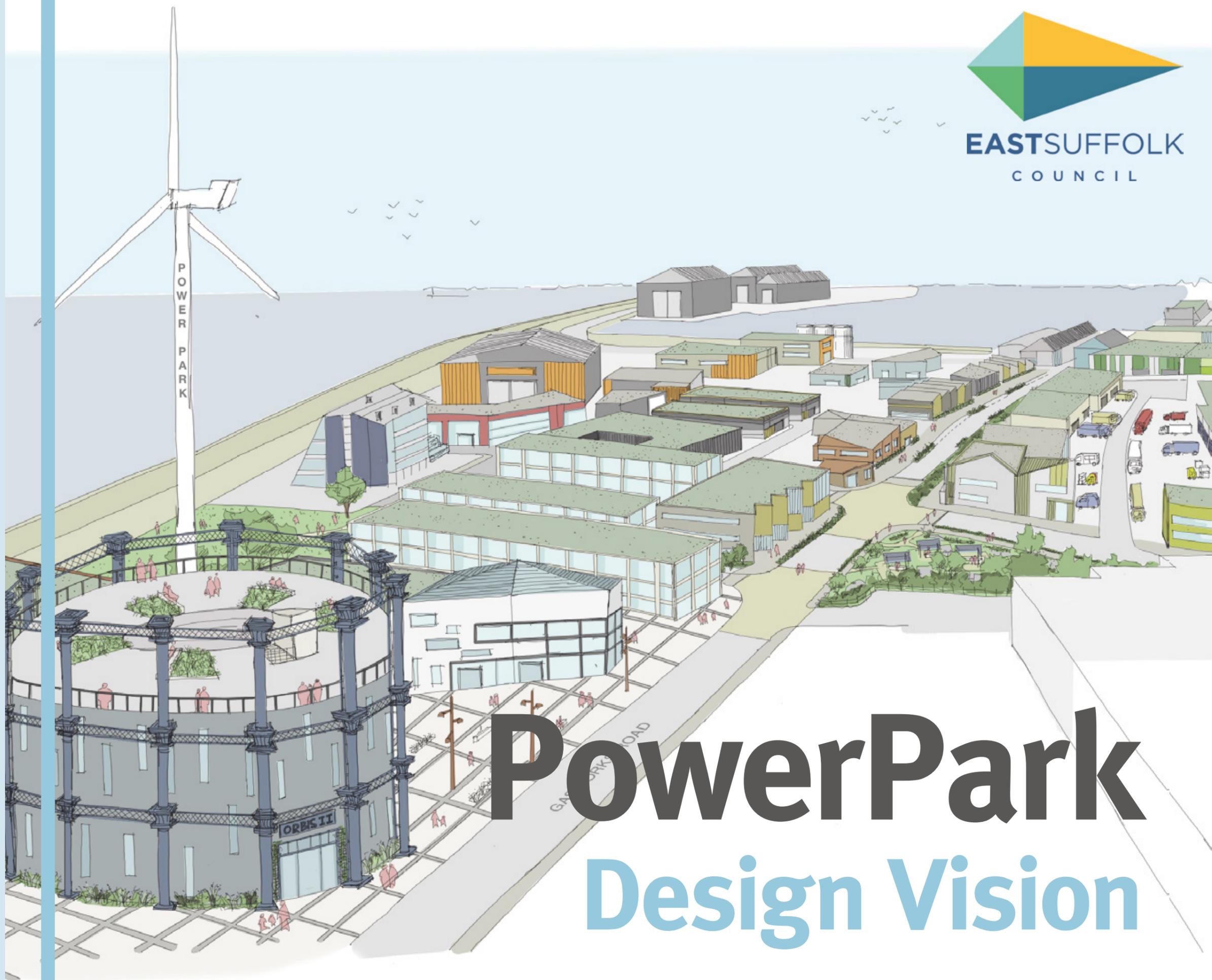




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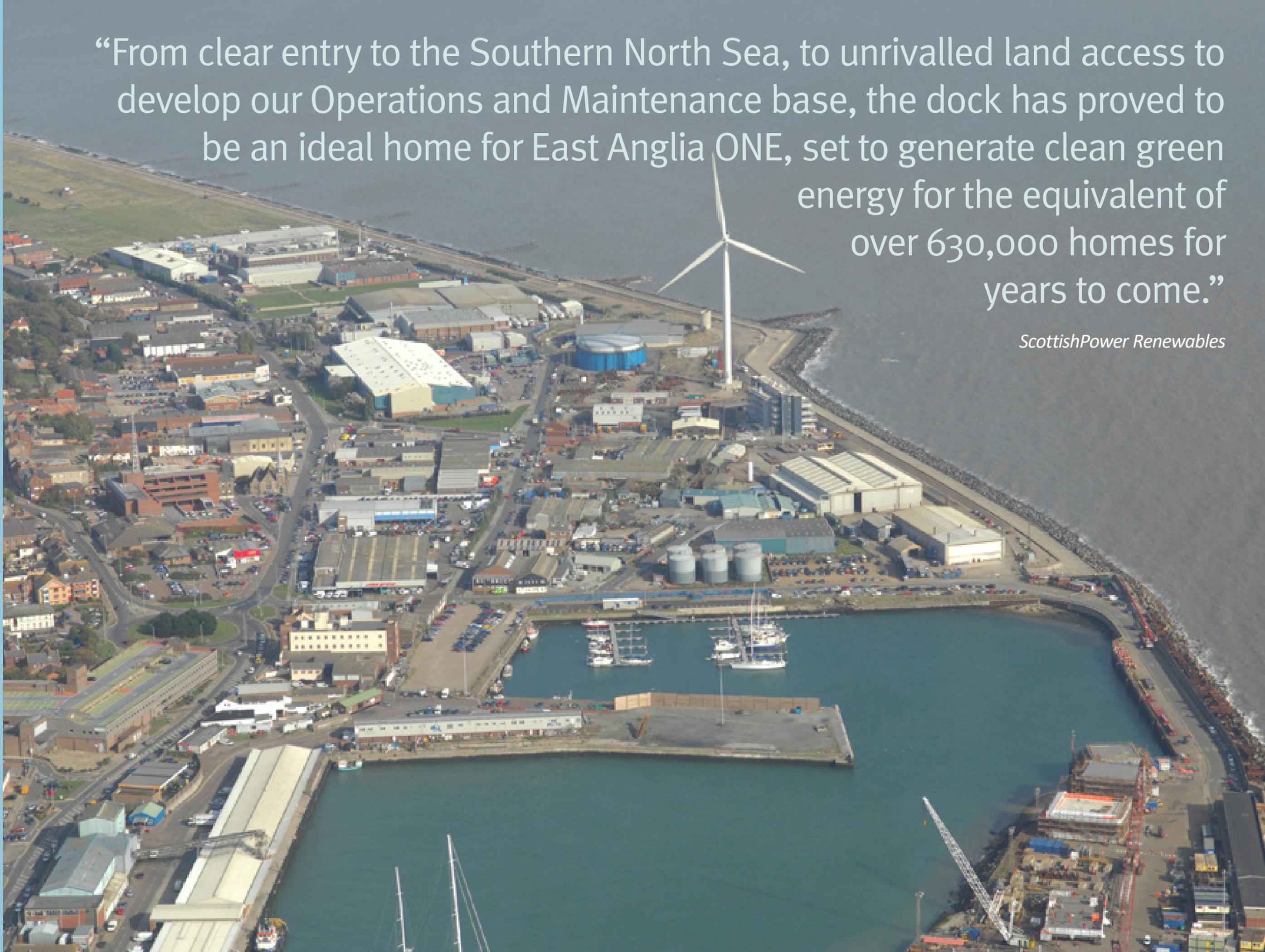
PowerPark

Design Vision

June 2020

“From clear entry to the Southern North Sea, to unrivalled land access to develop our Operations and Maintenance base, the dock has proved to be an ideal home for East Anglia ONE, set to generate clean green energy for the equivalent of over 630,000 homes for years to come.”

