

## **Feedback Report: Public Consultations - 12 and 30 June 2017**

Public consultations on the external design were held on 12 and 30 June 2017, when the general public, local community, residents and staff were invited to look at our vision and plans for the exterior design proposals for the future of Cefas.

The events were publicised by Waveney District Council on their web site, and the notice was also published in the local newspaper. Purdah restrictions were in place for the first event, due to the General Election being held during this period. This limited the time available to communicate more widely. Following the election results (9 June 2017), a leaflet drop was organised to 100 local residents in immediate proximity to Cefas. This was widened out for the second consultation and included an additional 100 households. The local radio also made an announcement on the day of the Public Consultation and we started to tweet more widely on the subject, once purdah restrictions were lifted.

Both consultations were open from 14:00 to 19:30 and split into three separate sessions with a short presentation by the Architect (AWW), Project Manager (Mott MacDonald) and Cefas Deputy CEO. Other members of the internal project team were available throughout to answer questions.

On 12 June 62 people attended; 14:00 (32 people); 16:00 (17); and at 18:00 (13). On 30 June 49 people attended; 14:00 (30 people); 16:00 (11); and at 18:00 (8).

At both sessions a feedback questionnaire was available in paper format and through our external website via a link (details provided to take away).

At the second session we also asked for feedback on three cladding options, providing a check list for people to mark their preference. Combined with staff feedback we had 70 responses with 70% opting for green fade to blue, 20% opting for monochrome and 10% selecting the single colour exterior.

## **Feedback from consultations**

### **First Public Consultation: 12 June 2017**

Twenty-six responses were received at the first consultation from a mix of staff and the general public:

- ❖ 99% are 'aware' or 'very aware' of what Cefas does; only one person was 'unaware' until the consultation
- ❖ 100% support the Cefas vision to stay and invest in Lowestoft
- ❖ 98% either 'strongly agree' or 'agree' that Cefas adds value to the local and wider community, with two people 'somewhat agree'
- ❖ five negative responses to the initial concept design
- ❖ five responses also feel that the concept design would not be an improvement to the local area

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- ❖ Response to an overall question asking whether people felt positive about the proposals concluded that the majority (21 of 26) are either 'positive' or 'very positive'
- ❖ In addition, 15 public responses were captured via our online survey, totalling 41 public responses.
- ❖ Responses to the overall question asking whether people felt positive about the proposals concluded that the majority (9 of 15) of respondents are either 'positive' or 'very positive'. Therefore, 73% (30/41) of the public is positive about the proposal, with a further view that 82% (51/62) is happy with the proposal due to positive feedback or no feedback at all.

### **Second Public Consultation: 30 June 2017**

Twenty-four 24 responses were received via the second public consultation on 30 June, and from the online survey from both staff and the general public:

- ❖ 87% of those attending did not attend the first consultation.
- ❖ Of these 59% are aware and have some understanding of Cefas does.
- ❖ 96% feedback received from the questionnaire supported the Cefas vision to stay and invest in Lowestoft. 1 person did not support this.
- ❖ The majority (87%) either strongly agreed or agreed that Cefas adds value to the local and wider community with 3 who agreed somewhat.
- ❖ As an improved concept design, there were 2 people who were not satisfied by the proposed plans.
- ❖ 2 respondents also felt that the concept design would not be an improvement to the local area.
- ❖ An overall response whether people felt positive and supported the proposal concluded that the majority 72.7% (16 out of the 22 who responded) were either positive or very positive. 3 people felt positive but asked for additional information and 3 people felt negative and do not support the proposal.

