

Contact: Sue Hyde  
Direct Tel: 03000 263961  
email: susan.hyde@durham.gov.uk  
Your ref:  
Our ref: DM/17/02368/FPA



Howarth Litchfield Partnership  
David McKeag  
4 Old Elvet  
Durham  
DH1 3HL

25th July 2017

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Proposed External alterations including rear single storey extension that includes a plant room, new front entrance door and new ramped access.  
At Dunelm Medical Practice 50 Front Street Framwellgate Moor Durham DH1 5BL  
For Dunelm Medical Practice

Thank you for your application relating to the above which was valid on 19 July 2017. Please note the Council's description of your application above may be slightly different to that contained on your application form. Unless I hear from you on this point within the next 7 days, the application will proceed on this basis.

The case officer dealing with this application is Sue Hyde, telephone number 03000 263961 and should be your main point of contact on all matters relating to the application.

Where applications are scheduled for determination by a Council Committee there will be an opportunity for objectors and supporters to register an interest in addressing the Committee. A guidance leaflet available [online](#) or from the Council offices outlines the Council's policy and procedures, which requires speakers to register with the case officer no later than 12.00 noon on the day before the Committee meeting when the proposal is due to be considered. **Please note that any information provided will be made available and published on the internet.**

Where applications are to be determined under the Council's scheme of delegated powers there will not normally be an opportunity to address the Committee. The case officer should be able to advise you whether the application will be dealt with under the scheme of delegated powers, or reported to Committee. In the event of the latter, when the application may be expected to be presented to Committee.

**Regeneration and Local Services**

Durham County Council, Planning Development (Central East), Room 4/86-102, County Hall, Durham, DH1 5UL Main Telephone: 03000 262 830

Every effort will be made to determine your application as quickly as possible. However, if by 13 September 2017 you have not received a formal decision from the Council, or agreed in writing to extend the period for a decision, you are entitled to appeal against the non-determination of the application to The Planning Inspectorate.

You must appeal within six months on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel: 0303 444 5000, [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk).

Yours faithfully

A handwritten signature in black ink, appearing to be 'S Timmiss', written over a horizontal line.

S Timmiss  
Head of Planning and Assets

Contact: Sue Hyde  
Direct Tel: 03000 263961  
email: [planning@durham.gov.uk](mailto:planning@durham.gov.uk)  
Your ref:  
Our ref: DRC/17/00438



Howarth Litchfield Partnership  
Mr Andrew Wilson  
4 Old Elvet  
Durham  
DH1 3HL

23rd November 2017

Dear Sir/Madam

Town and Country Planning Act 1990

**Proposed** Discharge of planning condition 3 pursuant to DM/17/02368/FPA (external materials)  
**At** Dunelm Medical Practice 50 Front Street Framwellgate Moor Durham DH1 5BL  
**For** Dunelm Medical Practice

The above application received on 2 November 2017 was considered by the Council and accordingly I can confirm that the requirements of the condition(s) have been met and is/are **APPROVED** accordingly.

1. The details of the materials for the ramp and the railings are approved in accordance with the following documents:

Drawing no. 2010-REV P3 PROPOSED SITE PLAN  
Drawing no. 2005-REV P4 PROPOSED ELEVATIONS  
Drawing no. 9000-REV P1 PROPOSED EXTERNAL RAMP PLAN DETAILS  
Drawingno. 9001-REV P1 PROPOSED EXTERNAL RAMP ELEVATION DETAILS

Please note the specific wording of those conditions which require subsequent implementation in accordance with the agreed detail and that failure to comply with conditions could lead to the Council considering the taking of enforcement action.

I trust that this clarifies matters for you, however, please do not hesitate to contact the officer named above.