ScottishPower Renewables



FOREWORD

“Lowestoft is a forward-thinking coastal town with a future full of promise and potential, boasting a port in the best strategic location for serving the Southern North Sea and massive economic opportunities presented by the huge growth in offshore renewable energy.

The town benefits from tourist attractions along the incredible golden sands of its South Beach and a range of proposed large-scale infrastructure projects including the Third River Crossing, the Lowestoft Flood Risk Management Project and the Towns Investment Plan.

To make the most of these opportunities PowerPark is changing before our very eyes, attracting high profile businesses to the area and creating a cluster of businesses who benefit from co-locating in the same place. All being apart of a base for the clean energy and marine sector.

The Design Vision will provide us with the tools to deliver on ambitions for the area and consider ways to repurpose further sites within PowerPark to take advantages of growth opportunities. It will act as tool to guide future development, secure inward investment

and help deliver a high quality environment to attract businesses to the area. It will also seek to connect PowerPark to its surrounding areas such as the Town Centre and Ness Point.

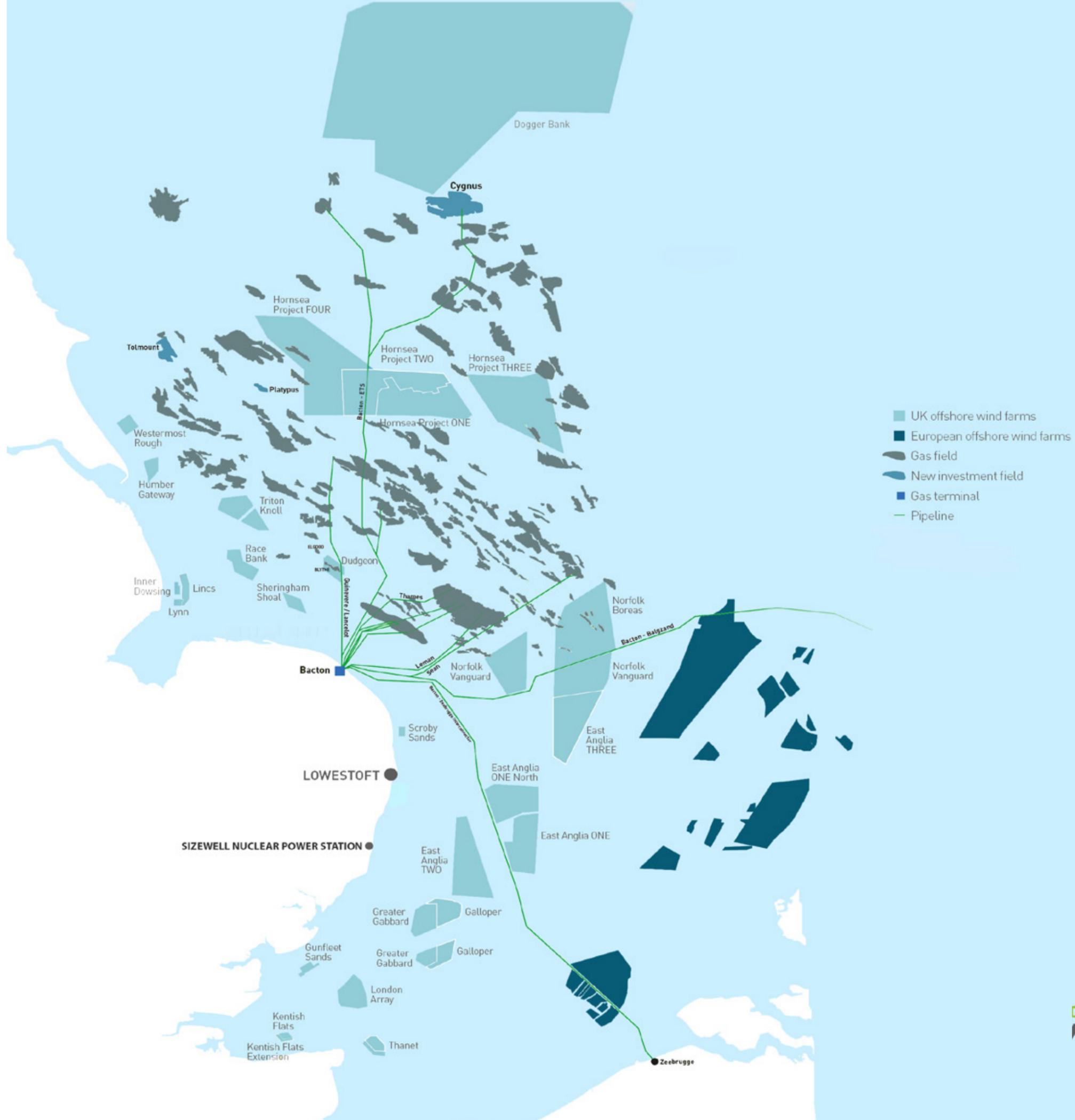
This document provides a clear pathway for sector growth, based on what stakeholders in the industry have told us. They believe this will provide the assurances that businesses need to base themselves at PowerPark, or grow their operations here for the long term. Importantly the vision for the area makes up part of the wider ‘Lowestoft Place Board’ ambitions for the whole of the town.

The plans are large scale and should be expected to come forward over a 10 year period, however the document sets a phased approach outlining how activity, jobs and businesses are expected to come forward in the more short to medium term.

We are committed to the PowerPark vision and excited to see the development lead the way for the industry and truly harness and celebrate the energy of the sea for a brighter future ahead.”



Councillor Steve Gallant, Leader of East Suffolk Council and Councillor Craig Rivett, Cabinet Member for Economic Development and Regeneration



Lowestoft PowerPark

Background

PowerPark is an exciting regeneration project which will be the heartbeat for the regions offshore renewables, engineering, and maritime industries. Situated in the town of Lowestoft within East Suffolk and covers the towns port, dock and industrial area. The Port of Lowestoft is owned by ABP, and acts as an important regional sea servicing route between the UK, Europe, Scandinavia, and the Baltic States.

PowerPark itself covers 24.7ha and is located within walking distance of the town centre and seafront. The town benefits from good connections to Norwich (A47), Ipswich (A12) with a regular rail service to London. The neighbouring port of Great Yarmouth is located 12 miles away from PowerPark.

East Suffolk Council detail PowerPark within the adopted Waveney Local Plan (2019) policy WLP2.2 to continue to actively promote and encourage further growth to create a strong regional hub for this innovative and significant technology, business, and industry.

PowerPark already has a reputation as a location for being a centre for offshore renewable energy, however, with the Government's ambition to generate 40GW of offshore wind power by 2030 and £60B of capital investment expected within the East of England by 2040 this project highlights the scale of the opportunity.

The Design Vision is an ambitious document, outlining the key principles and overarching design concepts for PowerPark and is based upon a robust masterplan, taking consideration of the key design criteria for industries and businesses associated with the energy sector. This provides a conceptual framework for how the Council and partners want to see PowerPark develop. Extensive consultation with appropriate local, and regional stakeholders and consultees has been undertaken, allowing the principles of the Design Vision to be considered achievable and deliverable.



Lowestoft PowerPark



Why Lowestoft?

