

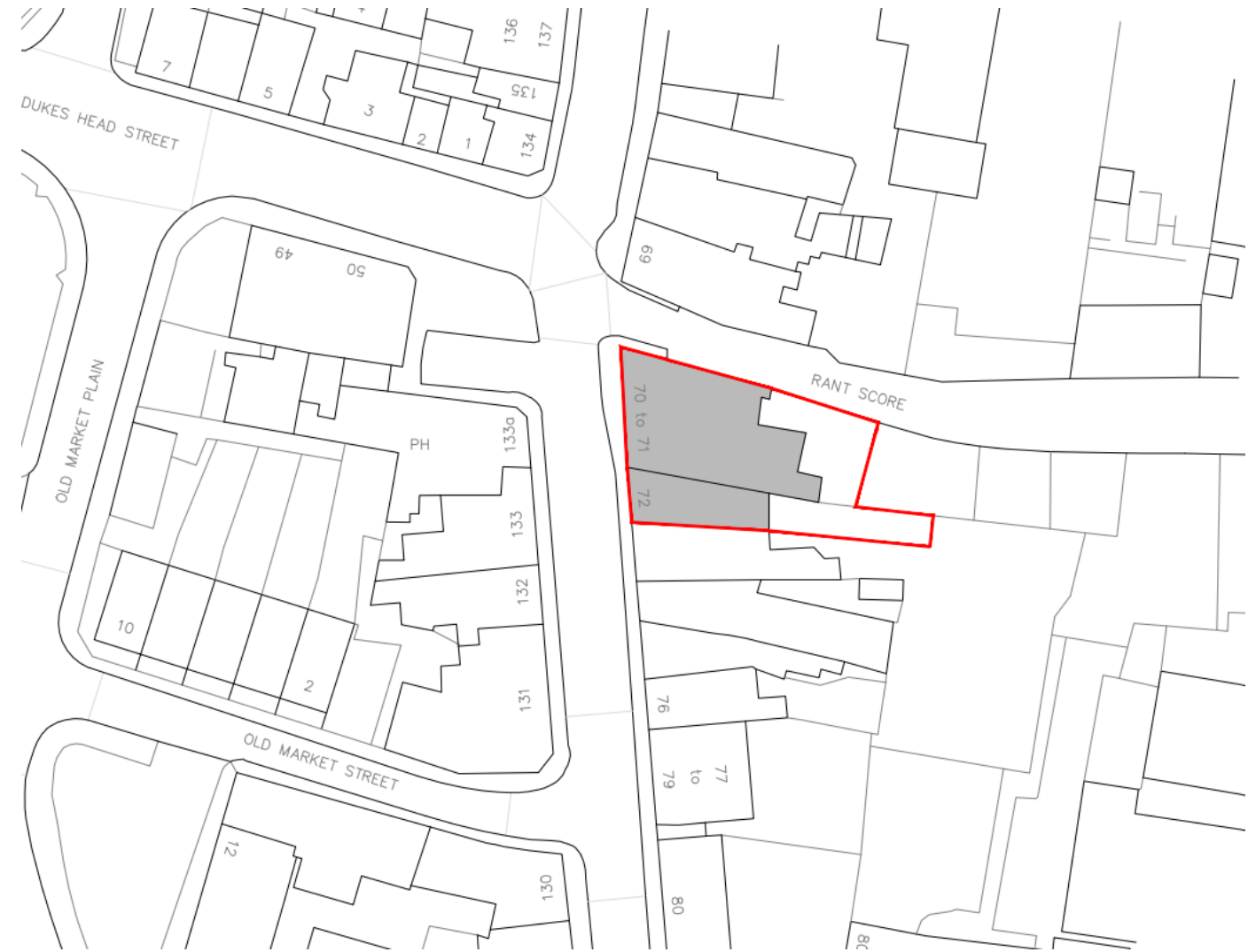
Item: 10

DC/25/4557/FUL

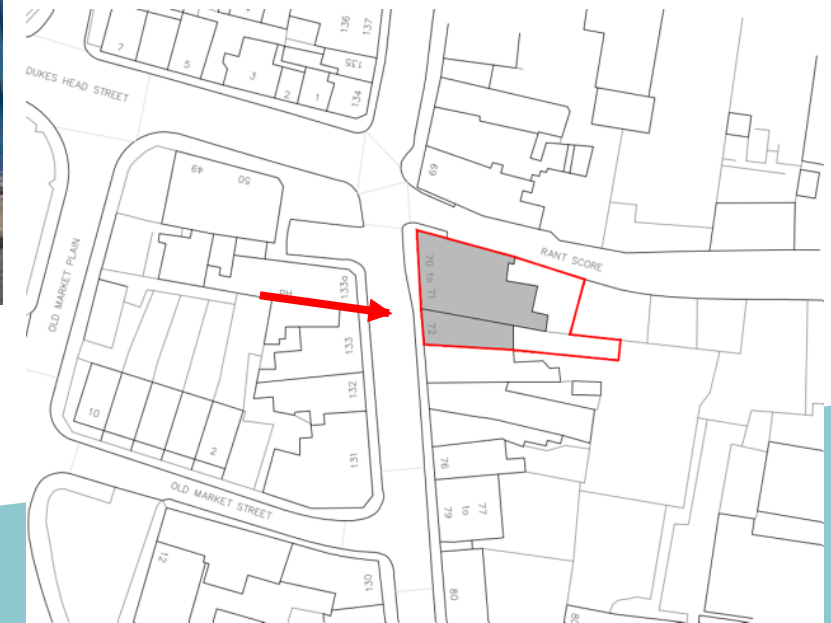
Replace shopfronts at 70-71 High Street with traditional timber designs. Repairs to 72 High Street shopfront.
70 - 72 High Street, Lowestoft, Suffolk NR32 1XN



Site Location Plan & Aerial Photograph



