

PROPOSED SINGLE STOREY FRONT, REAR AND ROOF EXTENSIONS

42 GUNTON CHURCH LANE, LOWESTOFT

General Notes :
 This drawing and any other design shown upon it is the copyright of the designer, and may not be altered, photographed, reproduced or copied without their prior written consent.
 No alterations to the drawings or specifications shown may be undertaken other than that by the designer.
 This drawing has been prepared for Planning and Building Regulations purposes only and thus shall not be regarded as fully working drawings.
 All dimensions, levels, foundations, ground conditions, drains, heights, DPC and DPM together with complete drawing shall be checked and agreed prior to the manufacturer of any component.
 Existing construction shown on this drawing is indicative only and the contractor must ascertain for himself its true size and setting out.
 All dimensions are in millimeters unless specified otherwise.
 Do not scale from this drawing, use figured dimensions only.
 It is expected that competent trade operatives will carry out all the works following good building practices. All work, workmanship and materials are to comply with the current and applicable British Standards, Euro Codes and Building Regulations.
 Materials are to be prepared/applied or fixed so as to fulfil the function for which they are intended following manufacturers recommendations. Check Planning conditions that may be relevant to the application.
 This drawing shall be read in conjunction with the specifications, engineers design, details that may be supplied to assist. Any changes to the design or specifications shall need to be agreed with the Local Authority Planning Section and Building Control Section.
 Changes could compromise the design requirements.

Works not included on the Drawing :
 The following items are not included on these drawings and shall be agreed in detail between the client and contractor :- Internal Joinery (including partitions) External and Internal Decorations, Kitchen Fittings, Sanitary Ware, Central Heating Systems, Electrical Layouts Hot and Cold Water Supplies and Floor Finishes.
Party Wall :
 The Party Wall Act 1996 : The Act provides a "Building Owner" who wishes to carry out works to or within close proximity of an existing party wall, boundary wall, or excavation near neighbouring buildings with rights to do so, provided that he/she (or a professional adviser) gives notice to the Adjoining Owner in writing about what works are planned to be done, at least two months before the planned starting date of the works.
 It covers : a) Various works that are going to be carried out directly to an existing party wall.
 b) New buildings at or astride the party wall.
 c) Excavations within 3.0m to 6.0m of the neighbouring building (or buildings depending upon the depth of the excavation or foundation.

Safety Glazing :
 Glazing in areas where breakages could cause injury to people in or about the building to be either laminated or toughened glass or to be shielded from breakage.
 Provide safety glazing in "Critical locations" of doors, six panels and deep windows.
 Any glazing used within 800mm of the floor level in windows, or at a minimum 1500mm above floor level in doors and side panels extending at least 300mm on each side of the door should be laminated or toughened glazing to satisfy the test.
Electrical Installations :
 All electrical work required to meet the requirements of Part P, (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion an appropriate BS 7671 Electrical Installation Certificate may be required to be issued by a person competent to do so, to confirm that Part P has been complied with.

Efficient Internal and External Lighting :
Internal Lighting :
 Install low energy light fittings that only takes lamps having a luminous efficacy greater 45 lumens per circuit - watt) and a total output greater than 400 lamp lumens. (Light fittings with supplied power less than 5 circuit watts are excluded)
 Provide low energy light fittings that number not less than three per four light fittings in the main dwelling spaces (excluding infrequently accessed storage spaces and cupboards)
External Lighting : (excludes common and communal areas in flats)
 Provide lamps with an efficacy greater than 45 lumens per circuit watt, fitted with an automatic daylight sensor with a switch control, or,
 Provide a lamp with a capacity not exceeding 100 watts per light fitting, fitted with automatic daylight and motion sensors.