Yours faithfully

S Timmiss  
Head of Planning and Assets

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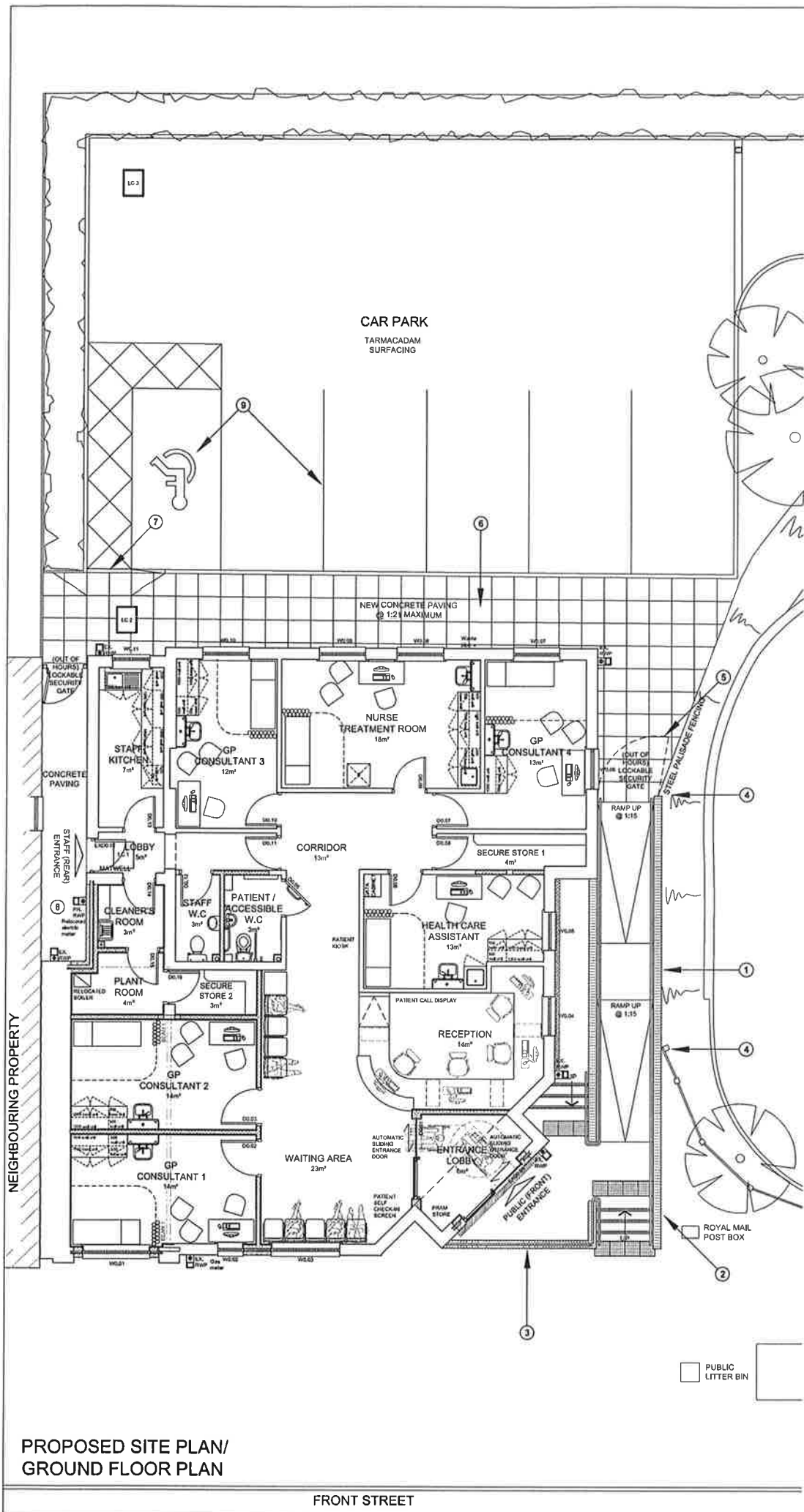
**Regeneration and Local Services**

Durham County Council, Planning Development (Central East)  
Room 4/86-102, County Hall, Durham, DH1 5UL Main Telephone: 03000 262 830

[www.durham.gov.uk](http://www.durham.gov.uk)



NO.	DATE	BY	REVISION
01	15/07/2017	AS	ISSUED FOR TENDER
02	15/07/2017	AS	ISSUED FOR TENDER
03	15/07/2017	AS	ISSUED FOR TENDER
04	15/07/2017	AS	ISSUED FOR TENDER
05	15/07/2017	AS	ISSUED FOR TENDER