Photographs



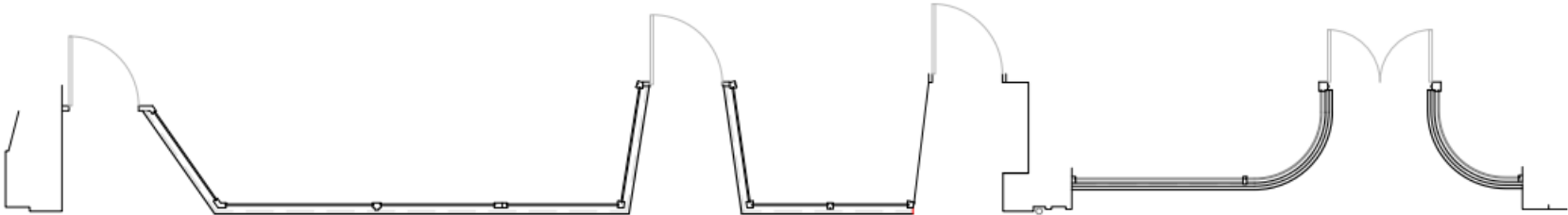
Photographs



Existing elevations



Existing Front (West) Elevation from High Street



Existing Part Plan

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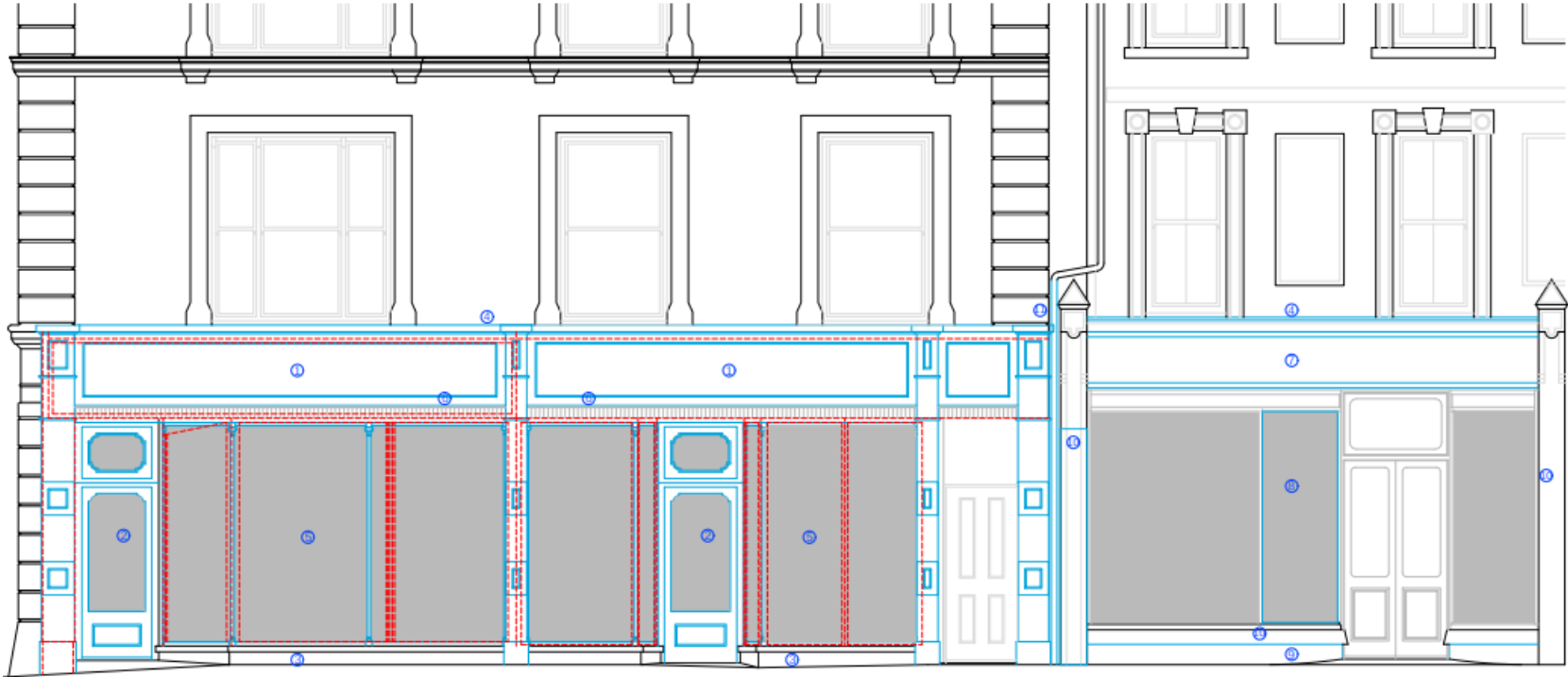
REVN	DATE	DESCRIPTION