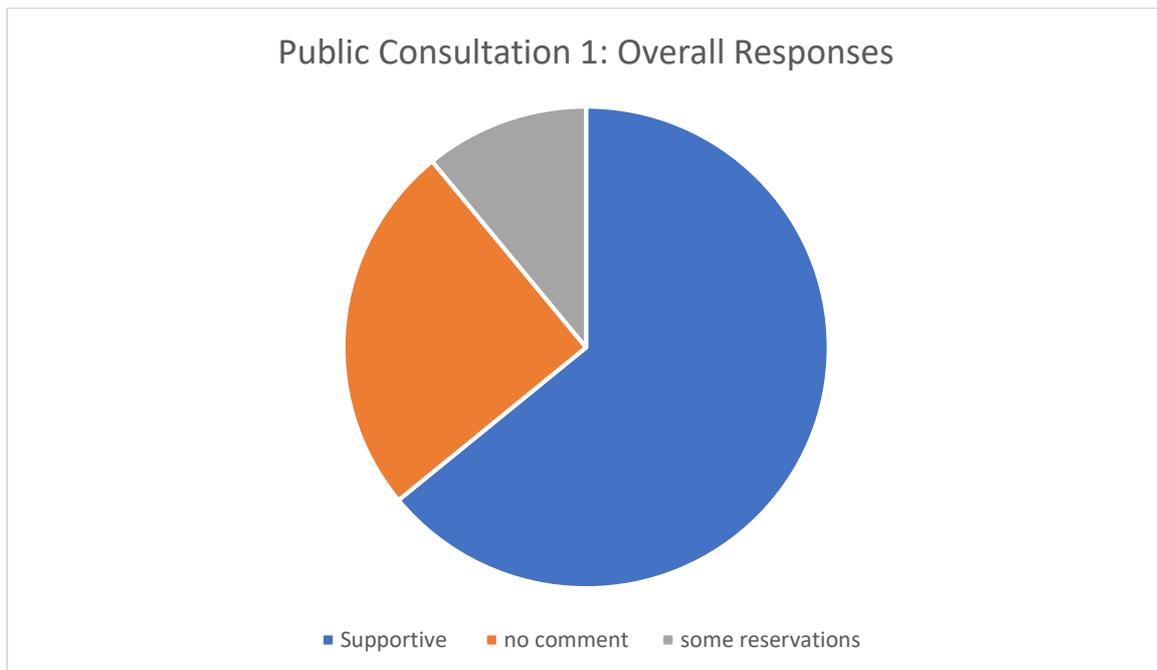
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**Annex A** shows a report of the online survey results. Note: comments relating to the internal design are not included as this did not form part of the Public Consultation.

Comments and design ideas were also collected from the local 6<sup>th</sup> Form College during an engagement event on Thursday 15 June, designed to give students an understanding of what Cefas does, and our plans for the future. Overall feedback was 80% positive, ie, 'very positive' or 'positive'.

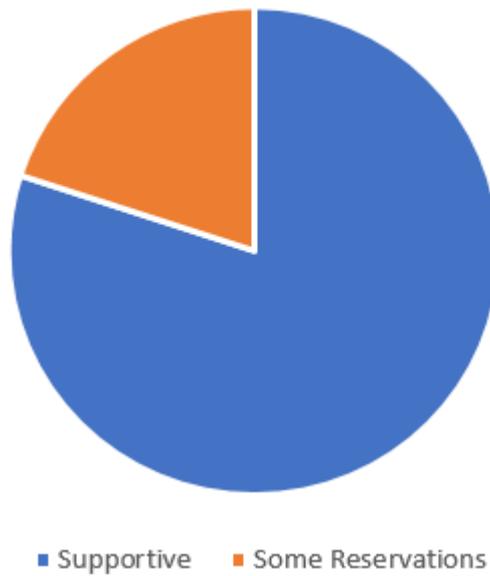
An online survey which included staff feedback indicated the initial design concept was well received.