Controlled Services :
 Where fixed building services (Heating, Hot Water Services, Mechanical Ventilation, Air Conditioning Systems, Fixed Internal and External Lighting, Renewable Energy Systems) are to be provided and extended - they must comply with the Domestic Building Services Compliance Guide :

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CLIENT
 MR R. SPURGEON
JOB TITLE
 PROPOSED SINGLE STOREY FRONT, REAR AND ROOF EXTENSIONS
 42 GUNTON CHURCH LANE, LOWESTOFT NR32 4LF.

DRAWING TITLE
 PROPOSED FLOOR LAYOUTS AND ELEVATIONS
 AMENDED PLANNING APPLICATION

SCALE 1 : 100
DATE FEBRUARY 2024 **DRAWN BY**

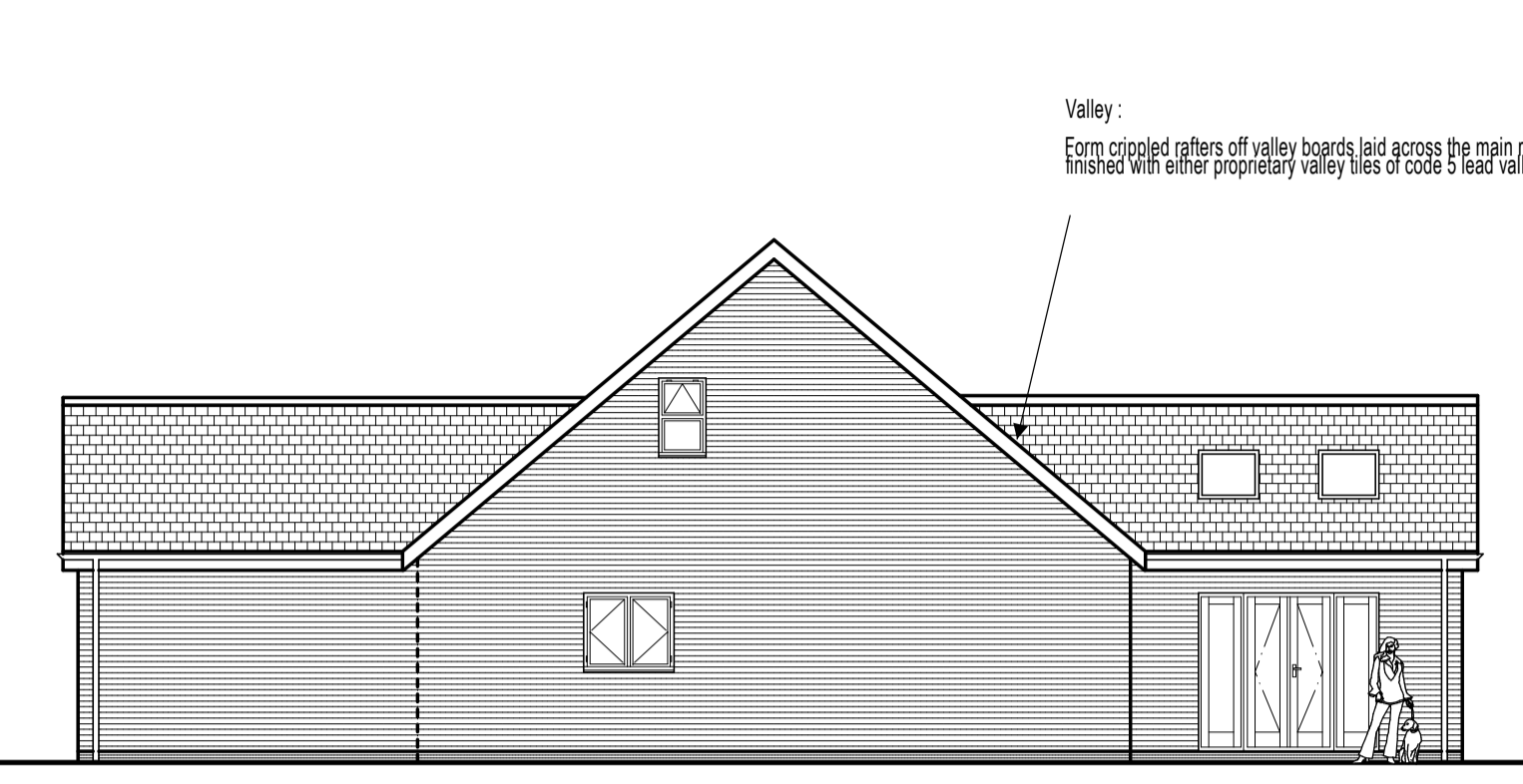
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DRAWING NO.
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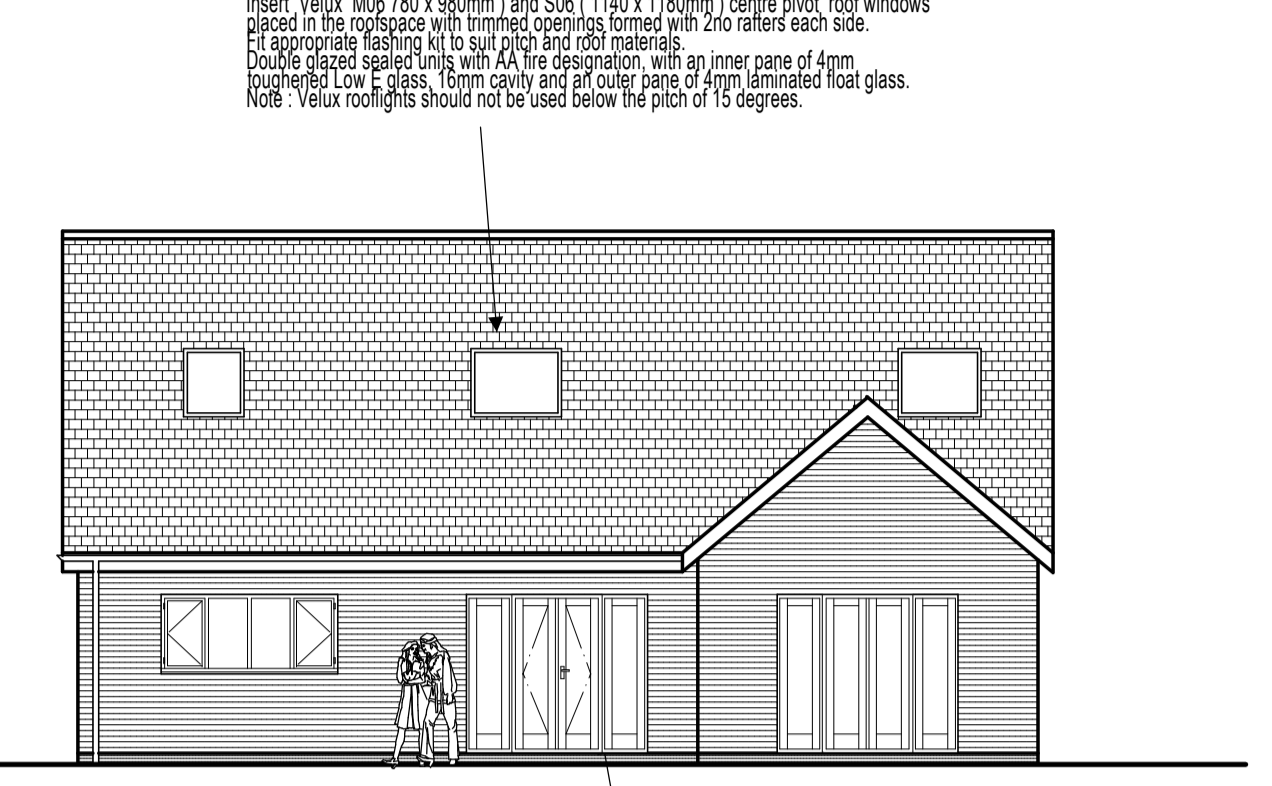
WEST ELEVATION

Windows :
 White or grey PVC u casement windows with 24mm double sealed units with a soft low E coating. Minimum 120mm u value
 Provide trickle vents and draughtproofing to all openings.



