

Items 6 and 7:

DC/23/0792/FUL & DC/23/1407/LBC

Adaptive reuse of grade II listed post office and auxiliary buildings for multifunctional art-based centre.

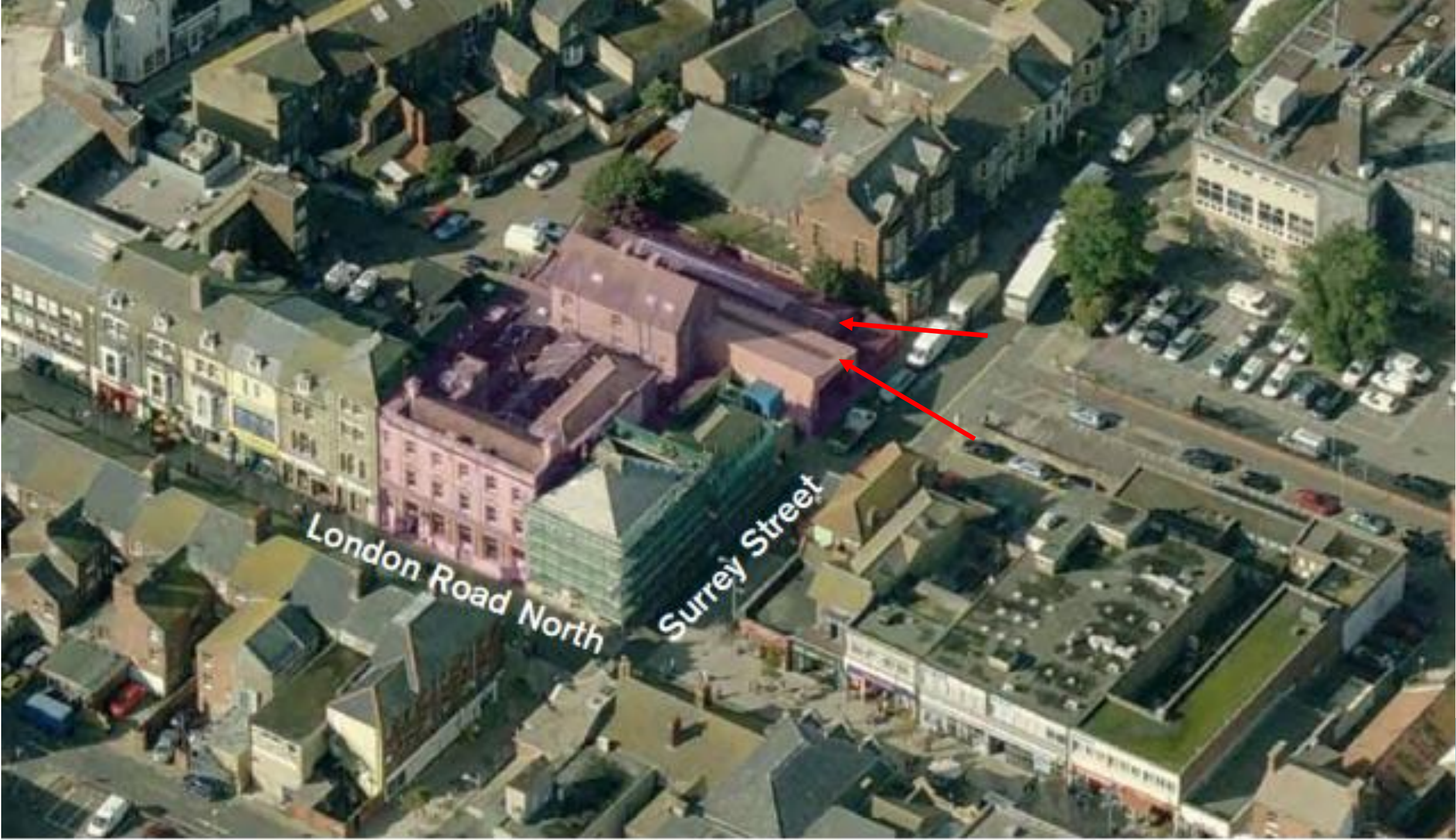
Former Post Office, 51 London Road North, Lowestoft, NR32 1AA



