



# Planning Committee

24 October 2023

23/01141/FUL

- Location: The Sandpiper, Farringdon Road, Cullercoats
- Proposal: Demolition of existing public house and redevelopment of site to provide 1no.retail unit (Class E), 1no.drinking establishment with expanded food provision (Sui Generis) and 14no. apartments, associated car parking, infrastructure and landscaping works
- Applicant: Ian Tubman, Malhotra Leisure Ltd
- Ward: Cullercoats







Service Area - Unit 01

Plant Area - Unit 01

NEW PEDESTRIAN CROSSING TO  
BE PROVIDED FOLLOWING  
AGREEMENT WITH LPA



Existing shrub planting to north west corner of site to be retained where possible and enhanced with native tree planting and native shrub planting

Proposed native hedge planting proposed to help screen bin store and create a soft boundary north of the parking bays. This is enhanced with native tree planting and native shrub planting to break up the parking bays.

Proposed native tree and native shrub planting introduced along Shaftesbury Crescent

Proposed native tree and native shrub planting introduced along Shaftesbury Crescent

Proposed native hedge introduced to help screen the parking bays from Shaftesbury Crescent and Farringdon Road. Feature specimen shrubs with native shrub planting helps to create an attractive environment.

Proposed native shrub planting introduced to break up parking areas.

Proposed native hedge, tree and shrub planting to the frontage of Farringdon Road.

Proposed native hedge to help screen the parking bays from Farringdon Road.



