

Borough Council of
**King's Lynn &
West Norfolk**



Regeneration and Development Panel
Tuesday, 16th April, 2024 at 6.00 pm
in the Town Hall, Saturday Market Place, King's Lynn

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **Riverfront RIBA Stage 3 Updated Presentation (Pages 2 - 53)**

Contact

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King's Lynn Riverfront



Location

Two key sites:

Purfleet / Custom House / King's
Staithe Square

Millfleet / Devil's Alley

connected by South Quay

catalyst for further investment



Project Objectives

Expand riverfront activity

Diversify riverfront users

Encourage 'pop-up' initiatives

Improve public spaces

Enhance setting for heritage assets

Promote a sustainable future

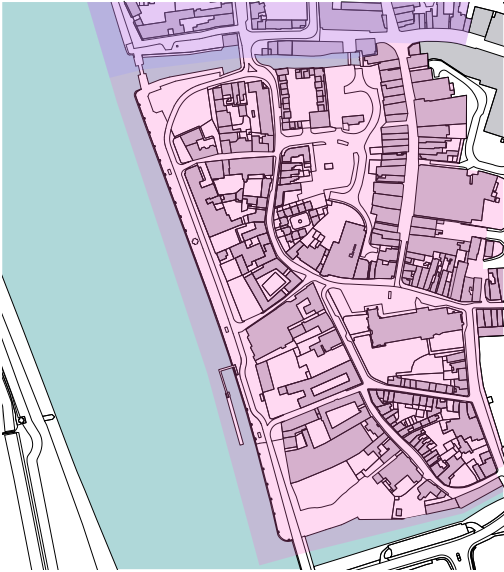
Increase green infrastructure

Drive economic performance

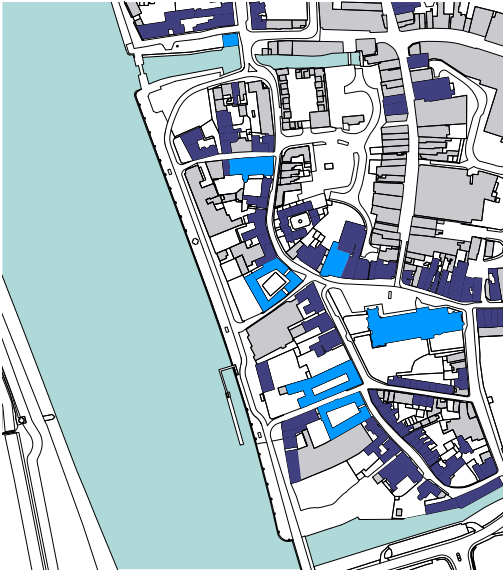
High impact and evidence of change



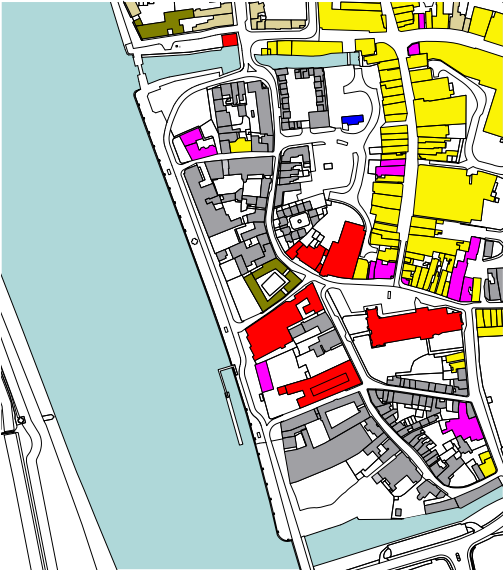
Project Constraints



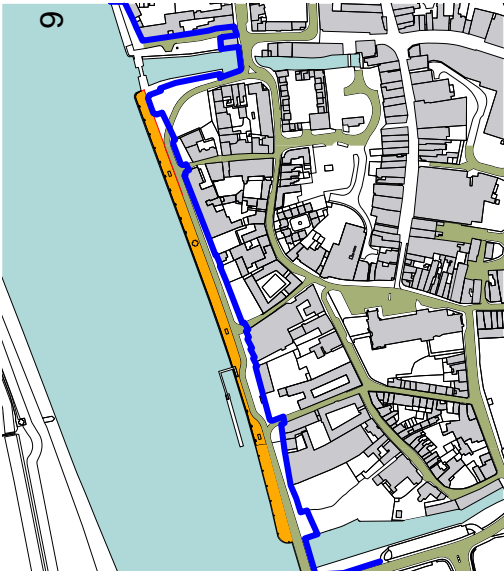
Conservation Area



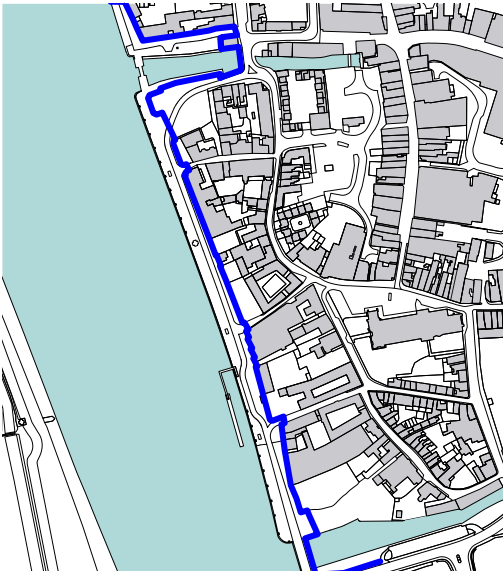
Listed Buildings



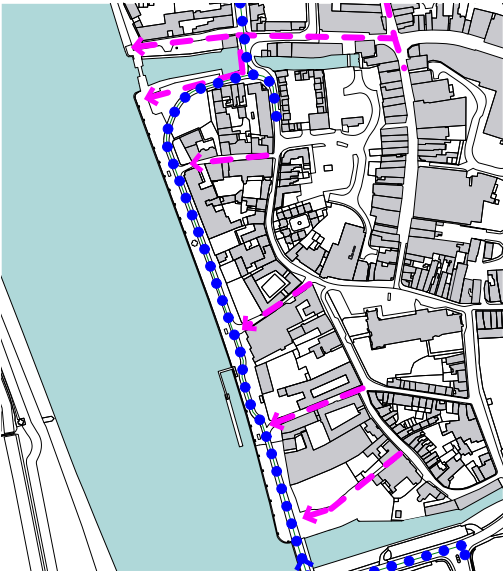
Building Uses



Asset Holders



Flood Defence



Movement

Custom House and Purfleet Quay

Custom House and Purfleet Quay Project Brief

Public use for Custom House

Access for all

Lift installation

Restoration and new works

Multi-functional space

Hospitality, Exhibitions, Events

Improved quayside setting

Infrastructure for quayside events

Seating areas



Custom House and Purfleet Quay_RIBA Stage 2 Proposals



RIBA Stage 3 Proposals



Proposals Developed in Response to Consultation Feedback

BCKLWN Planning

Retention of the arch infill

Retention of the room to the north east of the floorplan

Retention of the 18th century leaded lights

Retention of the chains to aid with interpretation

Justification for any alterations including heritage benefit

A business plan to demonstrate how the uses would operate and how external impacts would be mitigated

Information on how flood defences and flood risk will be dealt with

Historic England

Support for project to bring building into greater public use, with flexible spaces

Concern that opening of all arcades presents some 'harm' to the historic significance