### 1. Overall Responses

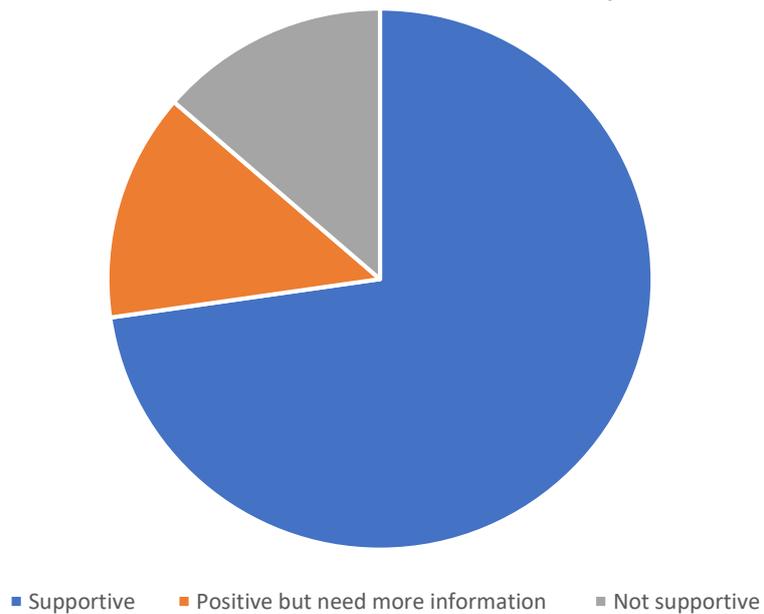


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### Local Sixth Form Response

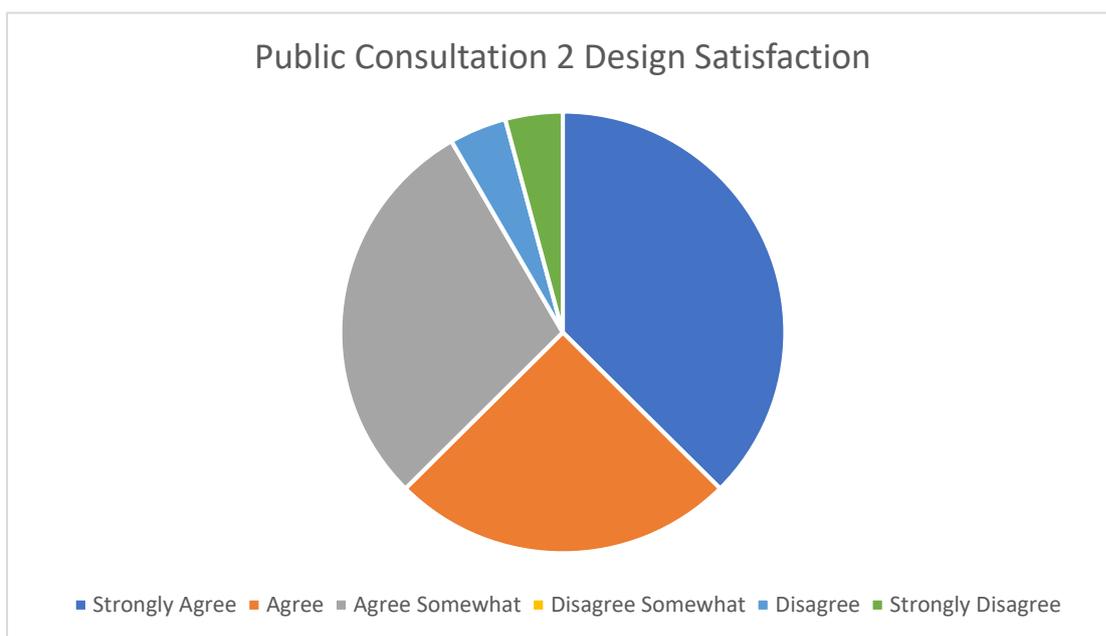
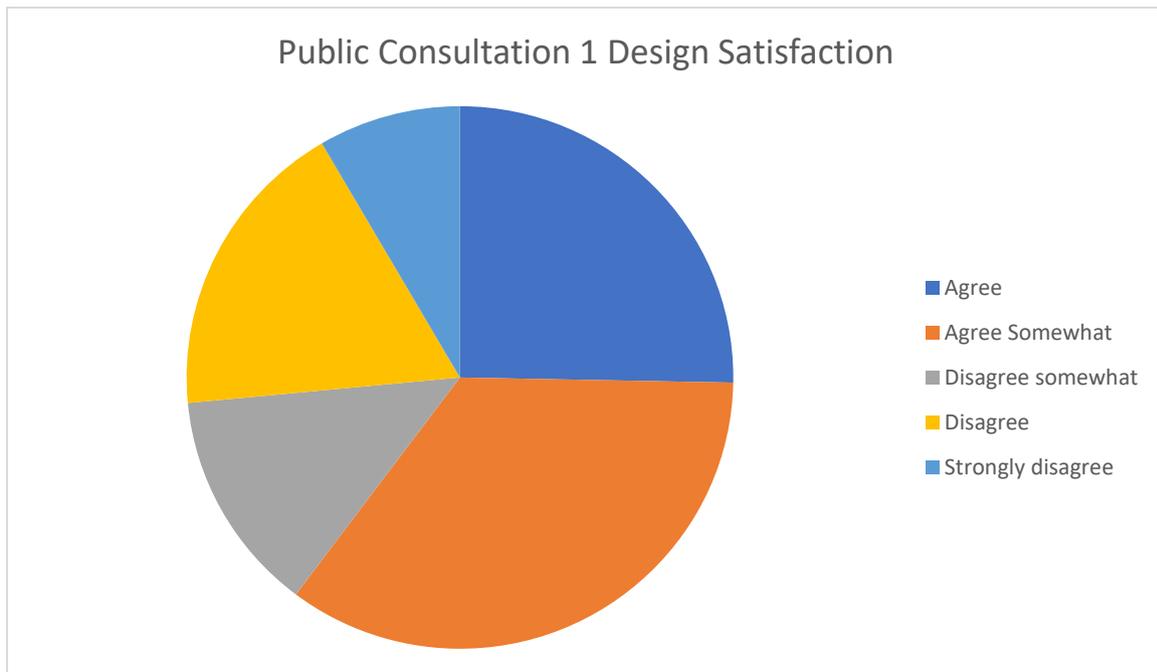


