

## 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.

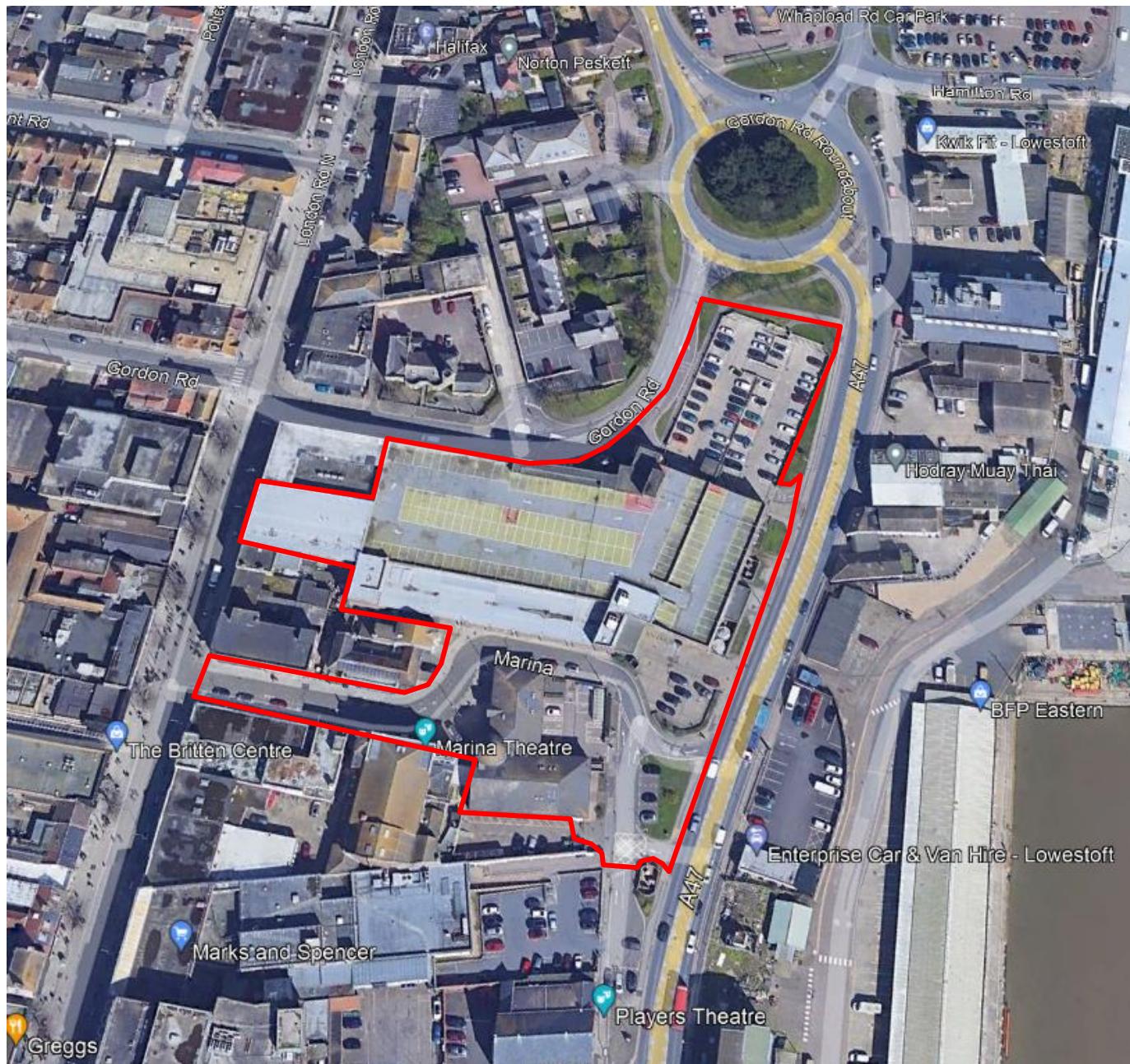
**Battery Green Car Park and Surrounding Land, Marina Road, Lowest, NR32 1HA**



# Proposed Development DC/23/4537/RG3

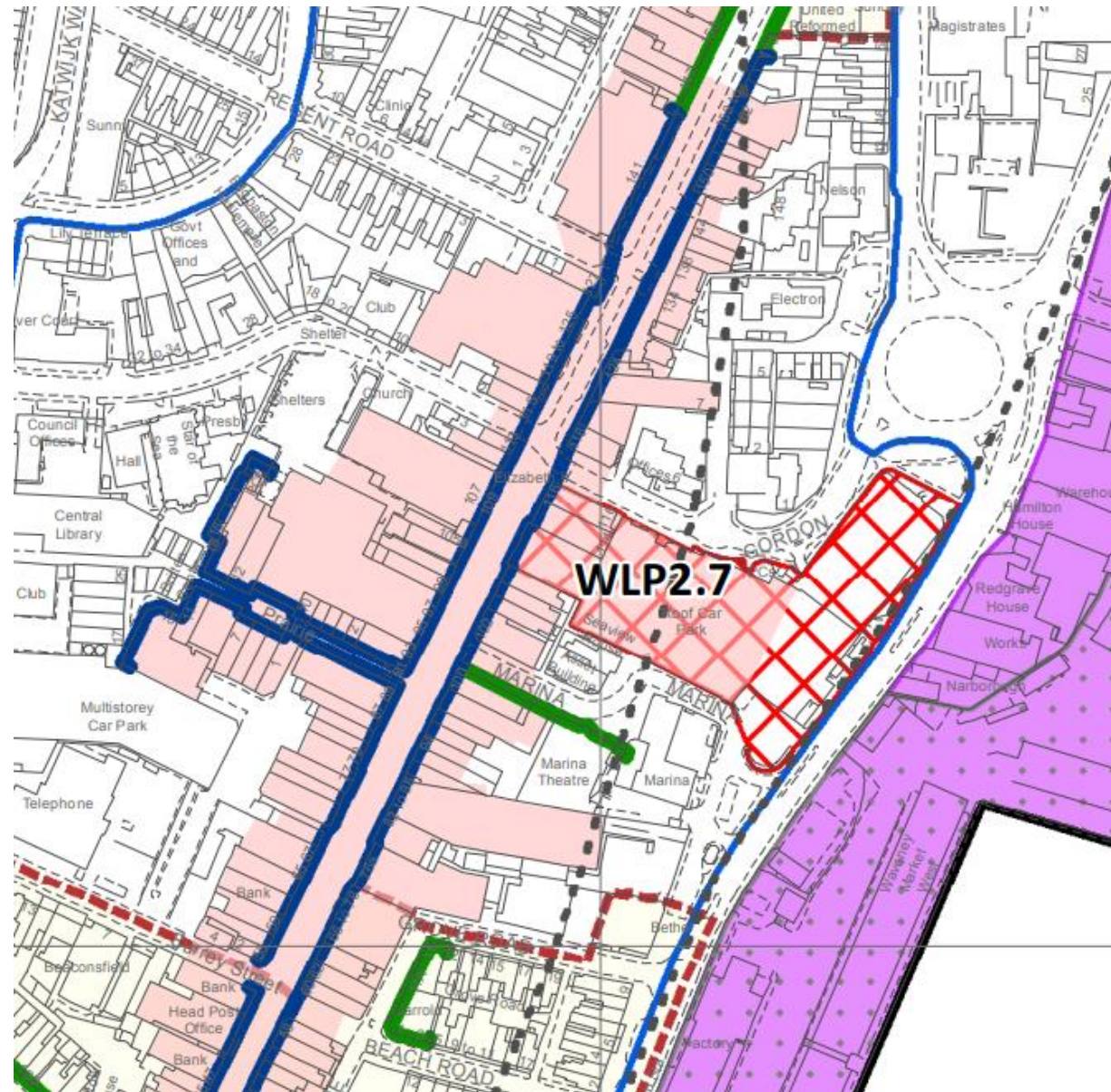
## Planning permission is sought for:

- 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.



