

Item: 8

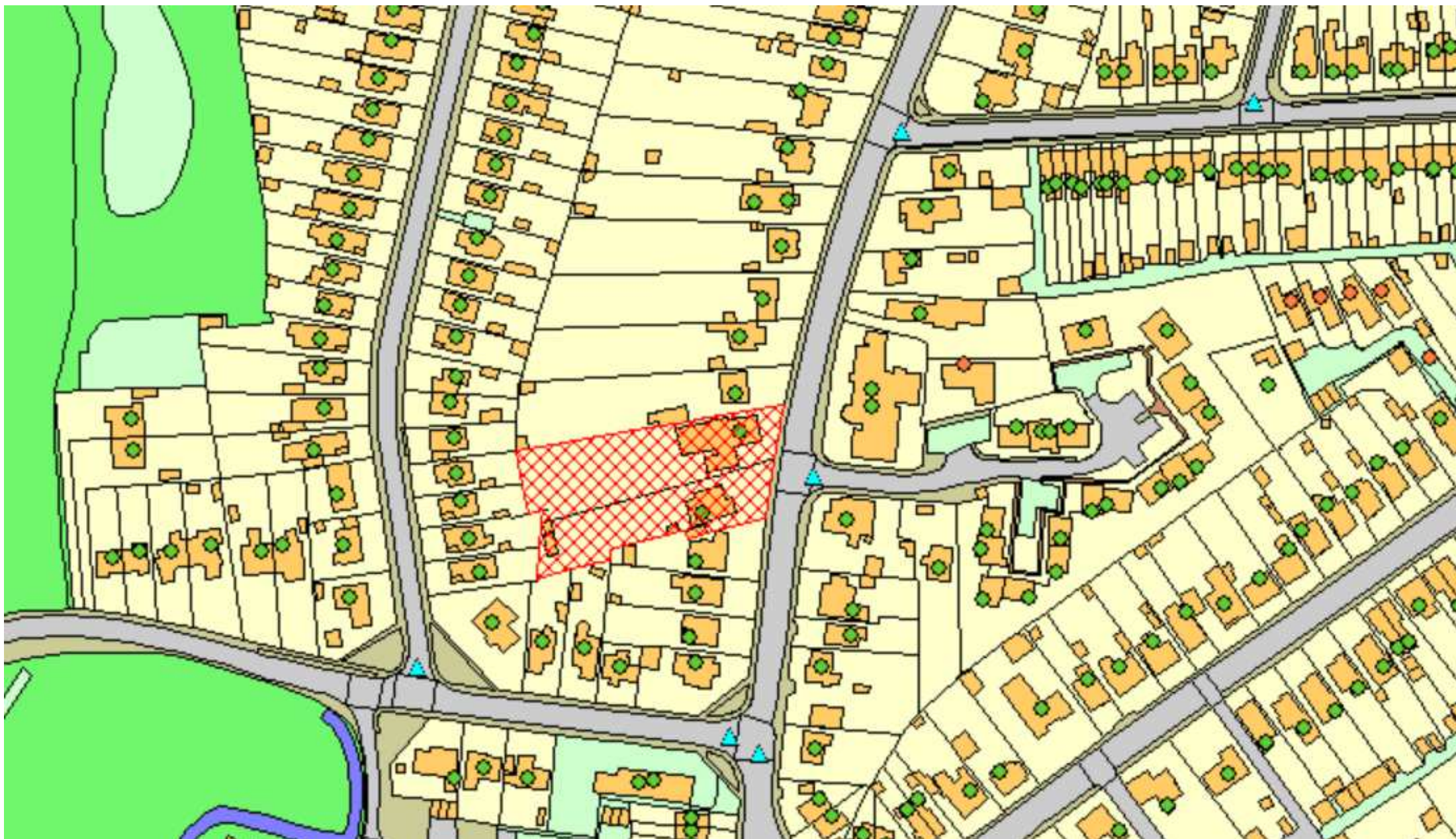
DC/20/1395/FUL

Demolition of existing care home and adjacent dwelling house to form one larger site with a new build care home with associated amenity gardens and on site parking facilities.

