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POST OFFICE

“The Post Office gallery will provide a cultural institution for Lowestoft creating visual arts space of national and regional significance.”

Total Internal Area:
1,542.00 m², over 3
floors

The Grade II listed former Post Office and auxiliary buildings will be adapted to accommodate a multi-functional arts venue to help grow the creative industries, provide more cultural opportunities for local residents, and attract national and international artists to Lowestoft.

The project includes:

- A new construction to the rear which will become a public facing studio and a dedicated creative space for the resident artist, Laurence Edwards, and food and beverage offer.
- Partly covered courtyard, with seating which can be used as an overspill event space.
- Large space on the ground floor, in the front of the Post Office for pop-up exhibitions, library and reception.
- Main Gallery Space and an enhanced gallery.
- Artist studio space and live work studio space on the upper floors – for invited artists in residence.
- Repair and restoration of retained buildings.
- Exterior staircase and lift.

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**THINK
LOWESTOFT**



CURRENT POSITION

The Post Office is a Grade II Listed building to the front and non designated heritage assets to the rear.

Works to the façade of the Listed Building competed in 2023.

Sister project includes a landmark sculpture for Lowestoft designed and fabricated by Laurence Edwards.

Planning ref: DC/23/0792/FUL
DC/23/1407/LBC

PROJECT TIMEFRAME

Date of determination 12 March 2024	Planning and Listed Building Consent
July 2024 - July 2025	Construction phase
Late Summer 2025	Post Office open

PROGRESS TO DATE

Conservation repairs to the external fabric of the Grade II listed building were completed in 2023, through the Heritage Action Zone.

OPERATORS

The Gallery will be operated by Messums East with a dedicated studio space for Laurence Edwards.

KEY OUTPUTS

Repurpose a vacant building, creating a new visitor attraction, including a gallery, which raises the profile of the town and increases footfall, attracting a new visitor demographic.

Provide a cultural anchor institution for the town that supports a physical hub for the local creative sector and instils a confidence to attract future cultural and leisure businesses to vacant units and spaces within the town centre.

KEY CONSIDERATIONS

- The Post Office is a confined space, with the whole site being redeveloped.
- Contractors will need to consider where the site compound and welfare facilities will be situated.
- There is limited car parking on Surrey Street. The nearest public car park is the Britten Centre, opposite the site.
- Contractors will need to consider site security during construction.
- The the building is Grade II Listed, contractors will need to have heritage skills experience and worked on similar value and size conservation projects.

DESIGN TEAM

Chaplin Farrant – Norwich based architects who will work until project end.

PROCUREMENT

This will be an open tender process with a JCT Standard Building Contract

TIMESCALE

28 March 2024	Tender issued for restoration, conversion and new build
09 May 2024 - 30 May 2024	Tender response and evaluation including contract standstill
30 May 2024	Appoint contractor
06 June 2024 - 04 July 2024	Mobilisation
31 July 2024 - 31 July 2025	Main construction phase