

Elizabeth Martin

From: Elizabeth Martin
Sent: 26 February 2021 10:45
To: Sarah Foote
Subject: North Lowestoft Conservation Area Appraisal Draft Document Public Consultation - Proposed boundary changes

Dear Sarah

North Lowestoft Conservation Area Appraisal Draft Document Public Consultation - Proposed boundary changes

Thank you for your enquiry.

The consultant engaged to re-appraise the Conservation Area was requested to look at the boundary, and propose boundary changes as considered desirable, as is the normal practice in such exercises.

This produced a number of proposed alterations including the Denes Oval, which is felt to meet the requirements to be included, these are outlined below;

The Denes Oval area is considered to be of sufficient architectural or historic interest for it be thought 'special' due to it being an integral element to the development of the area and its positive visual architectural contribution to its character, the reasons are outlined below;

The opening of Lowestoft North Railway Station in 1902 led to the development of hotels and boarding houses in the area.

To attract visitors, new facilities were provided by the town's authorities. The last of a number of recreational projects designed to boost the number of visitors to the northern part of the town in the early twentieth century was The Denes Oval.

This provided leisure facilities on the Denes, below Gunton Cliff and North Parade, including tennis courts, cricket facilities and a paddling pool.

These new facilities helped keep pace with the offer from rival east coast resorts like Great Yarmouth and Felixstowe.

Although out of the existing Conservation Area's boundary, the distinctive character of structures of the entrance gates and fence have already been identified as "locally Listed" in the current Conservation Area Appraisal, so their significance to the area has already been recognised.

However, these elements cannot really be divorced from the space they enclose. A space which forms part of the overall character of the area, with views down onto the Oval being gained from the cliffs above reinforcing the area's resort based history.

The value and significance of the structures and the ground is described in the draft Conservation Area document thus;

“The Recreation Ground’s screen wall with its inventive Art Deco lodges are a memorable feature at the junction of The Ravine, Cart Score and Whapload Road and form a significant element within key views from other parts of the Conservation Area including North Parade and Gunton Cliff, and from within the Grade II registered Bellevue Park. This structure is a relatively rare survival of Art Deco architecture on the East Anglian Coast, others such as The Smiths Crisp building and Struan House at Great Yarmouth and The Cavendish Hotel Felixstowe having been demolished. The Grade II Listed Broomhill Lido at Ipswich is probably the only other significant survival in this style.”

“The Walls and lodges to Denes Recreation Ground, north side of The Ravine (Positive Unlisted Buildings). Probably dating from c1924 when allotment gardens on the site were developed as tennis courts and a recreation ground. The wall is shown on ariel photographs of 1928. The wall fronting onto The Ravine is part of a much larger rectangular enclosure located to the north, which surrounds tennis courts a putting green, and a recreation ground. Wall of reinforced concrete panels on a concrete plinth and capped by pierced latticed panels of a geometric design and a layer of blue bricks. Square section concrete piers capped by blue engineering bricks. Tennis Court lodges in free Neo-Tudor style, constructed of reinforced concrete with pilasters and gables. Geometric design of interspersed blue tiles and concrete to gables. Window openings now blocked. Pan tile roofs. The wall and lodges described above form part of the larger site, with a further main entrance lodge located to the north east and walls encircling the site.”

Due to the contribution the Denes Oval makes visually ,with its unusual art deco structures, its significance in the development of the area and the green space it provides, it was decided that the area should be put forward to form part of the North Lowestoft conservation area, it being of viewed as of considerable historic and aesthetic significance to the Conservation Area.

Regards
Liz



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East Suffolk Council will continue to review and prioritise the delivery of its services during this unprecedented time.

The COVID-19 outbreak will severely impact what we are able to do, however we will continue to support and protect our communities, delivering the critical services you need.

From: Sarah Foote <Sarah.Foote@lowestofttowncouncil.gov.uk>

Sent: 25 February 2021 13:54

To: Elizabeth Martin <Elizabeth.Martin@eastsuffolk.gov.uk>

Subject: North Lowestoft Conservation Area proposed changes

Dear Liz

Thank you for the consultation which the Town Council has started to read and consider. Unless I am mistaken and I will confess to not yet have read every word, is there any justification in the document to why the whole of the Denes Oval area is being added to the conservation area? If it is in the document, can you please point me to the correct reference (noting that 10.11 simply states it is to be included) and if not could you please provide a summary of your reasoning for the Town Council to consider. I know responses from you have been delayed recently and I am sure it is down to getting this document out but I would really very much appreciate a response by the middle of next week to enable proper consideration at our next Planning and Environment Committee Meeting. Thank you very much.

Proposed Conservation Area boundary alterations

An extension to include the Denes Recreation Ground or “Oval” together with a number of small extensions adjacent to the existing Conservation Area boundary are proposed and one small area on the east boundary, is proposed to be removed.

Sarah Foote PSLCC
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