

Item 5:

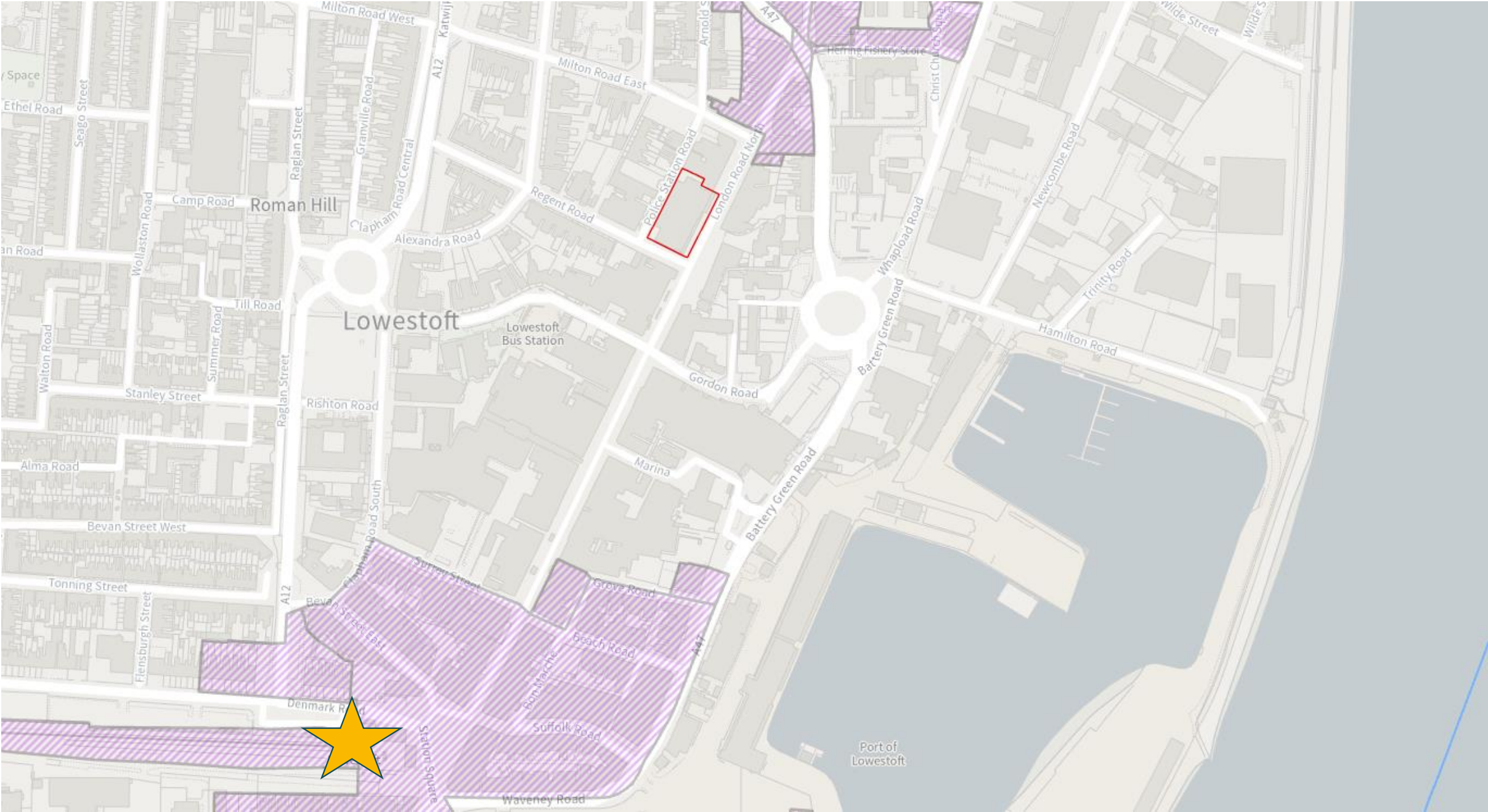
DC/23/1433/FUL

Demolition of existing vacant commercial building and construction of five storey mixed use building comprising of residential dwellings (Class C3) on the upper stories and commercial (Class E) on the ground floor with cycle parking, bin storage and amenity space

141 London Road North, Lowestoft, Suffolk, NR32 1ND



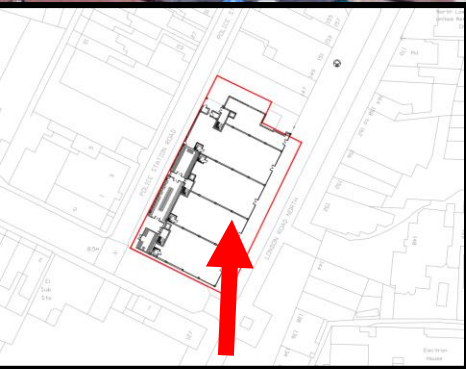
Site Location Plan



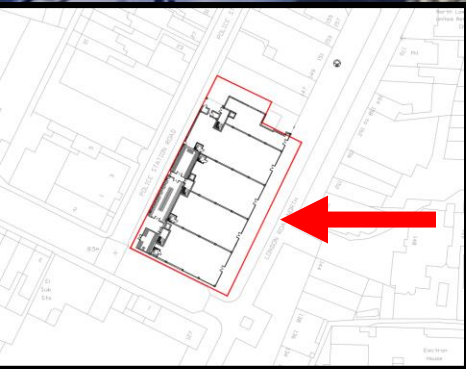
Aerial Photograph



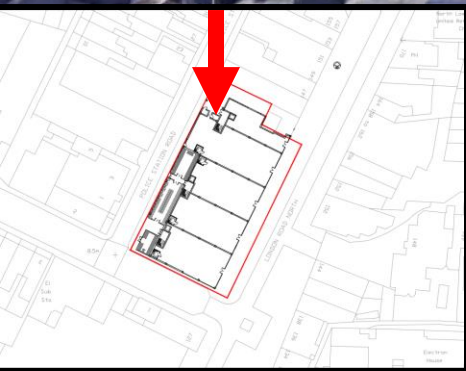
Existing 3D visualisation – View North



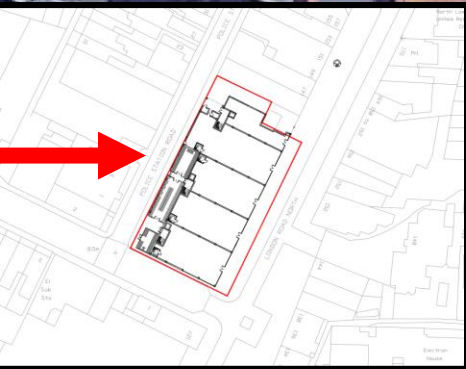
Existing 3D visualisation – View East



Existing 3D visualisation – View South



Existing 3D visualisation – View West



Station Quarter

Lowestoft's most important arrival space by rail, car and boat should provide a welcoming experience that sets the tone for the rest of the town centre. The construction of the Lake Lothing Third Crossing and reduced traffic on the Bascule Bridge provide an opportunity to regenerate Station Square and create a new character around it, based around cafes, restaurants and al fresco dining opportunities. The area north of the Bascule Bridge is an important connection between the town centre and the Victorian resort on South Beach. The regeneration efforts should concentrate on maintaining and strengthening that link and creating continuity of evening economy character of both the South Pier and Station Square. The diverse, characterful streets and spaces around Station Square will create a strong sense of identity and encourage curiosity, giving this area a very well-defined character and charm.

