

Item 8

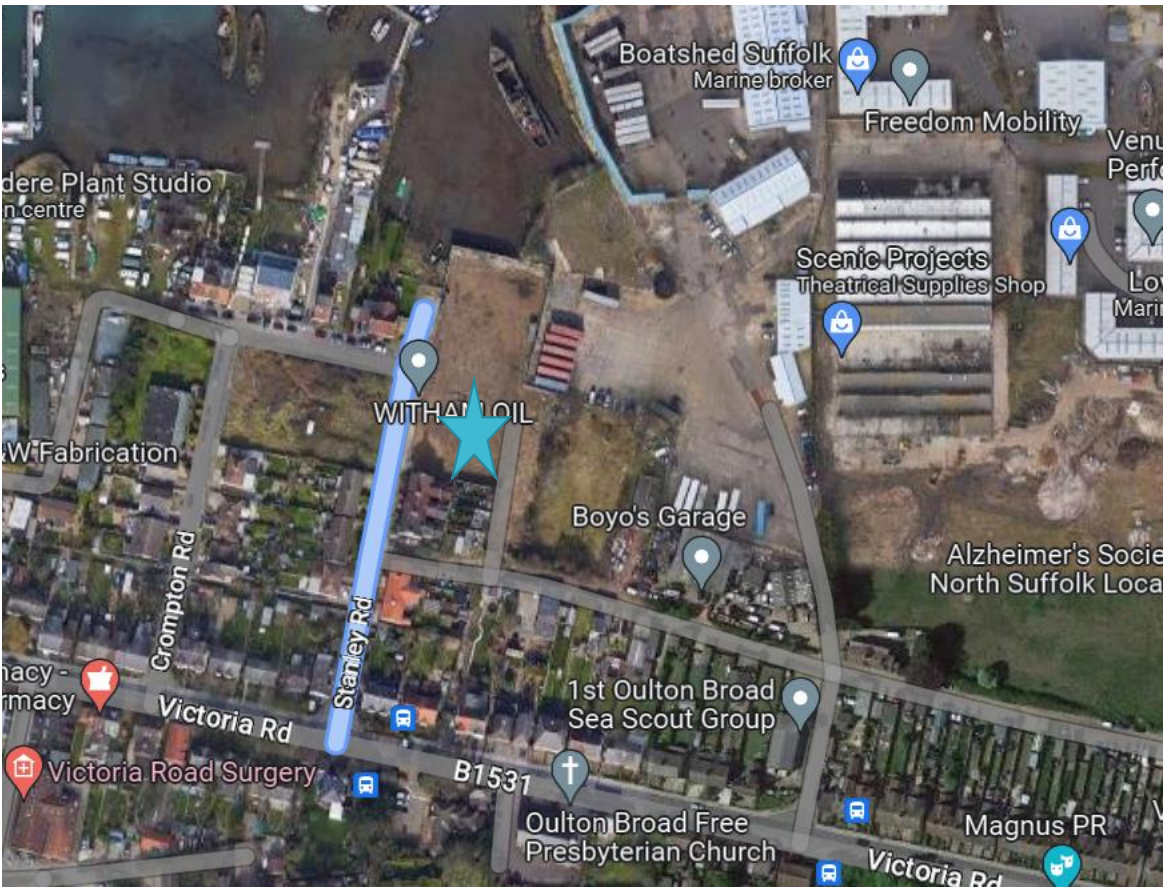
DC/22/3394/RG3

Redevelopment of the site to provide 9no. new  
residential dwellings

Vacant Land, Stanley Road, Lowestoft, Suffolk



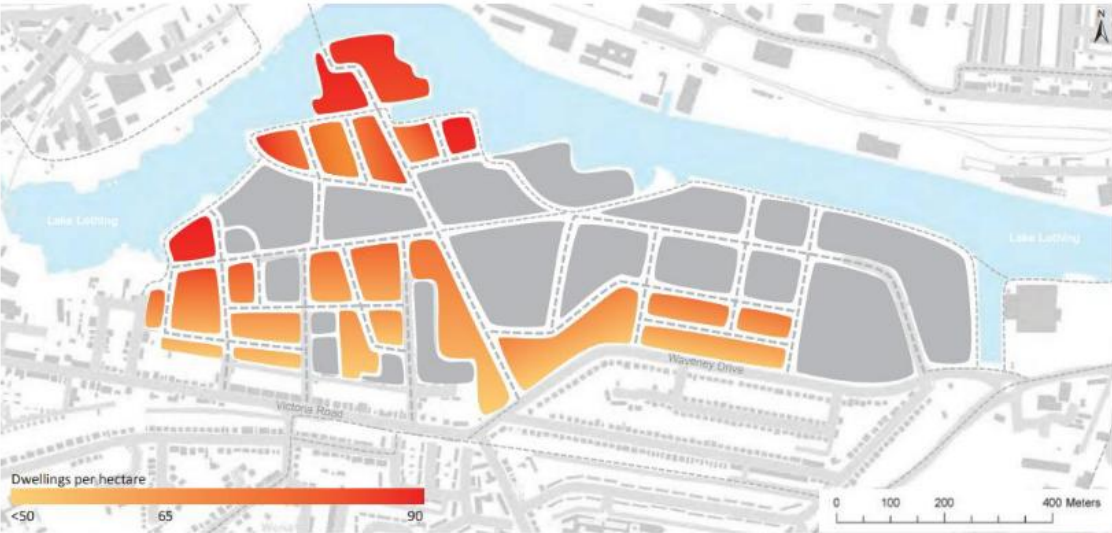
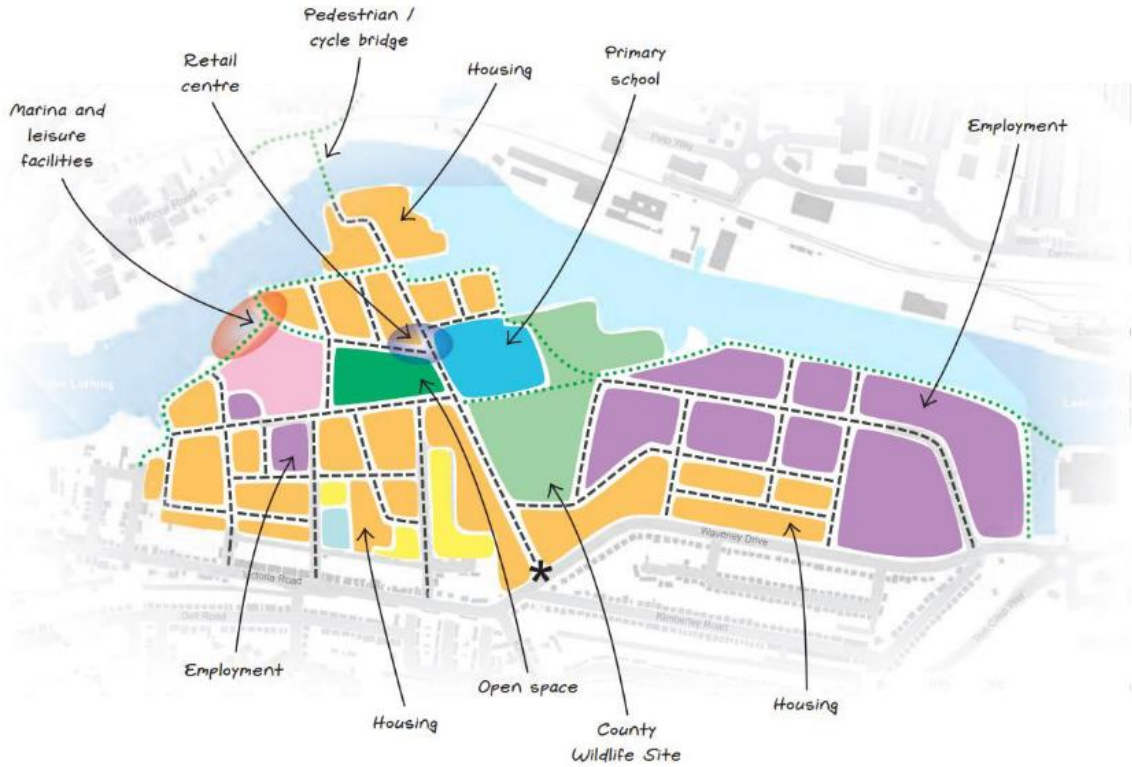
# Site Location Plan/Aerial view





# A guide to developing Kirkley waterfront and a new sustainable urban neighbourhood in Lowestoft

Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief  
Supplementary Planning Document (SPD): Adopted May 2013



Area	Approximate Number of Dwellings
Brooke Business Park	Between 550 and 600
Former Sanyo Factory Site	Between 250 and 300
Jeld Wen Playing Fields	Between 100 and 150
Former Jeld Wen Factory Site	Between 250 and 300
SCA Recycling Site	Between 80 and 100
Witham Paints Site	Between 10 and 30

