

Item: 7

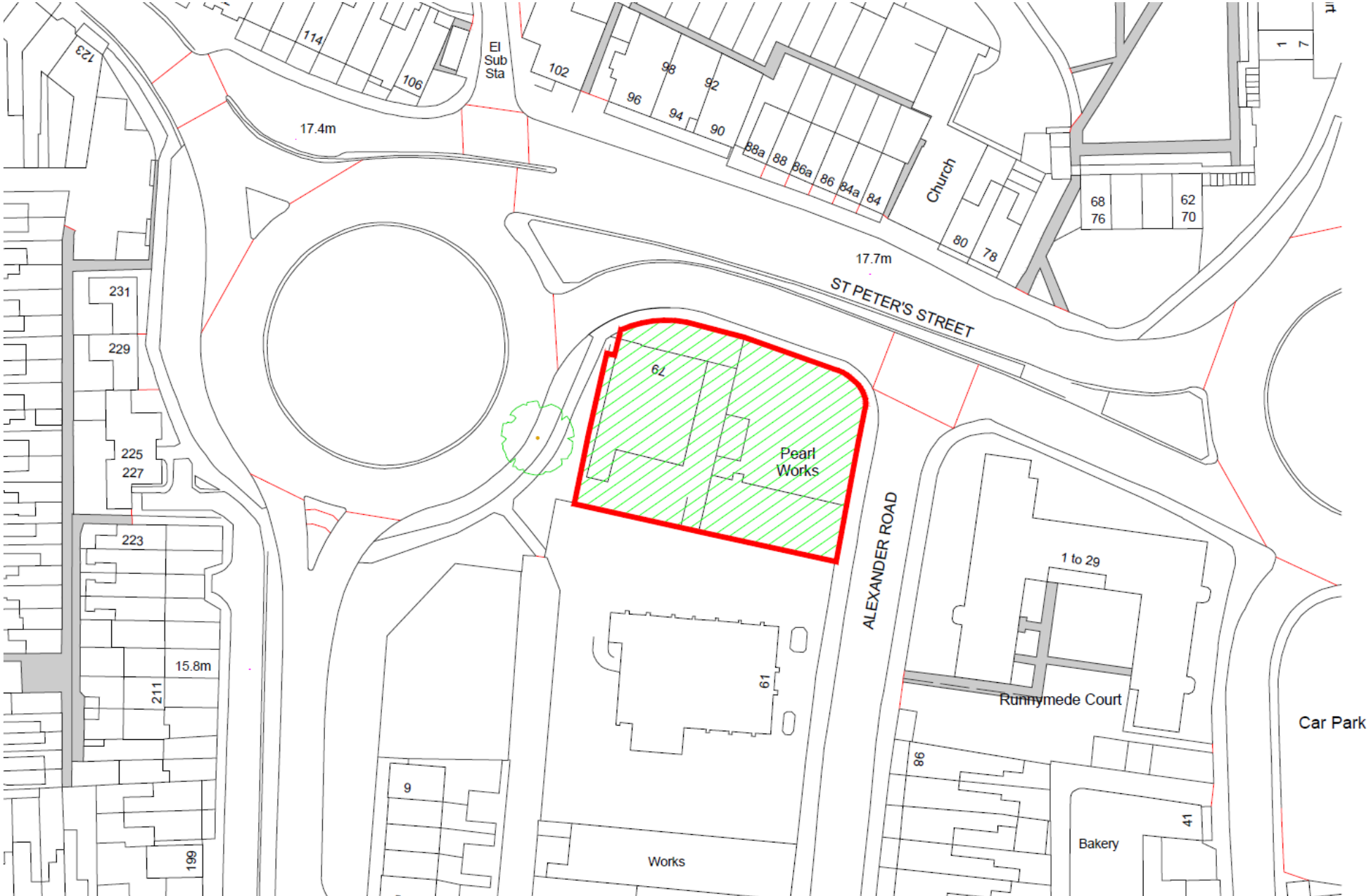
DC/20/0951/FUL

The demolition of existing commercial buildings and the construction of a residential development of 31-one bedroom flats over 3/4 storeys with undercroft parking and associated works.

