



Committee Report

Planning Committee North - 8 February 2022

Application no DC/21/5574/LBC

Location

Jubilee Bridge
The Ravine
Lowestoft
Suffolk

Expiry date 6 February 2022

Application type Listed Building Consent

Applicant East Suffolk Council

Parish Lowestoft

Proposal Repair & Refurbishment of Existing Pedestrian Bridge

Case Officer Matthew Gee

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1. Summary

- 1.1. Listed Building Consent is sought for the repair & refurbishment of the existing Jubilee Bridge, which crosses 'The Ravine', Lowestoft. The proposed comprehensive programme of works to repair and refurbish the existing Grade II Listed structure is in order to allow safe future usage to recommence upon completion. The proposed works are not considered to adversely impact on the historical importance of the structure and would preserve the character and appearance of the bridge. As such the proposal is considered compliant with local and national planning policy, and therefore it is recommended that Listed Building be Granted subject to conditions.
- 1.2. The application has been submitted by the Local Authority, and therefore it is referred to direct to Planning Committee for consideration.

2. Site Description

- 2.1. The application site currently forms the Grade II Listed, late-19th Century pedestrian footbridge of 'Jubilee Bridge', a single-span, flat-deck steel footbridge spanning above 'The Ravine', linking the public highway of North Parade to the North with the Grade II Listed Belle Vue Park to the South.
- 2.2. Jubilee Bridge is located within the Settlement Boundary and Conservation Area for Lowestoft.
- 2.3. Jubilee Bridge was built in 1887 to celebrate the golden jubilee of Queen Victoria, providing a pedestrian link from the then recently constructed and laid out public park, across The Ravine, to access the emerging residential area along North Parade and beyond.
- 2.4. The Jubilee Bridge was Listed in 1993, with the following description:
"Footbridge. 1887 by Richard Parkinson. Steel. Single-span flat-deck footbridge supported on 2 elliptical arches with tracery spandrels and lattice bolted balustrade. C20 timber handrail. The span springs from brick revetments. The south side bears inscriptions referring to Queen Victoria's Jubilee."

3. Proposal

- 3.1. Listed Building Consent is sought for the repair & refurbishment of existing Jubilee Bridge, which crosses 'The Ravine', Lowestoft.
- 3.2. A more comprehensive specification of these works is contained within the submitted 'Schedule of Works' which accompanies this application, in summary, the works involve:
 - removal and replacement of the existing concrete deck of the bridge;
 - removal and replacement of some of the supporting steel bracing on the underside of the bridge, which has unfortunately corroded over time;
 - removal and replacement of sections of the side balustrading panels and associated hand-rail;
 - removal, re-painting and reinstatement of the four existing lamp standards, along with the existing hooped entrance railings, to either side of each entrance to the bridge; and
 - repair/re-pointing of the supporting brickwork revetments to either side of the bridge.

4. Consultees

Third Party Representations

- 4.1. No letters of representation have been received.

Parish/Town Council

| Consultee | Date consulted | Date reply received |
|------------------------|------------------|---------------------|
| Lowestoft Town Council | 20 December 2021 | 5 January 2022 |
| Summary of comments: | | |

The Planning Committee of Lowestoft Town Council considered this application at a meeting on 4 January 2022. It was agreed to recommend approval of the application.

Non statutory consultees

| Consultee | Date consulted | Date reply received |
|------------------------------------------------------------------------------------------|------------------|---------------------|
| East Suffolk Design And Conservation | 20 December 2021 | No response |
| Summary of comments: No objections, comments incorporated into officer considerations | | |

| Consultee | Date consulted | Date reply received |
|---------------------------------------|------------------|---------------------|
| Private Sector Housing (Internal) | 20 December 2021 | 5 January 2022 |
| Summary of comments: No objections | | |

| Consultee | Date consulted | Date reply received |
|---------------------------------------|------------------|---------------------|
| Historic England | 20 December 2021 | 13 January 2022 |
| Summary of comments: No objections | | |

| Consultee | Date consulted | Date reply received |
|----------------------------------------------|------------------|---------------------|
| East Suffolk Economic Development | 20 December 2021 | No response |
| Summary of comments: No comments received | | |

| Consultee | Date consulted | Date reply received |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|
| East Suffolk Environmental Protection | 20 December 2021 | 10 January 2021 |
| Summary of comments: No objection but note several the works involved in this development may be noisy and therefore request that an hours of work condition be applied to any permission granted. | | |

