

Item: 8

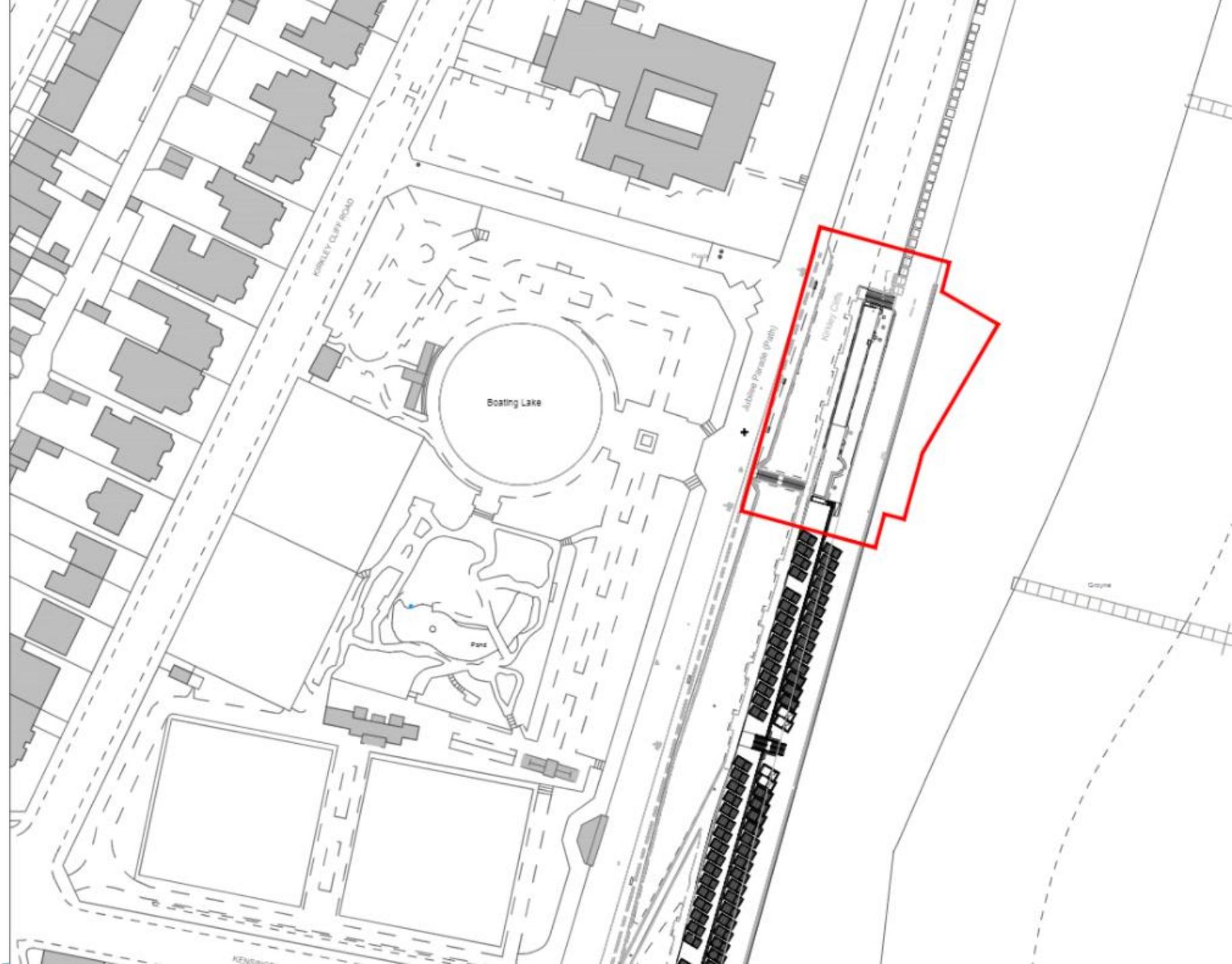
DC/23/3977/RG3

Demolition of existing single storey cafe kiosk, store and public wc block. Proposed new two storey building with a first floor cafe. On the ground floor there will be concessions space, small kiosk, external showers, toilets, and changing places facility.

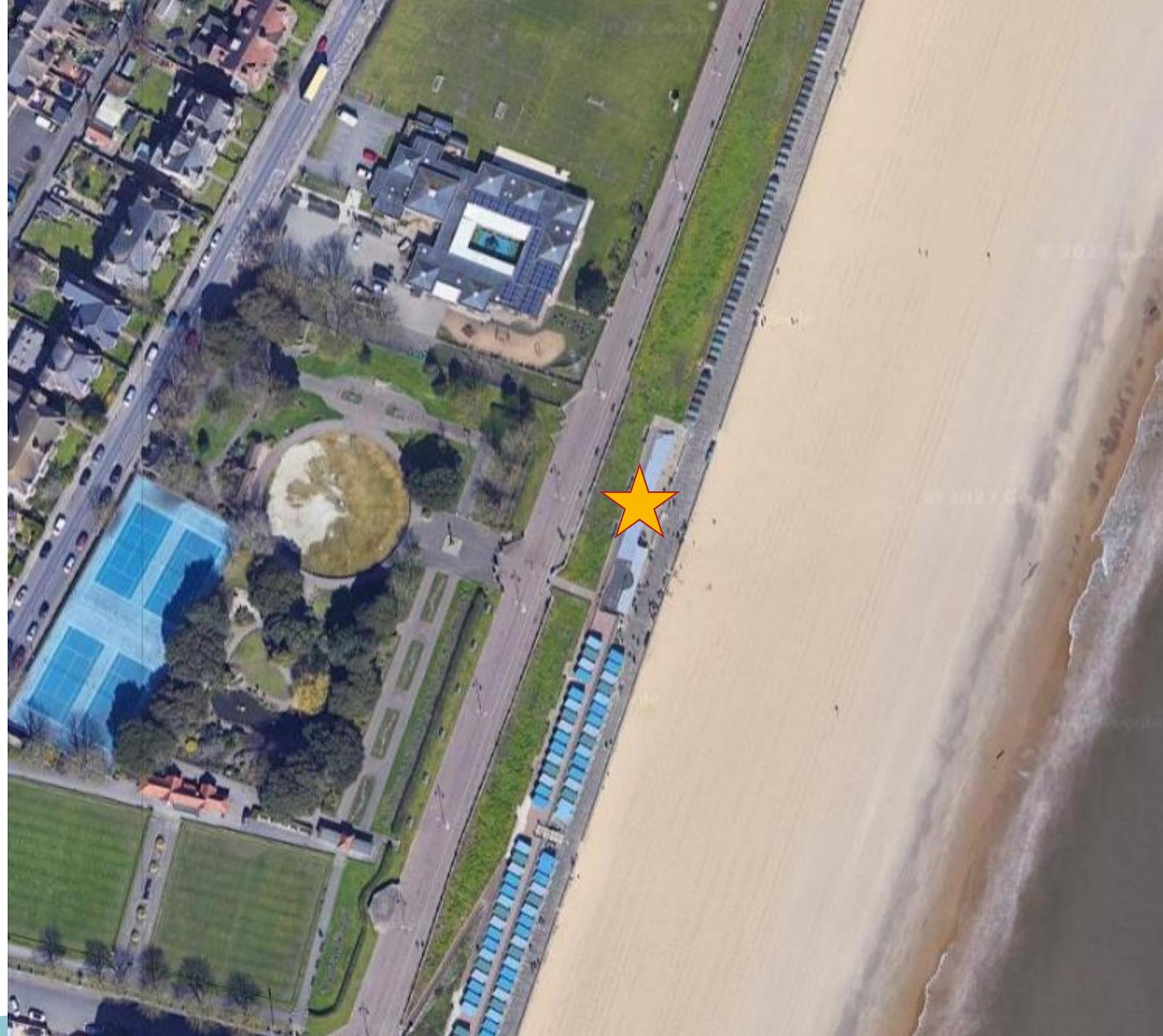
Jubilee Parade, The Esplanade, Lowestoft, Suffolk



