

PROPOSED DEVELOPMENT

VISIBILITY SPLAYS :

PROVIDE 2.40M X 59.0M VISIBILITY SPLAYS IN BOTH DIRECTIONS IN ACCORDANCE WITH N.C.G. HIGHWAYS DEPT.



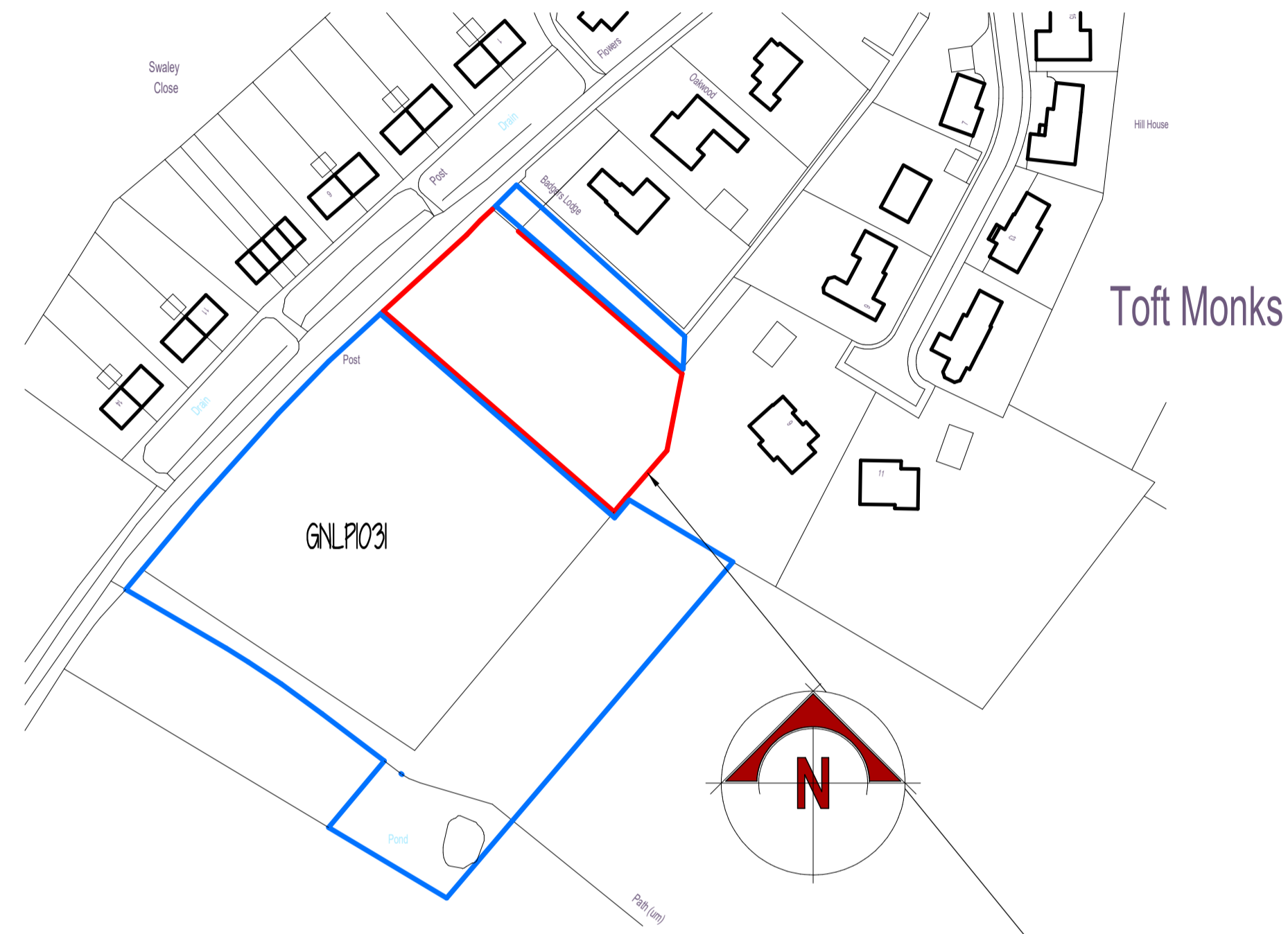
SITE LAYOUT 1 : 500

INDICATIVE SITE LAYOUT

NOTE :

- 1 : PROVIDE ELECTRIC CAR CHARGING POINTS FOR EACH DWELLING.
- 2 : NEARBY BUS STOPS AT WHITE LION P.H./ POUND LANE. PROVIDE REGULAR SERVICE TO BUNGAY AND GREAT YARMOUTH.

BULLS GREEN LANE, TOFT MONKS, BECCLES



SITE LOCATION 1 : 1250

SITE PLANS

**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 millimetres unless specified otherwise.  
 Do not scale from this drawing, use figures 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 1994 : 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 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 200 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**  
 JW MANNINGS

**JOB TITLE**  
 PROPOSED DEVELOPMENT

**BULLS GREEN LANE, TOFT MONKS, BECCLES, NE34 0FR**

**DRAWING TITLE**  
 INDICATIVE SITE LAYOUT

**SCALE** 1 : 500 1 : 1250  
**DATE** NOVEMBER 2016 **DRAWN BY**

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