Site Location Plan







London Road North

Surrey Street





West storeyed building

Northwest wing

NatWest bank

Covered yard

Prefab hut

Proposed Block Plan



Basement and Ground Floor Plan

Wax Studio,
Work Studio

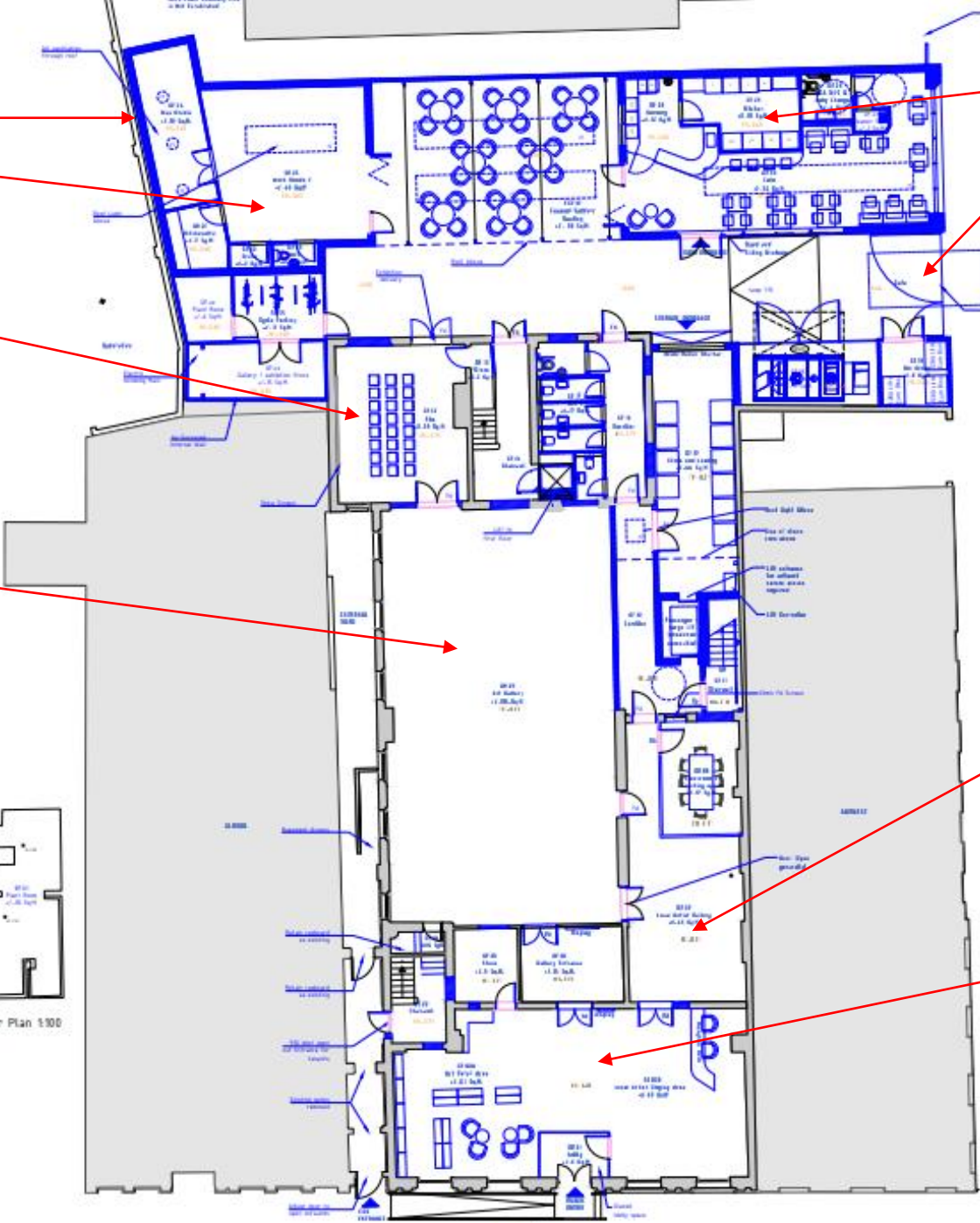