44 Gorleston Road, Lowestoft, Suffolk, NR32 3AQ



## Site Location Plan



Satellite image



# Existing 3D Visualisation looking east



# Existing 3D Visualisation looking east with Elmhurst Avenue in foreground

Lilac Lodge

no. 44

no. 42



# Existing 3D Visualisation looking west



# Existing 3D Visualisation looking west



no. 46

no. 44

no. 40

Elmhurst Avenue  
Properties

Shell

Oulton Broad North

# Existing 3D Visualisation looking north

Elmhurst Avenue  
Properties

no. 46

no. 44

no. 40

Arbotree

Photographs



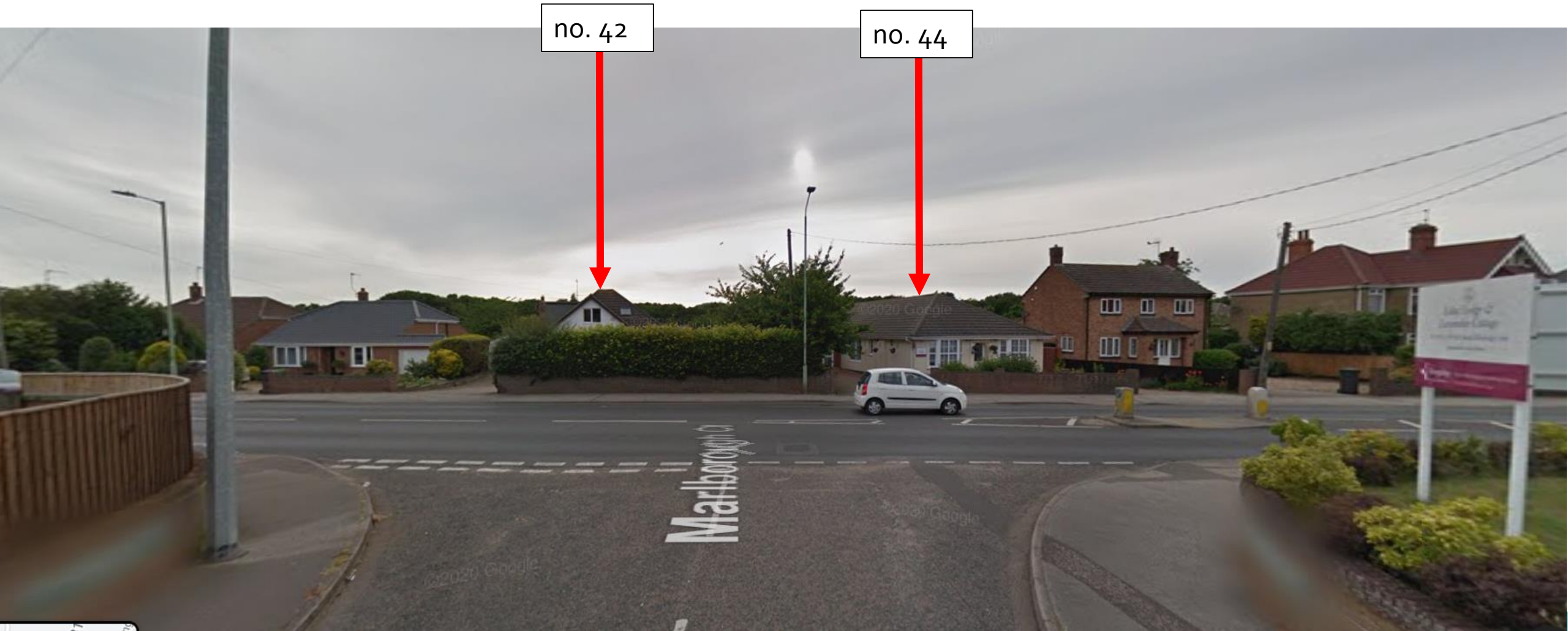
# Existing Street Scene looking south



# Existing Street Scene looking north



# Photographs



# Proposed site plan



## Boundary Key

- 900mm high hoop top railing
- 1200mm high hoop top railing
- 1800mm high close boarded timber fence
- 900mm high close boarded timber fence
- 900mm high brick wall

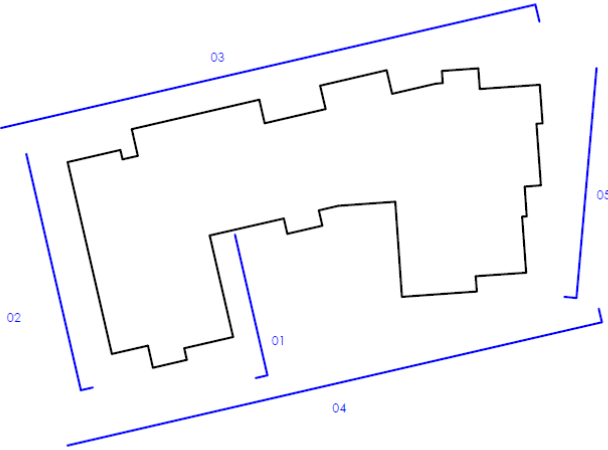
## KEY

- Concrete Paving type 1
- Concrete Paving type 2
- Block Paving
- Grass
- Site Boundary (0.69 acres)
- Demolitions