5. Publicity

The application has been the subject of the following press advertisement:

| Category | Published | Expiry | Publication |
|-------------------|----------------|-----------------|----------------------------|
| Conservation Area | 7 January 2022 | 28 January 2022 | Beccles and Bungay Journal |

| Category | Published | Expiry | Publication |
|-------------------|----------------|-----------------|-------------------|
| Conservation Area | 7 January 2022 | 28 January 2022 | Lowestoft Journal |

Site notices

| | |
|---------------------|------------------------------------------------------------------------------------------------------------------------------|
| General Site Notice | Reason for site notice: Conservation Area & Listed Building Date posted: 23 December 2021 Expiry date: 18 January 2022 |
|---------------------|------------------------------------------------------------------------------------------------------------------------------|

6. Planning Policy Background

- 6.1. WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- 6.2. WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- 6.3. WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- 6.4. National Planning Policy Framework 2021 (NPPF)
- 6.5. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 6.6. In properly applying the relevant historic environment policies of the Local Plan and NPPF, the statutory duty under section 66 of The Act, above, is followed.

7. Planning Considerations

Registered Park and Garden

- 7.1. The Listed building has significance to the Grade II Registered Park and Garden of Bell Vue Park. The Park was designated in 2002 and the description notes the following about the bridge; *"Mr Arthur Stebbing proposed that a bridge be erected across the ravine on the northern boundary of the park, to mark the Queen's Golden Jubilee. The architect William Chambers was commissioned to design the fine iron bridge, which was funded by William Youngman, the first elected mayor of the borough (Brown et al 1991). Richard Parkinson,*

chief engineer to the Eastern and Midlands Railway was also involved in this project, possibly in relation to its construction."

North Lowestoft Conservation Area

- 7.2. The bridge sits within the North Lowestoft Conservation Area, with the Appraisal stating:
- 7.3. *"Without question, the most elaborate and impressive iron structure in the conservation area is Jubilee Bridge over The Ravine; a single span footbridge built in 1887, with tracery spandrels, lattice bolted balustrade and cast-iron lamp standards. The bridge is an extremely important feature of the conservation area and adds a dramatic and elaborate note to the Bellevue Character Area." (Page 34).*
- 7.4. *"Jubilee Bridge, over The Ravine (Grade II) Footbridge between North Parade and Bellevue Park. 1887 by the engineer Richard Parkinson and architect WO Chambers. Steel. Single-span flat-deck footbridge supported on two elliptical arches with tracery spandrels and lattice bolted balustrade. Twentieth century replacement timber handrail. The span springs from brick revetments. Decorative cast iron lamp standards by DW Windsor of Ware, Hertfordshire. The south side bears inscriptions referring to Queen Victoria's Jubilee. Bettley, J, and Pevsner, N, The Buildings of England, Suffolk: East (London, 2015) p.408. (Page 182).*
- 7.5. *"Mr Arthur Stebbing proposed that a bridge be erected across the ravine on the northern boundary of the park, to mark the Queen's Golden Jubilee. The architect William Chambers was commissioned to design the fine iron bridge, which was funded by William Youngman, the first elected mayor of the borough (Brown et al 1991). Richard Parkinson, chief engineer to the Eastern and Midlands Railway was also involved in this project, possibly in relation to its construction". (Page 194).*
- 7.6. *"..... In the middle of the northern boundary a fine brick and steel bridge (Listed Grade II) spans The Ravine to link the park with the large houses of North Parade. Kelly's Directory of 1892 attributes the design to Richard Parkinson although the Suffolk Archives holds plans by the architect William Chambers for the bridge,..." (Page 194).*

