

Items: 7 and 8

DC/20/0653/FUL and DC/20/1783/LBC

Lowestoft Post Office,
51 London Road North, Lowestoft
NR32 1AA



Site Location Plan





High Street (London Road)

Surrey Street









Surrey St

Google

L. & G. Roberts
Wholesale Fish Merchants

Fresh Fish
From
Lowestoft

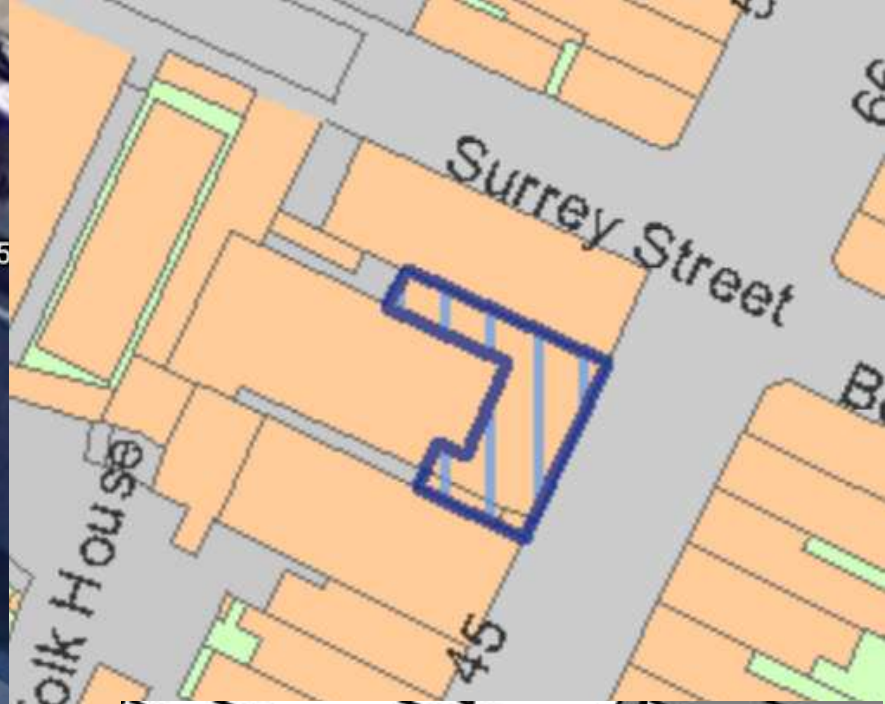


Suppliers to Hotels, Restaurants, Canteens & Pub
Telephone: (01502) 565101 Fax: (01502) 565324



