ISSUE.



Chartered Architects
 & Interior Designers

Client:
 MIDDLESBROUGH COUNCIL

Project:
 MIDDLESBROUGH CENTRAL LIBRARY

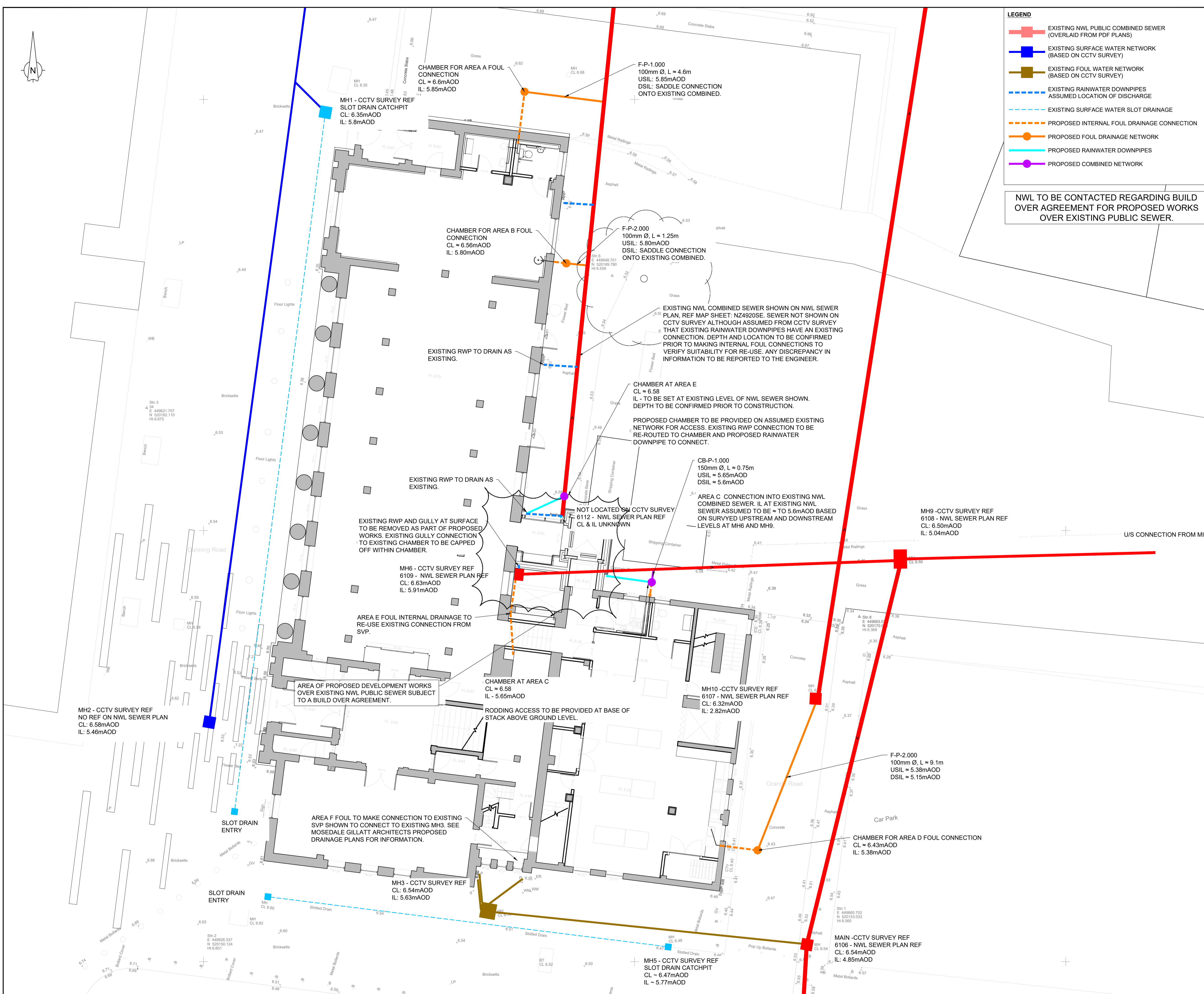
Title:
 PROPOSED LIFT CONSTRUCTION PLANS AND SECTIONS