Proposed Works

- 7.7. The works proposed are quite extensive and look to refurbish the bridge to a safe and useable structure as well as bring it back up to a condition which is visually attractive and well maintained. The proposed works are comprehensive in nature, and as set out within the proposal include several elements that will be set and assessed below. These include
- Removal and replacement of the existing concrete deck of the bridge;
 - Removal and replacement of some of the supporting steel bracing on the underside of the bridge, which has unfortunately corroded over time;
 - Removal and replacement of sections of the side balustrading panels and associated hand-rail;
 - Removal, re-painting and reinstatement of the four existing lamp standards, along with the existing hooped entrance railings, to either side of each entrance to the bridge; and
 - Repair/re-pointing of the supporting brickwork revetments to either side of the bridge.
- 7.8. These elements are all considered acceptable, however, the drawings submitted note that the entrance railings to the bridge will be repaired if possible or replaced. It is hoped that repair will be possible, but the condition of elements is not fully known at this time, and

this will not become evident until the works are underway, and a full inspection can be made. Therefore, in order to control this matter should they be found to be beyond practical repair and in need of replacement it is considered necessary to impose a condition that prior to replacement evidence be provided that they are beyond practical repair and large scale details of their replacements be provided.

- 7.9. In addition, to the elements listed above the proposed repair & refurbishment works also include the following:

Commemorative stone placards

- 7.10. The two commemorative stone placards on southern bridge abutment piers are to be cleaned, restored and repainted including blue painting of lettering (to match existing paint). This is considered acceptable and is a welcomed restoration.

Rainwater goods

- 7.11. Installation of new 100mm diameter (ID) black painted cast iron rainwater down pipes and elbow fittings to sides of northern abutment, which is considered acceptable.

Stonework to abutments

- 7.12. Prepare and re-paint stonework to abutment piers strictly in accordance with Witham Paints, which is deemed acceptable subject to colours.

Paint to path surface

- 7.13. Apply Witham Paints (or similar approved equivalent) non-slip paint system to top surface of new concrete bridge deck to provide a highly durable slip resistant surface finish. This is considered acceptable subject to colour.

Colour Scheme

- 7.14. Considering the impact of the colour in this particular case, the colour scheme of the items listed above is not detailed within the application and given the importance of ensuring a satisfactory paint scheme to the bridge, it is considered necessary to impose a condition that the colours be agreed prior to their application.

8. Conclusion

- 8.1. Where the proposed works require some removal of historic fabric, that would constitute less than substantial harm to the significance of a designated heritage asset, as set out within paragraph 202 of the NPPF. However, this work is necessary to bring the bridge back into use and the harm is on a low level. This harm has to be weighed against the public benefits of the proposal as required by the NPPF and Local Plan. In this case the proposed works would allow for the safe re-introduction of pedestrian use of the bridge, as well as safeguarding the future of the Listed Bridge. The works overall are necessary and will make this bridge useable again and restore its appearance. It is therefore considered that there are significant public benefits from the proposal to clearly indicate for a grant of listed building consent.

9. Recommendation

- 9.1. It is recommended that Listed Building Consent be granted subject to conditions

10. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:
 - Site Location Plan and existing photos, 20223 EX04 T1, received 15/12/2022,
 - Existing East Elevation and Embankment Cross-Section, 20223 EX01 T2, received 15/12/2022,
 - Existing West Elevation and Embankment Cross-Section, 20223 EX02 T2, received 15/12/2022,
 - Existing Bridge Sections & Details, 20223 EX03 T2, received 15/12/2022,
 - Structural Repair Spec & Details: Replacement Bridge Deck, 20223 SR01 T4, received 15/12/2022,
 - Structural Repair Spec & Details: Bridge Plan & Vertical Bracing, 20223 SR02 T2, received 15/12/2022,
 - Structural Repair Spec & Details: Hand Rails, Balusters & Fixings, 20223 SR03 T2, received 15/12/2022,
 - Structural Repair Spec & Details: Main Structure Metalwork Repairs, 20223 SR04 T2, received 15/12/2022,
 - Structural Repair Spec & Details: Gates, Abutments & Drainage, 20223 SR05 T2, received 15/12/2022,
 - Schedule repair & Refurbishment Works, Job No. 20223, received 15/12/2022,
 - Design & Access Statement including Heritage Statement, received 15/12/2022,
 - for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. Prior to the application of any painted finish, the colour of the paint finish to the following elements shall be supplied and agreed in writing by the Council;
 - the deck surface,
 - steel bracing and supporting structure,
 - stonework to abutment piers,
 - the balustrade,
 - the lamp standards,
 - hooped entrance railings,
 - the low entrance railings.

