Item 1:

DC/23/4537/RG3

Part demolition of the existing Battery Green car park and northern wing of the Marina Centre building, realignment of Marina road, the erection of a new circulation core in the retained car park area. Change of use of partially retained car park to competitive leisure use New cultural building consisting of single and two storey elements, containing multi use hall, lobby, café, studio spaces, plant areas, restaurant and first floor multi use space. Externally providing new soft and hard landscaping with external lighting scheme to create new linkages and new public realm.

Battery Green Car Park and Surrounding Land, Marina Road, Lowest, NR32 1HA



North Planning Committee - 24 May 2024

Proposed Development DC/23/4537/RG3 Planning permission is sought for:

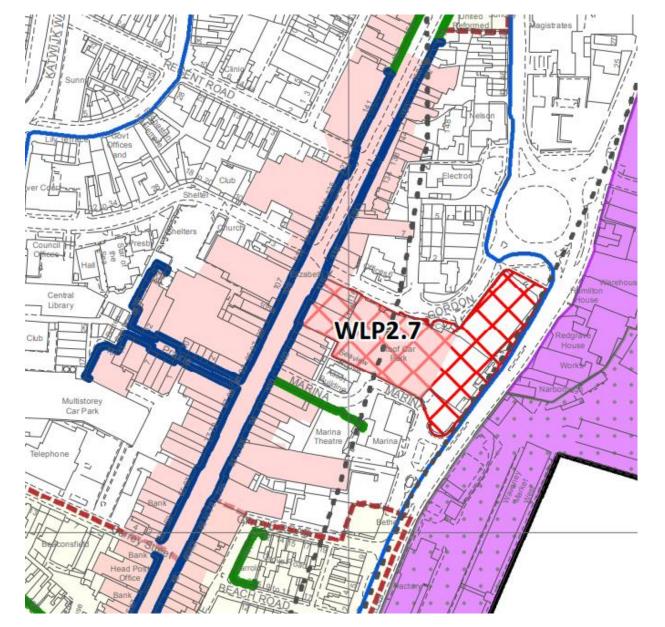
- Partial demolition of Battery Green car park and northern wing of Marina Centre.
- Change of use of retained Battery Green car park and Marina Centre.
- Creation of two landmark buildings connected via a covered walkway.
- Realignment of Marina Road.
- Creation of a new public realm, including a civic square.
- Overall, the proposal seeks the comprehensive redevelopment of the site to create a new cultural quarter for Lowestoft accommodating a mix of flexible uses, including Use Classes E, F.1, F.2, and sui generis.
- The development would be classified as mixed-use, falling under sui generis.





Local Plan Layers: Town Centre/Primary Shopping Area/Primary Shopping Frontage/Secondary Shopping Frontage/Allocations





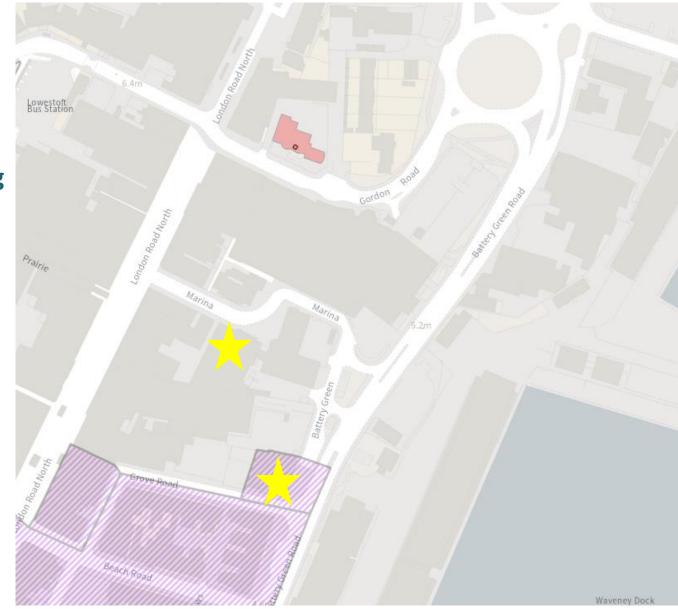
Heritage Assets: Listed Buildings/Conservation Areas/Non-designated heritage assets



Conservation Areas

Grade II Listed Building

Non-designated heritage assets





Policy WLP2.7 – Former Battery Green Car Park

The Former Battery Green Car Park (0.87 hectares) as identified on the Policies Map is allocated for a comprehensive redevelopment of town centre uses including retail and leisure development falling within Use Classes A1, A2, A3, A4, C1 and D2.

