

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

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

PRESENT: Councillors Bearshaw (Chair), Beal, Blunt, Bone, Bubb, Crofts, Dickinson, Heneghan and Kemp.

PORTFOLIO HOLDERS:

Councillor Beales – Portfolio Holder for Business

Councillor de Whalley – Portfolio Holder for Biodiversity and Climate Change

Councillor Morley – Portfolio Holder for Finance (remotely)

OFFICERS:

Duncan Hall – Assistant Director

Matthew Henry – Assistant Director

Hannah Wood-Handy – Planning Control Manager

PRESENT UNDER STANDING ORDER 34: Councillor Colwell (remotely)

RD99: **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Collingham.

RD100: **MINUTES**

RESOLVED: The minutes from the previous meeting were agreed as a correct record and signed by the Chair.

RD101: **DECLARATIONS OF INTEREST**

[Click here to view the recording of this item on You Tube.](#)

Councillors Heneghan and Beales declared an interest in RD108 as Members of the King's Lynn Town Deal Board.

RD102: **URGENT BUSINESS**

There was none.

RD103: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Colwell was present remotely under Standing Order 34.

RD104: CHAIR'S CORRESPONDENCE

There was none.

RD105: CABINET REPORT - CIL APPLICATIONS REFERRED TO CABINET

[Click here to view the recording of this item on You Tube.](#)

The Planning Control Manager presented the Cabinet Report. It was noted that the CIL Spending Panel had delegated powers to approve and sign off applications up to £50k and those over £50k fell to Cabinet to decide. There was one application over £50k during this round for Cabinet to consider, which was Terrington St John Parish Council – Purchase of former church as Village Hall. £150,000 had been requested.

The Chair thanked the Planning Control Manager for the report and invited questions and comments from the Panel, as summarised below.

The Vice Chair spoke in support of the application and that it would be a welcome resource for the community. In response to a question the Planning Control Manager confirmed that the Parish Council had supported the scheme with match funding.

The Chair supported the application and stated that a Village Hall Committee had been set up in 2004 and worked hard to raise funds.

In response to a question from Councillor Bone, it was confirmed that the asset would belong to the Parish.

Councillor Crofts noted that there wasn't a village hall in the Village so the application should be supported.

Councillor Blunt asked if there would be any extra costs and it was explained that a reserve fund had been allocated as part of the project.

Councillor Kemp indicated her support for the application, but felt that more should be done for the West Lynn Footpath.

RESOLVED: That the Panel supports the recommendation to Cabinet as set out below:

That Cabinet consider and confirm the applications for CIL Infrastructure Funding.

RD106: WORK PROGRAMME AND FORWARD DECISION LIST

[Click here to view the recording of this item on You Tube.](#)

The Chair informed the Panel that he would like to set up an Infrastructure Informal Working Group. Draft Terms of Reference would be worked up and presented to the Panel in due course. The Informal Working Group would link in with the King's Lynn Transport Strategy and future plans relating to Rail and Housing need.

Councillors indicated their interest in sitting on the Informal Working Group and the Chair explained that any other Members, not on the Regeneration and Development Panel who would like to be involved should contact him.

The Assistant Director commented that the session the Panel had previously, brainstorming ideas, had been useful and comments had been passed onto Norfolk County Council to feed into the King's Lynn Transport Strategy. He welcomed this Informal Working Group to focus on strategy and aspirations for Transport and Infrastructure.

The Panel considered the Work Programme and Forward Decisions List. Councillor Bone asked for an update on Alive West Norfolk proposals to come to the Panel and it was explained that a report was scheduled to be presented to Cabinet in June and the Panel Chairs would decide between them which Panel would be best suited to consider the report.

Councillor Dickinson referred to the 'to be scheduled' items on the Work Programme and asked if these could be programmed in. The Chair agreed to look at this with officers at the sifting meeting.

Councillor Kemp commented that the forthcoming Economic Strategy needed to include Broadband provision and referred to a review of Broadband being carried out by BDUK. The Assistant Director agreed to pass her comments onto the relevant officers and it was noted that the Panel were due to receive an update on the Economic Strategy at their meeting in June.

RESOLVED: 1. That the Regeneration and Development Panel establish an Infrastructure Informal Working Group comprising of Councillors Bearshaw, Bubb, Blunt and Kemp. The Democratic Services Officer to arrange the first meeting of the Group and officers to work with the Chair of the Panel to produce draft Terms of Reference.

2. The Panel's Work Programme for 2024/2025 was noted.

RD107: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Wednesday 5th June 2024 at 6.00pm in the Town Hall.

RD108: **RIVERFRONT RIBA STAGE 3**

[Click here to view the recording of this item on You Tube.](#)

The Assistant Director presented the Panel with information on the Riverfront RIBA Stage 3. A copy of the presentation is attached.

The Assistant Director explained that the projects included in the presentation were Town Deal funded projects. Project objectives and constraints were highlighted as part of the presentation along with information on how the proposals had been developed in response to feedback.

It was noted that RIBA stage 2 was the concept and RIBA stage 3, which was now being presented to the Panel, contained more detail, but was still subject to further consultation and refinement.

Custom House and Purfleet Quay

After receiving information from the Assistant Director on this element of the project, the Chair invited questions and comments from the Panel, as summarised below.

The Chair commented that the use of natural light was good.

Councillor Bone commented that some of his residents were outraged by the use of glazed units and felt that this type of restoration was close to vandalism. He commented that the best use of the Customs House was as a Tourist Information Centre, and this could be enhanced with an additional onsite offer such as retail. He also commented that making the building accessible was a positive, but questioned the removal of historical elements of the building to instal a lift. Councillor Bone also did not feel that the design improved the Purfleet Quay and removed some of the historical assets. The Assistant Director commented that resident and local business consultation events had taken place and there were quite a lot of dividing views and opinions. He explained that discussions were still ongoing with Historic England on the design and pre-app advice had been sought.

In response to questions from the Vice Chair, Councillor Heneghan, it was explained that seating would be installed along the Purfleet and would be considerate of the event space. The Anchor and Chain was still under discussion.

Councillor Beal commented that a food and beverage offer at the Custom House would ensure it was sustainable and it would be a desirable location for people to visit. The Assistant Director agreed that it was a perfect area to sit and enjoy food and drinks, but ventilation, extraction and installation of a commercial kitchen was difficult for the Grade 1 Listed Building.

In response to a question from Councillor Bubb, it was explained that the Council did not own the Customs House, but had a lengthy lease, which would be renegotiated and extended as required. It was explained that the owners of the building were supportive of the proposals as they wanted to see the site put to the best use.

The Portfolio Holder for Climate Change and Biodiversity, Councillor de Whalley asked what was envisaged for flood defences and it was explained that the design would ensure that the defences were not worse than before.

Councillor Crofts commented that the Customs House was suited for a food and drink offer and asked if there were any restrictions on licences. The Assistant Director explained that this would be a matter for the Licensing Committee to consider at the appropriate time. He also explained that the lease had a 'user clause', which would be discussed with the owner if required.

The Chair asked if five toilets were necessary on the first floor, as this felt a bit excessive. The Assistant Director believed that the number of toilets included in the design were to allow maximum occupancy in the building and was based on demand during events, but he would raise this issue.

In response to a question from the Chair, it was explained that under the lease, the Council were responsible for repairs.

The Assistant Director commented that there were cellars under the building, but they were low in height and would require significant work to make them useable.

The Portfolio Holder for Business, Councillor Beales welcomed the wide-ranging discussion and useful comments. He commented that it was important to bring the building back into use to conserve it and that the space needed to be useable, accessible and versatile. He commented that design was subjective, and everyone had differing views, but it was important to conserve and respect the heritage of the building whilst ensuring that the funding allocated through the Towns Fund was spent.

Devils Alley

After receiving information from the Assistant Director on this element of the project, the Chair invited questions and comments from the Panel, as summarised below.

The Chair welcomed the proposals to improve this eyesore area and commented that he was pleased that there were no longer any plans for a tower.

Councillor Bone commented that he liked the wide range of events held in the town, but often received complaints from residents. He hoped that these proposals would mitigate some of the problems local residents faced, as it would give more space for vendors. Councillor Bone also commented that he liked the mix of modern and historic proposed design, which he felt would enhance the space. The Assistant Director commented that he hoped the project would make the surrounding site more marketable and perhaps attract a hotel in the area.

In response to a question from the Chair regarding the use of steel, the Assistant Director commented that it would likely be a painted structure, but he would confirm.

The Vice Chair, Councillor Heneghan liked the design and felt that it made good use of the space. She asked what would be put in place to deter antisocial behaviour and street drinking and the Assistant Director commented that antisocial behaviour would be addressed and managed by the likely use of CCTV and management by the Public Open Space Team. He also commented that if the space was well used and popular it was less likely to attract antisocial behaviour.

It was confirmed that upkeep of planting and trees would be managed by the Council's Public Open Space Team.

Councillor Bubb asked how the trees would be protected from salt water and the Assistant Director explained that there were voids under the surface which could be filled with soil and would be suitable for mature trees.

Councillor Colwell supported the proposals and was pleased to see an area available for events. He liked the mix of historic and modern design, but was disappointed that flags and banners were no longer included in the design. The Assistant Director explained that the installation of flags and banners had been challenging due to the location falling within a Conservation Area.

Councillor Bubb commented that there was an old Railway Line running under the surface and that this could be exposed as a feature. The Assistant Director commented that there was no funding for this under the current proposals, but this was something that could be looked at in the future.