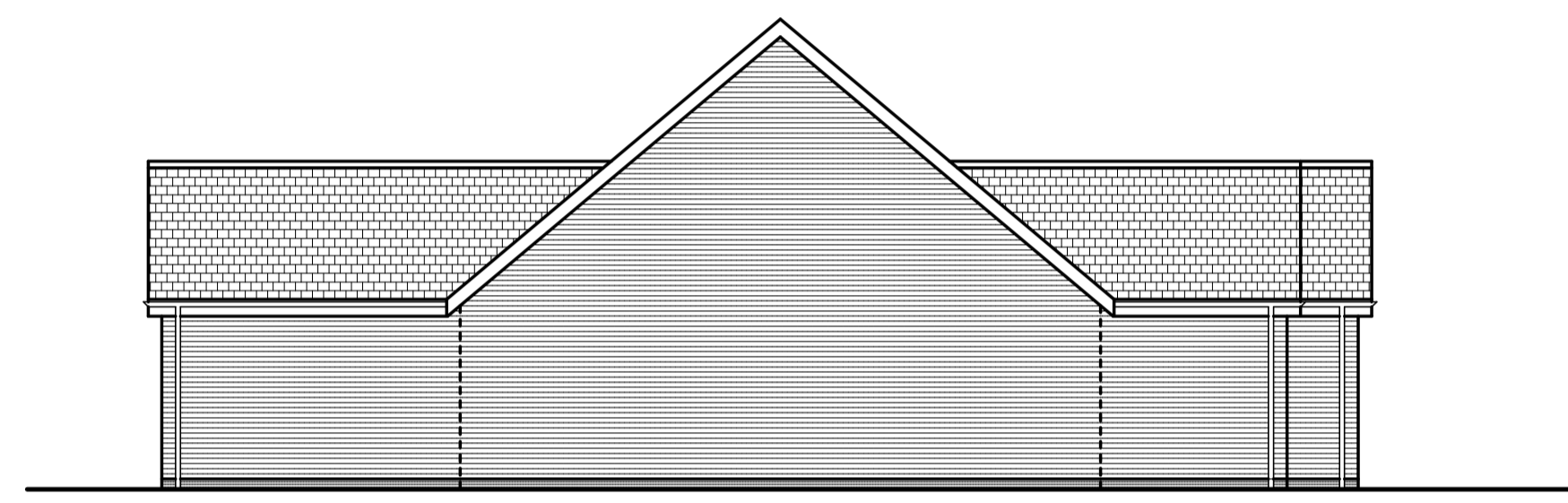
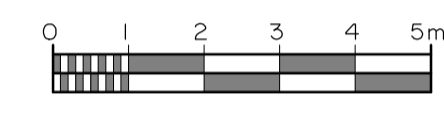
SOUTH ELEVATION

Rainwater Disposal :
 Black 63mm dia pvc rainwater downpipes to match existing connected to existing surface water drainage system. Down soak away positioned at least 50mm away from any building or road. Or connected to the existing combined drainage system via a trapped gully.