The site should be developed in accordance with the following site specific criteria:

- New development should be designed to the highest possible architectural standard and create a landmark building for the town.
- Visual links and connections should be provided to London Road North and the Marina street.
- Blank walls should be avoided adjacent to public viewpoints.
- An active frontage should be provided along Gordon Road.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

Lowestoft Town Centre Masterplan

Station Quarter

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The Heart of Lowestoft

The central part of London Road North will cartinus to provide a facel point for the town antina's real of far, which will be encharged by a number of national outlets. The library, the Manina Theories, and a potential new cuberal and lettures entry will give this quarter a strong and diverse character, helping drive fastfall outside shapping nears and areate a the cultural offer in the centre. Way and amproved public spaces will link it to drive and areate and the facementies has and an entry entry and sections Square and the same encounteres of the facementies has the same encounteres of the facementies has the same encounteres of the facementies has

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and eacher the success of Several's memory research and renewables industry in the town search. The presidently and direct linkages to PawerPack will welcome an influx of related gene into the reven setting addreption and training familities, business and research sear.

Lowestoft Town Centre Masterplan – The Heart of Lowestoft



The emphasis will be on:

- maintaining retail and culture driven character of the area

- creating a variety of experiences to increase the area's appeal to different groups

- improving links to the residential areas west of the town centre

The following pages describe development and regeneration project opportunities in the Heart of Lowestoft.



Wilko and Battery Green car park

- This opportunity could deliver: - a mixed use development that brings vitality to the town centre with leisure and cultural uses;
- a new high quality public realm that is an appropriate setting for the Marina Theatre; - a landmark building for the PowerPark / town
- centre gateway; - an opportunity to experience the proximity to the
- sea thanks to a roof terrace.

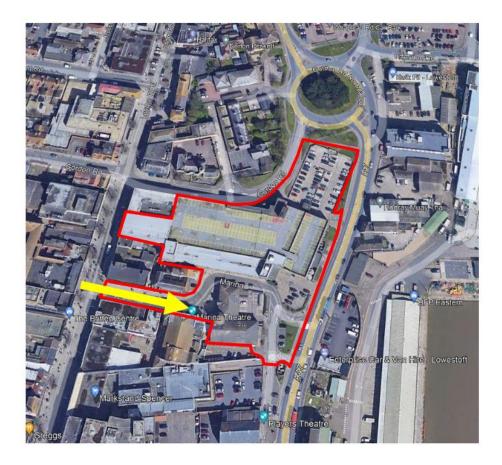
Site area: Cultural, leisure, f&b and ancillary uses:

Car park:

- 0.89ha 8,825sqm
- ca. 350 spaces



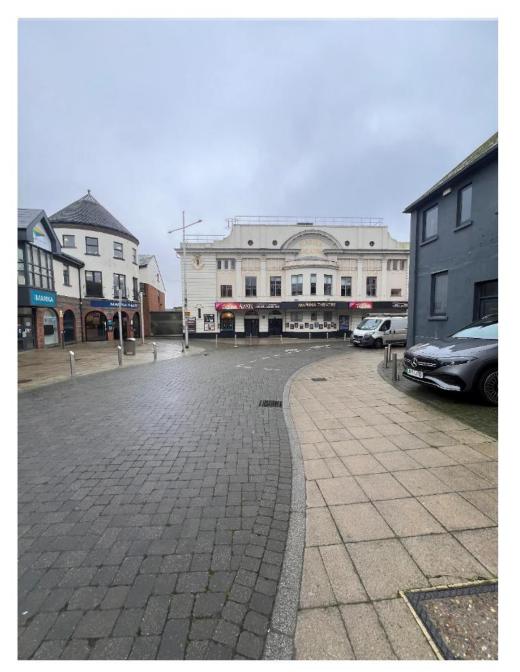




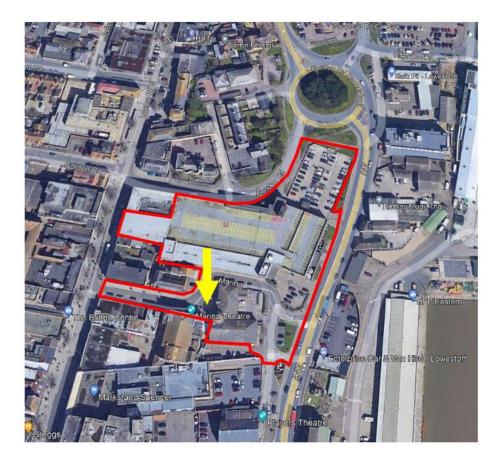






























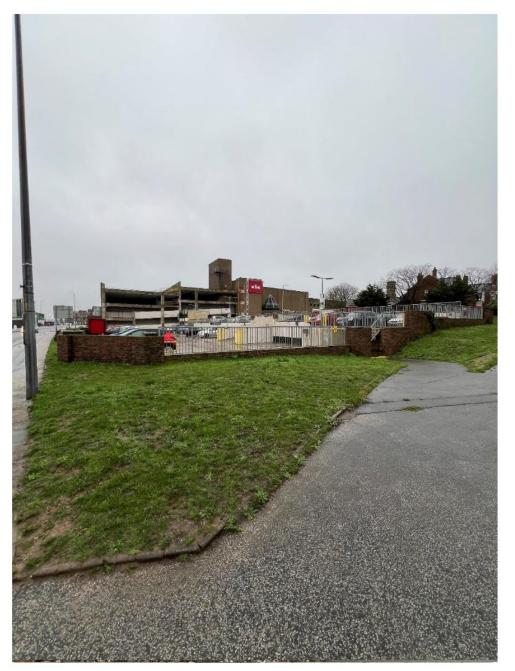




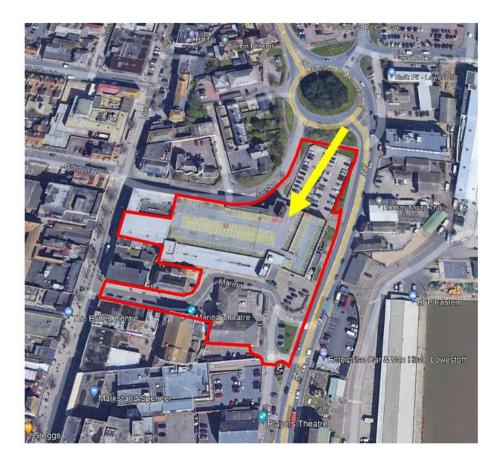












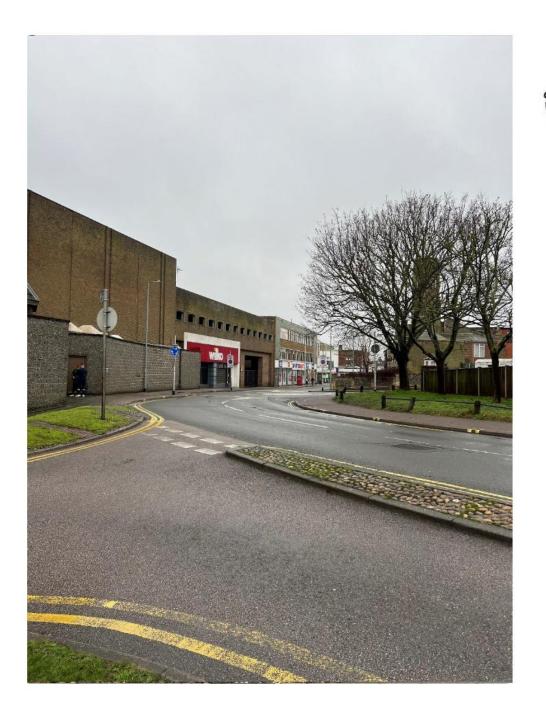








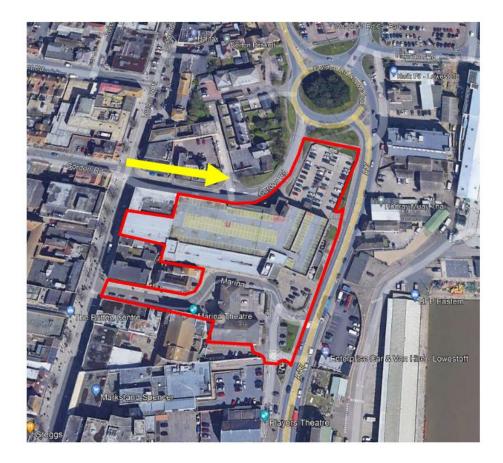




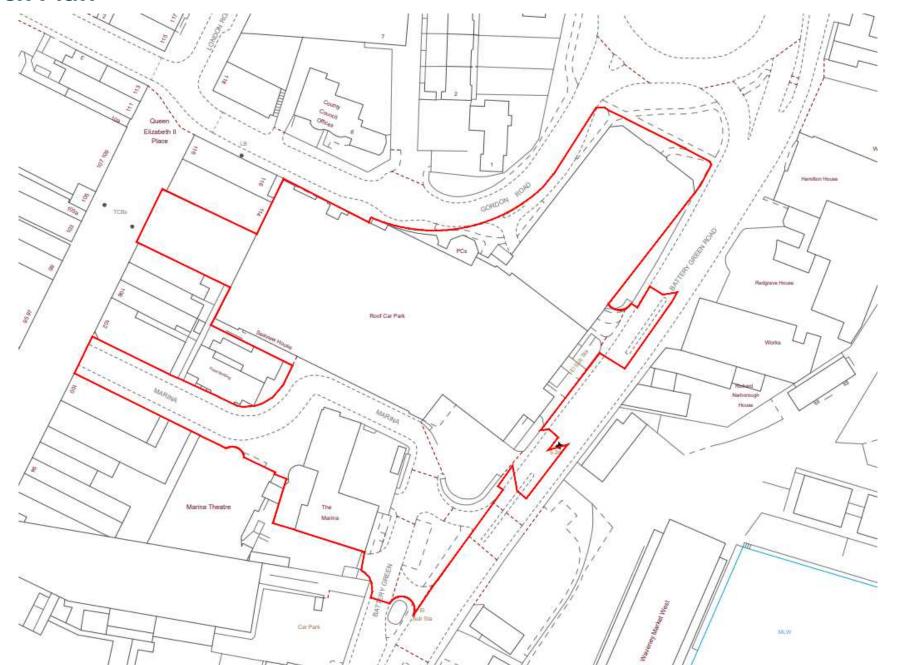






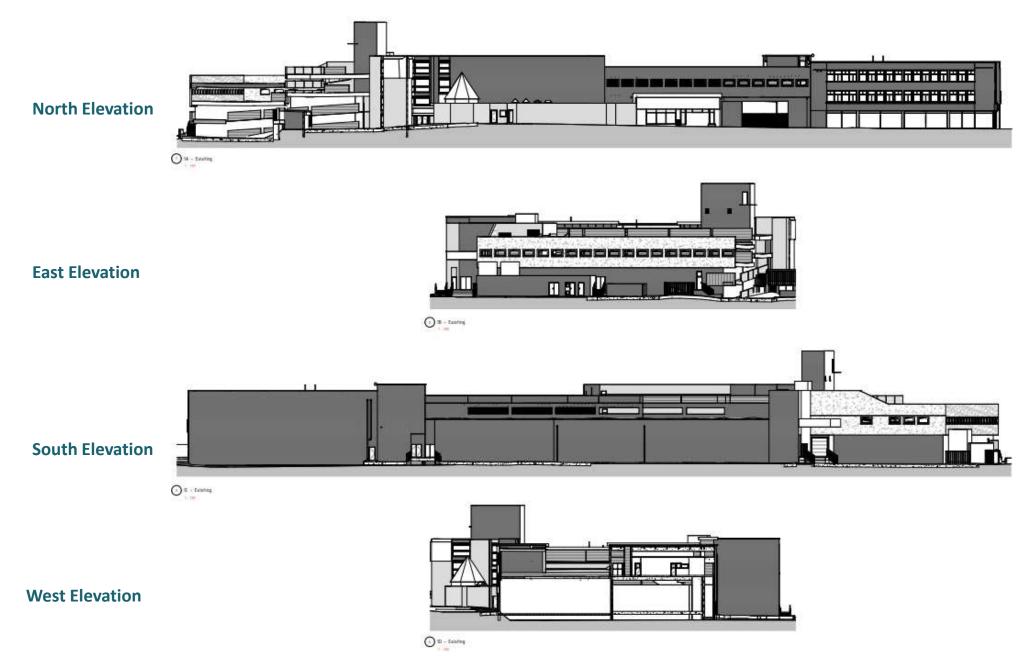


Existing Block Plan