Historic Quarter

The historic High Street and Triangle Market area is best positioned to become Lowestoft's creative district, building on the place's importance to the heritage and identity of Lowestoft. Regeneration of the Town Hall, Scores and Triangle Market, as well as restoration of many private historic buildings and shop fronts will breathe new energy into the area and encourage creatives to settle here. They will enjoy the availability of flexible studio / working spaces off High Street and at the bottom of the Scores and a great sense of community.

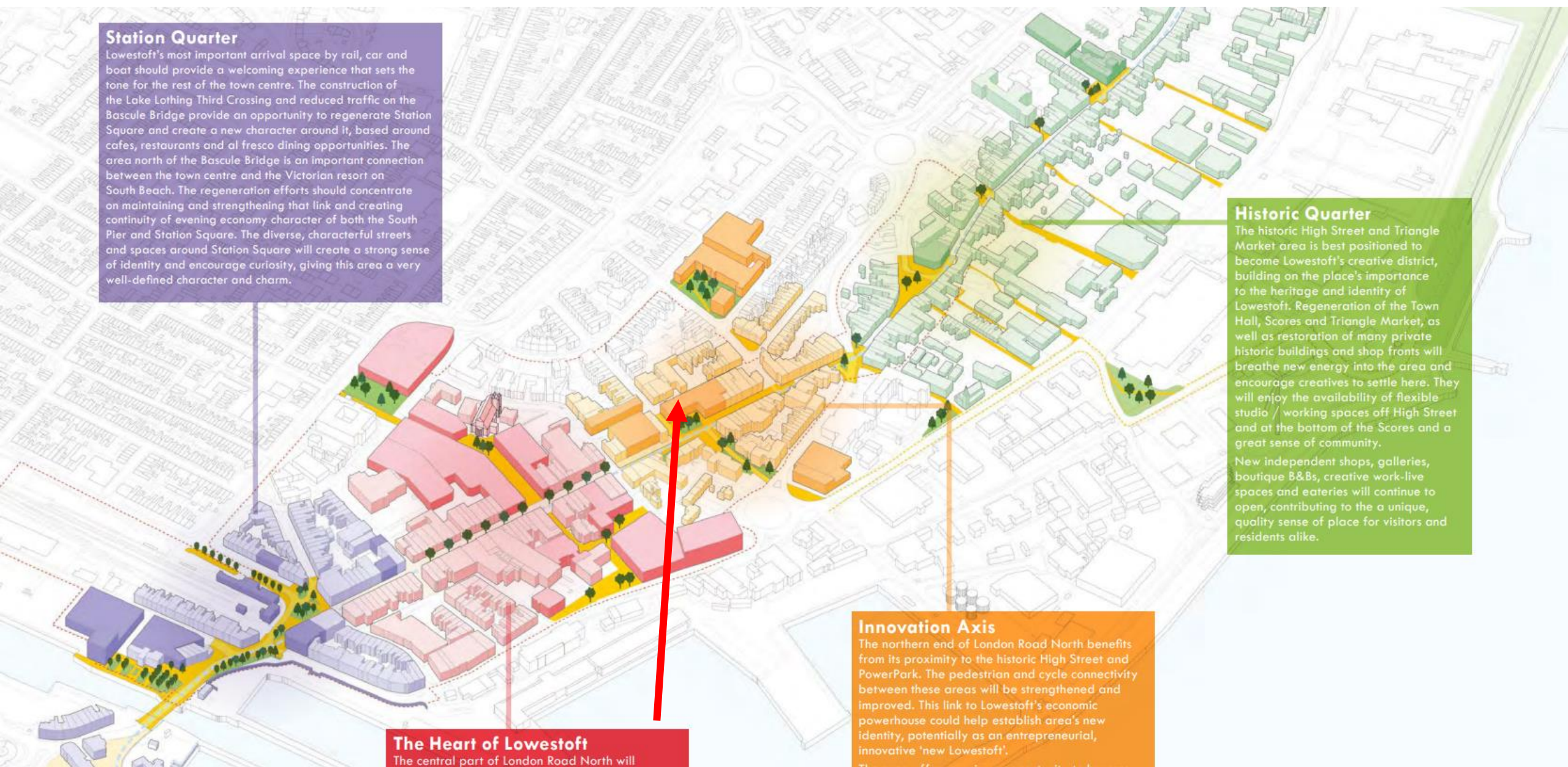
New independent shops, galleries, boutique B&Bs, creative work-live spaces and eateries will continue to open, contributing to the a unique, quality sense of place for visitors and residents alike.

Innovation Axis

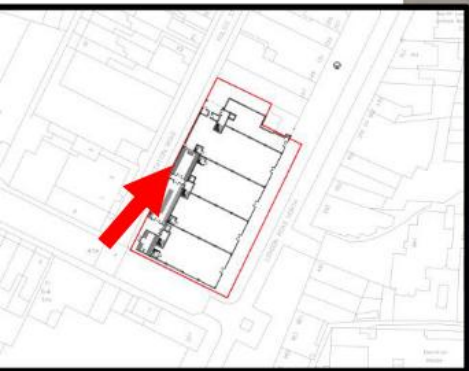
The northern end of London Road North benefits from its proximity to the historic High Street and PowerPark. The pedestrian and cycle connectivity between these areas will be strengthened and improved. This link to Lowestoft's economic powerhouse could help establish area's new identity, potentially as an entrepreneurial, innovative 'new Lowestoft'.

The Heart of Lowestoft

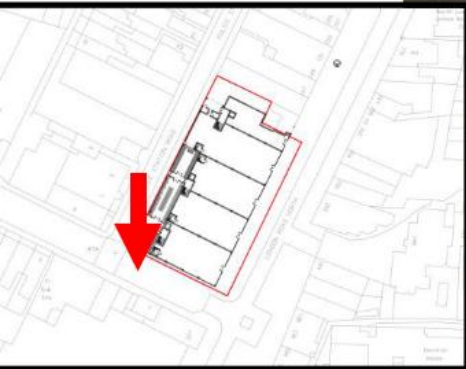
The central part of London Road North will



Photographs



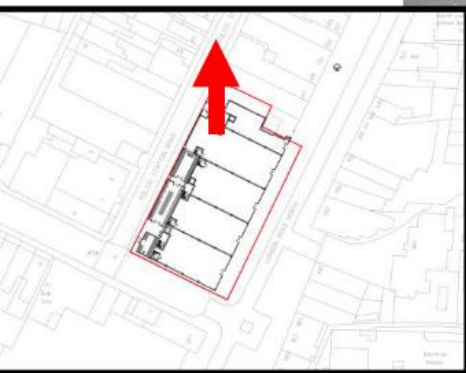
Photographs



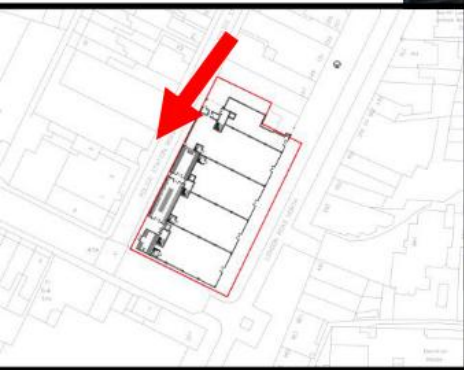
Photographs



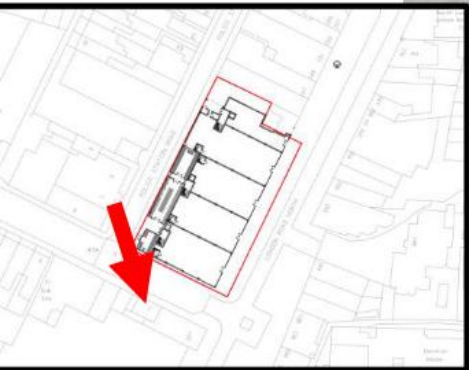
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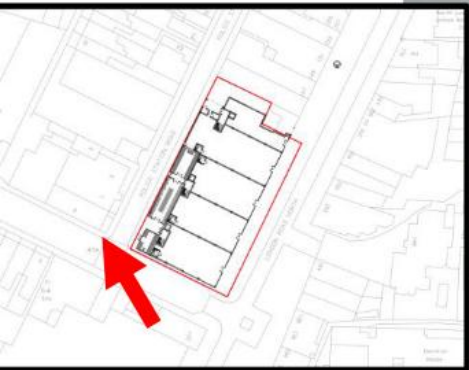
Photographs