The Chair suggested that the proposed sculpture, which had a gap in the middle, could be used as a projector displaying images to celebrate the history of the area.

The Portfolio Holder for Business, Councillor Beales, thanked the Panel for their comments and that he hoped the project would generate economic activity in the area. He commented that it was important to have aspirations for the future to further enhance the site and that there

may be other opportunities to bid for funding under the Longer-Term Funding for Towns.

Dryside Facilities.

After receiving information from the Assistant Director on this element of the project, the Chair invited questions and comments from the Panel, as summarised below.

Councillor Bone commented that these facilities were much needed and hoped that they would attract additional visitors and bring in more visiting vessels. The Assistant Director commented that the King's Lynn Conservancy Board had recently rented out some moorings which had brought in additional visiting craft and made the Quay front more vibrant.

In response to a question from the Chair, the Assistant Director explained that the facility would be operated by the public open spaces team and would likely be accessed with a fob or key which could be hired, to prevent misuse.

RESOLVED: The Panel noted the update.

The meeting closed at 7.40 pm

King's Lynn Riverfront

1069

Minute Item RD108:



1070

Location

Two key sites:

Purfleet / Custom House / King's
Staithe Square

Millfleet / Devil's Alley

connected by South Quay

1071

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

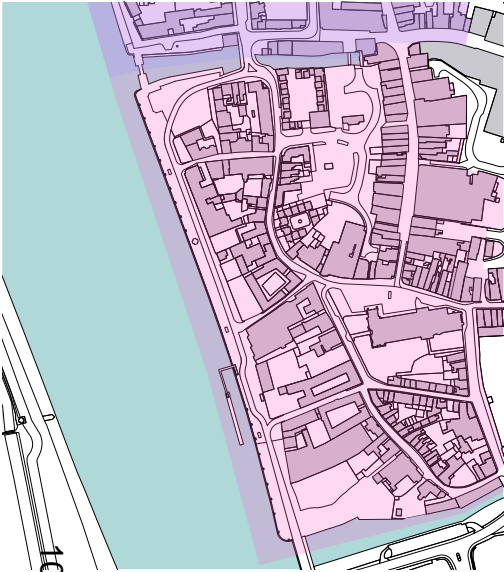
Increase green infrastructure

Drive economic performance

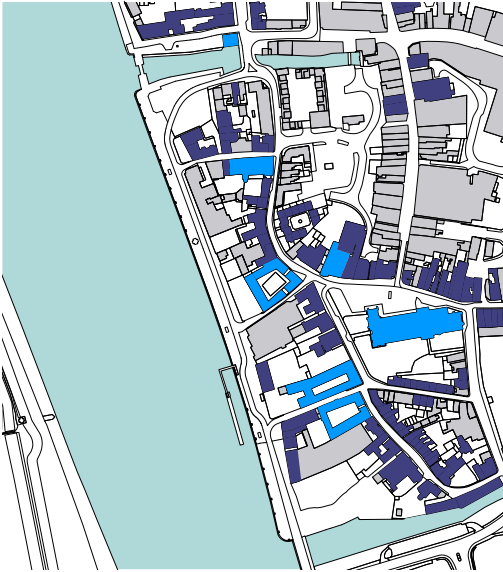
High impact and evidence of change



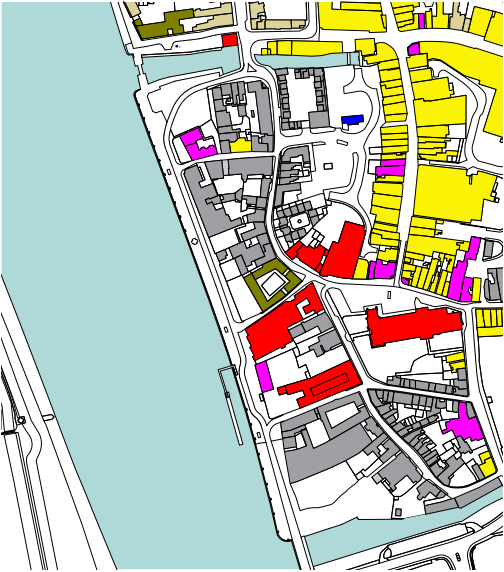
Project Constraints



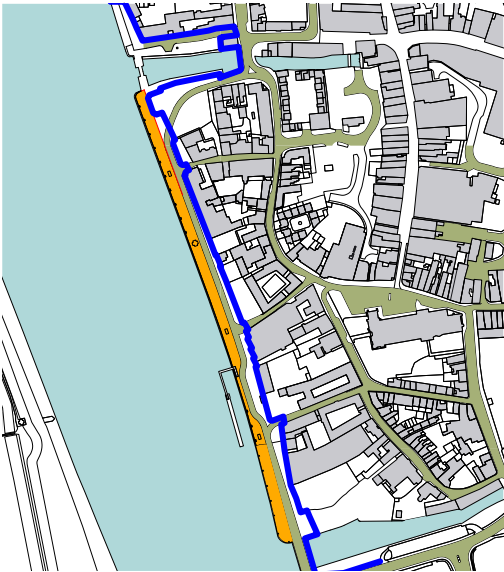
Conservation Area



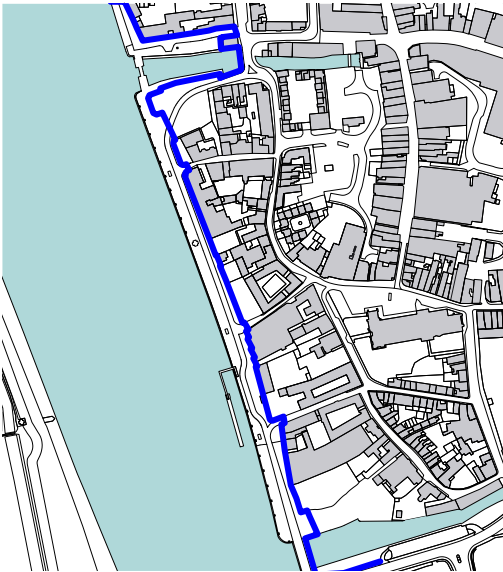
Listed Buildings



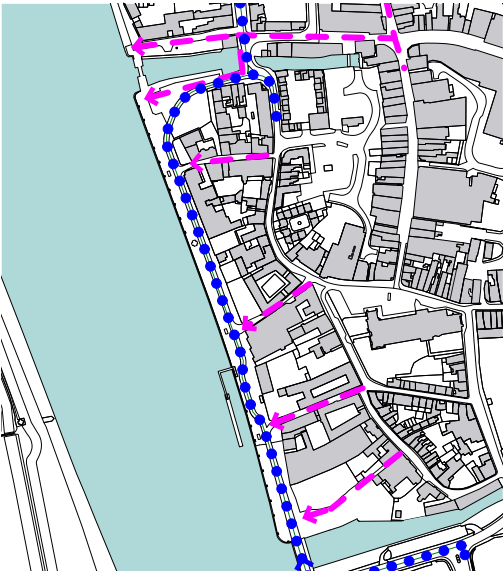
Building Uses



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

1075

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



1077

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



1080

RIBA Stage 3 Proposals



1081

RIBA Stage 3 Proposals

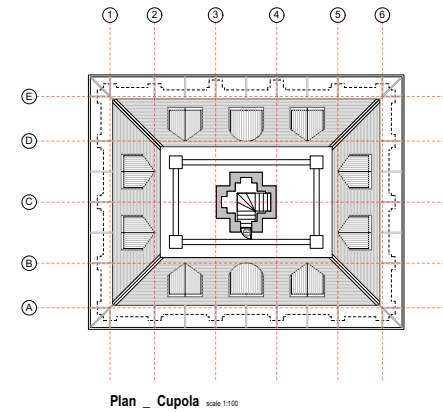
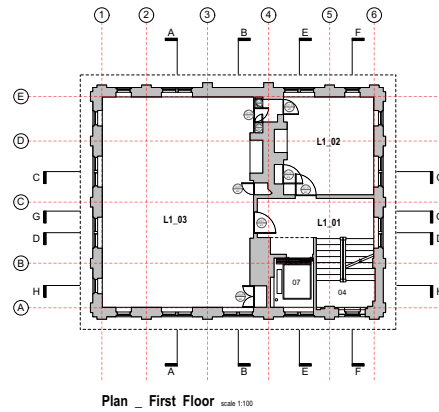
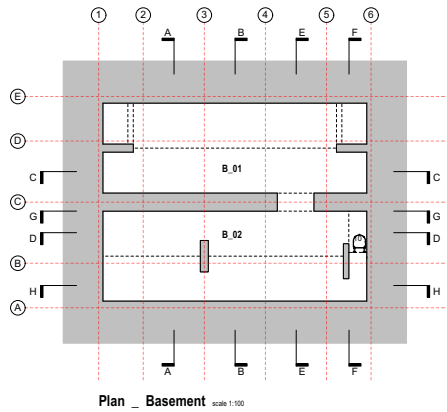
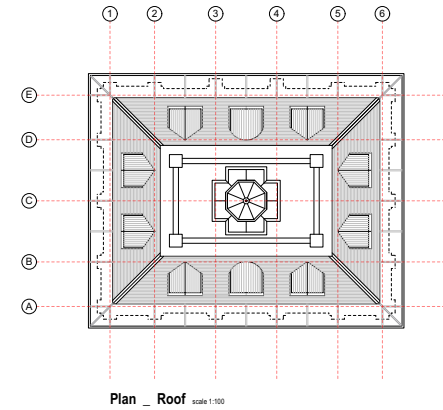
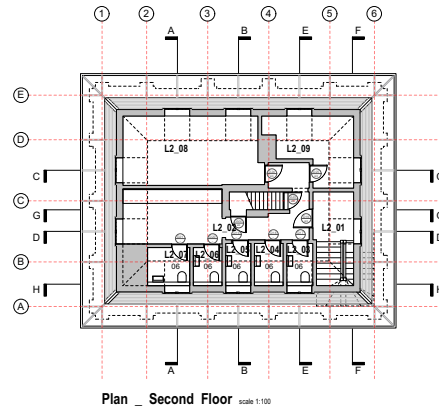
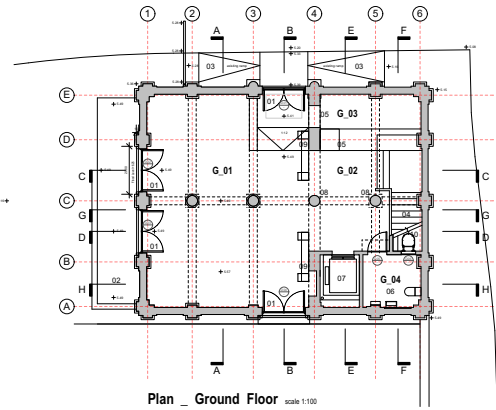