Purpose of issue:
 LBC/ PLANNING
 Drawing No:
 1053 146

Rev: A
 Scale: SEE TITLES @ A1
 Date: 04/2023
 Drawn: CR
 Checked: IH

East Lodge
 Jesmond Road
 Newcastle upon Tyne
 NE2 1NL

T: 0191 2814802
 E: studio@mgarchitects.info
 W: www.mgarchitects.info



LEGEND

- EXISTING NWL PUBLIC COMBINED SEWER (OVERLAID FROM PDF PLANS)
- EXISTING SURFACE WATER NETWORK (BASED ON CCTV SURVEY)
- EXISTING FOUL WATER NETWORK (BASED ON CCTV SURVEY)
- EXISTING RAINWATER DOWNPIPES ASSUMED LOCATION OF DISCHARGE
- - - EXISTING SURFACE WATER SLOT DRAINAGE
- PROPOSED INTERNAL FOUL DRAINAGE CONNECTION
- PROPOSED FOUL DRAINAGE NETWORK
- PROPOSED RAINWATER DOWNPIPES
- PROPOSED COMBINED NETWORK

NWL TO BE CONTACTED REGARDING BUILD OVER AGREEMENT FOR PROPOSED WORKS OVER EXISTING PUBLIC SEWER.

- NOTES**
1. AREA REFERENCES AND INTERNAL FOUL CONNECTIONS ON THIS DRAWING ARE BASED ON AREAS AND INFORMATION PROVIDED ON MOSEDALE GILLATT ARCHITECTS PROPOSED DRAINAGE PLANS DRAWINGS.
 2. EXISTING NWL COMBINED SEWER SHOWN ON NWL SEWER PLAN, REF MAP SHEET: N24920SE. SEWER NOT SHOWN ON CCTV SURVEY ALTHOUGH ASSUMED FROM CCTV SURVEY THAT EXISTING RAINWATER DOWNPIPES HAVE AN EXISTING CONNECTION. DEPTH AND LOCATION TO BE CONFIRMED PRIOR TO MAKING INTERNAL FOUL CONNECTIONS TO VERIFY SUITABILITY FOR RE-USE. ANY DISCREPANCY IN INFORMATION TO BE REPORTED TO THE ENGINEER.
 3. REFER TO MOSEDALE GILLATT ARCHITECTS DRAWINGS FOR CONFIRMATION OF ALL LANDSCAPING ARRANGEMENTS.
 4. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY INFORMATION RECEIVED.
 5. WERE SHOWN EXISTING DRAINAGE INFORMATION BASED ON CCTV SURVEY CARRIED OUT BY ARROWFLOW LIMITED.
 6. NWL SEWER INFORMATION BASED ON NWL SEWER PLAN, MAP SHEET REFERENCE N24920SE.
 7. ALL WORKS WITHIN THE PUBLIC HIGHWAY TO MEET LOCAL AUTHORITY REQUIREMENTS. CONTRACTOR TO APPLY FOR ROAD OPENING NOTICES ETC AS REQUIRED.
 8. JC CONSULTING ACCEPTS NO LIABILITY FOR INACCURACIES / ERRORS CAUSED BY OS INFORMATION OR TOPOGRAPHICAL SURVEY INFORMATION RECEIVED.
 9. THIS DESIGN HAS BEEN CARRIED OUT TO APPROPRIATE STANDARDS BUT IT IS TO BE CHECKED IN ACCORDANCE WITH PROCUREMENTS AND REQUIREMENTS PRIOR TO THE COMMENCEMENT OF WORKS.
 10. ALL LEVELS, DIMENSIONS AND DETAILS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR FABRICATION.
 11. EXISTING GROUND LEVELS AND GROUND PROFILES HAVE BEEN TAKEN FROM THE INFORMATION PROVIDED AND AS SUCH ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY ON-SITE WORKS. DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

