

Item: 5

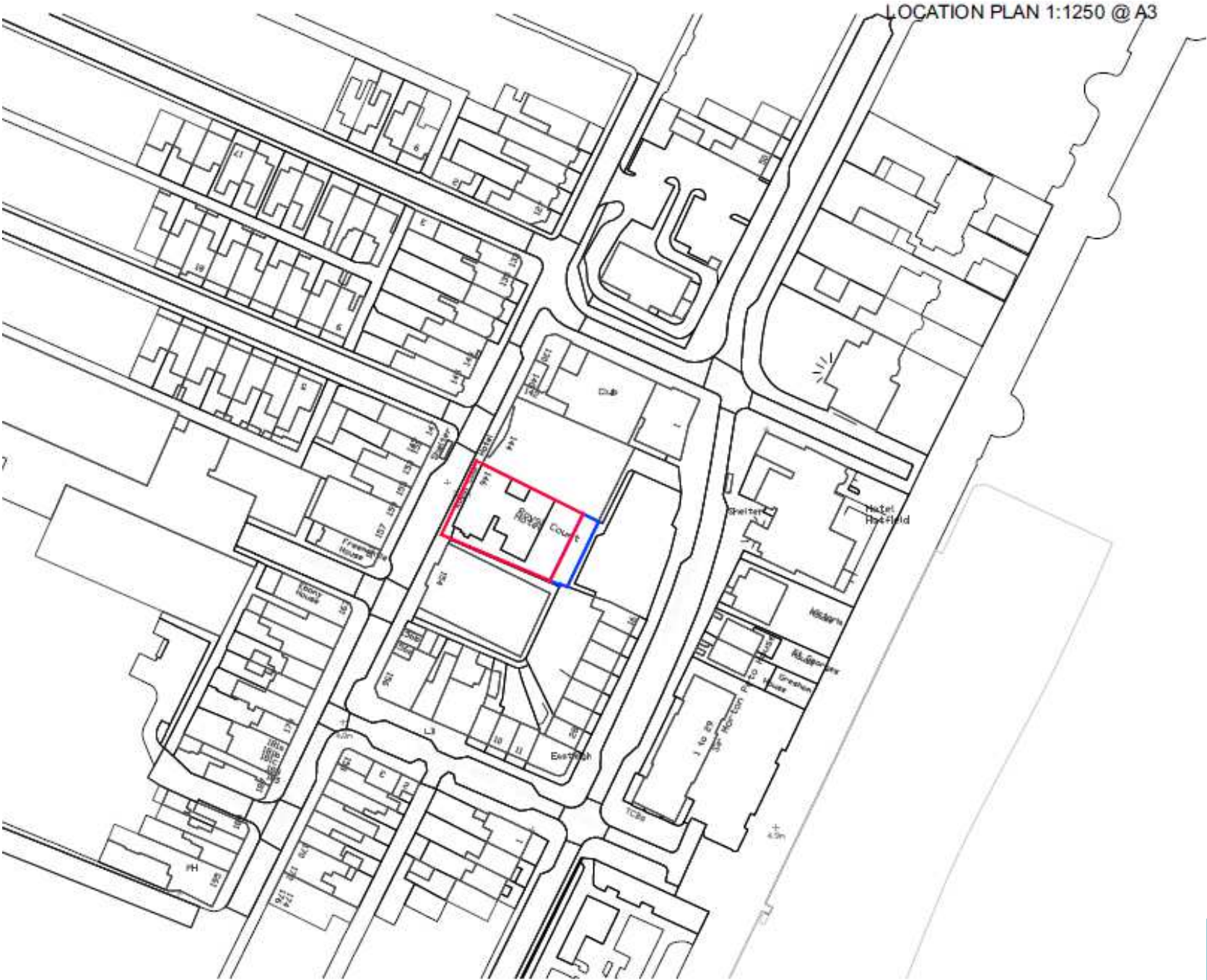
DC/20/1352/FUL

Redevelopment and extension of the former Royal Court Hotel to provide a café (A3) at ground level and 16 residential flats.

