

Item: 11

DC/20/1352/FUL

Redevelopment and extension of the former Royal Court Hotel to provide a café (A3) at ground level and 16 residential flats.

Royal Court Hotel, 146 London Road South,
Lowestoft, NR33 0AZ





KFC Lowestoft
Takeaway • Delivery

Kings Kebab & Pizza
Takeaway • Delivery

Beauty Matters

Royal Court Hotel
CLOSED

Community
Action Suffolk

Dr. Johnson's
Coffee Shoppe

London Rd's

Eventopia Party Shop
Balloon Shop

robert owen...
Hair Dresser

The Coconut Loft
Temporarily closed

Waterloo Rd

Howards Tea Rooms

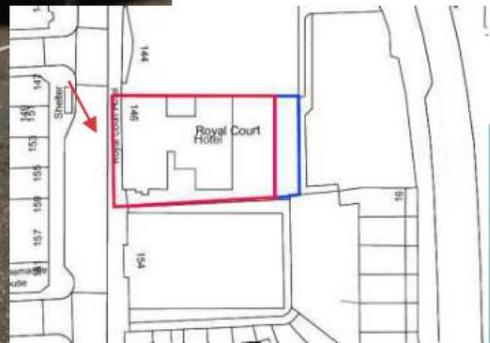
pizza time lowestoft
Takeaway • Delivery