- HEALTH & SAFETY AND CDM**
(THE FOLLOWING ARE TO BE READ IN CONJUNCTION WITH CONTRACTORS RISK ASSESSMENTS)
12. A GROUND PENETRATING RADAR (GPR) SURVEY HAS NOT BEEN CARRIED OUT FOR THE SITE. THEREFORE, THE CONTRACTOR IS TO UNDERTAKE ALL POSSIBLE PRECAUTIONS WHEN EXCAVATING. ALL EXISTING SERVICES INFORMATION TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF WORKS AND IDENTIFIED ON SITE USING CAT SCANNERS. EXCAVATION TO BE UNDERTAKEN WITH DUE DILIGENCE AND HAND DIGGING TO BE ADOPTED WHERE APPROPRIATE.
 13. CONTRACTOR TO MINIMISE THE AMOUNT OF TIME ANY EXCAVATIONS REMAIN EXPOSED AND COMPLY WITH LEGISLATIVE AND GOOD PRACTICE GUIDELINES.
 14. ALL TASKS TO BE UNDERTAKEN BY SUITABLY TRAINED AND EXPERIENCED OPERATIVES FOLLOWING APPROVED METHOD STATEMENTS WITH ADEQUATE RESOURCES ALLOCATED TO EACH TASK.
 15. PERSONNEL TO USE SUITABLE PPE AND USE ONLY LOW VIBRATION EQUIPMENT FOR ANY WORK REQUIRING COMPACTING OF MATERIALS AND CONCRETE. AMOUNT OF TIME OF USE TO BE LIMITED TO SAFE LEVELS IN ACCORDANCE WITH THE CONTRACTORS APPROVED METHOD STATEMENTS.
 16. APPROPRIATE MANAGEMENT SAFETY PLAN TO BE IN PLACE FOR DEALING WITH POTENTIAL GROUND CONTAMINATION.
 17. IN ORDER TO ENSURE THAT THE SIDE EXCAVATIONS REMAIN STABLE DURING EXCAVATION, THE CONTRACTOR IS TO ASSESS STABILITY AND PROVIDE TEMPORARY SHORING TO ENSURE A SAFE WORKING AREA.
 18. CONTRACTOR TO ENSURE ACCESS IS KEPT CLEAR OF PEDESTRIANS AND VEHICLES. ANY ROAD CLOSURES ARE TO BE AGREED WITH THE LOCAL HIGHWAYS AUTHORITY PRIOR TO WORKS COMMENCING ON-SITE.
 19. A FULL SERVICES SEARCH MUST BE COMPLETED PRIOR TO WORKS COMMENCING. ANY APPLICABLE SERVICES DIVERSION WORKS ARE TO BE COMPLETED BY THE CONTRACTOR, ENSURING THE NECESSARY APPLICATIONS FOR DIVERSIONS ARE AGREED.
 20. CONTRACTOR SHOULD BE AWARE OF GENERAL CONSTRUCTION RISKS TO PREVENT SLIPS, TRIPS AND FALLS AND TAKE NECESSARY PRECAUTIONS WITHOUT SPECIAL INSTRUCTION.
 21. THE TIME THAT EXCAVATIONS ARE OPEN ON SITE SHOULD BE KEPT TO A MINIMUM AND ALL TRENCHES SHOULD BE SURROUNDED BY A BARRIER.
 22. CONNECTIONS TO EXISTING SEWERS TO BE MADE BY APPROVED CONTRACTOR ONLY.
 23. UNFINISHED MANHOLES MUST BE COVERED WITH LOAD BEARING MATERIALS AND SURROUNDED WITH BARRIER.