**SCOPE OF EXTERNAL SITE WORKS:**

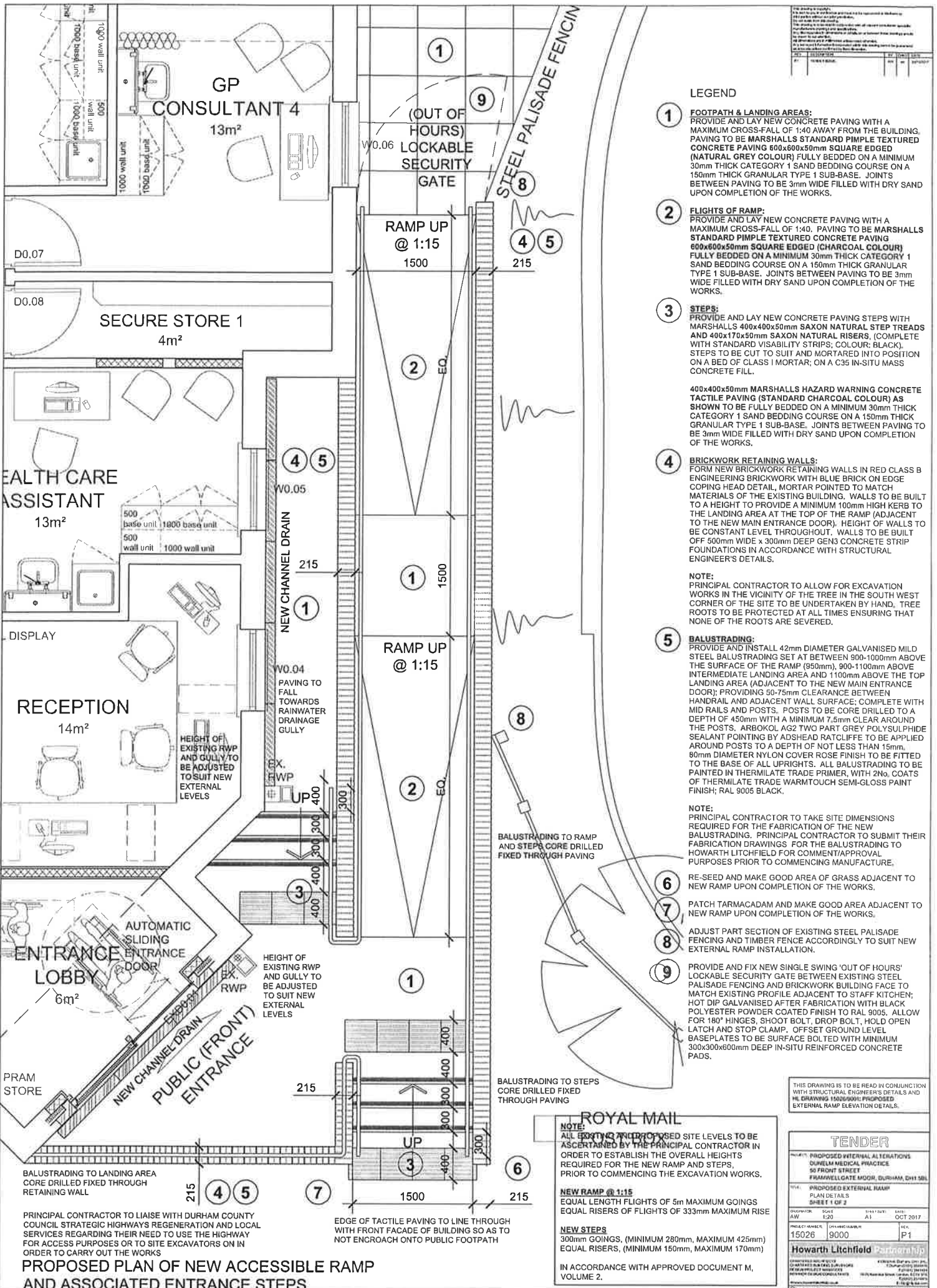
- 1 CONSTRUCT ACCESSIBLE ENTRANCE RAMP WITH ACCOMPANYING STEPS BETWEEN NEW RED ENGINEERING BRICKWORK RETAINING WALLS TO MATCH EXISTING; COMPLETE WITH BLUE BRICK ON EDGE COPING HEAD DETAIL AND BLACK PAINTED GALVANISED MILD STEEL BALUSTRADING TO RAL 9005. REFER TO HL DRAWINGS 15026/9000 AND 9001 FOR DETAILS.
- 2 RE-SEED AND MAKE GOOD AREA OF GRASS ADJACENT TO NEW RAMP UPON COMPLETION OF THE WORKS.
- 3 PATCH TARMACADAM AND MAKE GOOD AREA ADJACENT TO NEW RAMP UPON COMPLETION OF THE WORKS.
- 4 REMOVE PART SECTION OF EXISTING STEEL PALISADE FENCING AND TIMBER FENCE AND ADJUST END POST POSITIONS TO SUIT NEW EXTERNAL RAMP INSTALLATION.
- 5 PROVIDE AND FIX NEW SINGLE SWING 'OUT OF HOURS' LOCKABLE SECURITY GATE BETWEEN EXISTING STEEL PALISADE FENCING AND BRICKWORK BUILDING FACE TO MATCH EXISTING ADJACENT TO STAFF KITCHEN; HOT DIP GALVANISED AFTER FABRICATION WITH BLACK POLYESTER POWDER COATED FINISH TO RAL 9005. ALLOW FOR 180° HINGES, SHOOT BOLT, DROP BOLT, HOLD OPEN LATCH AND STOP CLAMP. OFFSET GROUND LEVEL BASEPLATES TO BE SURFACE BOLTED WITH MINIMUM 300x300x600mm DEEP IN-SITU REINFORCED CONCRETE PADS.