RIBA Stage 3 Proposals



RIBA Stage 3 Proposals

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1084

Custom House Plans _ Proposed



Key:

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

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

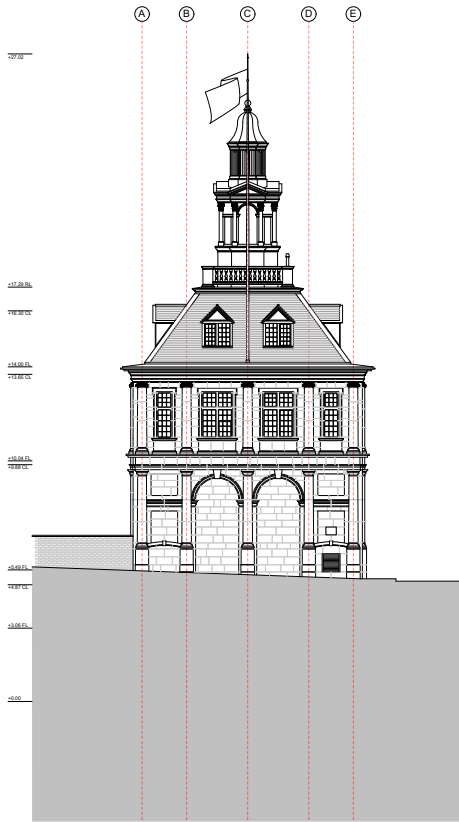
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Revision:
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 Date:
 07.09.23

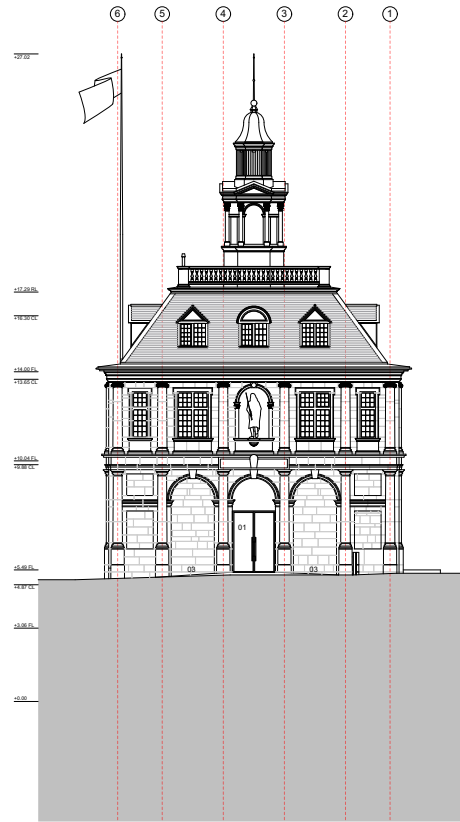
RIBA Stage 3 Proposals

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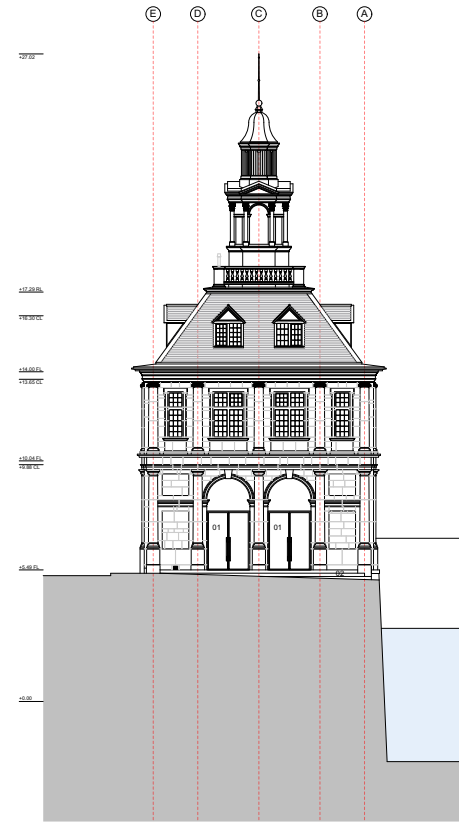
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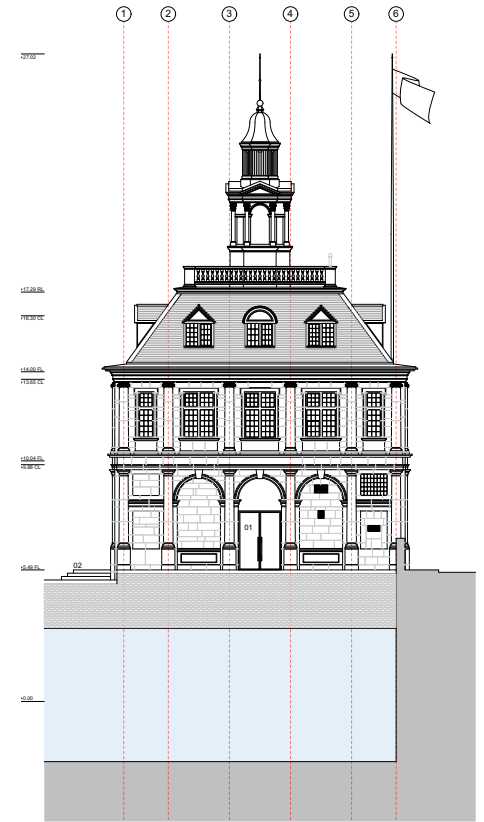
Elevation _ East scale 1:100



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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Job Title:
 Riverfront Regeneration
 Custom House

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

Drawing Title:
 Custom House - Elevations (Proposed)

Drawing Status:
 PLANNING

Drawing Number:
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Scale:
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Revision:

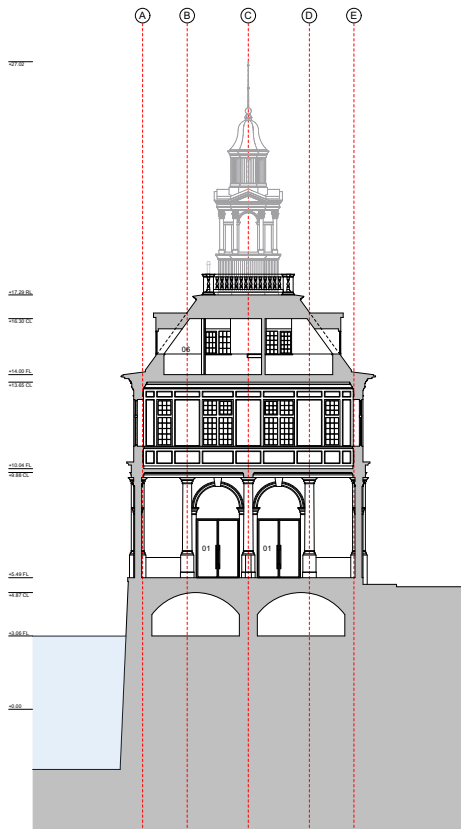
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Date:
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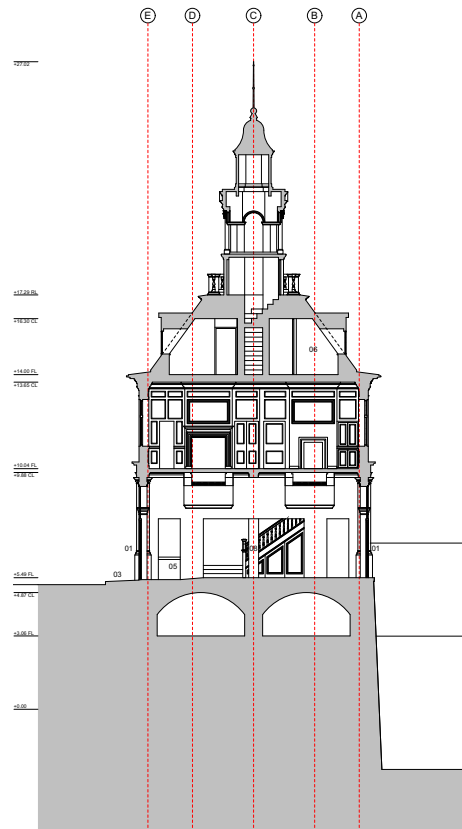
RIBA Stage 3 Proposals

