



STATION BUILDING

“The locally listed Railway Station Refreshments Building, designed by Sir Samuel Morton Peto, will be brought back into viable use to provide an important asset and gateway to the town centre and the seafront.”



THINK
LOWESTOFT

The Lowestoft Railway Station Refreshments Building is one of the regeneration projects outlined within Towns Investment Plan.

Together with the old Post Office project, this historic building is currently unoccupied, and has been derelict for the last 56-years.

The development will provide:

- A regenerated historic building bought back into use to provide a food and beverage facility in the centre of Station Square.
- A positive vibrant gateway to the town centre and the seafront.

The project on completion, lends itself to a café, restaurant, or station tap type operation serving commuters, local communities and visitors, supporting both the daytime and night-time economies. A roof top terrace proposal is highly desirable to increase the number of covers and ensure business viability going forward.

STATION BUILDING



CURRENT POSITION

Development work has been undertaken, and market assessment has been completed.

Re-design has been undertaken following public consultation, which has support from heritage organisations.

PROGRESS TO DATE

Public consultation was held in August 2022.

KEY OUTPUTS

- Restore vacant and derelict heritage asset
- Create new public amenities
- Increased footfall
- Significant improvement to a key arrival point in the town
- Support day and night time economy

KEY CONSIDERATIONS

- Whilst not a listed building, the station has historical significance, having been key to the development of modern Lowestoft.
- All work undertaken must be sympathetic. A similar project has been undertaken with the old Post Office.
- The building is currently derelict and in a state of significant disrepair.
- The project does not include any of the station concourse.
- The Building is listed within the "Station Quarter" one of the key character areas defined within the 'Lowestoft Town Centre Masterplan 2020' and a gateway to the town centre and seafront.

DESIGN TEAM

KLH Architects

PROCUREMENT

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

TIMESCALE

May 2024	Appoint Design Team RIBA 4-7
August 2024	Tender live
October 2024	Tender return date
October 2024	Intention to award
November 2024	Award contract (incl. standstill)
November 2024	Mobilisation
July 2025	Practical Completion

PROJECT TIMEFRAME

October 2023	Cabinet approval
March 2024	Submit planning application
May 2024	Appoint technical design team
October 2024 - August 2025	Construction
August 2025	Practical completion