Lowestoft is Britain's most easterly town and is the second largest in Suffolk with a population of circa 70,000 people. The town has a strong maritime history tied directly to its port which initially developed for fishing, then built upon the opportunities within oil and gas industries and more recently accommodated strong business growth in the renewable and offshore energy industries.

The town is well positioned to support future growth as an operations and maintenance base for the clean energy sector with forecast growth set to attract a further £11b in capital investments. The town has recently benefited from a £30m investment within the Energy Skills Centre at East Coast College, which is within walking distance of PowerPark, and £26m investment in the CEFAS facility.

Large scale infrastructure projects including the Third River Crossing and the Lowestoft Flood Risk Management Project when completed in 2023 are further positive catalysts for investment, and economic growth and regeneration of Lowestoft. The Third Crossing is an approx. £100m capital investment which will greatly enhance movement and connectivity around the town. The Flood Risk Management Project is a capital investment of around £63m that aims to reduce the risk of flooding from the sea, rivers and from extreme rainfall. It will reduce the risk of flooding to existing homes and businesses witnessed during the December 2013 tidal surge, when over 160 homes and businesses in Lowestoft were flooded and road and rail networks were significantly disrupted.

PowerPark Business Growth

- Lowestoft and the East of England is a vital powerhouse in generating the UK's energy, businesses are reaping the rewards of being part of an exciting sector which is gaining momentum as Norfolk and Suffolk play a pivotal role in servicing some of the nation's largest offshore windfarms.
- The regional supply chain has 50 years of experience supporting more than 150 Southern North Sea gas field assets and is still working hard to capture harder-to-

Lowestoft PowerPark

access reserves. A thousand offshore turbines are set to double in numbers over the coming decade, giving a further boost to a sector where 834 companies employ 8,469 people.

- PowerPark has reinforced Lowestoft's prime position within the offshore renewables, oil and gas industry and is home to several flourishing companies offering skilled job opportunities for local people right in the heart of the town.
- Business confidence is strong, with PowerPark home to a number of offshore wind developers and operators, including Greater Gabbard Offshore Wind Farm, East Anglia Offshore Wind and Associated British Ports.

ABP is an established name in the industry with a network of 21 ports around Britain with Lowestoft as the most Easterly port with a long history of servicing offshore energy projects as well as the oil and gas sector, and offers a wide range of facilities for container, bulk and general cargo handling and aggregates and ship maintenance sectors. The port has experienced a significant increase in traffic in recent years and is at the heart of the burgeoning offshore wind industry, offering businesses close proximity to key offshore wind sites for construction, operations and maintenance.

- An example of this is SSE. Lowestoft has been an Operations and Maintenance base for SSE since 2009, creating 100 jobs in the area in a purpose-built building at the Outer Harbour. SSE coordinate the operation and deployment of vessels from Lowestoft and Harwich with an impressive 140 turbines commissioned all producing power since 2012 and producing power to the National Grid. The Operations and Maintenance base also includes a helipad situated on the dock for assisting with crew transfer.
- PowerPark is also internationally known as the location of OrbisEnergy. This innovation and incubation centre for clean energy businesses in the East of England acts as a hub with workspace, networking, collaboration, and inward investment opportunities and allow businesses a profile within a world class centre of excellence. Adjacent to OrbisEnergy is a well-known Lowestoft landmark - Gulliver - which was installed as a prototype offshore turbine in 2005. Gulliver generates 2.75 megawatts of power and there are ambitions that with the growing demand and recognition of the clean energy sector in the area, the council would like to see the lifespan of the turbine increased.

- Most recently, in 2019 The Port of Lowestoft agreed a momentous 30-year partnership with ScottishPower Renewables to be a construction support and Operations and Maintenance hub for its East Anglia ONE offshore windfarm. The East Anglia Hub which is located just off the coast of Lowestoft will be one of the largest wind farms in the world with a capacity of up to 7GW clean energy to power the equivalent of almost 600,000 homes, which is the majority of households in Suffolk and Norfolk. This £25 million investment is focused on the ScottishPower Renewable building, with 100 long term job secured and hundreds of global supply chain operators using PowerPark as a base for their operations.
- Marine users are also present in the town the growth of Cefas and a small fish fleet based in Lowestoft. Lowestoft's economy was traditionally based on fishing and manufacturing however the fishing fleet is declining in recent years. Since 2018, the Renaissance of East Anglian Fisheries (REAF), a community-led group have developed a long-term strategy for East Anglian fisheries. REAF was created to look at a range of possible options for securing the long-term future of the regional fishing industry and enabling local coastal communities to gain greater benefits from this sector. The REAF group made up of Lowestoft's fishing representatives, champion Lowestoft as a base for a promising future of fishing.

Design Vision

Masterplan

The vision for the PowerPark is to create a cluster of energy related businesses which build upon the success of existing businesses and activities in the area which have an international presence in this industry across the East of England. This will maximise opportunities for all to benefit from the growth of this industry, shaping the area positively for decades to come. The PowerPark will be full of life with the energy of the wind as sea a driving force for the local economy, it will be a catalyst to boost employment and high skilled roles within the local area. The buildings and infrastructure will act as an exemplar of sustainable methods including showcasing power supply through renewable options, giving affirmation back to the energy related businesses in the area.

The concept masterplan diagram opposite, shows how PowerPark could be delivered in its entirety and is fully aligned to the Waveney Local Plan Policy for PowerPark: WLP2.2 which states to ‘Continue to promote the creation of a cluster of businesses in the offshore renewables, engineering and oil and gas sectors’.

The concept masterplan acknowledges the retention of some key existing buildings and introduces new buildings and streets, spaces and places to create a strong and distinctive environment for businesses in the area and provide a location for all to showcase the capabilities of this industry. It outlines how the PowerPark could develop, largely without the constraints of existing land ownership boundaries, to achieve the best and most diverse layout possible to accommodate businesses which are expected to invest in the area to take advantage of the PowerPark reputation as a centre of excellence.

The work has been shaped in partnership with key stakeholders, landowners and relevant authorities to enable the proposals to be realistic and workable and represents the start of the process towards developing and promoting PowerPark to the world.

The following pages outline the proposals shown within the concept masterplan, together with some conceptual visualisations of how the area could be developed to create this promising cluster of businesses. High quality standards of landscaping, public realm, building design and architecture are expected to be adhered to, also included in the following pages, is a new Green Link joining Ness Point with the town centre via the PowerPark area, encouraging greater sustainable travel options.



Design Vision

Phased Development

The PowerPark Design Vision sets out proposals on how the area can develop, enabling its role to accommodate businesses which are expected to invest or expand in the area. These developments are expected to come forward over the next 10 years, responding to market conditions and business needs. The success is dependant on strong partnership working between both the public and private sectors and by following the Councils planning policy framework enabling robust change to take place. Development will require the Council to take on a more interventionalist approach, taking on the role of the developer, at least in part, to assemble land, secure funding and streamline development but also to provide support to remove development barriers and ensure positive engagement with the industry to enable activity to flourish. It is anticipated that Power Park will develop across three phases, responding to current business needs and growing opportunity within the industry, as indicated on the map opposite.

Phase 1 - covers the area bounded to the west by Whapload Road, to the south by Hamilton Road, to the east by the North Sea and to the north by Wilde Street. Development in this area includes more short term, practical commercial warehouse and office type development opportunities which will kick start development and instil business confidence and in doing so influence change across the wider area.

Phase 2 – covers the Outer Harbour with development anticipated in the short to medium term and is focused on businesses associated with renewable and offshore industry. A real positive is that the Outer Harbour is in ABPs single ownership and with the Port experiencing significant increase in demand in recent years it has provided a catalyst to ensure the Port matches the growing ambition of the area. The timeframe is therefore reflective of the large scale built out requirement and capital investment required.

