

# Baxters Plain, King's Lynn

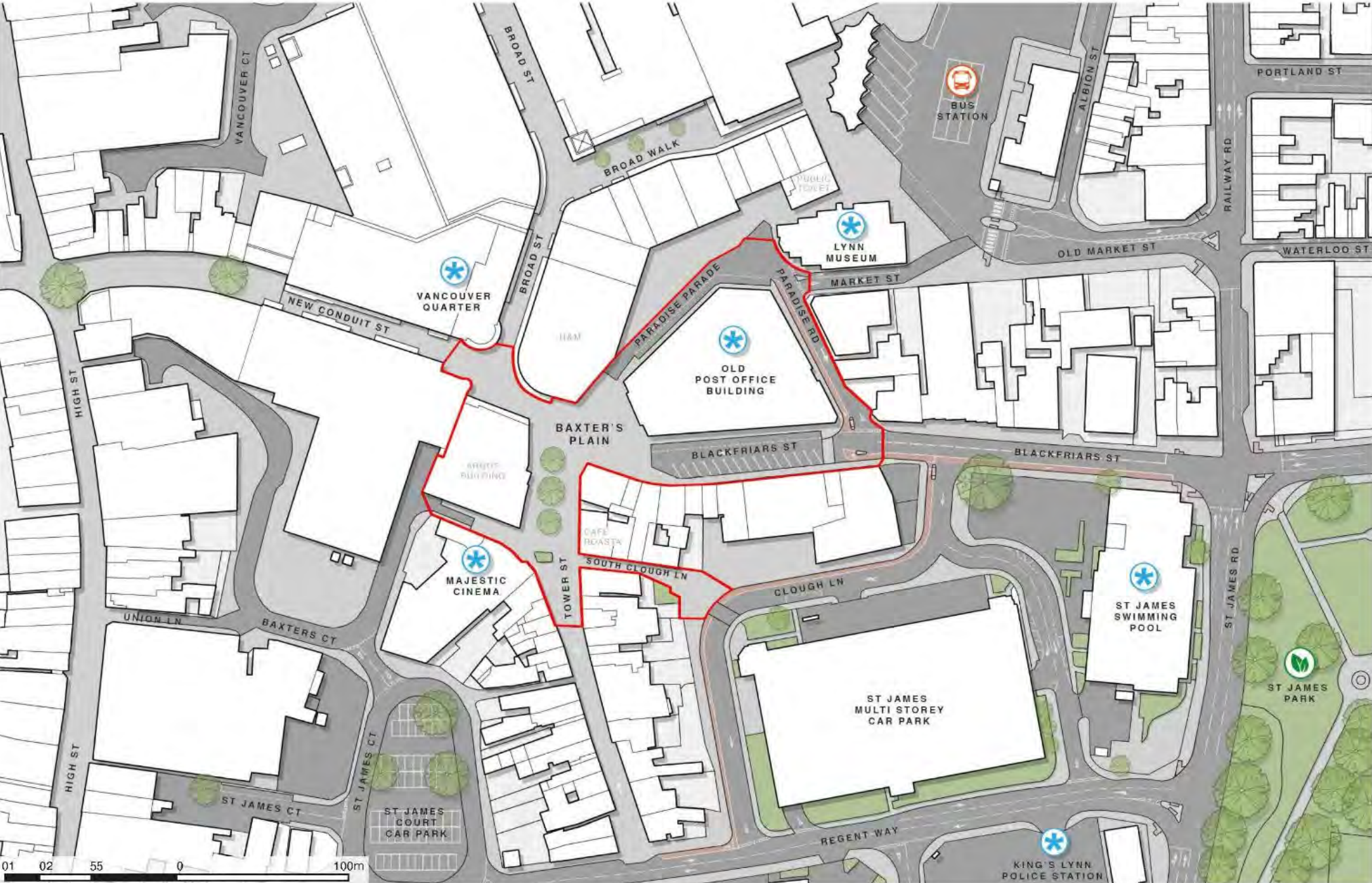
Public Realm Concept Design

25/7/2023

**BDP.**

# Baxter's Plain King's Lynn

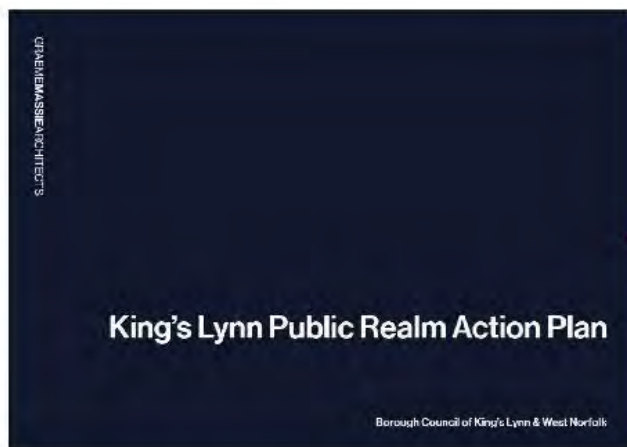
Study Area





# Baxter's Plain King's Lynn

Analysis of Existing Documents - King's Lynn Public Realm Action Plan



The Public Realm Action Plan identifies Baxter's Plain as follows:

- **Primary civic space** in the town centre
- **Key space along the Railway to River Route**, sitting halfway between the Station and the River
- Baxter's Plain sits within the desired **pedestrian priority area** in the centre, as identified in the Local Walking and Cycling Infrastructure Plan
- Potential to improve green infrastructure with **street trees**
- Requires enhanced infrastructure for **civic and public events**
- **Bespoke lighting design**
- **Bespoke material palette**
- Possible inclusion of **public art** to reinforce spatial strategy & interpretation of heritage
- Sits within the priority zone for **public space decluttering**

## Detail extract on Route 1 - Railway Station to River

p.53-54 of Public Realm Action Plan



### 3 Baxter's Plain

The extension of the town centre's pedestrianised area into Baxter's Plain and along Blackfriars Street, as far as Paradise Road, makes an important contribution to the improvement of the pedestrian environment on this route. The extension of this pedestrianised area should generally follow the general guidelines for streetscapes outlined in (see chapter 'Establish a Consistent Material Palette' - p38).

However, at the junction of Blackfriars Street and Tower Street it is proposed that a new, distinct space is created that can form a gateway to the town centre. This space should be designed to support the proposed construction of a new Community Hub here. Street trees and pedestrian infrastructure (e.g. seating and street furniture) should be integrate into this space(s).