### Public Consultation 2- Overall Responses



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### 2. Design satisfaction responses



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Comments are summarised here, and concerns are categorised in the final table:

**Following the public consultations there were many positive comments supporting our vision:**

- Fully support the improvements and am looking forward to seeing final product.
- Vast improvement to local area and will utilise space better.
- Please be encouraged, a long time awaited, for a much-needed improvement to the area.
- It will be a far better promotion of both Cefas and Lowestoft than the architecturally redundant offices and "hotel" that are there at the moment.
- Great that you plan to improve
- It's great that you're planning a MODERN building, reflecting the future and NOT the past (and the cutting-edge science that you do).
- It's great that you plan to open up the sea-facing frontage to the public, involving them more with the Cefas site. That should improve local relations with residents and visitors.
- I love the idea of partnerships with other science/innovation businesses on your site. This has got to be a good thing for the town, long term.
- I think a heritage/info space is a great nod to the past but I agree that it should also be used to educate the public about environmental/fisheries issues (e.g. the range of fish available to eat, the uses of the marine environment, pollution, energy, etc).
- You should plan an open day once the building is completed to allow the public to look around the new building (and not just a meeting room) and to engage more with the scientists so that they fully understand what goes on within your agency/this site.
- We hope your plans go ahead as we feel this would be a huge improvement on the current building and will be a great asset to the local community.
- I love the idea about the pop up interactive point in the gardens.
- As modern as you like, as dis-jointed as you like, we need to move forward!
- Really looking forward to the projects' completion. Very good for Cefas and good for Lowestoft. It is important for us to have such a prestigious organisation within Lowestoft. And the boost it gives to the town's economy and the jobs it will create locally to build here. Short-term disruption will be outweighed by finished "fit for purpose" construction.
- The building is an eyesore and having a bright modern building can only enhance the area. Like all re-generation it will bring in more money/visitors to the area.
- I think the new build in general will be a positive move for Cefas and for Lowestoft. It is time that Lowestoft moves on from its crumbling past and looks to the future.