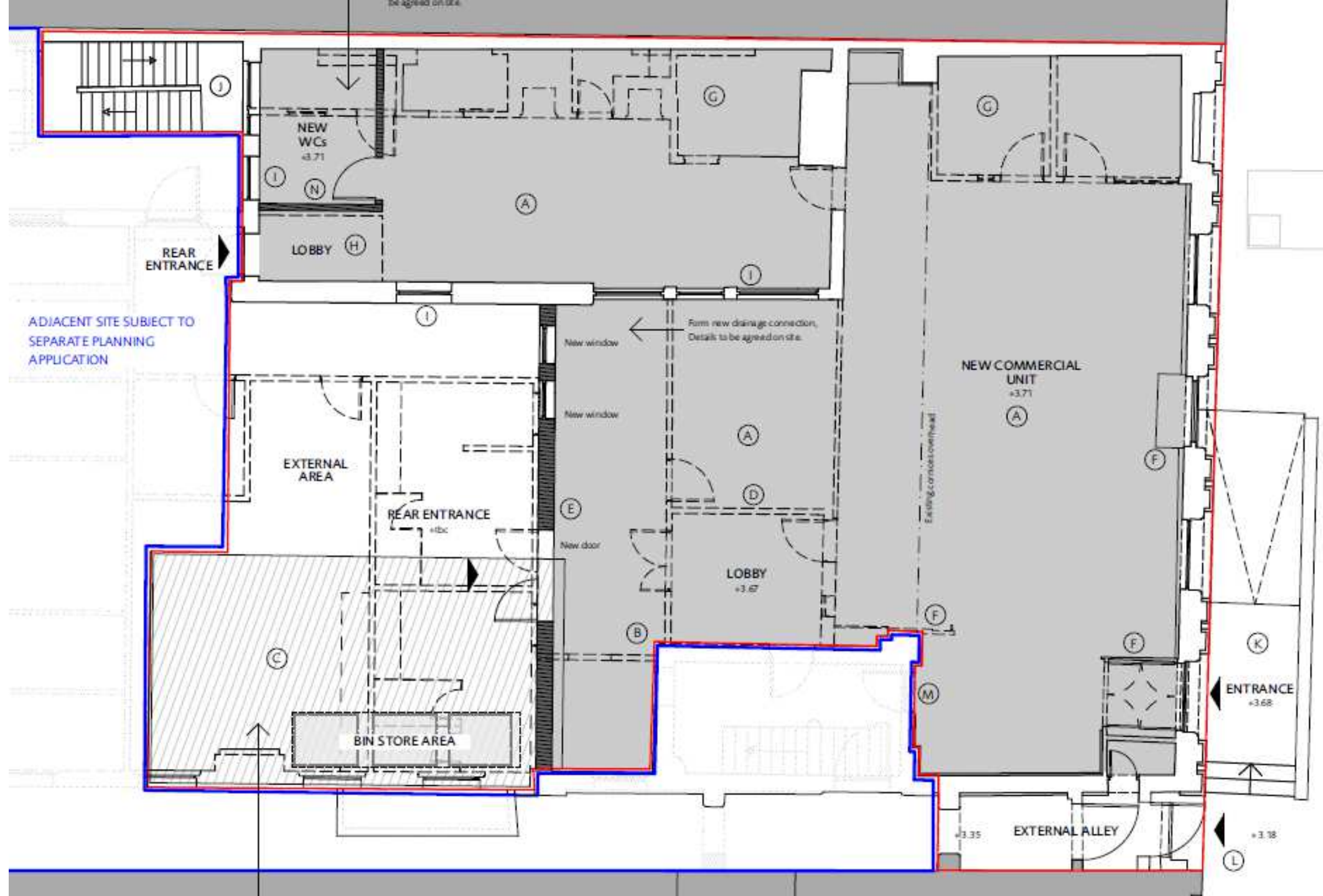
The Listed Building

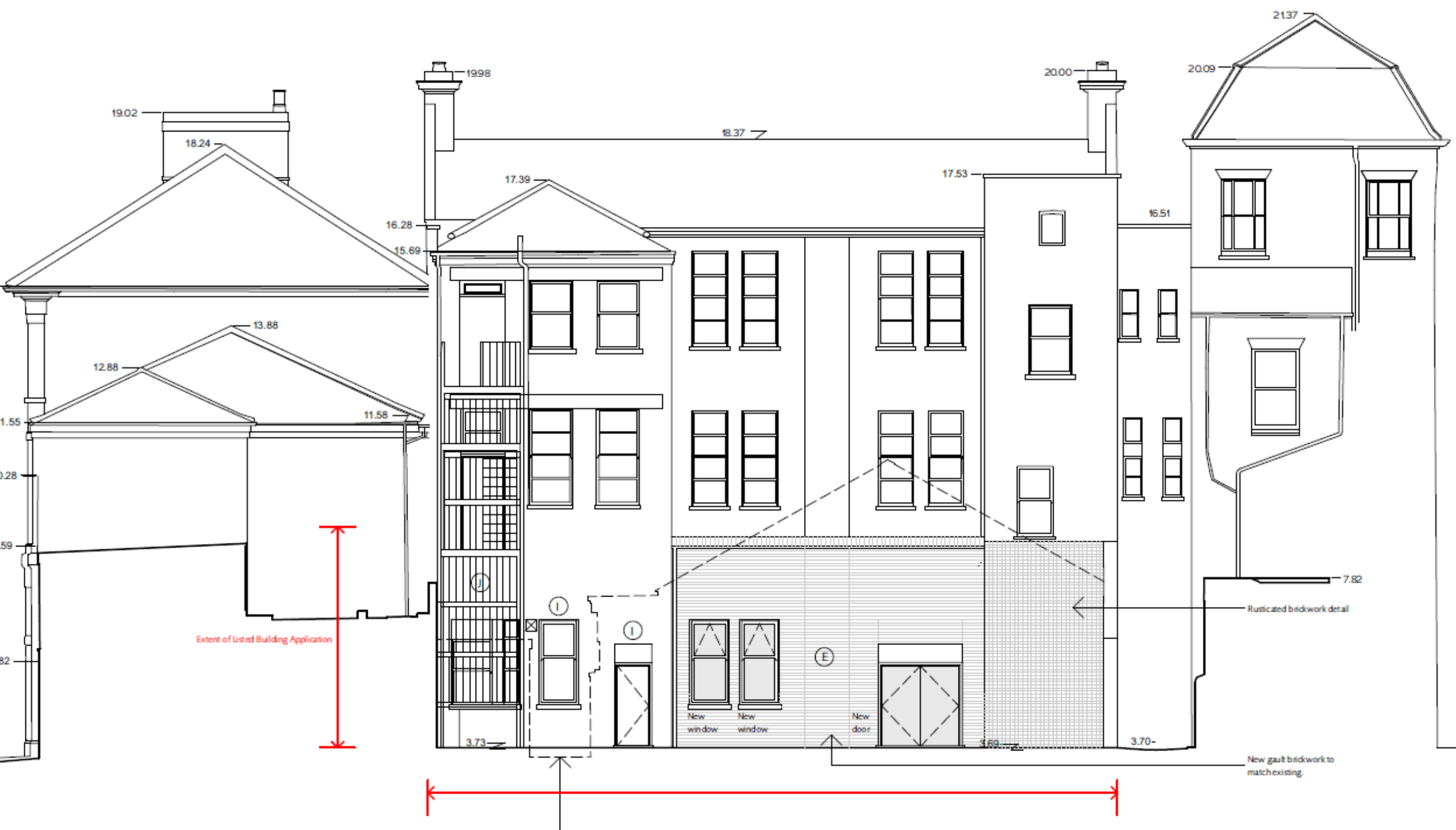