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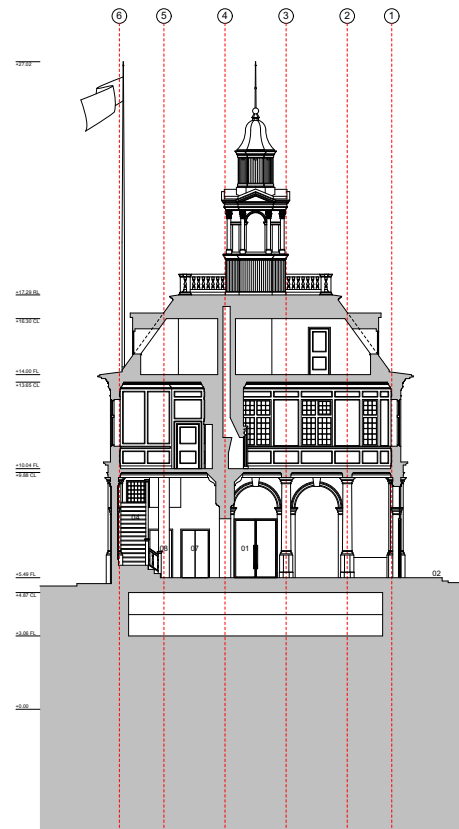
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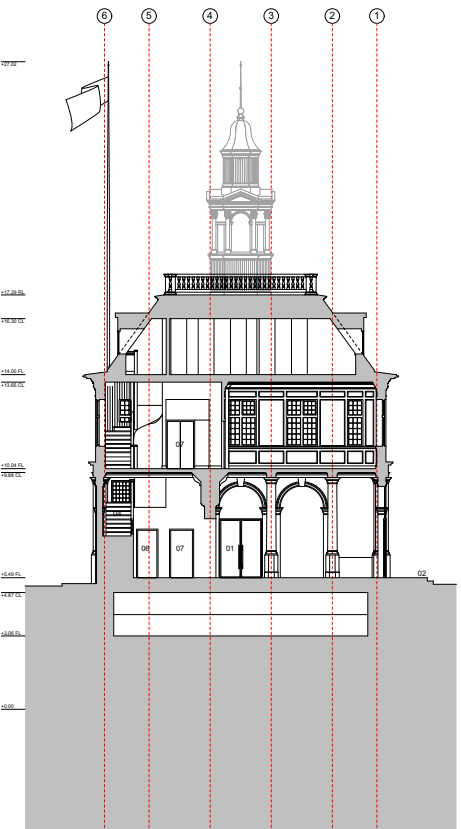
Section _ AA scale 1:100



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 signage 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

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 - 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