Royal Court Hotel, 146 London Road South,  
Lowestoft, NR33 0AZ



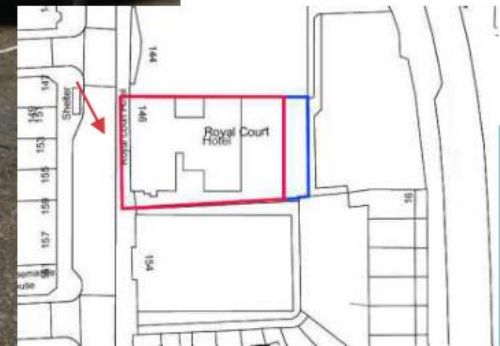
Site  
Location  
Plan



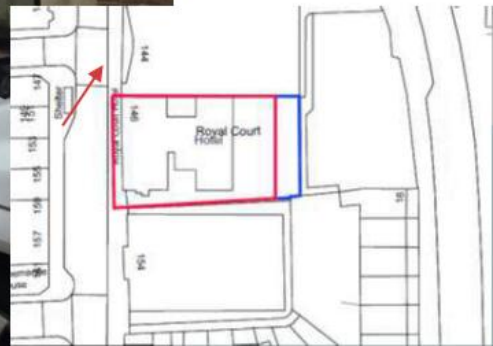






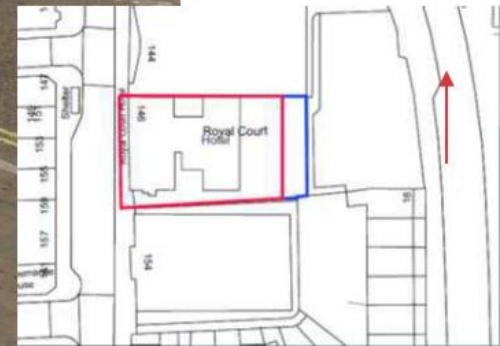














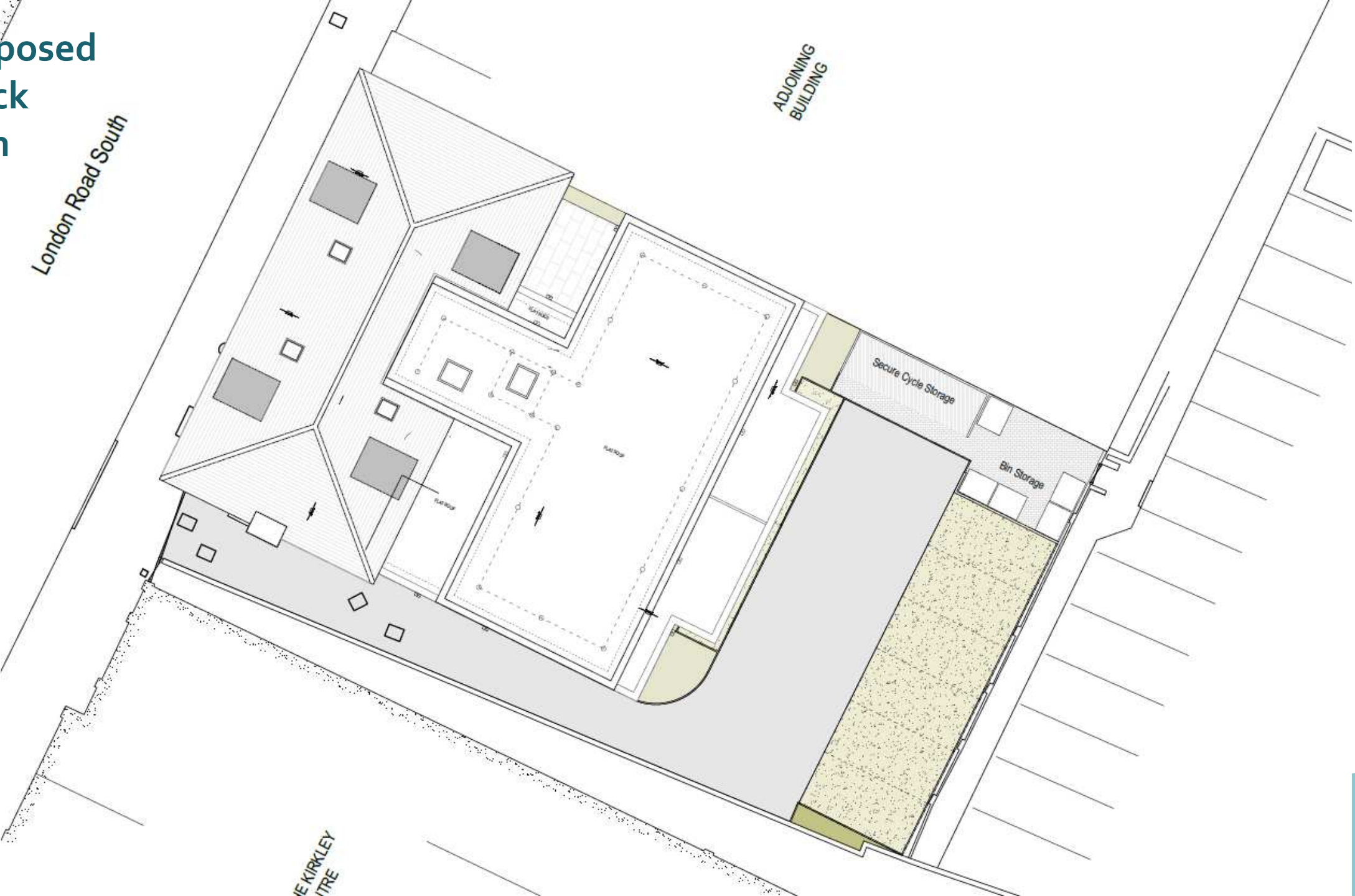








Proposed  
Block  
Plan





Proposed  
Ground  
Floor

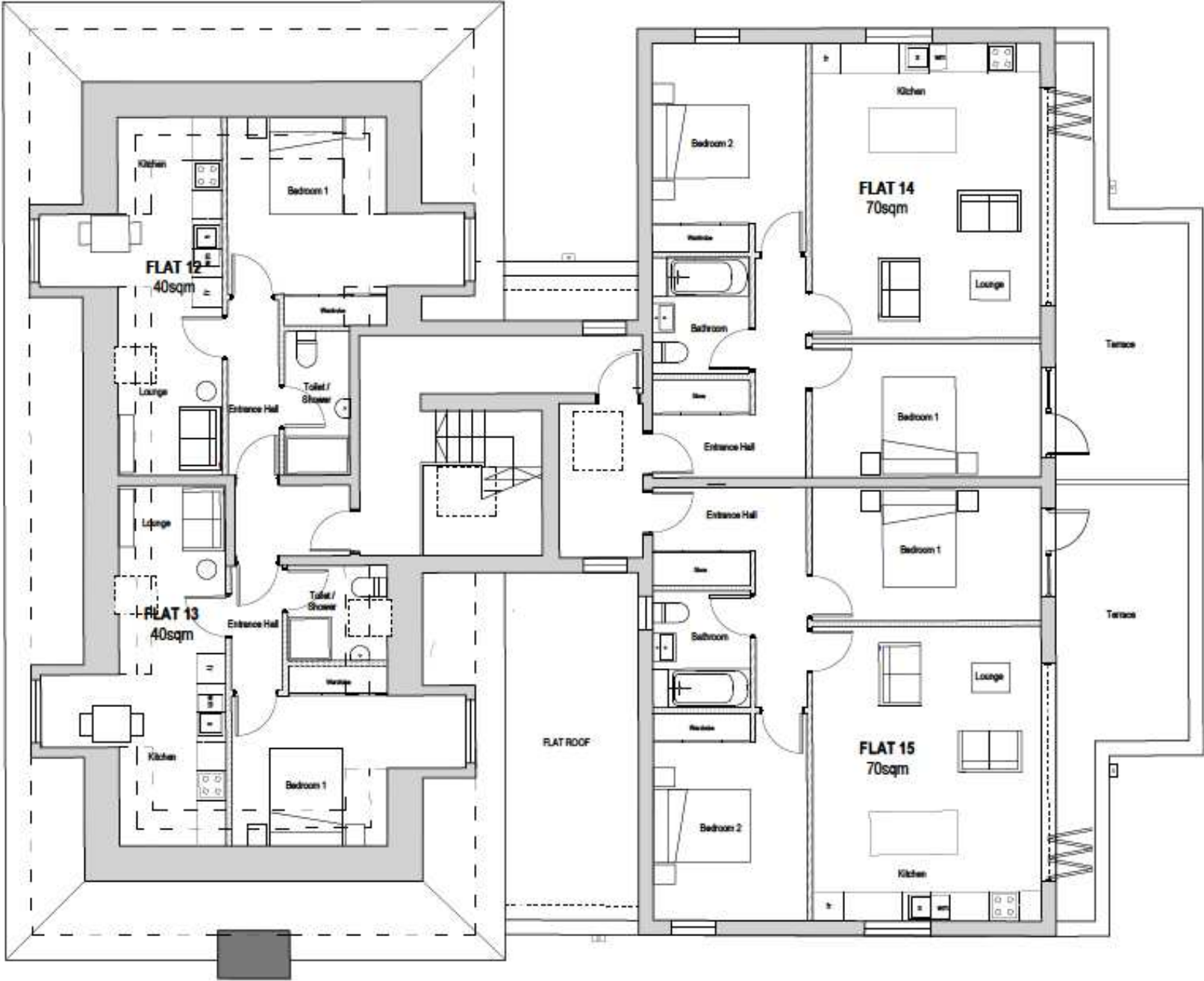




# Proposed First Floor Plan



Proposed  
Second  
Floor Plan





# Proposed Elevations



South West Elevation

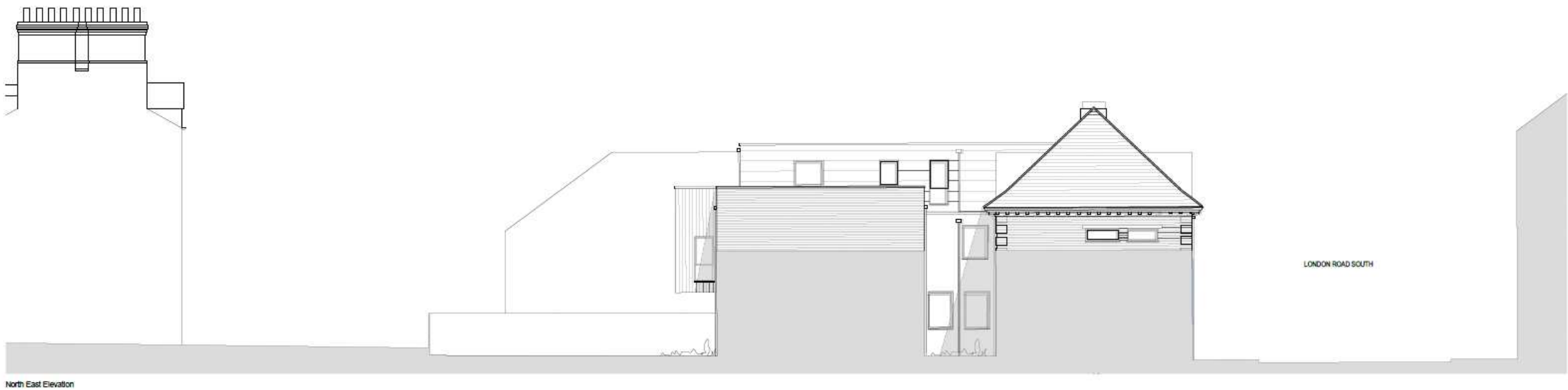


North West Elevation



South East Elevation

# Proposed Elevations





# Interior Design Concept



HEMINGWAYDESIGN

## Concept Direction Apartment Aesthetic

- Crisp clean and contemporary finishes using innovative sustainable materials
- Minimising waste and contrasting the old stripped out surfaces with new natural/ recycled/ upcycled surfaces




HEMINGWAYDESIGN

## Materiality Concept

Existing finishes stripped back and exposed wherever possible contrasting with new crisp contemporary sustainable surfaces .  
Soft contrasting earthy colour palette



# Material Planning Considerations and Key Issues

- Amended scheme:
    - floor area of the flats;
    - waste management; and
    - car parking provision.
  - Change of Use and Kirkley District Centre
  - Design and Heritage Considerations
  - Residential Amenity
  - Affordable Housing and Vacant Building Credit
  - Flood Risk
  - Highways, Parking and Sustainable Transport
  - Regeneration and Public Benefits
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned at the bottom right of the slide, extending from the bottom edge towards the right side.



# Recommendation

**Approve** with planning conditions (including but not limited to) those listed on pages 40-42 of the report (summarised):

- Three year time limit
- Plans Compliance (development strictly in accordance with approved plans)
- External materials and finishes to be submitted and agreed
- Hard Landscaping details to be submitted and agreed (hard surfacing, electric charging points, cycle storage etc.)

