

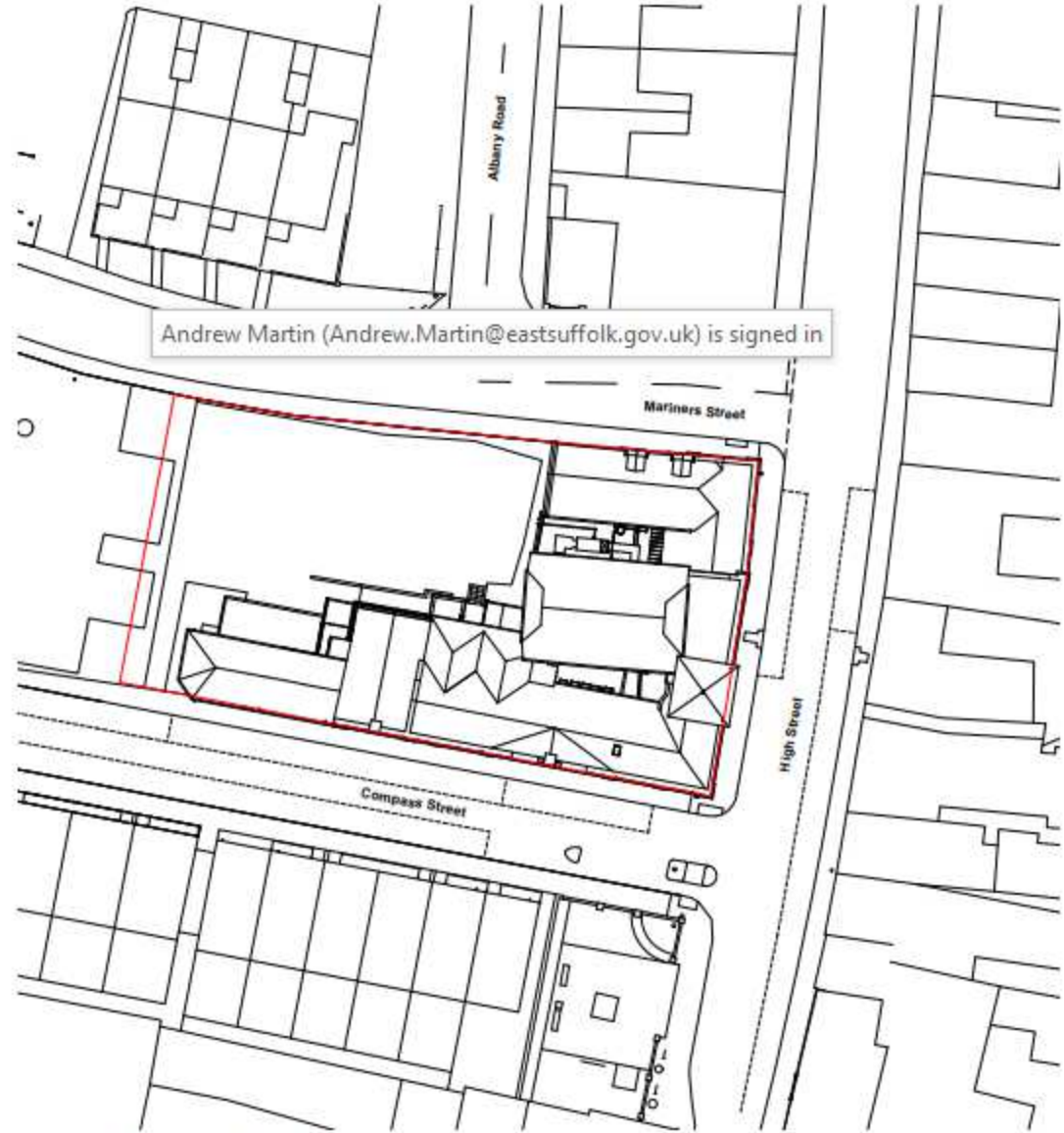
Items 6 & 7:

DC/23/2049/FUL & DC/23/2050/LBC

Restoration and extension of the Grade II listed Lowestoft Town Hall, to form a heritage hub, café, gallery, community event space, Town Council office, and registrar offices.

Former Town Hall, High Street, Lowestoft, NR32 1HU







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

Proposed Development DC/23/2049/FUL

Planning permission is sought for:

- Change of use of the site to a mixed-use (sui generis) to accommodate a heritage hub, café, gallery, community event space, Town Council office, and registrar offices.
- Extensions to the building comprising a new events hall building and glazed link; a new gallery extension linked to the events hall by a screen wall; and the extension of the former public house building, including the raising of the roof with a false mansard.
- Demolition of existing building elements to facilitate the proposals.
- External alterations include the installation of external plant and photovoltaics; use of external window blinds; replacement windows; and the insertion of a glass roof to the central courtyard space.

Proposed Listed Building Works DC/23/2050/LBC

Listed building consent is sought for:

- Extensions to the building comprising a new events hall building and glazed link; a new gallery extension linked to the events hall by a screen wall; and the extension of the former public house building, including the raising of the roof with a false mansard.
- Demolition of existing building elements to facilitate the proposals.
- Internal alterations to remove unsympathetic modern interventions/additions and improve the legibility, accessibility, function and energy efficiency of the building.
- External repairs to masonry, render, leadwork, and roof.
- Repair and restoration of windows.
- External alterations include the installation of external plant and photovoltaics; use of external window blinds; creation of a new landscaped courtyard; replacement and infilling of existing windows; and the insertion of a glass roof to the central courtyard space.





