

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

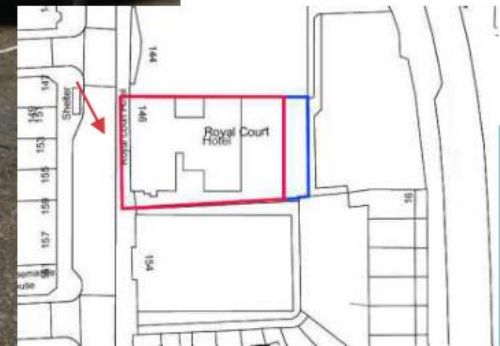


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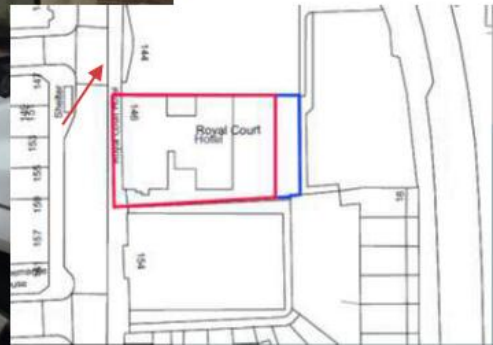






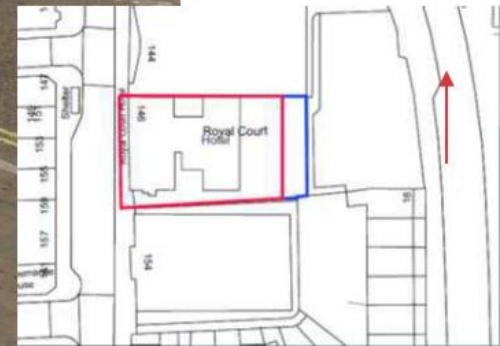