Table 4.2 Quantum of housing development based on density guidelines

## Former Witham Paints building and vacant site

















Proposed Block Plan



# Proposed Streetscene



Plots 1-3 Street Elevation



## 3D views



**Plot 4 3D View**



**Block 5 3D View**

# Plots 1 Elevations and floor plans



Front Elevation - North-West Facing  
Plot 1 - 3 Bed 5 Person Dwelling

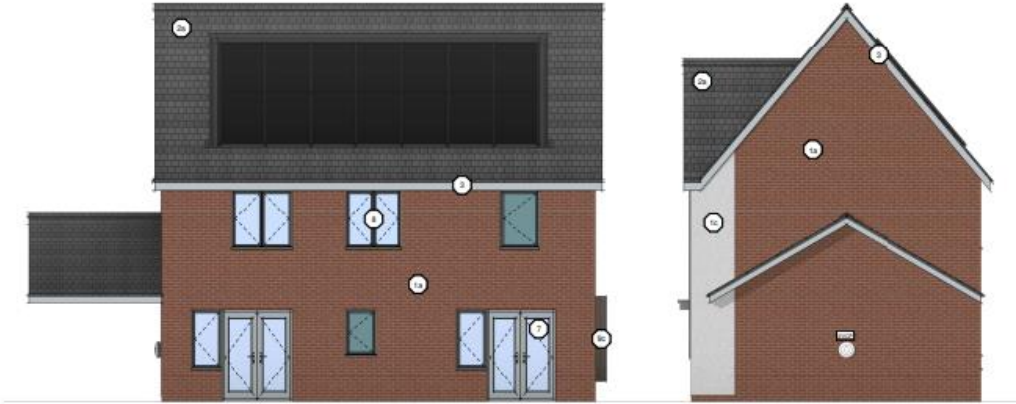
Left Side Elevation - North-East Facing  
Plot 1 - 3 Bed 5 Person Dwelling

**Materials Legend**

1	External Wall Finish: Facing Brick	Colour: R68
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First Floor Proposed Plan  
Plot 1 - 3 Bed 5 Person Dwelling  
- 49.46m<sup>2</sup>  
Total Floor Area - 98.92m<sup>2</sup>  
Min. NDSS Area - 93.00m<sup>2</sup>

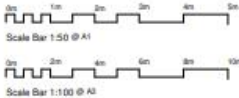


Rear Elevation - South-East Facing  
Plot 1 - 3 Bed 5 Person Dwelling

Right Side Elevation - South-West Facing  
Plot 1 - 3 Bed 5 Person Dwelling

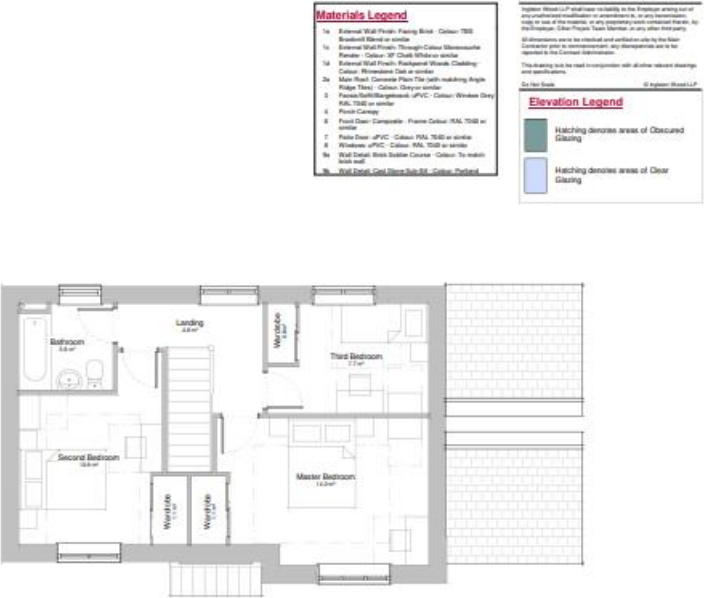
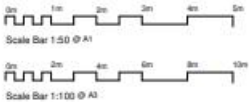
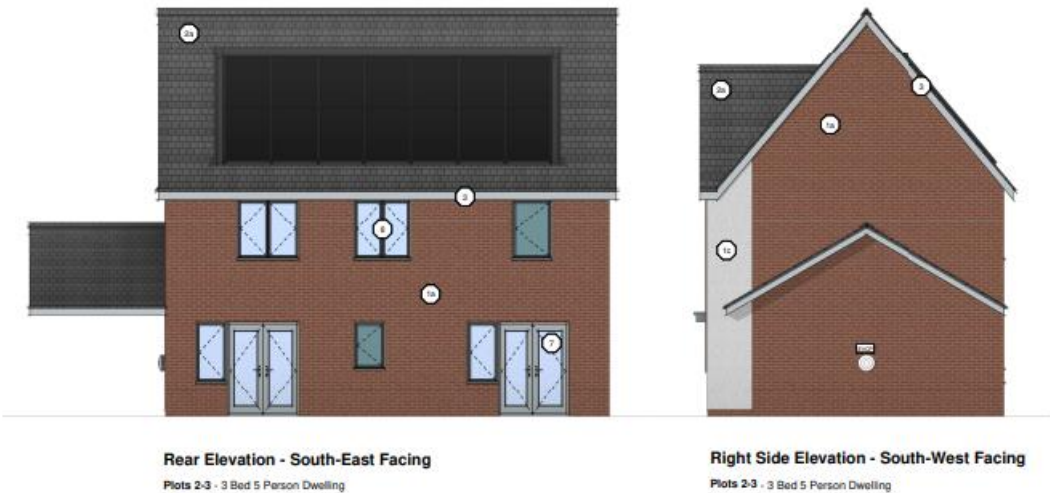