Site Location Plan



Aerial Photograph



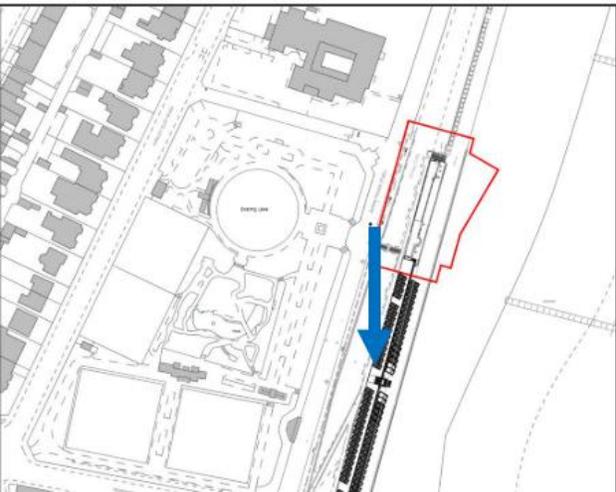
Context



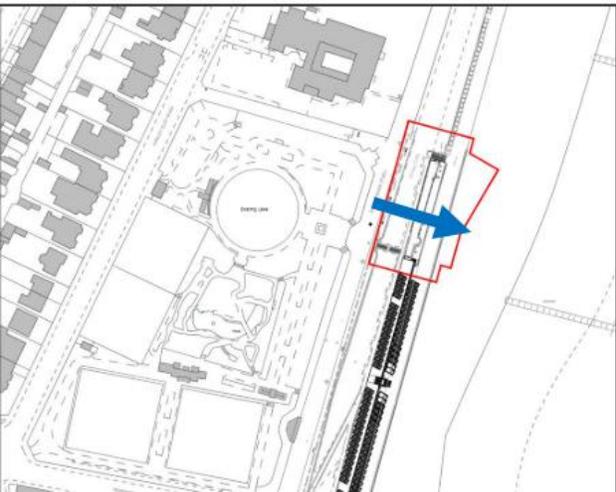
Extent of site as seen from the Lowestoft South Beach.