Aerial image taken from Google Earth Pro (imagery dated 04/03/2023)

# 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



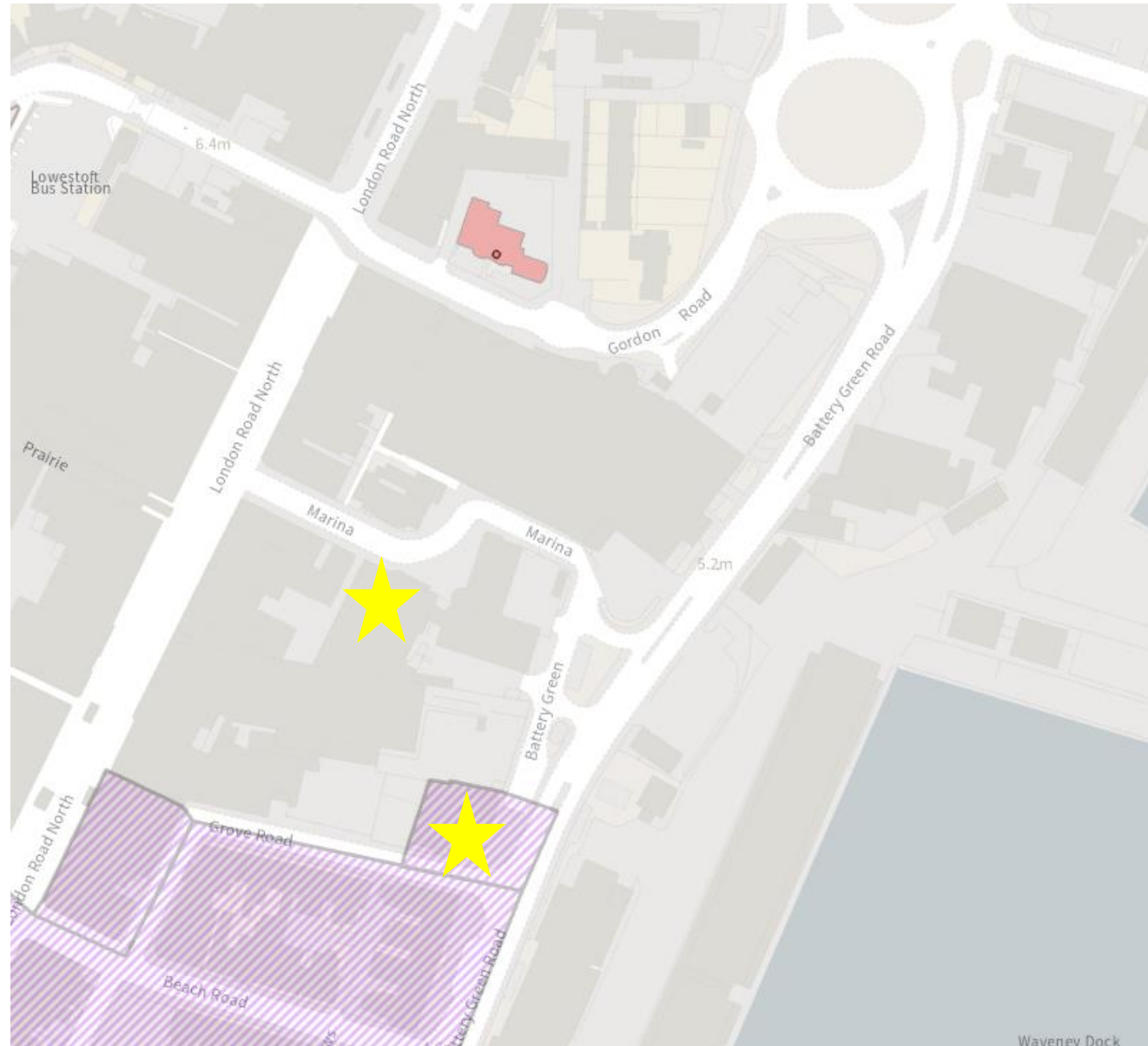
**Conservation Areas**



**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.

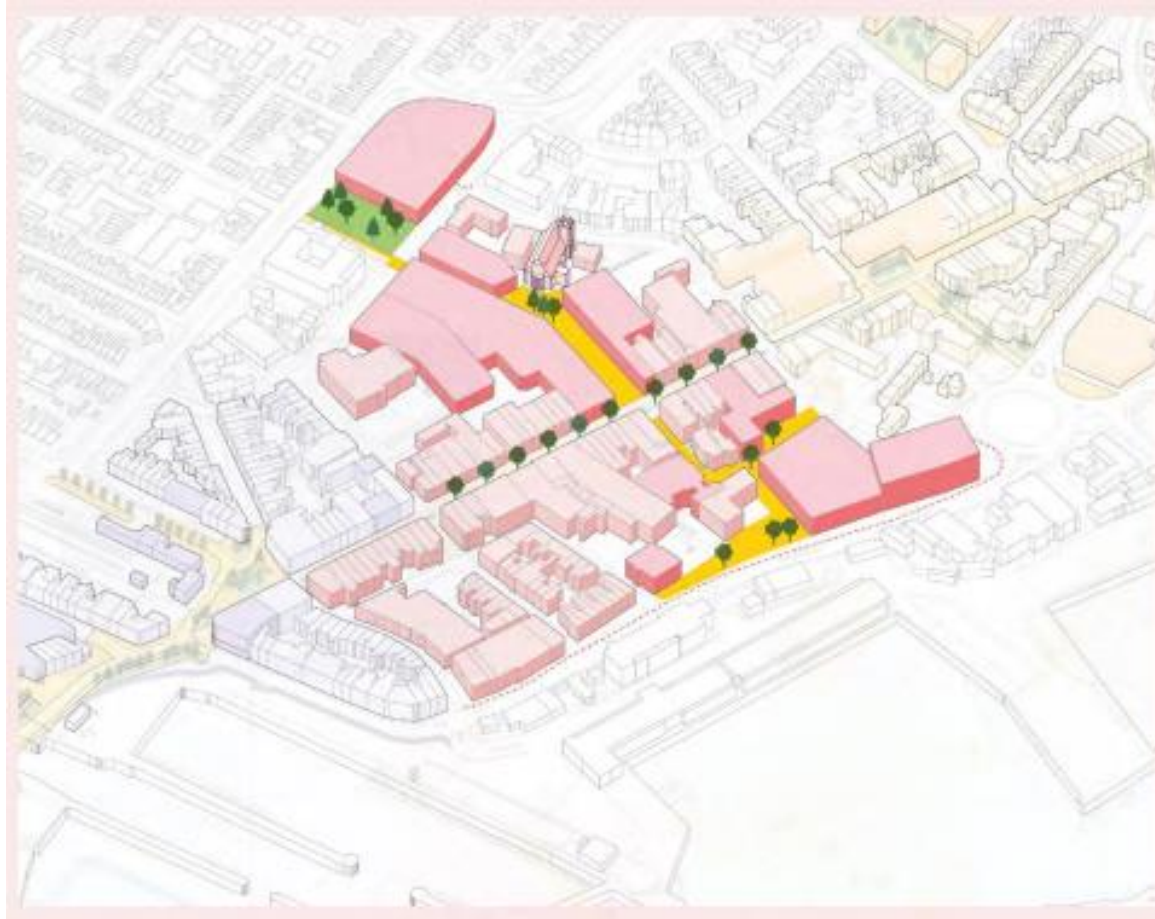
The site should be developed in accordance with the following site specific criteria:

- 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



# 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.



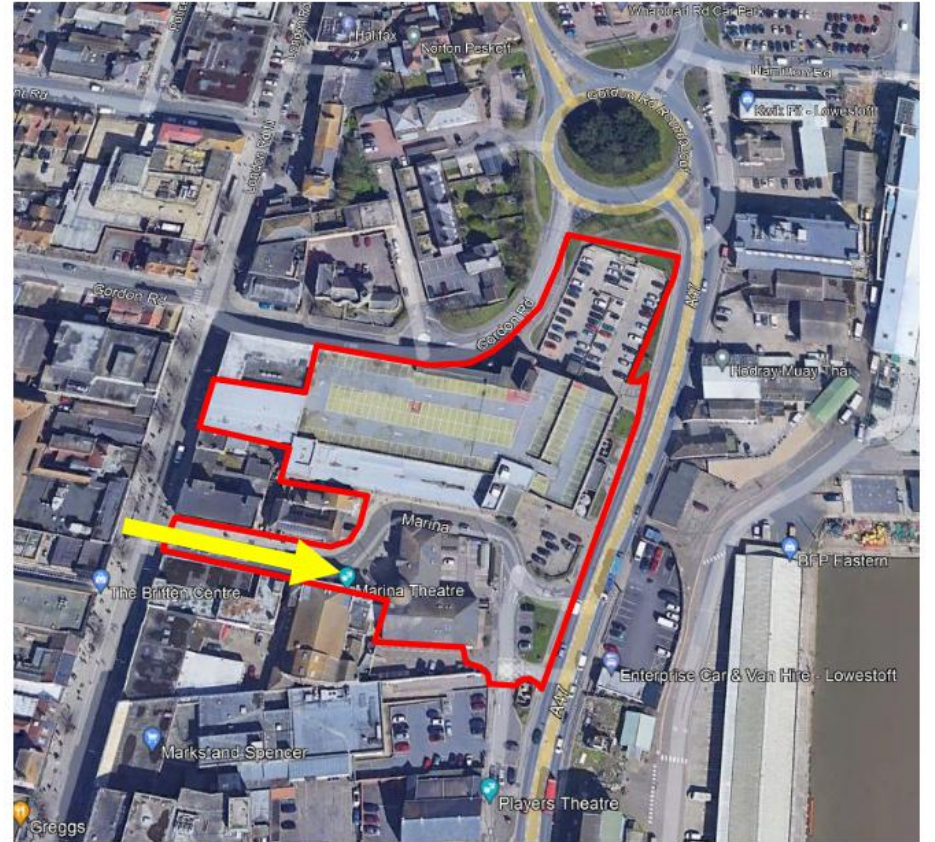
## Wilko and Battery Green car park

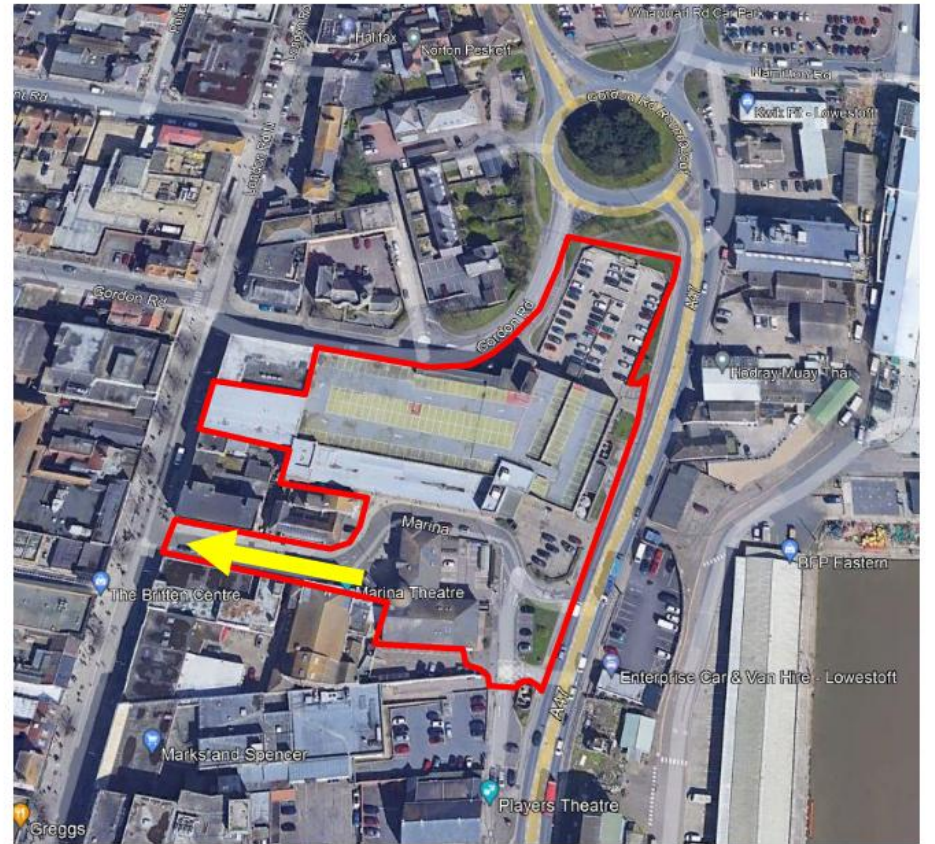
This opportunity could deliver:

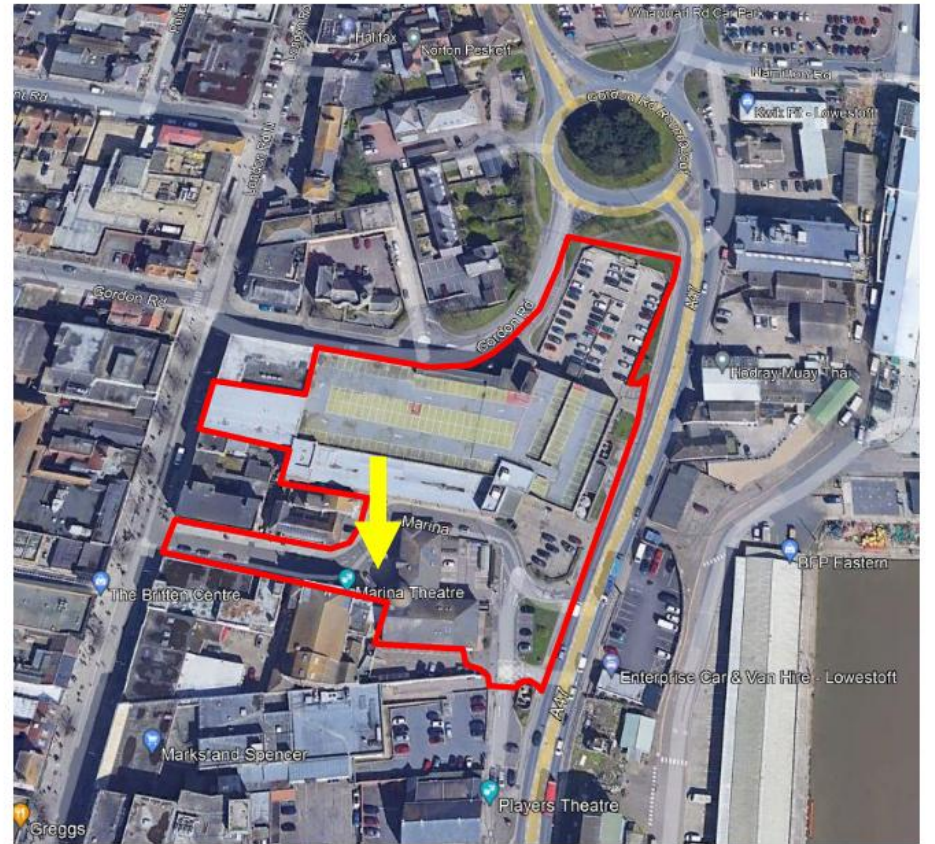
- a mixed use development that brings vitality to the town centre with leisure and cultural uses;
- a new high quality public realm that is an appropriate setting for the Marina Theatre;
- a landmark building for the PowerPark / town centre gateway;
- an opportunity to experience the proximity to the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

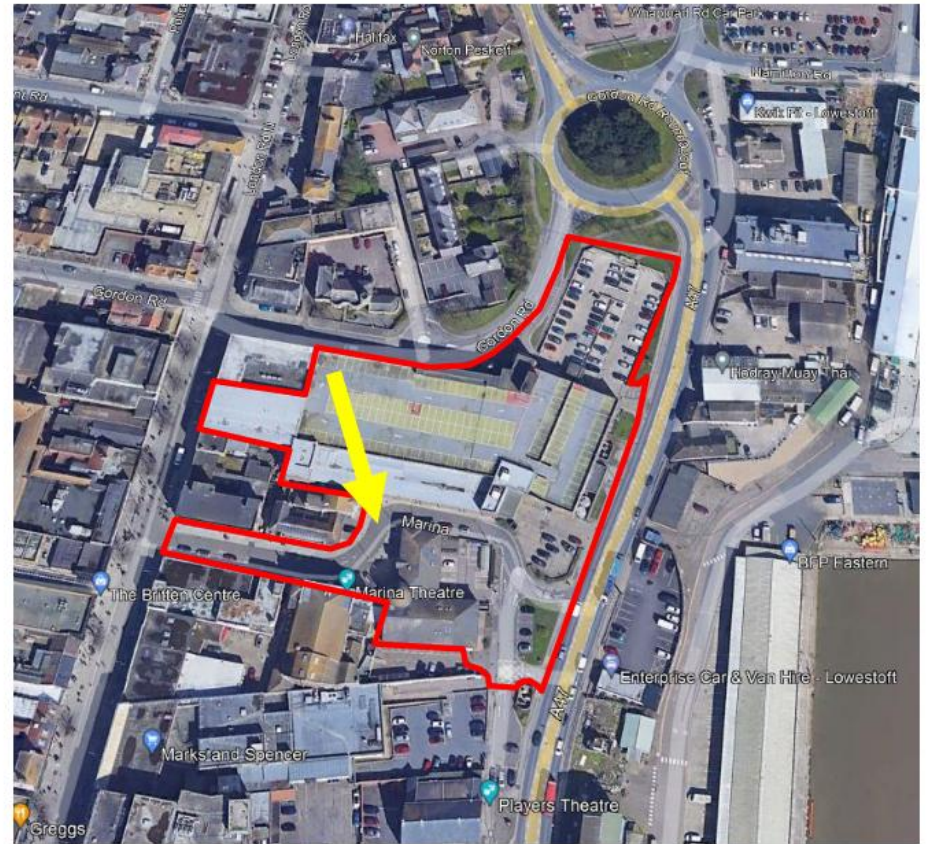
Site area:	0.89ha
Cultural, leisure, f&b and ancillary uses:	8,825sqm
Car park:	ca. 350 spaces