- 6 PROVIDE AND LAY NEW CONCRETE PAVING LINKING BETWEEN ACCESSIBLE CAR PARKING BAY AND FOOT OF NEW RAMP AT A MAXIMUM GRADIENT OF 1:21; WITH A MAXIMUM CROSS-FALL OF 1:40 AWAY FROM THE BUILDING. PAVING TO BE MARSHALLS STANDARD PIMPLE TEXTURED CONCRETE PAVING 600x600x50mm SQUARE EDGED (NATURAL GREY COLOUR) FULLY BEDDED ON A MINIMUM 30mm THICK CATEGORY 1 SAND BEDDING COURSE ON A 150mm THICK GRANULAR TYPE 1 SUB-BASE. JOINTS BETWEEN PAVING TO BE 3mm WIDE FILLED WITH DRY SAND UPON COMPLETION OF THE WORKS.
- 7 ADJUST EXISTING ROAD KERBS/TRANSITION KERBS/BULLNOSED KERB CENTRE STONES TO SUIT NEW CONCRETE PAVING WITH HALF-BATTERED ROAD KERBS LAID ON MINIMUM 100mm THICK CONCRETE BED HAUNCHED TO A MINIMUM 150mm THICKNESS. ADJUST EXISTING SECTION OF PAVING MITRE SAWN SO THAT CENTRE STONES ARE LAID IN LINE WITH AND THE FULL WIDTH OF 1200mm WIDE HATCHED ACCESS ZONE ADJACENT TO THE ACCESSIBLE CAR PARKING BAY WHERE IT ABUTS THE PAVING.
- 8 MAKE GOOD EXISTING CONCRETE PAVING FOLLOWING EXCAVATION WORKS FOR NEW EXTENSION.
- 9 RELINE EXISTING ACCESSIBLE CAR PARKING BAY AND HATCHED ACCESS ZONES WITH WATCO TRAFFICLINE YELLOW LINING. MARK 500. NEW CAR PARKING BAYS ADJACENT TO EXISTING ACCESSIBLE CAR PARKING BAY WITH WATCO TRAFFICLINE WHITE LINING OF EQUAL WIDTH ENSURING THAT A MINIMUM OF 2400mm IS ACHIEVED BY 4800mm DEEP.