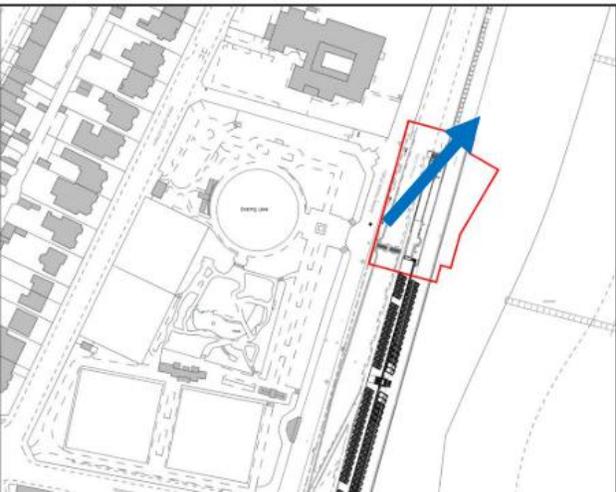
Photographs



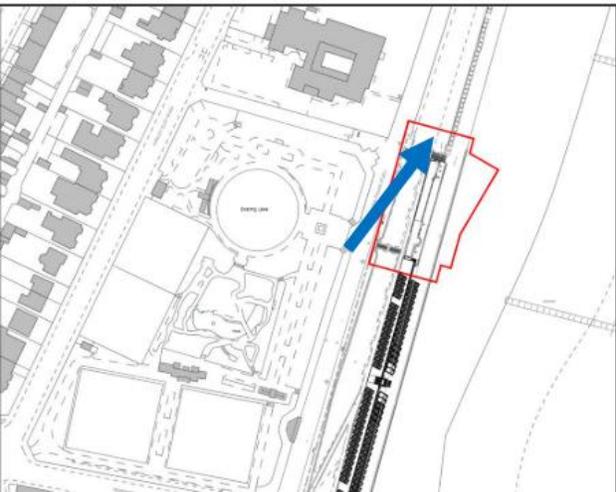
Photographs



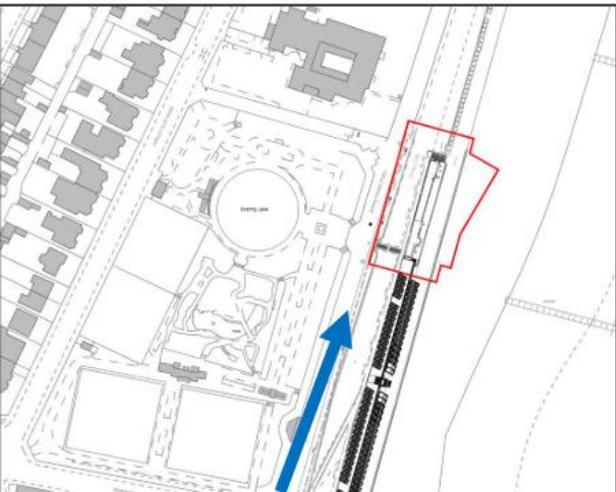
Photographs



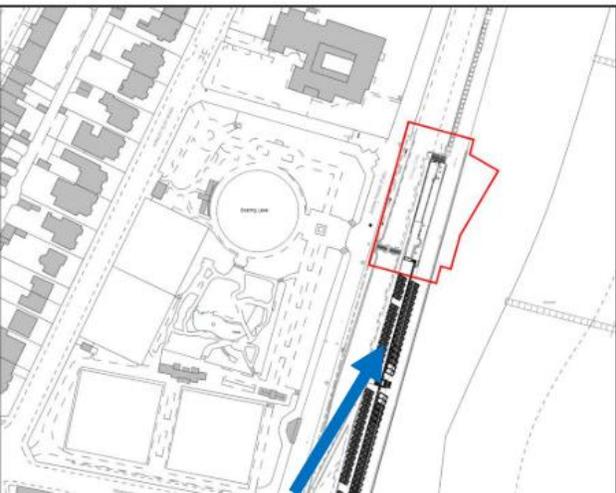
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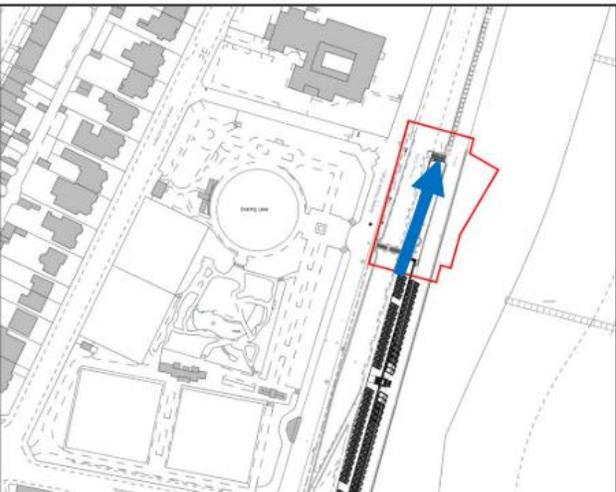
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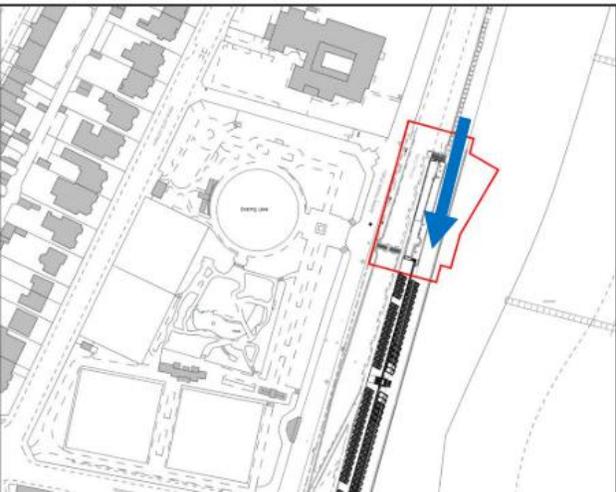
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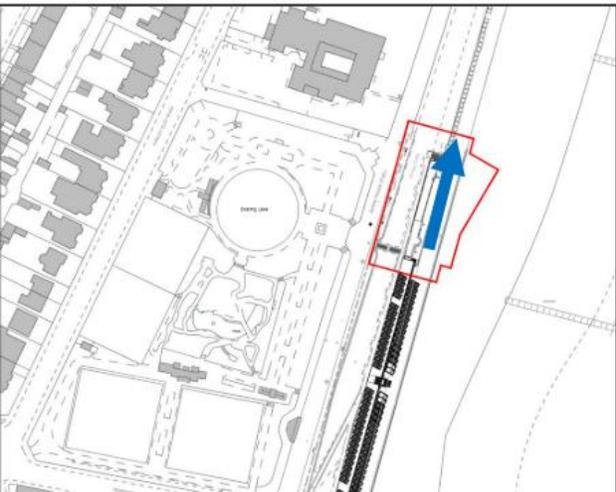