Opening of arcade to quayside could be supported

Changing existing doors to glass at Purfleet and Purfleet Street also acceptable

Flood defence details to be developed

Internal changes supported in general

Preference to retain existing staircase if possible

Reduce, or remove, banners to quayside

Public

Slight majority supportive of the proposals to open up the arcades

Positive response to mixed-use / flexible proposals

More heritage interpretation

Less banners

RIBA Stage 3 Proposals



RIBA Stage 3 Proposals



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RIBA Stage 3 Proposals



RIBA Stage 3 Proposals

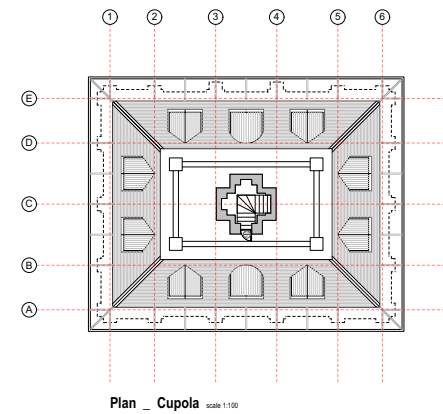
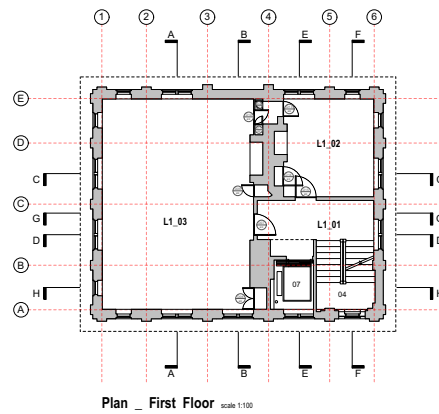
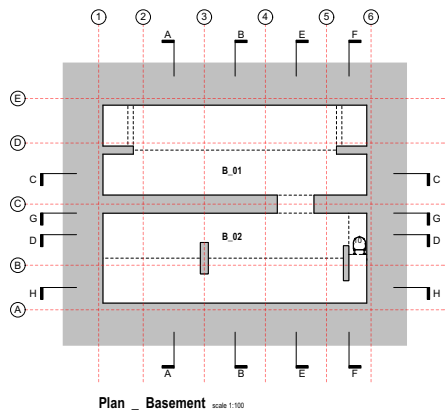
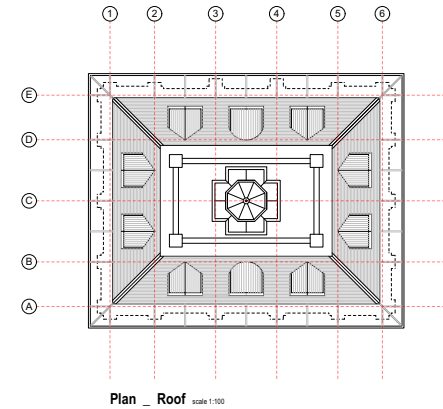
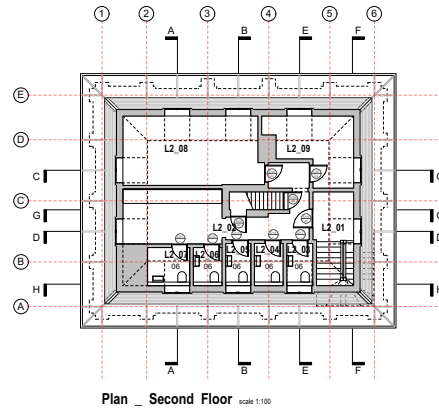
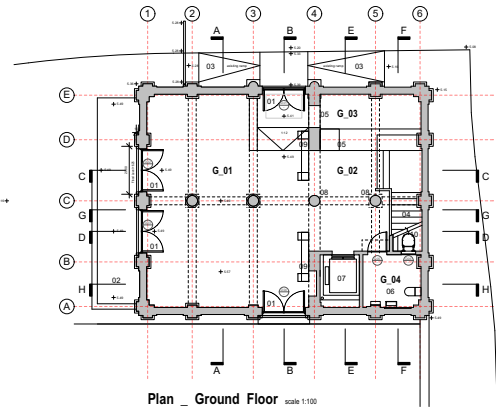


RIBA Stage 3 Proposals



RIBA Stage 3 Proposals

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Custom House Plans _ Proposed



Key:

- 01 New glazed double door with metallic bronze frame and frameless glazed sightglass
- 02 New stone steps (Yorkstone, to match existing)
- 03 Existing Yorkstone ramp to entrance
- 04 Timber stair, existing with amended layout at bottom
- 05 Counter
- 06 WC
- 07 Lift
- 08 New stone column (stone to match existing columns)
- 09 Plaster finish to wall to match existing
- 10 New basement safe ladder access

Rev A - 22.03.24 - Planning

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Job Title:
 Riverfront Regeneration
 Custom House

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Custom House - Proposed Plans
 Drawing Status:
 PLANNING

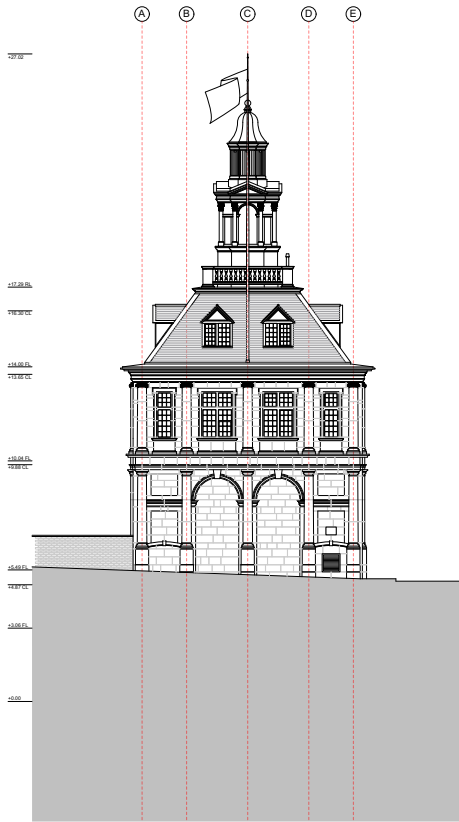
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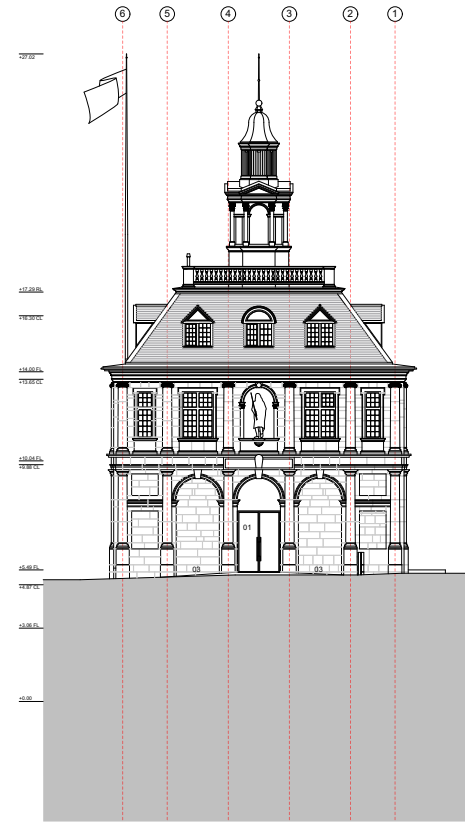
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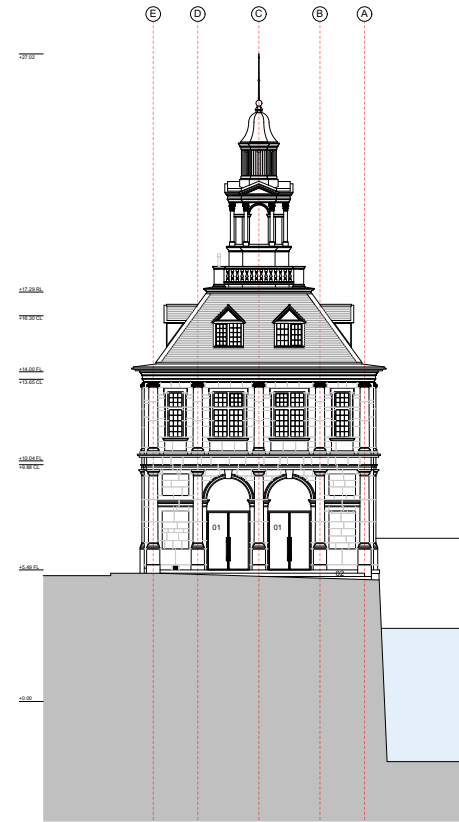
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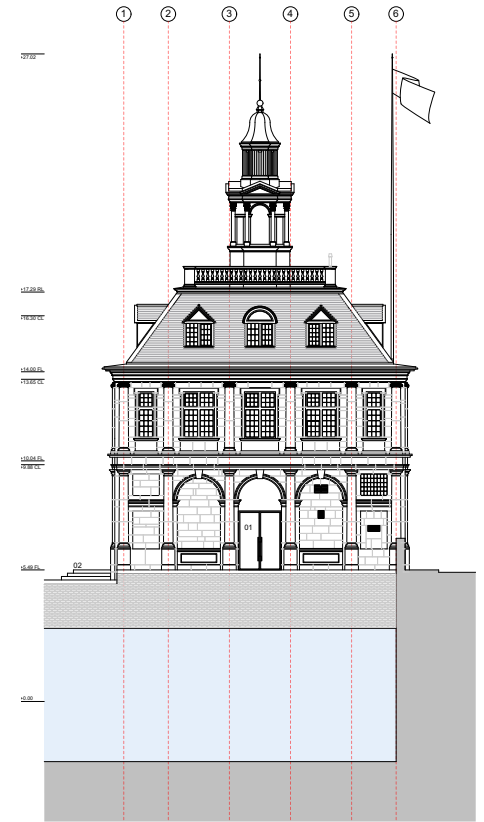
Elevation _ East scale 1:100



Elevation _ North scale 1:100



Elevation _ West scale 1:100



Elevation _ South scale 1:100

Custom House Elevations _ Proposed scale 1:100



Key:

- 01 New glazed double door with metallic bronze frame and frameless glazed fanlight above
- 01A New glazed double fixed screen with metallic bronze frame and frameless glazed fanlight above
- 02 New stone steps (Yorkstone, to match existing)
- 03 Existing ramps (Yorkstone)

Rev A - 22.03.24 - Planning

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 Custom House

Client:
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Drawing Title:
 Custom House - Elevations (Proposed)