Phase 3 - covers the area bounded by Wilde Street to the South, Birdseye factory to the West, Ness Point to the North and the North Sea to the East. Development here is proposed to be more medium to long term due to the area having multiple landowners and set against the aspiration to bring forward the different areas of land with complimentary offers.

The phased approach outlined is intended to align with known site development opportunities however, this is to be viewed as the general direction of travel and not a decided action. With the phased approach, it is also important to note the Waveney Local Plan policy WLP8.18 which seeks a sequential approach to new office and retail spaces, whereby if suitable space is not available within the town centre, then edge of centre locations can be considered with some retail uses less suitable in the town centre, notably those that handle bulky goods. The intention is for a town centre first approach for retail with office space in PowerPark related to the offshore energy industry or ancillary activities to this industry. It is also expected that elements of all three phases will likely come forward in tandem, and as previously noted success will be achieved through strong partnership working to enable wholesale site changes to take place.



Phase 1



Phase 1 of the PowerPark covers the area bounded to the West by Whapload Road, to the South by Hamilton Road, to the east by the North Sea and to the North by Wilde Street covering a total area of approximately 8.2 hectares.

Phase 1 is envisaged to consist of 69 new units, ranging in size from 105sqm to 4000sqm, with the majority being in the region of 150sqm to 400sqm. It is envisaged that Phase 1 will include a range of land use classes, including office and commercial space, small start up units, workshops and fabrication buildings and this is reflected in the range and type of units provided which offer a variety of loading, unloading and yard facilities. Whilst being flexible to the opportunities that arise, it is expected that office / commercial uses will front Whapload Road and Wilde Street, with workshops located internally.

Phase 1 includes Newcome Road as a key component of the Green Link between Ness Point and the Town Centre. It should be noted that Hamilton Road is proposed to be closed beyond Trinity Road to provide for direct access to the dock front area for businesses located on the northern side of the road.

Phase 1A



Indicative Schedule

- A: 2 x 500 sqm two storey units fronting Whapload Road
Allocated parking with shared HGV loading facilities
- B: 3 x 400 sqm two storey units fronting Whapload Road
Allocated parking with shared loading facilities
- C: Prominent corner turning three storey unit - 1420 sqm per floor
Allocated parking with own loading facility/option for conversion to parking
- D: 2 x 400 sqm & 1 x 450sqm two storey units fronting Green Link
Integrated van loading facilities - allocated parking - shared HGV loading
- E: 4 x 200 sqm two storey units fronting Green Link
Integrated van loading facilities with fenced yard areas

Phase 1B



Indicative Schedule

- A: 5 x 160-190 sqm two storey units fronting onto Green Link
Allocated parking. Integrated van loading facilities/shared HGV loading bay
- B: 1 x 180 sqm & 1 x 190 sqm two storey units fronting onto Green Link
Allocated parking. Integrated van loading facilities/shared HGV loading bay
- C: 2 x 110 sqm & 1 x 135 sqm two storey units fronting Trinity Road
Allocated parking. Integrated van loading facilities/shared HGV loading bay

*Gated access from Trinity Road and out onto Newcombe Road

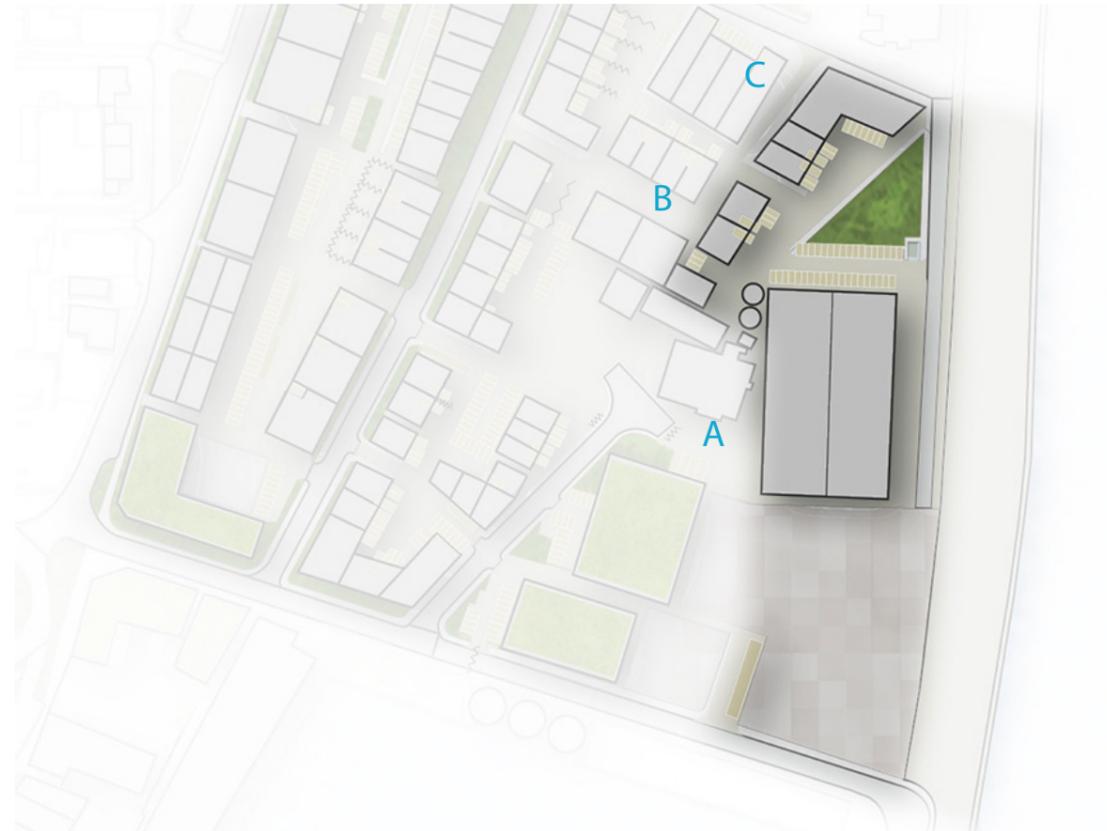
Phase 1C



Indicative Schedule

- A: 2 x 640 sqm two storey units fronting Wilde Street
Integrated van loading facilities, shared HGV loading bay and on-plot parking
- B: 11 x two storey units ranging from 150 sqm - 470 sqm
Range of loading options inc. integrated van loading, shared HGV loading bay
Allocated parking. Some units complete with enclosed fence yard space
- C: 10 x two storey units ranging from 105 sqm - 390 sqm
Range of loading options including integrated van loading, shared HGV bay
Allocated parking Gated access from Trinity Road out onto Newcombe Road
- D: 1300 sqm (per floor) three storey unit with on-plot parking
Access from Trinity Road to loading area - out onto Hamilton Road (private)
- E: 1900 sqm (per floor) three storey unit with on-plot parking
Access from Trinity Road to loading area - out onto Hamilton Road (private)

Phase 1D



Indicative Schedule

- A: 4000 sqm equivalent eight storey building
Access via Wilde Street and out onto Hamilton Road (private)
6500 sqm fabrication/lay-down yard space onto Hamilton Road
On-plot parking and HGV drop off/loading bays
- B: 1 x 170 sqm and 2 x 200 sqm two storey units
Larger units with integrated van loading bay
Allocated parking and shared HGV loading bay
- C: 1 x 750 sqm (per floor) corner turning prominent 3 storey unit
1 x 170 sqm & 1 x 185 sqm two storey unit with integrated van loading
Allocated parking and shared HGV bay