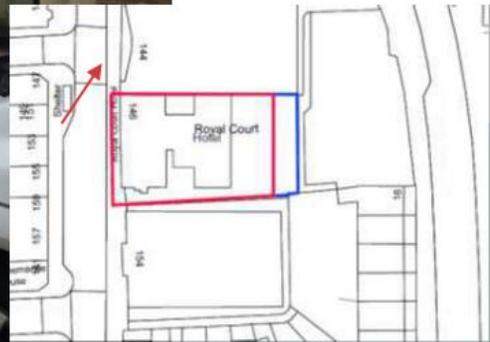
Aura Brand Solutions

Cheveux Boutique

Public beach n life

B15













Kirkley Centre

Frontage onto London Road South



3.5 storey buildings
opposite the site

London Road South

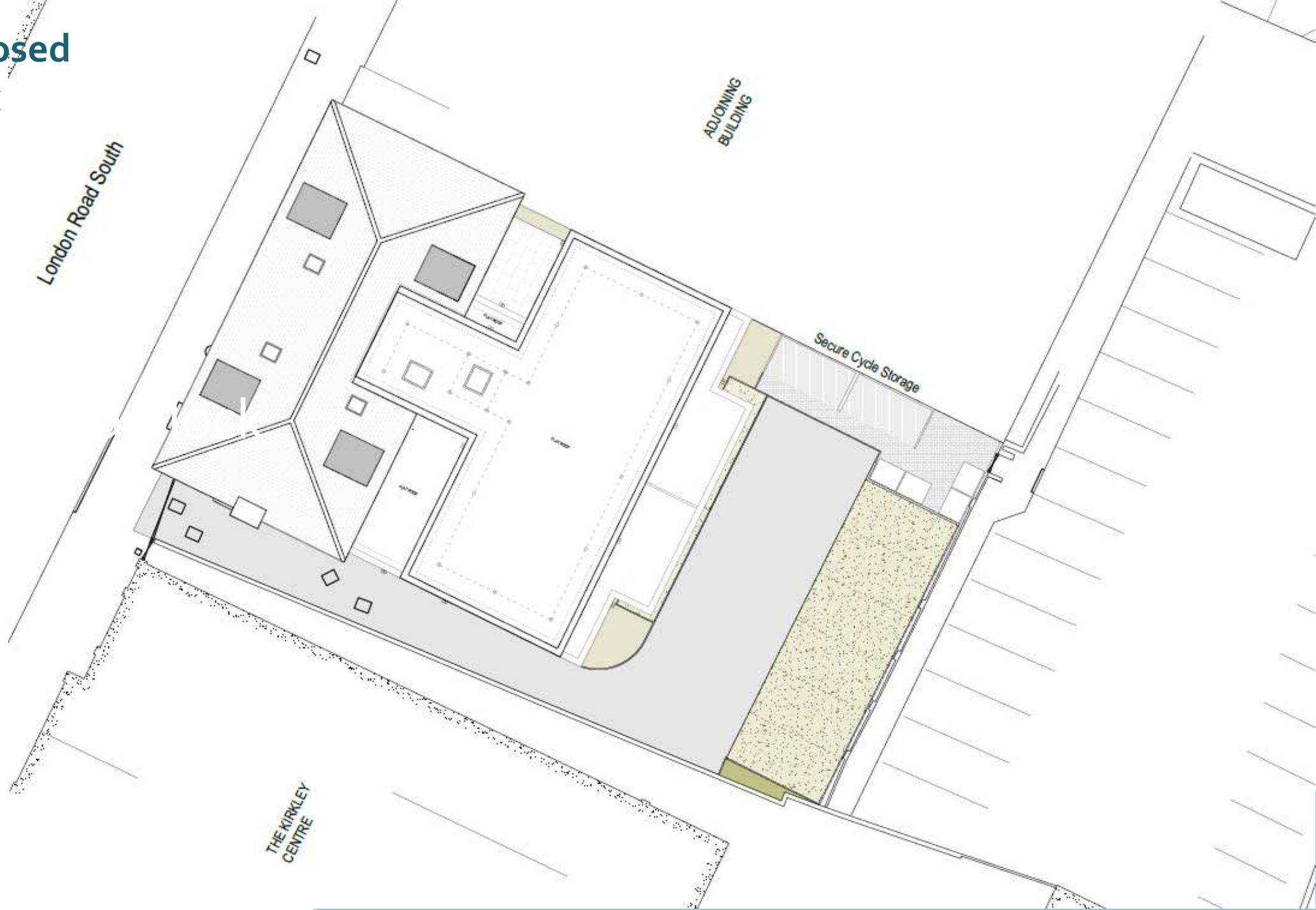


3.5 storey buildings adjacent to the site

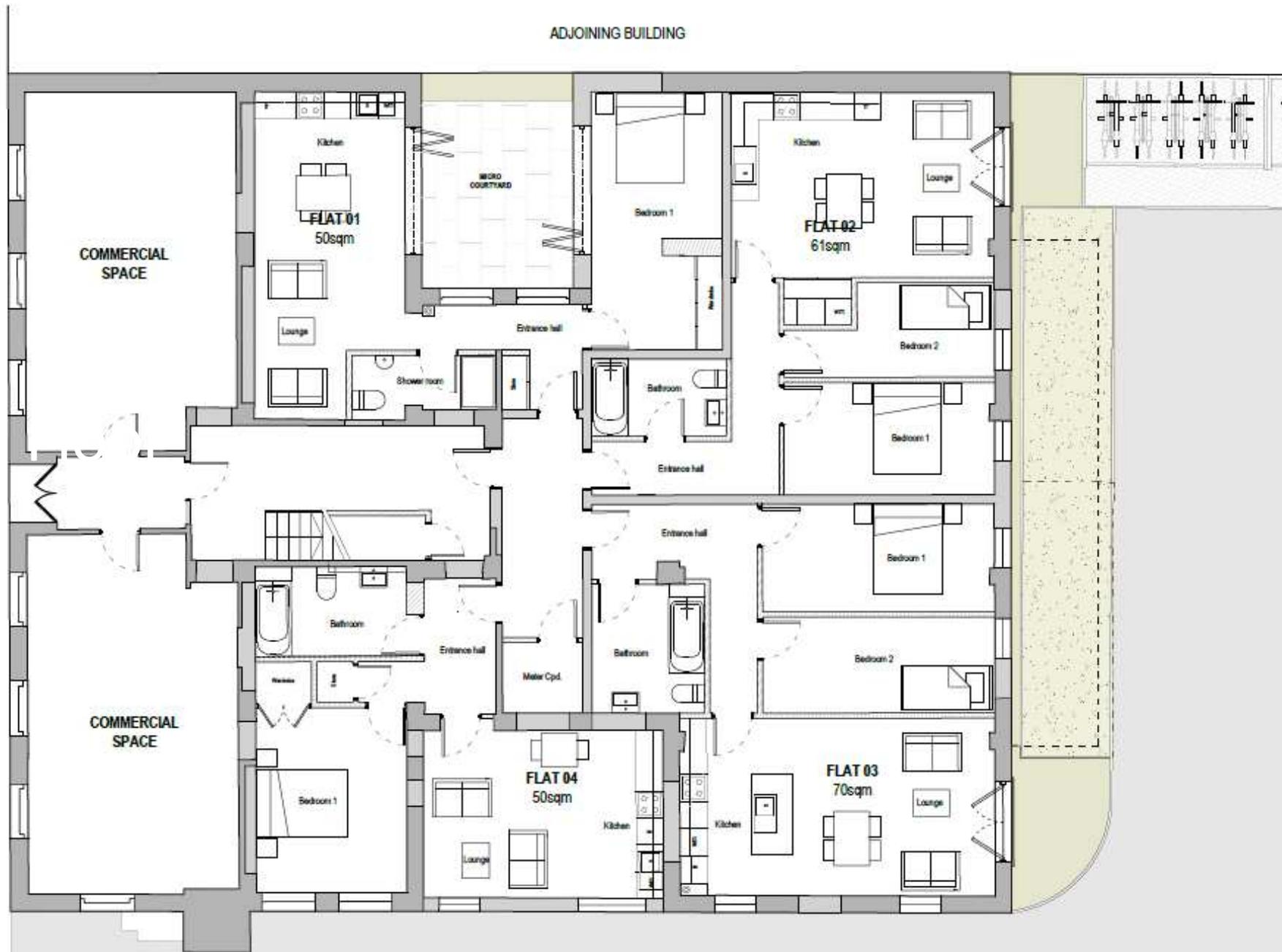
The site



Proposed Block Plan



Proposed Ground Floor



Proposed First Floor Plan



Proposed Second Floor Plan



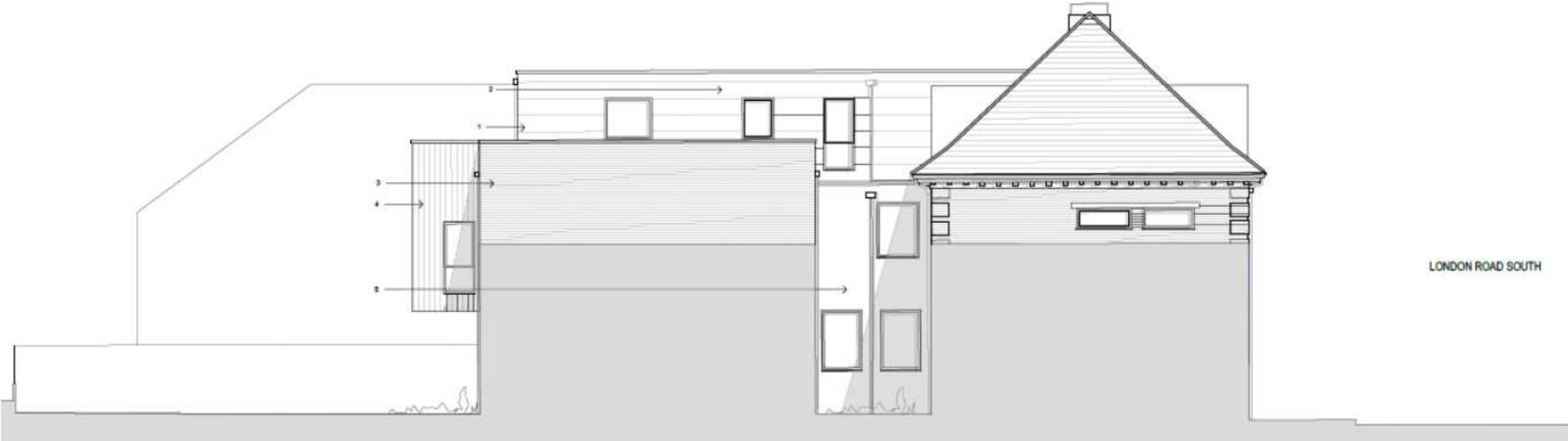
Proposed Elevations



South East Elevation



Proposed Elevations



Material Planning Considerations and Key Issues

- Change of Use and Kirkley District Centre
 - Design and Heritage Considerations
 - Residential Amenity
 - Affordable Housing and Vacant Building Credit
 - Flood Risk
 - Highways, Parking and Sustainable Transport
 - Regeneration and Public Benefits
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Recommendation

Authority to Approve subject to a legal agreement being signed to provide a per-dwelling contribution to fund the Suffolk (Coast) RAMS, and a commuted sum to fund off-site affordable housing; and