Photographs



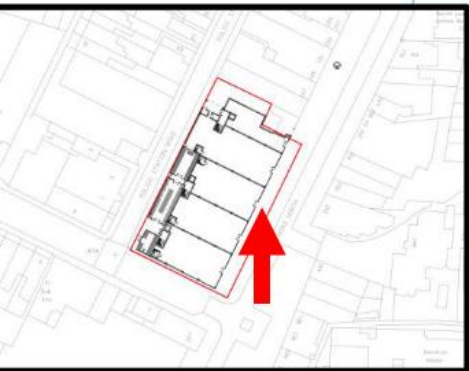
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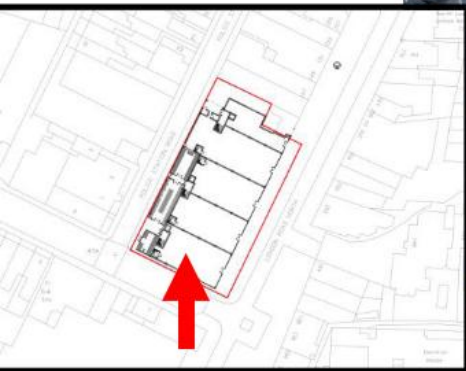
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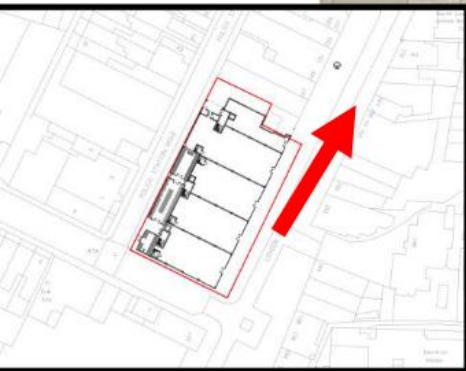
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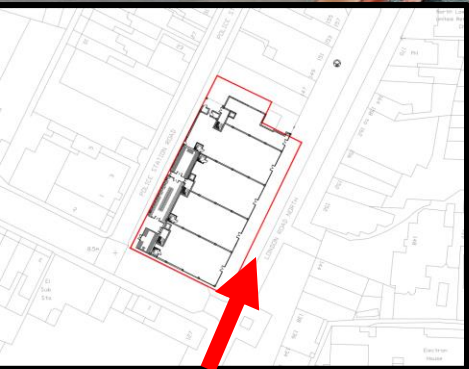
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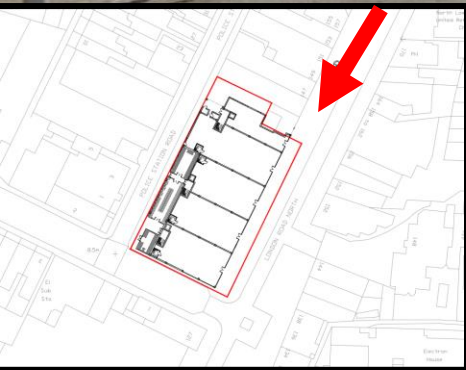