Drawing Status:
 PLANNING

Drawing Number:
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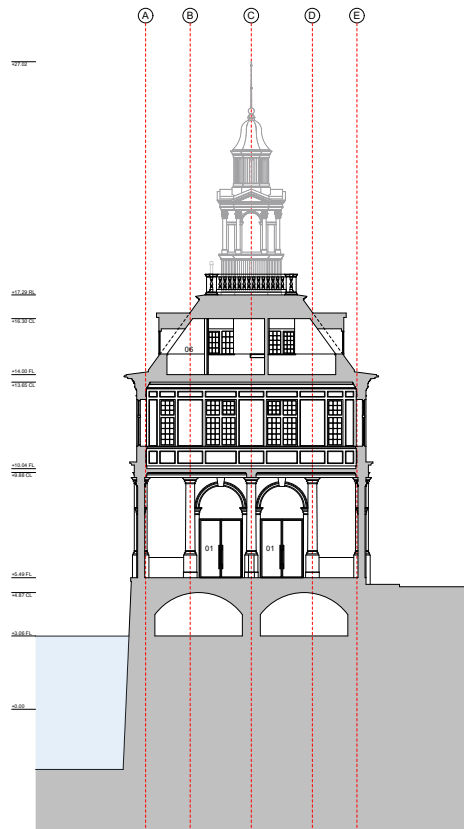
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Date:
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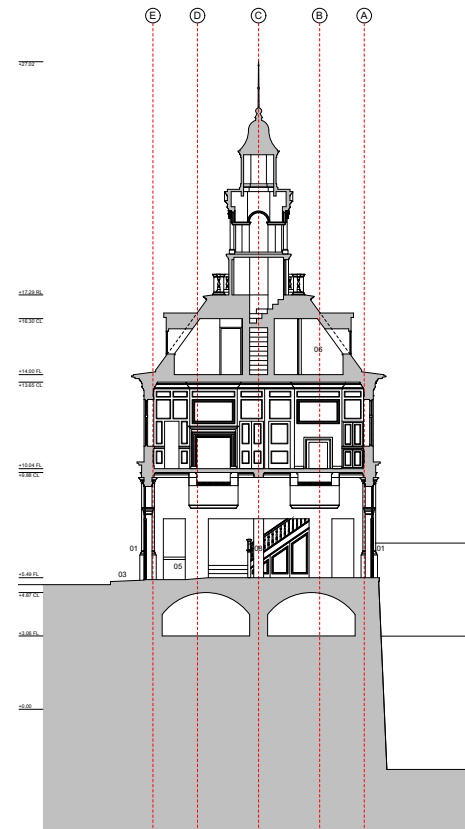
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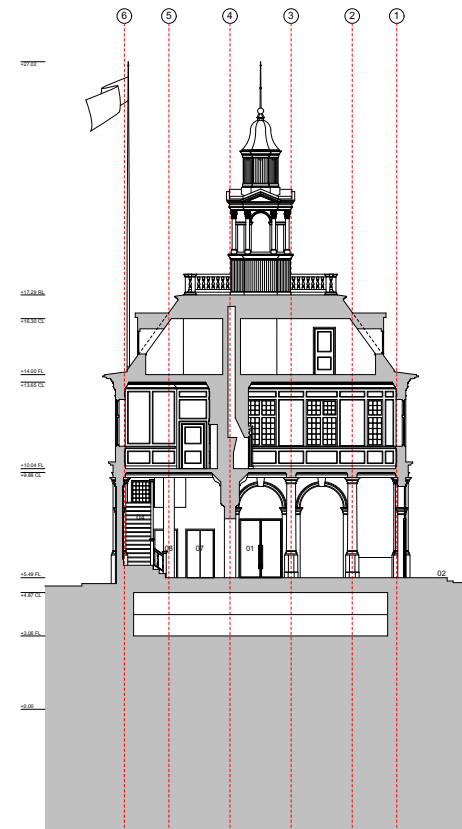
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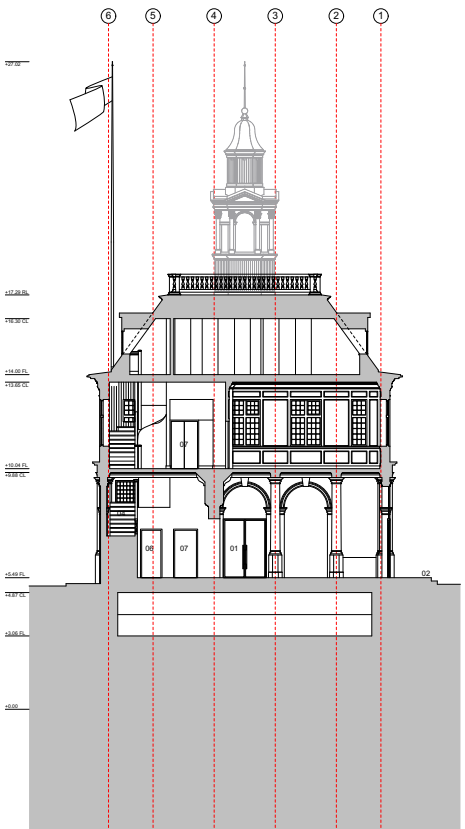
Section _ AA scale 1:100



Section _ BB scale 1:100



Section _ CC scale 1:100



Section _ DD scale 1:100

Custom House Sections AA-DD _ Proposed scale 1:100



Key:

- 01 New glazed double door with metallic bronze frame and frameless glazed sidelight above
- 02 New stone steps (Yorkstone, to match existing)
- 03 Existing Yorkstone ramp to entrance
- 04 Timber stair, existing with amended layout at bottom
- 05 Counter
- 06 WC
- 07 Lift
- 08 New stone column (stone to match existing columns)
- 09 Plaster finish to wall to match existing
- 10 New basement safe ladder access

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Job Title:
 Riverfront Regeneration
 Custom House

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Custom House - Sections AA-DD (Proposed)
 Drawing Status:
 PLANNING

Drawing Number:
 2034 - 230
 Scale:
 1:100
 Revision:
 A
 Date:
 20.09.23

Devil's Alley

Devil's Alley_Project Brief

Flexible public realm

Pop-up events

Play areas

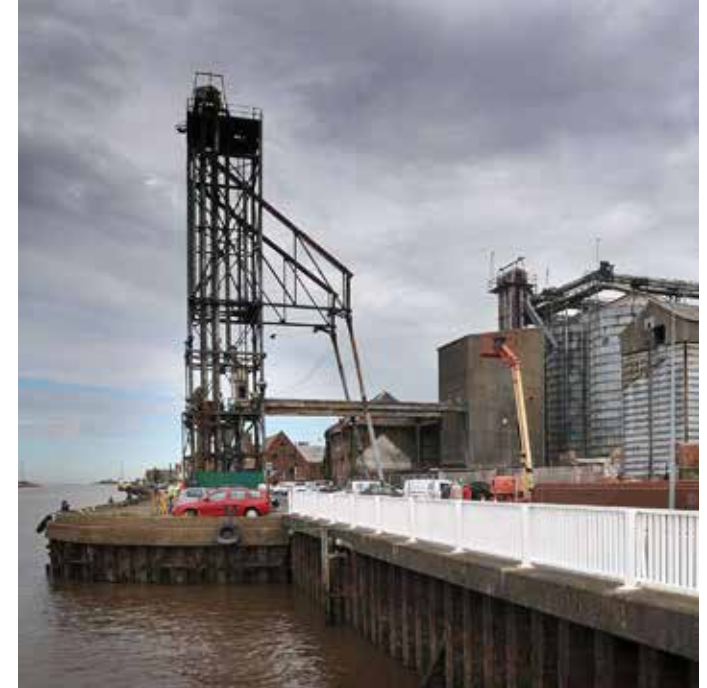
Seating areas

Refreshments kiosk

Planting areas

Improved biodiversity

High impact and evidence of change



Devil's Alley_RIBA Stage 2 Proposals



RIBA Stage 3 Proposals



Proposals Developed in Response to Consultation Feedback

BCKLWN Planning

Impact of 'marker' on the surrounding historic environment.

The appearance of the galvanised steel material over time.

Interpretation

Maintenance and long-term viability of the materials and landscaping;

The overall layout of the site in regard to providing opportunities for crime, disorder and dis-amenity

Impacts on adjoining residential properties.