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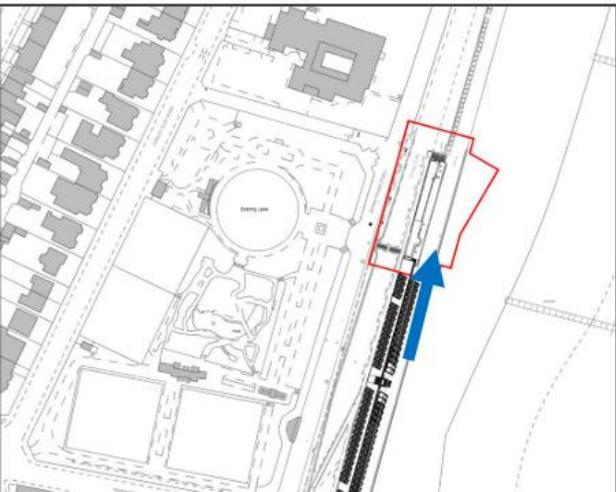
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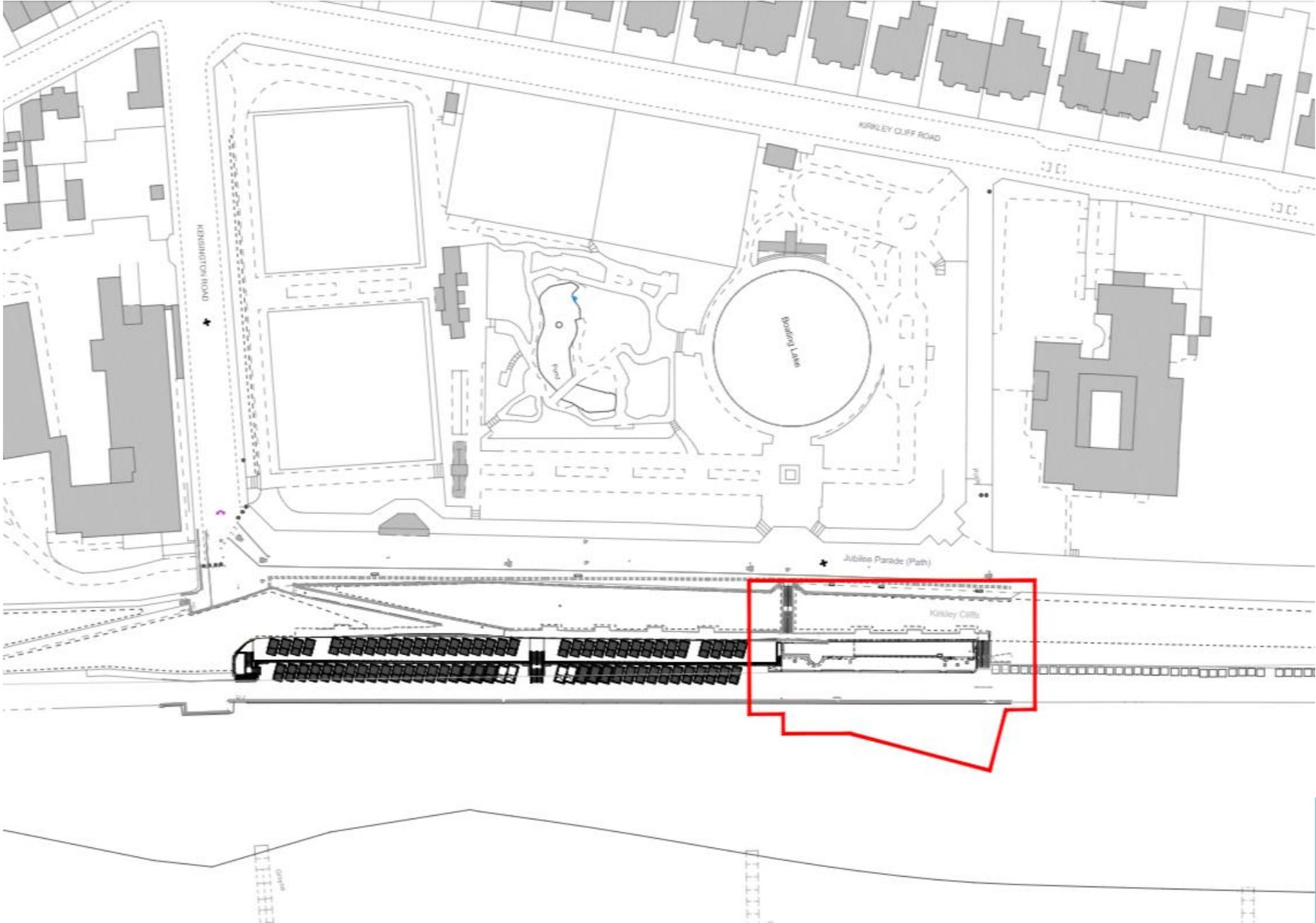
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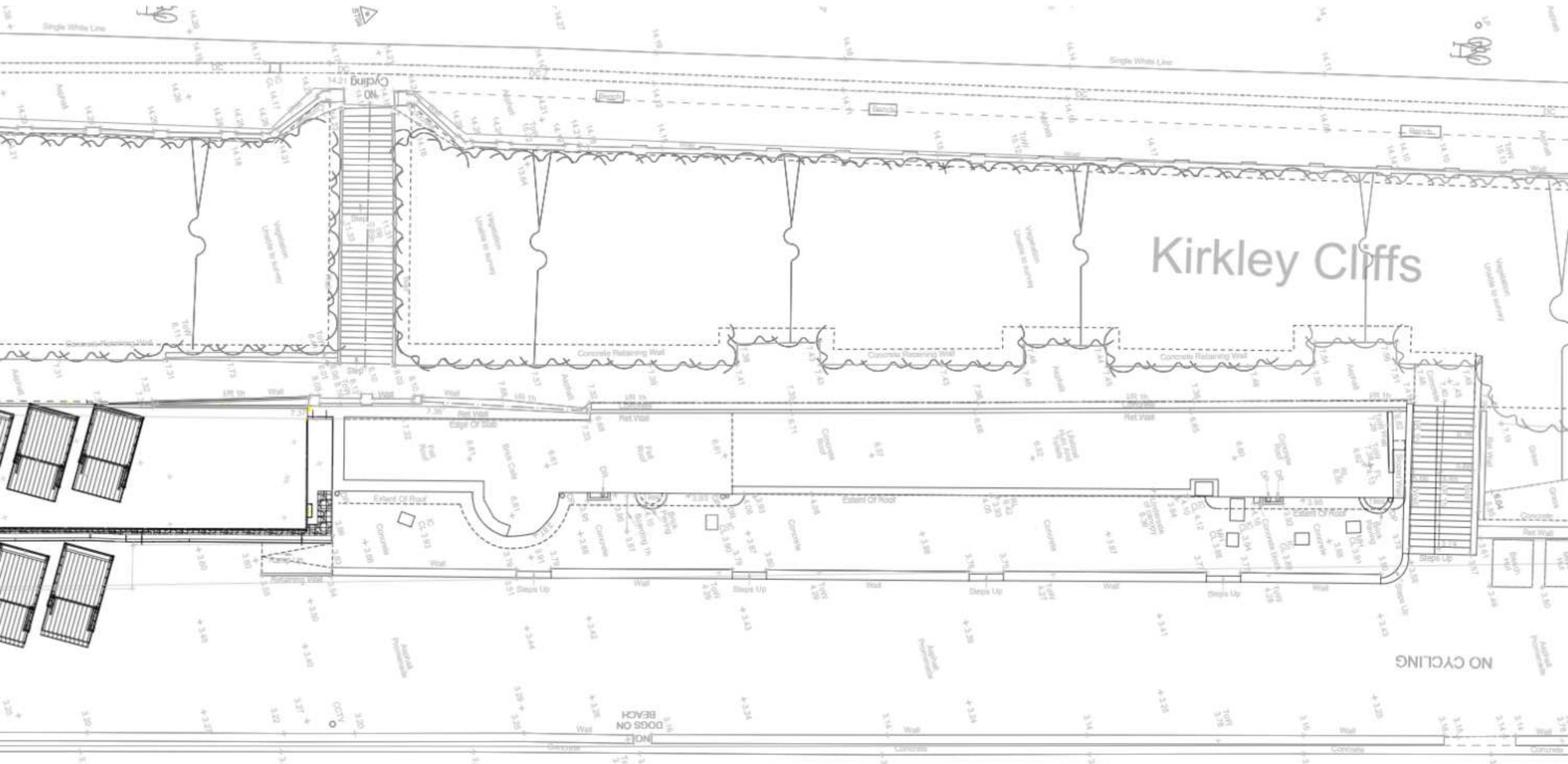
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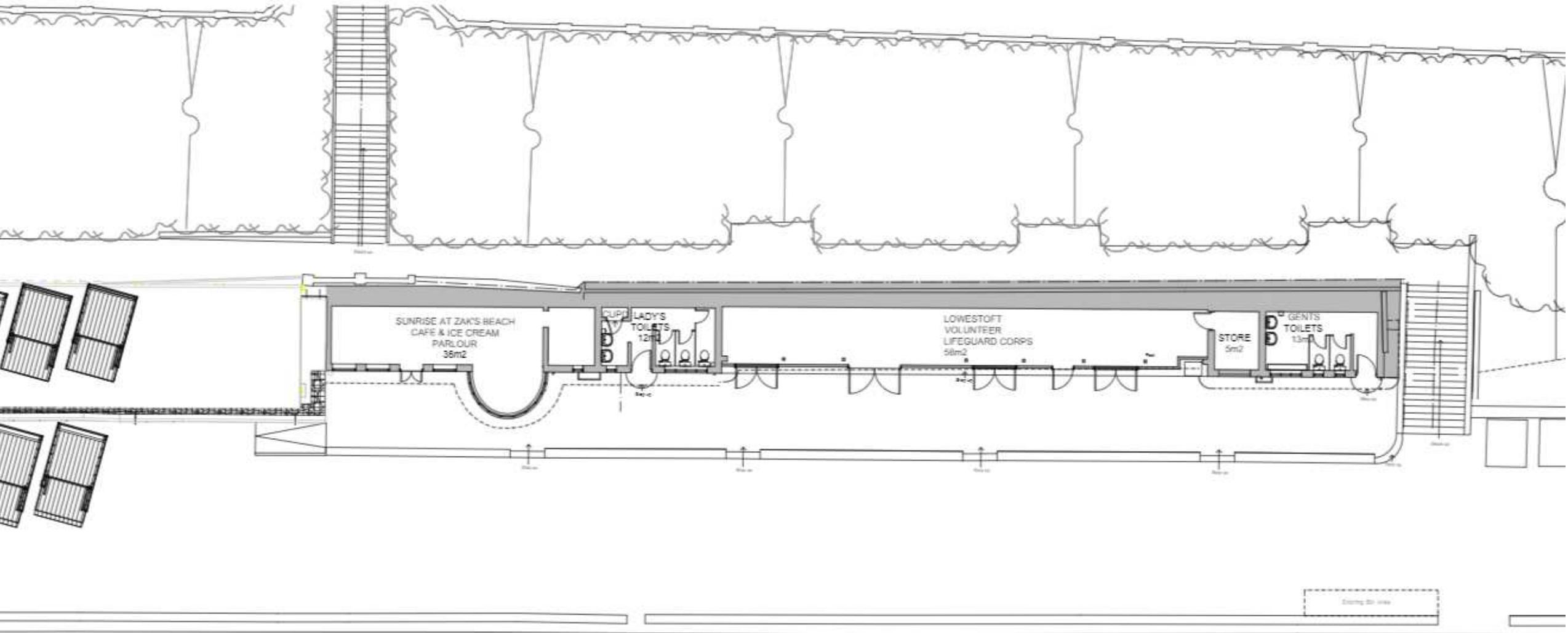
Existing Site Plan



