

# STATION BUILDING

BRITISH RAILWAYS  
LOWESTOFT  
CENTRAL



THINK  
LOWESTOFT

#THELEADINGLIGHT

# ABOUT THE PROJECT

## VISION:

To regenerate the Locally Listed Lowestoft Railway Station Refreshments Building and bring this historic building back into viable use, to provide an important asset and gateway to the town centre and the south seafront.



# TRANSFORMATIVE CHANGE

## WHAT'S BEING DELIVERED:

- 123m<sup>2</sup> of F&B space for 79 covers
- Roof terrace extension to provide second bar and dining space
- 16m<sup>2</sup> kitchen space
- 21m<sup>2</sup> office space
- 2 new staircases will be provided and a 3-storey lift
- Restored external fabric including a replacement hipped roof

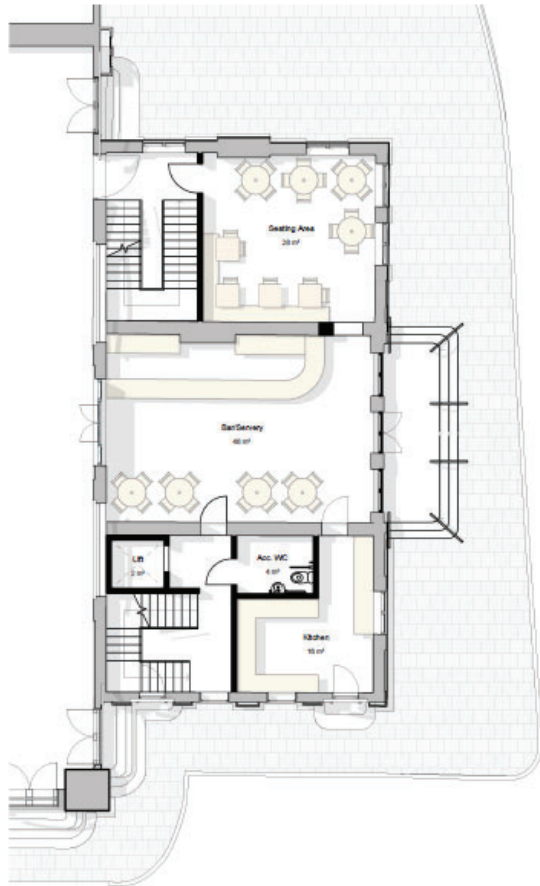




# CURRENT INTERNAL & EXTERNAL CONDITION



# PLANS OF PROPOSED NEW LAYOUTS



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

# PROPOSED ELEVATIONS

PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION





# PROPOSED DESIGN



## KEY CONSIDERATIONS

- The building is 150 years old and has been derelict for the last 56 years
- Very busy commuter area
- The project has undergone public consultation which informed a re-design
- The proposed roof terrace extension design is informed by planning pre-app advice
- ESC will complete the purchase of the building on receipt of planning consent





# TIMESCALE

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