Historic England

Cellars: acceptable loss if acceptable to Norfolk CC archaeology

Understand reasons for a 'marker' at end of South Quay

'Marker' shouldn't obscure S+T warehouse when approaching from the south

Consistency of lighting columns with Purfleet Quay

Less banners

More reference to heritage of the area

Need for a maintenance strategy for the planting

Public

Majority supportive of the proposals

Support for use of the space for events

More reference to heritage of the area

More green space

Sensory garden / community gardening

Different forms of play

Chess boards

Less banners

Need for good lighting to ensure safety

RIBA Stage 3 Proposals



RIBA Stage 3 Proposals



RIBA Stage 3 Proposals

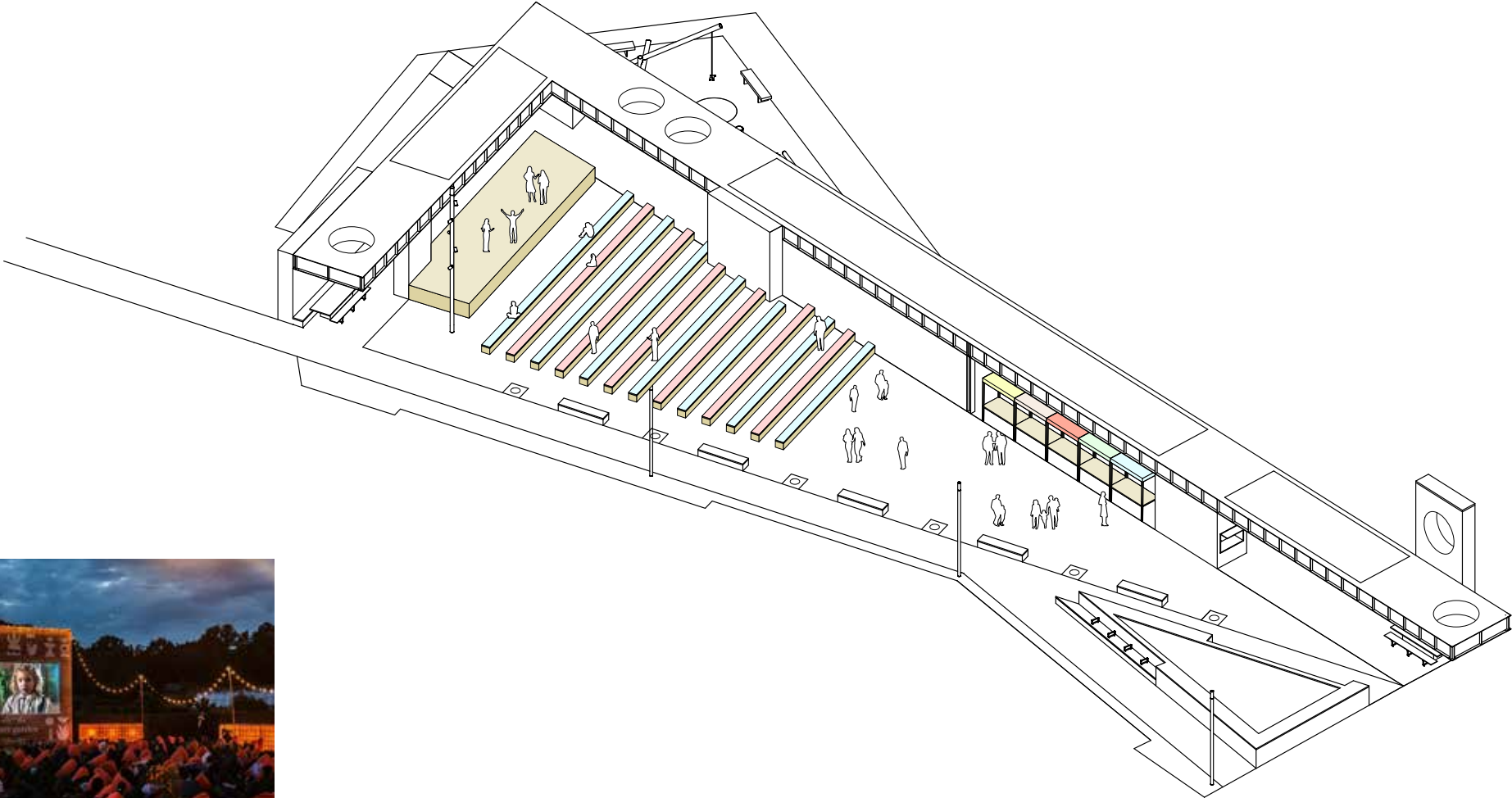


RIBA Stage 3 Proposals



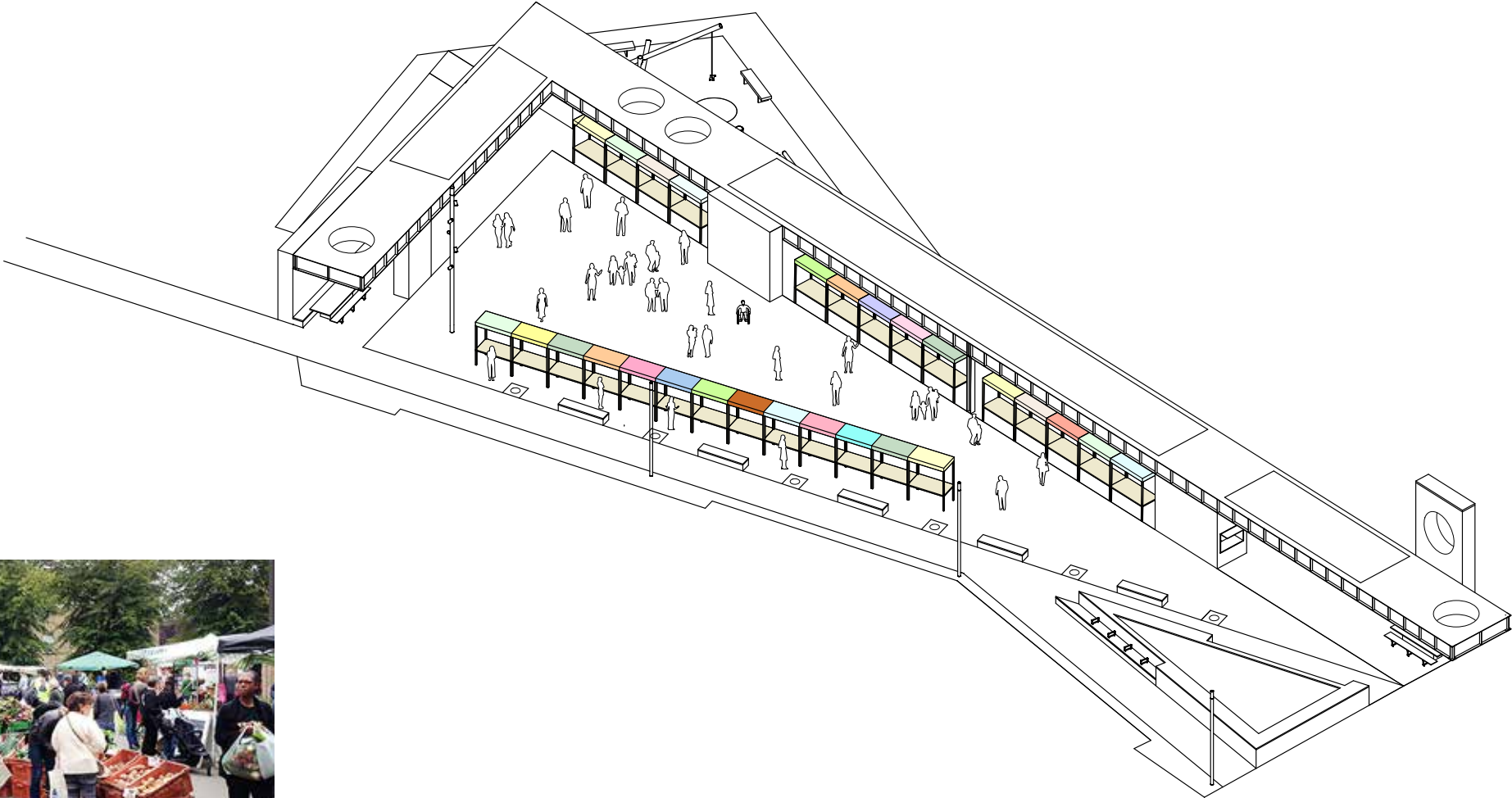
Performance

29



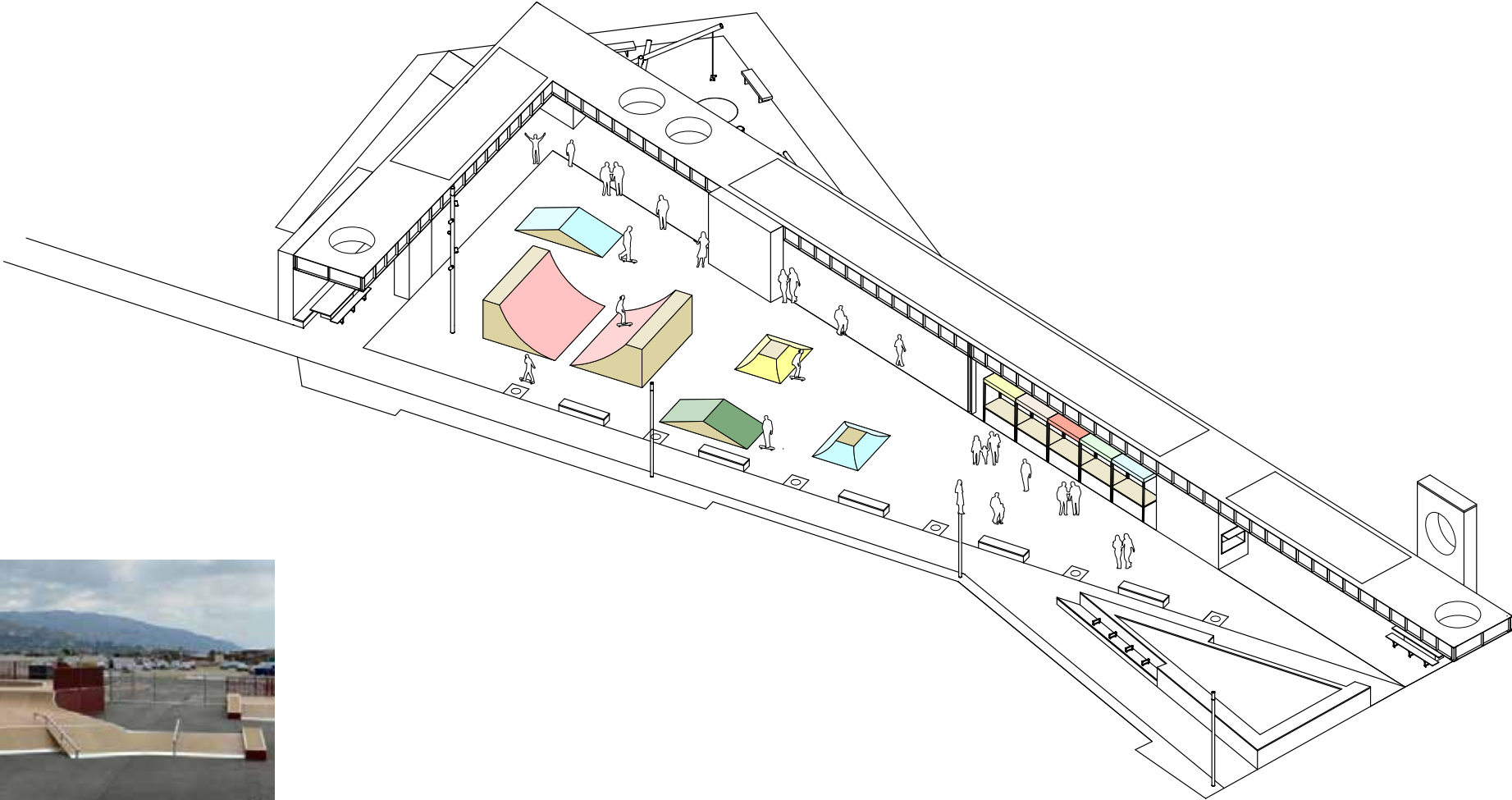
Markets

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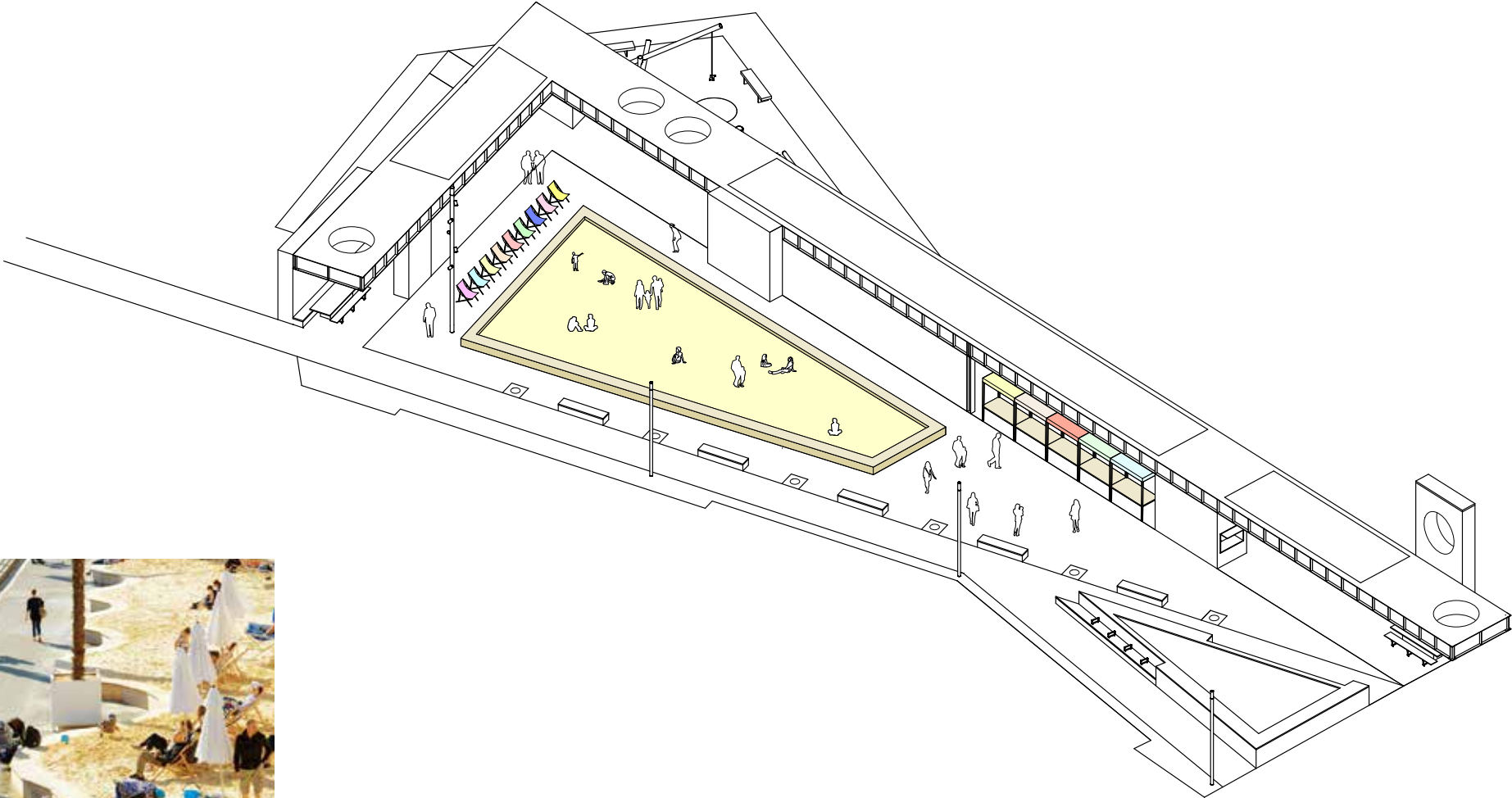
Sports + Leisure