Film studio

Main art
gallery
space

Café
Gated entrance
to yard area

Smaller
gallery
space

Local artist
display and
retail area



First Floor Plan

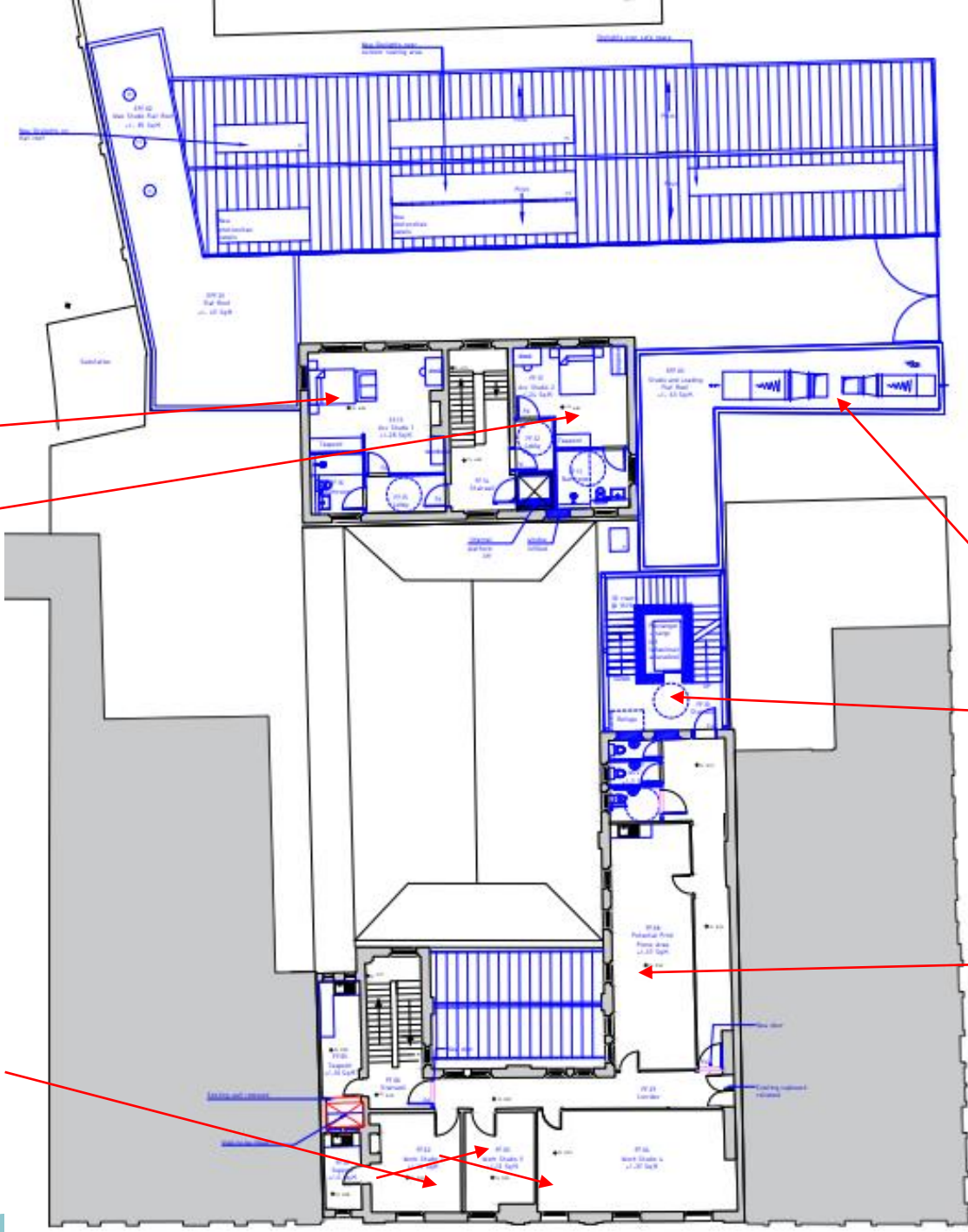
Two units of accommodation for visiting artists