Ground Floor Proposed Plan  
Plot 1 - 3 Bed 5 Person Dwelling  
- 49.46m<sup>2</sup>  
Ground Floor Area - 49.46m<sup>2</sup>  
Total Floor Area - 98.92m<sup>2</sup>  
Min. NDSS Area - 93.00m<sup>2</sup>





# Plots 2 – 3 Elevations and floor plans



Ingleton Wood	
New Development at Stanley Road Lowestoft Suffolk	
East Suffolk District Council	
Proposed Floor Plans & Elevations - Plots 2-3 (Blocks 02-03)	
502285-IWD-ZZ-XX-DR-A-2050	
Author: A1	Planner: Planning
Checker: C1	

## Plot 4 Elevations and floor plans



**Front Elevation - North-West Facing**

#### Plot 4 - 3 Bed 5 Person Dwelling



**Left Side Elevation - North-East Facing**

#### Plot 4 - 3 Bed 5 Person Dwelling

### Materials Legend

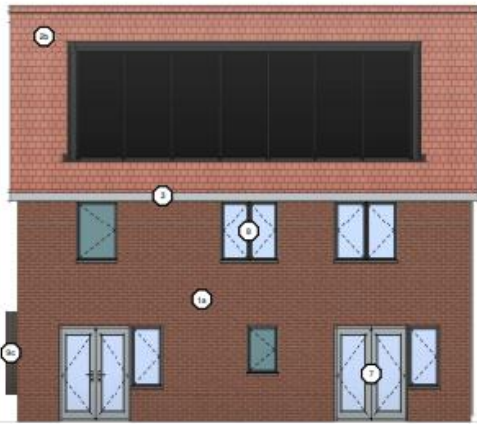
7a	Exterior Wall Finish: Peeling Brick - Colour: TB8
	Brown Stained or similar
7b	Exterior Wall Finish: Reclaimed Wood Shingles Coasting - Colour: R16000 or similar
2b	Main Road Concrete Pave Type (with matching Angle Fridge) - Colour: Red or similar
3a	Fence/SplitRailGateposts - PVC - Colour: Windows Grey RAL 7030 or similar
3b	Porch Canopy
4	Front Drive Composite - PVC Colour: RAL 7030 or similar
7	Police Door - PVC - Colour: RAL 7030 or similar
8	Windows - UPVC - Colour: RAL 7030 or similar
9a	Wall Detail: Solid Slatte Soulder - Colour: To match main wall
9b	Wall Detail: Cold Slatted Side Sill - Colour: Painted
9c	Wall Detail: Projecting Window Cold Roading - Colour: To match sill or similar



### First Floor Proposed Plan

#### Plot 4 - 3 Bed 5 Person Dwelling

<b>&lt;Tenure Type&gt;</b>	
First Floor Area	- 49.46m <sup>2</sup>
Total Floor Area	- 98.92m <sup>2</sup>
Min. NDSS Area	- 93.00m <sup>2</sup>