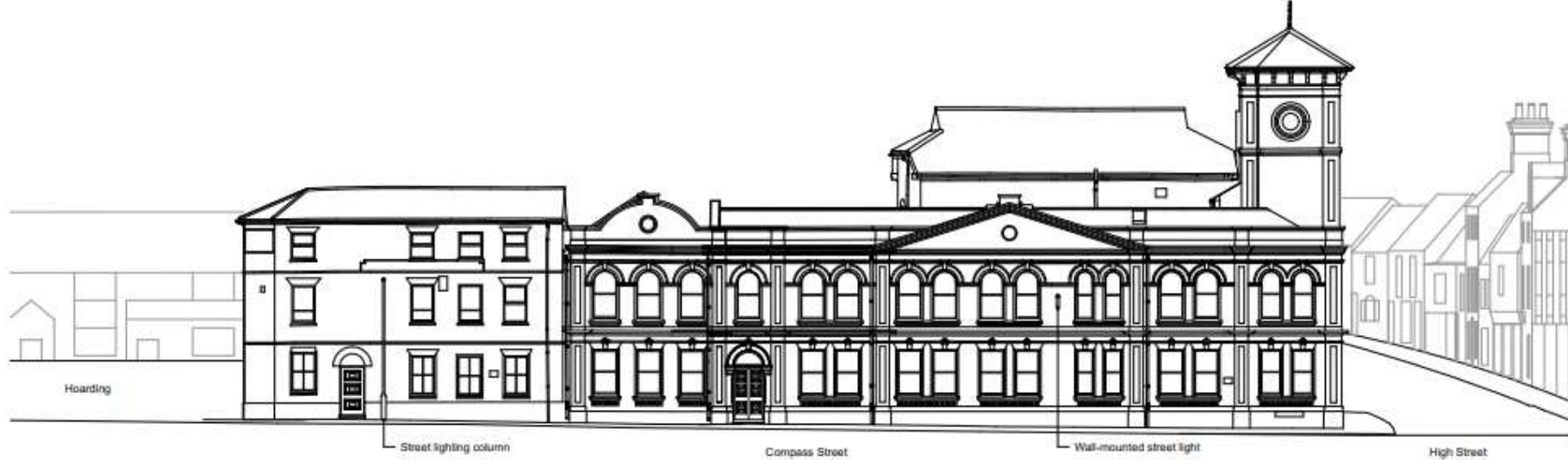




Existing Elevations – North & South

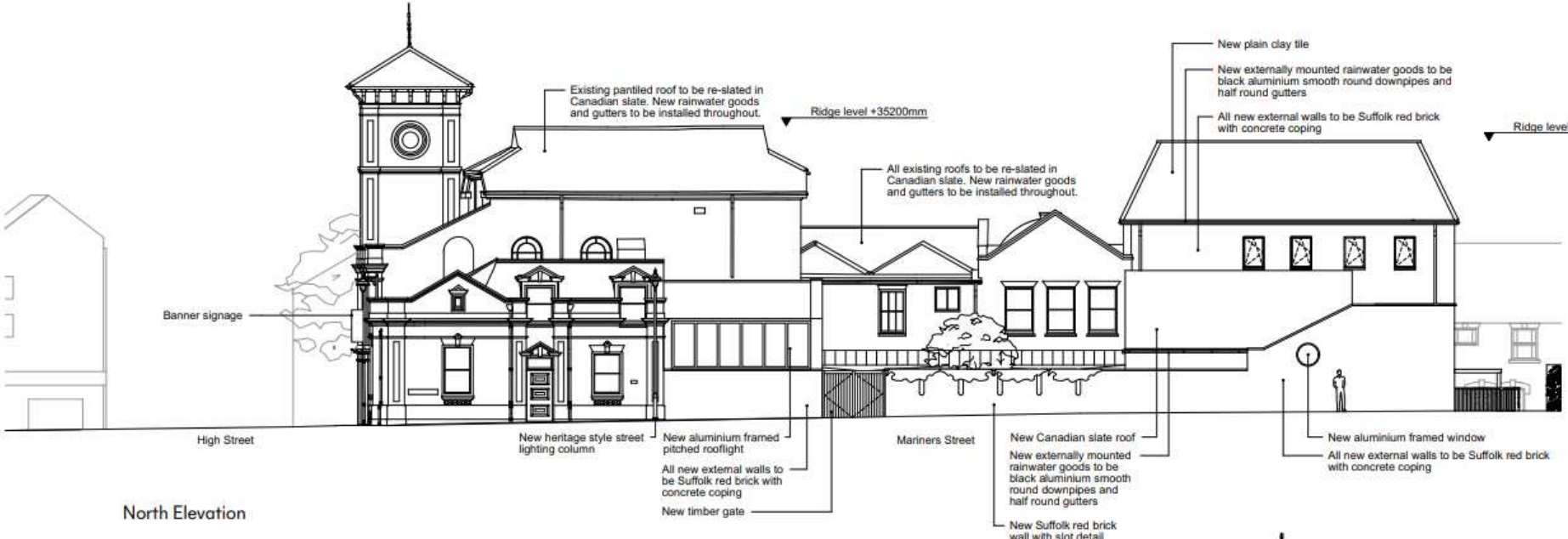


North Elevation



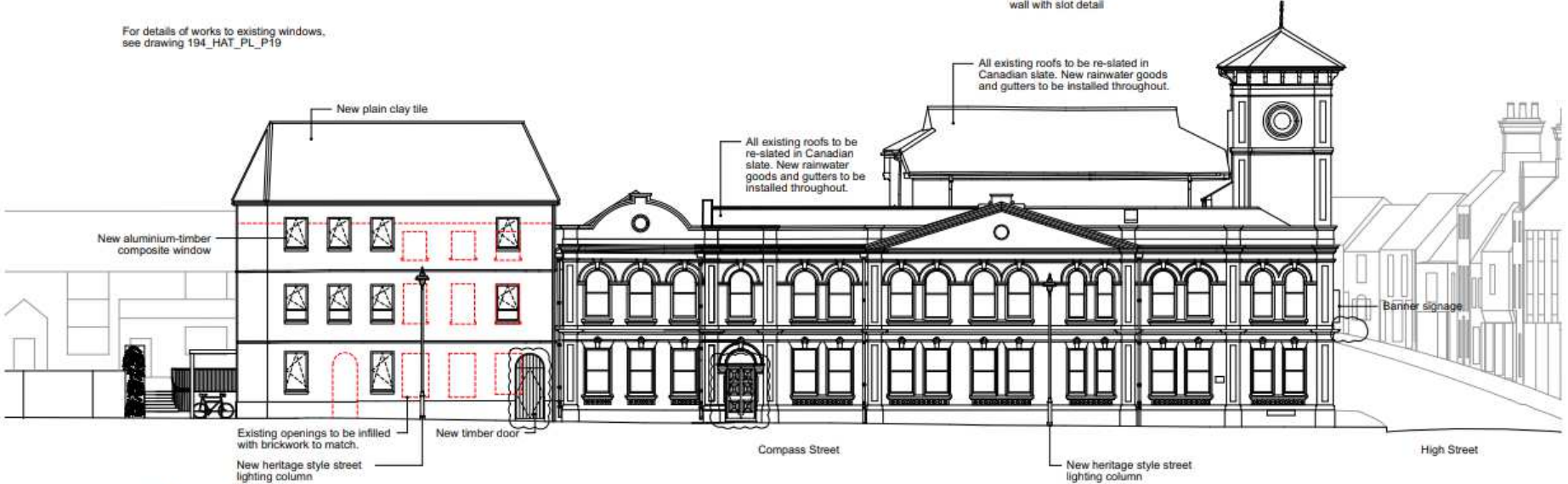
South Elevation

Proposed Elevations – North & South



North Elevation