*Access for B and C via highways arrangement associated with 'B' in Phase 1C

Phase 1E



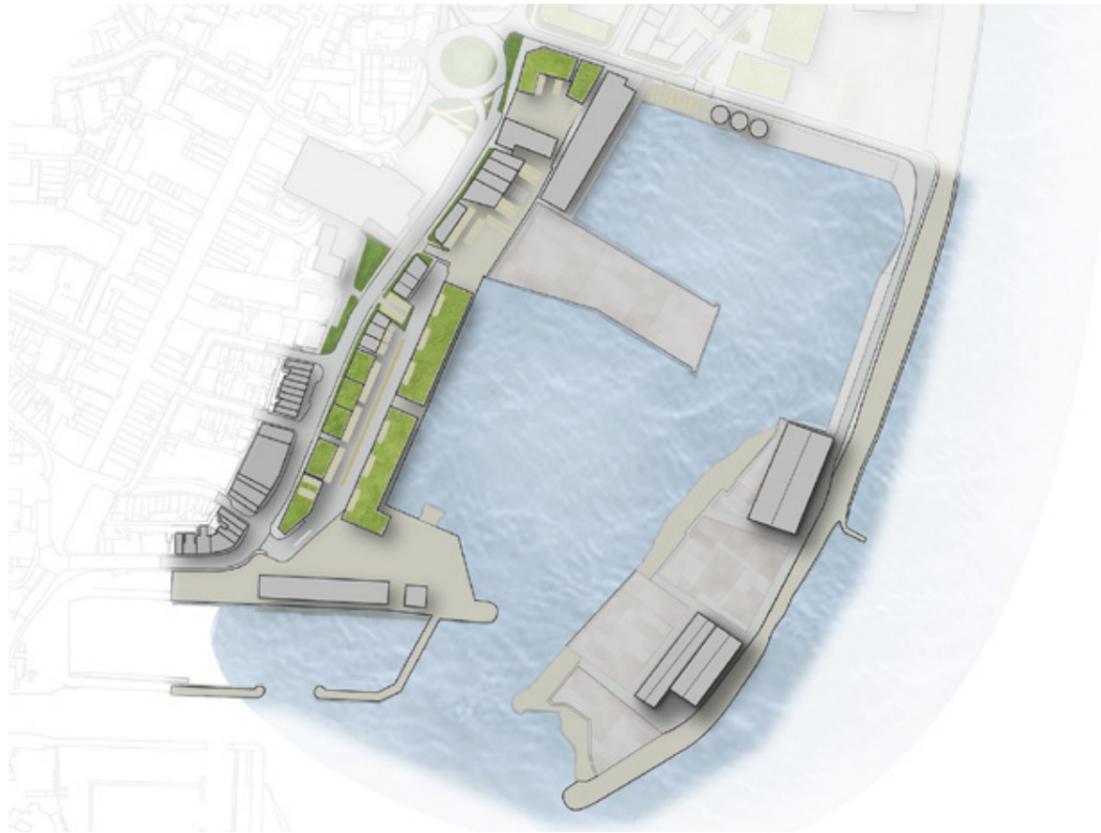
Indicative Schedule

- A: 1 x 470 sqm & 3 x 540 sqm two storey units fronting onto Whapload Road
Integrated van loading bays with allocated parking and shared HGV bay
- B: 1400 sqm (per floor) prominent three storey corner turning unit
Dual key frontage onto Whapload Road/Wilde St
On-plot parking and shared HGV loading bay
- C: 720 sqm (per floor) three storey building on prominent corner
Overlooking Gasworks Park on key junction within PowerPark
On-plot parking and shared HGV loading bay
- D: 8 x two storey units ranging from 180 sqm - 230 sqm fronting Green Link
Each unit with integrated van loading bay and access to shared HGV bay
Allocated parking to rear of units



Newcombe Road Green Link (Phase 1)

Phase 2



Phase 2 covers the area of the Outer Harbour, with a land area covering approximately 10 hectares. Phase 2 is the only area within the extents of the PowerPark to provide access to deep water moorings and therefore is highly aligned with fabrication and setting down space. A total of 20 new units are proposed to be accommodated within Phase 2, ranging from 130sqm to 3000sqm.

As a result of easy access to the North Sea, larger fabrication yards and associated buildings are proposed on the Spit and Hamilton Dock, with dockside buildings offering the opportunity for businesses associated with the renewable and offshore energy supply chain. Phase 2 also includes fuel storage tanks on Hamilton Road which is considered an appropriate location due to the proposed closing of the road - thereby not being publicly accessible.

Extensive office space, together with small commercial / workshop / grow on units are to front onto Battery Green Road which forms a natural continuation of the commercial nature of land to the West. Two new dockside buildings are proposed to complement the recent SPR building and an additional highway access from A47 is proposed to facilitate direct access to Hamilton Dock.

Phase 2A



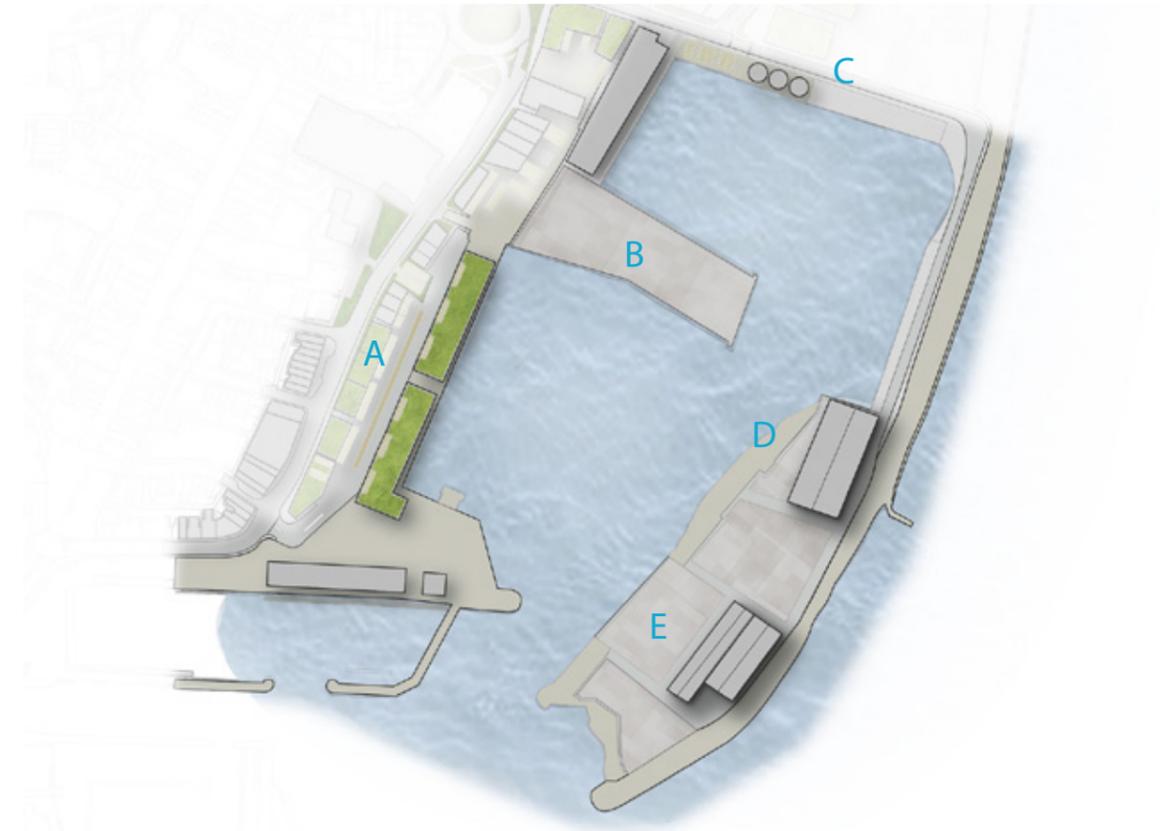
Indicative Schedule

- A: Prominent corner turning 1000 sqm (per floor) three storey unit fronting Battery Green roundabout and Hamilton Road
On-plot car parking to rear
- B: 3 storey building adjacent to SPR building - 355 sqm ground-floor with undercroft access to private rear parking area. 500 sqm to 1st and 2nd floors
- C: 3 x two storey units ranging from 270 sqm - 430 sqm
Prime frontage onto Battery Green Road with allocated rear parking and shared loading / yard area via new A47 access point
- D: 360 sqm (per floor) three storey feature corner turning building fronting Battery Green Road. Allocated parking to rear via new A47 access point

