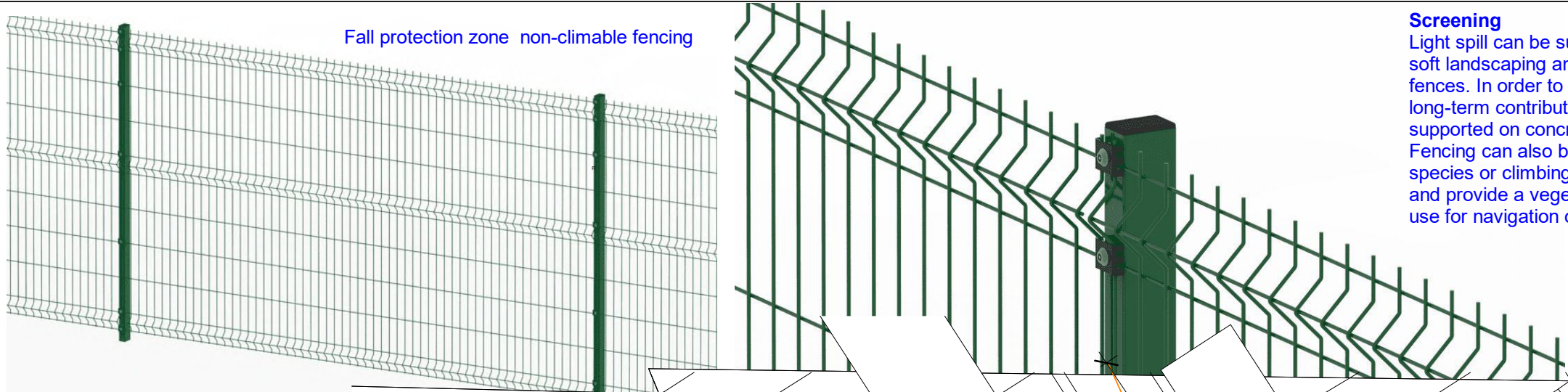




Fall protection zone non-climbable fencing

Screening
Light spill can be successfully screened through soft landscaping and the installation of walls, fences. In order to ensure that fencing makes a long-term contribution, it is proposed that it is supported on concrete or metal posts. Fencing can also be over planted with hedgerow species or climbing plants to soften its appearance and provide a vegetated feature which bats can use for navigation or foraging.

Red line indicates fencing to edge of planted zone to absorb any falling debris from cliff face. Fence to 2.4m high and non-climbable as per images above

Garden area to rear of properties

Ground floor access to apartments

Bin store for apartments

Bike store for apartments

Hawthorn hedging or similar to foot of the cliff to absorb potential falling debris from the cliff edge above and keep residents away

Garden area to rear of properties

Ground floor level of these properties is approx 2.2m above road level, with 3.2m floor to floor level and eaves level approx 8.5m above street level.

This property is dug into the hillside with ground floor level at street level.

Existing access retained and improved for vehicular and pedestrian access.

14 x 3 bedroom dwellings
6 x 2 bedroom apartments

44 Car parking spaces
14 Car parking spaces (undercroft)
Total 58 spaces

Existing mound to be investigated to establish ground condition

Ground floor level of these properties is approx 1.5m above road level. Eaves level is approx 8m above road level.

Site
1 : 500

No.	Description	Date
 North East Architectural Services		
Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
Project	Brynlar	
Address	Brynlar	
Client	Andrew Lockley	
Sheet	Site Layout	Project No. 2020-03-14
Date	2020-04-10	Scale (@ A3) 1 : 500
Drawing No.	A100	Rev



3D View 1



North East
Architectural Services

Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP
07455 980 354 admin@nearchitect.co.uk

Project		Brynlar
Address		Brynlar
Client		Andrew Lockley
Sheet	3D 1	Project No. 2020-03-14
Date	2020-04-10	Scale (@ A3)
Drawing No.	A101	Rev



3D View 2

No.		Description	Date
 North East Architectural Services			
Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk			
Project		Brynlar	
Address		Brynlar	
Client		Andrew Lockley	
Sheet		3D 2	Project No. 2020-03-14
Date		2020-04-10	Scale (@ A3)
Drawing No. A102			Rev



3D View 3

 North East Architectural Services			
Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk			
Project	Brynlar		
Address	Brynlar		
Client	Andrew Lockley		
Sheet	3D 3	Project No. 2020-03-14	
Date	2020-04-10	Scale (@ A3)	
Drawing No.	A103	Rev	



3D View 4

No.	Description	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
Project	Brynlar	
Address	Brynlar	
Client	Andrew Lockley	
Sheet	3D 4	Project No. 2020-03-14
Date	2020-04-10	Scale (@ A3)
Drawing No.	A104	Rev



3D View 5

No.		Description	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk			
Project		Brynlar	
Address		Brynlar	
Client		Andrew Lockley	
Sheet		3D 5	Project No. 2020-03-14
Date		2020-04-10	Scale (@ A3)
Drawing No. A105			Rev



3D View 6

No.	Description	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
Project	Brynlar	
Address	Brynlar	
Client	Andrew Lockley	
Sheet	3D 6	Project No. 2020-03-14
Date	2020-04-10	Scale (@ A3)
Drawing No.	A100	Rev



3D View 7



North East
Architectural Services

Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP
07455 980 354 admin@nearchitect.co.uk

Project	Brynlar		
Address	Brynlar		
Client	Andrew Lockley		
Sheet	3D 7	Project No.	2020-03-14
Date	2020-04-10	Scale (@ A3)	
Drawing No.	A107	Rev	