1089



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

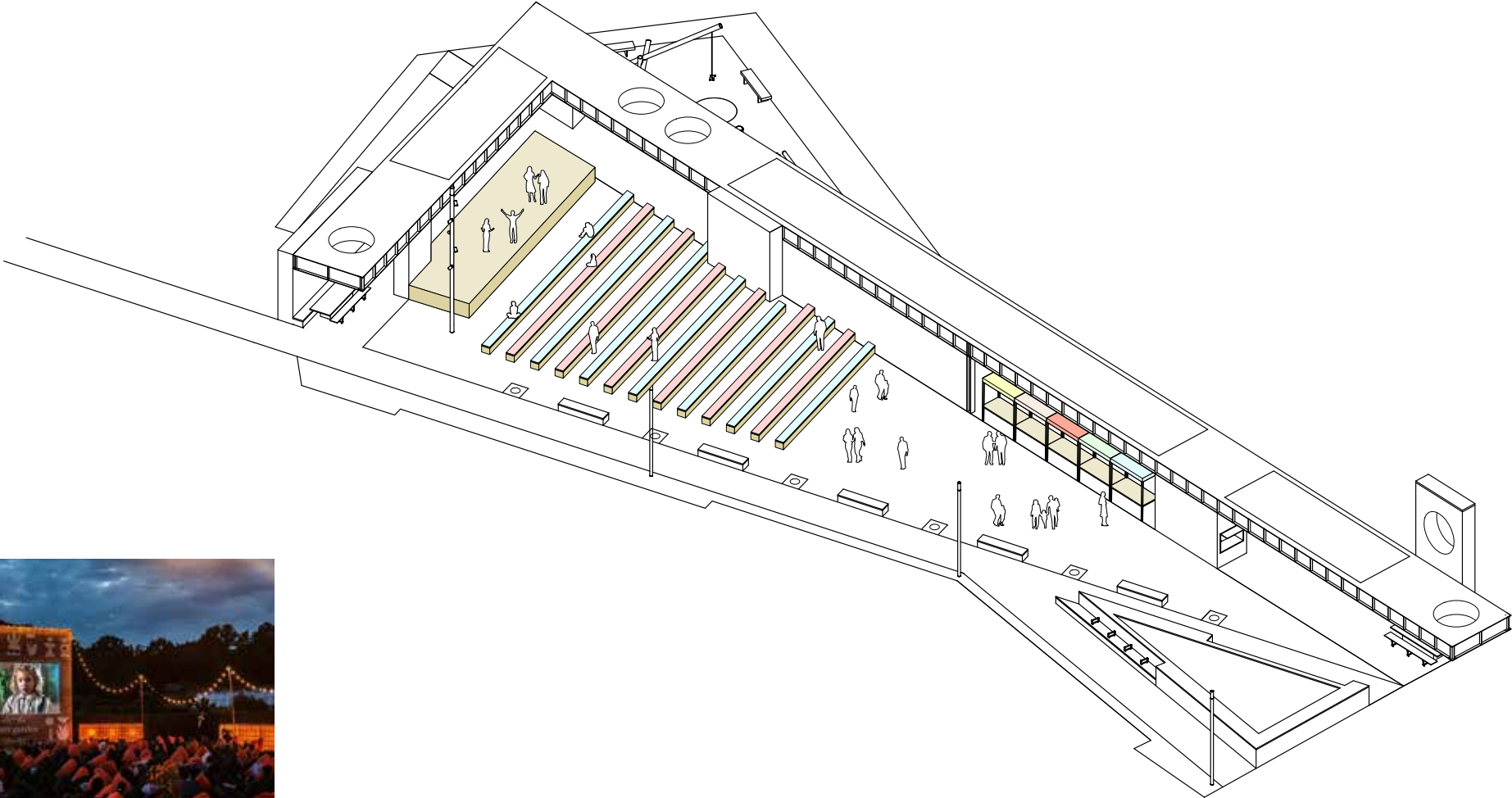


RIBA Stage 3 Proposals



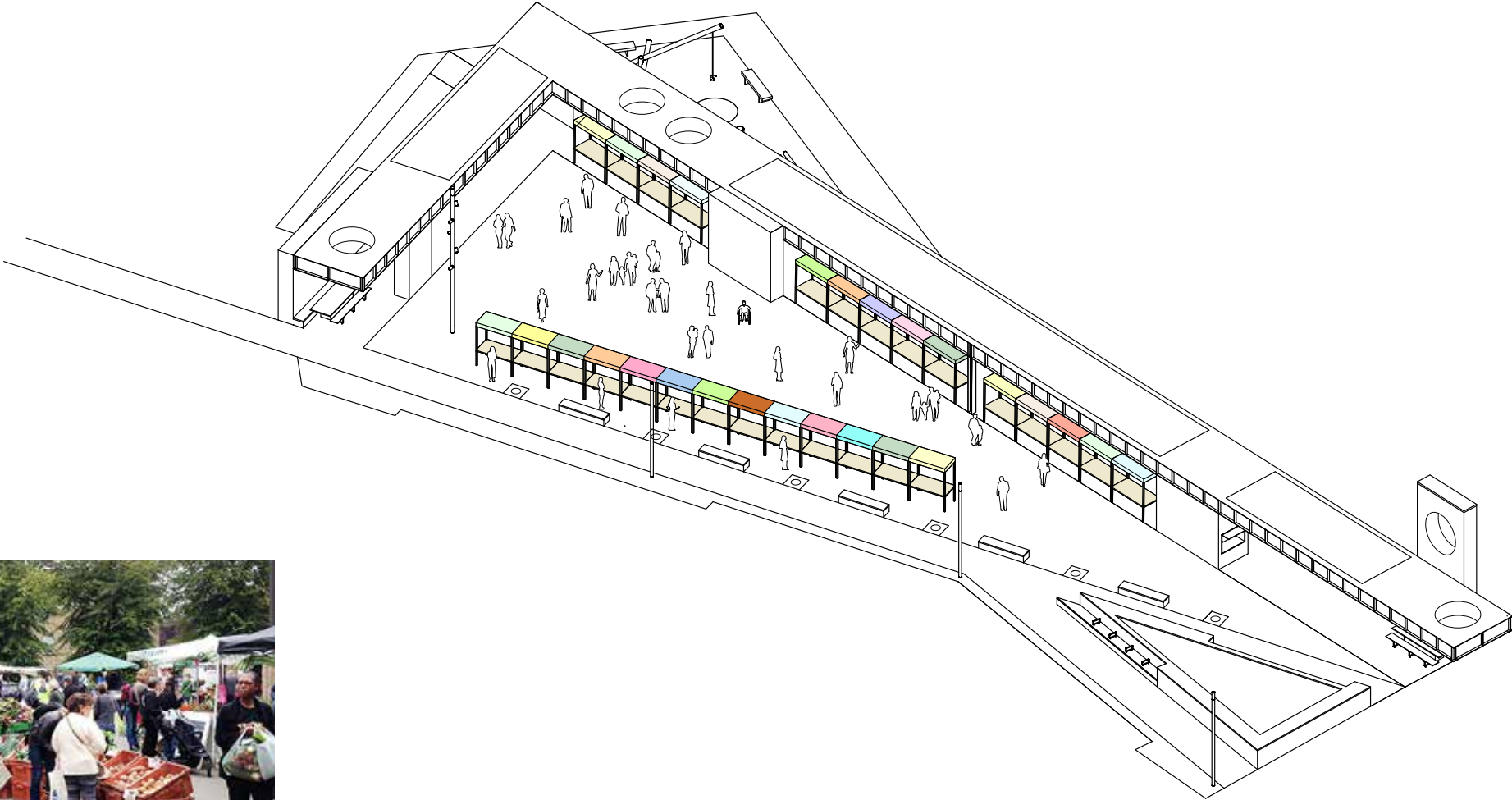
Performance

1096



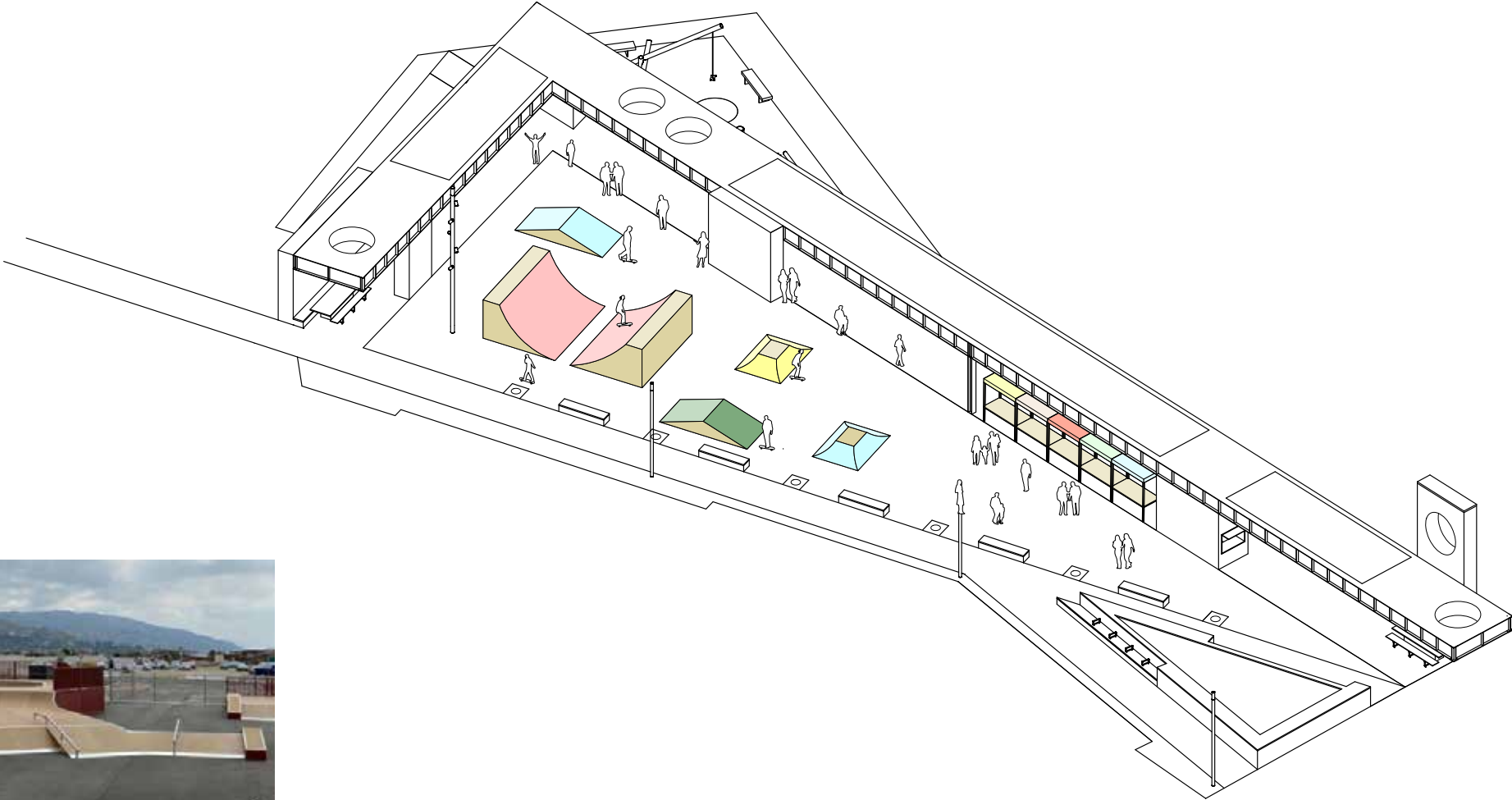
Markets