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- I like that there is a plan to improve the appearance of the north extension.
- The development of a public area sounds a nice idea.
- Finally, keep your vision and your nerve! Lowestoft needs to move forward, not back!

### **To address the concerns raised we have;**

- Improved communication around the plans for the North Extension;
- provided more detail on the materials which are to be used, using links to local community;
- explained further engineering concepts which have caused concerns; and
- provided further specification on the landscaping.

We will also continue to provide updates via the local press, our website and social media.

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### ANNEX A: Report of survey results 12 and 30 June

Theme	Example concerns	Accompanying suggestion	Cefas' Response
<b>Heritage</b>	<p>The building is out of keeping with local area. Too business like.</p> <p>Grand Hotel is of local historic importance</p> <p>Use hotel as a hotel.</p> <p>Can assets e.g. dancefloor be saved and utilised?</p> <p>Easy option of new build and knocking down an historic building of Lowestoft. You should have put the same energy and cost into examining other options.</p>	<p>Link old with new.</p> <p>Use recycled brick.</p> <p>Need to be replaced with world-class piece of architecture.</p>	<p>Linking the new building with historic/Victorian Lowestoft will always be a challenge. Blending a predominantly domestic vernacular with a commercial-scale office building is not a natural fit.</p> <p>Similarly, the North Extension Lab building is being retained and is at odds with the local architectural style, but is a significant part of the site and immediate context.</p> <p>We propose to use a brick with the characteristics of the Suffolk White. This is a light-toned brick, not the red brick seen in Victorian Lowestoft, but is still very much of the area and provides a link to the past and wider context.</p> <p>We propose to use this brick in a very contemporary way to provide two feature elements, one on approach for visitors to the building and one on the public, promenade approach.</p> <p>We believe that the use of this local brick as an adjunct to the contemporary, functional office architecture will result in a blend of striking new architecture with the predominant local building material.</p> <p>In addition, we are seeking to use features from the existing buildings where possible. An example of this might be the re-use of a glass art feature in the façade of the new building facing the main entrance, or from inside the Grand Hotel.</p> <p>Prior to taking the decision to create a new office building and demolish the former hotel, options for potential future use were fully investigated. These included conversion to residential, conversion back to a hotel, and as an office. Conversion of the former hotel to either of these uses is not commercially viable. The results of this viability study will form part of the planning application supporting information,</p>
<b>Look/Design</b>	<p>Design needs to add shape.</p> <p>Old 1980s ugly building. (North Extension)</p> <p>Integrate new and existing buildings.</p> <p>Public information showcase...</p> <p>Very disappointing and doesn't say Marine - just pseudo-trendy office block.</p> <p>The white facades will look very dirty within a year of construction.</p> <p>Muted colour palate is good</p> <p>Building is inspirational</p> <p>May have more engineering feel than science.</p> <p>New design is modern, hard-edged and frankly masculine.</p>	<p>Pitched rooves – keep Victorian feel</p> <p>Install vertical “living wall”.</p> <p>Use cladding.</p> <p>Install a bridge (at first or second floor)</p> <p>Make aquarium transparent to the public</p> <p>Building projections - Laser light wrap welcomed. Suggestions for images include global impact of science, visuals of fish and simplified data.</p> <p>Project changing murals by local digital artists.</p> <p>No black surfaces</p> <p>Design signifies 21st Century science</p> <p>Akin to CERN building</p> <p>LWT (Pakefield) is in need of modern buildings</p> <p>Lots of glass and perceived access to at least see in</p>	<p>We described at the Public Consultation events that one of our overarching design intentions was to use this development to provide a science park feel. The site is large enough to house more buildings in the future and the siting of this first phase was critical to allow future development. The concept of having ‘light and open’ buildings set into a green landscaped realm supports this intention and the dynamic of modern functional buildings set in a carefully designed modern public realm offers a very exciting opportunity.</p> <p>The new office building has been designed to provide Cefas with a working environment more suited to collaboration in an open plan office. It takes advantage of the natural setting and envious water views and utilises predominantly glass facades to maximise these views.</p> <p>A highly-glazed building gives the occupants a fantastic view, provides transparency for the public to see into the building and supports the overarching science park concept, but of course leads to the potential for overheating. Solar louvres have been added to reduce this effect and allow natural ventilation instead of air conditioning. The result of this is a piece of architecture that is led by its function, and will feel modern and machined.</p> <p>Having investigated cladding options, we believe this approach offers a scientific feel to the building, reflecting the work being undertaken inside.</p> <p>Extending this functional, minimal design philosophy to the roof design, it is proposed to use flat rooves that do not detract from the simplicity of the building design. The strong horizontal louvre design, echoing</p>