Phase 2A

- E: 1 x three storey 375 sqm (per floor) unit & 2 x two storey 130 sqm (per floor) units fronting onto Battery Green Road
Shared HGV loading bay within ABP access road and visitor/customer parking in court area to the immediate South
- F: 1 x 130 sqm / 1 x 140 sqm / 1 x 145 sqm (per floor) two storey units fronting onto Battery Green Road
Integrated van loading bay for each unit with shared HGV loading area within ABP access road. Visitor/customer parking to immediate North
- G: 3 x 390 sqm two storey units with mezzanine floor fronting onto Battery Green Road
Rear allocated parking via ABP access road and shared HGV loading bay
- H: 475 sqm (per floor) three store building fronting onto Battery Green Road
Allocated rear parking and shared HGV loading bay via ABP access road
- I: 725 sqm (per floor) four storey feature office/commercial building at key location at gateway to the PowerPark
Integrated undercroft parking and shared loading bay via ABP access road
Enhanced public realm to frontage

Phase 2B



Indicative Schedule

- A: 1 x 2500 sqm and 1 x 2300 sqm feature three storey dockside units
Integrated parking undercroft at ground floor with shared HGV loading bay
- B: Hamilton Dock set-down / fabrication yard space
9800 sqm area access to the outer harbour on three sides for mooring
Direct vehicular access via new junction onto the A47
- C: Fuel storage tank facilities and 1900 sqm set-down area adjacent to dock
- D: 3075 sqm 8 storey fabrication building with shallow pitched roof
Circa 6500 sqm dockside set-down / fabrication space and HGV loading area
- E: 3000 sqm split 6 and 8 storey fabrication buildings with shallow pitch roof
Circa 7300 sqm dockside set-down / fabrication space and HGV loading area



Hamilton Road looking West (Phase 1-2)

Phase 3



Phase 3 is located to the north of the PowerPark and generally consists of the area bound by Wilde Street to the south, Birdseye factory to the west, waste water processing plant and Ness Point to the north and the North Sea to the east. The area covered by Phase 3 is approximately 3.3 hectares and includes five new buildings within a complex with footprints between 1000-1200 sqm.

This is an exciting development area of the PowerPark as it contains two new large areas of public open space, a large area of new public realm around Ness Point and the Orbis II building which will build upon the success of the existing OrbisEnergy building and provide new conference and showcasing facilities. This phase takes strong inspiration from the Gasworks which existed on the site historically and still lends its name to the main north-south road which runs through the area.

Five new buildings set within landscaped public realm with ample parking provision are anticipated to support the energy sector through the provision of high quality office/commercial/research and development workspace.

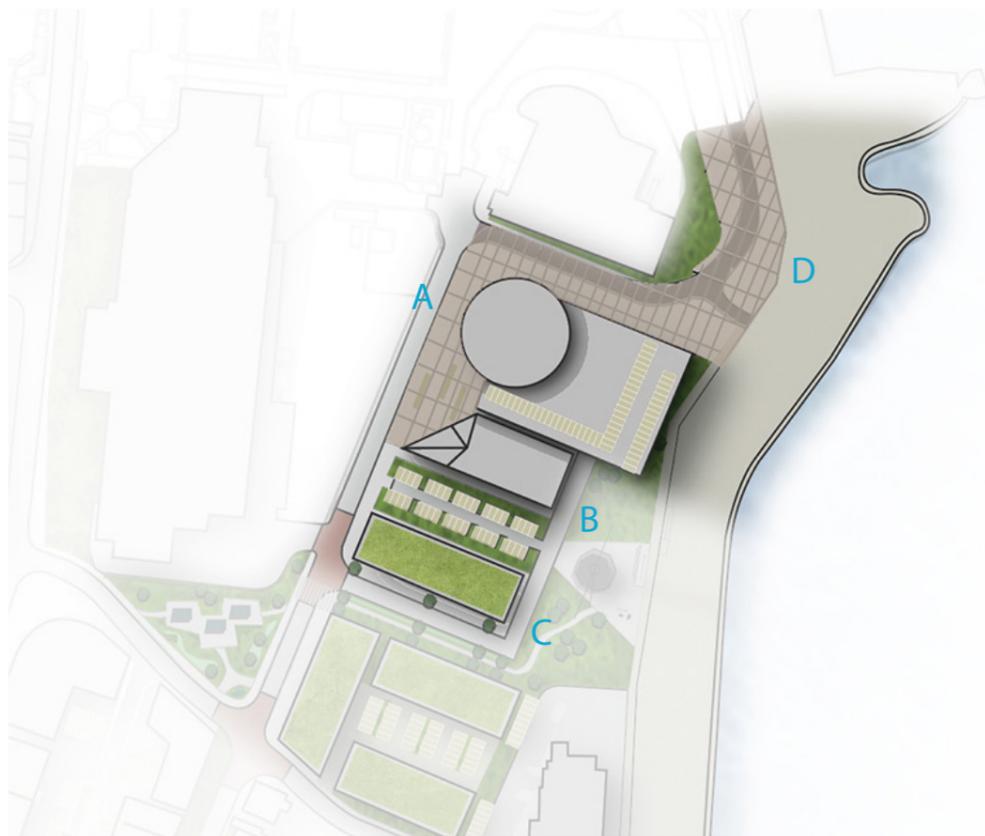
Phase 3A



Indicative Schedule

- A: Gasworks Park - a new area of public space with outdoor working facilities, wayfinding and public art set within a maritime planting scheme with SUDS
- B: 1120 sqm (per floor) three storey feature corner building with key frontage to Gasworks Road and the new park
Parking provided within an enclosed shared parking courtyard
- C: 1030 sqm (per floor) three storey building fronting onto Wilde Street
Parking provided within an enclosed shared parking courtyard
- D: 1065 sqm (per floor) three storey building fronting onto Green Link
Parking provided within an enclosed shared parking courtyard
- E: Turbine Park - a new area of public space with outdoor working facilities, wayfinding and public art based around Gulliver. New connection provided thorough to Ness Point and forms the starting point of the Green Network

Phase 3B



Indicative Schedule

- A: Orbis II building featuring conferencing and showcase facilities together with small business and marketing units for the energy sector. 300 person conferencing facility within the circular element reminiscent of the former gasholder occupying the site. Internal parking on two levels accessed and serviced from the south via undercroft loading area. 5th storey rooftop terrace provides views out towards Ness Point
- B: 1170 sqm (per floor) four storey feature building affiliated to the Orbis II building overlooking Gaswork Square and new landscaped spaces. Parking provided within shared parking facility
- C: 1210 sqm (per floor) three storey building fronting onto Gasworks Road and Turbine Park. Parking provided within shared parking facility
- D: New hard and soft landscaping and access to Ness Point