1097



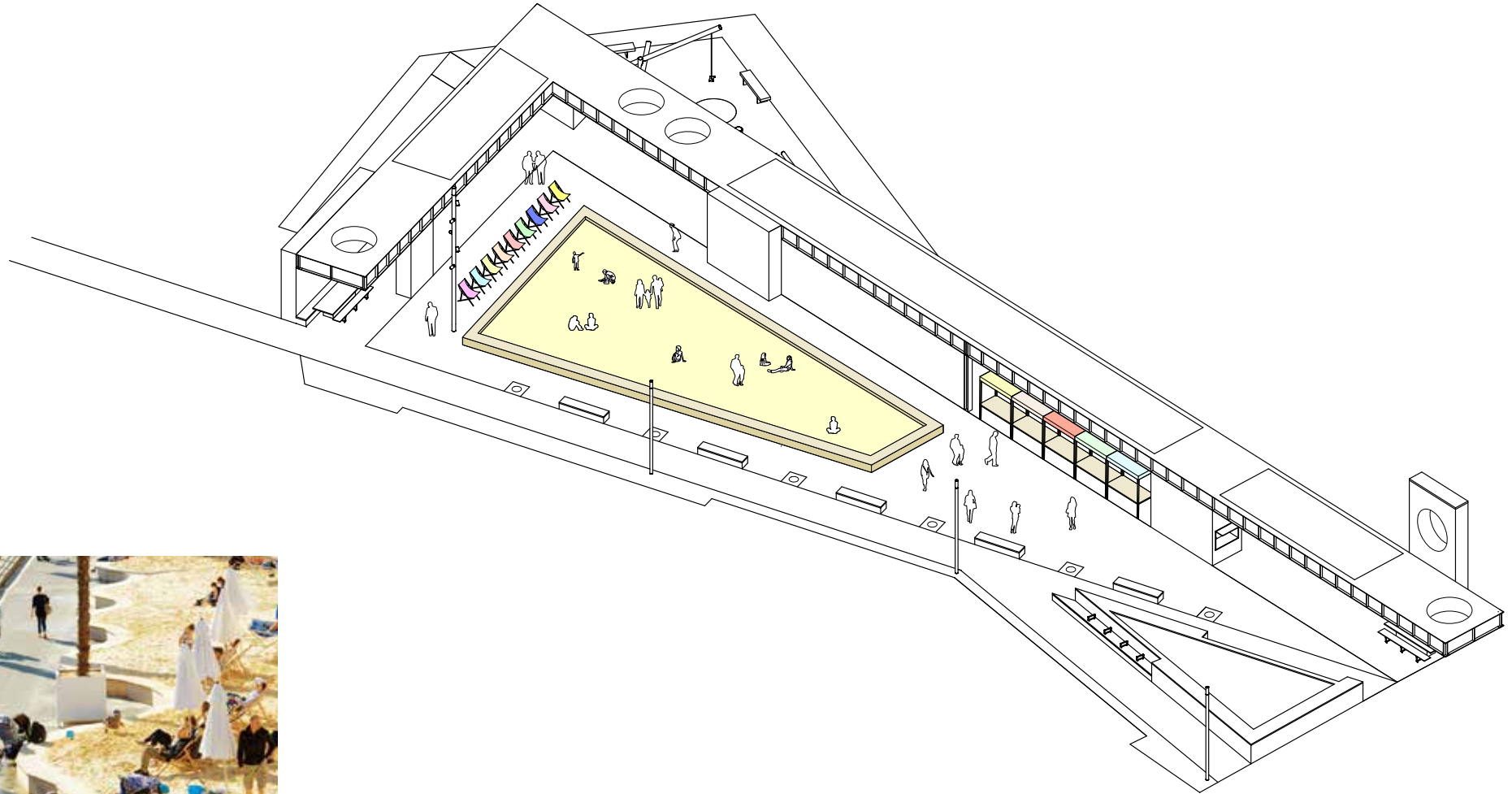
Sports + Leisure

1098



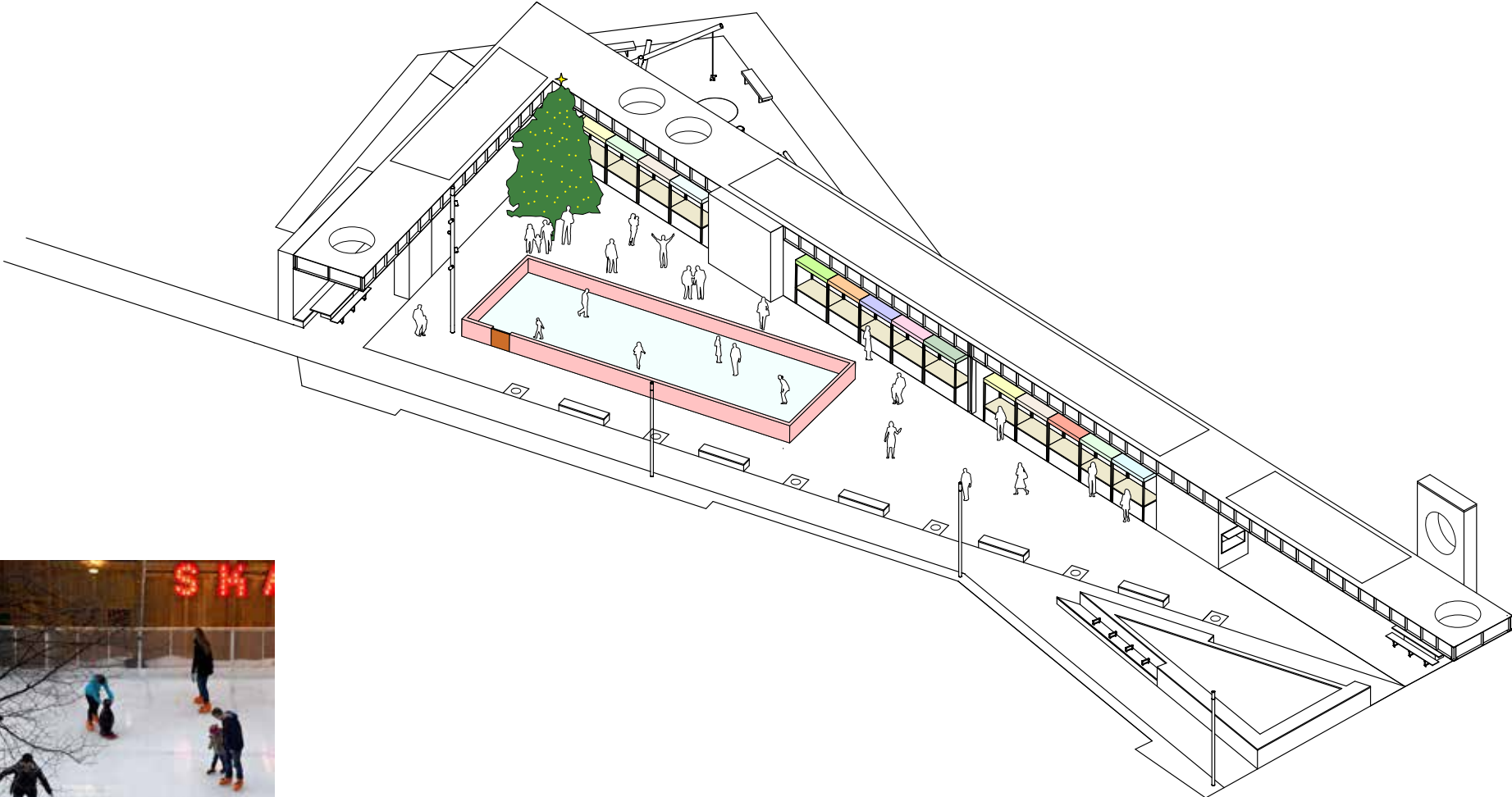
Summer Fair

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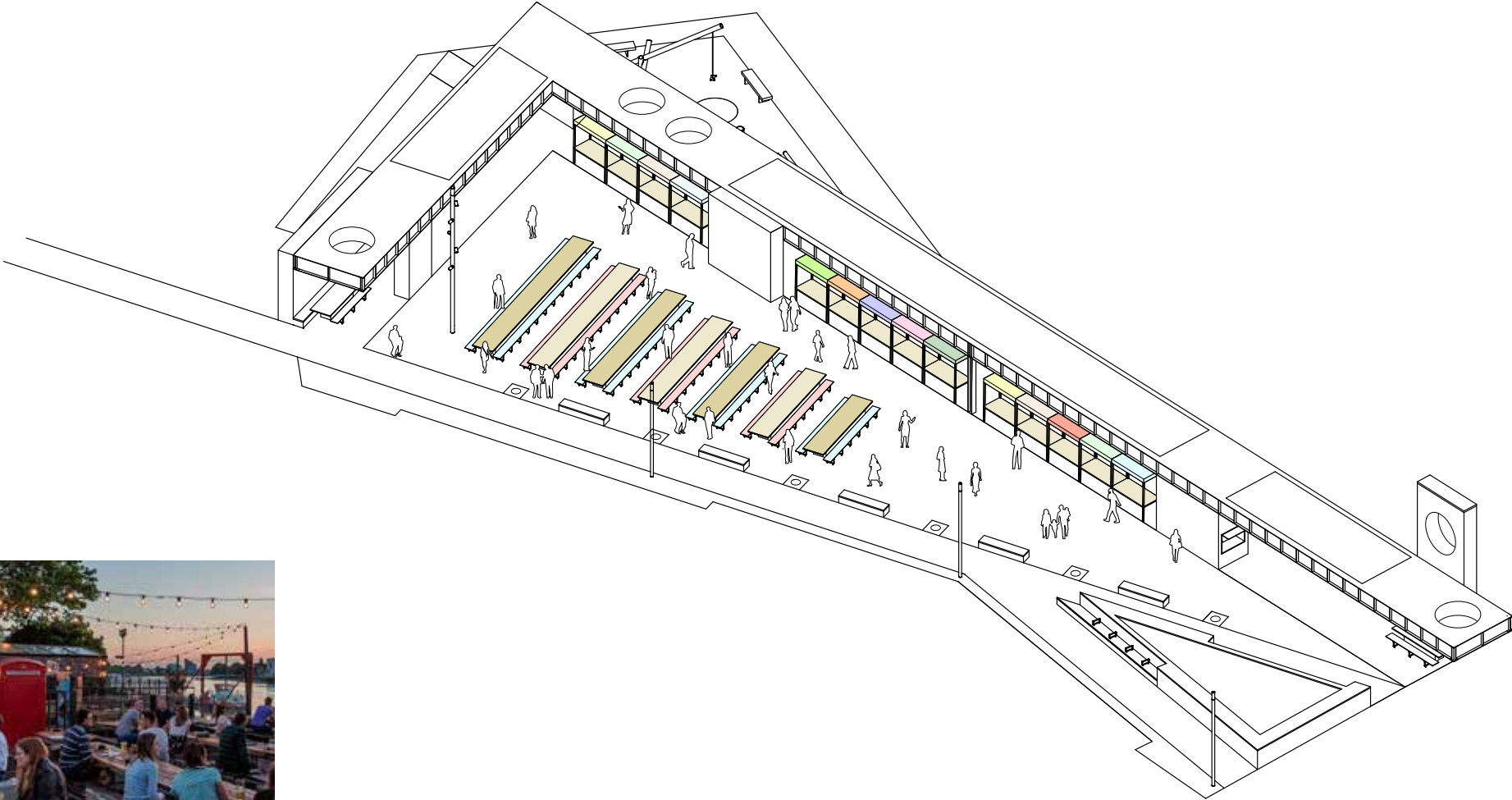
Winter Fair