1 Proposed Front Elevation  
1:100



2 Proposed Side Elevation (E)  
1:100

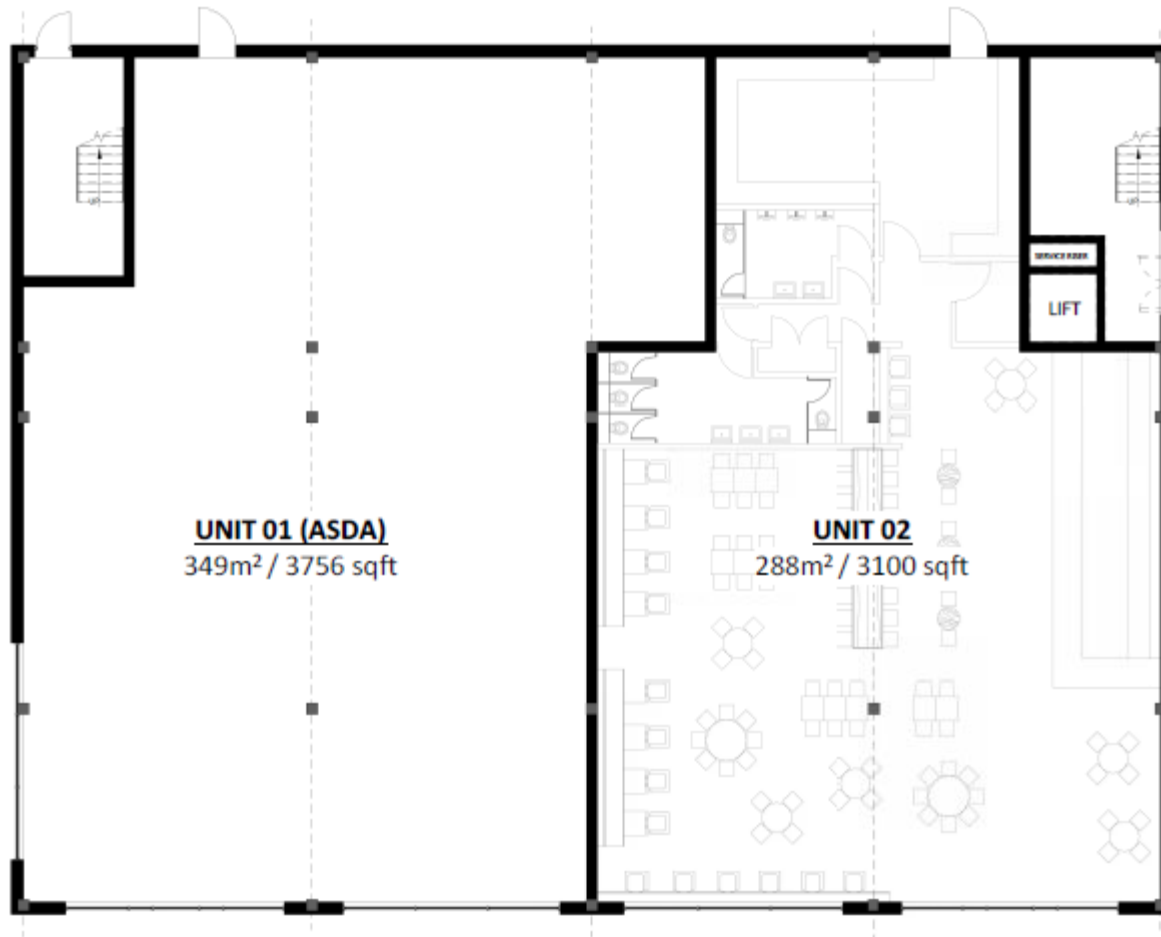


3 Proposed Side Elevation (W)  
1:100



4 Proposed Rear Elevation  
1:100

DO  
All c  
not  
DES  
RES  
RE



**UNIT 01 (ASDA)**  
349m<sup>2</sup> / 3756 sqft

**UNIT 02**  
288m<sup>2</sup> / 3100 sqft

**1** Level 00  
1 : 100



DO NOT SCALE  
 All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNERS RISK ASSESSMENT  
 Construction (Design and Management) Regulations 2007

RESIDUAL RISKS

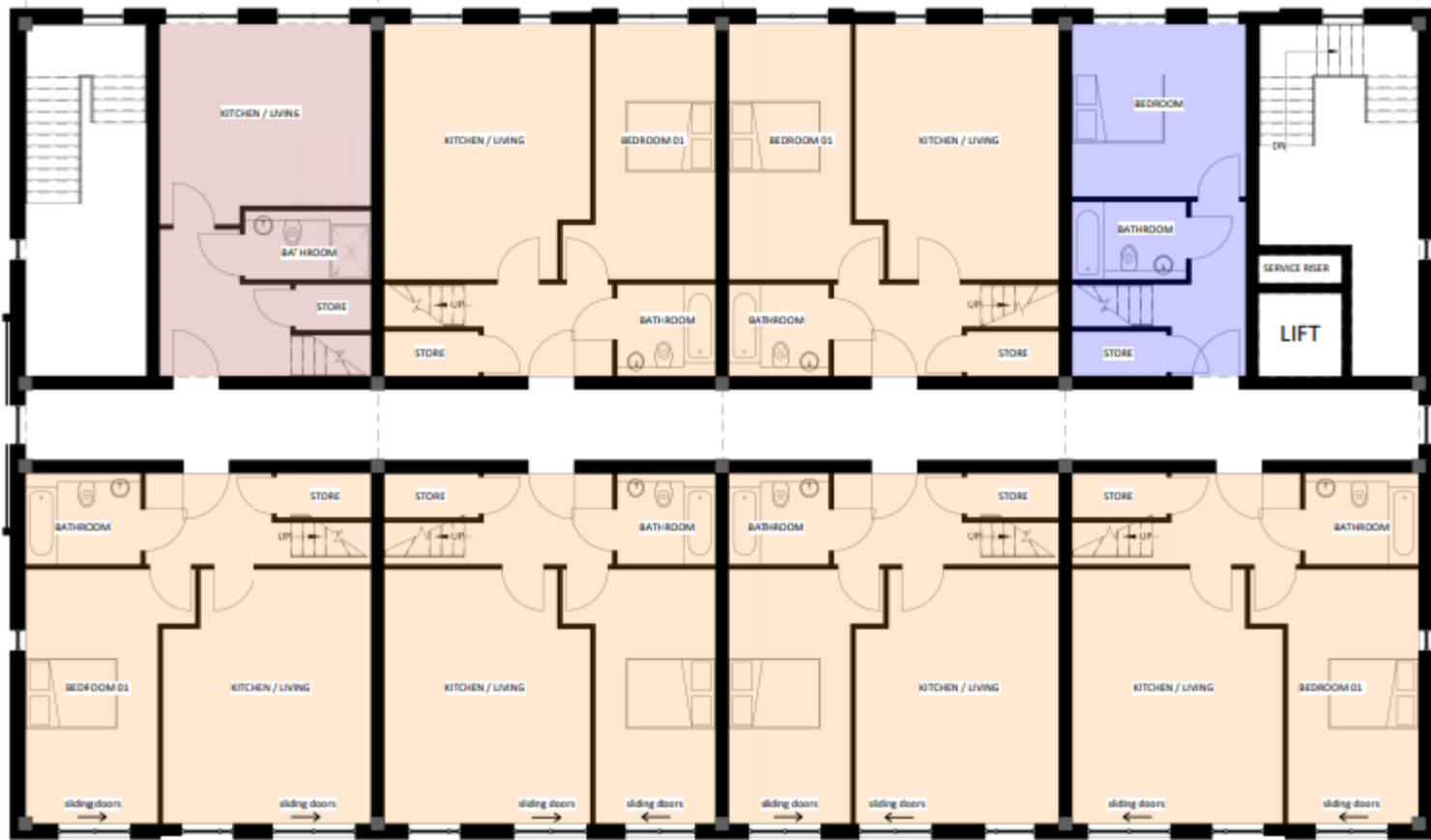
REF.	DESCRIPTION	DATE



- FLAT TYPE A - 1B2P (1-STOREY)
- FLAT TYPE B - 1B2P (DUPLEX)
- FLAT TYPE C - 2B4P (1-STOREY)
- FLAT TYPE D - 2B4P (DUPLEX)
- FLAT TYPE E - 2B3P (DUPLEX)