For details of works to existing windows, see drawing 194_HAT_PL_P19



South Elevation

Existing Elevations – East & West

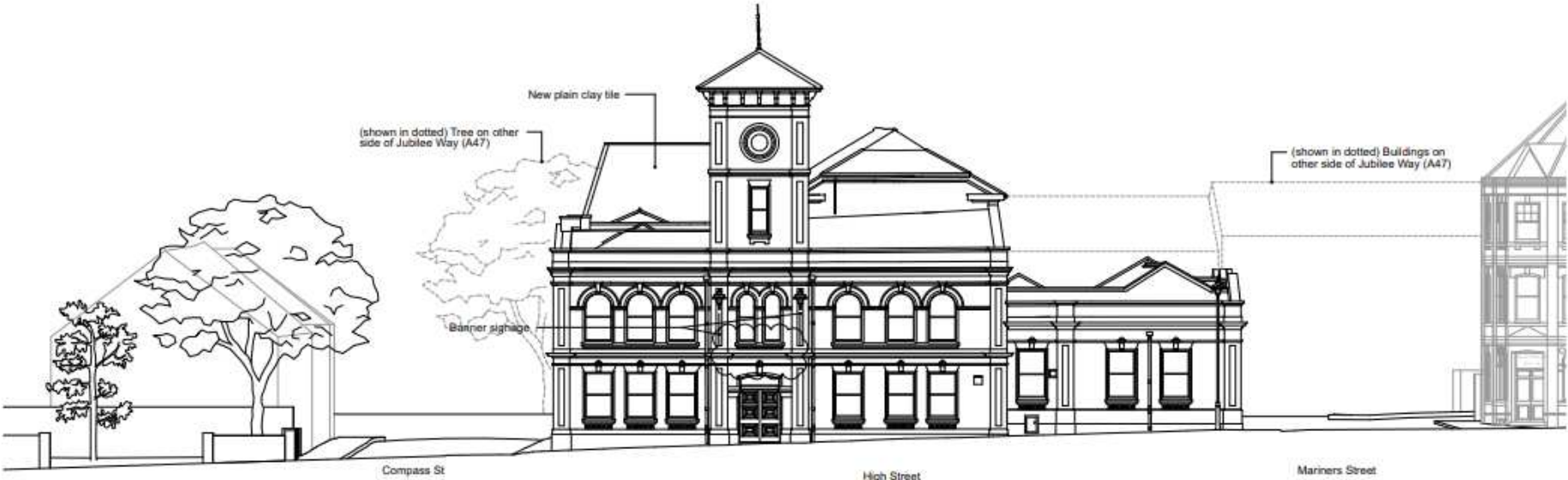


East Elevation



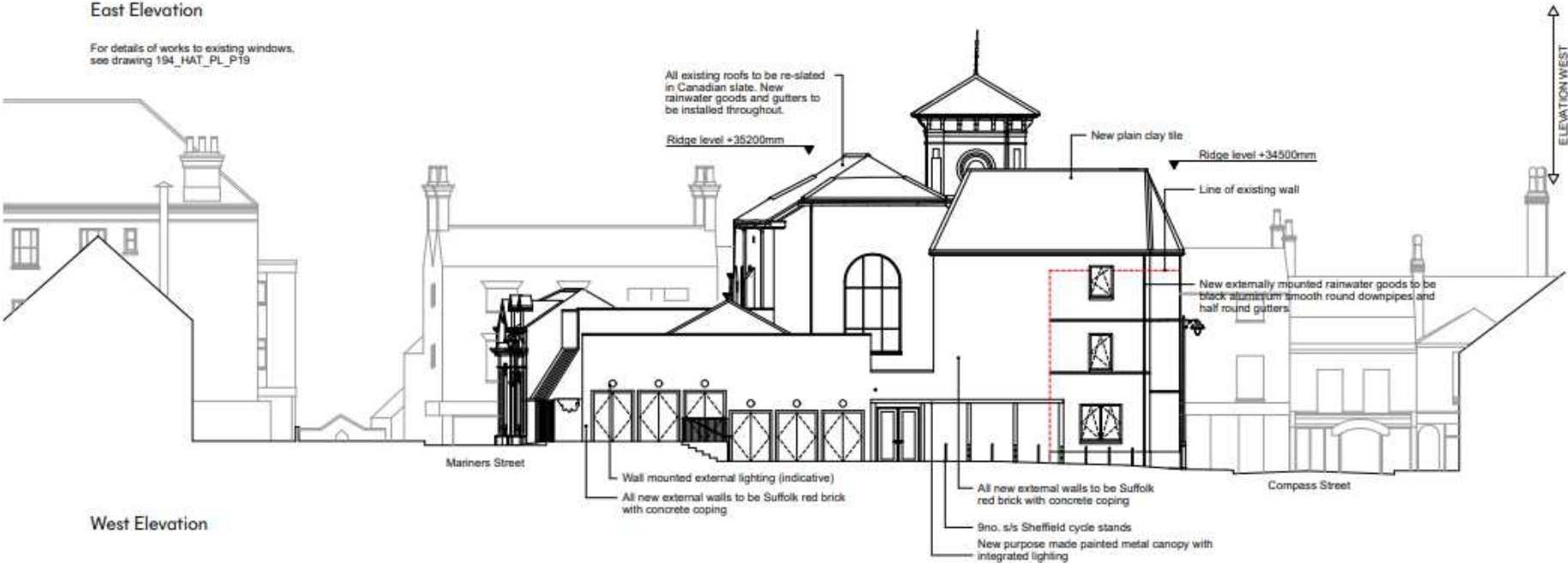
West Elevation