1100



Food and Drink Festivals

1101

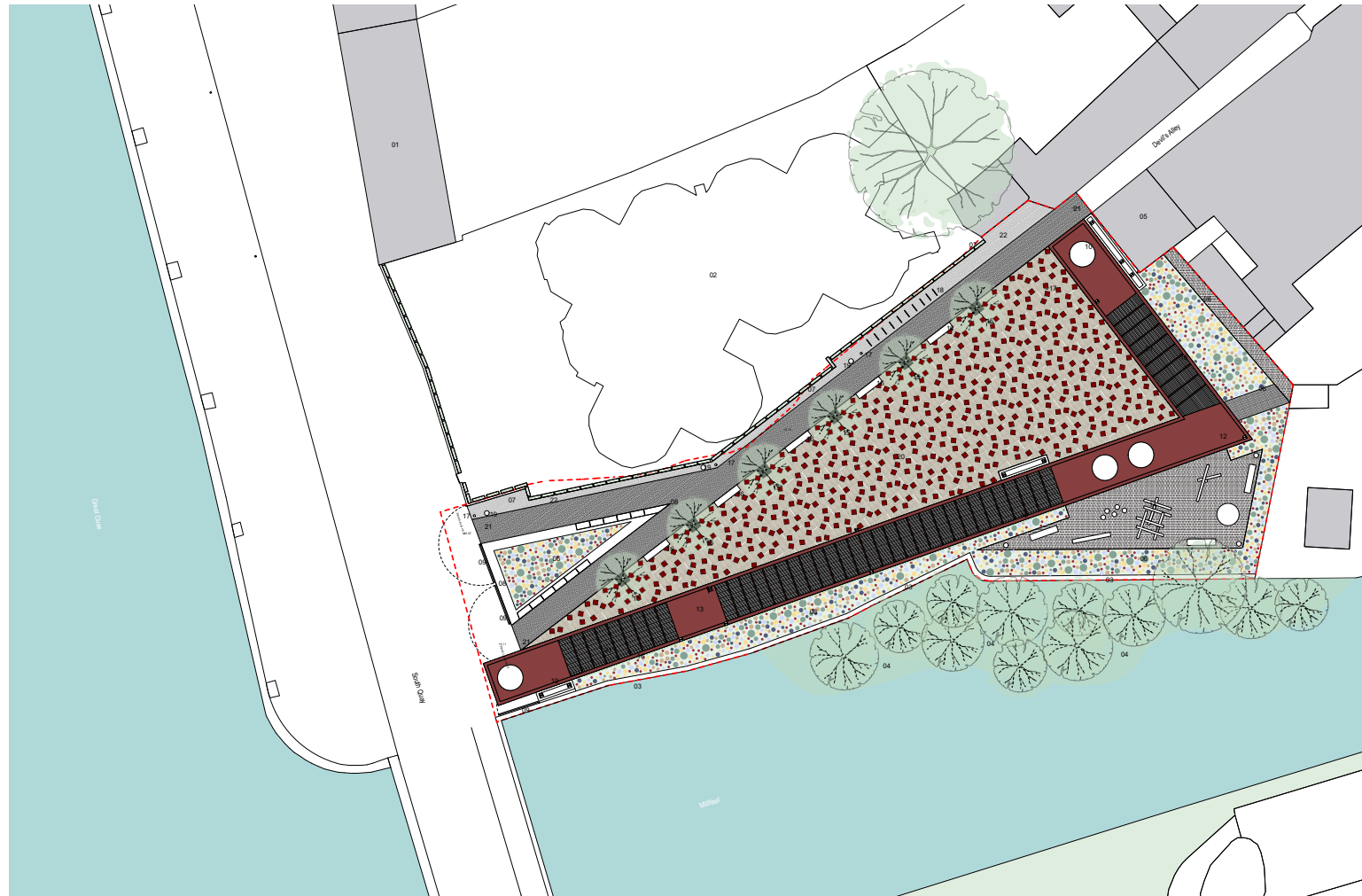


Food and Drink Festivals



RIBA Stage 3 Proposals

1103



Site Plan scale 1:200

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- Key:
- 01 Summerfield & Thomas Warehouse
 - 02 Ex-rick bases
 - 03 Existing retaining wall to Millmeet
 - 04 Existing trees/plants to river edge
 - 05 Vacant building to Devils 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 footings
 - 17 Lighting columns
 - 18 Cycle stands
 - 19 Litter Bins
 - 20 Resin bound surface with inset slate pavers
 - 21 Brick covers
 - 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:
 2304 - 03

Scale:
 1:200 @ A1

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 feed stocks
 - 07 Lighting Column
 - 08 Timber Play Equipment
 - 09 New line of trees Quercus galatunus (Pin Oak)
 - 10 Galvanised Steel Bicycle stands

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Job Title:
 Riverfront Regeneration
 Millfeet 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:
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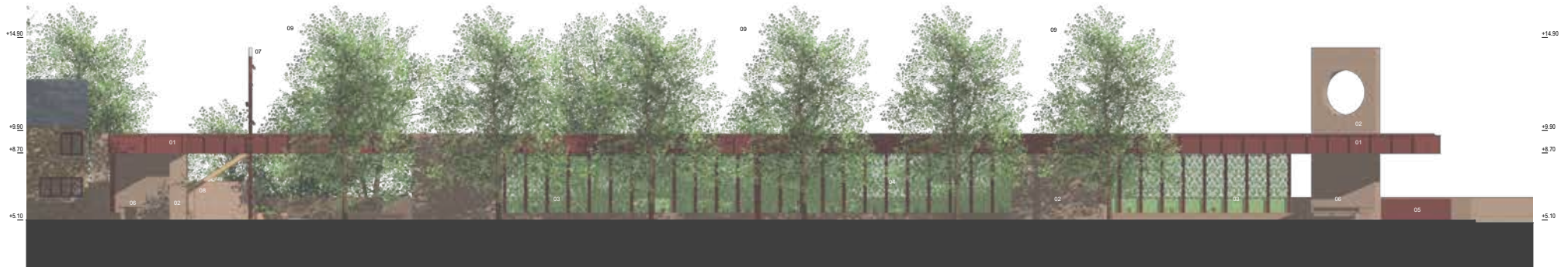
Revision:
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 Date:
 01.12.23



RIBA Stage 3 Proposals

Notes:
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 All dimensions to be checked on site and any variations reported to the Architect.

1105



- 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 food 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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- 01 Steel Structure (Painted Red Oxide Finish)
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GRAEMEMASSIEARCHITECTS
 99 Glass Street Edinburgh EH6 6SZ UK
 Telephone 0131 555 9911 info@graememassie.com

Job Title:
 Riverfront Regeneration
 MillRace Site

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

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

Drawing Status:
 INFORMATION

Drawing Number:
 2304 - 112

Scale:
 1:100

Revision:

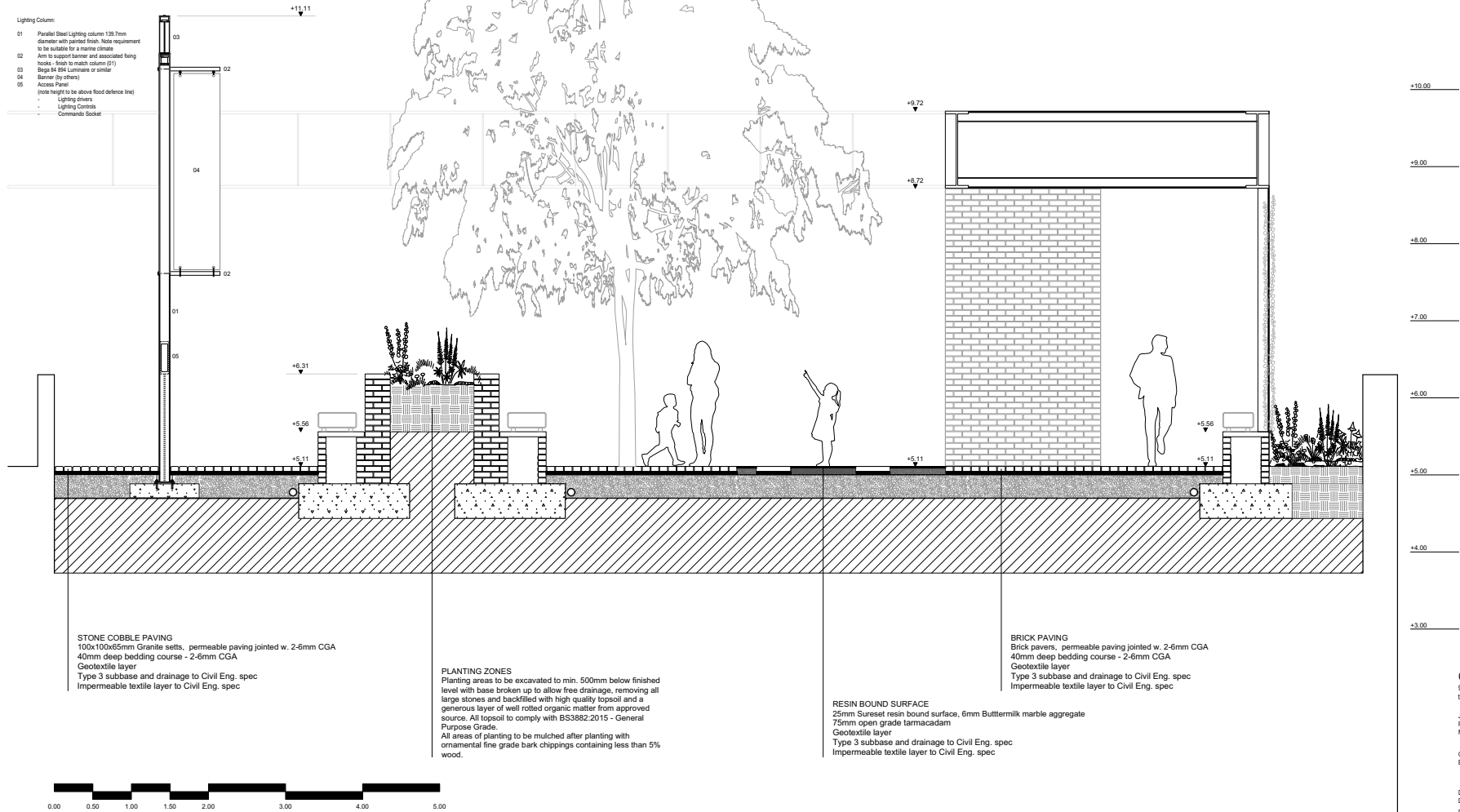
Date:
 01.12.23



RIBA Stage 3 Proposals

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1106



STONE COBBLE PAVING
 100x100x50mm Granite setts, permeable paving jointed w. 2-6mm CGA
 40mm deep bedding course - 2-6mm CGA
 Geotextile layer
 Type 3 subbase and drainage to Civil Eng. spec
 Impermeable textile layer to Civil Eng. spec

PLANTING ZONES
 Planting areas to be excavated to min. 500mm below finished level with base broken up to allow free drainage, removing all large stones and backfilled with high quality topsoil and a generous layer of well rotted organic matter from approved source. All topsoil to comply with BS3882:2015 - General Purpose Grade.
 All areas of planting to be matched after planting with ornamental fine grade bark chippings containing less than 5% wood.