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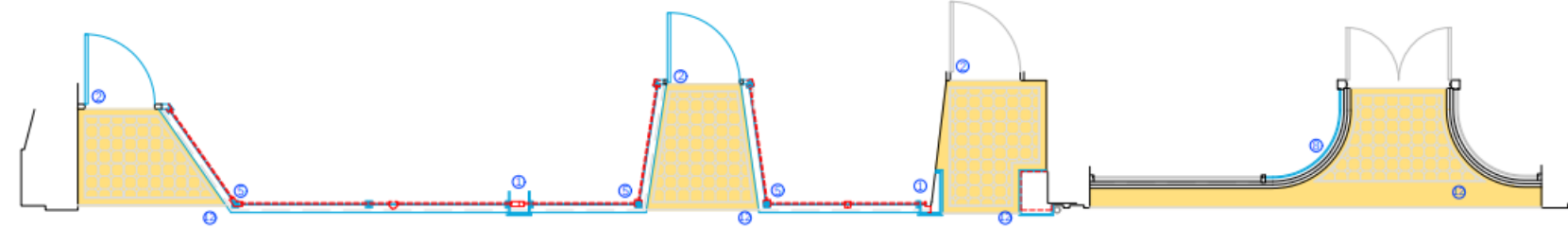


KINGS & DUNNE Architects	
CLIENT	East Suffolk Council
PROJECT	70-72 High Street, Lowestoft
DRAWING TITLE	Elevation and Part Plan As Existing
SCALE	1:50 @ A3 DATE Oct 2025
PROJECT NUMBER	2025-102
DRAWING NUMBER	101
REVISION	
DRAWING STATUS	Issued for PLANNING & PRICING

Proposed elevations



Proposed Front (West) Elevation from High Street



Proposed Part Plan

- 1 Console to be stripped back to framework behind and replaced with new console, shop signs, pilasters, etc as shown.
- 2 New half glazed timber doors set within existing frames.
- 3 Existing low stall risers to be retained.
- 4 New code 6 lead flashing.
- 5 New painted hardwood timber window frames with turned mouldings and new cills, all with new 6mm laminated toughened glass
- 6 Base of shop sign raised to expose existing decorative grille
- 7 Existing 'Kimit Cycles' sign to be removed and replaced with a new timber signboard.
- 8 Curved glazing to be replaced due to damage.
- 9 Existing timber stallriser to be removed and replaced with black 'Metro' tiles.
- 10 Timber repairs to be undertaken to various locations across the shopfront including pilasters and sills.
- 11 Length of existing rainwater pipe from joint at top of plaster between 71 & 72 to be removed and replaced with cast iron downpipe, dia. to match existing with appropriate fixings.
- 12 Terracotta encaustic tiles with border to existing entrance area

Manifestation to be added to all glazing - TBC - in accordance with BS6262-4.
Toughened and laminated glass to be manufactured and installed in accordance with BS6206:1981.

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REV	DATE	DESCRIPTION
C	04.11.25	Note re: glazing amended and proposed door details revised



KINGS & DUNNE Architects	
CLIENT	East Suffolk Council
PROJECT	70-72 High Street, Lowestoft
DRAWING TITLE	Elevation and Part Plan As Proposed
SCALE	1:50 @ A3
DATE	Sept 2025
PROJECT NUMBER	2025-102
DRAWING NUMBER	201
REVISION	C
DRAWING STATUS	Issued for PLANNING & PRICING

Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- ☰ 3 Year Time Limit
 - ☰ Approved Plans
 - ☰ Materials as detailed on approved drawings
- 