3D View 8

No.	Description	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
Project	Brynlar	
Address	Brynlar	
Client	Andrew Lockley	
Sheet	3D 8	Project No. 2020-03-14
Date	2020-04-10	Scale (@ A3)
Drawing No.	A109	Rev



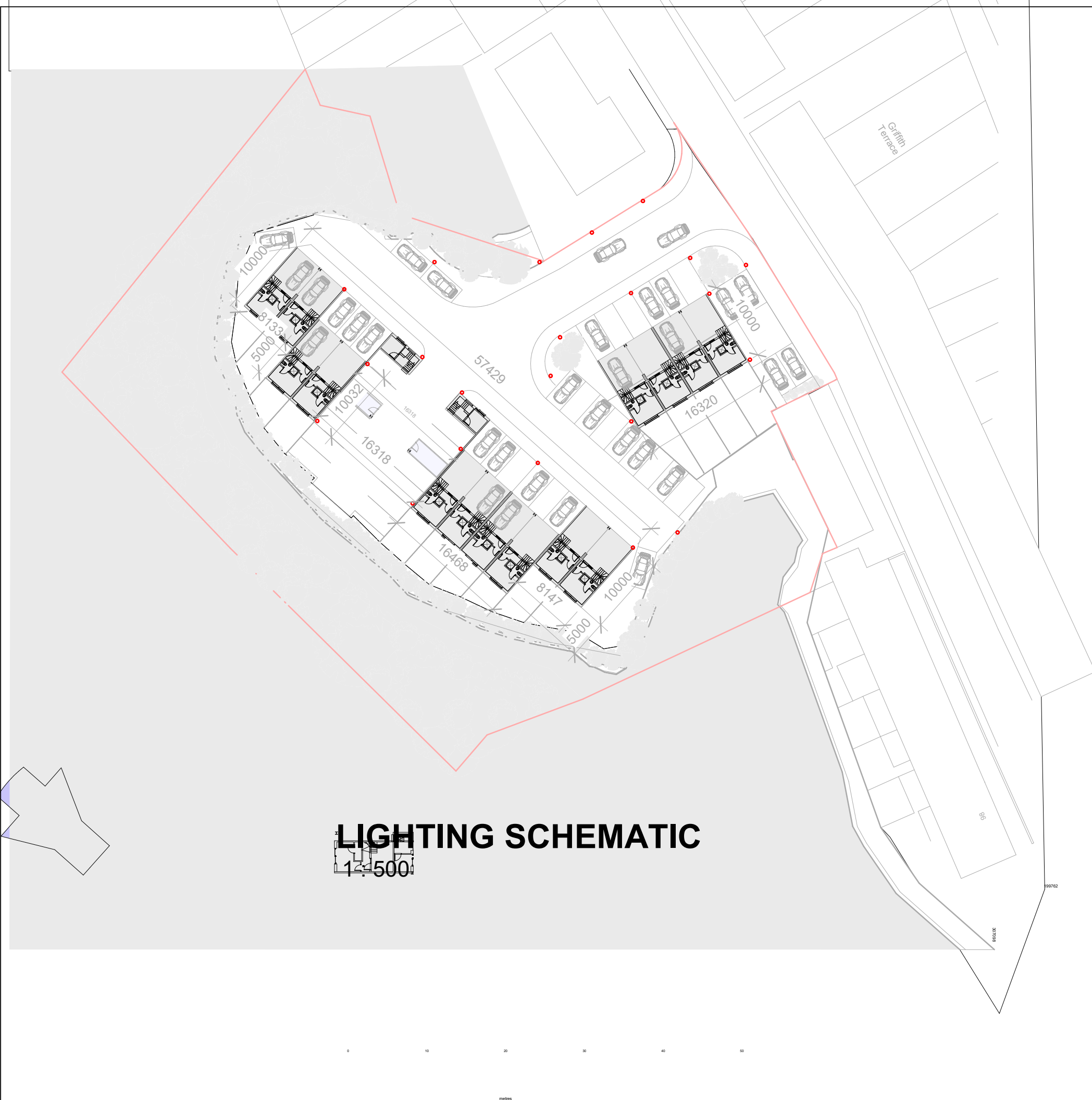
3D View 9

No.	Description	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
Project		Brynlar
Address		Brynlar
Client		Andrew Lockley
Sheet	3D 9	Project No. 2020-03-14
Date	2020-04-10	Scale (@ A3)
Drawing No.	A110	Rev



3D View 10

No.	Description	Date
 North East Architectural Services		
Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
Project	Brynlar	
Address	Brynlar	
Client	Andrew Lockley	
Sheet	3D10	Project No. 2020-03-14
Date	2020-04-10	Scale (@ A3)
Drawing No.	A111	Rev



Olev Torch
LED stainless steel bollard light
Outdoor lamp port for passageways made in stainless steel with Led technology.

Where bat habitats and features are considered to be of lower importance or sensitivity to illumination, the need to provide lighting may outweigh the needs of bats. Consequently, a balance between a reduced lighting level appropriate to the ecological importance of each feature and species, and the lighting objectives for that area will need to be achieved.

The proposed use of specialist bollard or low-level downward directional luminaires provides sufficient lighting levels to guide pedestrians through the development.

No.		Description	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk			
Project		Brynlar	
Address		Brynlar	
Client		Andrew Lockley	
Sheet		LIGHTING	Project No. 2020-03-14
Date		2020-04-10	Scale (@ A3) 1 : 500
Drawing No.			Rev
A112			