RESIN BOUND SURFACE
 25mm Sureset resin bound surface, 6mm Buttermilk marble aggregate
 75mm open grade tarmacadam
 Geotextile layer
 Type 3 subbase and drainage to Civil Eng. spec
 Impermeable textile layer to Civil Eng. spec

BRICK PAVING
 Brick pavers, permeable paving jointed w. 2-6mm CGA
 40mm deep bedding course - 2-6mm CGA
 Geotextile layer
 Type 3 subbase and drainage to Civil Eng. spec
 Impermeable textile layer to Civil Eng. spec



Devils Alley _ Typical Section / Key Details

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Job Title:
 Riverfront Regeneration
 Millfeet 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:
 1:25 @ A1

Revision:

Date:
 28.02.24

RIBA Stage 3 Proposals_Planting

1 Introduction

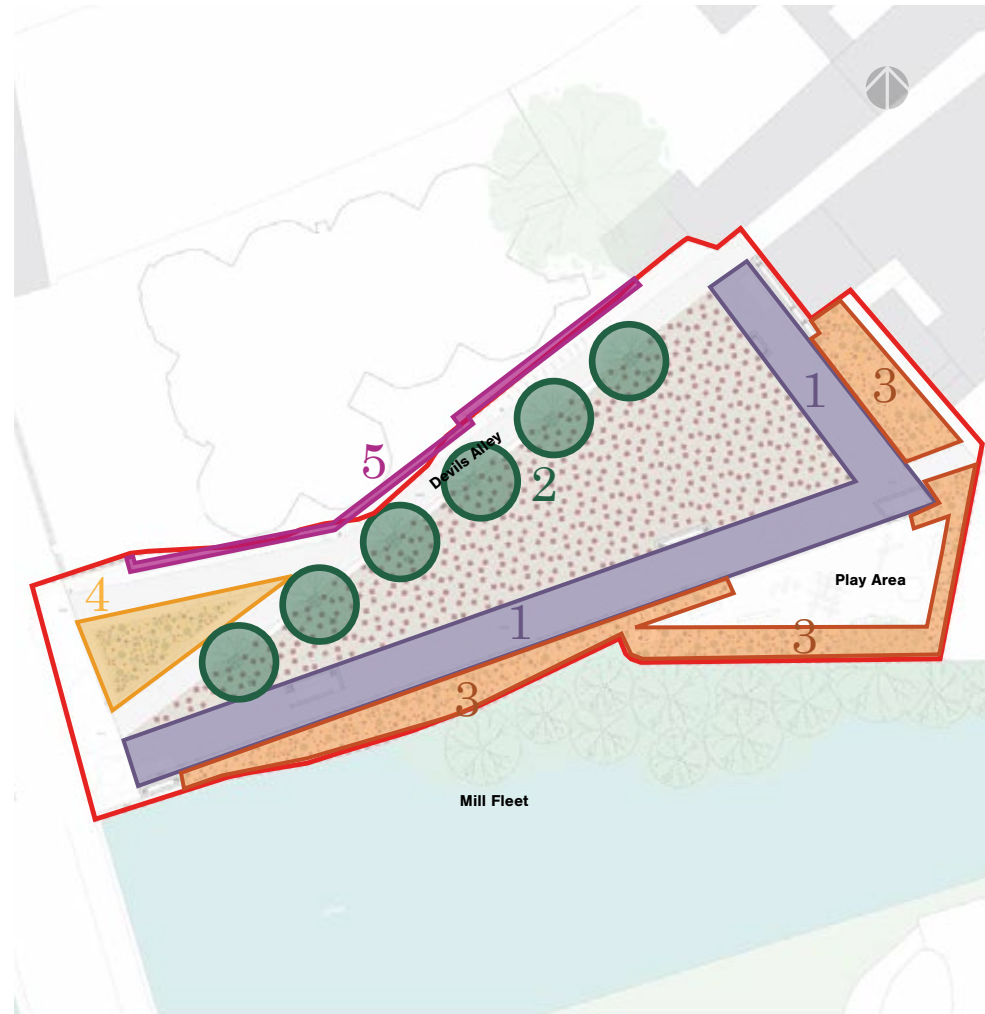
The Riverfront project aims to regenerate the historic riverfront of King's Lynn. The ambition for the Millfleet Site, to the south of Devil's Alley, is to create a flexible, yet characterful space which is attractive to a wide range of users.

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



1108



RIBA Stage 3 Proposals_Planting



1109

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

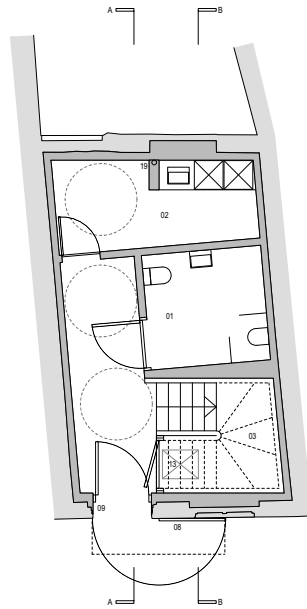


RIBA Stage 3 Proposals

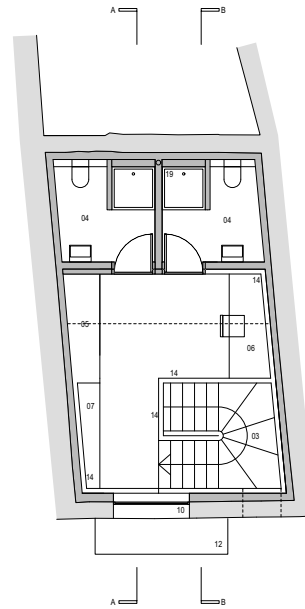


RIBA Stage 3 Proposals

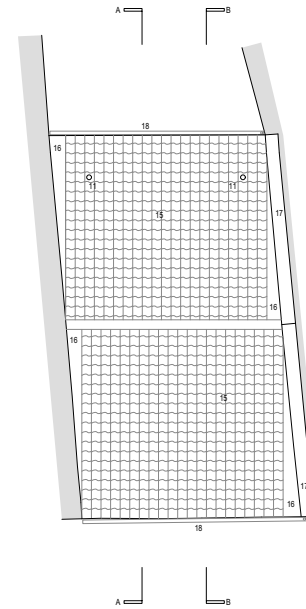
1115



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:
 Riverfront Regeneration
 Millfield Site

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

Drawing Title:
 Dryside - Plans (Proposed)

Drawing Status:
 PLANNING

Drawing Number:
 2304-320

Scale:
 1:50

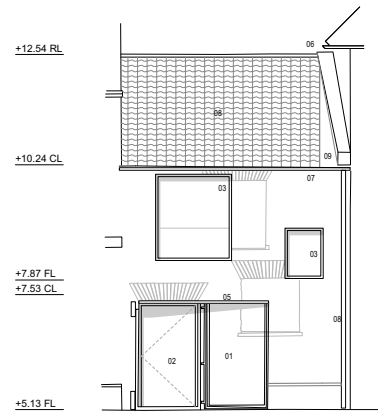
Revision:
 A

Date:
 21.02.24

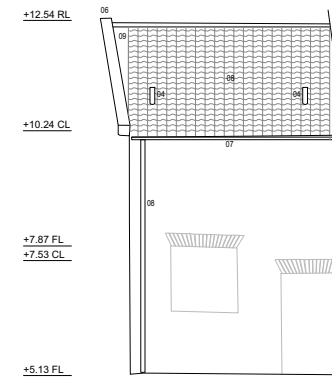
RIBA Stage 3 Proposals



Context Visualisations scale NTS



Front Elevation scale 1:50



Rear Elevation scale 1:50

Notes:
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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

1116

Rev A - 23.02.24 - Planning

GRAEMEMASSIEARCHITECTS
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Job Title:
 Riverfront Regeneration
 Millfest 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

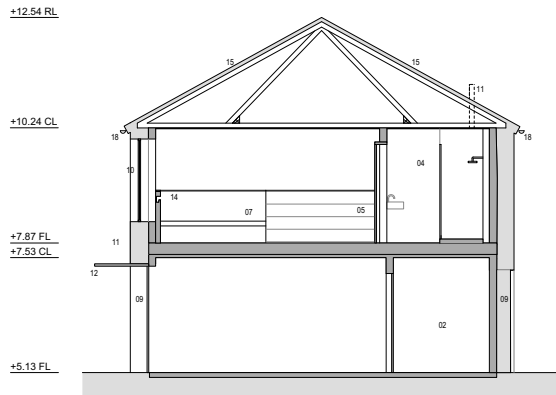
RIBA Stage 3 Proposals

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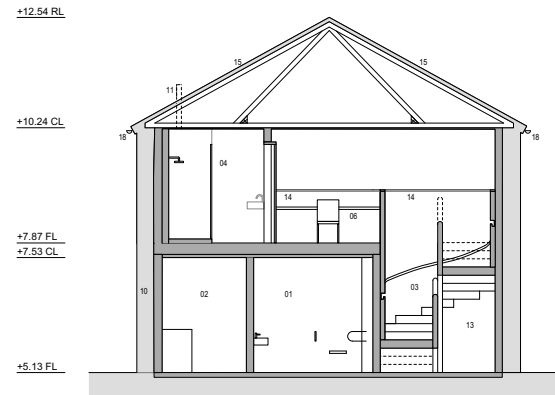
- KEY
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 - 16 Existing Flashing
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 - 18 Replacement Metal RWP/Gutters

Note: Brickwork to be made good/repointed as required

1117



Section AA scale 1:50



Section BB scale 1:50

Rev A - 23.02.24 - Planning
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 telephone 0131 556 9511 info@graememassie.com

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