31



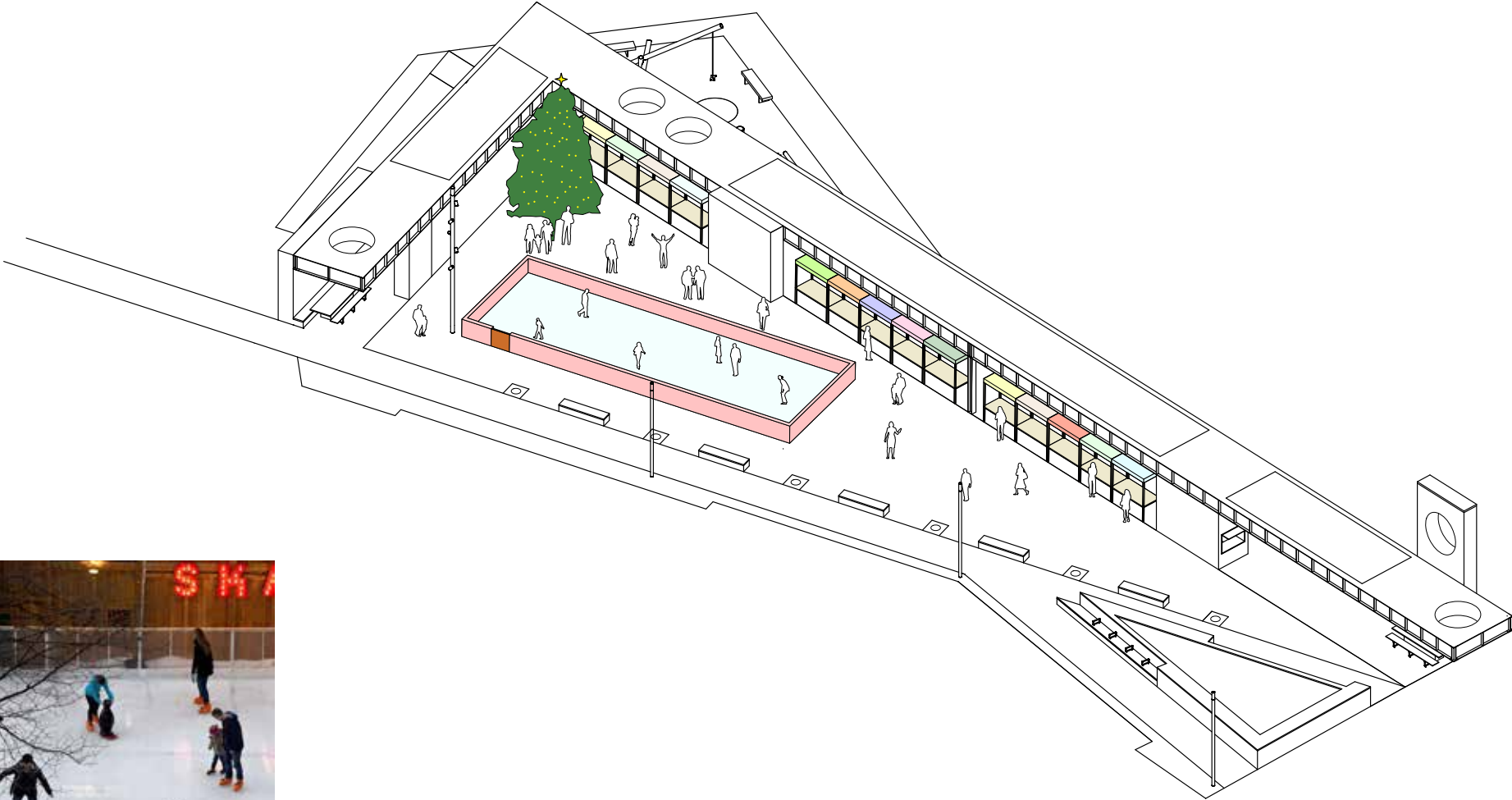
Summer Fair

32



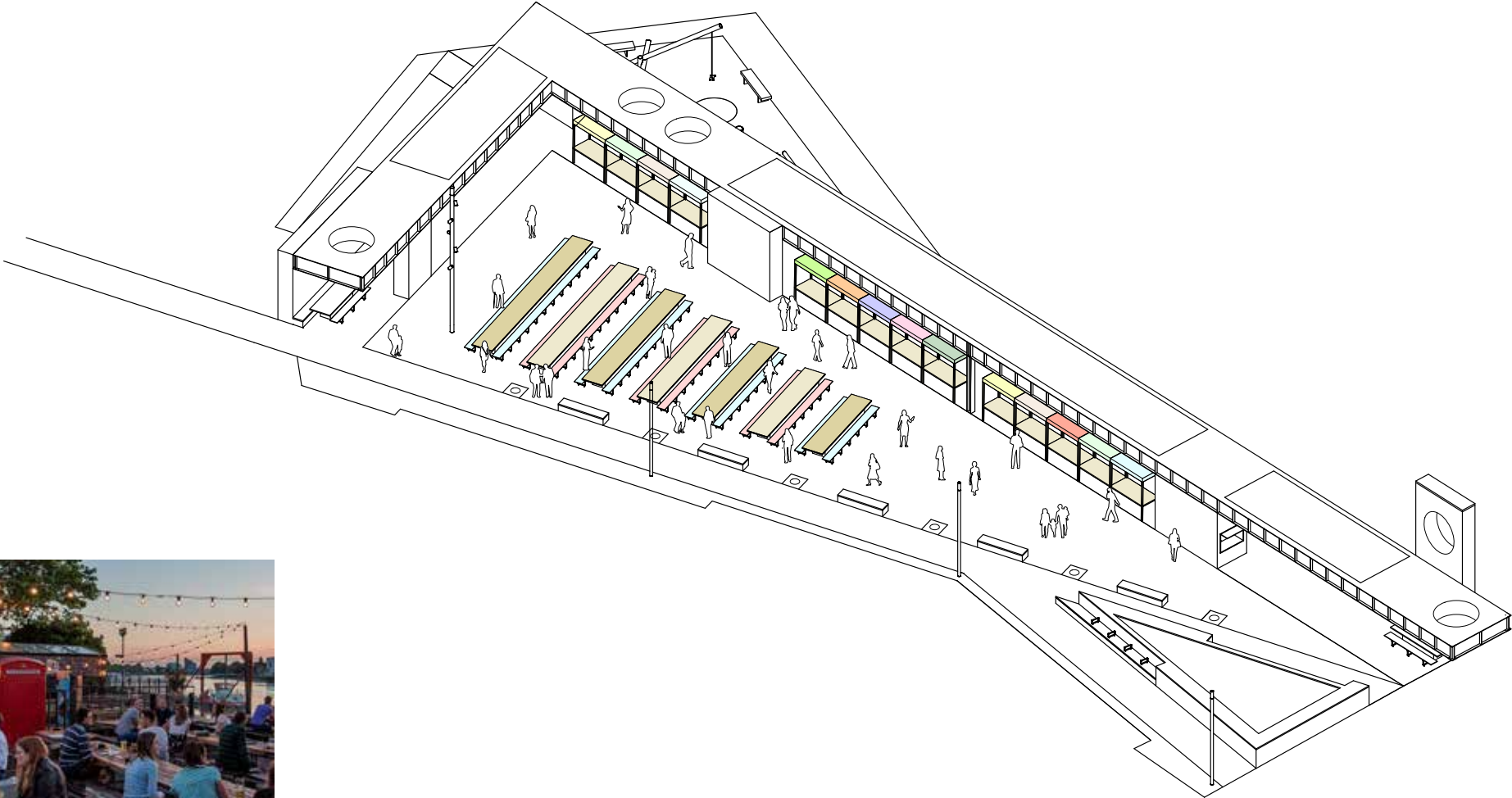
Winter Fair

33



Food and Drink Festivals

34

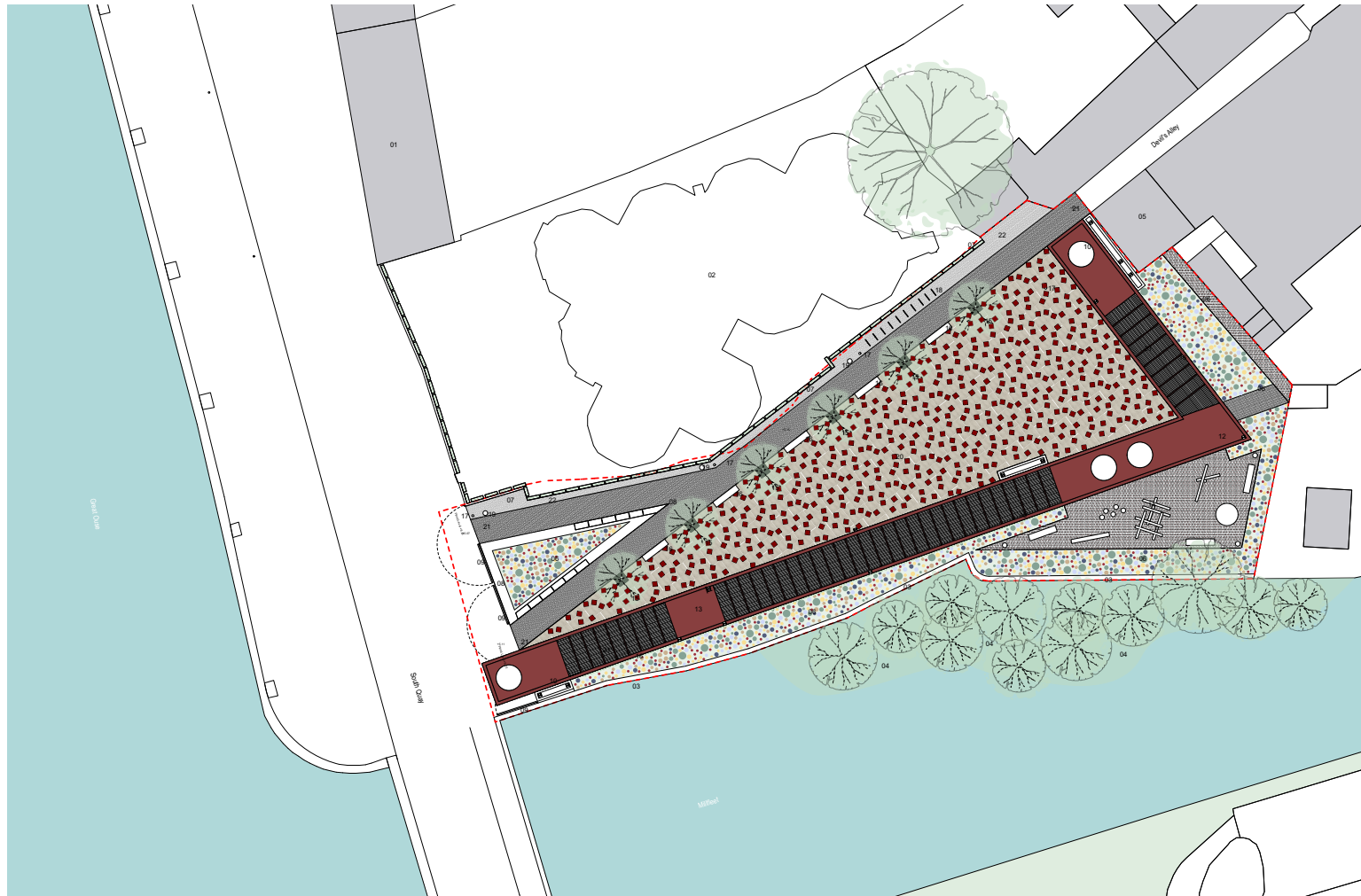


Food and Drink Festivals



RIBA Stage 3 Proposals

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Site Plan scale 1:200

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- Key:
- 01 Sommerfield & Thomas Warehouse
 - 02 Ex-rick bases
 - 03 Existing retaining wall to Millmeet
 - 04 Existing trees/plants to river edge
 - 05 Vacant building to Devil's Alley
 - 06 New low level planting
 - 07 New 2.0m high galvanised steel mesh fence to site with vine planting
 - 08 Brick planter, with integrated seating
 - 09 Flood defence gate
 - 10 Fixed table and benches
 - 11 Line of galvanised steel pergola with open mesh trellis screens to rear
 - 12 Maintenance stores (structural support zone) brick clad, uninsulated, single door access
 - 13 Kiosk (structural support zone) brick clad, insulated, single door access with counter/hatch
 - 14 Play area with equipment
 - 15 New mature tree
 - 16 Brick bench with integrated power footcandle
 - 17 Lighting columns
 - 18 Cycle stands
 - 19 Litter Bins
 - 20 Resin bound surface with inset slate pavers
 - 21 Brick awners
 - 22 Granite setts

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Job Title:
 Riverfront Regeneration
 Millmeet Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Devil's Alley - Roof Plan

Drawing Status:
 INFORMATION

Drawing Number:
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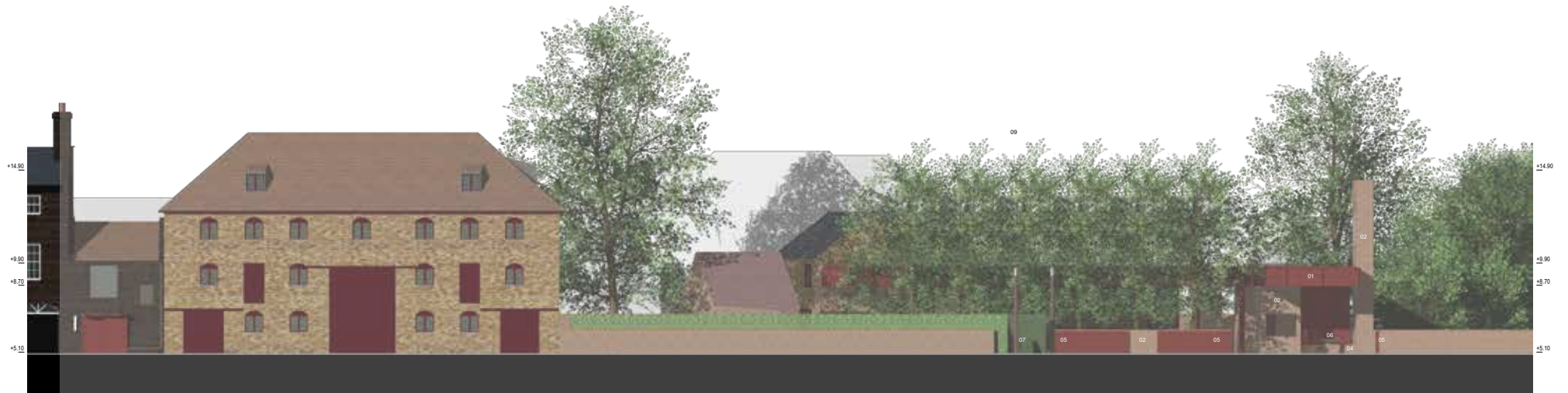
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Revision:
 Date:
 08.11.23

RIBA Stage 3 Proposals

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- Key:
- 01 Steel Structure (Painted Red Oxide Finish)
 - 02 Brick
 - 03 Galvanised Steel Mesh Trellis
 - 04 Brick Bench with concrete seat
 - 05 Flood Gate
 - 06 Metal table and beer stools
 - 07 Lighting Column
 - 08 Timber Play Equipment
 - 09 New line of trees Quercus palustris (Pin Oak)
 - 10 Galvanised Steel Bicycle stands

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Job Title:
 Riverfront Regeneration
 Millfield Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Death Alley - South Quay Elevation
 Drawing Status:
 INFORMATION