The works shall then be completed in accordance with these approved details, and there after retained.

Reason: To maintain the character of the building and its setting.

4. Prior to the replacement of the entrance railings, evidence that they are beyond practical repair shall be provided to the Council together with the extent of the replacement

proposed. Large scale details of the like for like replacement railings, including height, material, section sizes, detailing and finish to be supplied and agreed in writing the Council. The works shall then be carried out in accordance with these approved details.

Reason: To maintain the character of the building and its setting.

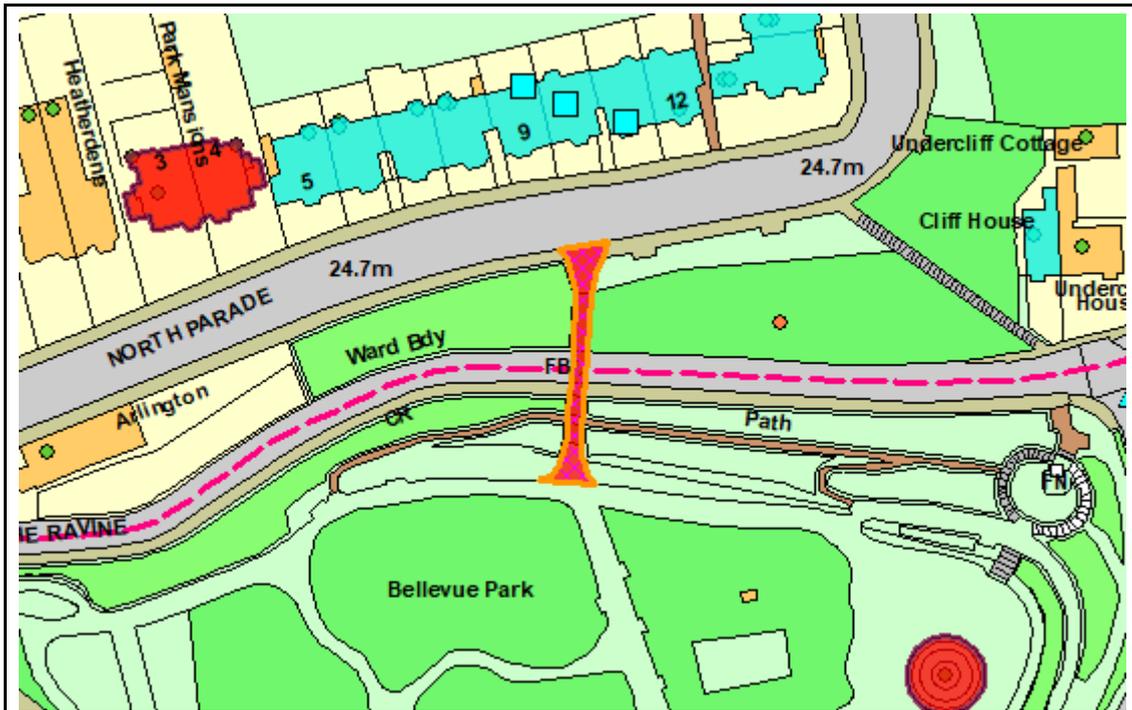
11. Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. Due to the close proximity of nearby residential properties and given the level of work proposed it is requested that the repair & refurbishment works, hereby permitted, shall only take place between the hours of:
 - 07:30 and 18:00 Mondays to Friday
 - 08:00 and 13:00 Saturdays
 - No time on Sundays or bank holidays.

12. Background Papers

See application reference DC/21/5574/LBC on [Public Access](#)

Map



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Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support