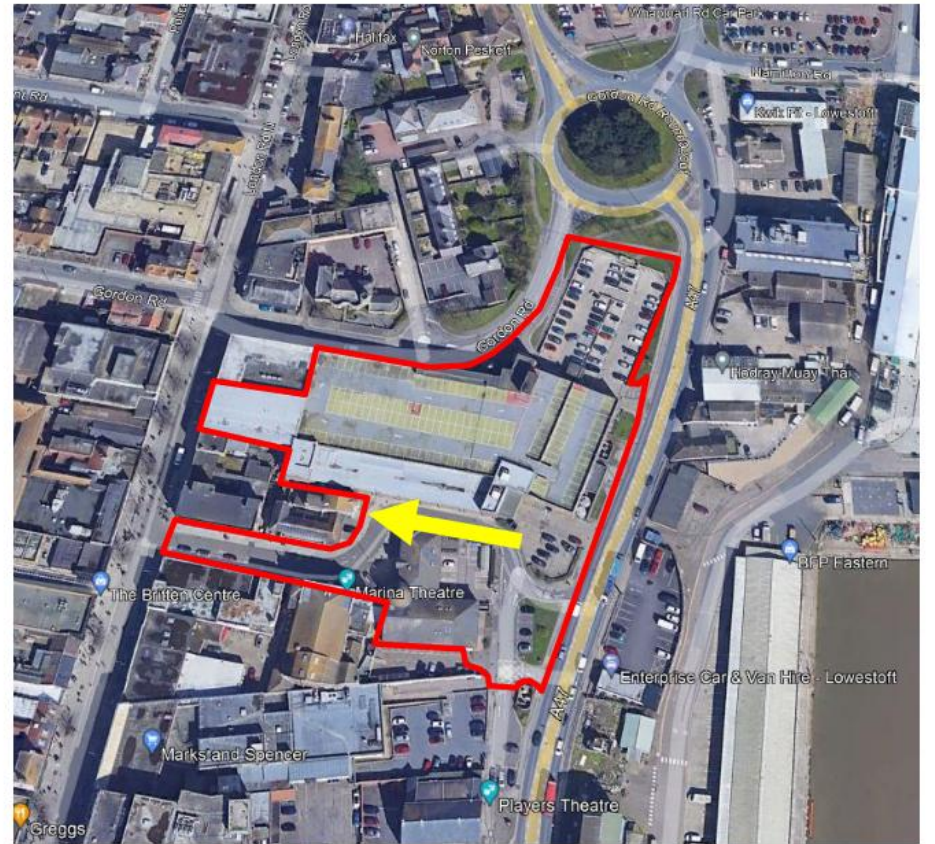


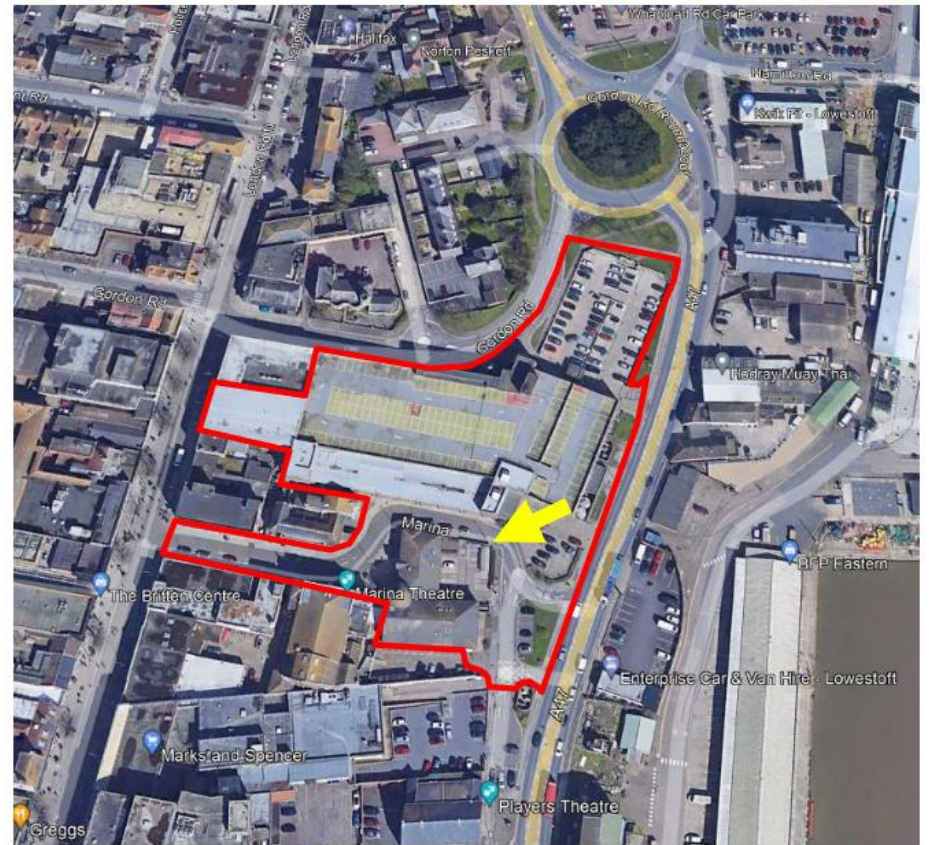


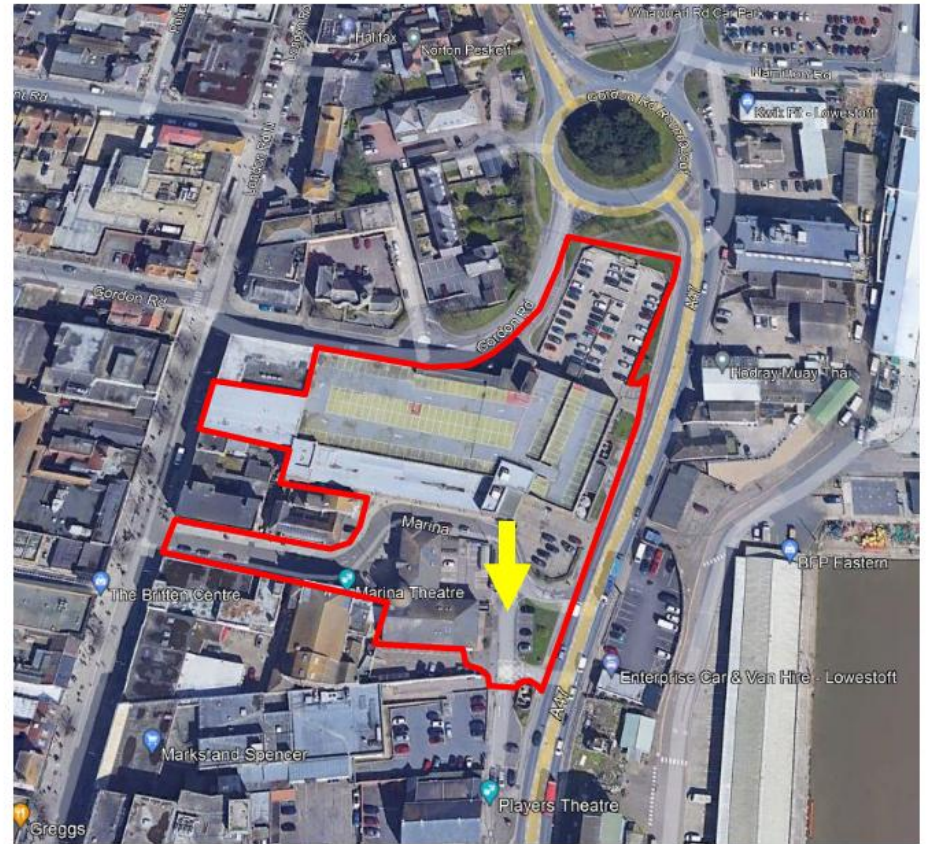