**Rear Elevation - South-East Facing**

#### Plot 4 - 3 Bed 5 Person Dwelling



**Right Side Elevation - South-West Facing**

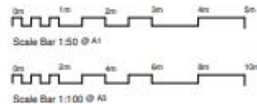
#### Plot 4 - 3 Bed 5 Person Dwelling



### Ground Floor Proposed Plan

#### Plot 4 - 3 Bed 5 Person Dwelling

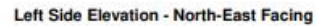
**<Tenure Type>**  
Ground Floor Area - 49.46m<sup>2</sup>  
Total Floor Area - 98.92m<sup>2</sup>  
Min. NDSS Area - 93.00m<sup>2</sup>





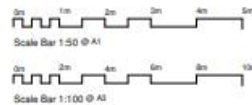
**Plot 5 - 3 Bed 5 Person Dwelling      Plot 6 - 3 Bed 5 Person Dwelling      Plot 7 - 3 Bed 5 Person Dwelling**

**Plot 7 - 3 Bed 5 Person Dwelling**      **Plot 6 - 3 Bed 5 Person Dwelling**      **Plot 5 - 3 Bed 5 Person Dwelling**

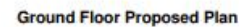


A diagram of a building facade. It features a large, dark, rectangular window or door on the right side, labeled with a circle containing the number 20. To the left of this is a smaller, dark, rectangular feature, labeled with a circle containing the number 12. Below these features is a large, light-colored, rectangular area, labeled with a circle containing the number 19.

Plot 7 - 3 Bed 5 Person Dwelling



Plot 5 - 3 Bed 5 Person Dwelling	Plot 6 - 3 Bed 5 Person Dwelling	Plot 7 - 3 Bed 5 Person Dwelling
<b>&lt;Tenure Type&gt;</b>	<b>&lt;Tenure Type&gt;</b>	<b>&lt;Tenure Type&gt;</b>
First Floor Area - 59.28m <sup>2</sup>	First Floor Area - 59.28m <sup>2</sup>	First Floor Area - 59.49m <sup>2</sup>
Total Floor Area - 102.06m <sup>2</sup>	Total Floor Area - 102.06m <sup>2</sup>	Total Floor Area - 102.27m <sup>2</sup>
Min. NDS5 Area - 93.00m <sup>2</sup>	Min. NDS5 Area - 93.00m <sup>2</sup>	Min. NDS5 Area - 93.00m <sup>2</sup>




Plot 5 - 3 Bed 5 Person Dwelling	Plot 6 - 3 Bed 5 Person Dwelling	Plot 7 - 3 Bed 5 Person Dwelling
<b>&lt;Tenure Type&gt;</b>	<b>&lt;Tenure Type&gt;</b>	<b>&lt;Tenure Type&gt;</b>
Ground Floor Area     • 42.78m <sup>2</sup>	Ground Floor Area     • 42.78m <sup>2</sup>	Ground Floor Area     • 42.78m <sup>2</sup>
Total Floor Area       • 102.06m <sup>2</sup>	Total Floor Area       • 102.06m <sup>2</sup>	Total Floor Area       • 102.27m <sup>2</sup>
Min. NDSS Area       • 93.00m <sup>2</sup>	Min. NDSS Area       • 93.00m <sup>2</sup>	Min. NDSS Area       • 93.00m <sup>2</sup>

**Materials Legend**

● Hatching denotes areas of Obscured Glazing  
■ Hatching denotes areas of Clear Glazing

Reference Number	Plot Size (sq ft)	Plot Area (sq ft)	Plot No.
502285	As indicated		40



**Property and Construction Consultants**

Registered Civil Engineers  
Registered Architects

[www.inglestonwood.co.uk](http://www.inglestonwood.co.uk)