Jd Power Tools, Alexandra Road, Lowestoft, NR32 1PL



# Site Location Plan





# Photographs



Photograph 1 – View of eastern boundary of site on Alexandra Road looking north

# Photographs



Photograph 2 – View of tool hire centre looking south, intact concrete yard

# Photographs



Photograph 3 – Former furniture store viewed to south west

# Photographs



Photograph 4 – Former furniture store viewed to north east.

# Photographs



Photograph 5 – View of southern boundary of site viewed to north east

# Photographs



Photograph 6 – View of the hire yard access of Alexandra Road viewed to west.

# Photographs



Photograph 7 – View of the hire yard viewed to west.

# Photographs



Photograph 8 – View of the rear of hire centre, cement board roof looking north.





PROPOSED FRONT (North) ELEVATION

Scale 1:50@A0  
1:100@A2





PROPOSED SIDE (East) ELEVATION  
 Scale 1:50@A0  
 1:100@A2



PROPOSED SIDE(West) ELEVATION  
 Scale 1:50@A0  
 1:100@A2





**View of Front Elevation from the North**



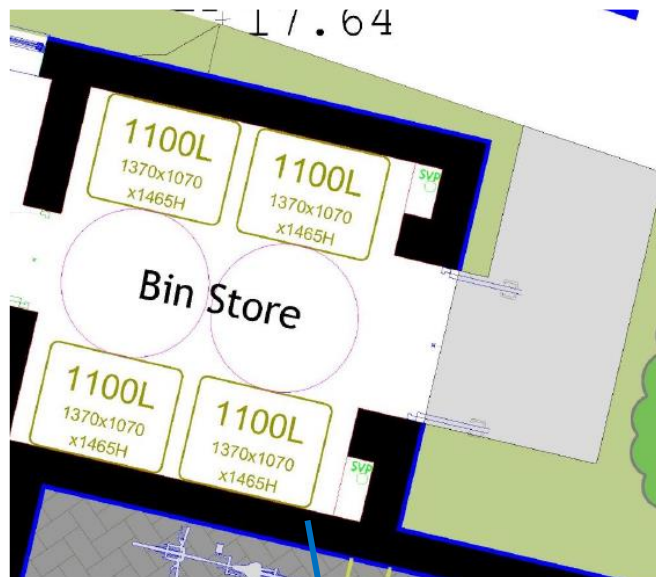
**View of South West Corner**



**View of West Elevation with bin Store**

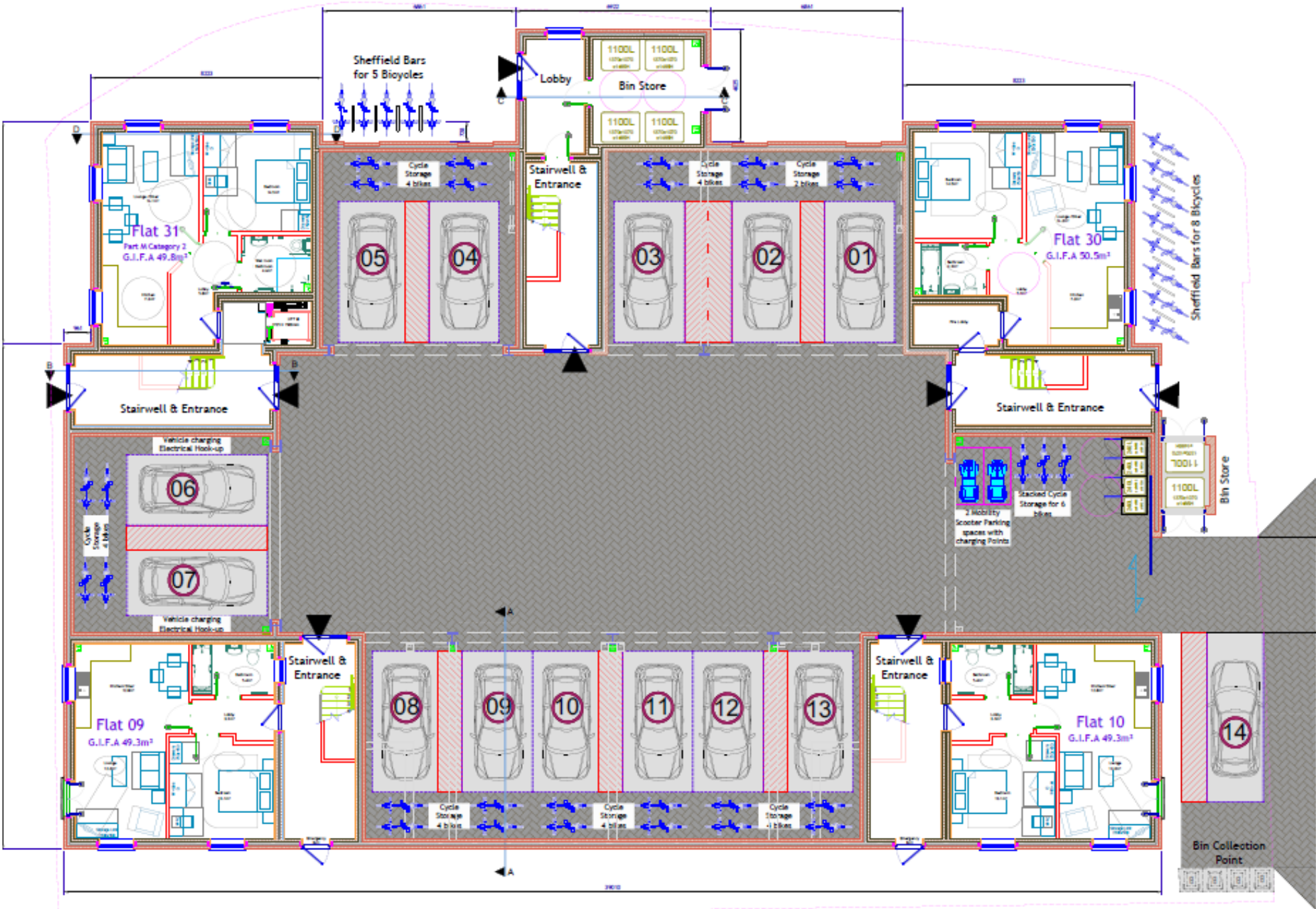