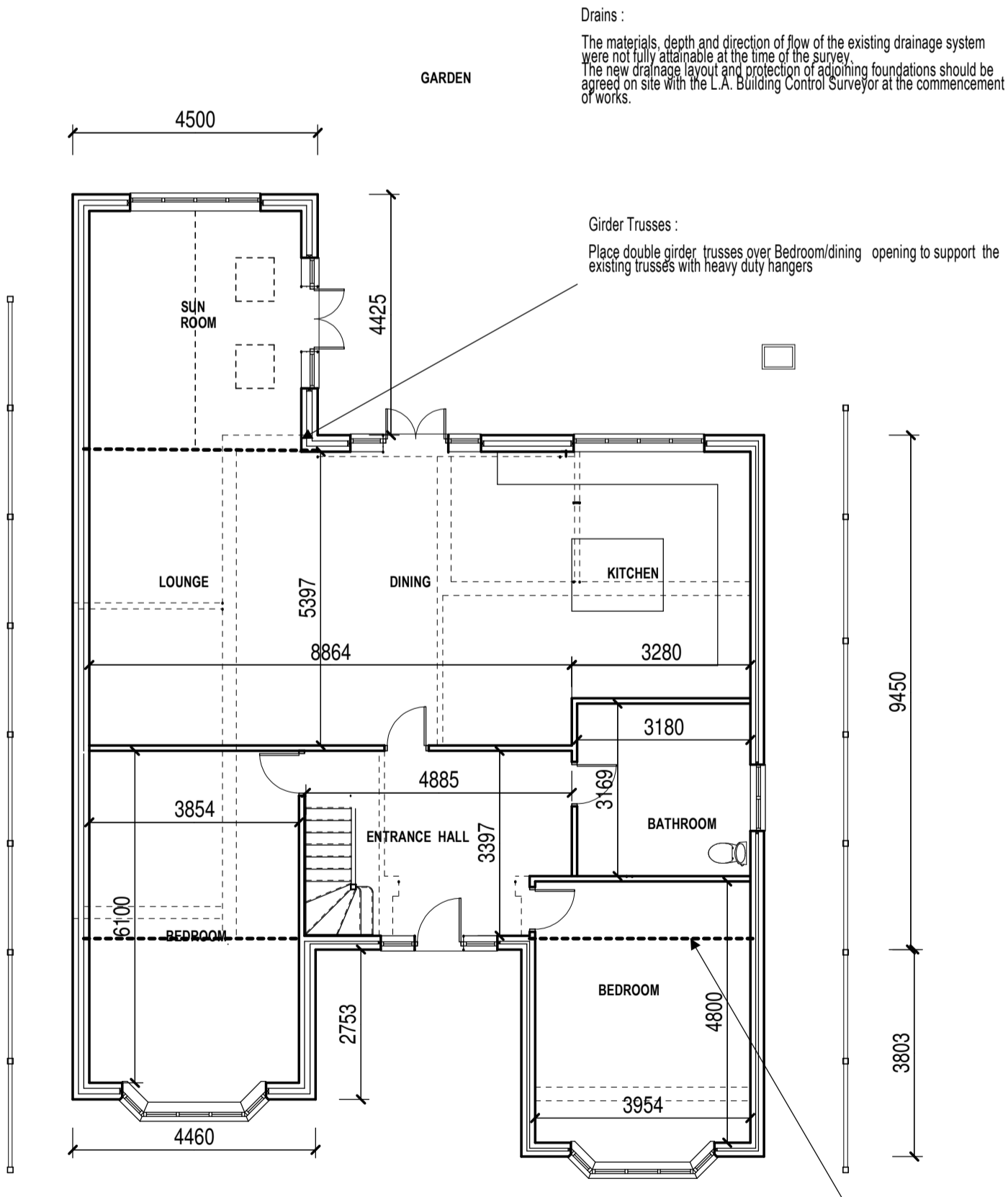
EAST ELEVATION

French or Bi Fold Doors :
 White or grey PVC for aluminium French or Bi Fold doors to match existing with 24mm toughened (insulating glazing spigot units with a soft low E coating and argon gas filled. Minimum 120mm u value. Provided with trickle vents and draught proofing to openings