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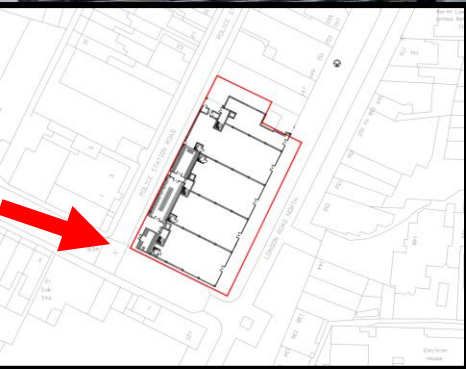
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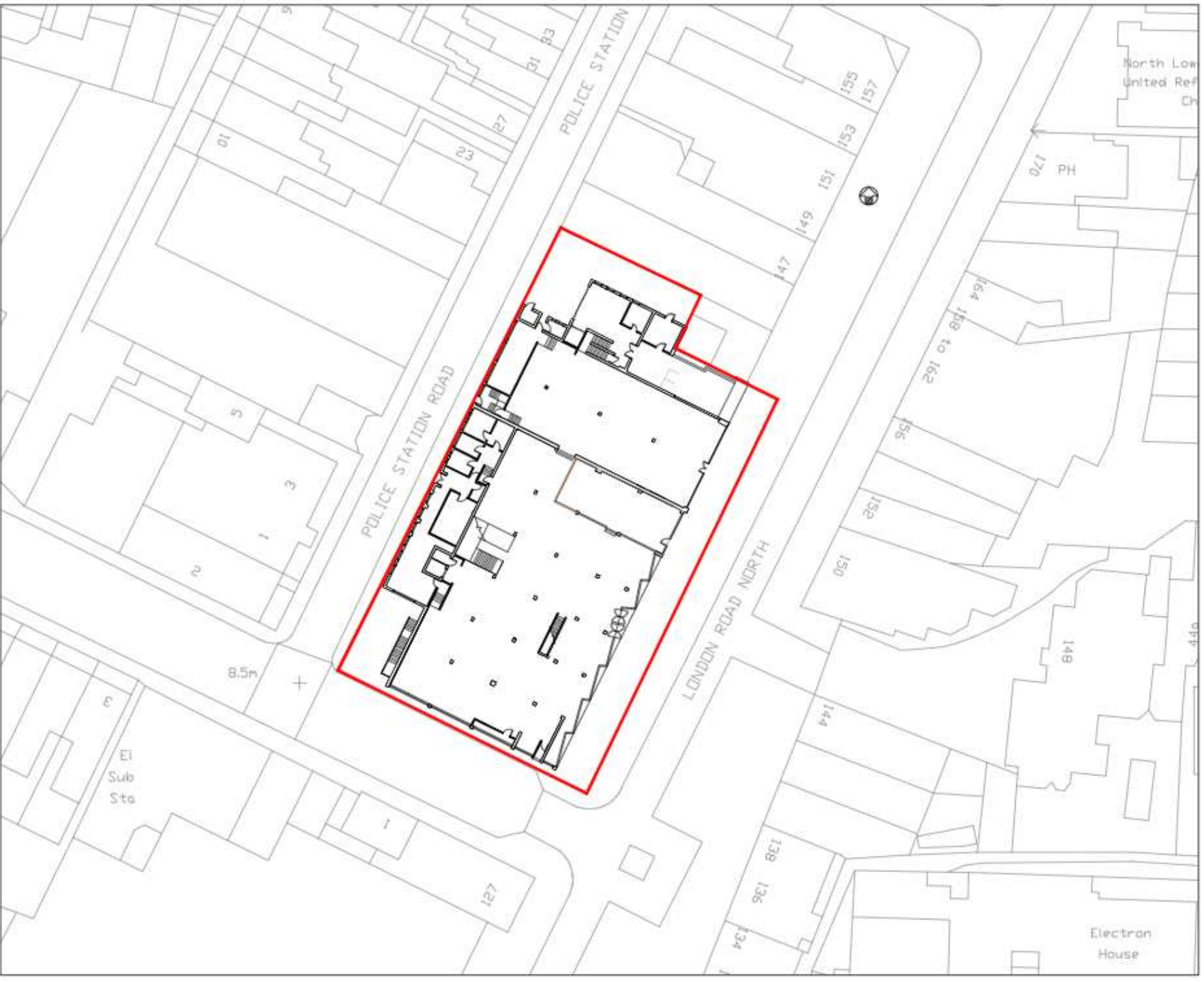
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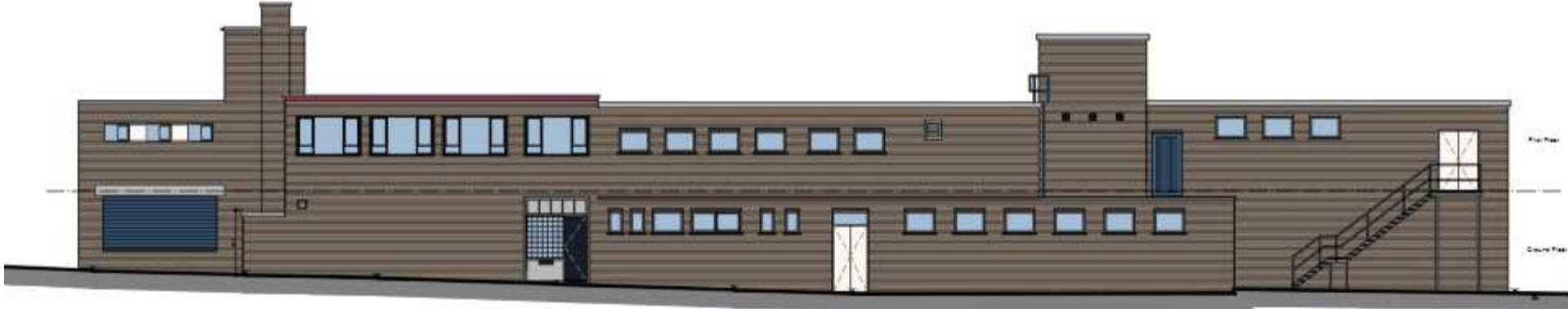
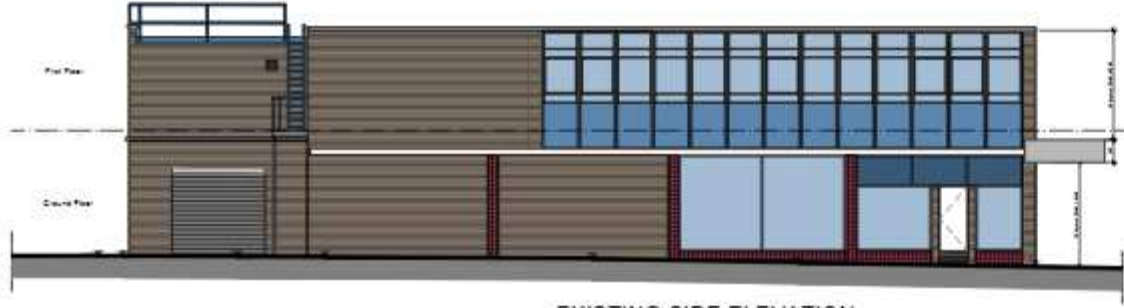
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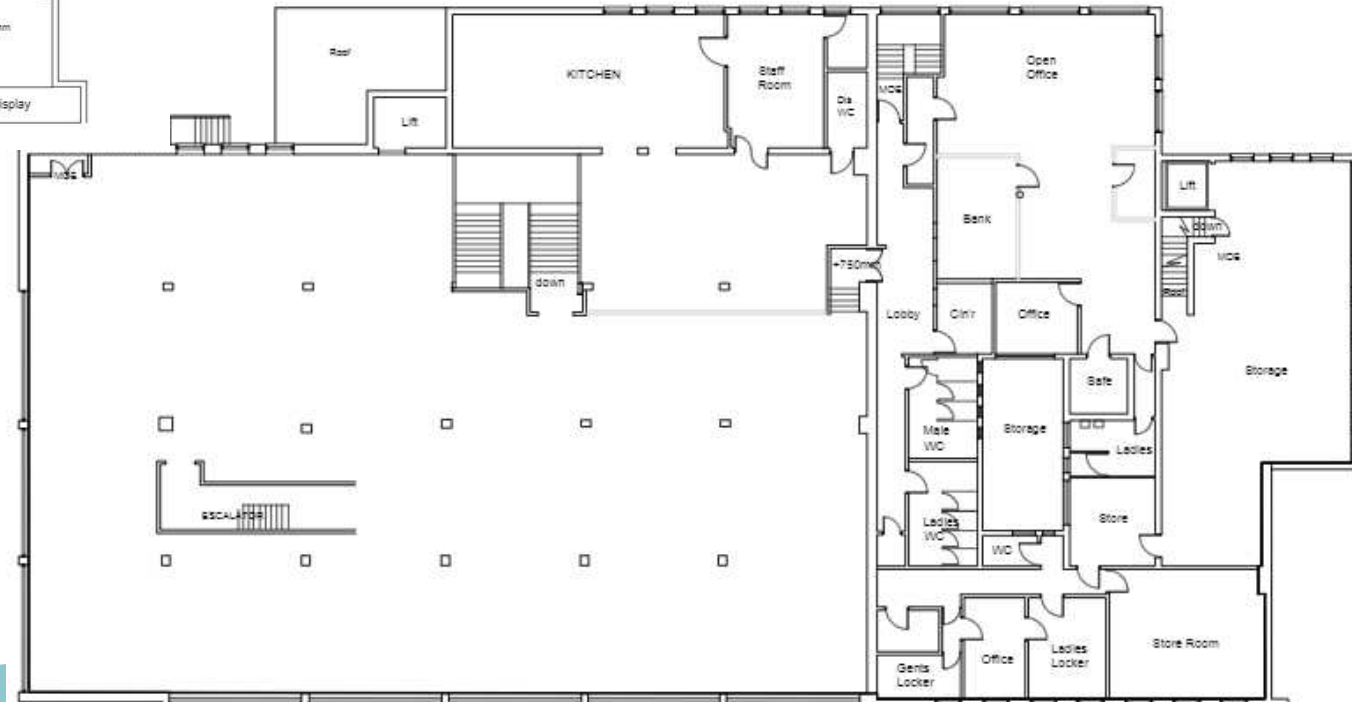
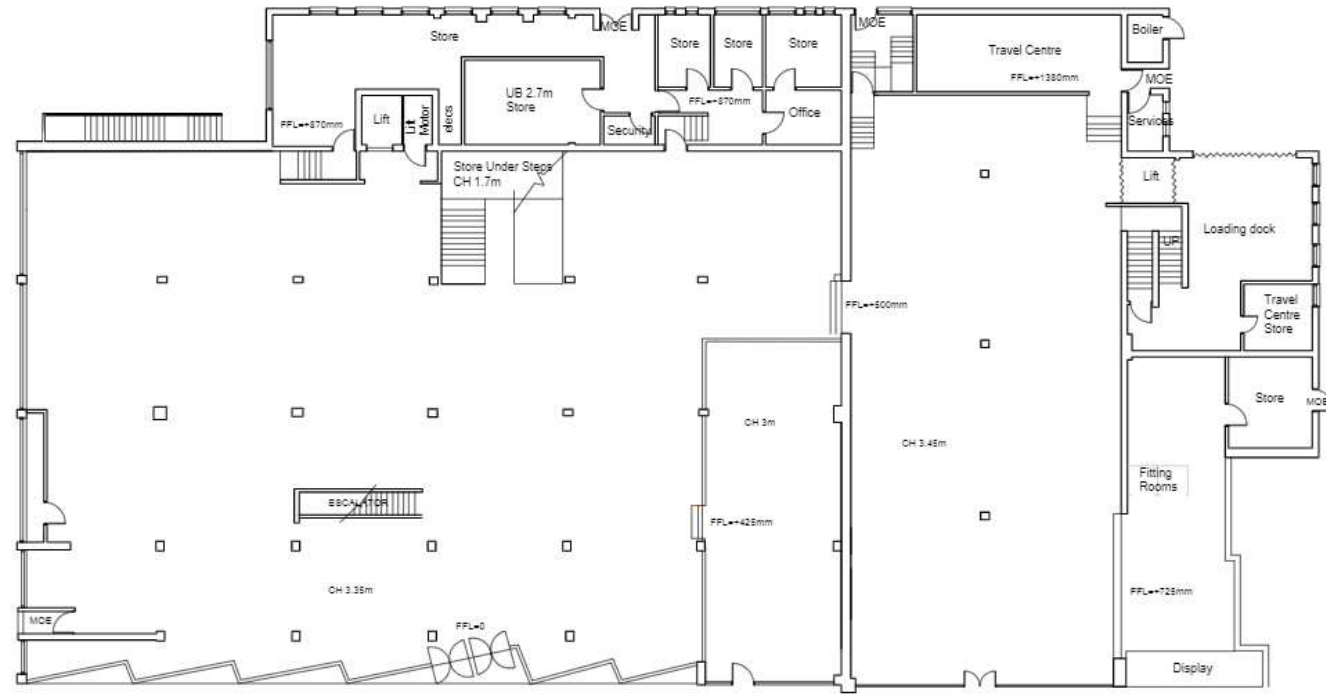
Existing block plan