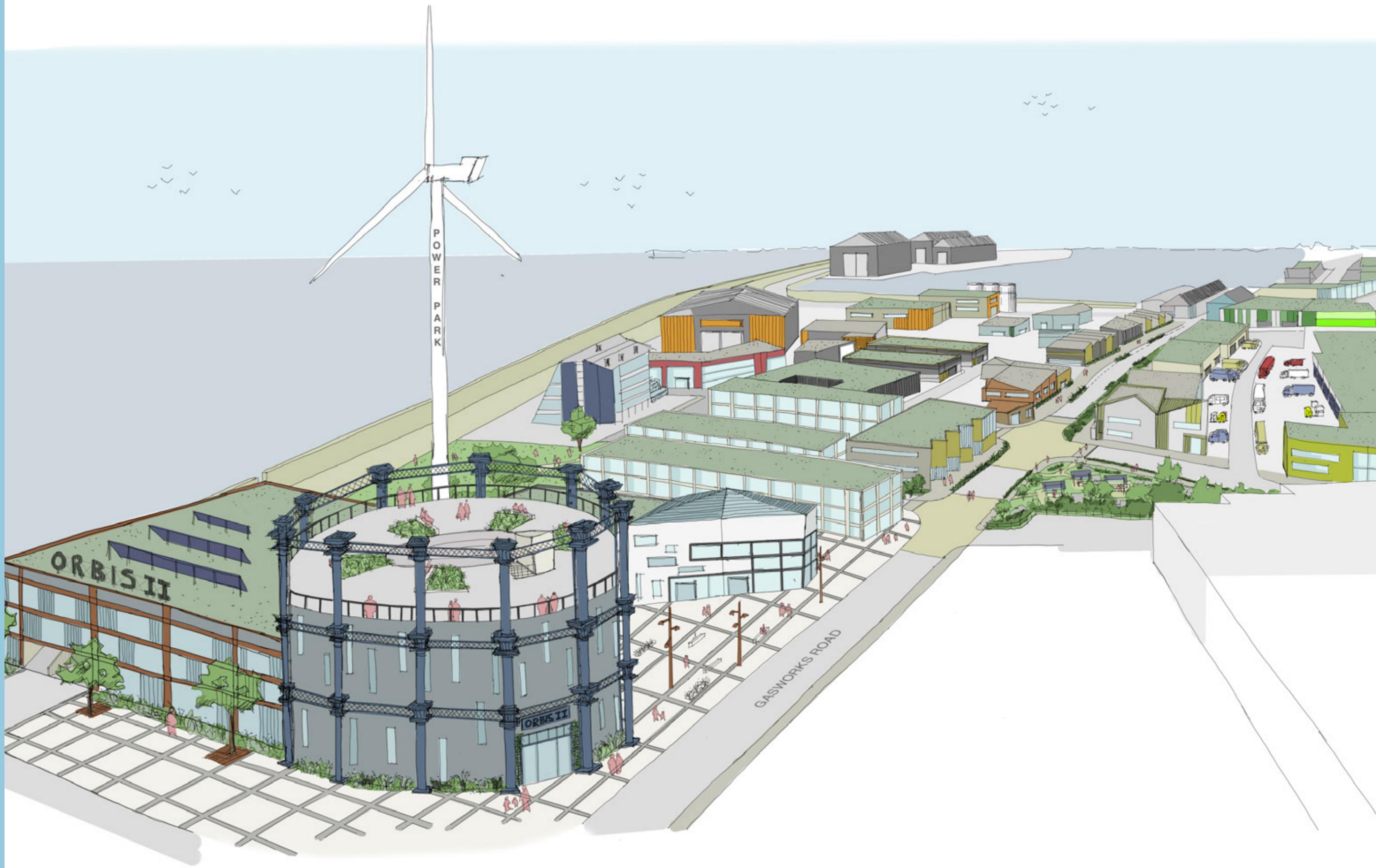




Orbis II from Ness Point



Perspective looking North



Perspective looking South

Green Links

The proposed Green Link would join Ness Point with the town centre via the PowerPark area and encourage greater sustainable travel options and build upon the existing local provision including the national cycle route along the coast and the soon to open Ness Park, the most easterly park provision in the UK.

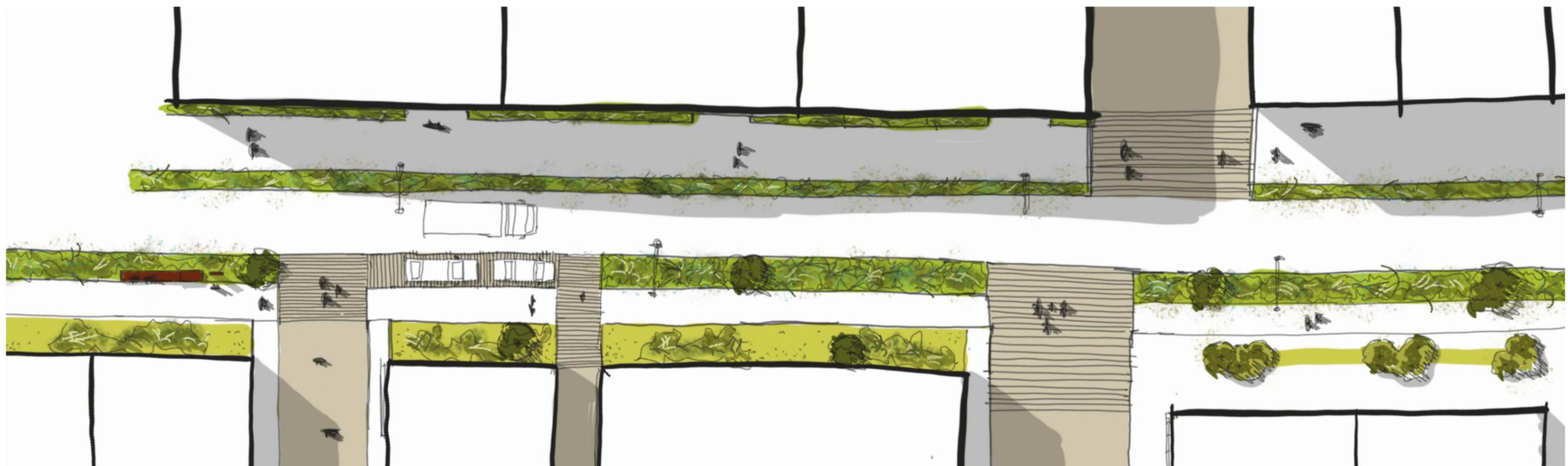
Green space provides key benefits to health, biodiversity and creates attractive environments for people to live and work. It is an ambition of Waveney Local Plan Policy WLP2.2 and WLP8.30 (2019) which notes that where practical improvements to the general appearance of the site through improvements to the public realm, landscaping improvements and on-site branding should be sought. The Open Space Needs Assessment and Green Infrastructure Strategy states that whilst north Lowestoft has a good provision of parks and amenity spaces these are not evenly distributed. The Harbour Ward has poor provision of amenity space and is largely outside the

catchment area of the current park provision, therefore providing good quality open space will help meet the immediate need for open space within this ward and will also provide an attractive route to the parks in north Lowestoft including Sparrow's Nest and Belle Vue Park for residents in the centre of the town.