Proposed Elevations – East & West



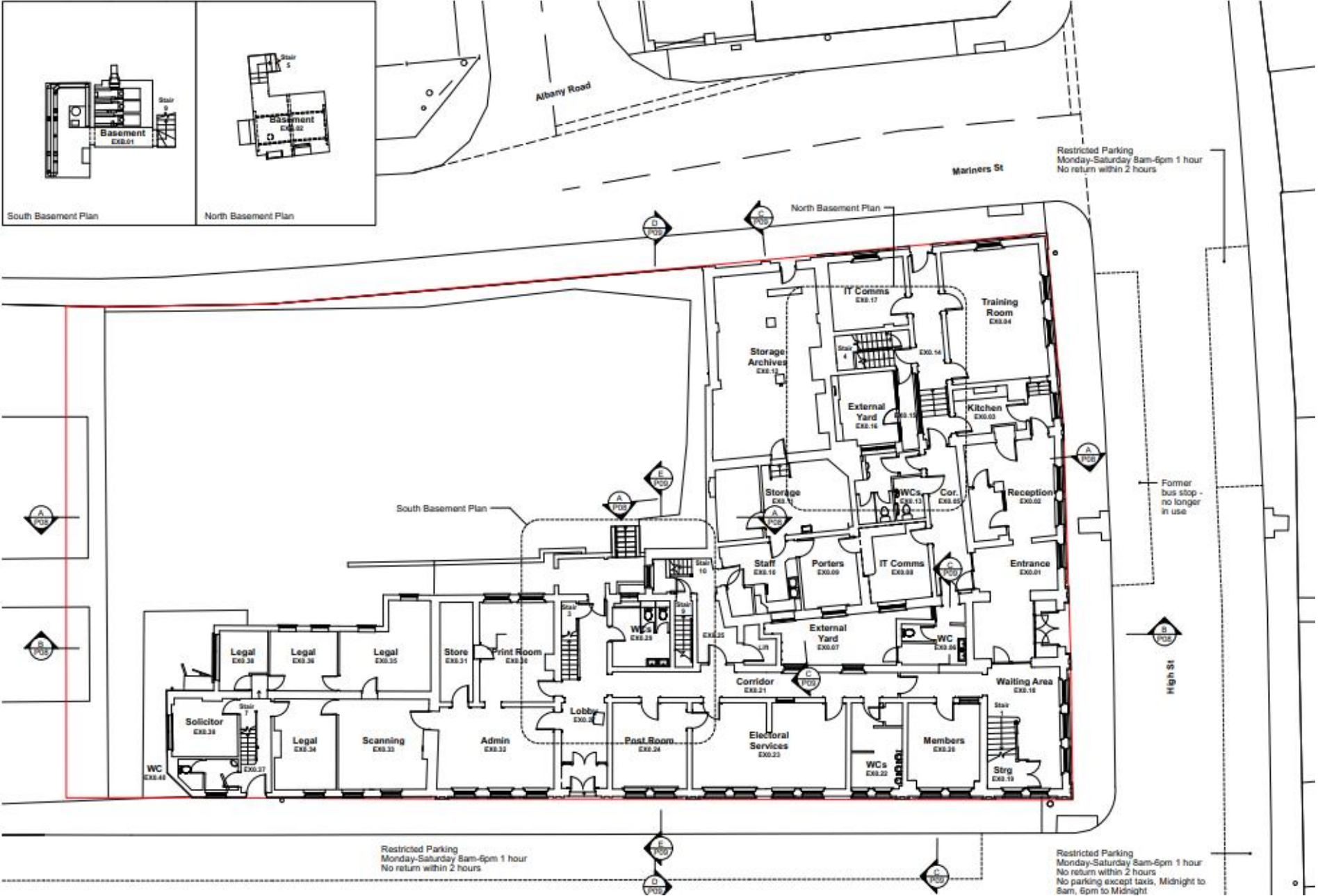
East Elevation

For details of works to existing windows, see drawing 194_HAT_PL_P19

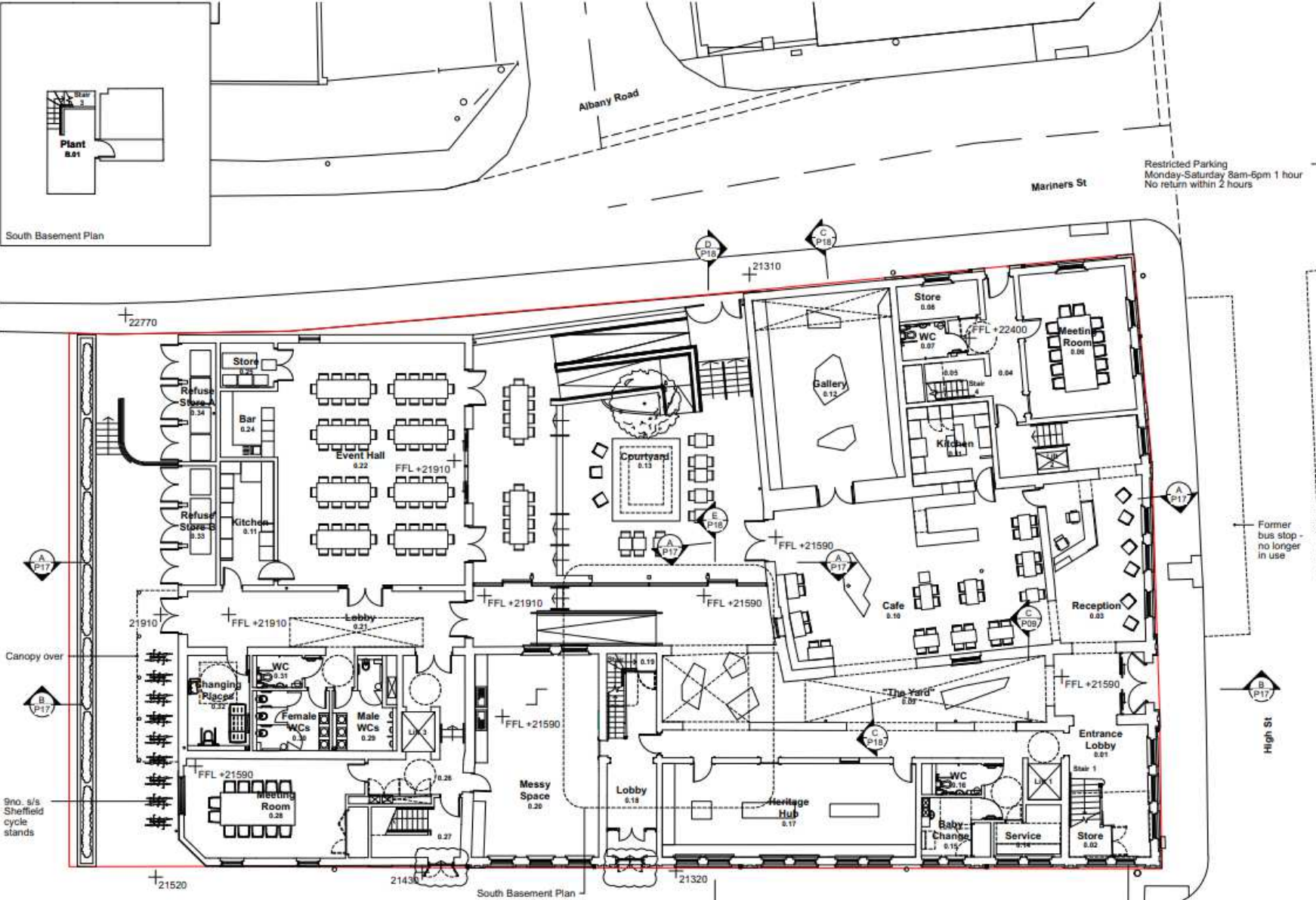


West Elevation

Existing Ground Floor Plan