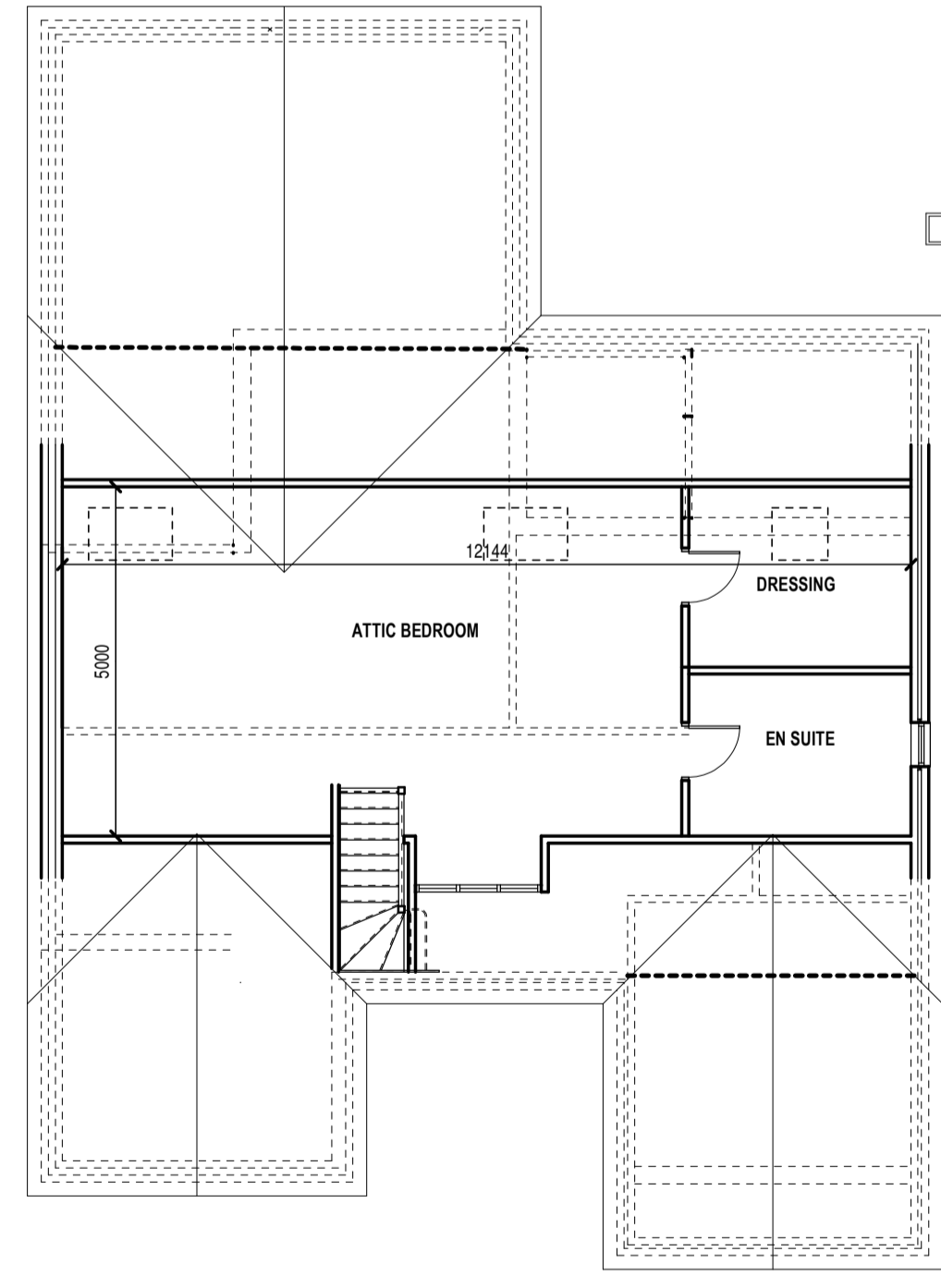


NORTH ELEVATION

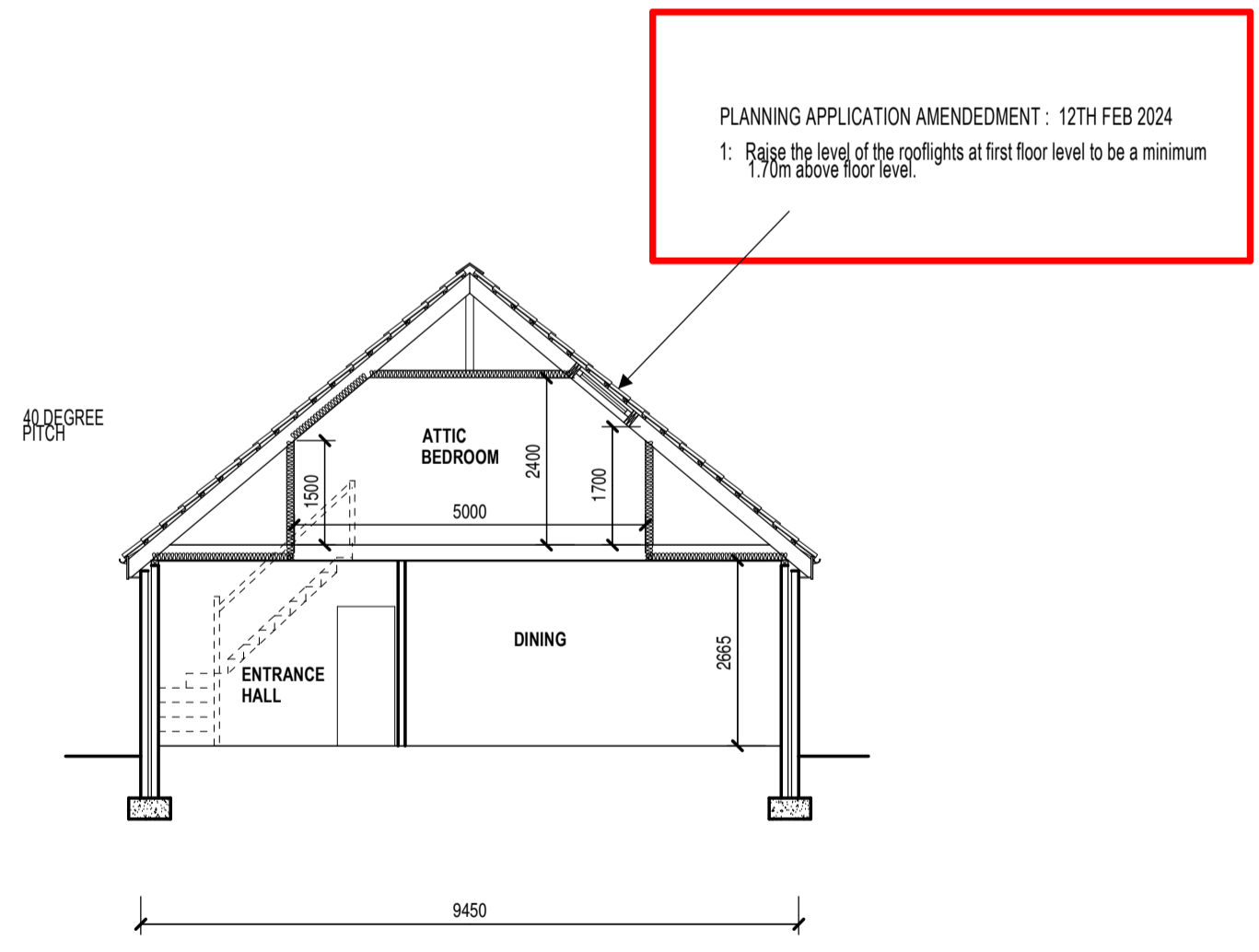
AMENDED PLANNING APPLICATION



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SECTION A A

PROPOSED FLOOR LAYOUT AND ELEVATIONS