Three work studios

Loading area

Lift, stairwell

Print Press Area

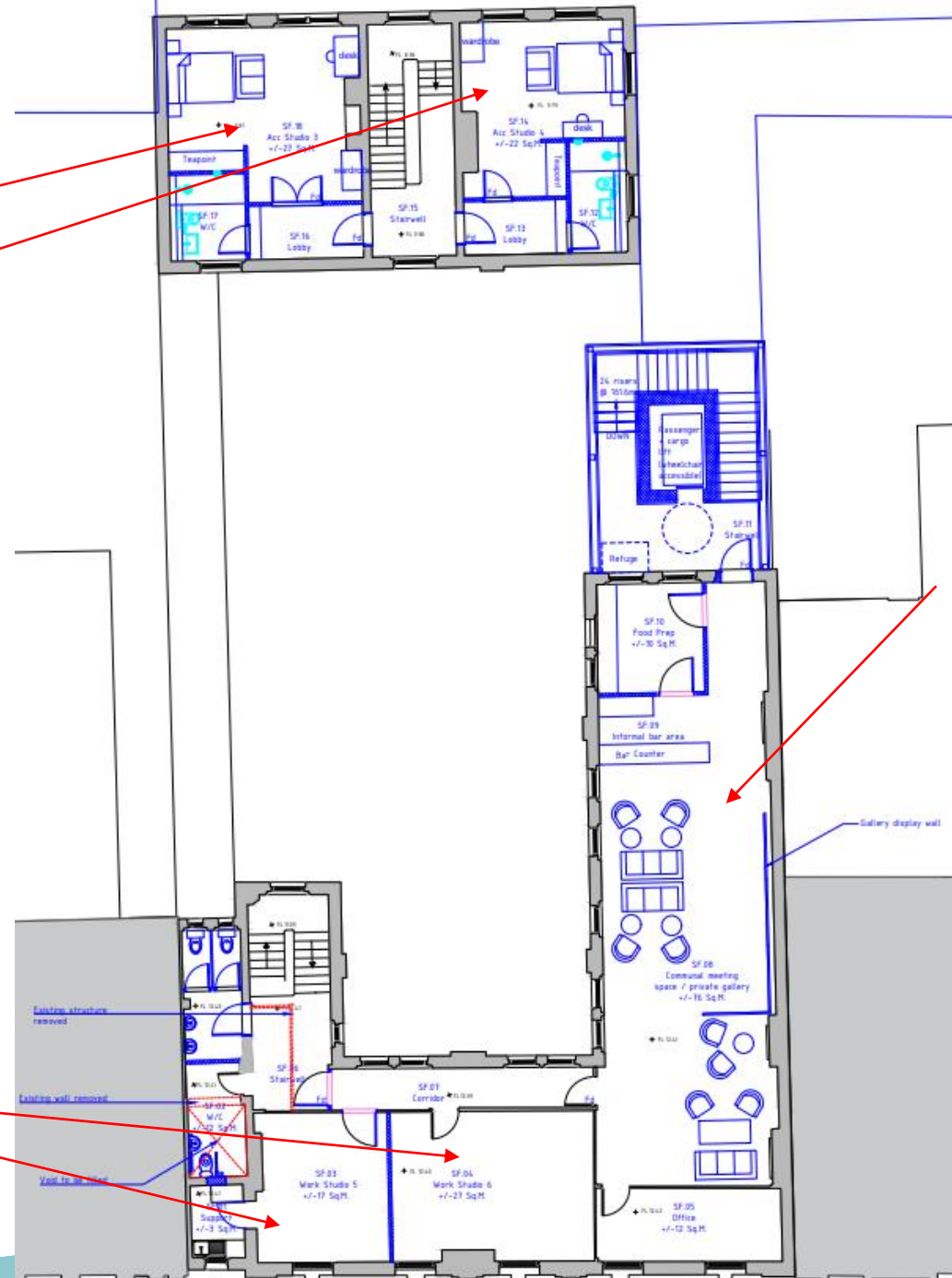