### Vision, form and function

**Project**

**New Development at  
Stanley Road  
Lowestoft  
Suffolk**

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**Client Name**

**Site**

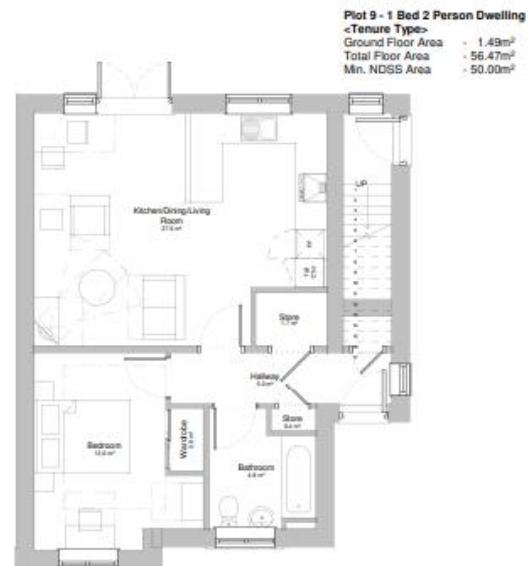
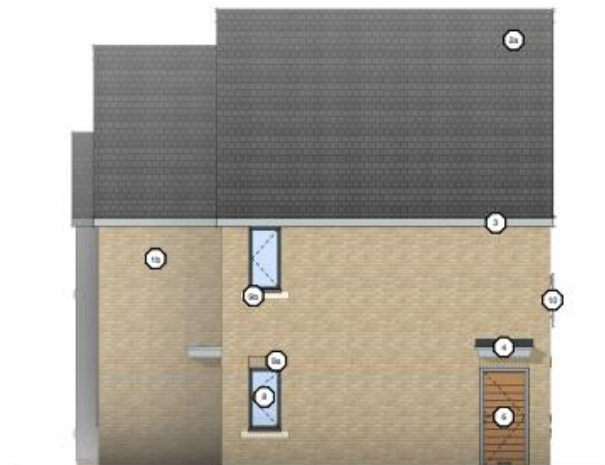
**Proposed Floor Plans & Elevations  
- Plots 5-7 (Block 05)**

**502285-IWD-05-XX-DR-A-2050**

Section	Proposed or Existing	Notes
A1	Planning	C1

A diagram of a two-story house with a gabled roof. The house has a light gray left side and a tan right side. The left side features two windows: a double-hung window on the second floor and a single-hung window on the first floor. The tan side features a large double door on the first floor. Numbered callouts point to the following features: 1. Top of the roofline on the right side. 2. Upper part of the roofline on the right side. 3. Upper part of the roofline on the left side. 4. Upper part of the roofline on the left side. 5. Lower part of the roofline on the left side. 6. Lower part of the roofline on the left side. 7. Lower part of the roofline on the left side. 8. Lower part of the roofline on the left side. 9. Lower part of the roofline on the left side. 10. Lower part of the roofline on the left side.


A diagram of a two-story house with a gabled roof. The house is light brown with a grey roofline. Numbered callouts are placed as follows: 1. Top left corner of the roofline. 2. Top center of the roofline. 3. Small circular window in the upper gable. 4. Window on the second floor, left side. 5. Double doors on the second floor, right side. 6. Window on the first floor, left side. 7. Window on the first floor, center. 8. Double doors on the first floor, right side. 9. Small circular window on the ground level, left side. 10. Small circular window on the ground level, right side.

[illegible]

**Plot 8 - 1 Bed 2 Person Dwelling**  
**<Tenure Type>**  
 Ground Floor Area - 55.73m<sup>2</sup>  
 Total Floor Area - 55.73m<sup>2</sup>  
 Min. NDSS Area - 50.00m<sup>2</sup>




**Plot 9 - 1 Bed 2 Person Dwelling**  
**<Tenure Type>**  
 First Floor Area : 54.98m<sup>2</sup>  
 Total Floor Area : 56.47m<sup>2</sup>  
 Min. NDSS Area : 50.00m<sup>2</sup>

Ref	502285	Drawn by	1:50	Date	10
		English and Creative Learning and Community Learning Development			
<b>Vision, form and function</b>					
New Development at Stanley Road Lowestoft Suffolk					
Client East Suffolk District Council					
Title Proposed Floor Plans & Elevations - Plots 8-9 (Block 6)					
Ref 502285-IWD-06-XX-DR-A-2050					
Station	Plot Number of Site	Planning		C1	



## Material Planning Considerations/Key Issues

- Compliance with Sustainable Urban neighbourhood SPD
  - Design
  - Neighbour amenity
  - Flood Risk
  - Highway safety/parking
  - S106 obligations
- 
- A large, solid 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

Authority to Approve - Subject to the completion of a S106 agreement for contributions relating to Education, Pedestrian and Cycle bridge, RAMS and a scheme for the provision of affordable housing and the conditions on p131 – 135 of the agenda, summarised as:

1. 3 Year Implementation period
  2. Approved plans
  3. Materials and finishes as submitted
  4. Details of access
  5. Refuse and recycling
  6. Manoeuvring and parking
  7. RMS – Contaminated Land
  8. Validation report – Contaminated Land
  9. Unexpected contamination
  10. Drainage
  11. Water efficiency
  12. Landscaping details
  13. Landscaping Implementation
- 