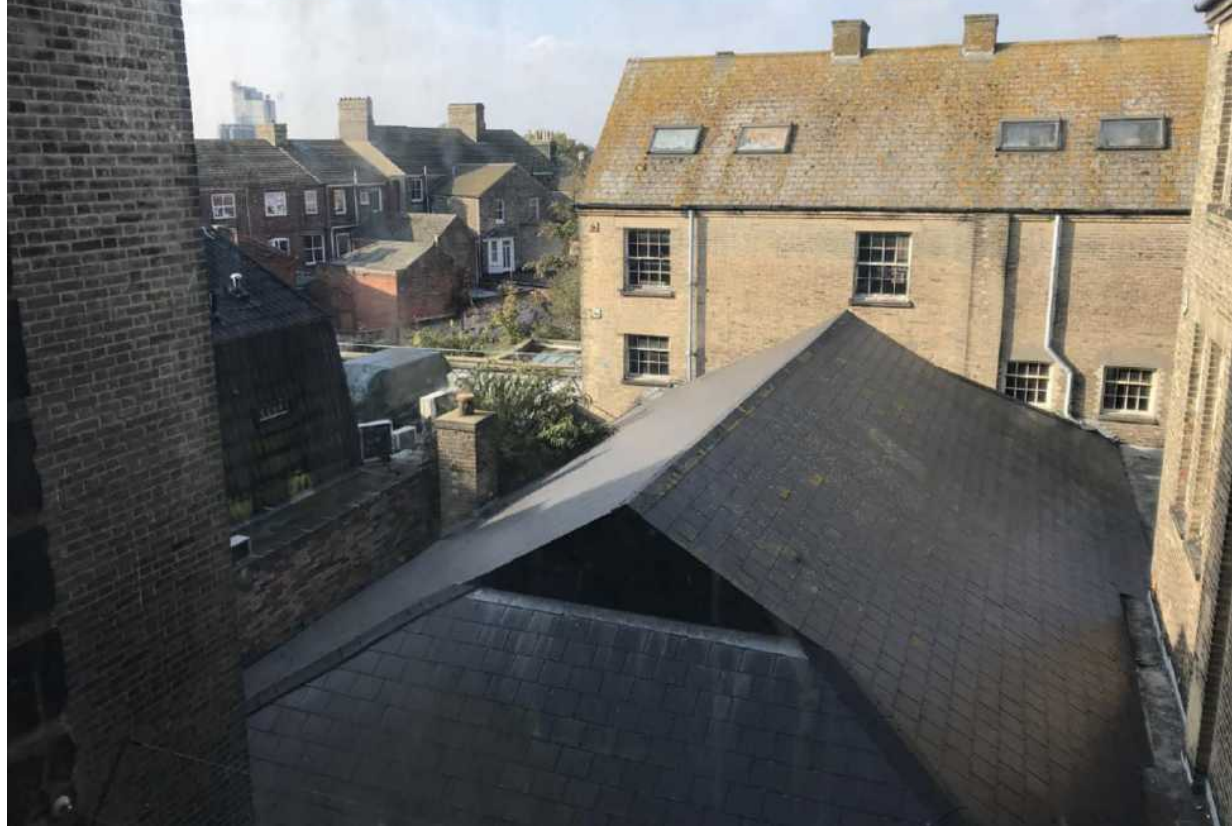
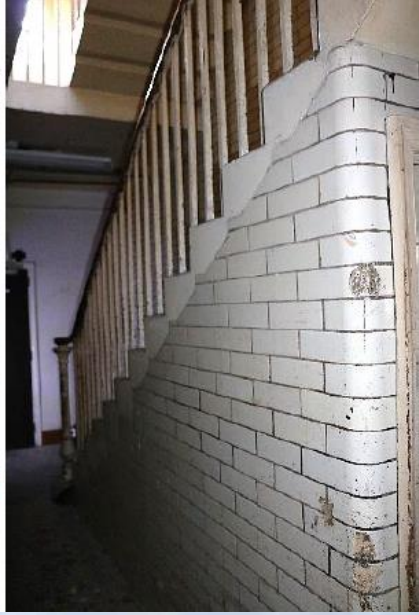




Development
to the Rear of
the Post Office:

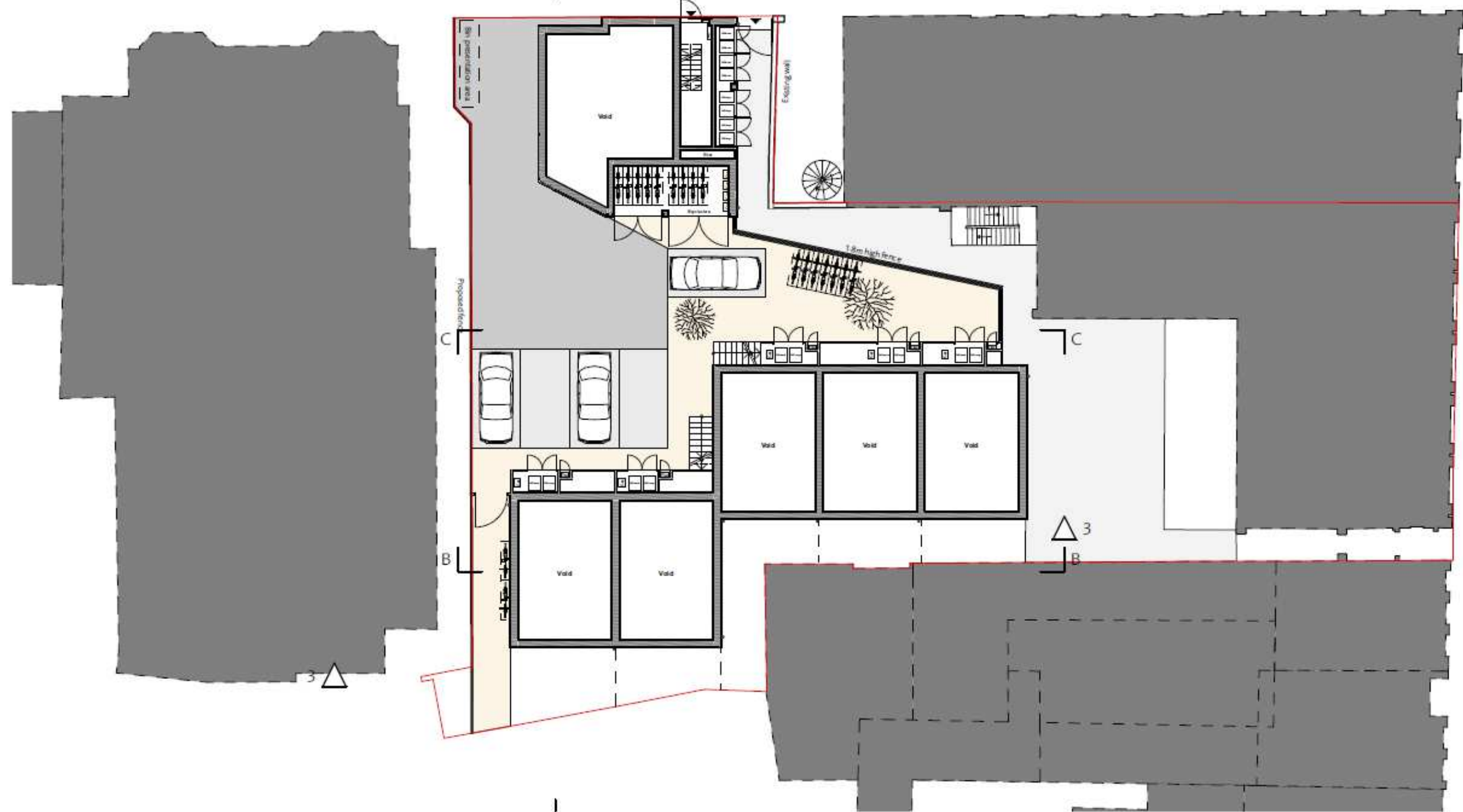
Proposed
Demolition





Development
to the Rear of
the Post Office:
Proposed Block
Plan











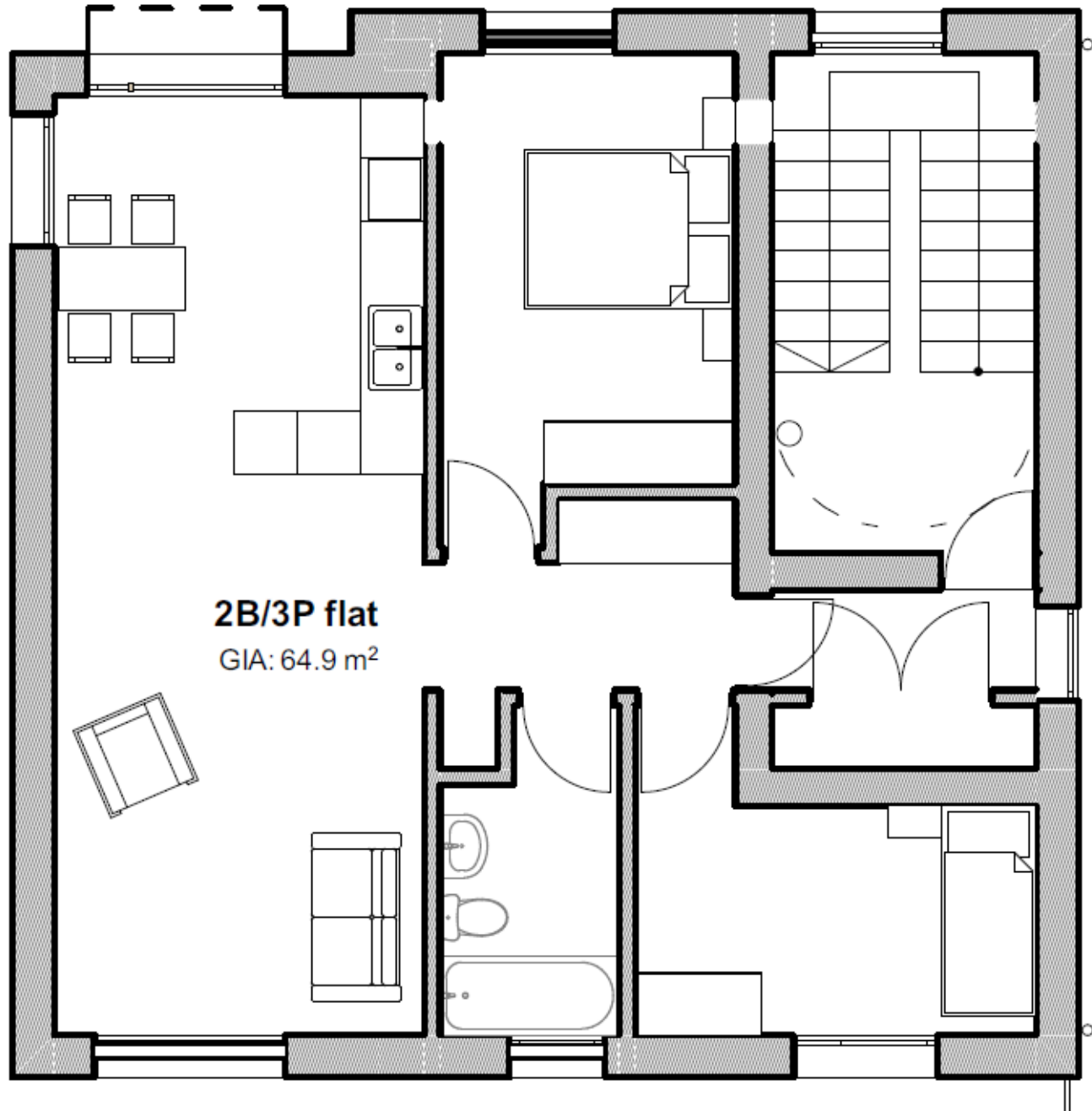
PROPOSED ELEVATION 2



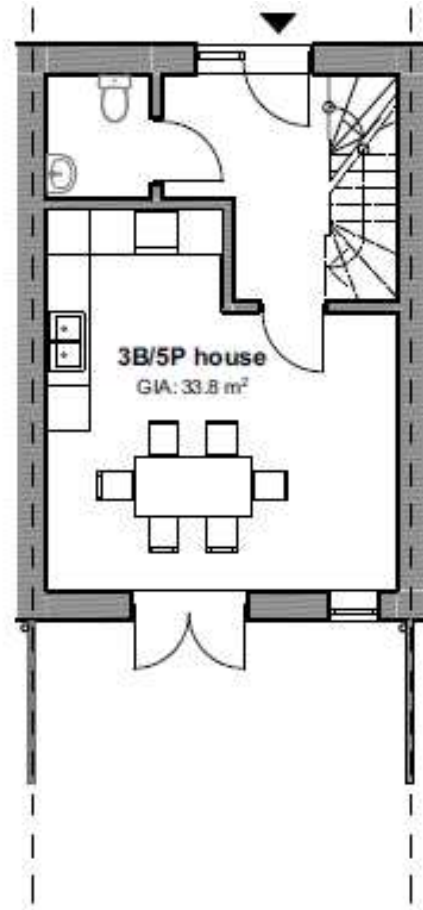
PROPOSED ELEVATION 3



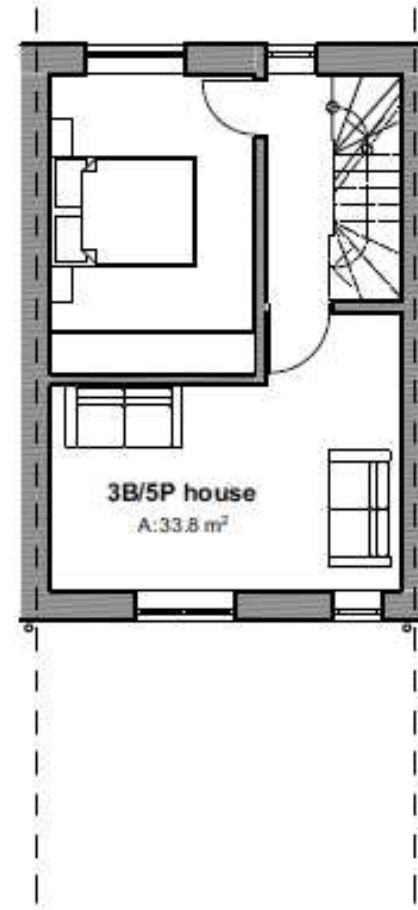