Beginning at Ness Point, the Green Link takes visitors and locals to Turbine Park, a new public green space at the base of Gulliver, before traveling through a new green street into Gasworks Park, another new area of public realm accommodating workspace, maritime planting and SUDS. From here, the link crosses over Wilde Street and into Newcombe Road with greatly enhanced pedestrian priority public realm and a key north-south route through the PowerPark. From Newcombe Road the link provides the option of using Hamilton Road and Battery Green Road, with a series of new pocket green spaces, to directly access the town centre and railway station.

The ambition of a continuous network of green spaces is to create a strong and distinctive environment through street furniture, materials and planting palette to instil business confidence to locate and or invest in area but also to improve pedestrian and cycling connectivity through the PowerPark and to surrounding locations.

Along the route, wayfinding and interpretation boards will provide both information about the area and highlights on what visitors can see from this point along the route. An indication of the nature of the Green Link along Newcombe Road is illustrated in the plan below which shows how continuous footways over junctions, rain gardens, planted verge spaces and highly rationalised space allocated to parking will help to create a more enjoyable environment and a positive foreground to the proposed new units located along the road.



Soft landscaped boundary treatment to the frontages of all units along Newcombe Road to enhance aesthetics, improve local air quality through particulate and emissions capture and enhance biodiversity

'Copenhagen' style continuous footways over side entrances to units allowing for pedestrian priority along the Green Link whilst aiding in vehicle speed reduction

Rain gardens and SUDS features set within the verges between the carriageway and footway. Deals effectively with surface level rainfall run off naturally, whilst enhancing aesthetics and biodiversity

A range of visually interesting and bespoke boundary treatments to premises along the Green Link. Potential to include reinforced lace metalwork, laser cut panelling and/or public art integrated into the fencing

A number of seating areas, cycle stands and refuse bins along the Green Link to allow for socialising and a more inviting pedestrian environment. Wayfinding monoliths at key locations to guide visitors





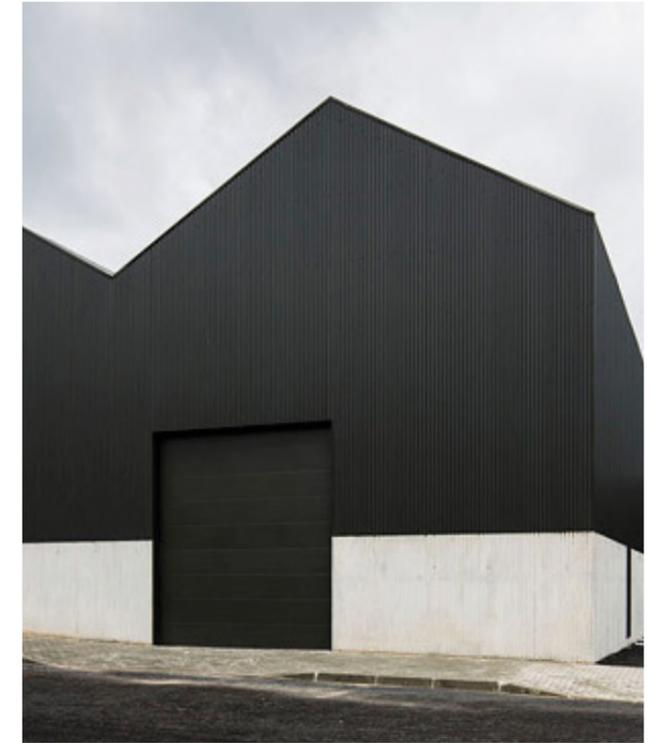
Gasworks Park

Design Vision

Architectural Precedents

The ambition for the PowerPark is that the innovation and ground breaking technology of the renewable and energy sector based in the area should be reflected in the architecture and materiality of the buildings in which businesses are located. The North Lowestoft Heritage Action Zone (HAZ) Design Guide Supplementary Planning Document (2020) outlined the high level principles for the design of buildings within the PowerPark, both in terms of layout of sites and the proposed material treatment and architectural style. The guide, which is a material consideration of the Council, outlines a highly contemporary approach to building design within the PowerPark, with a strong focus on the industrial and maritime nature and heritage of the site, whilst also reflecting the best in sustainable design to reduce energy consumption.

The design ethos is for buildings of all scales, from 100sqm workshop units to larger fabrication buildings, to identify with the industrial and maritime heritage through use of materials such as corten steel, concrete, earthy and dark corrugated and flush metal panelling, and simple linear brickwork or subtle tones. The architecture, whilst remaining appropriate to the internal business use, will be highly context led and relate strongly to the immediately recognisable smoke houses along Whapload Road. Using gabled buildings or reflecting the gable end patterning through the use of facades or frames will help provide a contemporary link to the areas past and give the PowerPark a strong identity of its own.



Design Vision

Sustainability



The PowerPark will include a number of solar enabled workstations which will utilise solar energy to provide power to sockets and USB hubs which will allow for outdoor working as well as socialising by people both working and visiting the PowerPark. The larger solar workstations will be located within Gasworks Park and Turbine Park - close to the more concentrated areas of employment and Orbis II - whilst smaller solar hubs will be located elsewhere around the PowerPark in locations such as the Newcome Road Green Link to encourage employees to enhance their wellbeing by sitting within a local green space to work and enjoy some downtime.



The use of renewable energy will be integrated where ever possible into the infrastructure that supports the PowerPark. This will include the provision of mini-turbines and solar panels onto street lighting columns to power lighting during periods of darkness. Solar panels will also be applied to the roof of suitable buildings to help with reducing the direct carbon footprint of new buildings within the PowerPark.



The PowerPark will provide significant provision of electric charging points within new developments. Electric charging points will, where possible, be charged by way of overhead solar panels within parking areas - which will be substituted by renewable energy generation from elsewhere within the PowerPark during periods of low sunlight levels. Provision of electric charging communal hub areas will also be investigated for public parking areas to allow visitors to the PowerPark to utilise the best of renewable technology.



Managing rainfall run off and enhancing local biodiversity is an important consideration for development within the PowerPark. All larger footprint buildings will be fitted with brown and/or biosiversity roofs which will accommodate a maritime climate planting and substrate palette. This will encourage habitat creation over a significant area - and run off from these living roofs will be fed directly into SUDS swales or rain gardens either internally to development sites or on-street. For further information regarding sustainability policies please read the Waveney Local Plan Policy WLP8.28.

Future Steps

The Council and its partners are committed to ensuring Lowestoft plays a pivotal role within the East of England's ambition of growing a new wave of clean energy as well as its traditional servicing of offshore gas and fishing. The Design Vision document highlights this ambition for Lowestoft and provides a phased plan for development which is expected to be achieved by 2026 in line with Waveney Local Plan (2019). As part of an on-going process of development and facilitation, future development will include:

- Raising awareness and aspirations for PowerPark within the town, industry and as a tool for inward investment. It is vital that businesses and future investors are aware of the opportunity PowerPark can bring to the industry and region,
- Continue to work with the energy sector to understand demand, likely future patterns and emerging concepts, together with timeframes for bringing these on-board,
- Share the aspirations within the Design Vision with landowners and operators within PowerPark and development opportunities for delivery of the vision. Along with providing detailed insights into inward investment enquiries and opportunities to capture future growth,
- Building warehouse and office units on the Council owned site on Newcombe Road to meet the need of the energy industry as well as be an exemplar in design and a catalysis for other development to come forward,
- Work proactively with stakeholders to develop several of the large scale projects to ensure they are shovel ready,
- Continue to work with the Association of British Ports to further develop plans for the Outer Harbour area of PowerPark and ensure the continued development of The Port of Lowestoft as a facility of regional significance,
- Understand the opportunities to further link the town centre and Ness Point to Powerpark to create a facility which supports the wider regeneration of Lowestoft,
- Monitor future opportunity for funding to support with the growth of the energy sector.





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