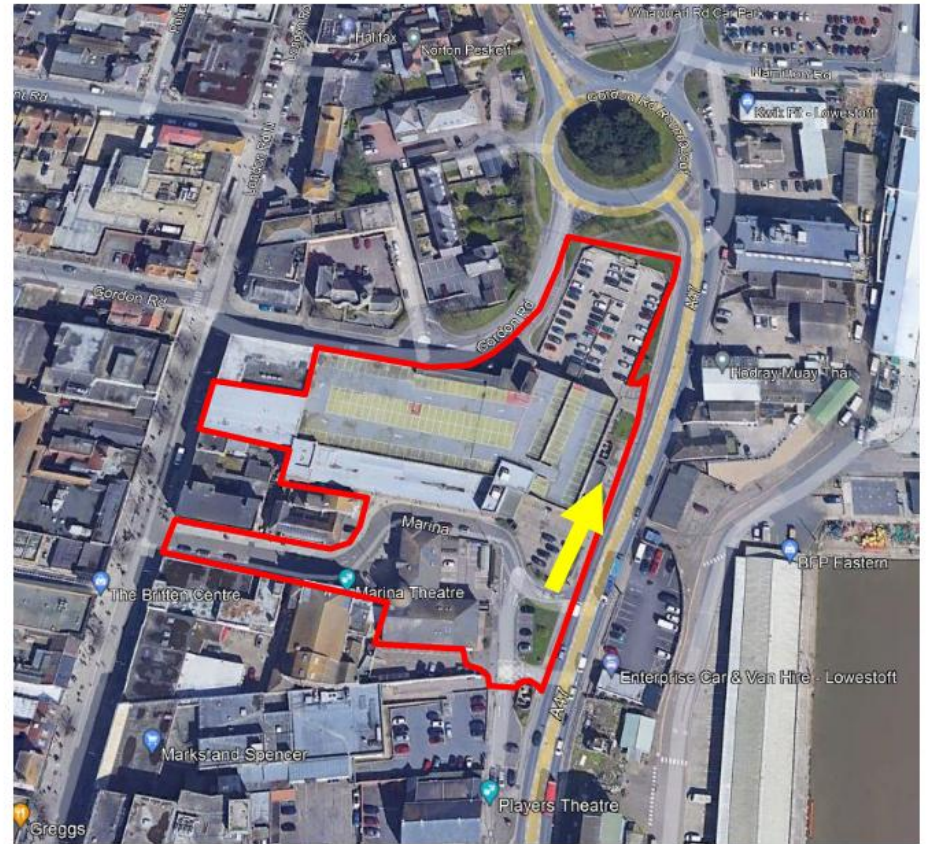




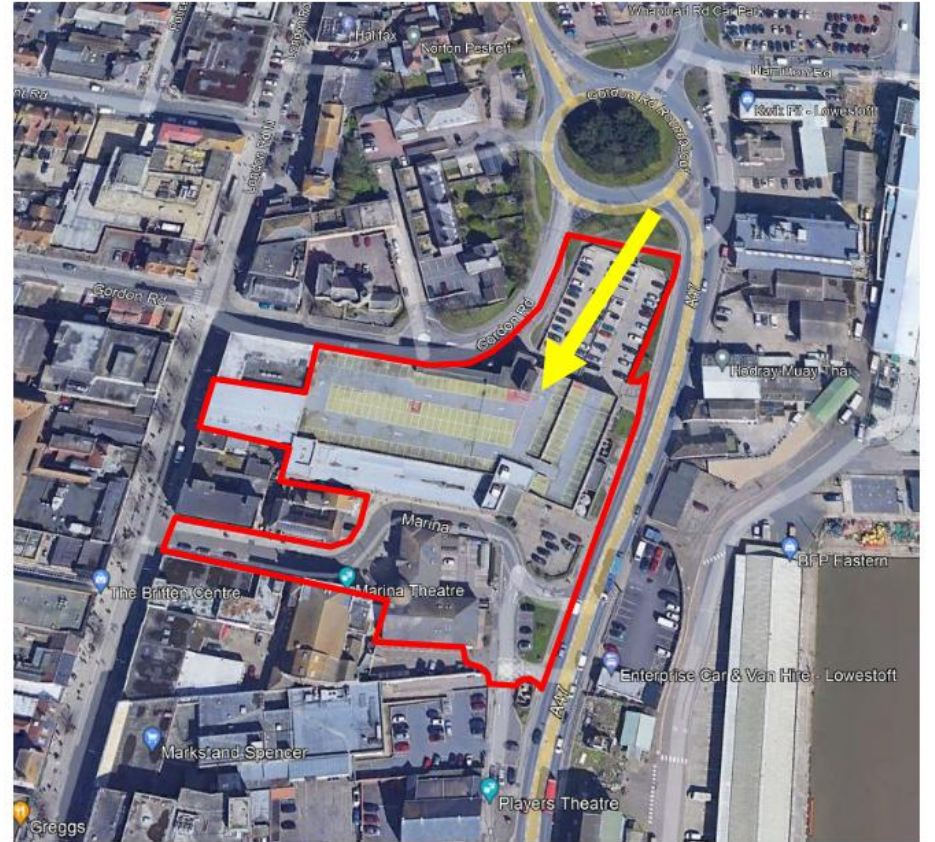


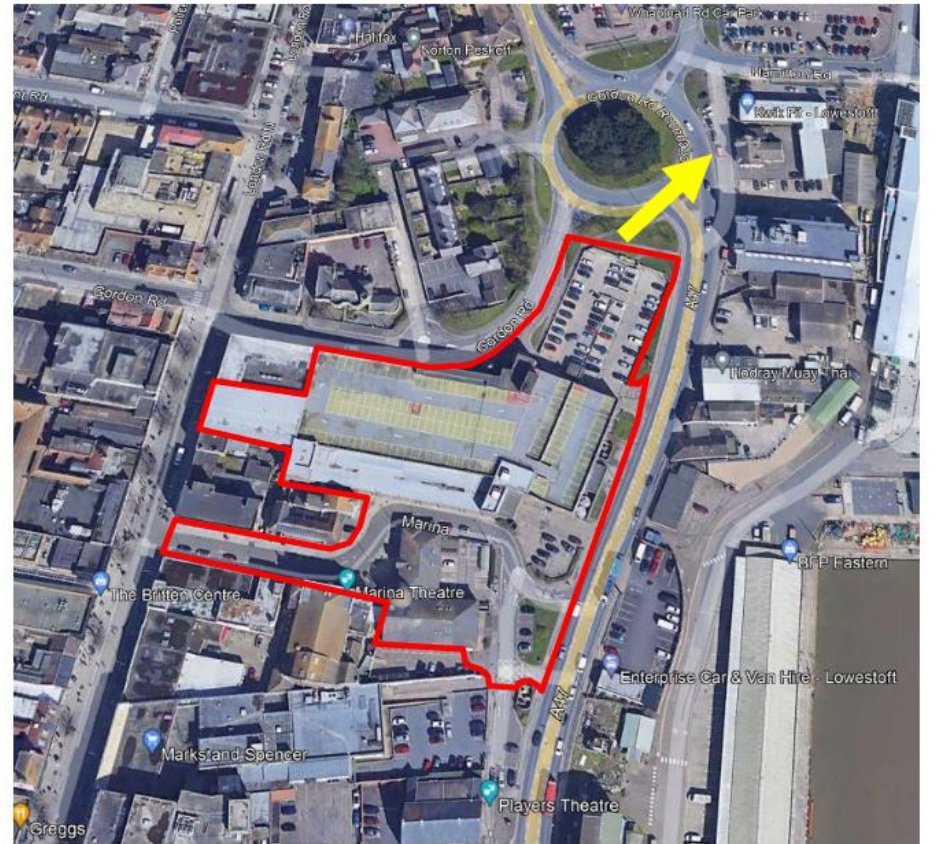


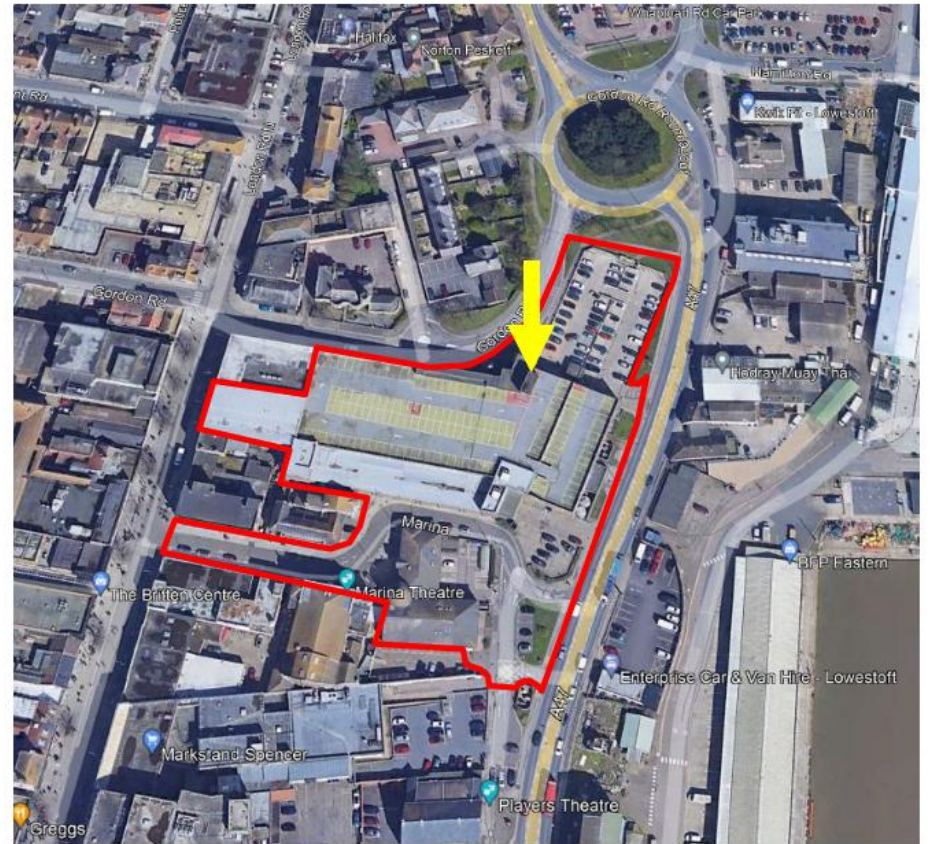