Typical Flat Floor Plan



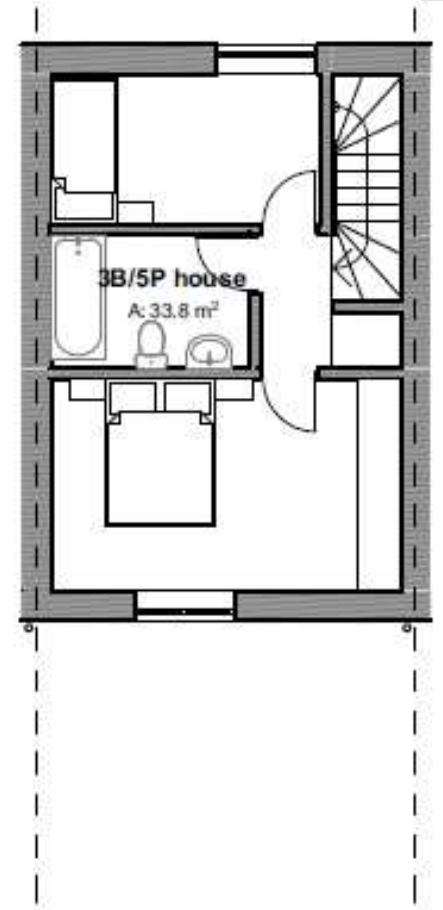
Townhouse Floor Plans



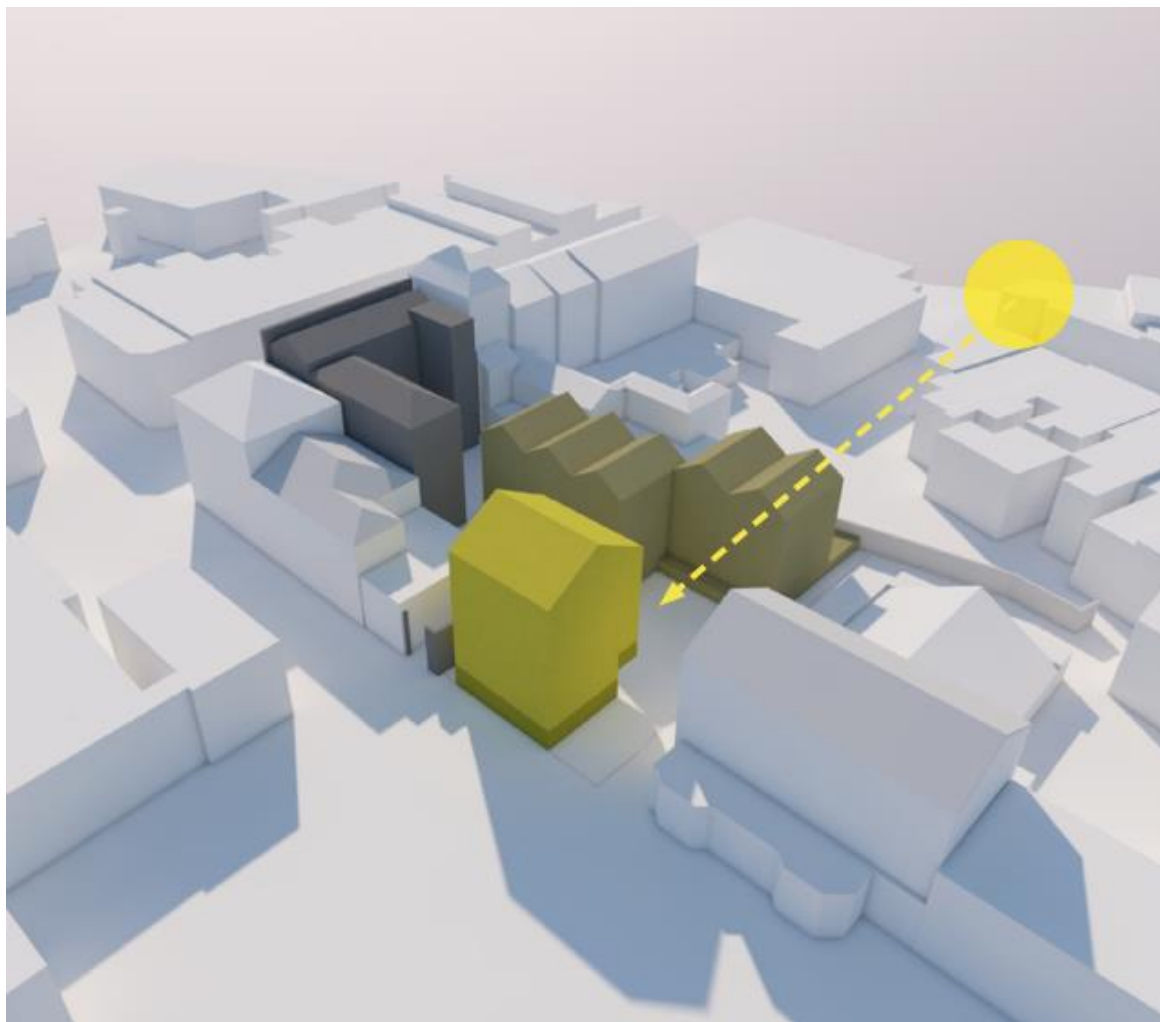
Ground floor plan



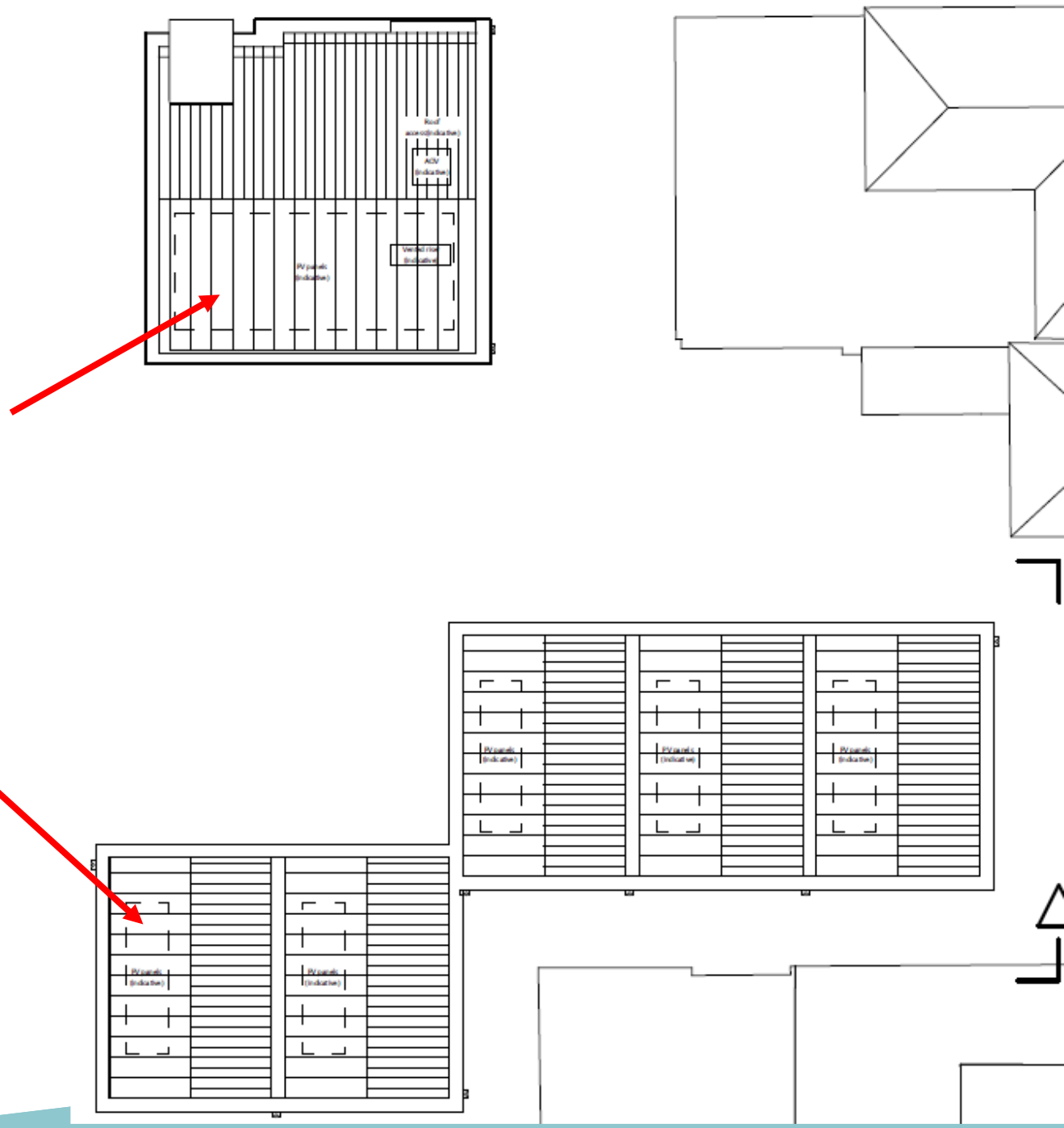
First floor plan



Second floor plan



Position of Solar PV





PROPOSED ELEVATION