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	<p>The rear of the building, where the public walks by and is Cefas' face to the world, comes across as an afterthought. The sea facing side is a series of blank walls and bland surfaces.</p> <p>visually anchors that part of town in a positive, neighbourhood-friendly, tourist-friendly way.</p> <p>Very concerned about the speed of the consultation, too little time to discuss with groups about design.</p> <p>Homogenous design a bad idea.</p> <p>I think it could be archaistically improved up on - it is rather boxey.</p> <p>It is possible that changing the appearance of the North Extension will not create a positive impact.</p> <p>It would be good to mirror the graduated colours planned for the North Extension in the horizontal "fins" in the new bit.</p>	<p>Architecture blends in with its neighbourhood in scale, texture, colour and/or architectural references.</p> <p>Use of local materials</p> <p>Use a light surface that reflects our local geography and location</p> <p>Much of Lowestoft has been built in yellow brick, which can be used in a modern way. The tan or yellow bricks echo the beach colours and will blend in with the neighbourhood.</p> <p>Materials like flint cobbles, stone, wood and slate as surfaces that will blend in with the neighbourhood.</p> <p>cladding in limestone that has fossils in it, or a subtle mural mosaic of the local ecology, or etched steel images of aquatic botanical or scientific illustrations.</p> <p>Virtue can be made of the pipes, vents and stacks and they can be painted and enhanced with vibrant colours or graphic designs</p>	<p>the equally strong horizontal banding seen in the North Extension, defines the look and feel of the building and this would be undermined by the inclusion of a pitched roof. Furthermore, building services require roof space and in particular free air to operate. The use of a pitched roof would complicate this function.</p> <p>As mentioned above, the existing and retained North Extension is a significant design consideration. It is proposed to provide a new roof to enclose the myriad of services and equipment required at roof level to make the laboratories function. This will be a flat roof, following the strong horizontal banding of the building, further supporting the proposed flat roof of the new building.</p> <p>The North Extension is to be refreshed externally as part of this project. We have investigated options and these are to be presented at the second Public Consultation event.</p> <p>Regarding materials, we have explained the reasons for the use of glass. We propose to use a light tan brick as suggested by the feedback forms, as this is a local material and the tone has connotations of the beach. We propose to use this brick in two features in a contemporary way to blend the historic fabric with new architecture.</p> <p>We will continue to investigate the palette of materials including stone, wood and slate as suggested. It is likely that these could be incorporated into the public realm landscape to keep the building material palette limited for clarity.</p> <p>Underlying the design is the intent to create a 21<sup>st</sup> Century building for science that looks forward, whilst respecting the past and local context.</p> <p>Our intention is to take on the views of the local people who may be affected by our proposals. We therefore held two public consultation events, although current planning advice suggests that only one was required. These events were advertised in various ways: by a notice placed on the gates at Cefas, through Suffolk County Council and Lowestoft Sixth Form College, local radio and on-line. We also hand-delivered leaflets to 200 houses in the immediate local area. The first event was postponed due to purdah restrictions in place for the General Election.</p> <p>The design is driven by its function to minimise wasted space. This has led to a rectangular foot print for the office wings to allow desks to be laid out rationally. However, the two office wings have been angled from each other to add splays to both frontages.</p> <p>We believe therefore that within the functional design there is interest in the form.</p> <p>Along with fundamental works needed to make the building weatherproof, we consider the North Extension building is in need of external refurbishment as part of a wholistic site refresh.</p> <p>At the second Public Consultation, we indicated options for painting the concrete bands. The design has continued to develop, and we plan now to power wash the concrete bands, paint the brick grey to tie into the roof tiles tone and add profiled metal fins to the exterior. These will incorporate a colour palette inspired by Cefas' branding.</p>
<p><b>Technical</b></p>	<p>Flat roofing will lead to longer-term structural problems.</p> <p>Louvres – Birds nesting.</p> <p>Balconies</p>	<p>Worried louvres will attract birds and nesting. Do not use wire and nails to prevent.</p>	<p>We acknowledge that gulls are an issue on the coast. We are familiar with water side developments and understand the challenges when building in this environment.</p> <p>It is good practice to provide discreet wires around the parapets of the roofs. They are barely visible from the ground, but prevent birds from sitting on edge of the buildings. However, we are proposing the use of curved louvres that will be pitched at approximately 45 degrees. This will prevent birds from perching without the need for wires or spikes.</p> <p>Regarding concerns on the use of flat rooves we propose to use a high-quality bitumen liquid applied roof. These are proven to be highly robust with a long warranty and life expectancy.</p>