# Proposed Elevations



Elevation 05 - East Elevation to Gorleston Road



Key Plan



Elevation 01 - South Amenity Garden



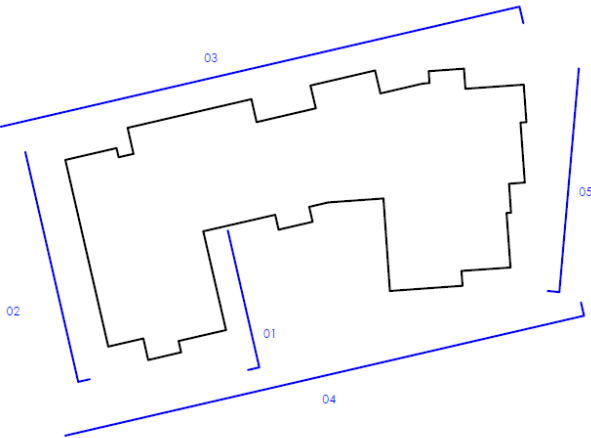
Elevation 02 West Amenity Garden

Obscure glazing

# Proposed Elevations



Elevation 03 - North Elevation

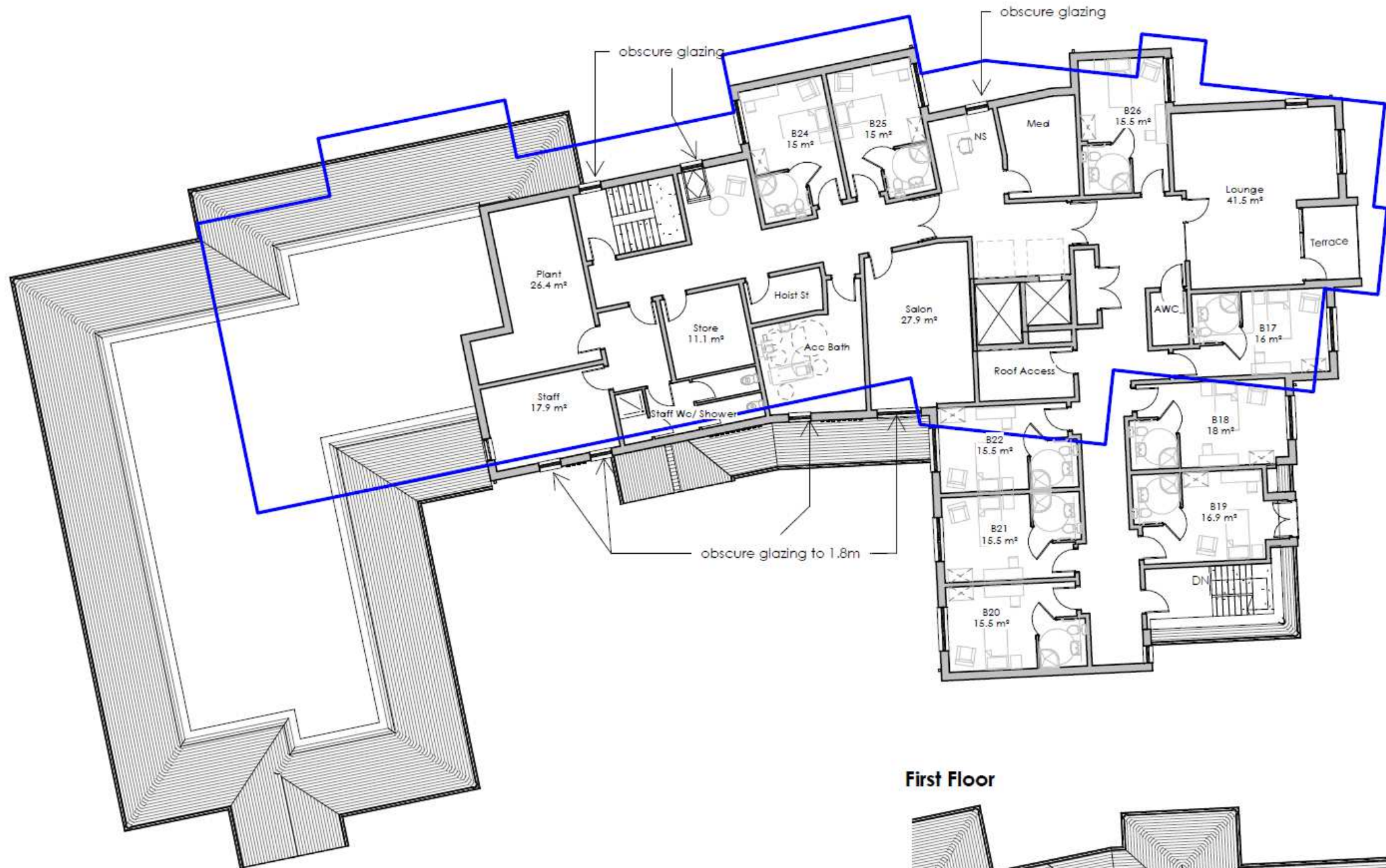


Key Plan

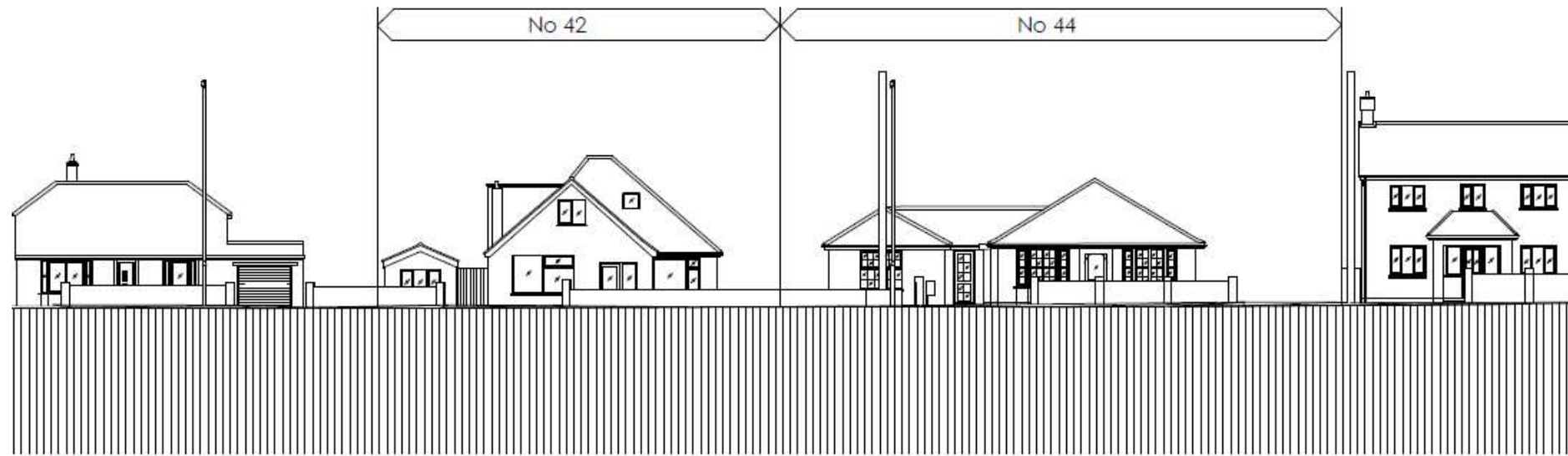
# Proposed Ground Floorplan



# Proposed First Floorplan



# Proposed Street scene Comparision




EXISTING STREET SCENE



PROPOSED STREET SCENE

# Material Planning Considerations and Key Issues

- Principle
  - Character and appearance
  - Amenity
  - Highways
  - Lifetime Design
  - Other matters
- 
- A teal-colored decorative shape, resembling a stylized wave or a series of overlapping triangles, is positioned in the bottom right corner of the slide.

# Recommendation

## **Approve** subject to the following conditions

- Time Limit
- Approved Drawings and documents
- Material details
- Obscuring glazing to first floor windows on north and south elevations
- Submission of Demolition and Construction Environmental Management Plan
- Unexpected Contamination
- Written scheme of potential noise sources
- Submission of Acoustic Assessment
- Noise Control Measures
- Odour Control
- C2 use only
- Access Improvements
- Provision of bin storage
- Submission of Delivery Management Plan
- Parking and Manoeuvring areas
- Visibility splay provision
- Bike Storage details
- Details on strategy to dispose of surface water
- Details of the implementation, maintenance and management of the strategy for the disposal of surface water
- Surface water drainage verification report
- Construction Surface Water Management Plan (CSWMP)
- Café only to be used by residents, staff, or people visiting current residents of care home