## Bin Storage and Presentation Areas

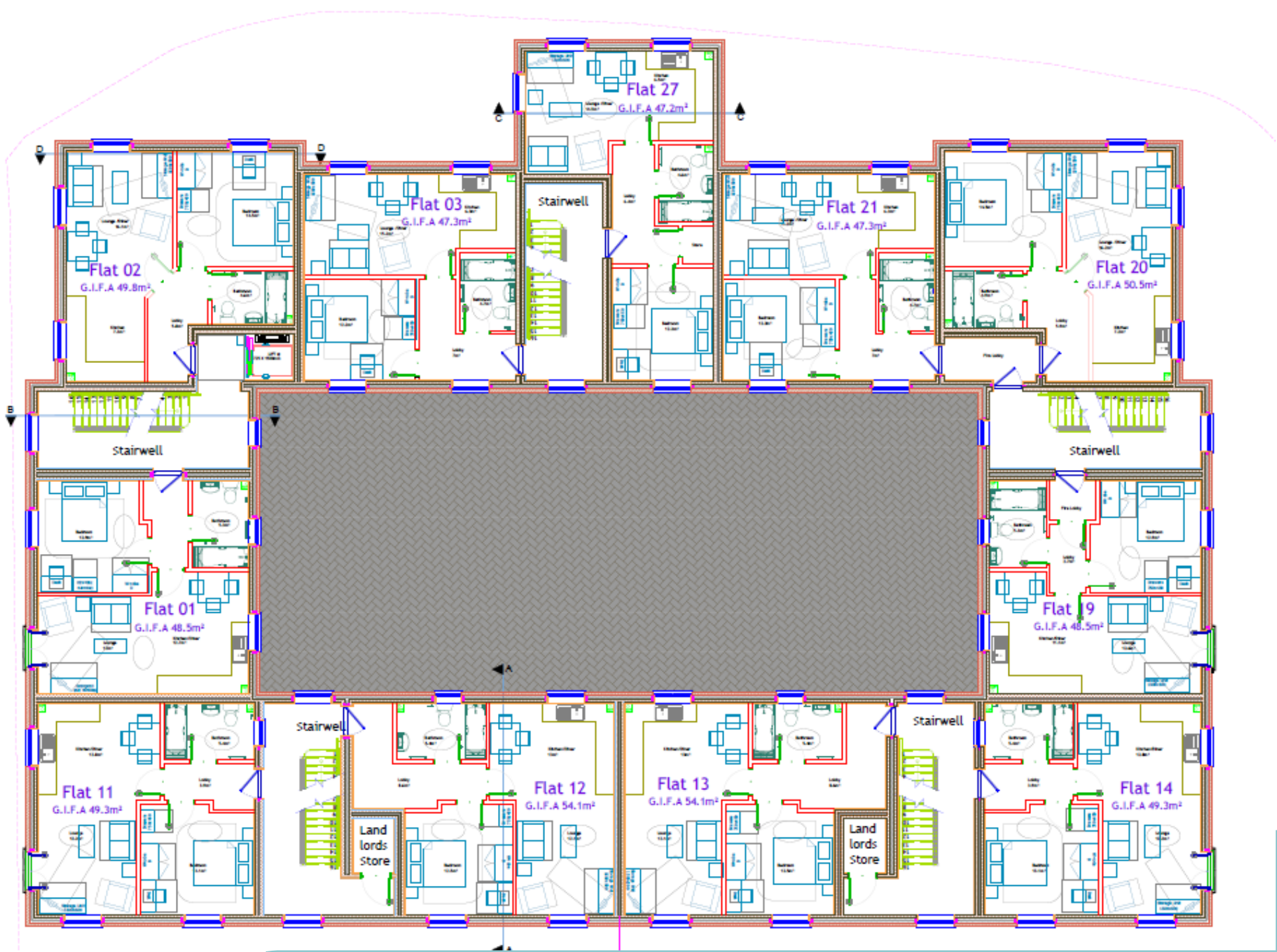


The floor plan shows a central corridor with four stairwells and entrances. The flats are arranged around this central area. Flat 01 is at the top right, Flat 02 is at the top center, Flat 03 is at the top left, and Flat 04 is at the bottom left. The parking spaces are numbered 01 to 15, with 01-03 in the top center, 04-06 in the top left, 07-09 in the bottom left, and 10-15 in the bottom right. Cycle storage areas are located near the stairwells and entrances. A bin store is located at the bottom right. The overall dimensions are 20.00m by 10.00m.