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<b>Environment</b>	<p>Supplement water supply demand.</p> <p>Force conformity with the appearance of the North end building.</p> <p>Can you sound proof your generator?</p>	<p>Rainwater consideration.</p> <p>Green roof and solar important.</p>	<p>The current design is looking to incorporate a rainwater harvesting system to capture storm water and use it in the WCs</p> <p>It is intended that the rooves will have a sedum/green roof element to assist in managing excessive rainfall.</p> <p>Likewise, it is intended to use solar photovoltaic roof panels. The final design, viability and amount of these initiatives will be concluded during the detailed design stages.</p> <p>As mentioned above, in reconsidering the North Extension, the proposals now include coloured fins to the exterior. These metal fins and the colour palette will be echoed in the new building within the atrium with similar fins, used in this case for solar protection.</p>
<b>Location</b>	<p>Happier if Cefas were to seek out a brownfield site elsewhere in town</p>	<p>Ness Point / South Quay</p>	<p>The requirement to extract further useful life from our laboratory block through refurbishment costing £4M avoids an unaffordable replacement cost of £24M</p> <p>The proposal creates a facility that future proofs Cefas staying in Lowestoft for as long as possible. Our presence is a significant boost for the local economy.</p>
<b>Landscaping</b>	<p>Landscaping doesn't take into account proximity to sea.</p> <p>Narrow footpath on prom.</p> <p>It would be good if the sea-side end of the new building could reflect some of the curves seen in the planned planting (as the building is very angular).</p>	<p>Suggest looking at gardens to North on promenade for what is likely to (a) grow and (b) fit in with the rest of the promenade.</p> <p>Widen footpath</p> <p>International flags to signify overseas impact of science</p> <p>Outdoor gym / playground / sponsored volleyball courts on beach</p> <p>Use outside space for talks, food festival, farmers market</p> <p>Global map / other related designs using planting</p> <p>Consider art installation, statue, space for murals</p> <p>Ocean fact boards along the seafront.</p> <p>Visibility of fish</p> <p>Swimming pool</p> <p>Get rid of iron railings. discrete fences and railings to the side and prickly plants can all be used to create secure zones.</p> <p>Incorporate seating and public spaces that can be used for displays and education.</p> <p>statement sculpture could anchor the plaza area.</p> <p>A giant (about 5 metre) e.g. will engage young people.</p>	<p>A detailed landscape plan will be developed as part of the planning application. This will take into account the local environment and growing conditions. The concept for this scheme is based on a modern interpretation of a Victorian Garden; a blend of old and new. It is being considered to incorporate some of Cefas' historic artefacts and old equipment into the landscape.</p> <p>The underlying intention is to create a generous open public space that relates directly to Cefas and the work we carry out in the UK and around the world. This can be as simple as seeing scientists walking around the building to lectures about their important work, and in the form of art and public installations in the grounds.</p> <p>During further development of the landscaping proposal, presented at Public Consultation 2, the scheme is based on fluid lines and curves, echoing the sea. The building, as mentioned earlier, is led by its function and is therefore more rectilinear. We feel that this play on straight edges and curves gives the building and its setting an interesting and exciting dynamic.</p>
<b>Cefas</b>	<p>Reaching out to the neighbourhood</p> <p>Involve young people. Promote building and what you do.</p> <p>Turned their back on the town.</p> <p>Building has not helped.</p>	<p>Focus on outreach more</p> <p>More talks and engagement with schools and colleges.</p> <p>Public talks</p> <p>Public/tourist destination that educates and enhances the Cefas message of sustainable fisheries management.</p>	<p>As described above, the seaward facing part of the site is to be opened up to public access; an extension of the promenade. This will present the public to the Cefas building in a way that has not been possible until now. The fences will be removed and there will be direct interaction between Cefas and the public.</p> <p>We do not believe it is practical within this development to create a tall viewing platform, but the scheme proposes the creation of a visitor centre within the public realm to include a café/restaurant, visitor centre.</p>