Proposed Ground Floor Plan



Restricted Parking
Monday-Saturday 8am-6pm 1 hour
No return within 2 hours

Former bus stop - no longer in use

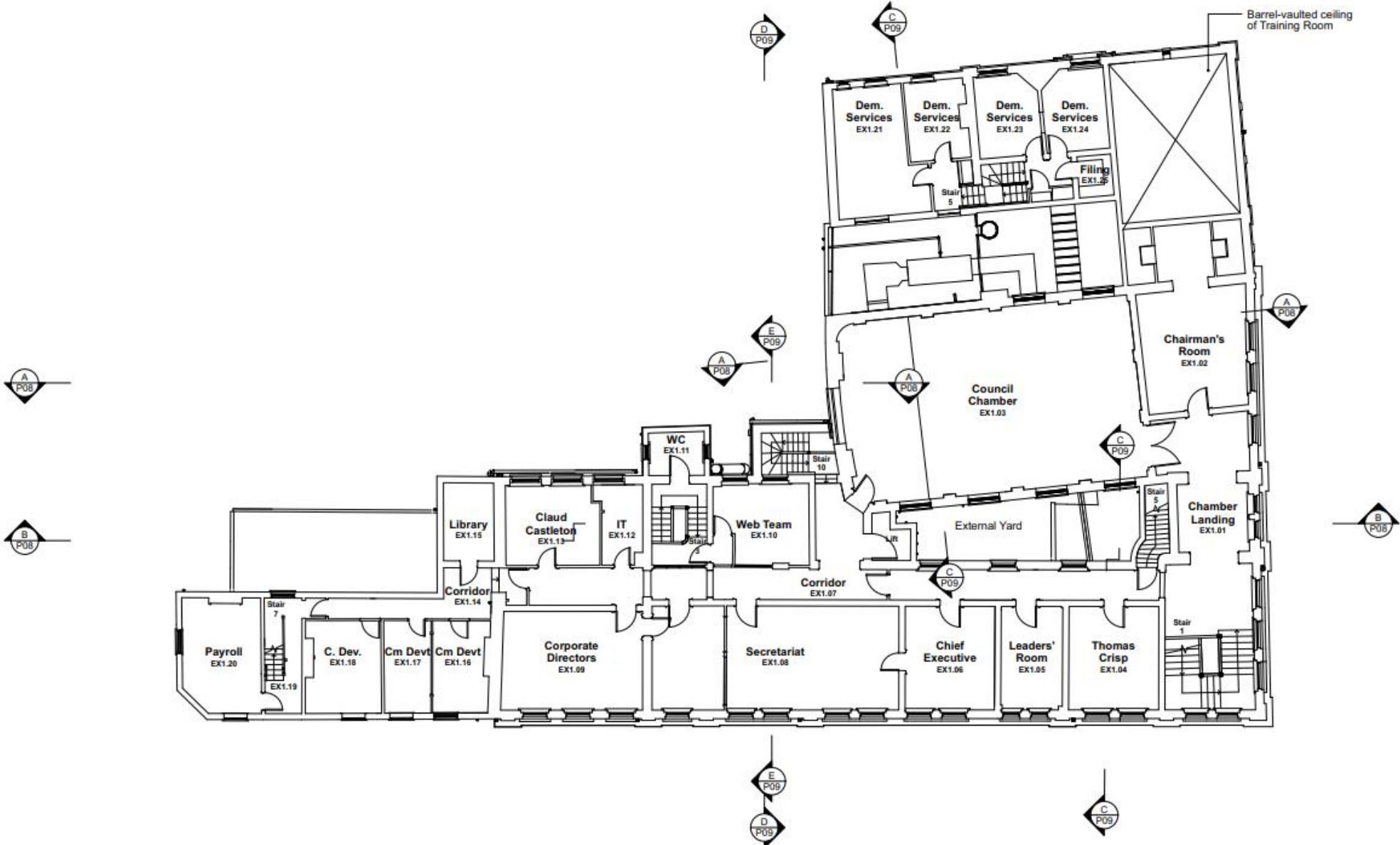
Restricted Parking
Monday-Saturday 8am-6pm 1 hour
No return within 2 hours