Zinc pitched roof with eaves set parallel to street frontage

Section of building set back 450mm from the street boundary

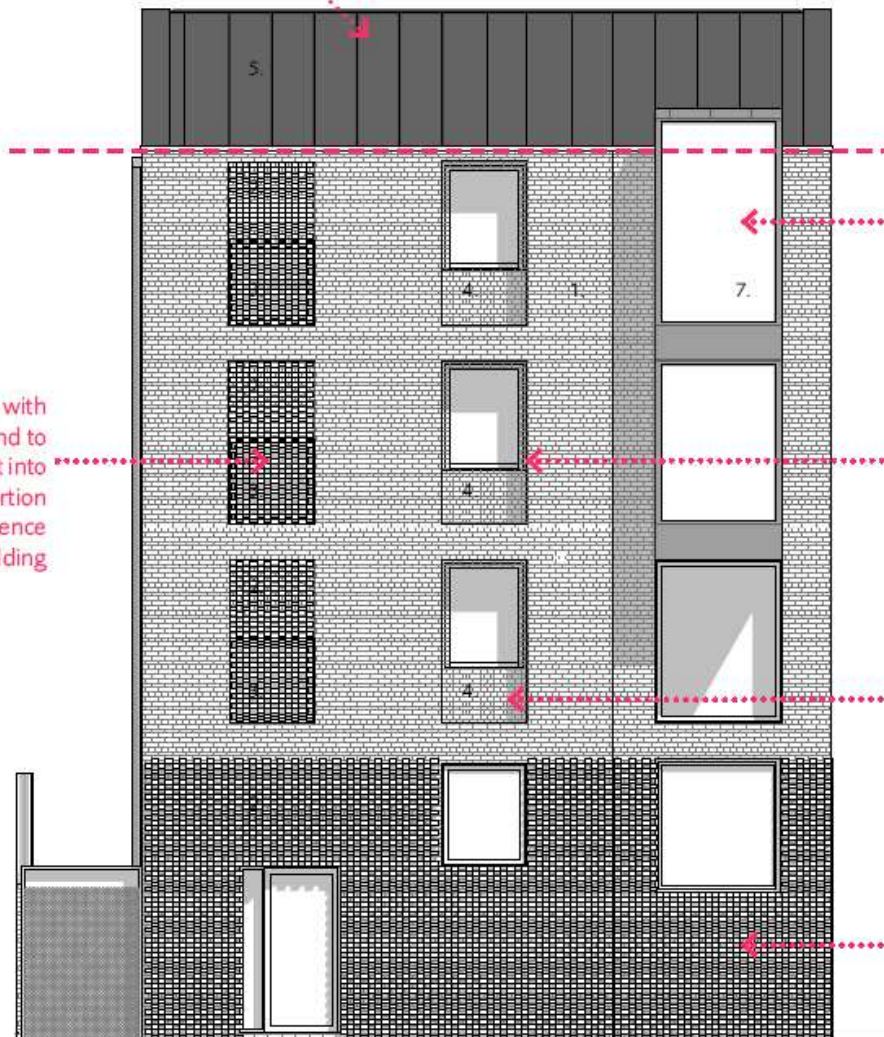
Perforated brickwork with windows set behind to provide natural light into stairwell. Overall proportion of 'opening' to reference NatWest building