Rev	Description	Drawn	Check'd	Date
P01	PRELIMINARY ISSUE	RJ	AS	15/06/23

Drawing Status: **PRELIMINARY**

T. (0191) 491 4684
E. enquiries@jc-consulting.net
www.jc-consulting.net



Unit 16, The Stottle Shed
Bakers Yard, Christon Road
Gosforth, Newcastle upon Tyne
NE3 1XD

Civil Engineering
Structural Engineering
Geo-Environmental Engineering

© JC CONSULTING LTD.

Client: **MIDDLESBROUGH COUNCIL**

Project: **MIDDLESBROUGH CENTRAL LIBRARY**

Drawing Title: **PROPOSED DRAINAGE GENERAL ARRANGEMENT**

Scale: 1:100	Drawn: RJ	Checked: AS	Date: 15/06/23
Job Number: JCC23 - 005	Drawing Number: C - GA - 001	Rev: P01	Size: A1



AGENDA ITEM 5

REPORT TO THE MIDDLESBROUGH DEVELOPMENT CORPORATION PLANNING BOARD

29TH NOVEMBER 2023

REPORT OF HEAD OF PLANNING

DELEGATED DECISIONS SUMMARY

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board note that the following planning applications have been determined under delegated authority.

Application Reference	Site Address	Description of Development	Decision	Decision Date
23/5001/COU	92 Boundary Road	Change of use from tyre care centre and car wash, to include the use of Car Repair and Body Shop	Approved	17.08.23
23/5002/FUL	11-13 Deltic House , Zetland Road, Middlesbrough, TS1 1EH	Conversion to 5no. student pods	Withdrawn	
23/5005/LBC	Travelines, Middlesbrough Railway Station, Zetland Road, Middlesbrough, TS1 1EG	Demolition works within existing undercroft and replacement with steel frame and concrete slab structure, new timber frame windows and doors; demolition of existing ticket hall staircase and replacement with two new staircases linking the subway to the inner concourse; external stonework repairs to the Zetland	Approved	23.08.23

		Road facade and alterations to the public realm and car park forecourt including new paving and glazing to existing lightwell and ancillary works.		
23/5007/FUL	51 - 53, Beaverbrooks, Linthorpe Road, Middlesbrough, TS1 5BS	Installation of new shopfront	Approved	17.08.23
23/5008/ADV	51 - 53, Beaverbrooks, Linthorpe Road, Middlesbrough, TS1 5BS	2No internally illuminated fascis, 1No internally illuminated projecting sign and 1No internally illuminated hanging sign	Approved	17.08.23
23/5009/ADV	Natwest Bank, Linthorpe Road, Middlesbrough, TS1 2JX	2no internally illuminated ATM surrounds, 1no internally illuminated projecting sign, 1no internally illuminated fascia, 1no free standing internally illuminated digital screen, and 1no non illuminated name plate	Approved	17.08.23
23/5016/FUL	49-55 Grange Road, Middlesbrough, TS1 5AU	Proposed change of use to student accommodation comprising 36 No. studios and communal facilities, including first and second floor extensions, dormer windows and boundary treatments.	Approved	04.09.23
23/5017/COU	96 - 98 Corporation Road, Middlesbrough, TS1 2RB	Proposed conversion of roof space to create 3 additional HMO bedrooms with separate communal room, 4no dormer windows to front	Withdrawn	