Proposed change to blue badge parking only through TRO

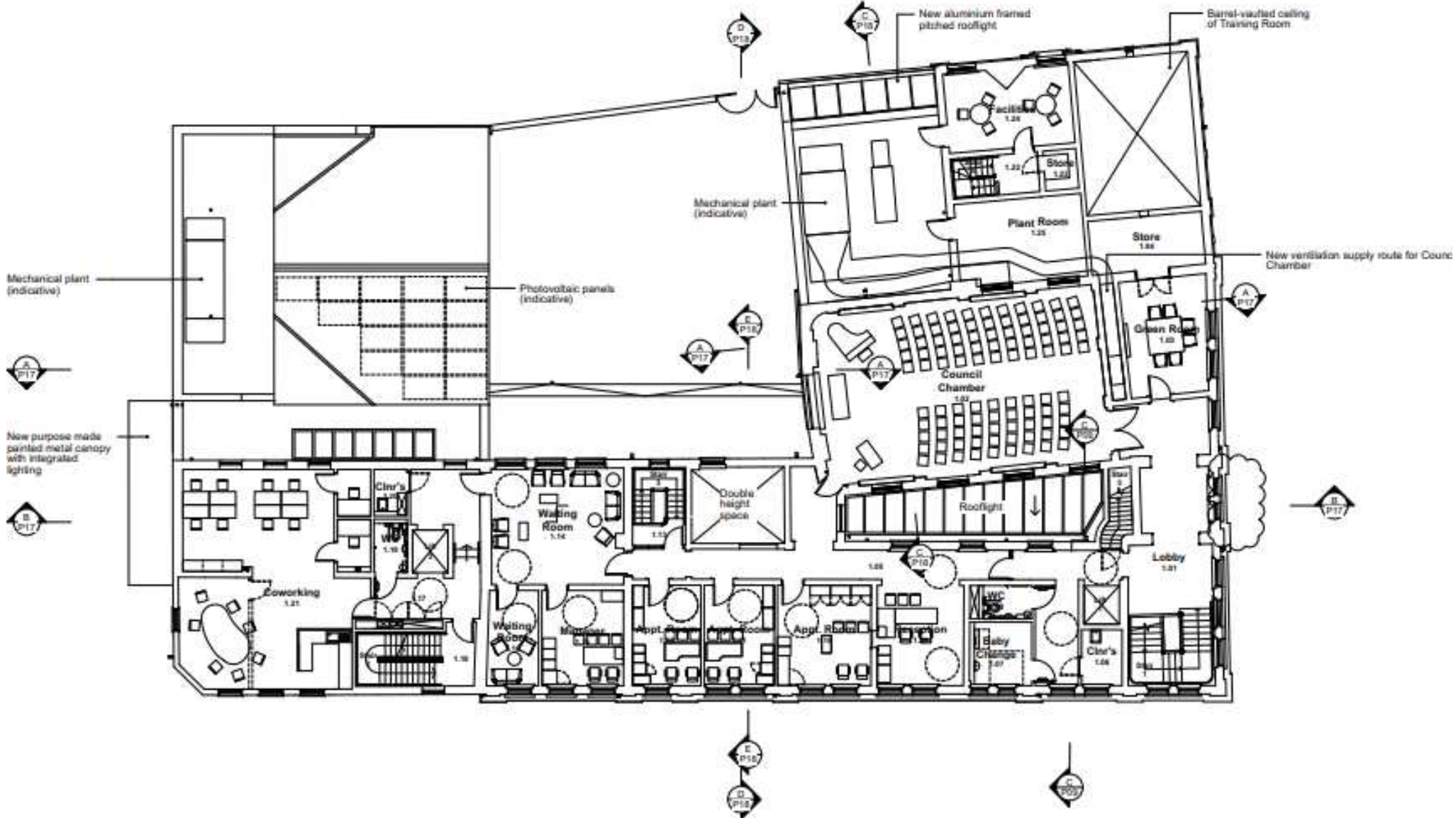
Restricted Parking
Monday-Saturday 8am-6pm 1 hour
No return within 2 hours

Restricted Parking
Monday-Saturday 8am-6pm 1 hour
No return within 2 hours
No parking except taxis, Midnight to 8am, 6pm to Midnight