**PROPOSED SITE PLAN/  
GROUND FLOOR PLAN**

FRONT STREET

PUBLIC LITTER BIN

TENDER			
PROJECT: PROPOSED INTERNAL ALTERATIONS DUNELM MEDICAL PRACTICE 50 FRONT STREET FRASERVALE GATE MOOR, DURHAM, DH1 5BL			
TITLE: PROPOSED SITE PLAN GROUND FLOOR PLAN			
PROJECT NO:	SCALE:	DATE:	DATE:
15026	1:50 @ A1	15/07/2017	15/07/2017
NO. OF SHEETS:	TOTAL SHEETS:	REV.:	REV.:
1	1	P3	
<b>Howarth Litchfield Partnerships</b>			
DRAWN BY: AS		CHECKED BY: AS	
DATE: 15/07/2017		DATE: 15/07/2017	
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NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR TENDER	10/10/2017	AW	A1

**LEGEND**

- 1 FOOTPATH & LANDING AREAS:** PROVIDE AND LAY NEW CONCRETE PAVING WITH A MAXIMUM CROSS-FALL OF 1:40 AWAY FROM THE BUILDING. PAVING TO BE MARSHALLS STANDARD PIMPLE TEXTURED CONCRETE PAVING 600x600x50mm SQUARE EDGED (NATURAL GREY COLOUR) FULLY BEDDED ON A MINIMUM 30mm THICK CATEGORY 1 SAND BEDDING COURSE ON A 150mm THICK GRANULAR TYPE 1 SUB-BASE. JOINTS BETWEEN PAVING TO BE 3mm WIDE FILLED WITH DRY SAND UPON COMPLETION OF THE WORKS.
- 2 FLIGHTS OF RAMP:** PROVIDE AND LAY NEW CONCRETE PAVING WITH A MAXIMUM CROSS-FALL OF 1:40. PAVING TO BE MARSHALLS STANDARD PIMPLE TEXTURED CONCRETE PAVING 600x600x50mm SQUARE EDGED (CHARCOAL COLOUR) FULLY BEDDED ON A MINIMUM 30mm THICK CATEGORY 1 SAND BEDDING COURSE ON A 150mm THICK GRANULAR TYPE 1 SUB-BASE. JOINTS BETWEEN PAVING TO BE 3mm WIDE FILLED WITH DRY SAND UPON COMPLETION OF THE WORKS.
- 3 STEPS:** PROVIDE AND LAY NEW CONCRETE PAVING STEPS WITH MARSHALLS 400x400x50mm SAXON NATURAL STEP TREADS AND 400x170x50mm SAXON NATURAL RISERS, (COMPLETE WITH STANDARD VISIBILITY STRIPS; COLOUR: BLACK). STEPS TO BE CUT TO SUIT AND MORTARED INTO POSITION ON A BED OF CLASS 1 MORTAR; ON A C35 IN-SITU MASS CONCRETE FILL.
- 4 BRICKWORK RETAINING WALLS:** FORM NEW BRICKWORK RETAINING WALLS IN RED CLASS B ENGINEERING BRICKWORK WITH BLUE BRICK ON EDGE COPING HEAD DETAIL, MORTAR POINTED TO MATCH MATERIALS OF THE EXISTING BUILDING. WALLS TO BE BUILT TO A HEIGHT TO PROVIDE A MINIMUM 100mm HIGH KERB TO THE LANDING AREA AT THE TOP OF THE RAMP (ADJACENT TO THE NEW MAIN ENTRANCE DOOR); HEIGHT OF WALLS TO BE CONSTANT LEVEL THROUGHOUT. WALLS TO BE BUILT OFF 500mm WIDE x 300mm DEEP GEN3 CONCRETE STRIP FOUNDATIONS IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS.
- 5 BALUSTRADING:** PROVIDE AND INSTALL 42mm DIAMETER GALVANISED MILD STEEL BALUSTRADING SET AT BETWEEN 900-1000mm ABOVE THE SURFACE OF THE RAMP (950mm), 900-1100mm ABOVE INTERMEDIATE LANDING AREA AND 1100mm ABOVE THE TOP LANDING AREA (ADJACENT TO THE NEW MAIN ENTRANCE DOOR); PROVIDING 50-75mm CLEARANCE BETWEEN HANDRAIL AND ADJACENT WALL SURFACE; COMPLETE WITH MID RAILS AND POSTS. POSTS TO BE CORE DRILLED TO A DEPTH OF 450mm WITH A MINIMUM 7.5mm CLEAR AROUND THE POSTS. ARBOKOL AG2 TWO PART GREY POLYSULPHIDE SEALANT POINTING BY ADSHEAD RATCLIFFE TO BE APPLIED AROUND POSTS TO A DEPTH OF NOT LESS THAN 15mm, 80mm DIAMETER NYLON COVER ROSE FINISH TO BE FITTED TO THE BASE OF ALL UPRIGHTS. ALL BALUSTRADING TO BE PAINTED IN THERMILATE TRADE PRIMER, WITH 2NO. COATS OF THERMILATE TRADE WARMTOUCH SEMI-GLOSS PAINT FINISH; RAL 9005 BLACK.
- 6 RE-SEED AND MAKE GOOD AREA OF GRASS ADJACENT TO NEW RAMP UPON COMPLETION OF THE WORKS.**
- 7 PATCH TARMACADAM AND MAKE GOOD AREA ADJACENT TO NEW RAMP UPON COMPLETION OF THE WORKS.**
- 8 ADJUST PART SECTION OF EXISTING STEEL PALISADE FENCING AND TIMBER FENCE ACCORDINGLY TO SUIT NEW EXTERNAL RAMP INSTALLATION.**
- 9 PROVIDE AND FIX NEW SINGLE SWING 'OUT OF HOURS' LOCKABLE SECURITY GATE BETWEEN EXISTING STEEL PALISADE FENCING AND BRICKWORK BUILDING FACE TO MATCH EXISTING PROFILE ADJACENT TO STAFF KITCHEN; HOT DIP GALVANISED AFTER FABRICATION WITH BLACK POLYESTER POWDER COATED FINISH TO RAL 9005. ALLOW FOR 180° HINGES, SHOOT BOLT, DROP BOLT, HOLD OPEN LATCH AND STOP CLAMP. OFFSET GROUND LEVEL BASEPLATES TO BE SURFACE BOLTED WITH MINIMUM 300x300x800mm DEEP IN-SITU REINFORCED CONCRETE PADS.**

