Nelson Quay
REGENERATION AND DEVELOPMENT PANEL
DESIGN DEVELOPMENT
Graeme Massie Architects
NELSON QUAY
King’s Lynn
NELSON QUAY
King’s Lynn
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NELSON QUAY
King’s Lynn

GRAEME MASSIE ARCHITECTS
NELSON QUAY
King’s Lynn
KEY DESIGN CHANGES

- Development of Nar Loop Wetland Option
- Focus on Infrastructure Planning
- Development of Flood Defence Strategy
- Fishing Cooperative Needs
- Addressing EIA Scoping
- Refining Parking Strategy
- Development of Massing & Capacity
- Refining Access Strategy
PUBLIC CONSULTATION UPDATE
STAKEHOLDER WORKSHOPS

Fishery Cooperative meeting:
- Want to stay.
- Quayside Vehicular Access by articulated vehicle required.
- 24/7 operation noted in relation to proposed residential use.
- Design implications of detailed requirements.

Statutory Workshops:
- Norfolk Wildlife: Concern regarding birdlife significance. Connectivity through Nar Loop to Hardings Pits.
- Historic England: Southgates & Whitefriars Arch connectivity & Design Code
- EA: Flood defence ownership. Climate change to be allowed for.

Stakeholder Questionnaires 10.
- Broadly supportive.
- Desire for quality, open access to open space
- Hardings Way opening perceived negatively to be part of the scheme
- Access for mobility impaired a concern

- EIA Scoping – response received
STAKEHOLDER ENGAGEMENT ONGOING

Including:

• Planning authority
• Environment agency
• Historic England
• Archaeology
• Natural England & Norfolk Wildlife Trust
• Statutory utility companies
• Local drainage authority
• Lead Local Flood Authority
• Highway Authority
PUBLIC CONSULTATION OVERVIEW

- High turnout
- Positive press coverage
- 85 Written responses
  - (32% supportive, 34% supportive to an extent, 34% against)
- Reservations about the scheme related to building density and heights, traffic concerns, heritage impact, loss of views.
- Regeneration and provision of public areas welcomed by many.
- The most important elements of the scheme were considered to be design quality, followed by ecological enhancement, followed by provision of accessible public space.
- Most important considerations moving forward were scheme design and historic context.
- Calls for both Hardings Way to be retained as is, and also for it to be opened up to traffic
- A lot of interest in detail of building design, which will come forward at a later date.
- General concern over public car parking in the area.
PUBLIC CONSULTATION - LETTERS

- King's Lynn Civic Society
- Nelson’s Street Residents Group
- St Margaret’s with St Nicholas Ward Forum
- Bridge Street Residents Group
- Harding’s Pits Community Association
- Individual Letters (5)
PUBLIC CONSULTATION

- Details to be circulated in full to Panel

- Feedback analysed in more detail as part of the Statement of Community Involvement
NEXT STEPS
NEXT STEPS

➢ Refinement of Masterplan following Consultation

  • Density, heights

  • Key views

  • Impact on Heritage Assets – Historic England & Conservation Team Meeting

  • Harding’s Way & Car Parking to be addressed as part of separate studies

➢ Final Approval and scheme and pre-app with LPAs in January

➢ Cabinet Report anticipated early 2019

➢ Application submission in March ‘19
QUESTIONS