Existing elevations



Existing floor plans



Pre-app alternative scheme - Elevations



PROPOSED FRONT ROAD ELEVATION



PROPOSED SIDE ROAD ELEVATION



Pre-app alternative scheme - Elevations



PROPOSED FRONT ROAD ELEVATION



EXISTING SIDE ELEVATION

Initially Submitted Scheme - Elevations



PROPOSED FRONT ROAD ELEVATION

Initially Submitted Scheme - Elevations



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Initially Submitted Scheme - 3D Visuals



Initially Submitted Scheme

- 3D Visuals



Initially Submitted Scheme - 3D Visuals



Amended Scheme - Front Elevation

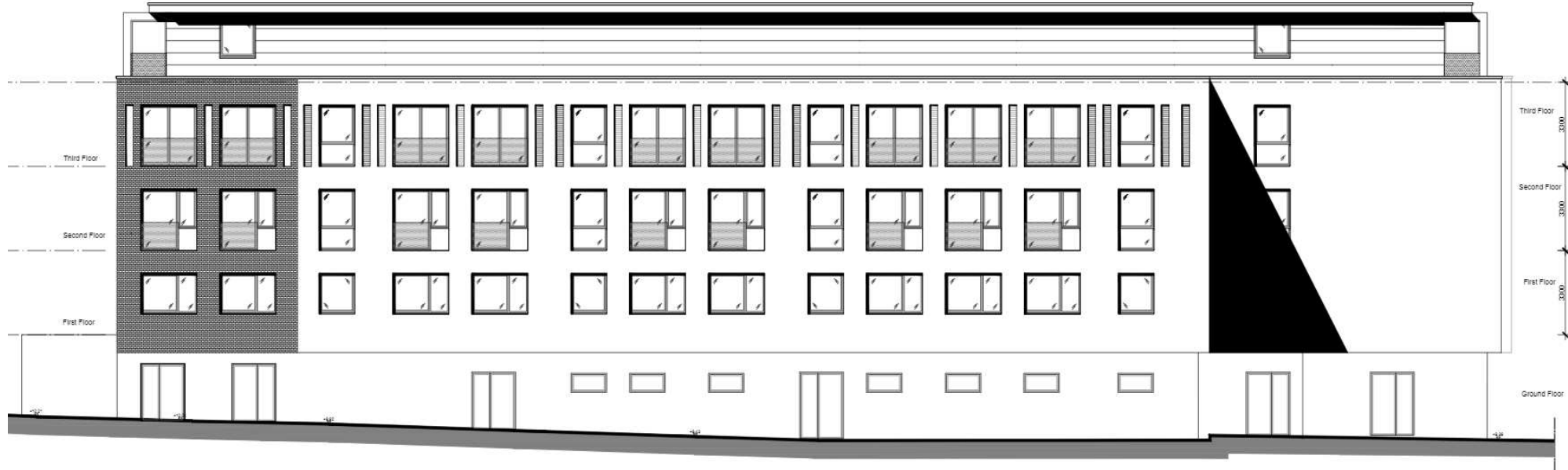


PROPOSED FRONT ELEVATION

Amended Scheme - Elevations



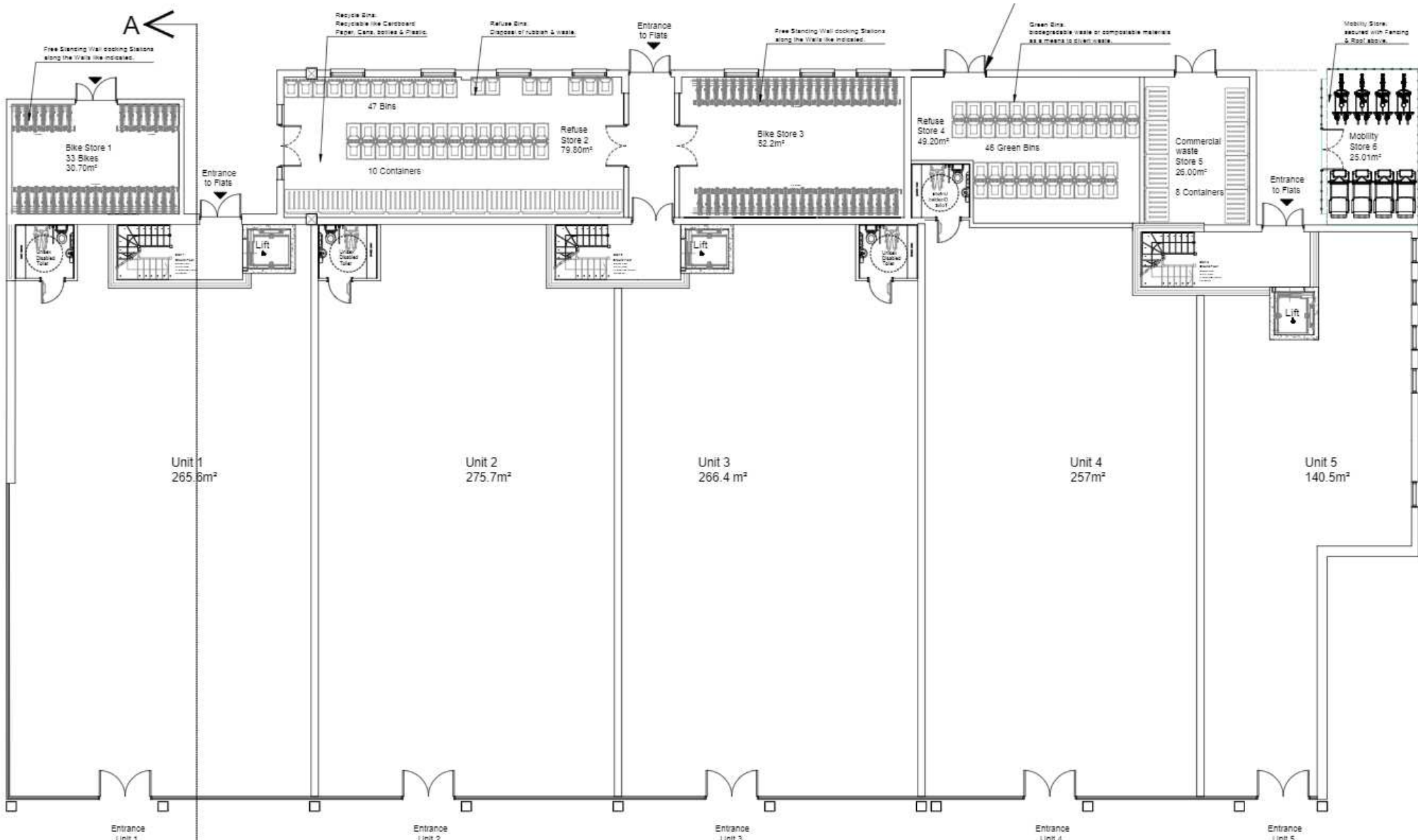
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