**ROYAL MAIL**

**NOTE:** ALL EXISTING AND PROPOSED SITE LEVELS TO BE ASCERTAINED BY THE PRINCIPAL CONTRACTOR IN ORDER TO ESTABLISH THE OVERALL HEIGHTS REQUIRED FOR THE NEW RAMP AND STEPS. PRIOR TO COMMENCING THE EXCAVATION WORKS.

**NEW RAMP @ 1:15**  
EQUAL LENGTH FLIGHTS OF 5m MAXIMUM GOINGS  
EQUAL RISERS OF FLIGHTS OF 333mm MAXIMUM RISE

**NEW STEPS**  
300mm GOINGS, (MINIMUM 280mm, MAXIMUM 425mm)  
EQUAL RISERS, (MINIMUM 150mm, MAXIMUM 170mm)

IN ACCORDANCE WITH APPROVED DOCUMENT M, VOLUME 2.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND THE DRAWING TITLED: PROPOSED EXTERNAL RAMP ELEVATION DETAILS.

**TENDER**

PROJECT: PROPOSED INTERNAL ALTERATIONS  
DUNELM MEDICAL PRACTICE  
50 FRONT STREET  
HAMWELLGATE MOOR, DURHAM, DH11 5BL

TYPE: PROPOSED EXTERNAL RAMP  
PLAN DETAILS  
SHEET 1 OF 2

CONTRACTOR:	SCALE:	DATE:
AW	1:20	OCT 2017

PROJECT NUMBER:	CHECKED/ISSUED:	REV:
15026	9000	P1

**Howarth Litchfield Partnership**

CONTRACT NO: 15026  
QUANTITY SURVEYOR: [Name]  
PROJECT MANAGER: [Name]  
DRAWING NO: [Number]