# Baxter's Plain King's Lynn

Analysis of Existing Documents - King's Lynn Public Realm Action Plan

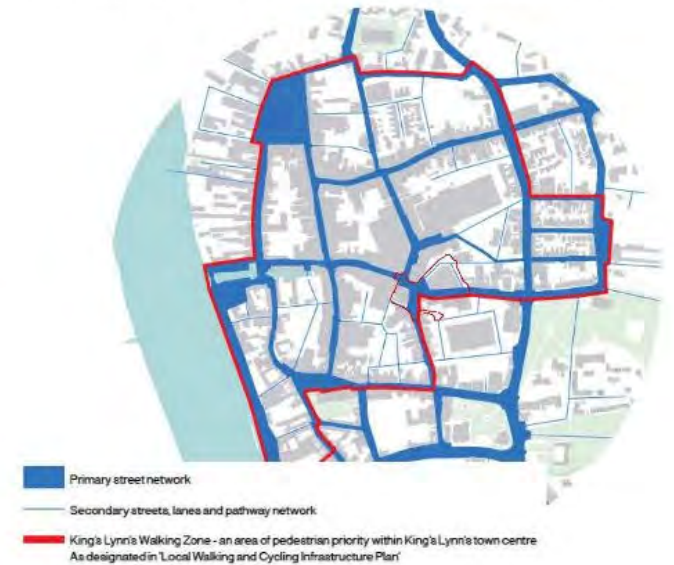
## Urban Structure and Legibility



## Activity and Use



## Improve the Walking Routes and Pedestrian Environment



## Improve the Green Infrastructure



## Reinforce the Network of Spaces and Character



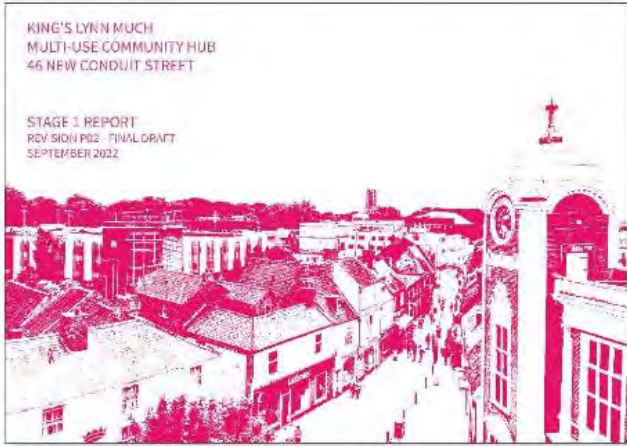
## Route 1 - Railway Station to River





# Baxter's Plain King's Lynn

Analysis of Existing Documents - King's Lynn Much Multi-Use Community Hub 46 New Conduit St | Stage 1 REPORT



The proposal for King's Lynn Much Multi-Use Community Hub on Baxter's Plain includes the reshaping of the old Argos Building's massing, thus opening up the space and views to the Majestic Cinema. This will be considered in the following design studies of Baxter's Plain public realm.



Sketch view of MUCH for inclusion in Business Case - Material and massing to be developed and tested further in RIBA 2

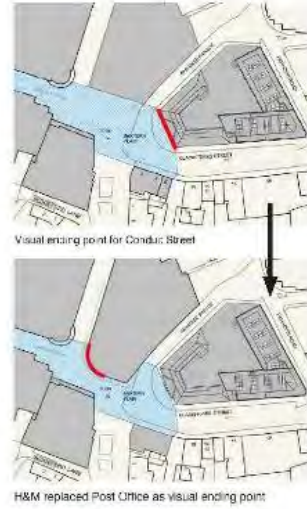
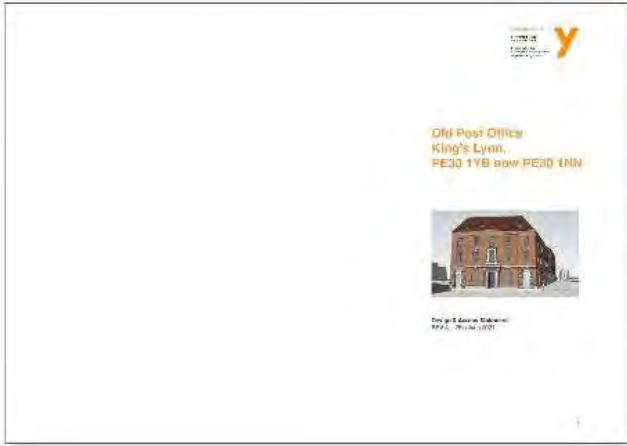


Sketch view of arrival space for inclusion in Business Case



# Baxter's Plain King's Lynn

Analysis of Existing Documents - Old Post Office, King's Lynn | Design & Access Statement



Map extracted from the Heritage Statement included in the Planning Application submitted for the Old Post Office.

Our study area at Baxter's Plain sits outside but in close proximity of King's Lynn Conservation Area.