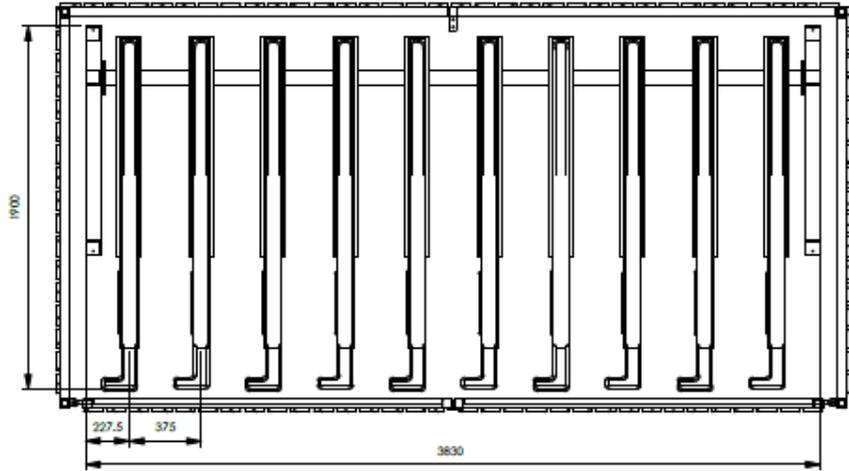
with planning conditions as per pages 152-154 of the report (summarised):

- Three year time limit
- Plans Compliance (development strictly in accordance with approved plans)
- External materials and finishes to be submitted and agreed
- Hard Landscaping details to be submitted and agreed (hard surfacing, electric charging points, cycle storage etc.)

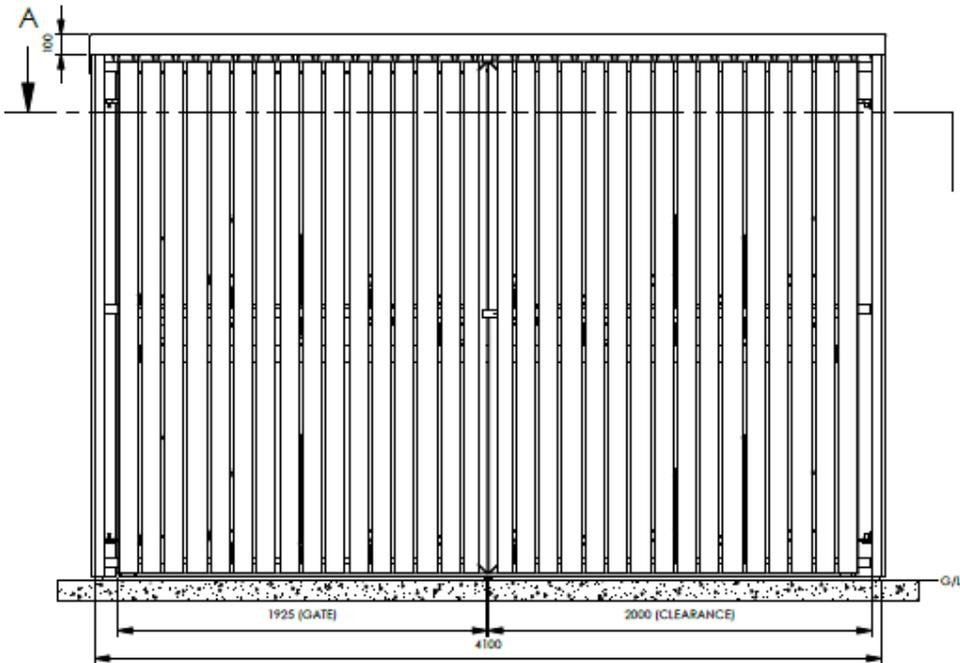
Recommendation

- UXO assessment to be carried out before development
- Details of precise flood risk mitigation measures from approved Flood Risk Assessment to be submitted and agreed
- Standard condition re. unexpected contamination remediation
- Ground floor commercial use to be café only (removing PD changes of use)
- Ground floor café opening hours

PLAN ELEVATION
A-A (1 : 30)



FRONT ELEVATION



Roofing & drainage options:

- Corugated sheet metal roofing fixed into framework (as standard)
- Corugated sheet metal roofing fixed into framework with 100x100 fascia (shown)
- Optional PVC gutturing fixed to framework with RWP for drainage

Shelter & gate cladding options:

- 100x20mm FSC certified hardwood or softwood timber baffles (as standard)
- 50x50 welded wire mesh fixed using mesh clips or clamping bars
- 358 high security mesh fixed using mesh clips or clamping bars
- Composite timber baffles in a range of colours

Access options:

- Double outward swinging gates with Superhinges & a Hasp & Staple latch (as standard)
- Double outward swinging gates with Superhinges & a Gatemaster diglock
- Double sliding gates with associated track, trolleys, guide & magnetic locks

Shelter fixing down options:

- Spigot to each post with welded baseplate for height adjustment (as standard)
- Extended legs for casting into concrete foundation and roof fixing
- Welded baseplate to each post for surface mounting on level foundation

SIDE ELEVATION

