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# TOWN HALL

**“The Grade II listed Town Hall will become an inclusive centre for the community and visitors, improving the lives of people living in its vicinity, and transforming the image of the heart of the old town.”**



Led by Lowestoft Town Council with support from East Suffolk Council, the project will restore and extend the vacant Grade II listed Town Hall, to become a centre for the community and visitors to the town. Occupied by anchor tenants including Lowestoft Town Council, the building will have public/community use at the forefront.

The Town Hall will become an inclusive multifunctional building housing a range of heritage, community, and commercial uses to ensure its long-term sustainability. This will include:

- New public café
- The Council Chamber used for Town Council meetings, civil ceremonies and other events
- A heritage area to interpret the history of the town
- Gallery space staging both heritage-related and other exhibitions
- Co-working space offering rentable space for entrepreneurs and businesses
- Multi-use events space and bar for weddings, parties, community group activities and events
- Meeting rooms for use by tenants and members of the public
- New outside courtyard providing a green space
- An extensive programme of activities



**CURRENT POSITION**

The Town Hall has been vacant since 2017. This project will refurbish and significantly extend it to become a key footfall attractor on the High Street.

**PROJECT TIMEFRAME**

2022/23	RIBA 1-3 completed, funding secured
November 2023	Planning Permission & Listed Building Consent approved
Summer 2024	Out to tender
Autumn 2024	Construction
2025	Town Hall opens

**PROGRESS TO DATE**

- Design team and Quantity Surveyor on board.
- RIBA 4 due to complete mid March 2024.

**KEY OUTPUTS**

- Restore a landmark building on the historic High Street.
- Support the economic regeneration of the High Street and its businesses by delivering significantly increased footfall.
- Return a civic purpose to the Town Hall, with occupation by the Town Council and Registrars.
- Boost the visitor economy through an improved High Street and a strong heritage offer in the building linked to local museums.
- Engage harder-to-reach groups and strengthen their connection to the town and its heritage.

**KEY CONSIDERATIONS**

- The Town Hall is situated in a conservation area, surrounded by homes and businesses.
- This is large building (1900m<sup>2</sup>) in an urban/part residential setting; however, there is room for site accommodation etc on adjacent land.
- The heritage fabric is in poor condition and requires extensive refurbishment.

**DESIGN TEAM**

Architects/Team Lead: HAT Projects, Colchester  
 Conservation Architects: RGA  
 Engineers: Momentum  
 M&E: Max Fordham  
 QS: Andrew Morton Associates

**PROCUREMENT**

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

**TIMESCALE**

Early April 2024 TBC	Town Hall Open Day
16 May 2024	Tender issued
27 June – 12 August 2024	Tender return, evaluation & standstill period
12 August – 22 September 2024	Appoint contractor/mobilisation
23 September 2024 – 23 March 2026	Main construction phase