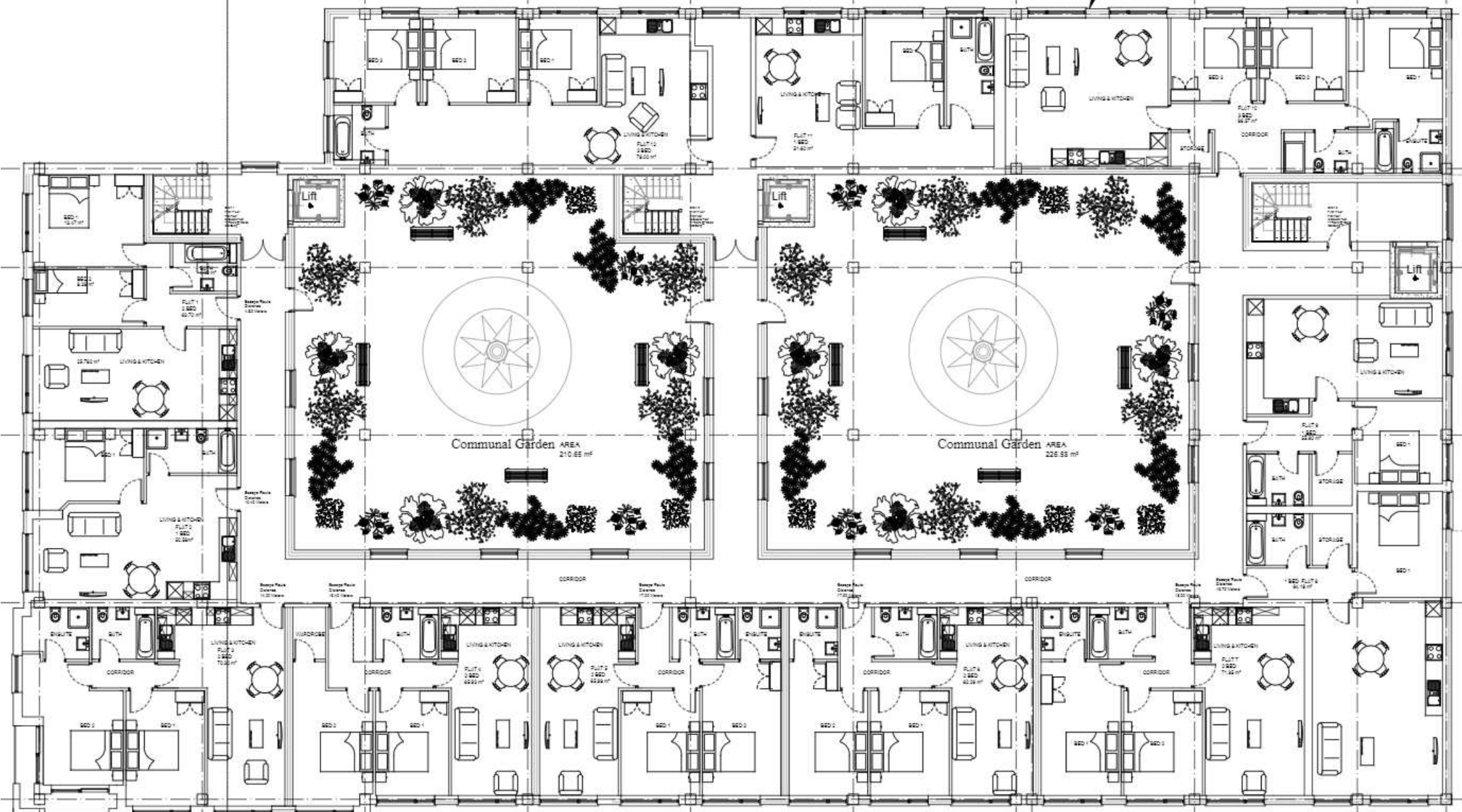
Amended Scheme

- Ground Floor Plan



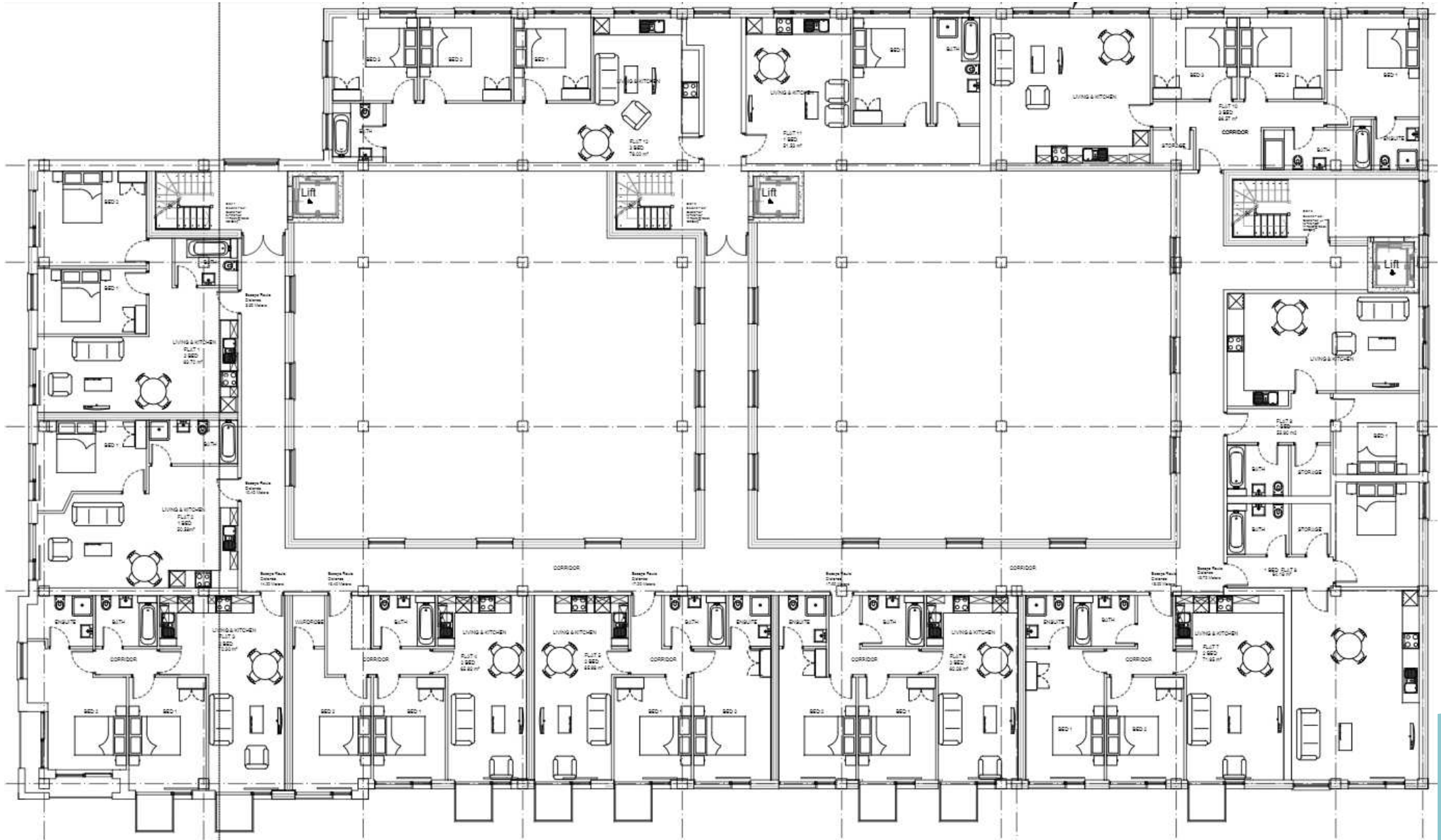
Amended Scheme

- Ground Floor Plan



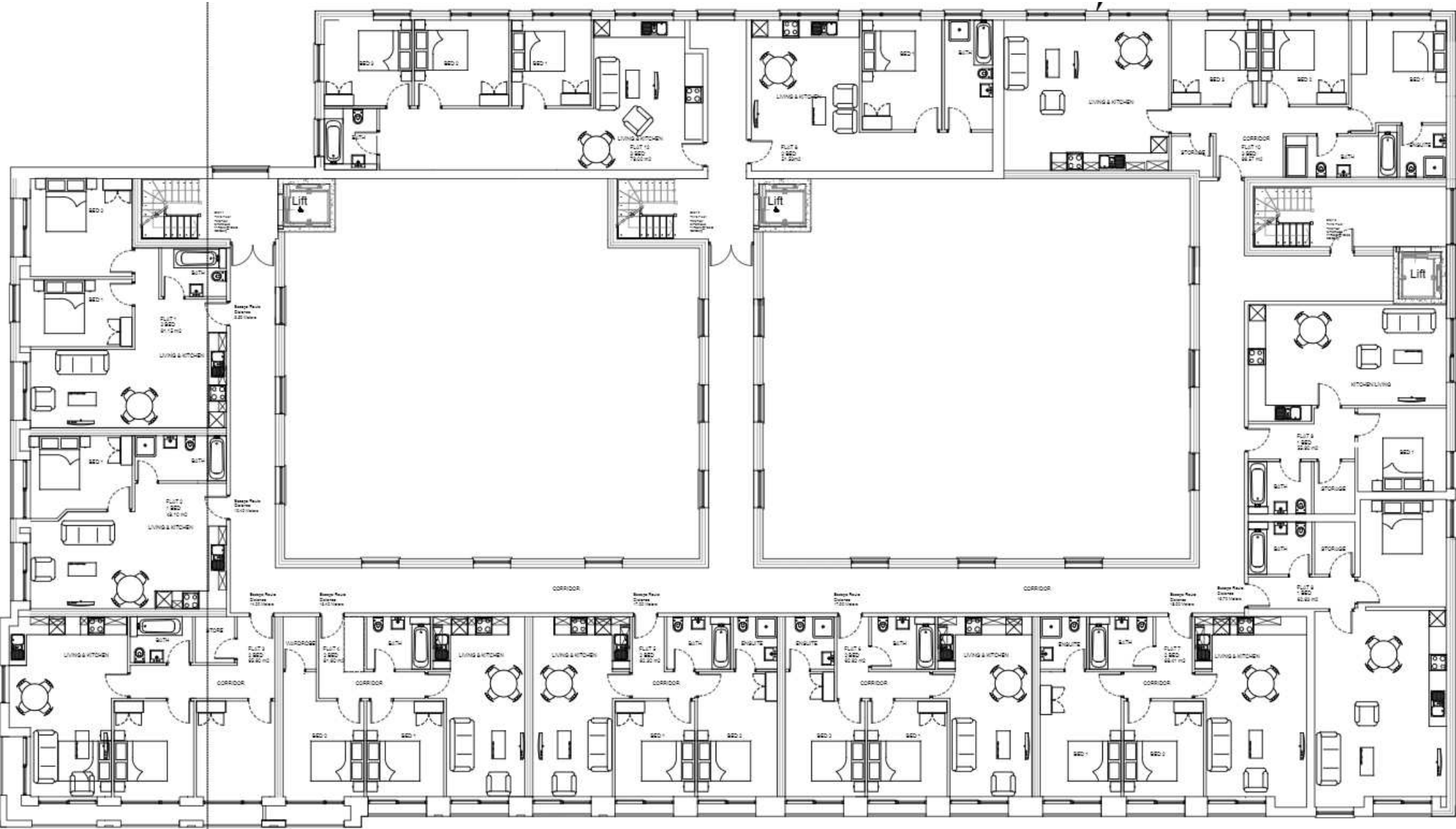
Amended Scheme

- 1st and 2nd Floor Plan

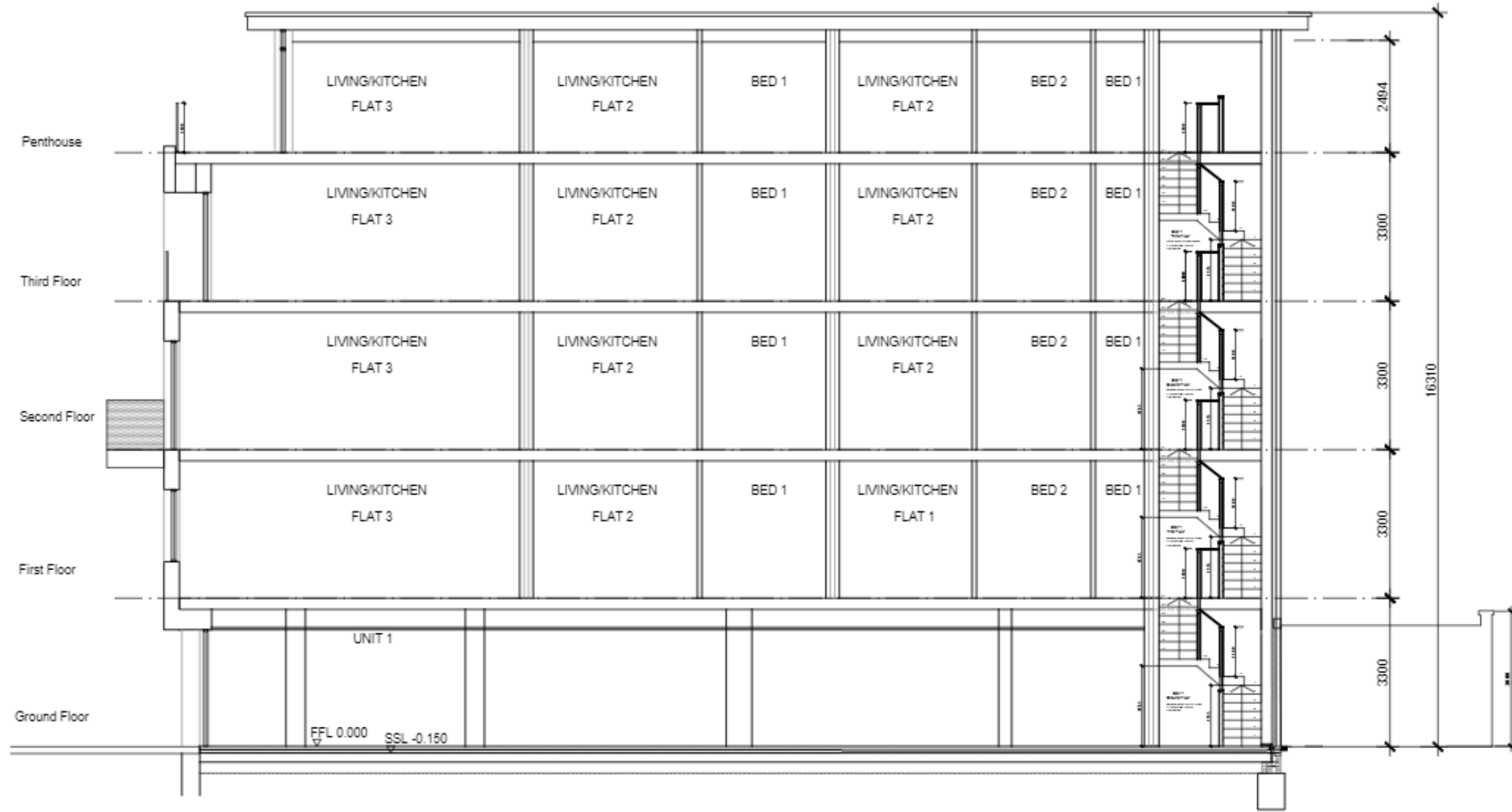


Amended Scheme

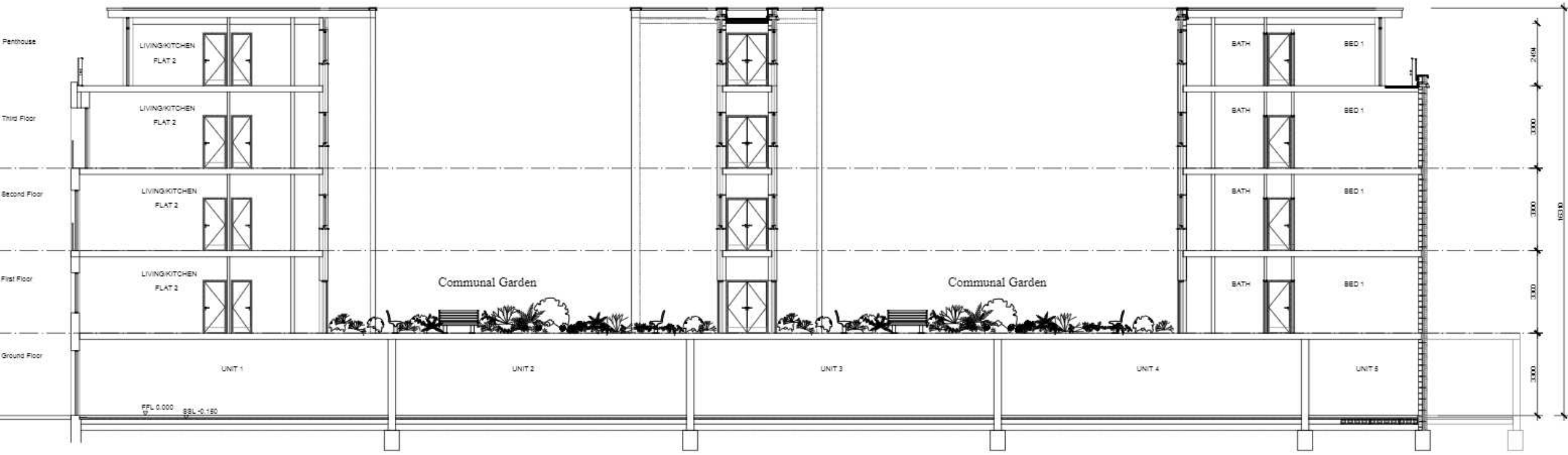
- 3rd Floor Plan



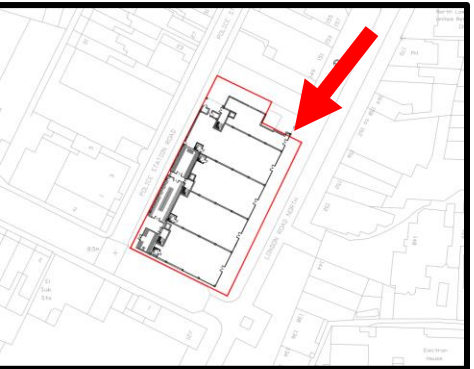
Amended Scheme - Section



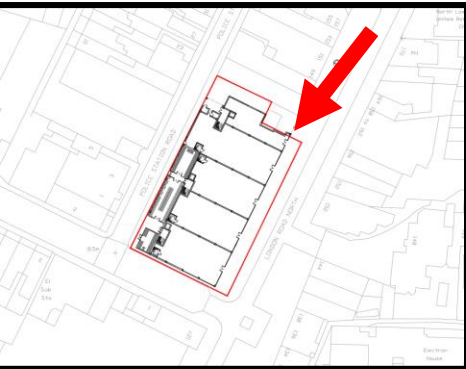