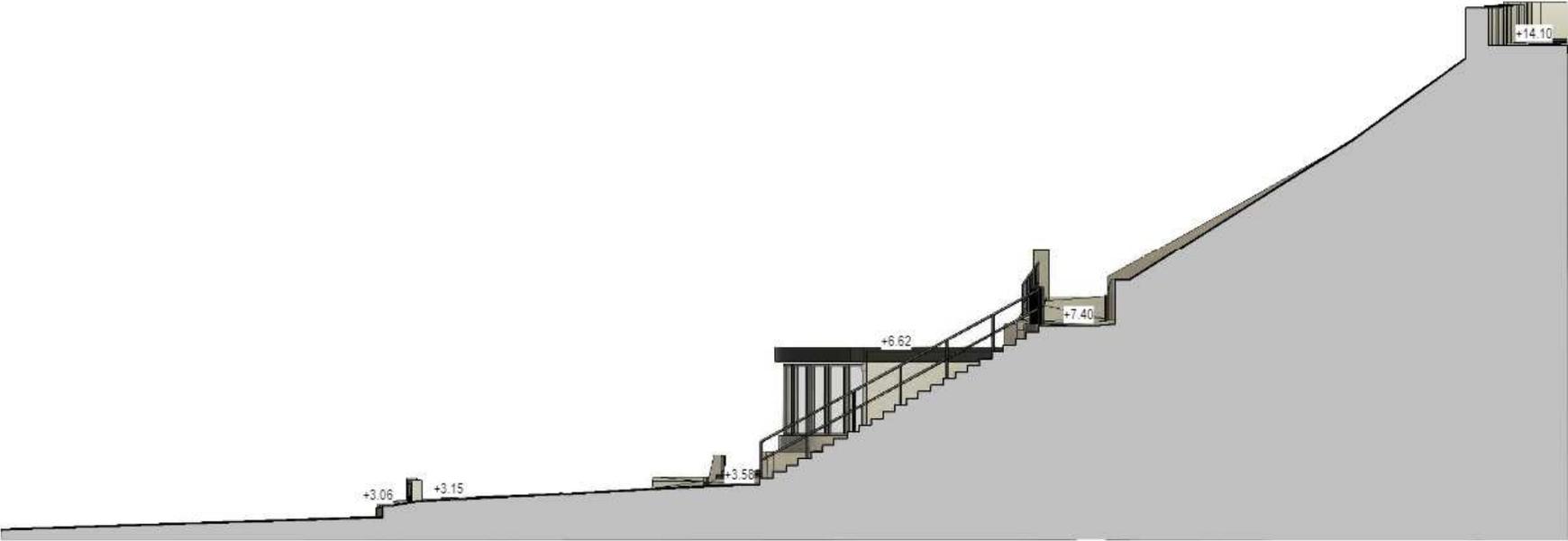
Existing Block Plan



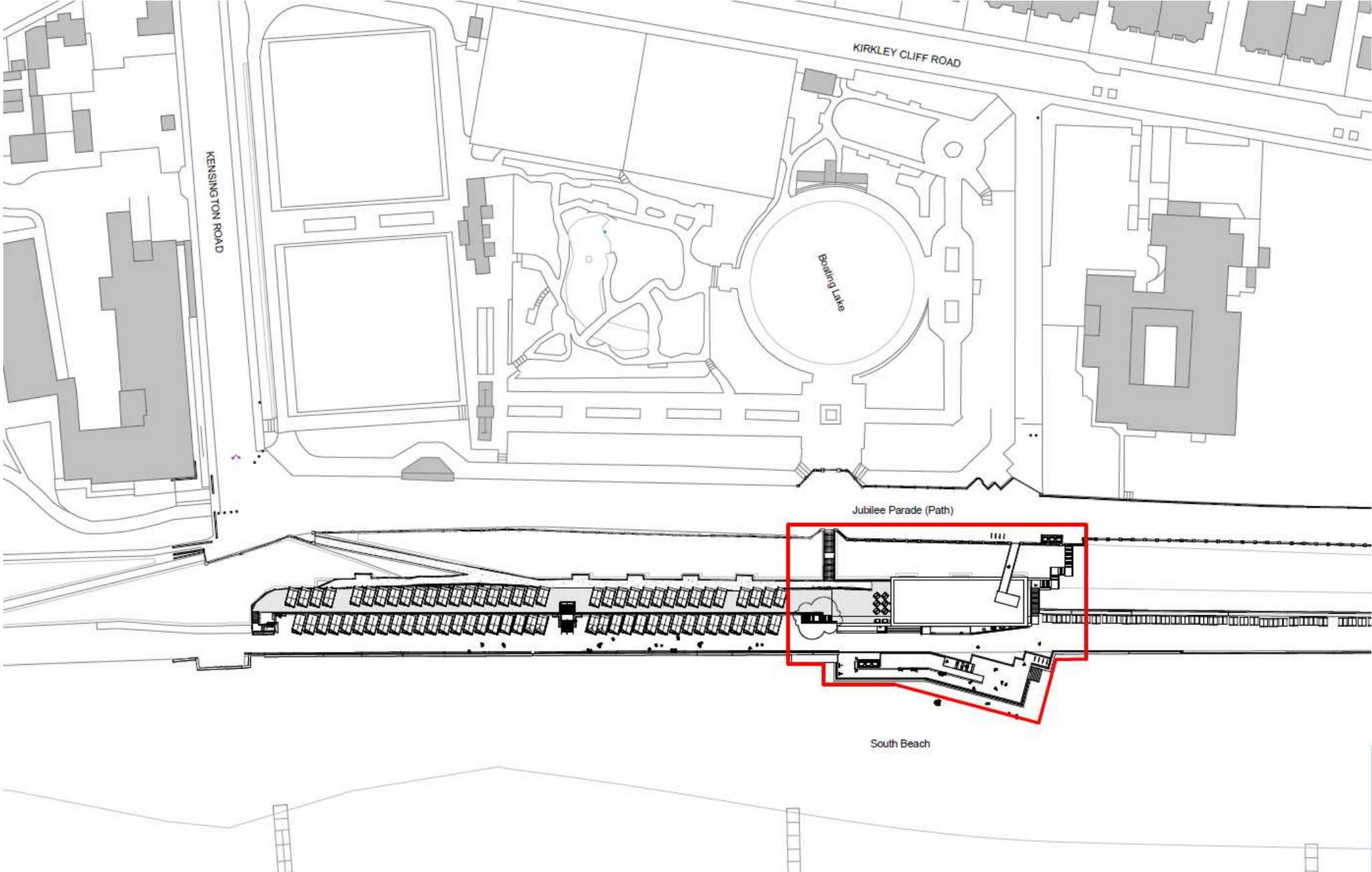
Existing Floor Plan



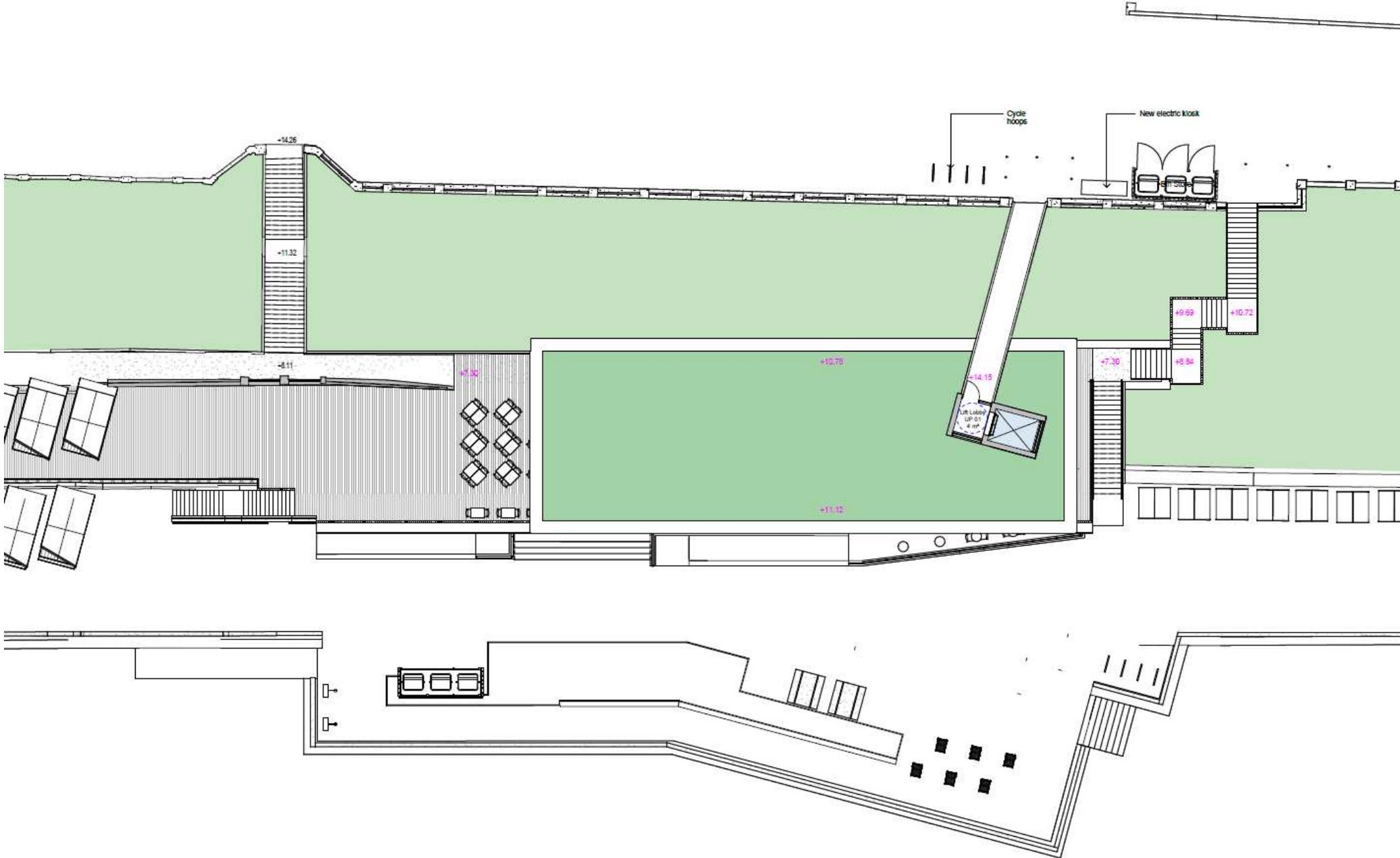
Existing Elevations



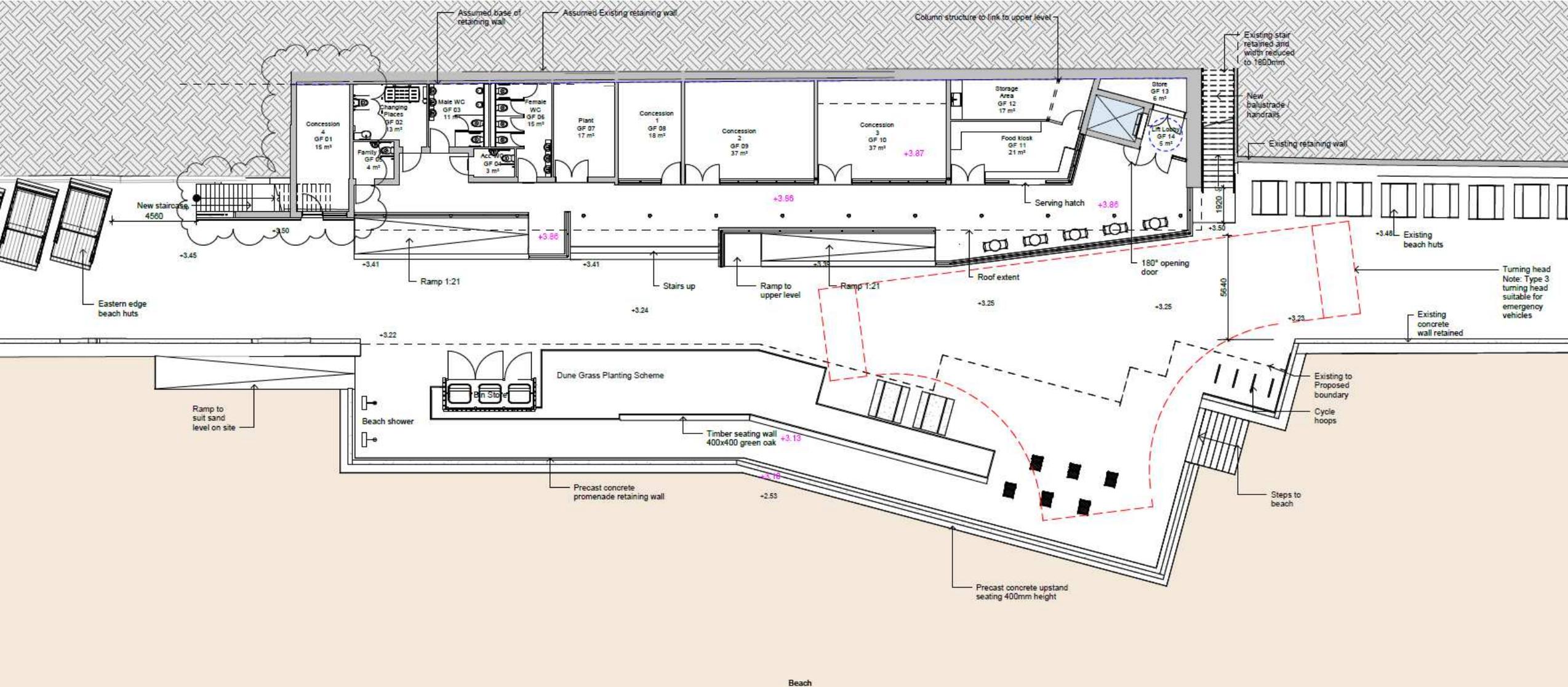
Proposed Site Plan



Proposed Block Plan

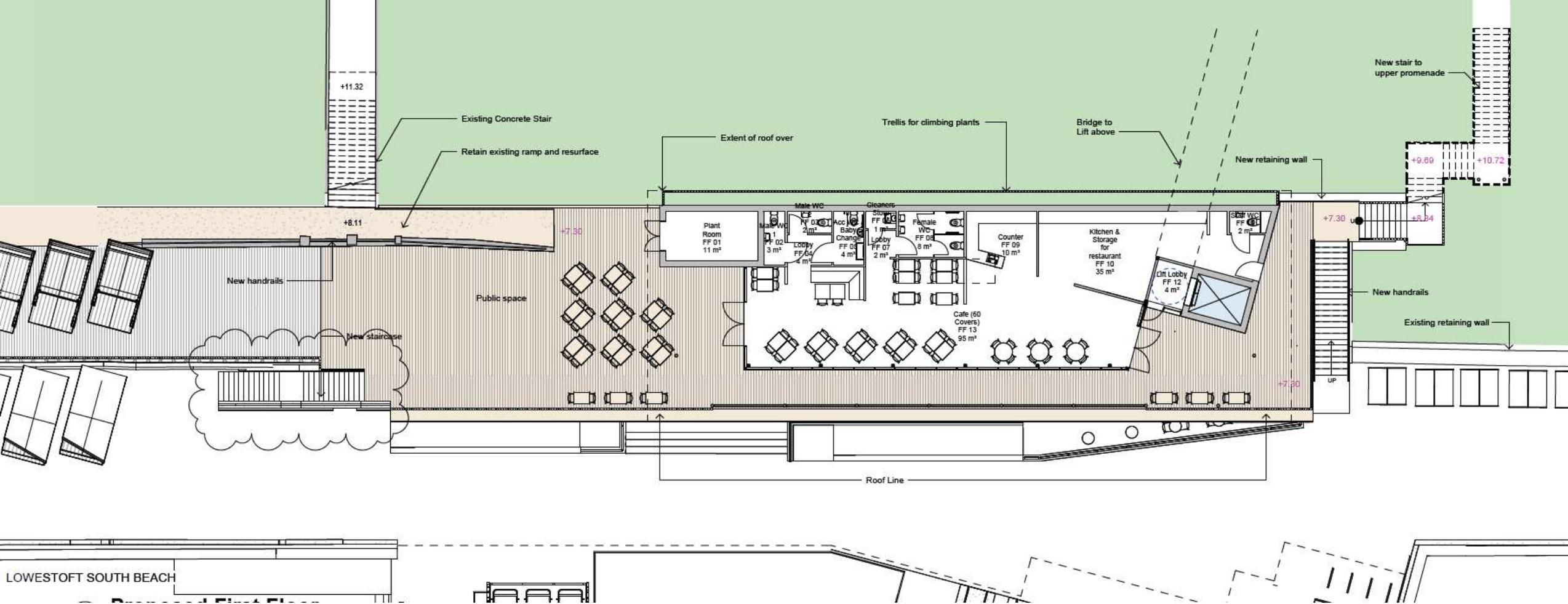


Ground Floor Plan

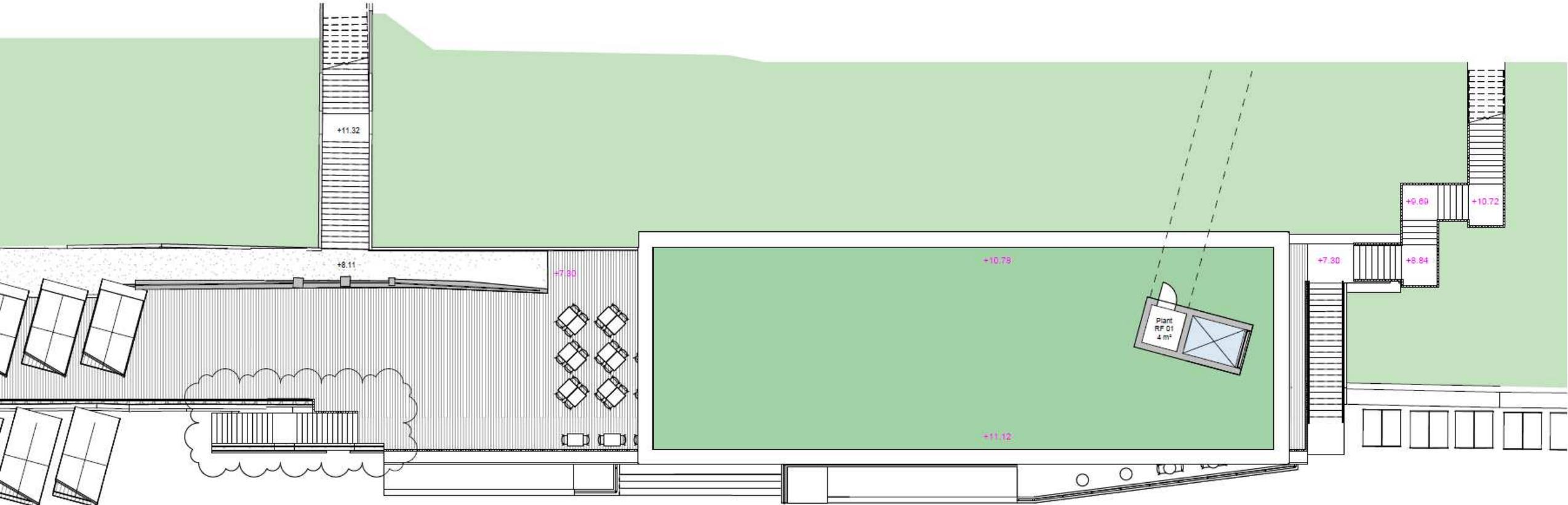


Beach

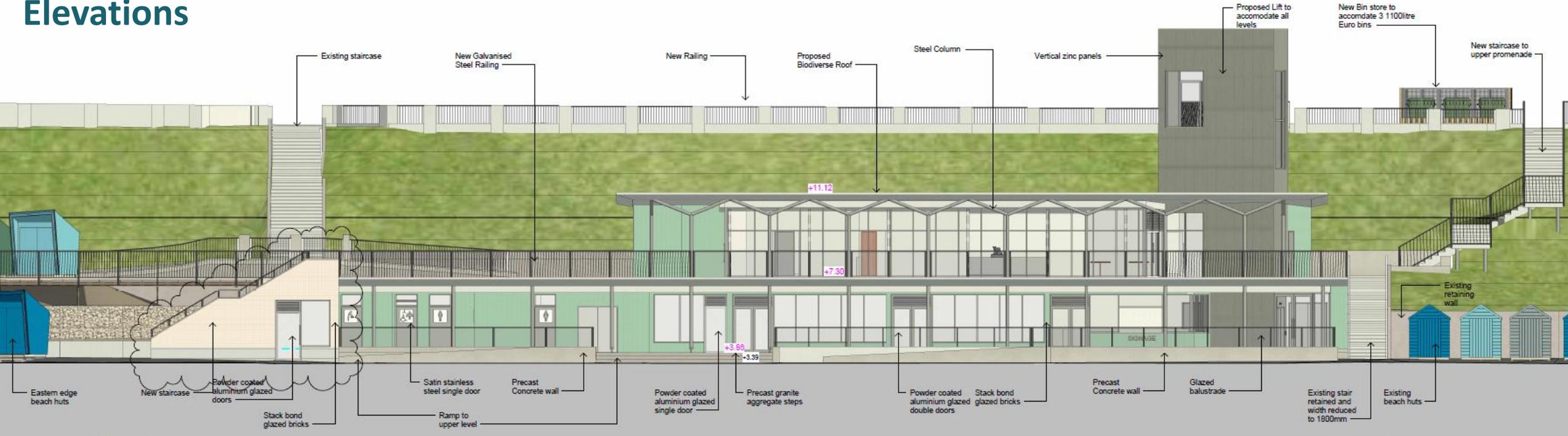
First Floor Plan



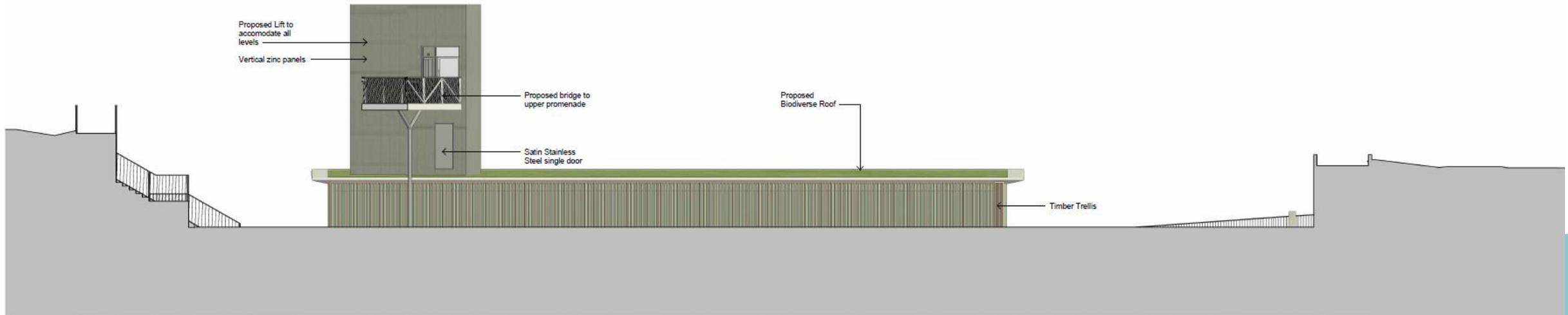
Roof Plan



Elevations