BALUSTRADING TO LANDING AREA CORE DRILLED FIXED THROUGH RETAINING WALL

BALUSTRADING TO RAMP AND STEPS CORE DRILLED FIXED THROUGH PAVING

BALUSTRADING TO STEPS CORE DRILLED FIXED THROUGH PAVING

HEIGHT OF EXISTING RWP AND GULLY TO BE ADJUSTED TO SUIT NEW EXTERNAL LEVELS

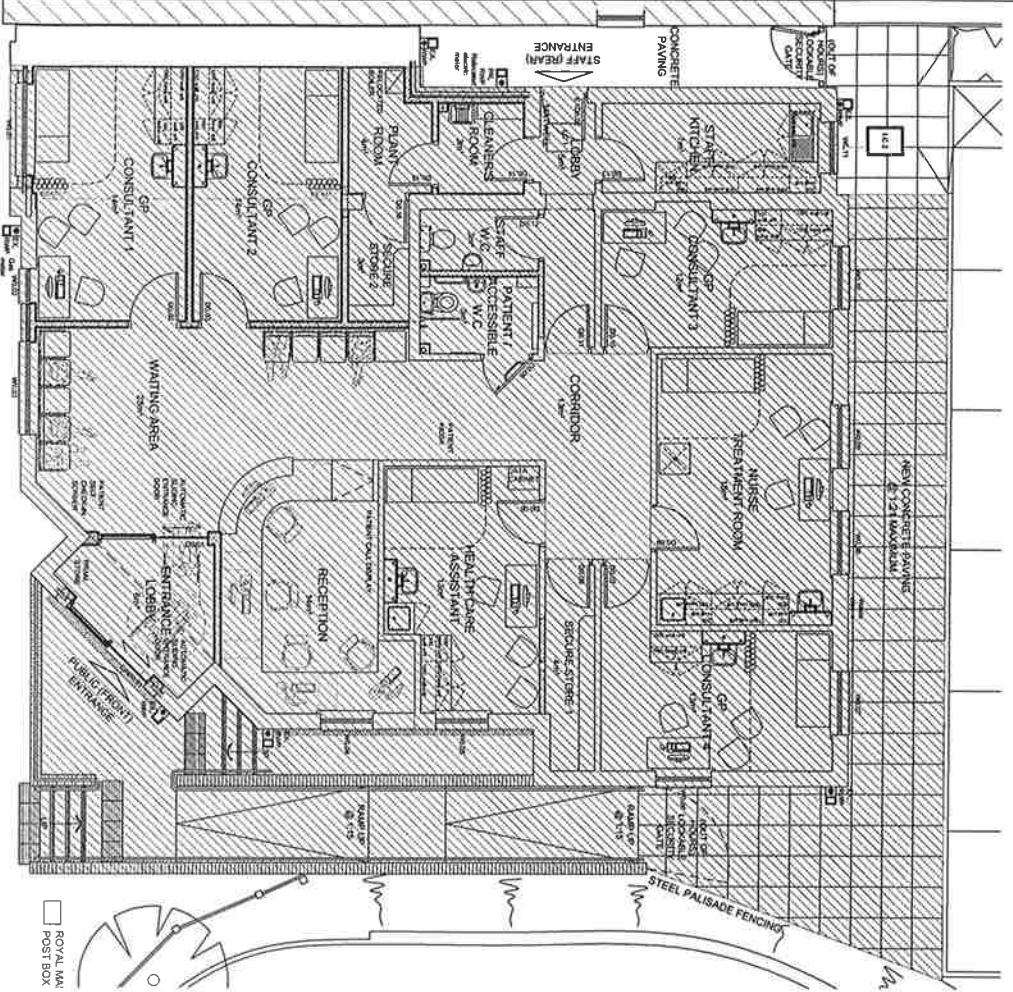
HEIGHT OF EXISTING RWP AND GULLY TO BE ADJUSTED TO SUIT NEW EXTERNAL LEVELS

EDGE OF TACTILE PAVING TO LINE THROUGH WITH FRONT FACADE OF BUILDING SO AS TO NOT ENCROACH ONTO PUBLIC FOOTPATH

**PROPOSED PLAN OF NEW ACCESSIBLE RAMP AND ASSOCIATED ENTRANCE STEPS**

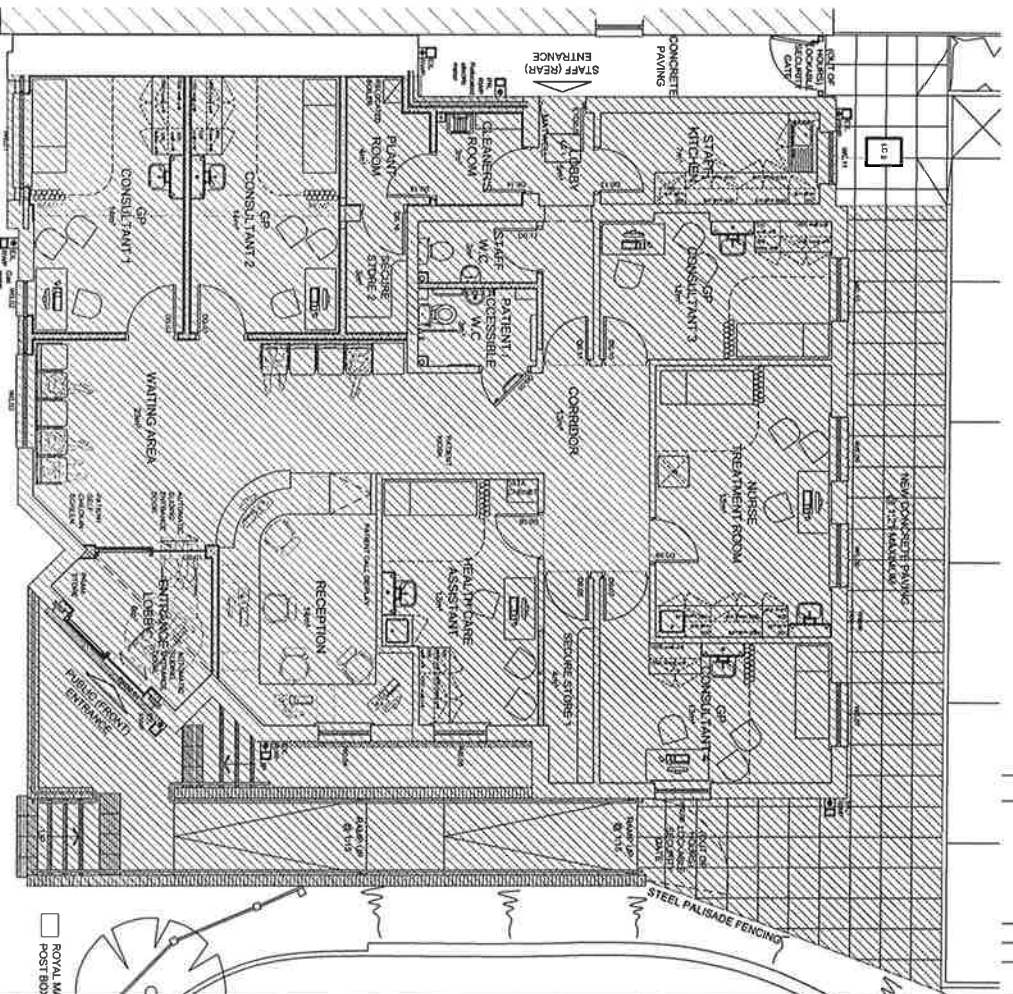
PRINCIPAL CONTRACTOR TO LIAISE WITH DURHAM COUNTY COUNCIL STRATEGIC HIGHWAYS REGENERATION AND LOCAL SERVICES REGARDING THEIR NEED TO USE THE HIGHWAY FOR ACCESS PURPOSES OR TO SITE EXCAVATORS ON IN ORDER TO CARRY OUT THE WORKS