Proposed  
(amended)  
Layout Plan



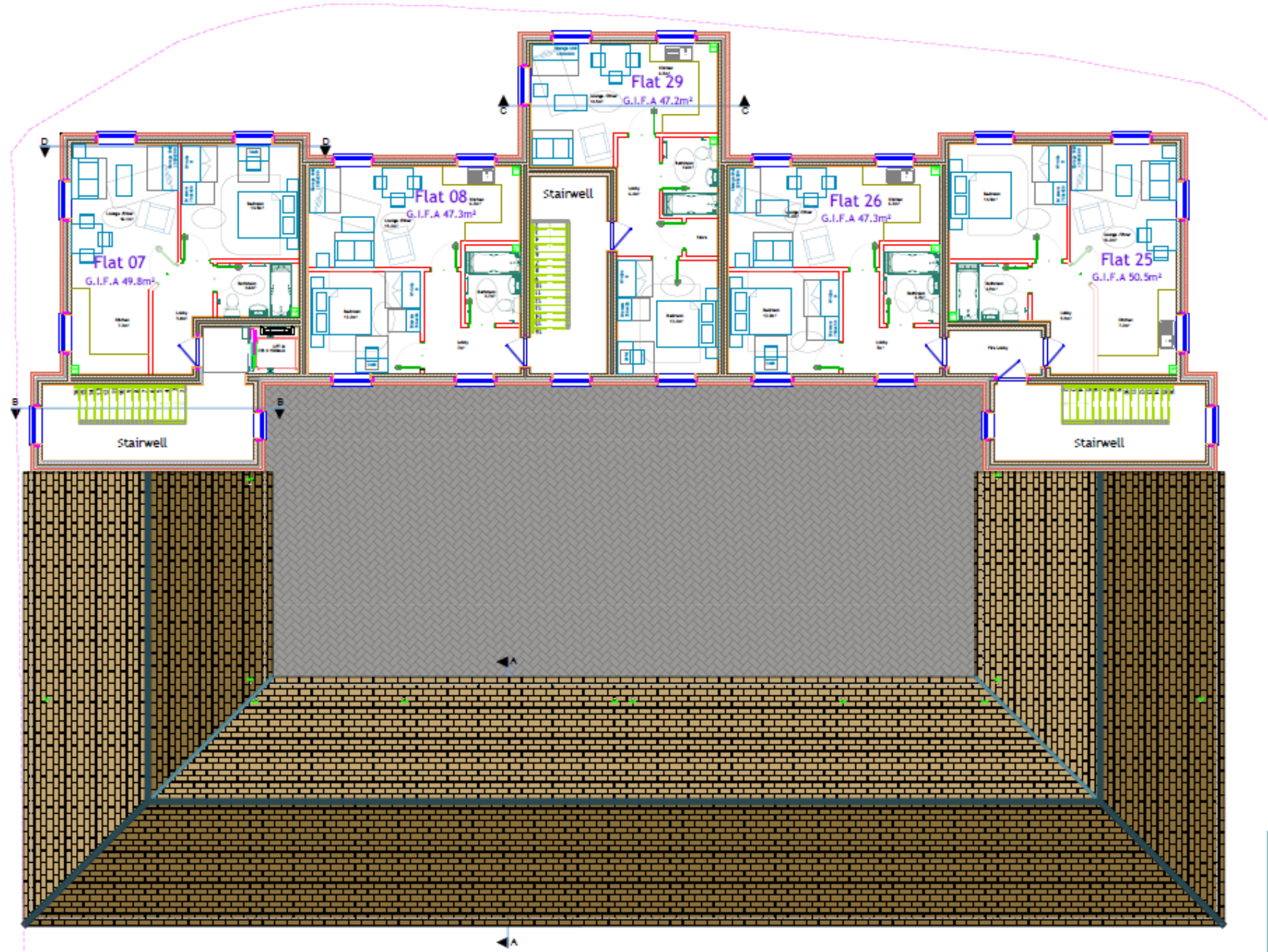
Proposed  
First Floor  
Plan



# Proposed Second Floor Plan



Third Floor  
Plan






Legend:



## Main Issues and Material Considerations

- Principle of Development
  - Affordable Housing Provision
  - Design of Development
  - Residential Amenity
  - Waste storage and presentation
  - Highways Safety and Parking Provision
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- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide, extending from the left edge towards the right and slightly upwards.

# Recommendation


**Authority to Approve**, subject to S106 agreement to secure Affordable Housing Provision and Suffolk (Coast) RAMS contribution; and with conditions summarised as follows:

1. Three-year time limit.
2. Standard plans/drawing compliance.
3. Details of external materials to be agreed.
4. Details of landscape planting to be agreed.
5. Details of fire hydrant provision to be agreed.
6. Details of ecological enhancement measures to be agreed.

Cont...

A large, light teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.

# Recommendation

7. Ground investigation: standard conditions to secure contaminated land investigation, remediation, and validation.
  8. Drainage: details of strategy (including its long-term implementation, maintenance and management) to be agreed pre-commencement of development.
  9. Drainage: drainage system components and piped networks details to be submitted for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
  10. Highways: standard conditions to secure parking/manoeuvring areas; cycle storage; bin storage and presentation areas etc.
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- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, is located in the bottom right corner of the slide.