Drawing Number:
 2304 - 111
 Scale:
 1:100

Revision:
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 Date:
 01.12.23

RIBA Stage 3 Proposals

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38



- Key:
- 01 Steel Structure (Painted Red Oxide Finish)
 - 02 Brick
 - 03 Galvanised Steel Mesh Trelis
 - 04 Brick Bench with concrete seat
 - 05 Flood Gate
 - 06 Metal table and food stools
 - 07 Lighting Column
 - 08 Timber Play Equipment
 - 09 New line of trees 'Quercus palustris' (Pin Oak)
 - 10 Galvanised Steel Bicycle stands

- Key:
- 01 Steel Structure (Painted Red Oxide Finish)
 - 02 Brick
 - 03 Galvanised Steel Mesh Trelis
 - 04 Brick Bench with concrete seat
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 - 09 New line of trees 'Quercus palustris' (Pin Oak)
 - 10 Galvanised Steel Bicycle stands



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Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Devil's Alley - Devil's Alley Elevation

Drawing Status:
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Drawing Number:
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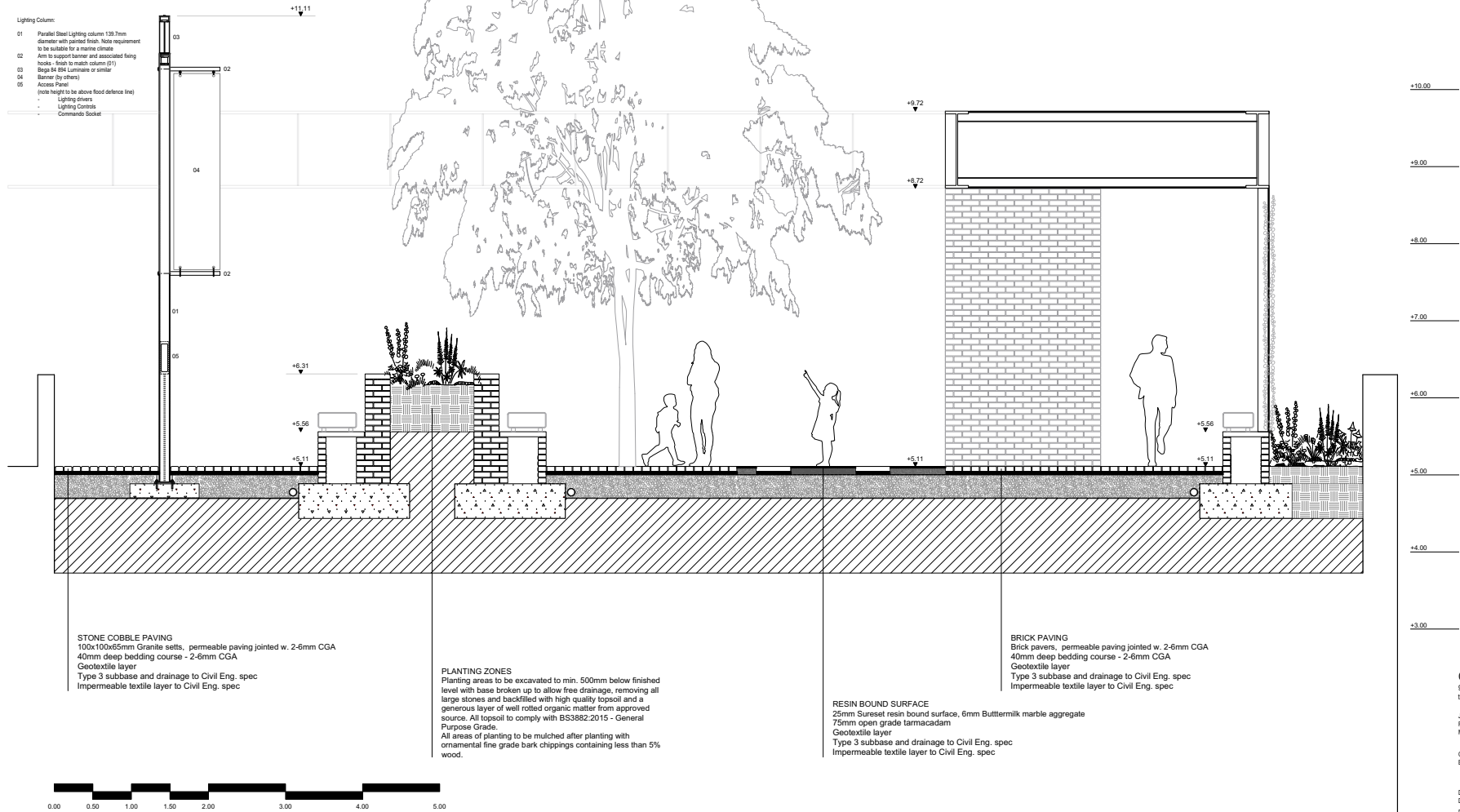
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RIBA Stage 3 Proposals

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Devils Alley _ Typical Section / Key Details

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 Millfield Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Devils Alley - Typical Section / Key Details

Drawing Status:
 INFORMATION

Drawing Number:
 2304

Scale:
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Revision:
 -

Date:
 28.02.24

RIBA Stage 3 Proposals_Planting

1 Introduction

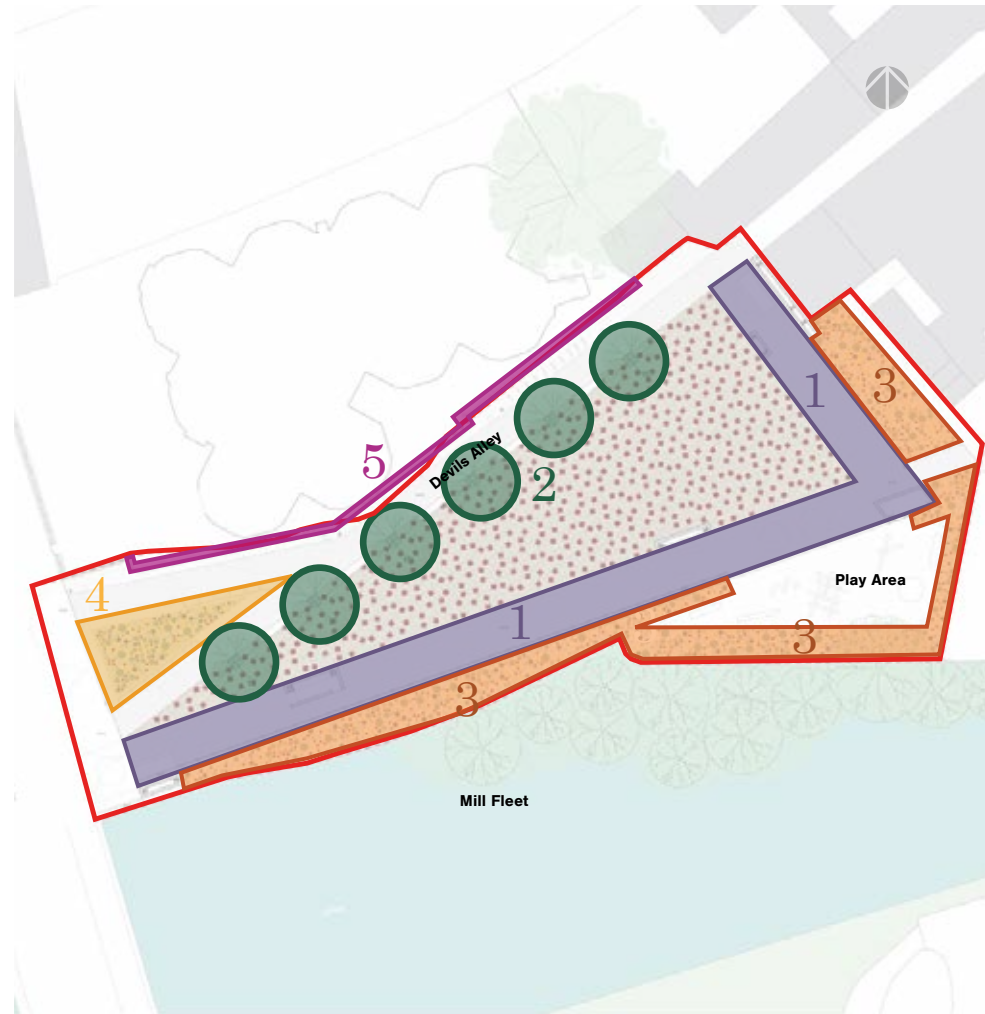
The Riverfront project aims to regenerate the historic riverfront of King's Lynn. The ambition for the Millfleet Site, to the south of Devil's Alley, is to create a flexible, yet characterful space which is attractive to a wide range of users.

Proposals include a new covered walkway through the Site linking with a proposed refreshment kiosk to the north east. The project provides an exciting opportunity to introduce green infrastructure to the riverfront and walkway will be trained with climbing plants.

Planting will be an integral element in the creation of a vibrant, dynamic and engaging space and will help to bring a unique and contemporary character to the Site. Whilst simple to maintain, planting has been designed to bring a real drama and ethereal quality to the space. The planting will change throughout the seasons, culminating in a spectacular blaze of fiery red and orange in the autumn. Planting has also been designed with wildlife in mind, combining pollinator friendly species to enhance the biodiversity of the Site. This document sets out the planting strategy for the project.

The key areas of planting associated with the project include:

- 1 The Covered Walkway** – a covered walkway trained with an array of climbing plants creates a striking green link through the space
- 2 Feature Trees** – An avenue of specimen Liquidambar trees highlight Devil's Alley providing a striking feature of the space
- 3 Perimeter Planting** – the area between covered walkway and the river/buildings to rear and around the proposed play space. Planting to combine tactile, evergreen species to provide year round structure, texture and interest.
- 4 Triangular Planter** – proposed raised planter (1.2m) to act as part of flood defence system. To be planted with a haze of low level, ethereal species to evoke a maritime character.
- 5 Edge Screening** – Temporary evergreen screen planting to the north of Devil's Alley to screen the adjacent development plot to the north.