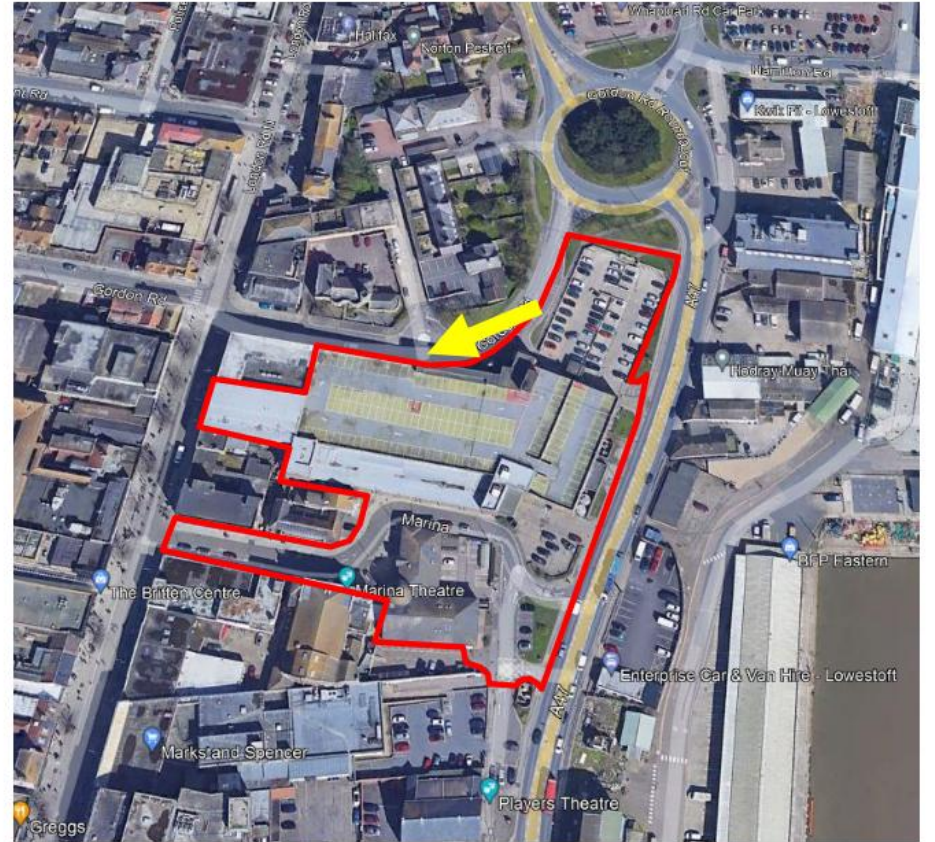


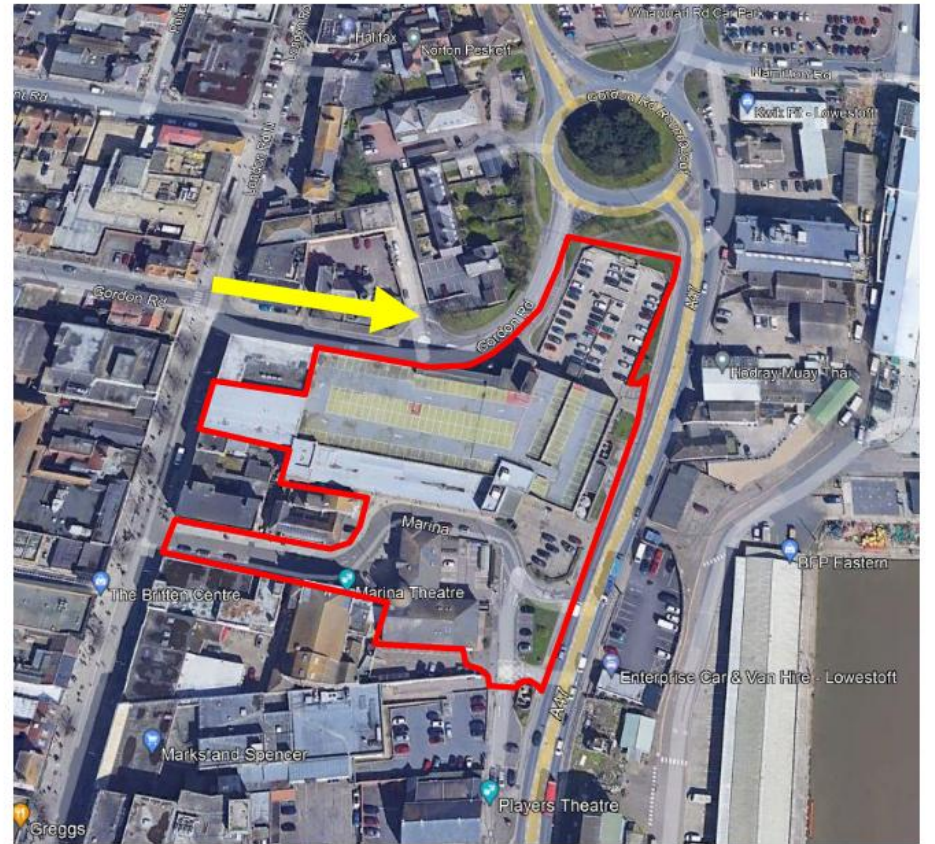




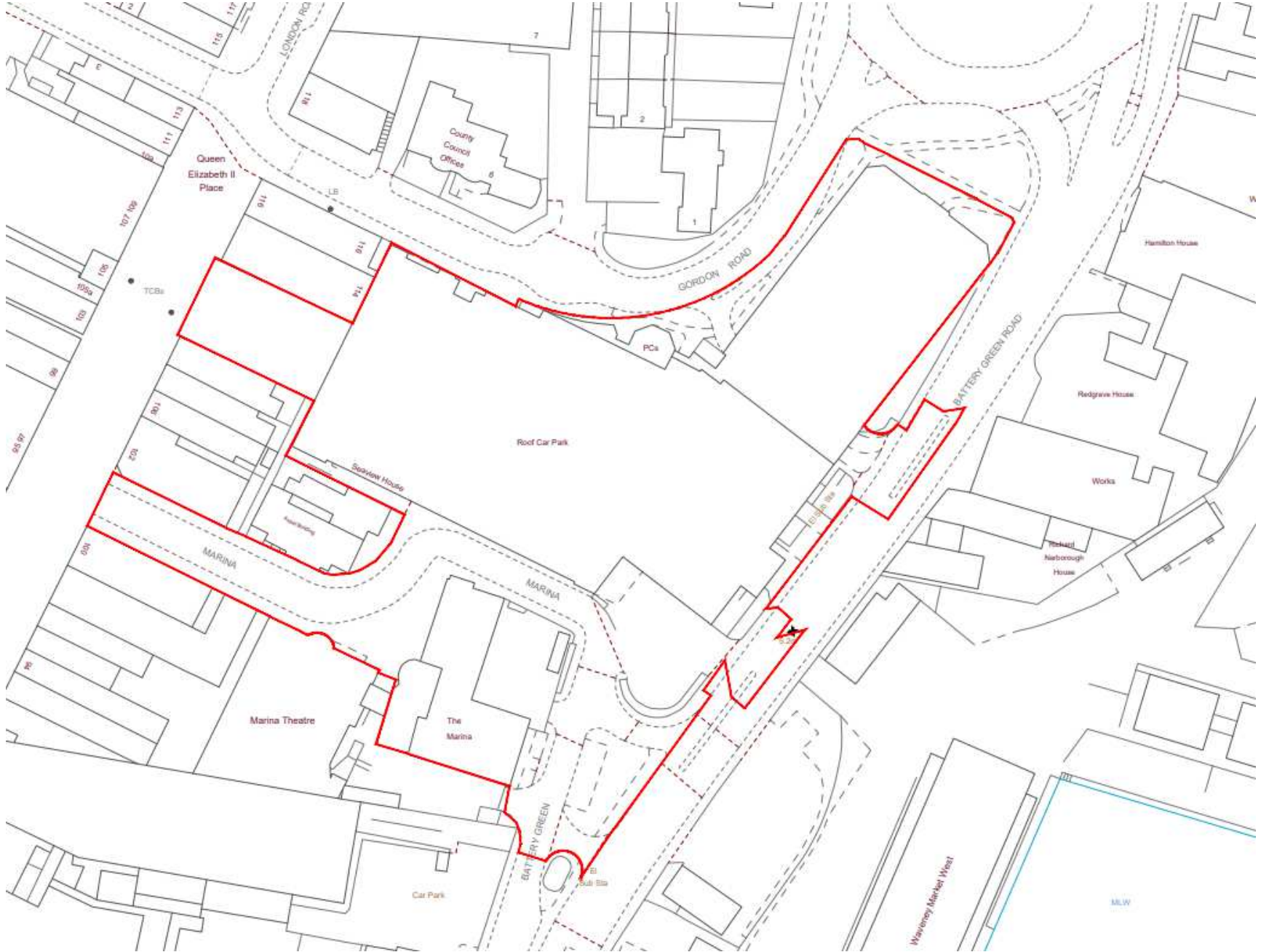