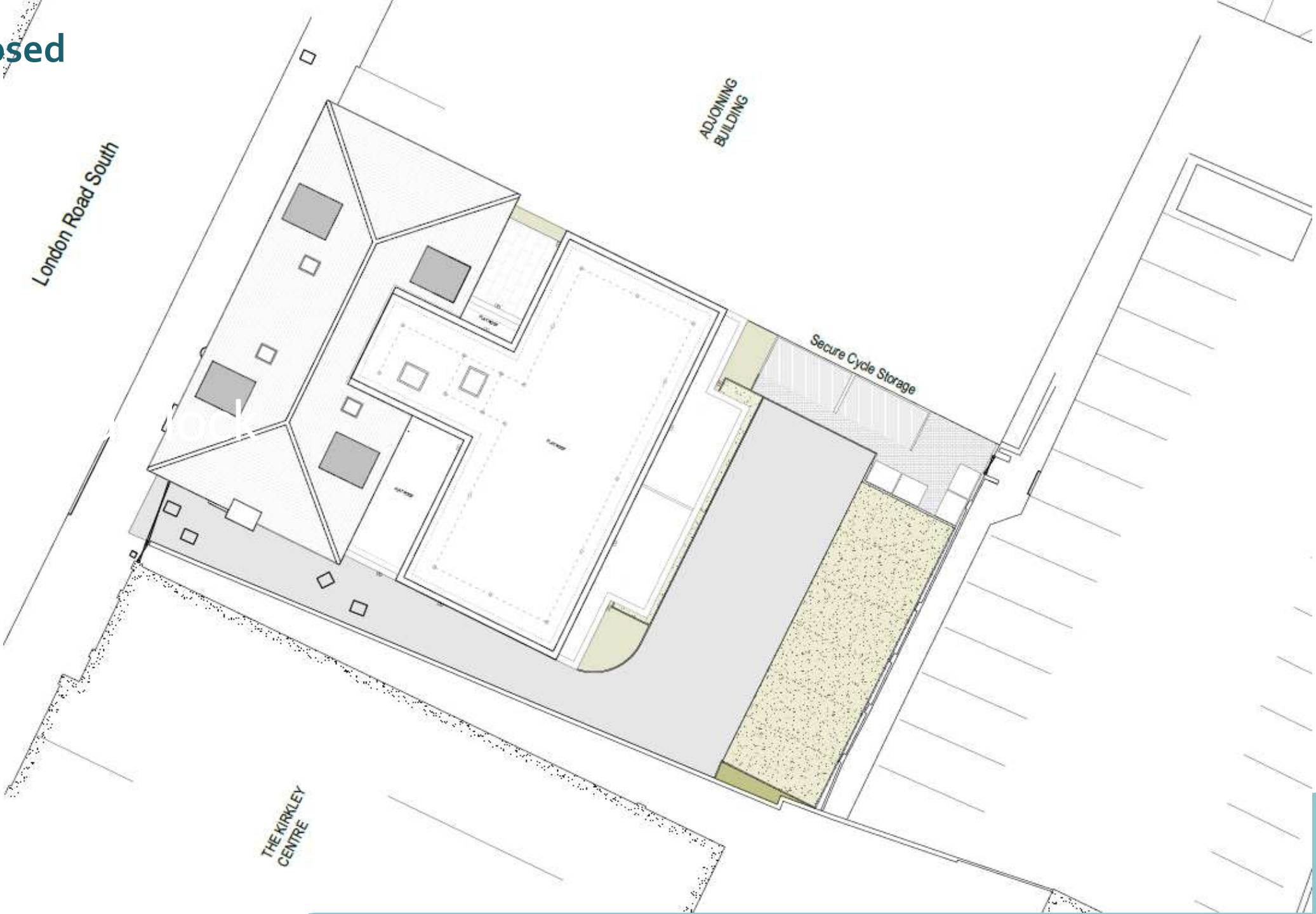






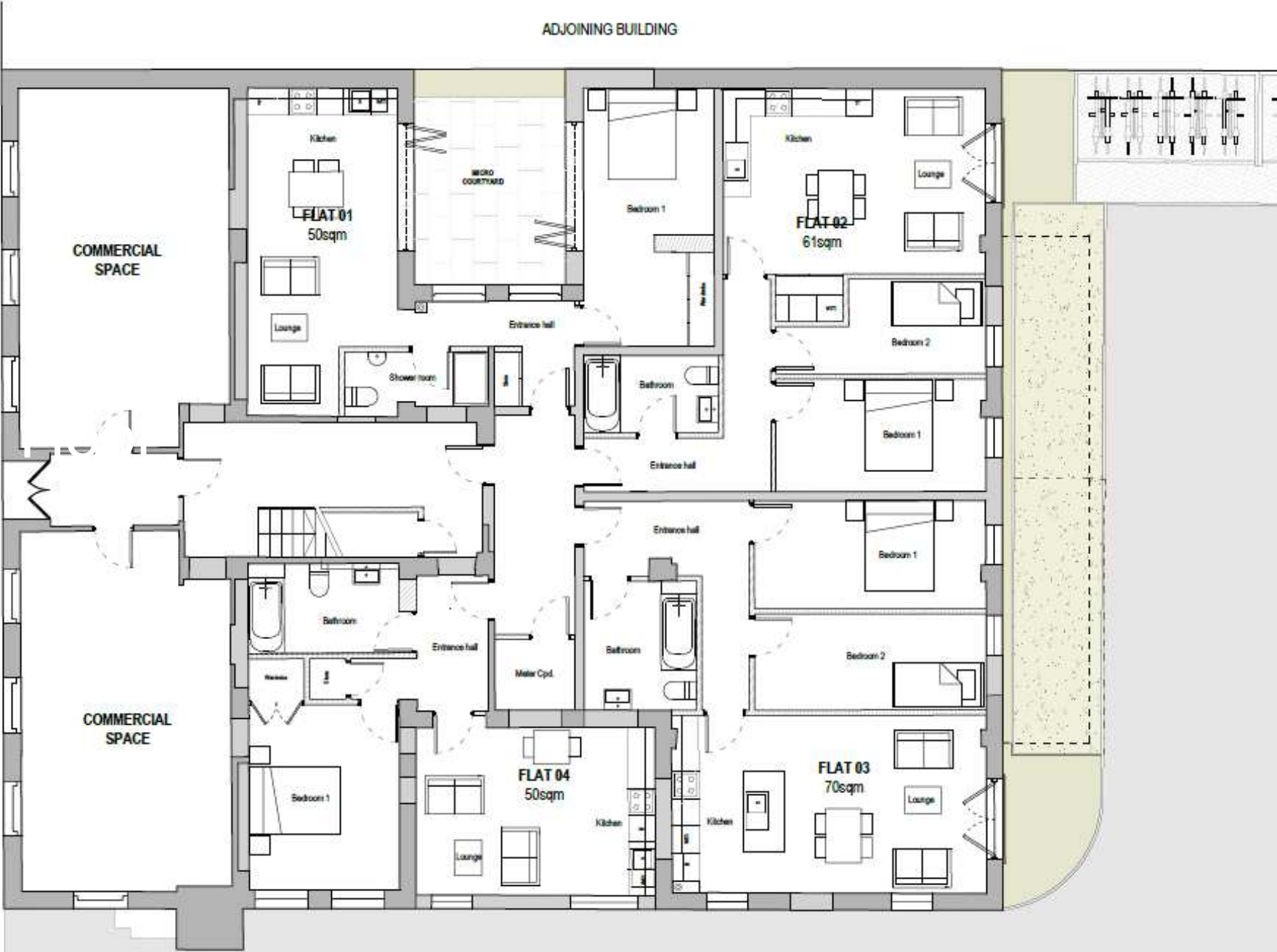


# Proposed Block Plan





# Proposed Ground Floor





# Proposed First Floor Plan



Proposed  
Second  
Floor Plan



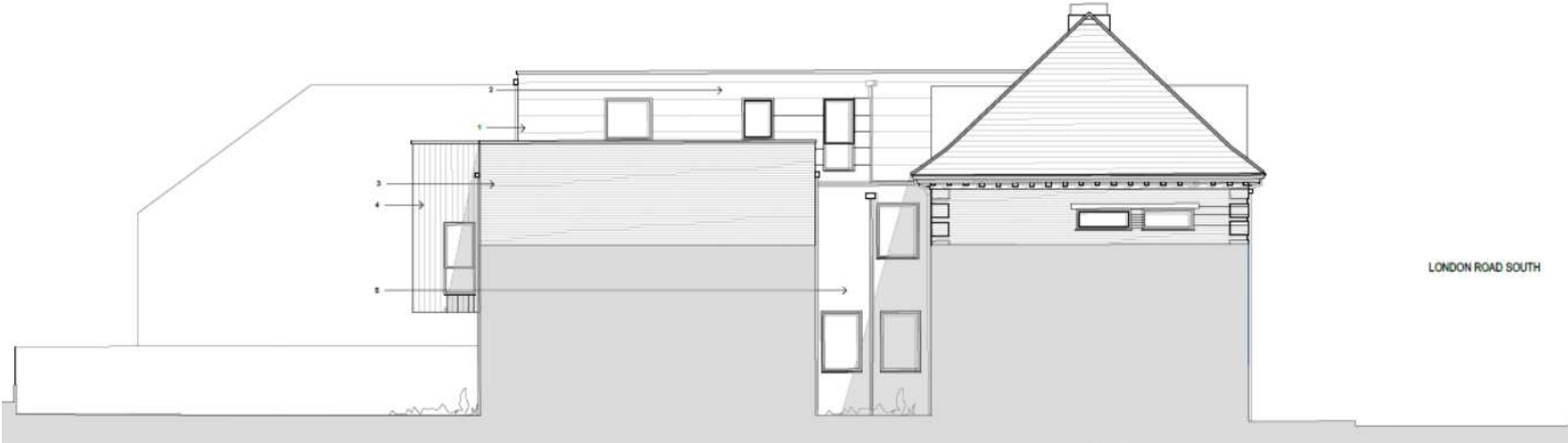


# Proposed Elevations




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
- 
- A teal-colored decorative shape, resembling a stylized wave or a large arrow pointing upwards and to the right, located in the bottom right corner of the slide.