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	Vague promises of “this is going to be an open space” and “we could possibly think about that in the future”.	Lighthouse or crow’s nest or something that encourages some interactivity. Visitor centre- a place to educate our schoolchildren. small centre with hands-on displays that will engage school children and interest adults, such as a tidal pool and salt water aquariums demonstrating local ecology.	The latter could host public events or be part of a Cefas lecture series. The orientation offers the vastness of the sea as the backdrop which we believe is a fitting setting for this type of event space. The design of this visitor pavilion will be subject to <u>a separate design and funding exercise</u> to ensure it is a world class visitor attraction that become synonymous with Cefas. Other initiatives that are being investigated include consideration of a feature wall, acting as a screen to servicing equipment, out of recycled waste found in the sea. A local art group is developing this idea and it is a great opportunity to work with the local art college and likeminded groups to design and install this art work.
<b>Parking</b>	More spaces needed. Concerns regarding parking on local roads. Greater emphasis needs to be given to parking and less to landscaping.  Car parking a problem.	Taking away some of the green space and converting it to off road parking. Install a few electric car charging points as part of its parking. Update Town Councillors regularly Build on high level of cycle usage	We acknowledge that parking is an issue in the local area. The proposal for this development is to retain the same level of on-site parking as currently provided. We have investigated options but do not believe it is possible to increase the number of parking spaces due to local authority and national guidance for parking in relation to office buildings. However, a green travel plan will be developed as part of the planning application and the proposals include space for 100 cycles and an increase in shower facilities over that of a normal office building. Electric car charging points can certainly be investigated.
<b>Building work</b>	Why weren’t contractors locally sourced?		Local contractors are to be used, selected from the Suffolk Contractor Framework.
<b>Communications</b>	Provide regular updates	Provide positive updates into local press to keep us informed and allow further comment to be made.  Put reference on your website for a link to your planning application.	We will provide updates to the press and via our website. We will use social media e.g. Twitter to keep information flowing. As soon as the planning application goes live we will add a link via our website.



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