Second Floor Plan

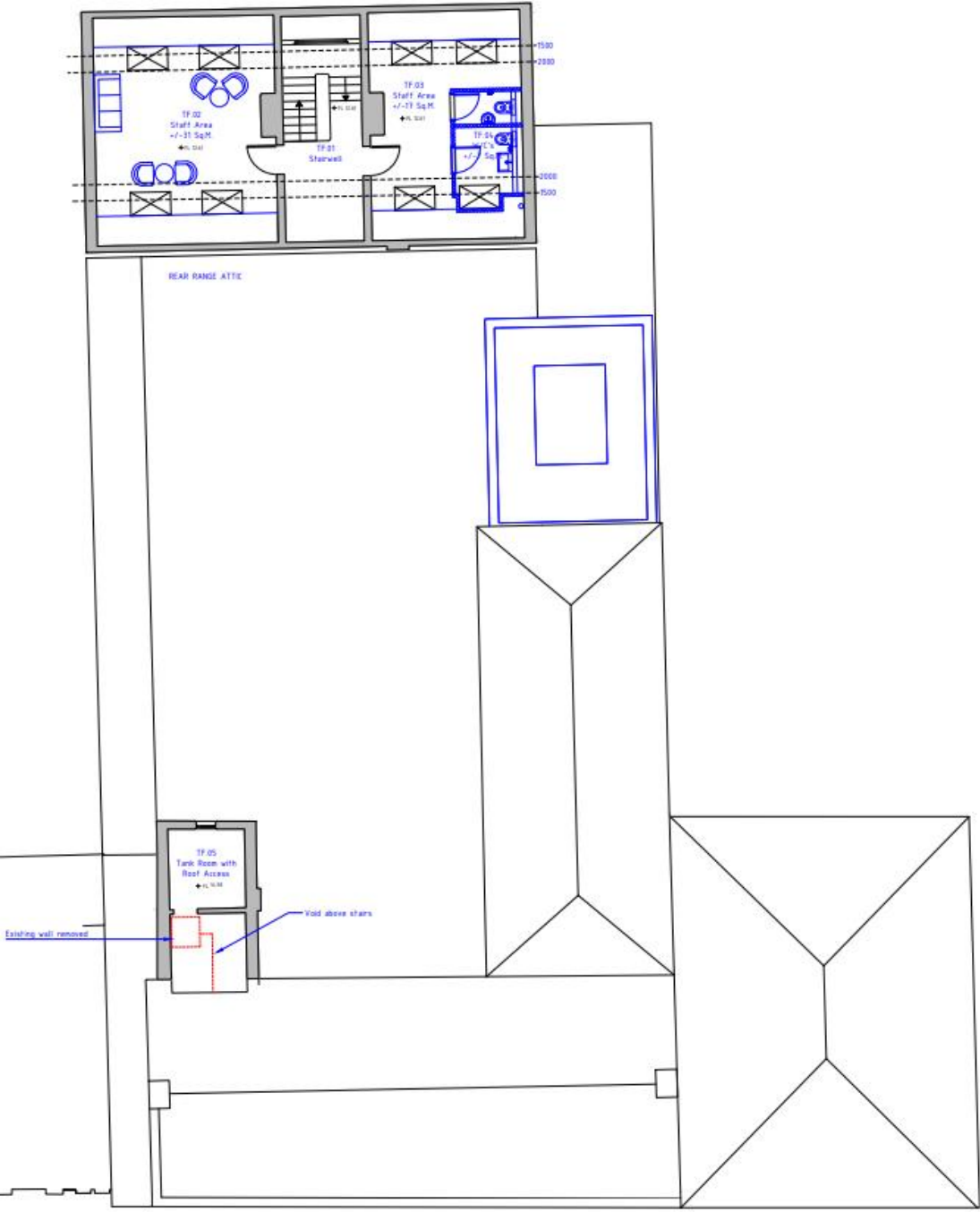
Two units of accommodation for visiting artists