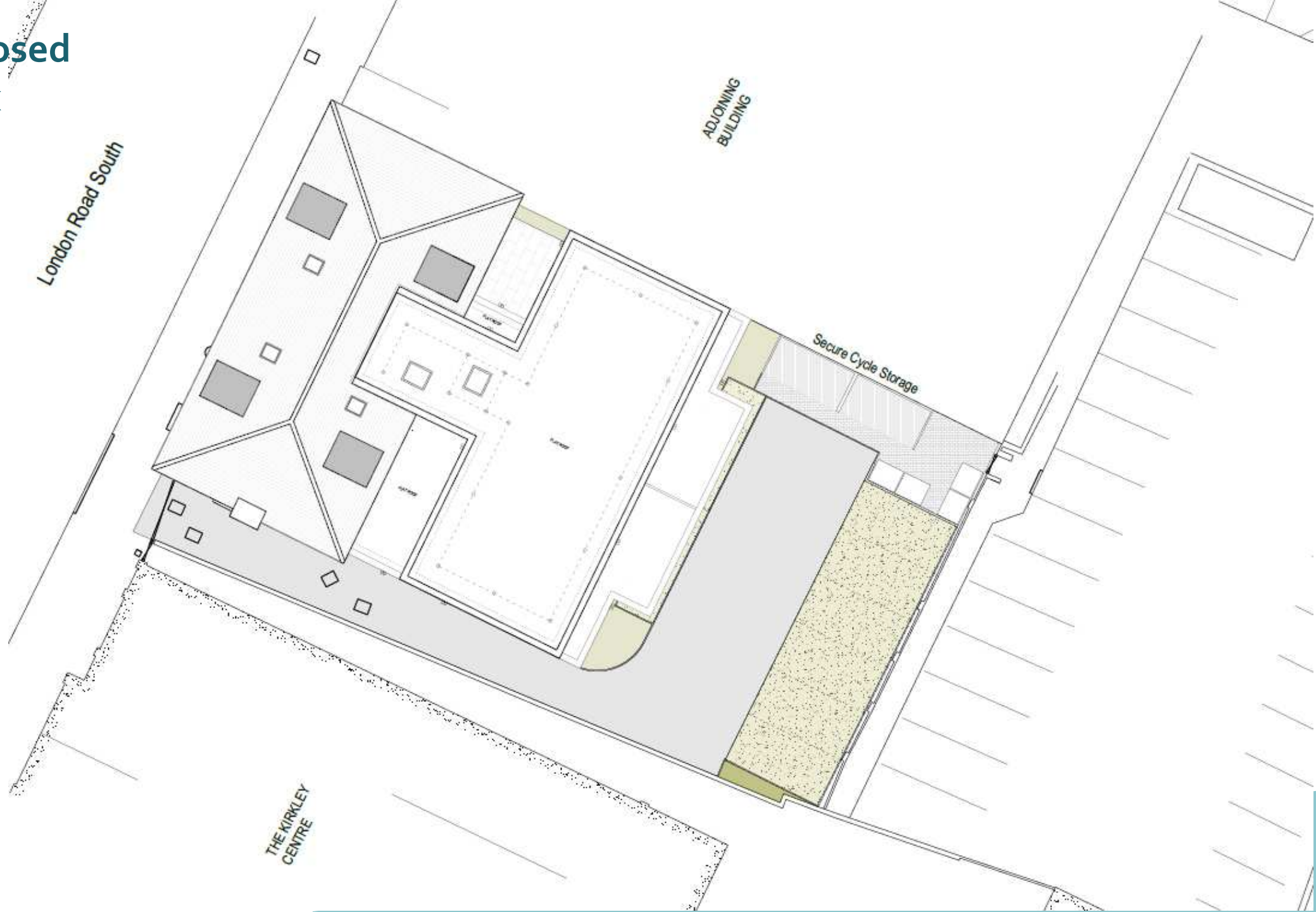
# Recommendation

- UXO assessment to be carried out before development
- Details of precise flood risk mitigation measures from approved Flood Risk Assessment to be submitted and agreed
- Standard condition re. unexpected contamination remediation
- Ground floor commercial use to be café only (removing PD changes of use)
- Ground floor café opening hours