Lowestoft 'Bay' Window / Dormer type to extend above the eaves line. Reference to neighbouring residential buildings

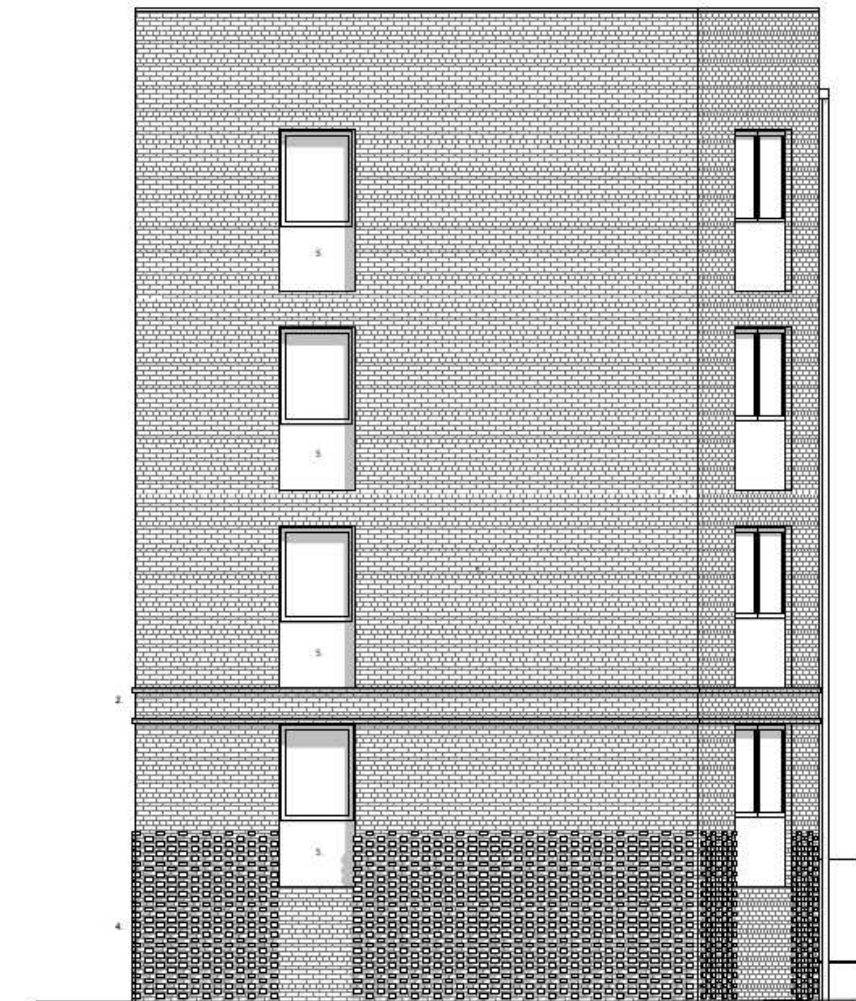
Punched windows with brick openings proportions referenced from neighbouring Natwest Bank

Windows are set back into the openings to provide further articulation and relief to the facade

Rusticated Brickwork



REVISED ELEVATION



PROPOSED ELEVATION

Zinc pitched roof with eaves
set parallel to street frontage

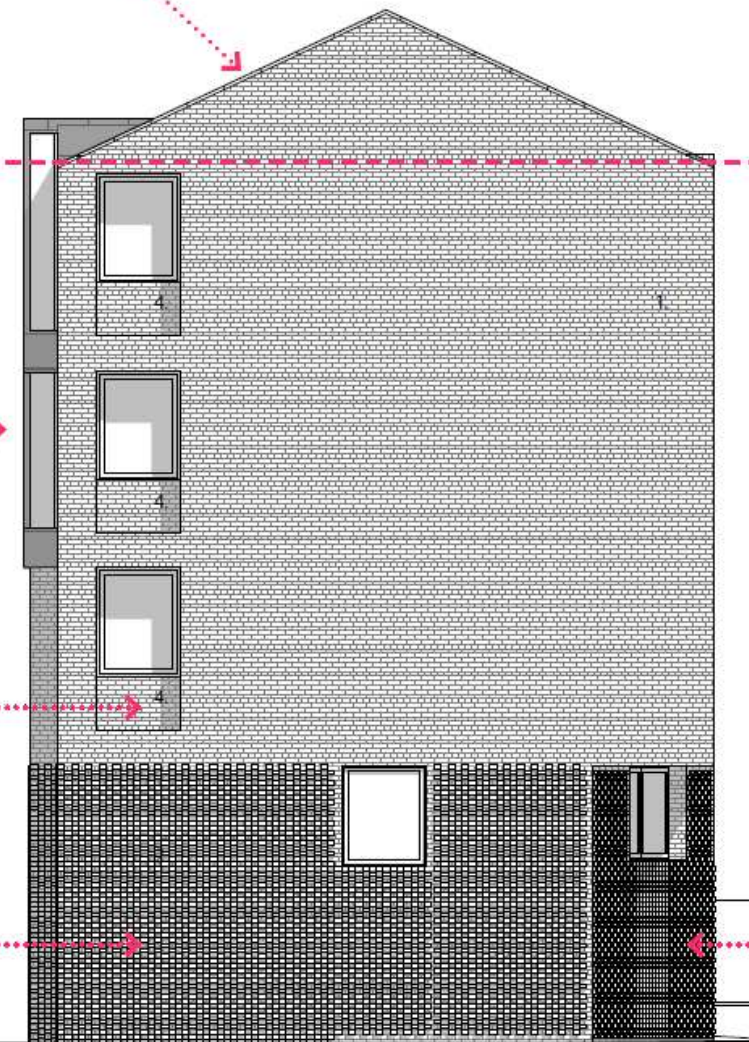
Eaves line

Lowestoft 'Bay'
Window / Dormer
type to extend
above the eaves
line. Reference
to neighbouring
residential buildings