		and 2no dormers to rear.		
23/5018/PNR	58 Linthorpe Road, Middlesbrough, TS1 1RA	Prior approval for the conversion of existing upper floors and new single storey and 2 storey extension to form 11 No. 1 Bedroom flats.	Prior Approval is Required and Refused	02.10.23
23/5020/FUL	23, Newport Road, Middlesbrough, TS1 1LE	Change of use to form dance studio and offices to first floor and 4no. apartments to upper floors and creation of a roof terrace.	Refused	19.09.23
23/5021/ADV	32, Linthorpe Road, Middlesbrough, TS1 1RD	1No internally illuminated fascia sign	Approved	29.09.23
23/5023/DIS	Land South of Union Street, Union Street, TS1 5PQ	Discharge of condition 21 (Traffic Regulation Order) of previously approved application 20/0289/FUL for residential development	Withdrawn	
23/5024/ADV	18 - 19, Captain Cook Square, MIDDLESBROUGH, TS1 5UB	1No internally illuminated LED Digital Screen	Approved	24.08.23
23/5025/FUL	Unit 3a, Captain Cook Square, Middlesbrough, TS1 5UB	Alterations to restaurant unit, to include new shop front, single storey glazed extension to front, mezzanine floor space and plant machinery to roof	Approved	11.09.23
23/5026/FUL	Unit 9-10, Captain Cook Square, Middlesbrough, TS1 5UB	Alterations to frontage for use as Cinema	Approved	26.09.23

23/5027/MAJ	57 - 59, Wilson Street, Middlesbrough, TS1 1SF	Change of use from retail (E(a)) to form student accommodation (Sui Generis) at ground floor of 59 Wilson Street and first floor of 57-59 Wilson Street, extension to create 3 additional floors above 57-59 Wilson Street to form 20 no self contained student accommodation, and new shop front to 57 Wilson Street	Closed	
23/5030/FUL	17-27 Queens Square	Installation of replacement CCTV cameras	Approved	27.09.23
23/5031/LBC	17-27 Queens Square	Installation of replacement CCTV cameras	Approved	27.09.23
23/5032/VAR	Middlesbrough Railway Station	Variation of condition 2 on previously approved application 23/0035/LBC to substitute one of the approved plans.	Approved	29.09.23
23/5040/FUL	Central Mews, Middlesbrough, TS1 1JZ	New Metal Security Fencing and Gates of between 1.5m and 3m in height at various locations within the site	Approved	23.08.23
23/5041/PNO	109 Linthorpe Road, Middlesbrough	Prior approval for the installation of solar panels to rear flat roof	Approved	23.08.23
23/5042/FUL	CIAC, Windward Way, Middlesbrough, TS2 1AX	Removal of all combustible insulation together with brickwork, vertical cedar cladding, Eternit weatherboard composite cladding and timber decorative	Approved	07.09.23

		cladding/soffit/balcony facing materials		
23/5043/AMD	1, Centre Square, Middlesbrough, TS1 2BD	Non-material amendment to planning application 17/0193/FUL to convert the approved cafe floorspace (E(b)) to office space (E(c))	Approved	24.08.23
23/5047/FUL	Centre North East, Albert Road	Cladding with double glazed steel curtain walling	Withdrawn	04.09.23
23/5049/COU	20-21 Captain Cook Square, Middlesbrough, TS1 5UB	Change of use of external ground floor area to front and side of building to outdoor seating area (Use Class E) and erection of fixed planters	Approved	13.11.23
23/5052/NMA	3a Captain Cook Square	Non-material amendment to application 23/5025/FUL to amend the design of the proposed single-storey extension to the front	Approved	17.10.23
23/5053/CLU	Middlesbrough Football Club	Certificate of lawful development to use the former betting booth for the sale of food and drink for consumption on the premises	Approved	17.10.23

FINANCIAL IMPLICATIONS (you must have this section signed off by the Finance Director)

1. There are no financial considerations associated with these planning applications.

LEGAL IMPLICATIONS

2. There are no legal considerations associated with these planning applications.

RISK ASSESSMENT

3. There are no risks associated with these planning applications.

CONSULTATION & COMMUNICATION

4. No consultation was considered necessary for this report.

EQUALITY & DIVERSITY

5. There are no equality issues associated with these planning applications.

Name of Contact Officer: Helen Kemp
Post Title: Director of Business Services & Head of Planning
Telephone Number: 01325 72600
Email Address: helen.kemp@teesvalley-ca.gov.uk