Bird's Eye View Residential roof top extension along Blackfriars Street



Courtyard elevation



Bird's Eye View Residential roof top extension towards rear courtyard

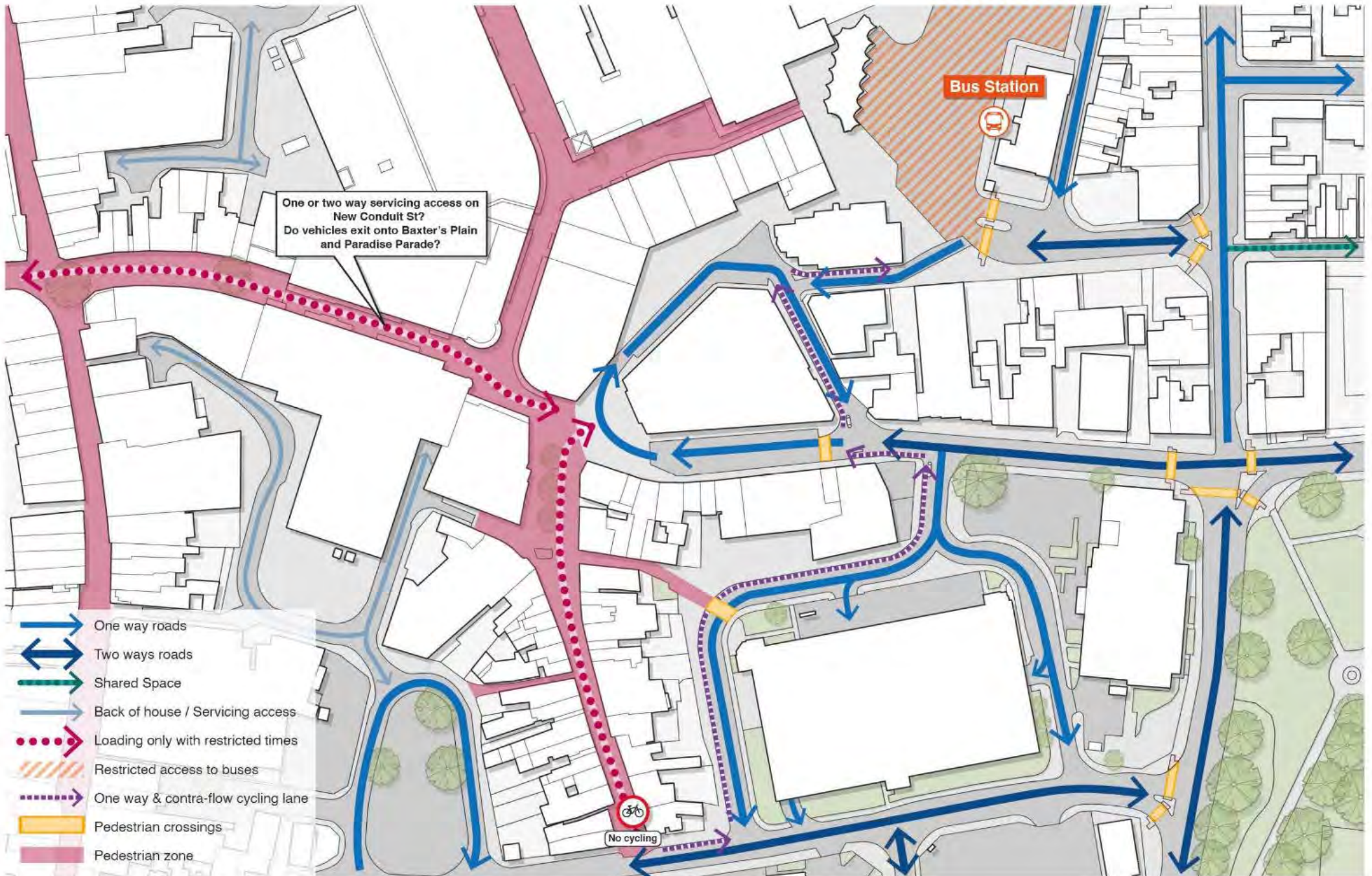


Blackfriars street view



# Baxter's Plain King's Lynn

Analysis - Cycle & Vehicular movement in the area