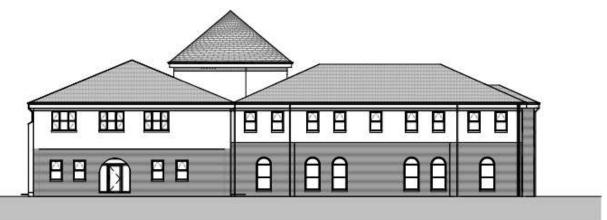
Existing Elevations – Battery Green Car Park



Existing Elevations – Marina Centre

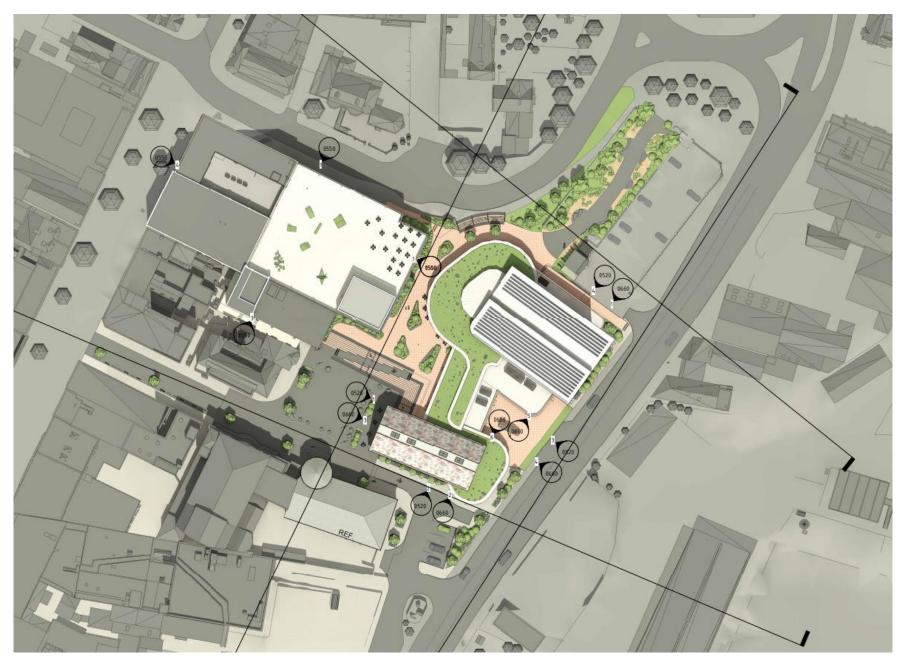


West Elevation



East Elevation

Proposed Block Plan





Proposed Site Plan - North





Proposed Site Plan - South





Proposed Elevations



West Elevation



South Elevation

C_New Build - South West



East Elevation



North Elevation

C_New Build - North East

Proposed Visualisation – Battery Green Car Park





Proposed Visualisation – Community Hall & Green Roof





Proposed Visualisation – Flexible Events Hall & Restaurant







Proposed Visualisation – Public Realm & Marina Centre







Material Considerations and Key Issues

- Principle of development
- Design
- Heritage
- Highways
- Amenity
- Ecology
- Flood Risk and Drainage
- Sustainability
- Contamination
- UXO
- Archaeology

Recommendation:

Planning permission be approved subject to conditions, as listed in the update sheet.