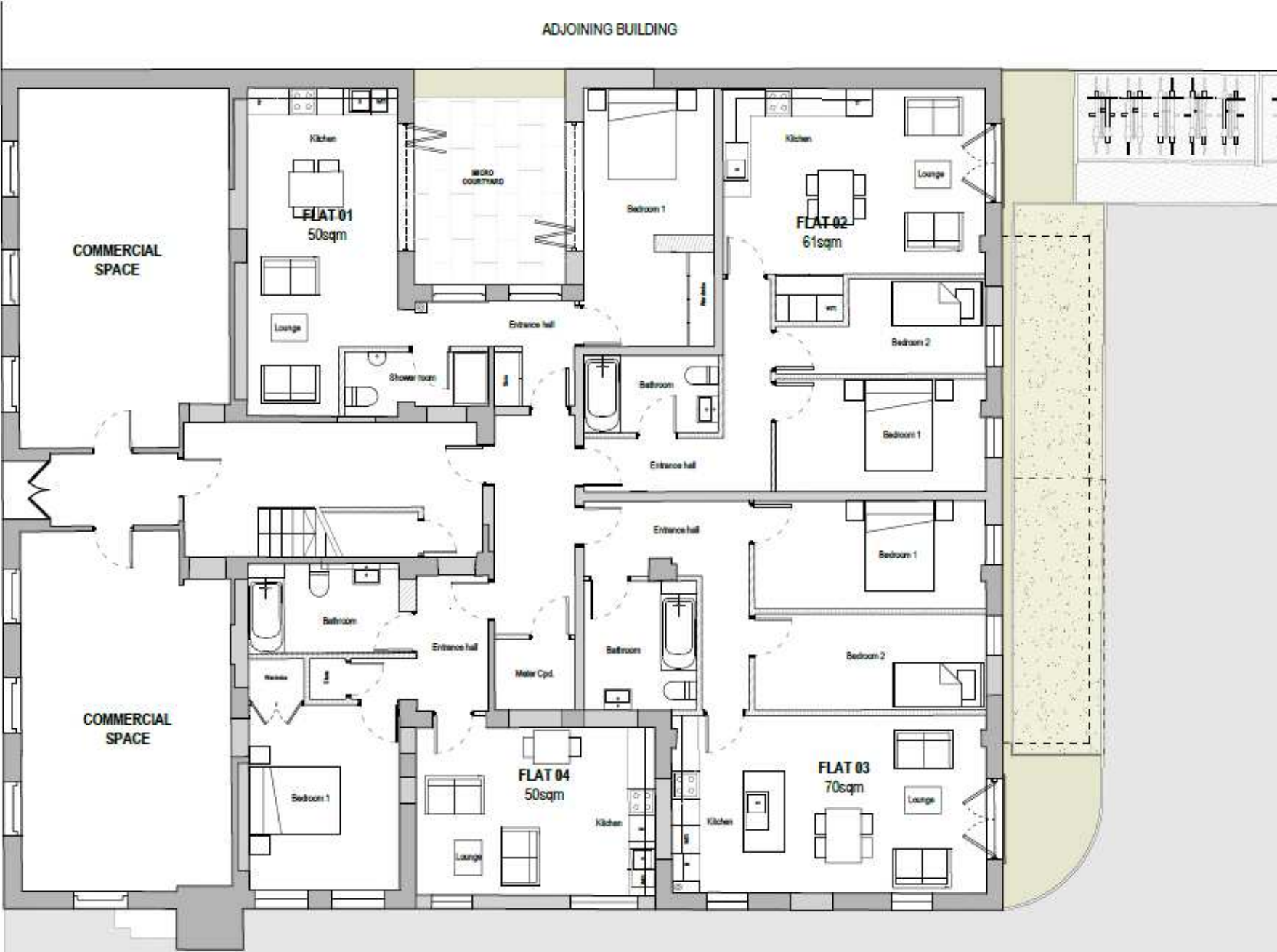
[Link to proposed layout](#)