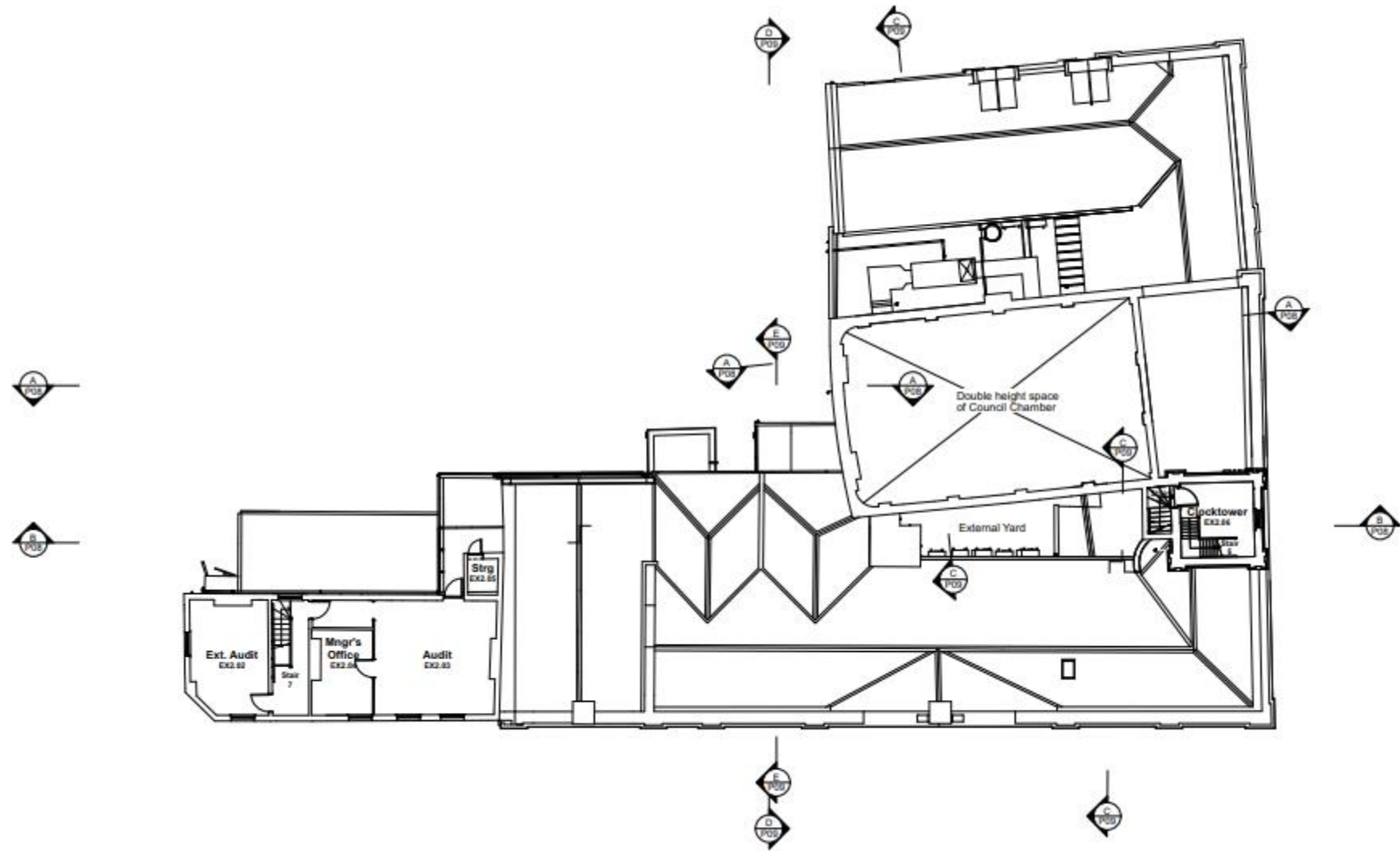
Existing First Floor Plan



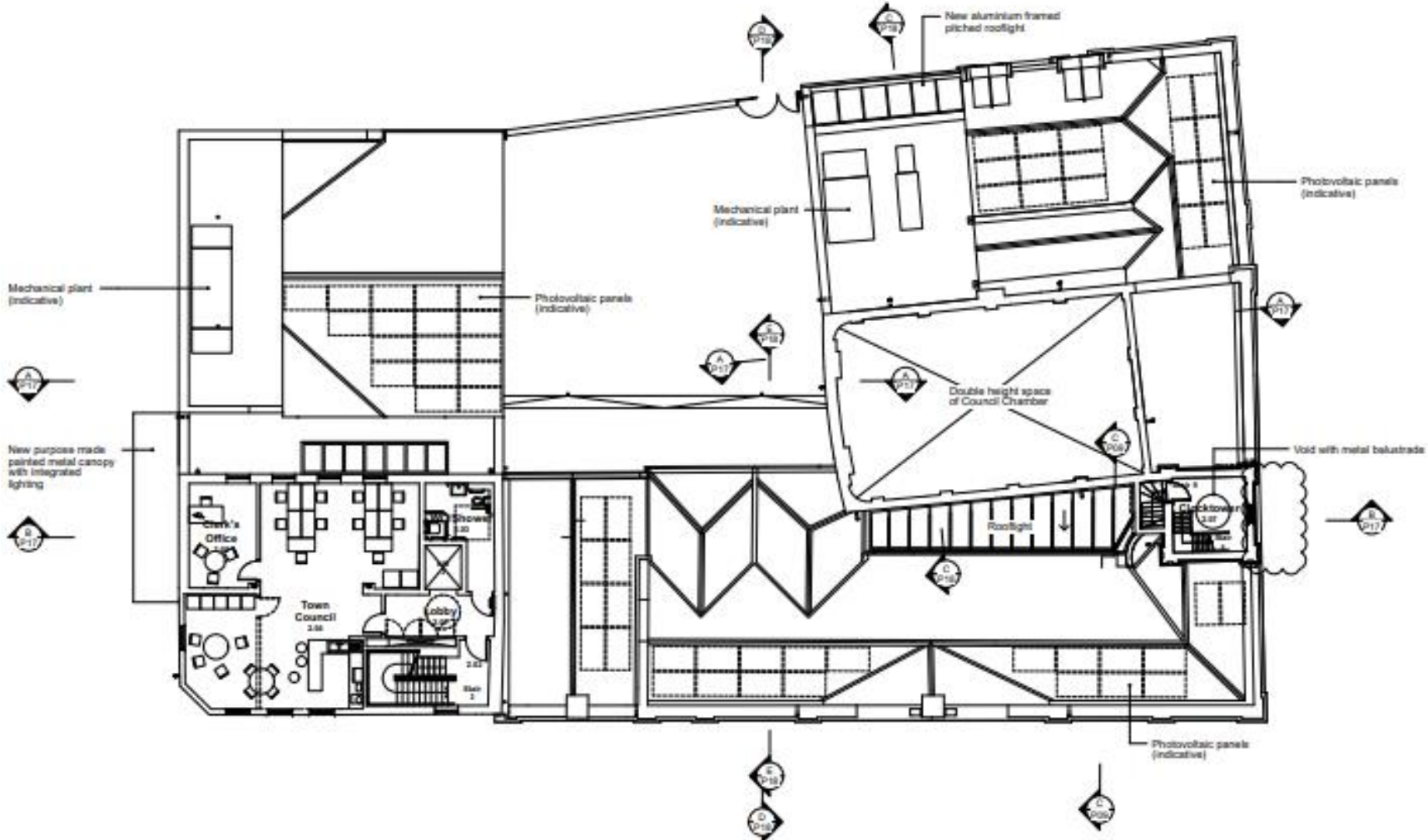
Proposed First Floor Plan



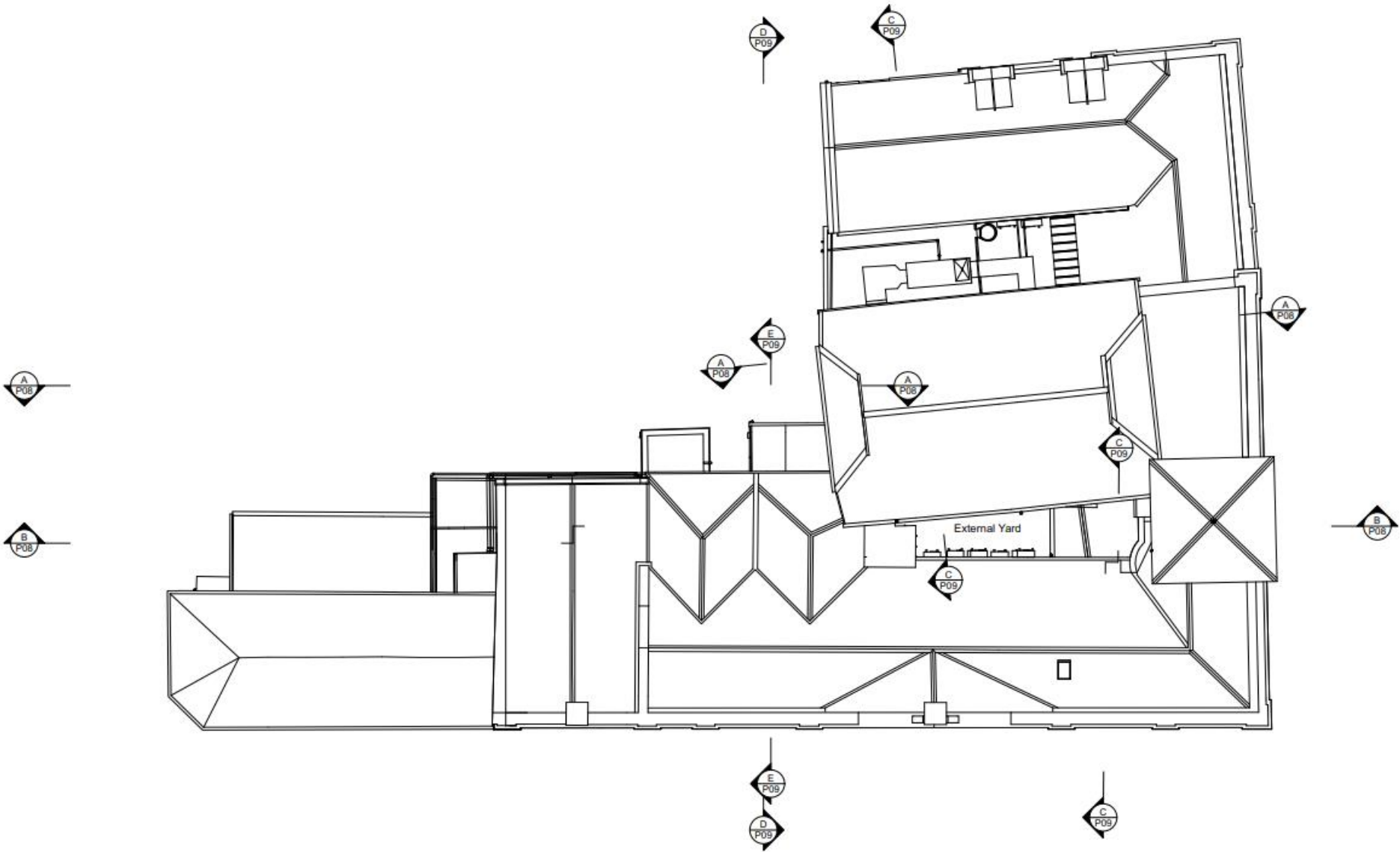
Existing Second Floor Plan



Existing Second Floor Plan



Existing Roof Plan



Visualisations



Visualisations



Material Considerations and Key Issues

- Principle of development
- Heritage
- Design
- Amenity
- Highways
- Ecology
- Contamination
- UXO
- Archaeology

Recommendation: DC/23/2049/FUL

Planning permission be approved subject to conditions.

Recommendation: DC/23/2050/LBC

Listed building consent be approved subject to conditions.





Proposed Landscape Plan