▲ Outline Planting Proposals

RIBA Stage 3 Proposals_Planting

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RIBA Stage 3 Proposals_Planting



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Dryside Facilities

Dryside Facilities_Project Brief

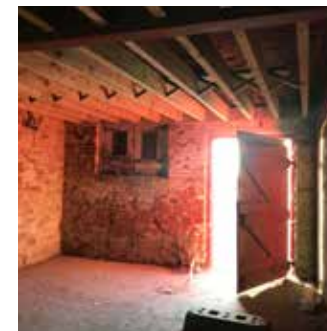
Facilities to operate in conjunction with South Quay Pontoon

Showers, Wet Rooms

WC's

Laundry

Map Room / Desk



Dryside Facilities_RIBA Stage 2 Proposals



RIBA Stage 3 Proposals

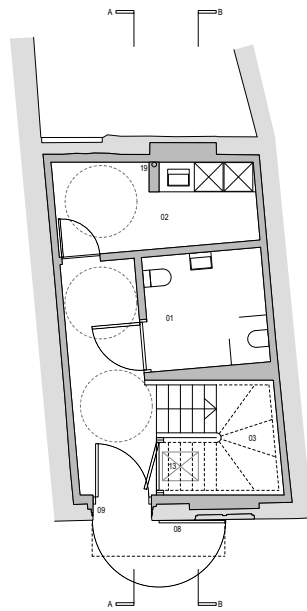


RIBA Stage 3 Proposals

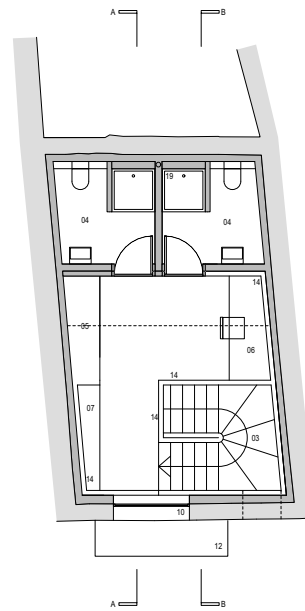


RIBA Stage 3 Proposals

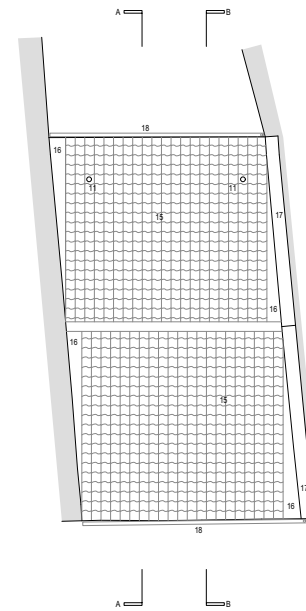
48



Ground Floor scale 1:50



First Floor scale 1:50



Roof Plan scale 1:50

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- KEY
- 01 DDA WC/Shower
 - 02 Laundry Room
 - 03 Timber Stair
 - 04 Wet Room
 - 05 Map Storage Drawers
 - 06 Reading Desk
 - 07 Timber Bench
 - 08 New Flood/Security Door
 - 09 New Timber External Door
 - 10 Double Glazed Fixed Window
 - 11 Mech Vent Extract
 - 12 Metal Canopy
 - 13 Refuse Store
 - 14 Timber Datum / Balustrade
 - 15 Existing Perimble Roofing Tiles
 - 16 Existing Flashing
 - 17 Existing Upstand
 - 18 Replacement Metal RWP/Gutters
 - 19 SVP

Note: Brickwork to be made good/repointed as required

Rev A - 23.02.24 - Planning
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Job Title:
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 Millfield Site

Client:
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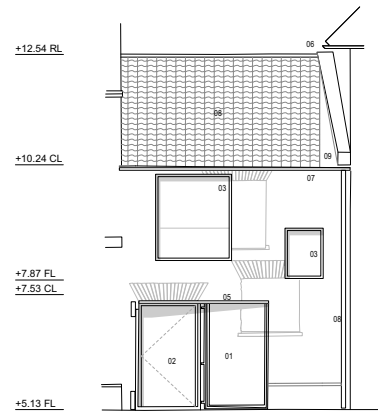
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 Revision:
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 Date:
 21.02.24

RIBA Stage 3 Proposals

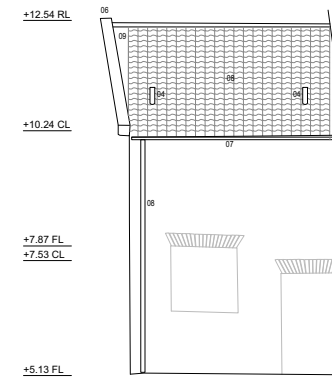
49



Context Visualisations scale NTS



Front Elevation scale 1:50



Rear Elevation scale 1:50



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KEY

- 01 New Flood/Security Door
- 02 New Timber External Door
- 03 Double Glazed Fixed Window
- 04 Mesh-Vent Extract
- 05 Metal Canopy
- 06 Existing Upstand
- 07 Replacement Metal RWP/Gutters
- 08 Existing Panicle Roofing Tiles
- 09 Existing Flashing

Note: Brickwork to be made good/repointed as required

Rev A - 23.02.24 - Planning

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Job Title:
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Millfleet Site

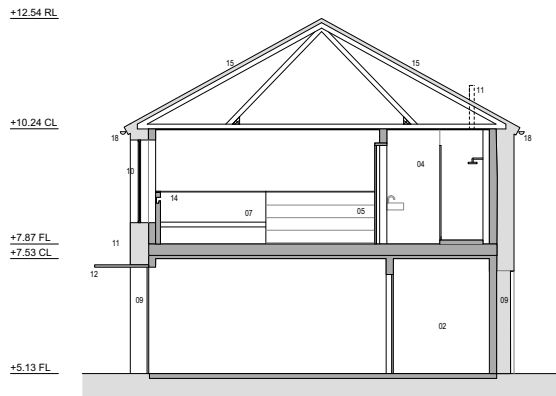
Client:
Borough Council of King's Lynn and West Norfolk

Drawing Title:
Dryside - Elevations (Proposed)
Drawing Status:
PLANNING

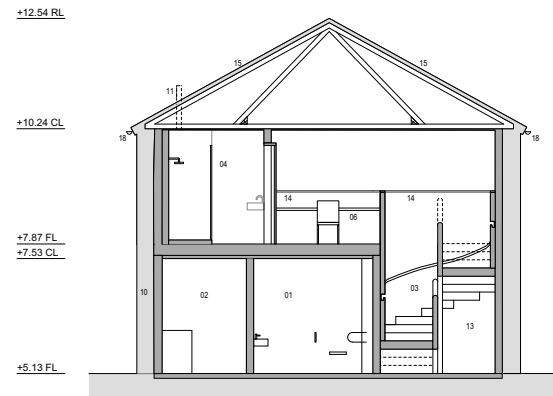
Drawing Number: 2304-321
Scale: 1:50
Revision: A
Date: 21.02.24

RIBA Stage 3 Proposals

50



Section AA scale 1:50



Section BB scale 1:50



Notes:
© This drawing is copyright of Graeme Massie Architects
Do not scale from this drawing.
All dimensions to be checked on site and any variations reported to the Architect.

- KEY
- 01 DDA WC/Shower
 - 02 Laundry Room
 - 03 Timber Stair
 - 04 Wet Room
 - 05 Map Storage Drawers
 - 06 Reading Desk
 - 07 Timber Bench
 - 08 New Flood/Security Door
 - 09 New Timber External Door
 - 10 Double Glazed Fixed Window
 - 11 Mech Vent Extract
 - 12 Metal Canopy
 - 13 Refuse Store
 - 14 Timber Datum / Balustrade
 - 15 Existing Perimetric Roofing Tiles
 - 16 Existing Flashing
 - 17 Existing Upstand
 - 18 Replacement Metal RWP/Gutters

Note: Brickwork to be made good/repointed as required

Rev A - 23.02.24 - Planning

GRAEMEMASSIEARCHITECTS
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Job Title:
Riverfront Regeneration
Millfield Site

Client:
Borough Council of King's Lynn and West Norfolk

Drawing Title:
Dryside - Sections (Proposed)

Drawing Status:
PLANNING

Drawing Number:
2304-322

Scale:
1:50

Revision:
A

Date:
21.02.24

Programme

Custom House

Submit for Planning & LBC:
April 2024

Planning & LBC Consent Received:
August 2024

RIBA 4 Tender documents:
July 2024

Issue Tender to Market:
August 2024

Tender Return :
August / September 2024

Contractor Appointment:
October 2024

Works Onsite Start:
October / November 2024

Practical Completion:
March 2026

Devil's Alley Enabling Works

Submit Planning Application :
April 2024

Planning Consent obtained:
April / May 2024

Finalise Works Specification:
April 2024

Agree contract with demo contractor:
May / June 2024

Works Onsite Start:
June / July 2024

Practical Completion:
November 2024

Devil's Alley Main Contract

Submit for Planning:
April 2024

Planning Consent Received:
August 2024

RIBA 4 Tender documents:
August 2024

Issue Tender to Market:
September 2024

Tender Return:
October 2024

Contractor appointment:
November 2024

Works Onsite Start:
December 2024

Practical Completion:
March 2026

Dryside Facilities

Submit for Planning:
April 2024

Planning Consent Received:
August 2024

RIBA 4 Tender documents:
August 2024

Issue Tender to Market:
September 2024

Tender Return :
October 2024

Contractor Appointment:
November 2024

Works Onsite Start:
December 2024

Practical Completion:
March 2026

King's Lynn Riverfront