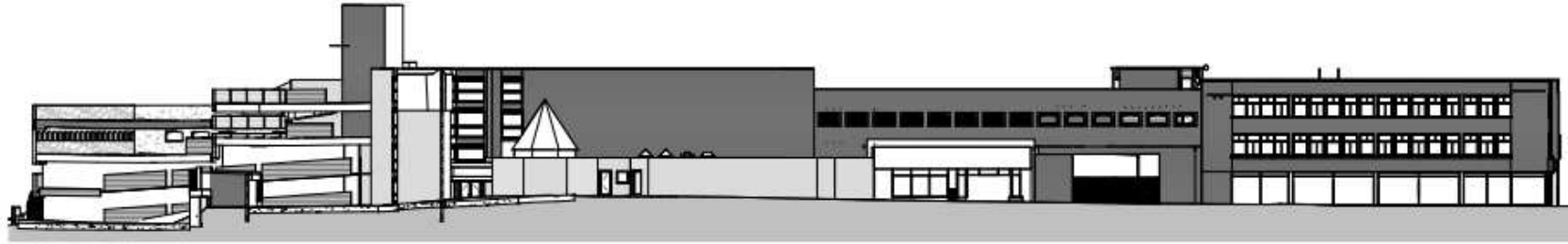


# Existing Block Plan



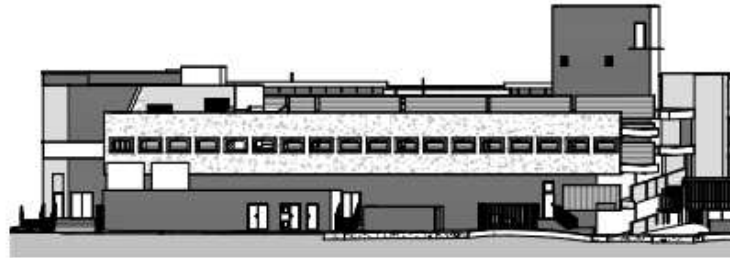
# Existing Elevations – Battery Green Car Park