**PROPOSED PHASING PLAN OPTION 1**  
 BASED ON A 12 WEEK CONTINUOUS CONTRACT PERIOD

- PHASE 1:**  
 MINIMUM WORKS TO BE COMPLETED BETWEEN MONDAY 8th JANUARY 2018 AND FRIDAY 16th FEBRUARY 2018 WHILST THE PROPERTY HAS BEEN VACATED BY THE SURGERY AND IS CLOSED TO THE PUBLIC.  
 (6 WEEK CONSTRUCTION PERIOD)
- PHASE 2:**  
 TO BE COMPLETED BETWEEN MONDAY 19th FEBRUARY 2018 AND FRIDAY 30th MARCH 2018 DURING WHICH TIME THE SURGERY WILL BE IN OCCUPATION AND OPEN TO THE PUBLIC.  
 EXISTING ROOMS TO BE VACATED AND HANDED OVER TO THE PRINCIPAL CONTRACTOR ON A ROOM BY ROOM BASIS.  
 (6 WEEK CONSTRUCTION PERIOD)



**PROPOSED PHASING PLAN OPTION 2**  
 BASED ON A 15 WEEK CONTRACT PERIOD ENDERSIDE OF CHRISTMAS 2017

- PHASE 1:**  
 TO BE COMPLETED BETWEEN MONDAY 4th DECEMBER 2017 AND FRIDAY 22nd DECEMBER 2017 DURING WHICH TIME THE SURGERY WILL BE IN OCCUPATION AND OPEN TO THE PUBLIC.  
 (3 WEEK CONSTRUCTION PERIOD)
- PHASE 2:**  
 MINIMUM WORKS TO BE COMPLETED BETWEEN MONDAY 8th JANUARY 2018 AND FRIDAY 16th FEBRUARY 2018 WHILST THE PROPERTY HAS BEEN VACATED BY THE SURGERY AND IS CLOSED TO THE PUBLIC.  
 (6 WEEK CONSTRUCTION PERIOD)
- PHASE 3:**  
 TO BE COMPLETED BETWEEN MONDAY 19th FEBRUARY 2018 AND FRIDAY 30th MARCH 2018 DURING WHICH TIME THE SURGERY WILL BE IN OCCUPATION AND OPEN TO THE PUBLIC.  
 EXISTING ROOMS TO BE VACATED AND HANDED OVER TO THE PRINCIPAL CONTRACTOR ON A ROOM BY ROOM BASIS.  
 (6 WEEK CONSTRUCTION PERIOD)

**TENDER**

PROPOSED INTERNAL ALTERATIONS  
 DUNDEM MEDICAL PRACTICE  
 50 RYMON STREET  
 FROWELLVILLE MOOR, DUNDEM DN1 5RL  
 CONTRACT NO: 15026  
 OFFERING NO: P1

DATE OF TENDER: 15th OCT 2017  
 TIME OF TENDER: 11.00 AM  
 DATE OF TENDER: 15th OCT 2017  
 TIME OF TENDER: 11.00 AM

**Howarth Litchfield Partnership**  
 15026 2013  
 P1