# 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.)

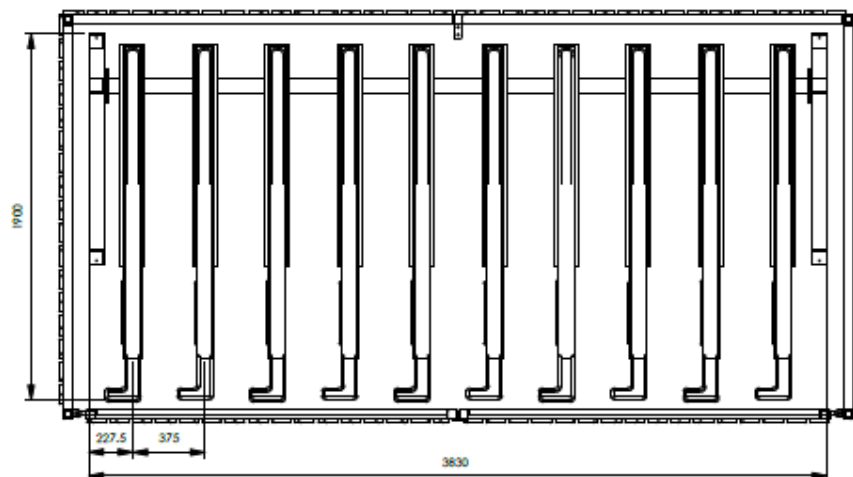


# Recommendation

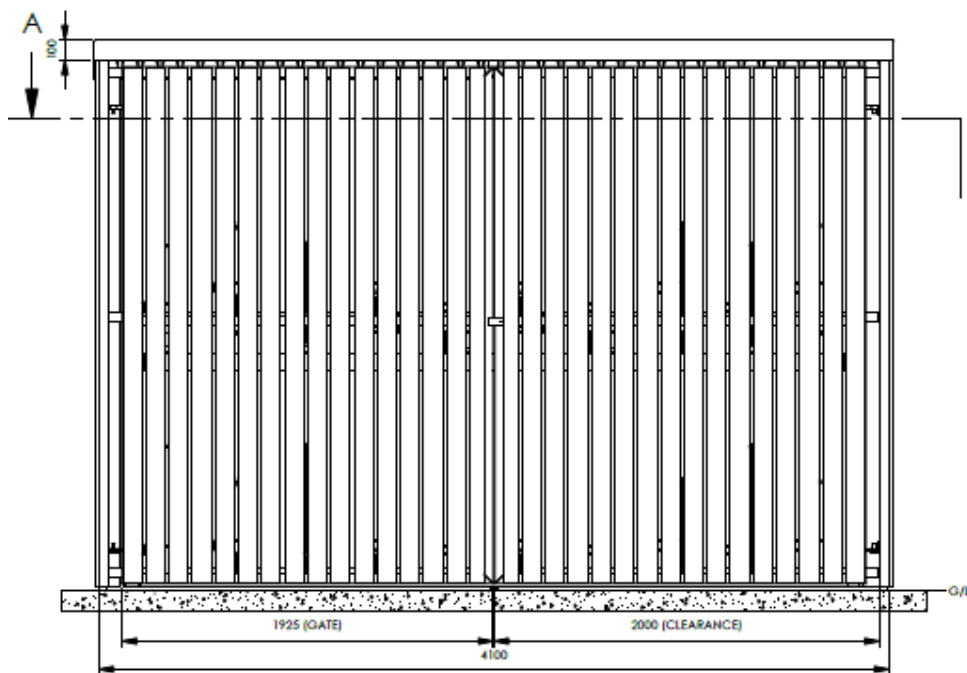
- UXO assessment to be carried out before development
- Details of precise flood risk mitigation measures from approved Flood Risk Assessment to be submitted and agreed
- Standard condition re. unexpected contamination remediation
- Ground floor commercial use to be café only (removing PD changes of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

[Link to proposed layout](#)

PLAN ELEVATION  
A-A (1 : 30)



FRONT ELEVATION



- Roofing & drainage options:
- Corrugated sheet metal roofing fixed into framework (as standard)
  - Corrugated 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 battens (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 battens 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