Punched windows
with brick openings
proportions referenced
from neighbouring
Natwest Bank

Rusticated brickwork
to continue around the
building

REVISED ELEVATION



'Chamfered' building
line to be located at
Ground Floor only,
with upper floors
returning to 'regular'
flat plan' above



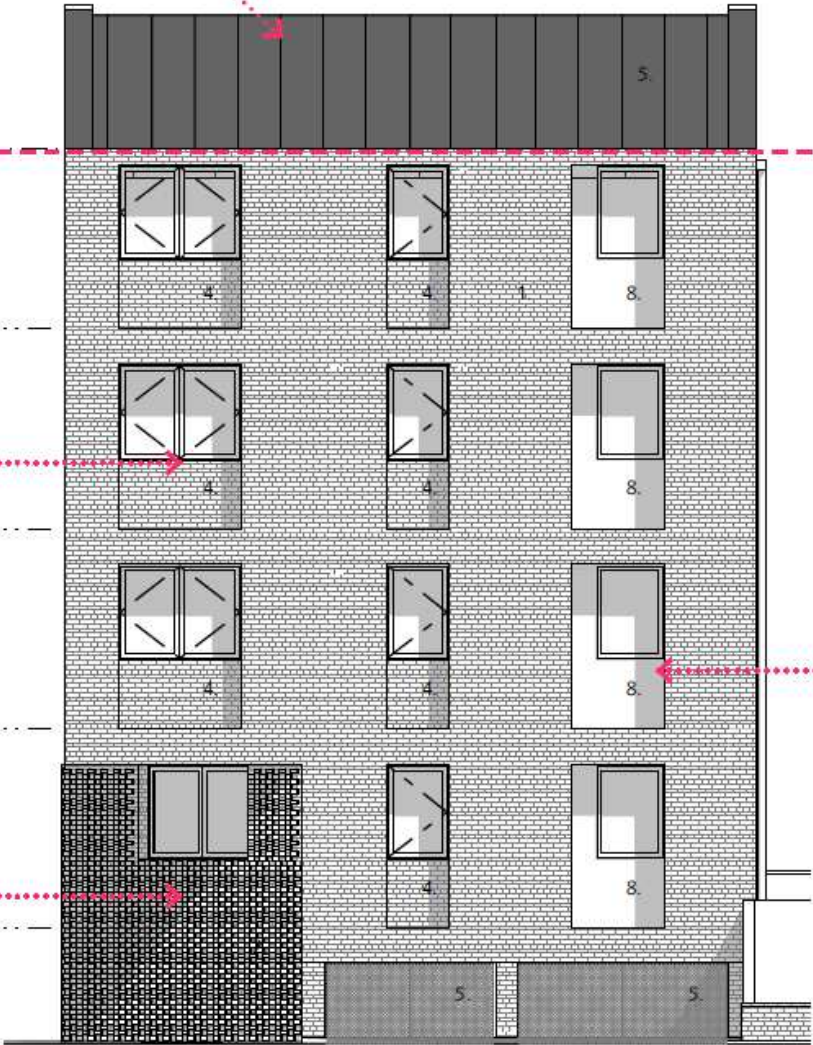
PROPOSED ELEVATION

Zinc pitched roof with eaves
set parallel to street frontage

Eaves line

Punched windows
with brick openings
proportions referenced
from neighbouring
Natwest Bank

Rusticated brickwork
to stop at rear of the
flats



REVISED ELEVATION

Punched window
openings to stairwell
with aluminium panels
to match houses
opposite.



Key Issues and Considerations

- Principle of Development
- Re-purposing and refurbishment of Listed Building
- Regeneration and Impact on the Town Centre
- Provision of Affordable Homes
- Design and Heritage Considerations
- Residential Amenity
- Highways
- Flood Risk

Item 7 (DC/20/0653/FUL): Recommendation

AUTHORITY TO APPROVE, subject to securing the per-dwelling contribution to fund the Suffolk (Coast) RAMS, and with planning conditions including but not limited to those summarised below:

- Three-year time limit
- Standard plans compliance condition
- Mechanism to deliver Affordable Housing provision (S106 agreement) to be secured pre-commencement of development
- New building external facing materials to be agreed pre-commencement
- Hard landscaping strategy to be agreed pre-commencement

Item 7 (DC/20/0653/FUL): Recommendation

- Precise details of frontage window and door works to be agreed pre-commencement
- Precise detailing and finishes of the extension to be agreed pre-commencement
- Standard model conditions for ground contamination investigation and remediation
- Highways condition – parking/manoeuvring areas to be provided pre-occupation
- Highways condition – bin storage area to be provided and maintained
- Ecology – conditions to secure enhancement and mitigation measure from the approved Preliminary Ecological Appraisal

Item 8 (DC/20/1783/LBC): Recommendation

APPROVE subject to conditions including, but not limited to, those summarised below:

Three-year time limit.

2) Standard plans compliance.

3) Large scale details of material, detailing and finish of windows and doors including large scale sections of the various elements.

4) Method statement of stonework cleaning to façade.

5) Details of works of making good to the side wing (adjacent the toilet block to be demolished in the tandem planning application).

6) Details of materials and finishes to the new extension.

7) Details of how any existing doors and windows of historic interest impacted by the extension are to be dealt with (retained or sealed up works).

8) Details of works to the decorative ceiling/cornice in the public hall.

(As per Pages 115 to 116 of the report)