# Proposed Block Plan



# Proposed Ground Floor





# Proposed First Floor Plan



Proposed  
Second  
Floor Plan



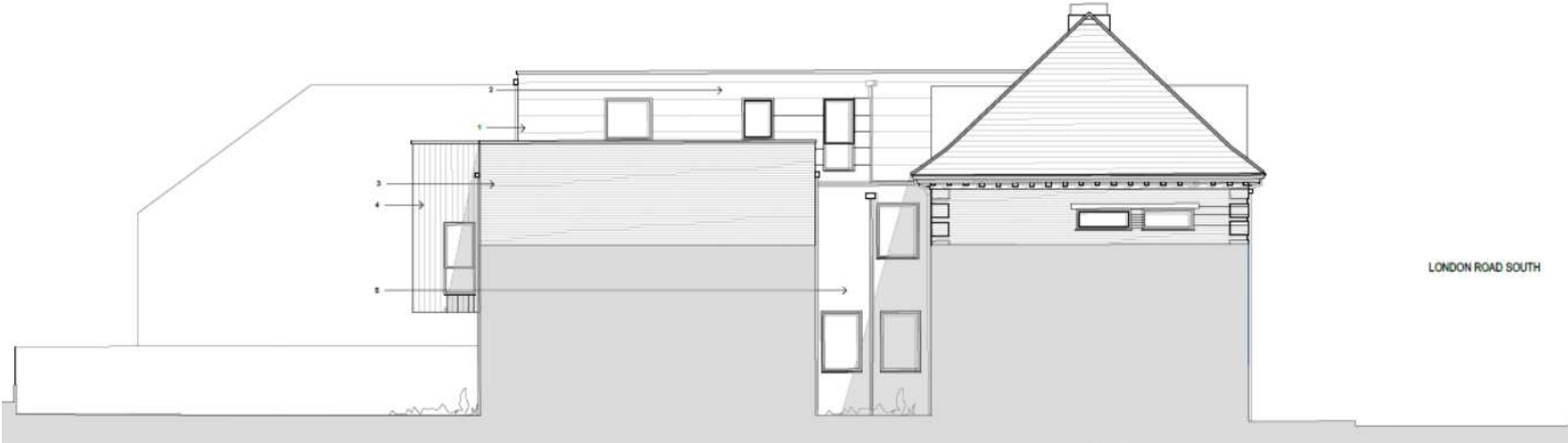


# Proposed Elevations



South East Elevation

# Proposed Elevations

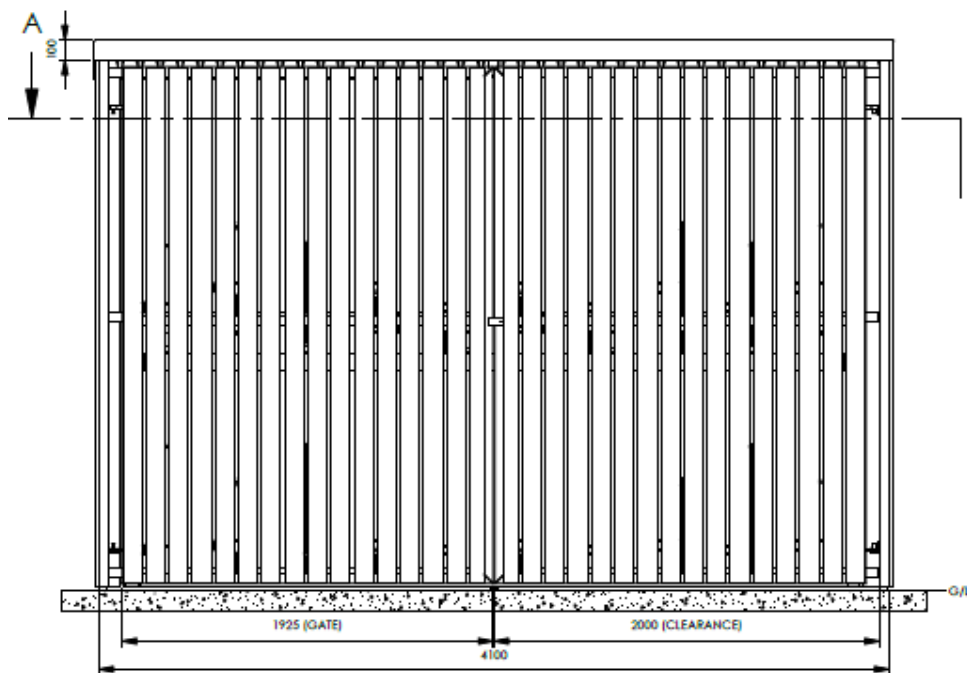




PLAN ELEVATION  
A-A (1 : 30)



FRONT ELEVATION



Roofing & drainage options:

- Corrugated sheet metal roofing fixed into framework (as standard)
- Corrugated sheet metal roofing fixed into framework with 100x100 fascia (shown)
- Optional PVC gutturing fixed to framework with RWP for drainage

Shelter & gate cladding options:

- 100x20mm FSC certified hardwood or softwood timber battens (as standard)
- 50x50 welded wire mesh fixed using mesh clips or clamping bars
- 358 high security mesh fixed using mesh clips or clamping bars
- Composite timber battens in a range of colours

Access options:

- Double outward swinging gates with Superhinges & a Hasp & Staple latch (as standard)
- Double outward swinging gates with Superhinges & a Gatemaster diglock
- Double sliding gates with associated track, trolleys, guide & magnetic locks

Shelter fixing down options:

- Spigot to each post with welded baseplate for height adjustment (as standard)
- Extended legs for casting into concrete foundation and roof fixing
- Welded baseplate to each post for surface mounting on level foundation

SIDE ELEVATION