North Elevation



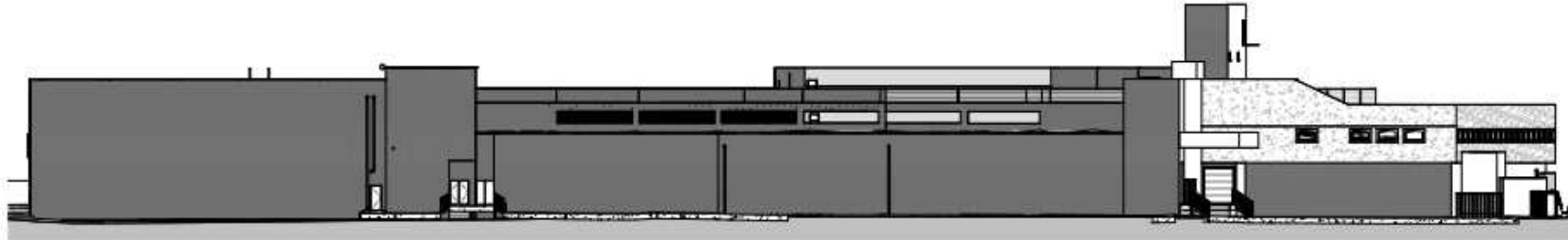
0A - Existing  
1:100

East Elevation



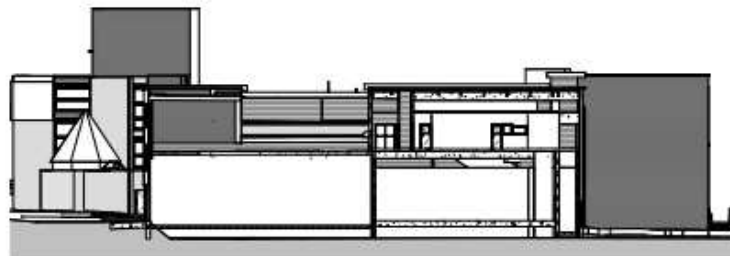
0B - Existing  
1:100

South Elevation



0C - Existing  
1:100

West Elevation



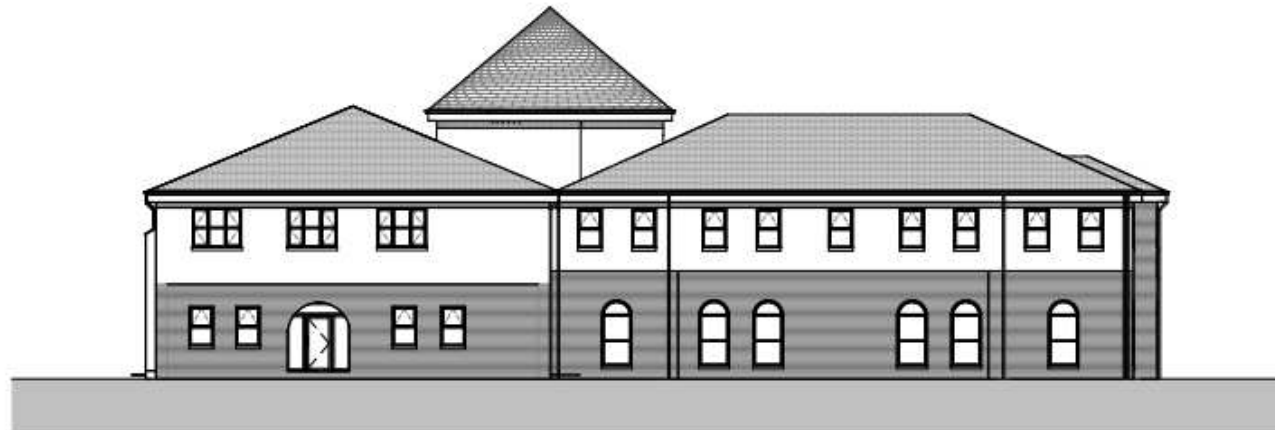
0D - Existing  
1:100

# Existing Elevations – Marina Centre

West Elevation



East Elevation

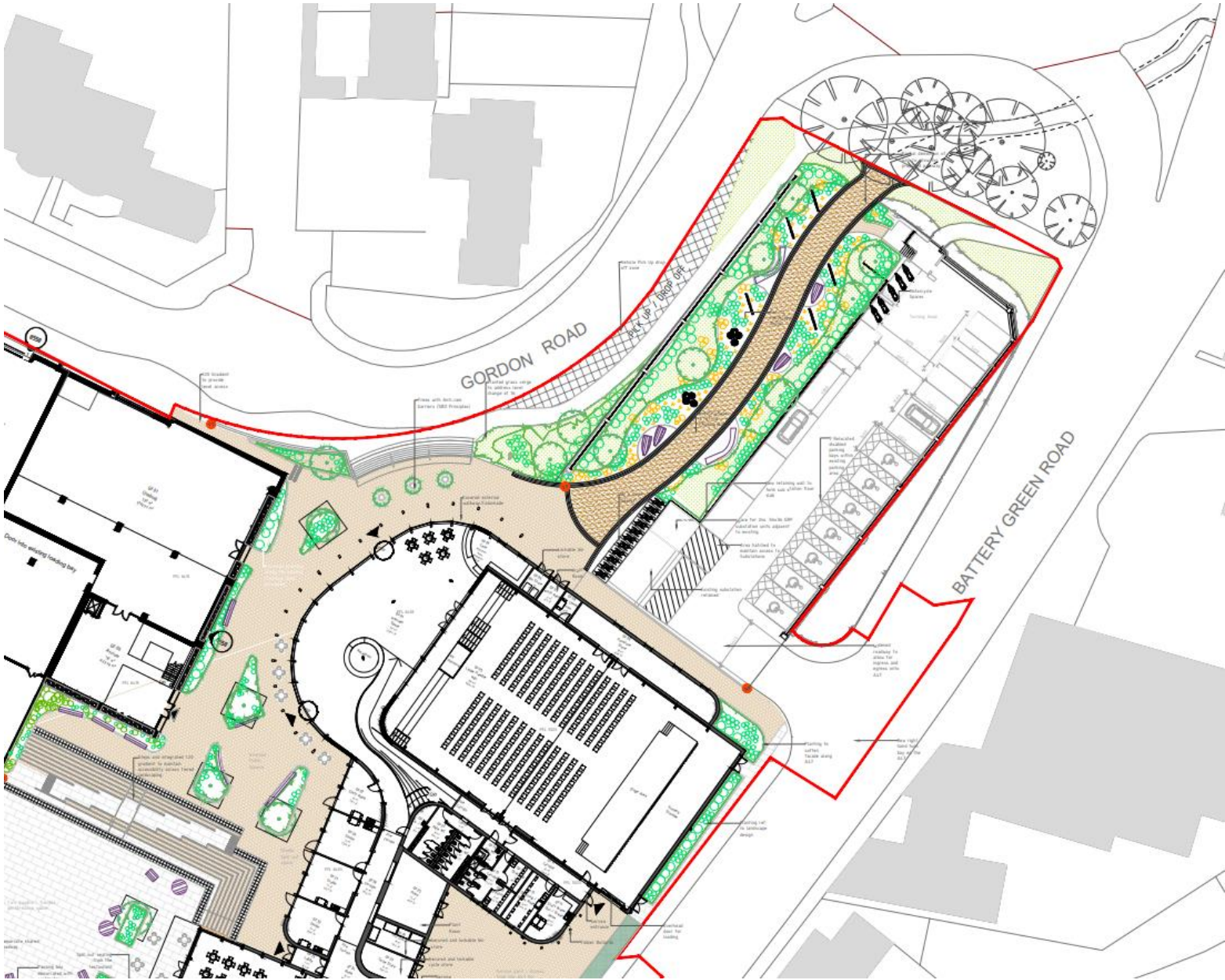




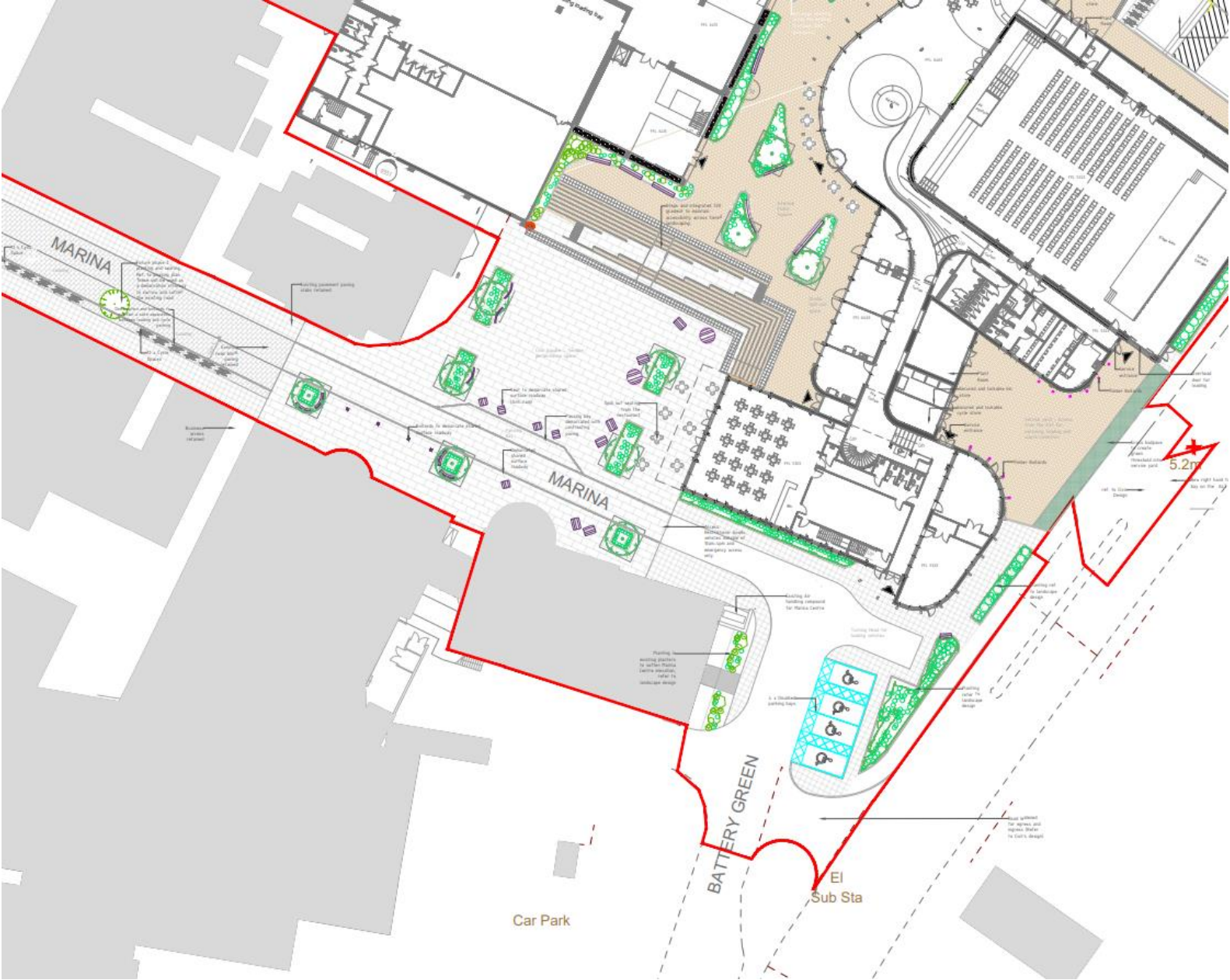
# Proposed Block Plan



# Proposed Site Plan - North



# Proposed Site Plan - South



# Proposed Elevations

West Elevation



C\_New Build - North West  
1:200

South Elevation



C\_New Build - South West  
1:200

East Elevation



C\_New Build - South East  
1:200

North Elevation



C\_New Build - North East  
1:200

# 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.