**Level 01**

AND 1B2P FLATS



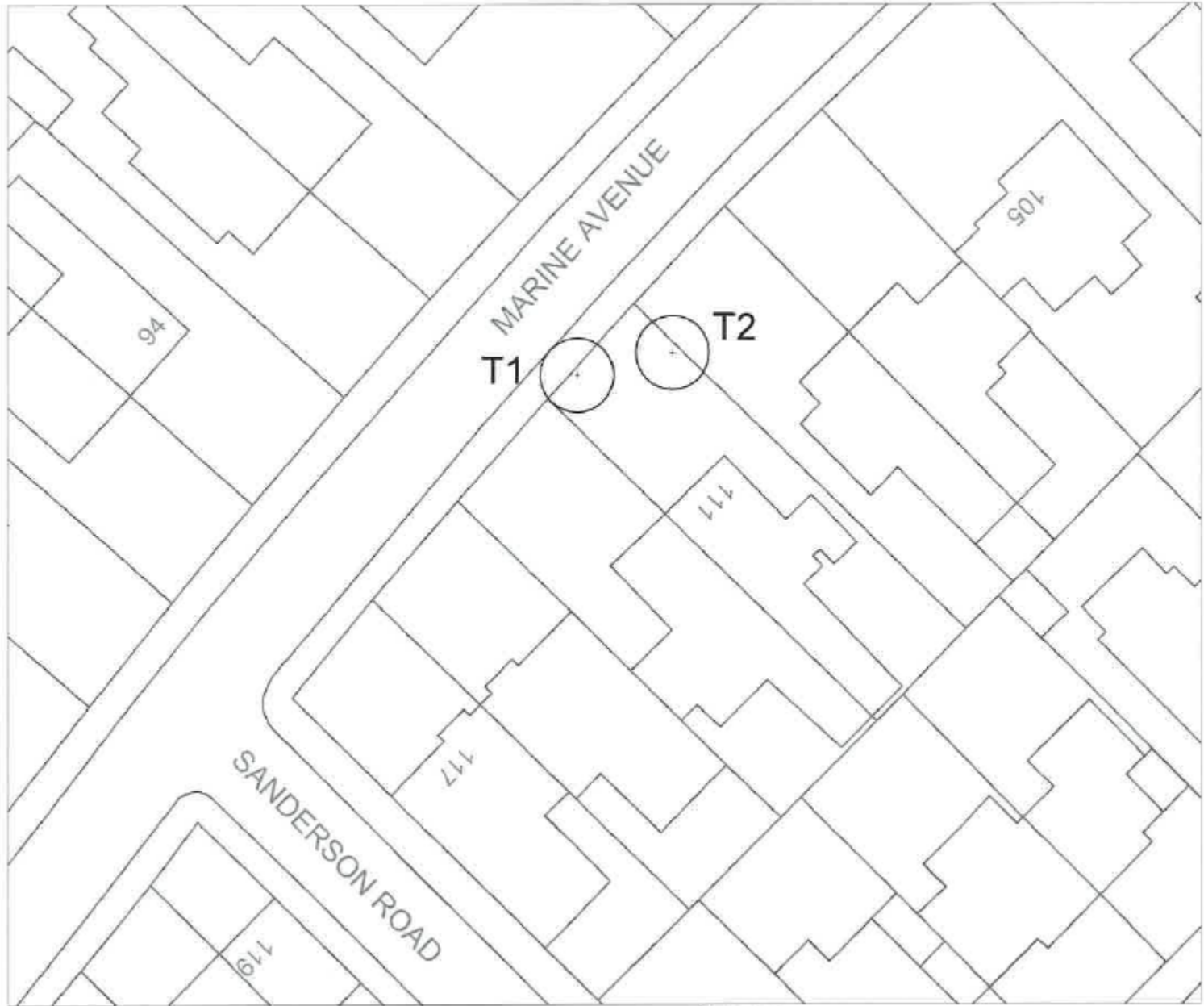
**3** Level 02  
1 : 100



**4** Level 03  
1 : 100



- TPO report, 111 Marine Avenue



1/1/2016



Anchor - Holly Court

Marine Ave

Marine Ave

Marine Ave

Marine Ave

Sanderson Rd

Google

102A

94

90

92

96

98

105

107

109

113

115

117

119

103

18

20

22

24

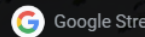
16

Hawthorn

111 Marine Avenue, Whitley Bay



94 Marine Avenue  
Whitley Bay, Eng



May 2023



Expand

Google

Image capture: May 2023 © 2023 Google United King





**Cherry**

**Sycamore**