Two work studios

Communal meeting space and private gallery space

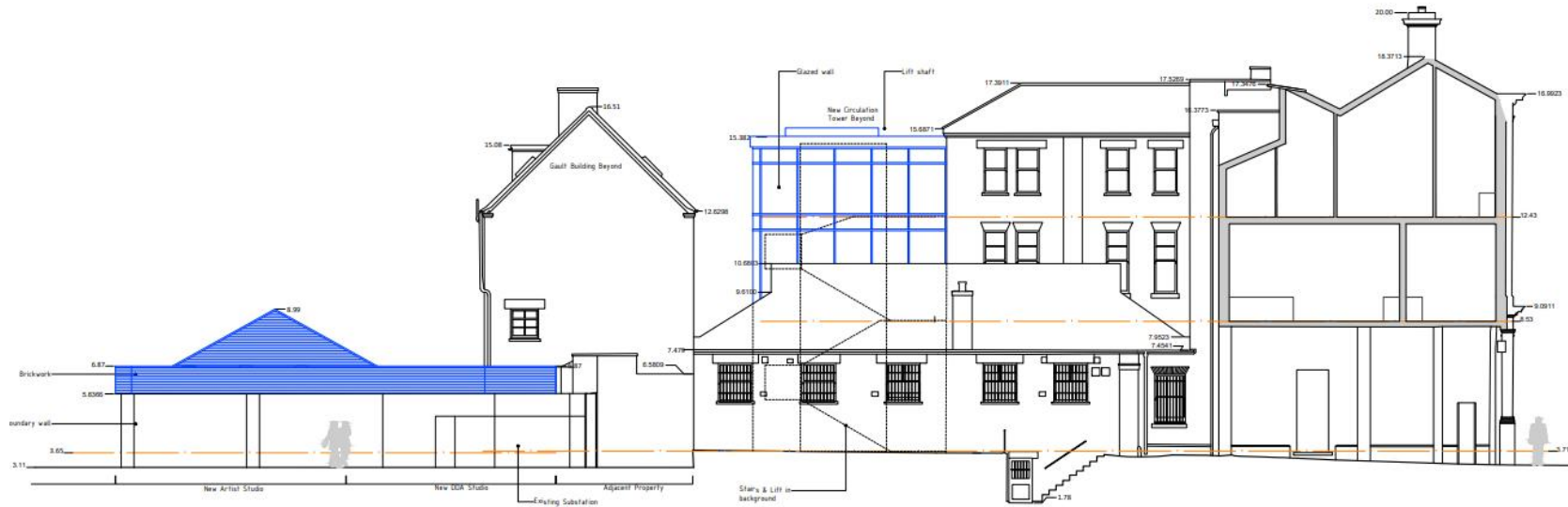


Third Floor Plan / Roof Plan

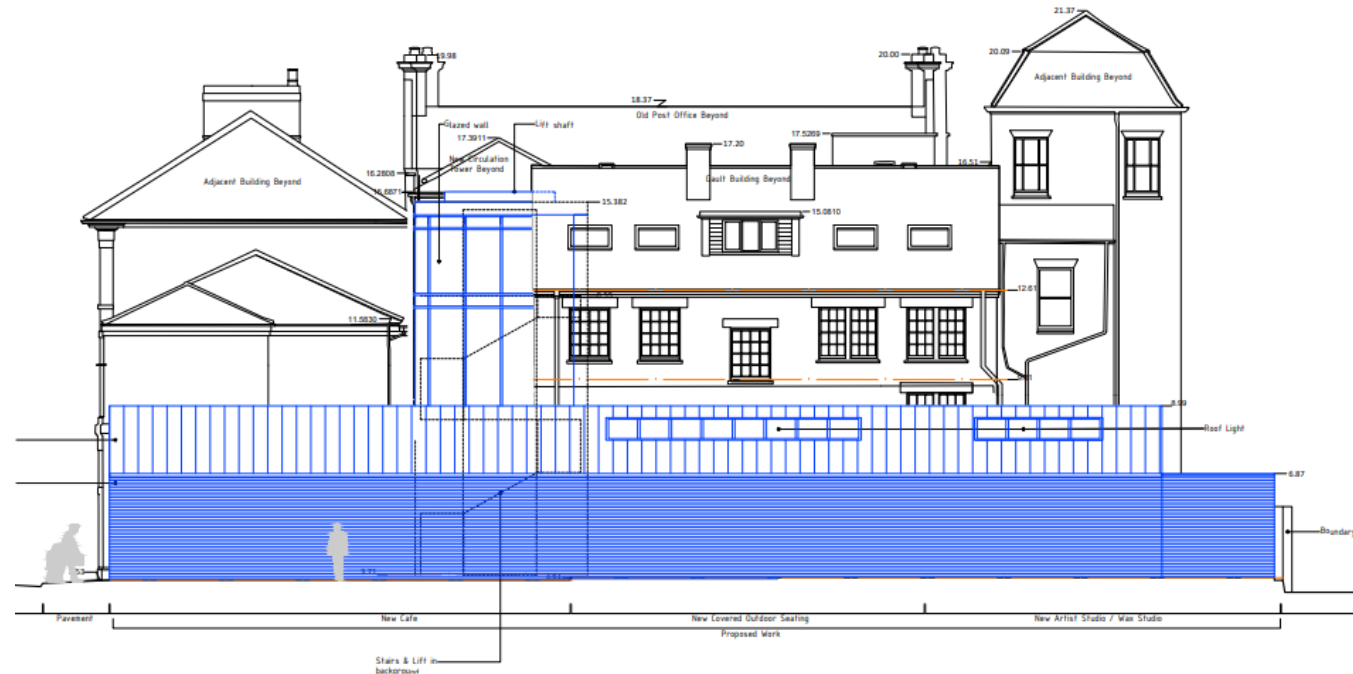




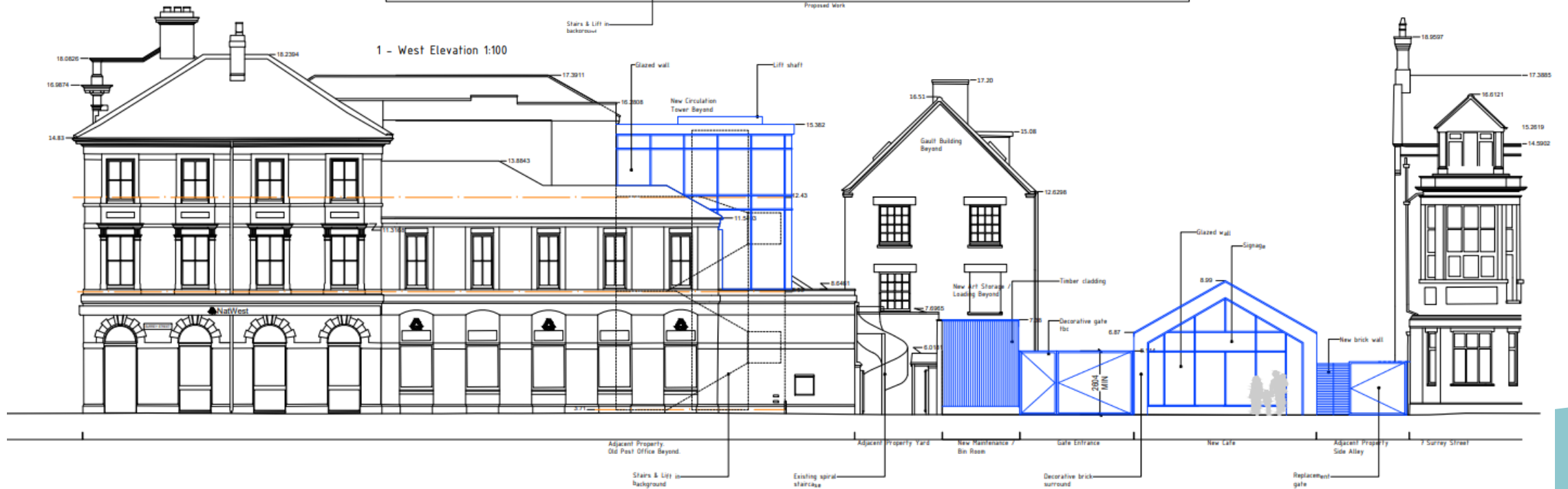
1 - East Elevation 1:100



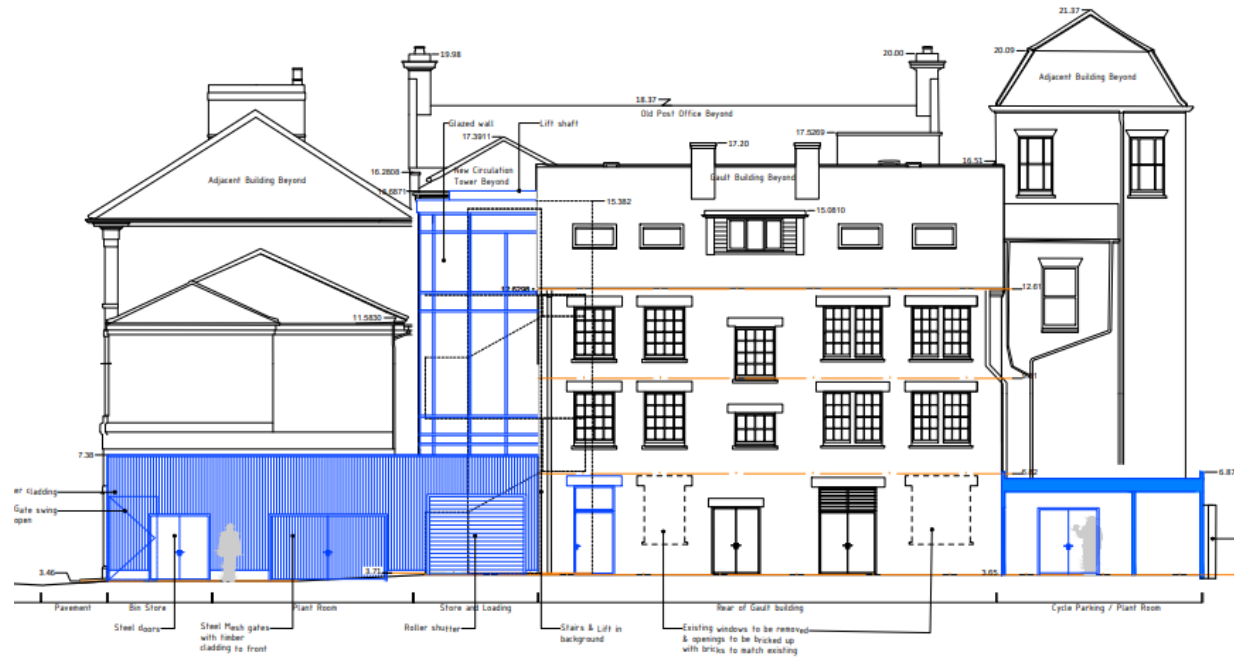
2 - South Elevation 1:100



1 - West Elevation 1:100



2 - North Elevation 1:100



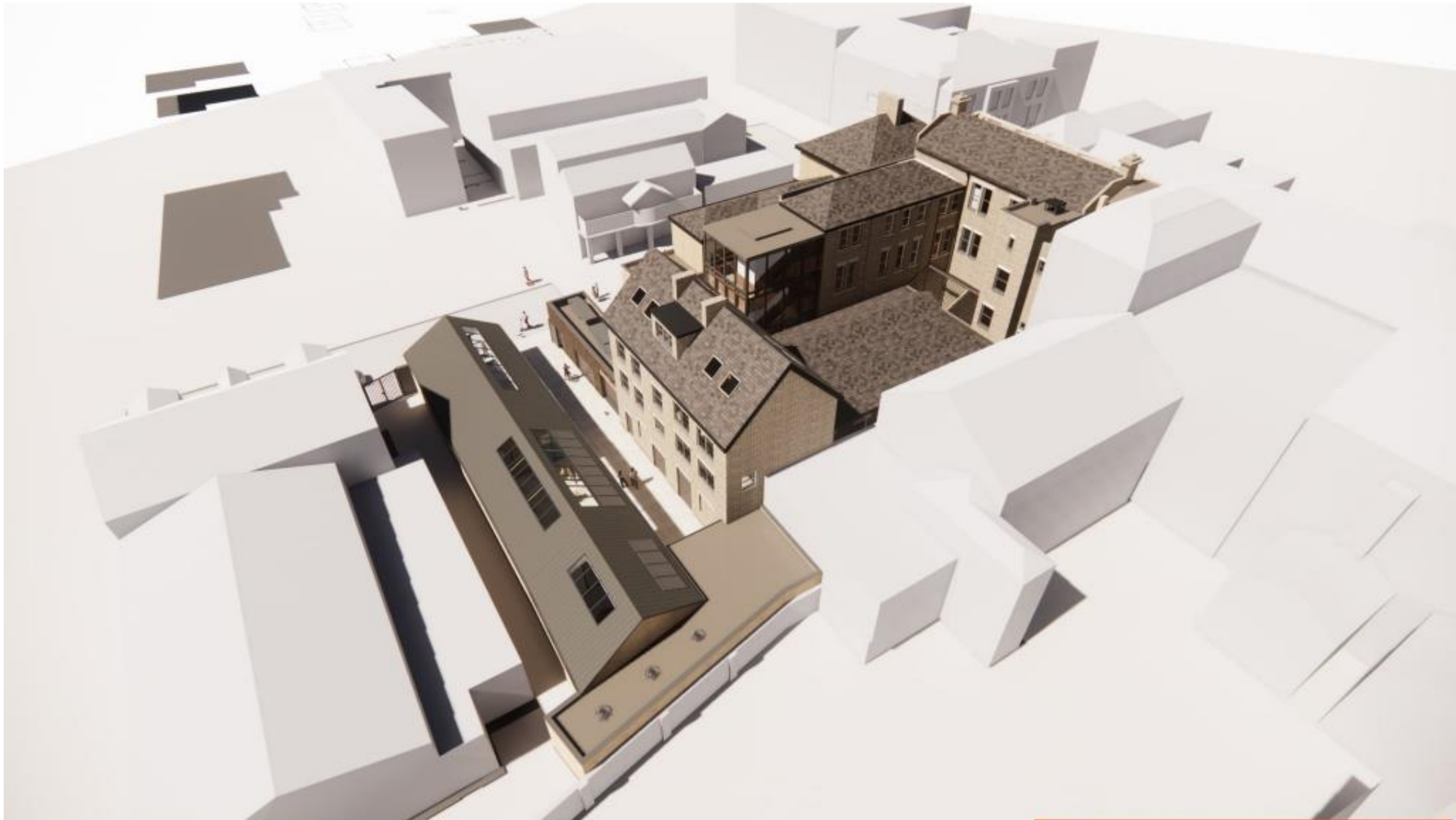
2 - Elevation B 1:100



1 - Elevation A 1:100



South East View



North East View



North View



North West View



View from East of Surrey Street



Café Front Façade from Surrey Street



Gate Entrance Open



Courtyard



Indicative Café Internal



Covered Outdoor Seating



Covered Outdoor Seating view from Work Studio 1



View of Covered Outdoor Seating from Courtyard

DC/23/0792/FUL

Key Issues and Material Considerations

- Principle of Development
- Design and Heritage – LB impact, setting and Conservation Area
- Town Centre impact and economic benefits
- Highways Safety and Sustainable Transport
- Flood Risk

DC/23/1407/LBC

Key Consideration

- Significance of the Listed Building – statutory duty to preserve its special interest as a designated heritage asset.

Recommendation: DC/23/0792/FUL

Authority to Approve subject to conditions summarised in report.

Recommendation: DC/23/1407/LBC

Authority to Approve subject to conditions summarised in report.

