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JUBILEE PARADE

“The third phase of Jubilee Parade will provide modern, accessible facilities for the local community and visitors to enjoy.”

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THINK
LOWESTOFT

Following the reinforcement of the cliff face and introduction of 72 new contemporary chalets in 2022, the Jubilee Parade café complex will further support the town's ambition to become an accessible, modern resort.

The project is currently in demolition phase which will see the removal of the existing decaying 1930s structure. The construction phase will then see the development of a new, accessible two-storey café complex and beach veranda accommodating:

- A new indoor café/restaurant facility on the first floor, offering uninterrupted views of the sea with outdoor seating.
- Three concession units on the ground floor
- New toilets, showers, and a changing places facility (fully accessible toilet designed to provide sufficient space and equipment for people who are not able to use toilet facilities independently).
- A new lift and staircase between the upper promenade and lower promenade to provide improved access to the seafront.
- New lighting and beach decking
- Replacement of the decaying cliff top wall



CURRENT POSITION

In 2022 reinforcement of the cliff face and 72 new contemporary chalets was completed.

The remaining section is in poor condition and does not accommodate for visitors with disabilities.

The age of the facility means maintenance of the facility is high and does not offer value for money.

PROJECT TIMEFRAME

9 January 2024	Planning permission granted.
March 2024	Temporary Zak's unit and toilet facilities to open.
March 2024	Demolition to start
May 2024	Demolition completed and main build to start
Early summer 2025	Construction complete

PROGRESS TO DATE

Public consultation was undertaken in July 2023.

KEY OUTPUTS

- Improved accessibility between the lower promenade and upper Esplanade
- Create a seafront fit for the 21st century, which local people can be proud of
- Attract day and overnight visits through the provision of modern facilities in an attractive high-quality setting.
- Deliver increased footfall and spend to the seafront and Kirkley Village
- Increase the value visitor economy to Lowestoft
- Replace delapidated buildings
- Improved public amenities, leisure provision and public realm, including lighting

KEY CONSIDERATIONS

- Zaks Café will remain operational in a temporary unit throughout the build.
- Temporary public toilets will be available throughout the build.
- The lower promenade will remain open throughout the build.
- Contractors will need to be considerate of residents, visitors, beach hut owners, and the proximity to St Mary's Primary School.
- Contractors will be instructed where the site compound and welfare facilities will be situated, as well as site security during construction.
- First Light Festival will take place June 2024 & 2025.
- The build must be completed by March 2026 due to funding regulations.

DESIGN TEAM

Chaplin Farrant - Norwich based architects who will deliver the project through to completion.

PROCUREMENT

This will be an open tender process. The type of contract to be issued will be a JCT Standard Building Contract

TIMESCALE

18 March 2024	Tender issued for regeneration, conversion and new build
29 April - 20 May 2024	Tender response and evaluation including contract standstill
20 May 2024	Appoint contractor
27 May - 28 June 2024	Mobilisation
24 July 2024 - 25 July 2025	Main construction phase