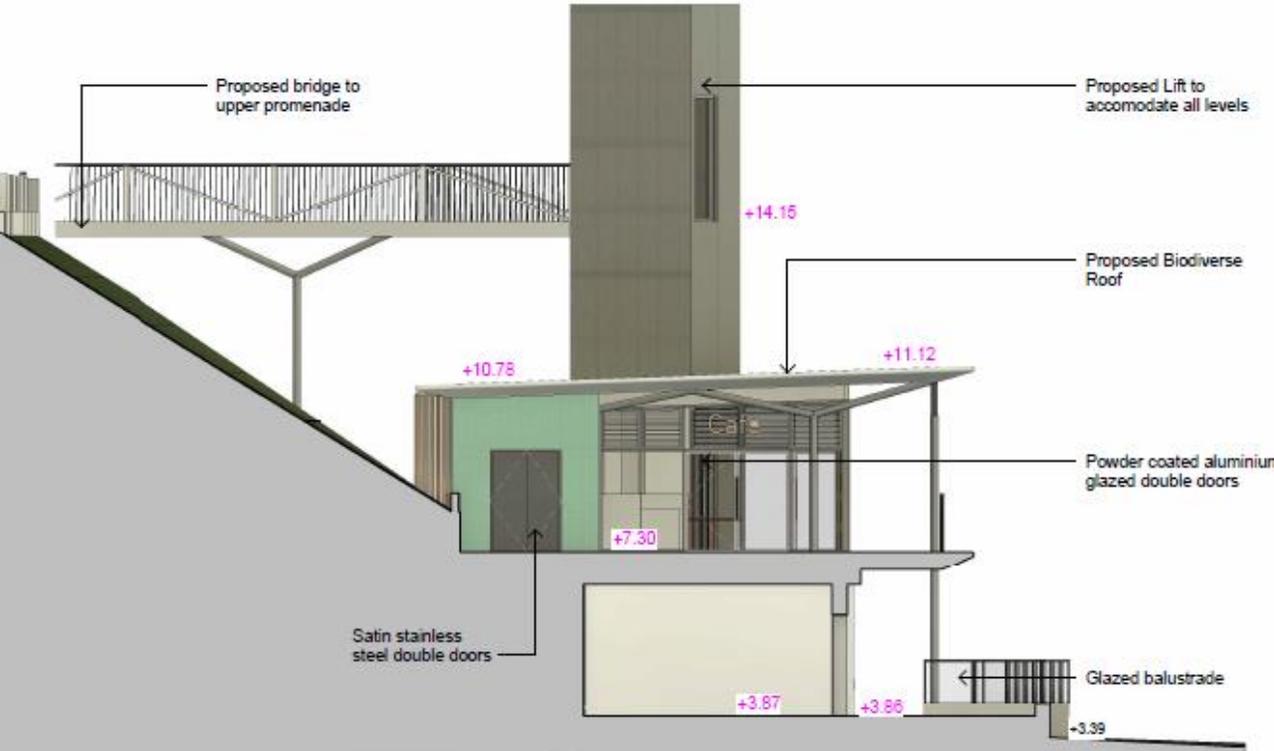


1 East Elevation
1 : 100

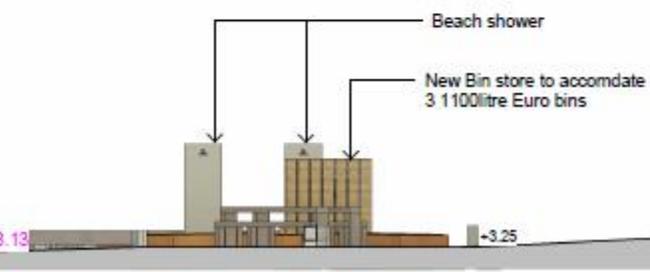


4 West Elevation
1 : 100

Elevations

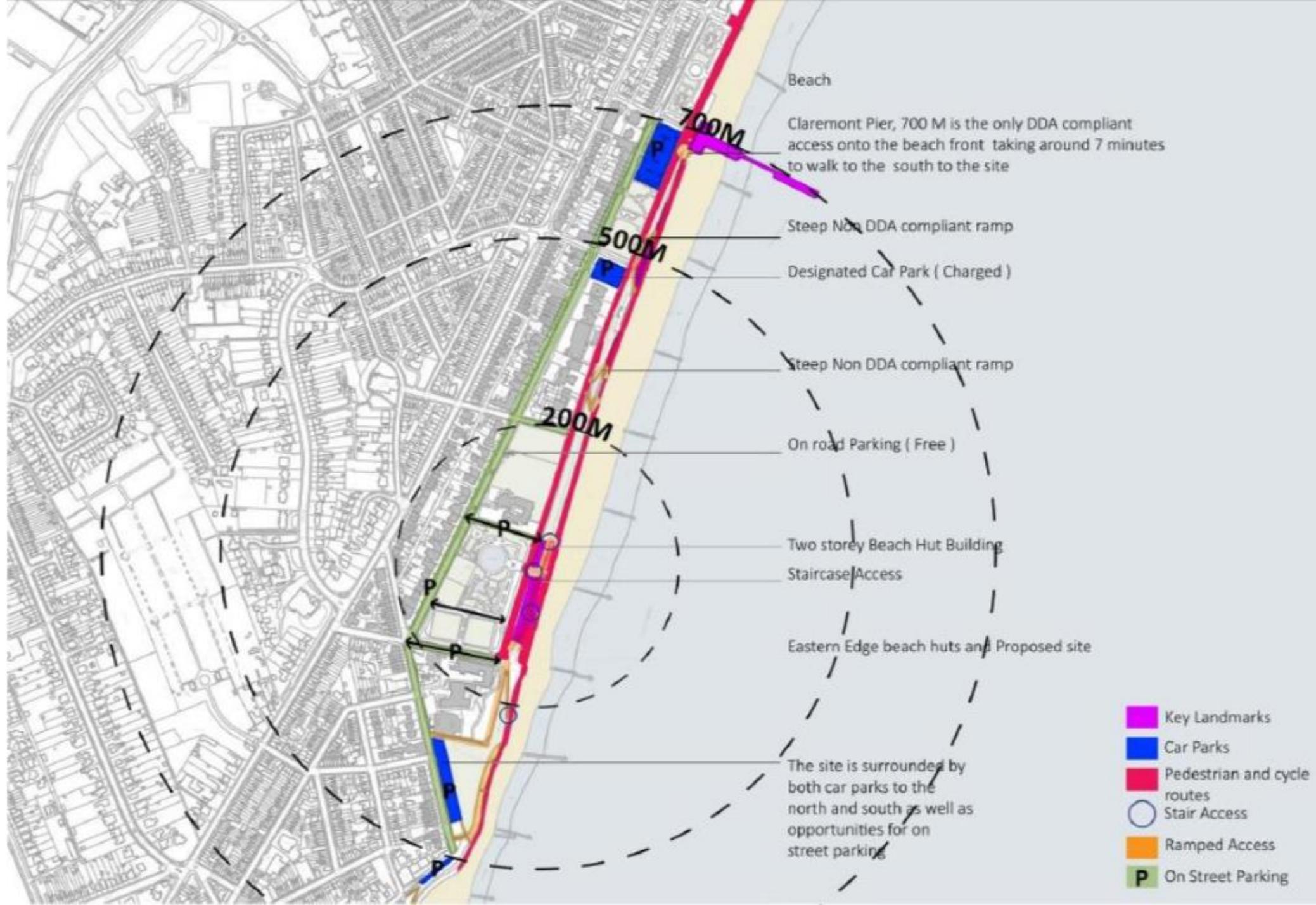


2 South Elevation
1 : 100



3 North Elevation
1 : 100

Existing Access



Indicative Illustrations



VIEW FROM PROPOSED BEACH DECK NORTH EAST



VIEW FROM PROPOSED BEACH DECK SOUTH EAST



VIEW FROM LOWER PROMENADE NORTH EAST



VIEW FROM LOWER PROMENADE SOUTH EAST

Indicative Illustrations



VIEW FROM RISE DECK SOUTH EAST



VIEW FROM RISE DECK COVER AREA



VIEW FROM LOWER PROMENADE NORTH EAST



VIEW FROM LOWER PROMENADE SOUTH EAST

Indicative Illustrations



Indicative Illustrations



Material Planning Considerations and Key Issues

- Principle
 - Economic Considerations
 - Design and Heritage
 - Amenity
 - Accessibility and Highways
 - Coastal Erosion
 - Flood Risk
 - Sustainability
 - Other Matters
- 

Recommendation

Recommended for approval subject to receipt of comments from the Coastal Management and the conditions as outlined within the report – summarised below:

- **Time limit**
- **Plans**
- **Materials**
- **Flood Warning and Evacuation Plan**
- **Noise Assessment**
- **Odour Control**
- **Implementation of ecology measures**
- **No works in bird nesting season**
- **Wall details**
- **Landscaping details**
- **Bins storage details**
- **Lift shaft cladding**

(As per Page 73-76 of the report)



Slides from Objector



Slides from Town/Parish Council



Slides from Agent/Applicant



Slides from Ward Member