Amended Scheme - Section



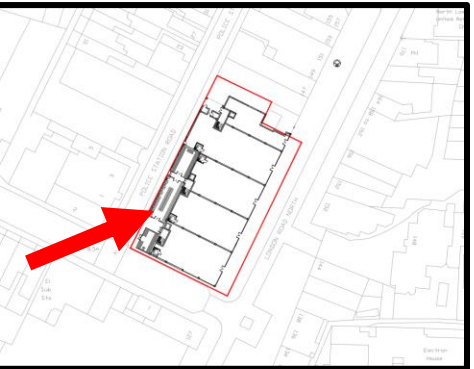
Amended Scheme - Visuals



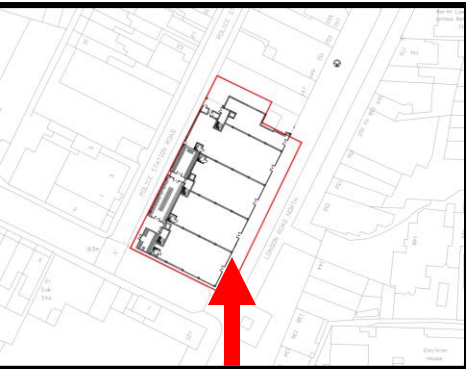
Amended Scheme - Visuals



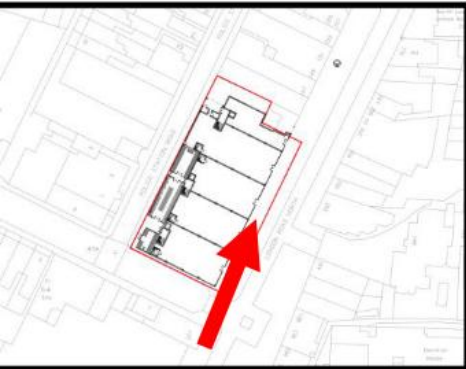
Amended Scheme - Visuals



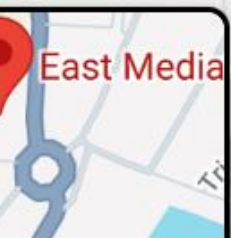
Amended Scheme - Visuals




Amended Scheme - Visuals



Rd N
England
Street View
See more dates



Material Planning Considerations and Key Issues

- Principle
 - Design
 - Heritage
 - Amenity
 - Highways
 - Affordable Housing
 - Energy and Sustainability
 - Other Matters
- 

Recommendation

Recommended for approval subject to:

- the signing of a S106 agreement;
 - plan amendments to consolidate waste bin storage, and increase secure areas for mobility scooters etc;
 - further conditions recommended by the Highways Authority (where appropriate) in their response dated 23/05/2024; and
 - the conditions as outlined within the report.
- 