# Baxter's Plain King's Lynn

Analysis - Car Parking





# Baxter's Plain King's Lynn

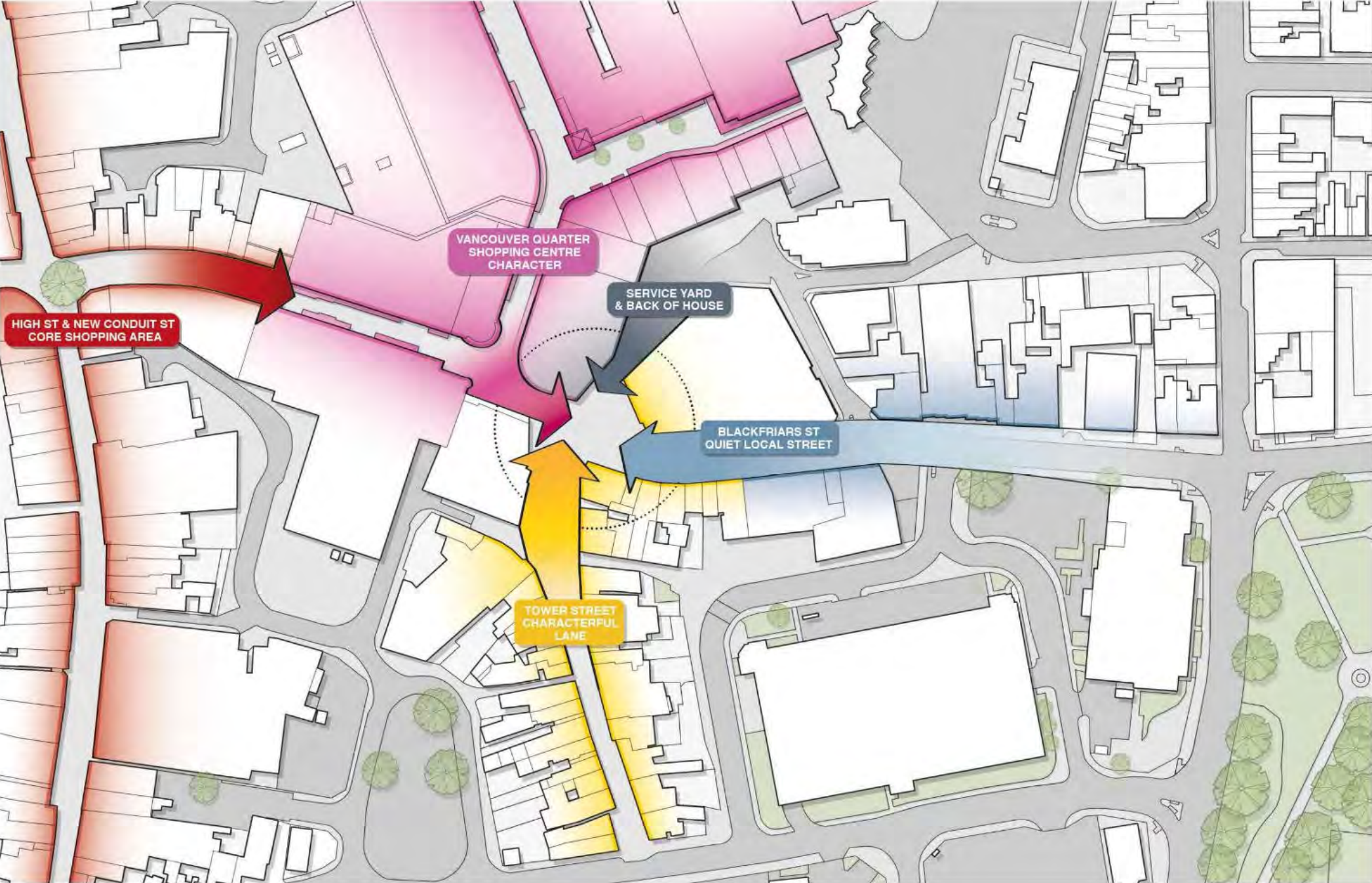
Analysis - Key Buildings & Views





# Baxter's Plain King's Lynn

Analysis - Different characters converging





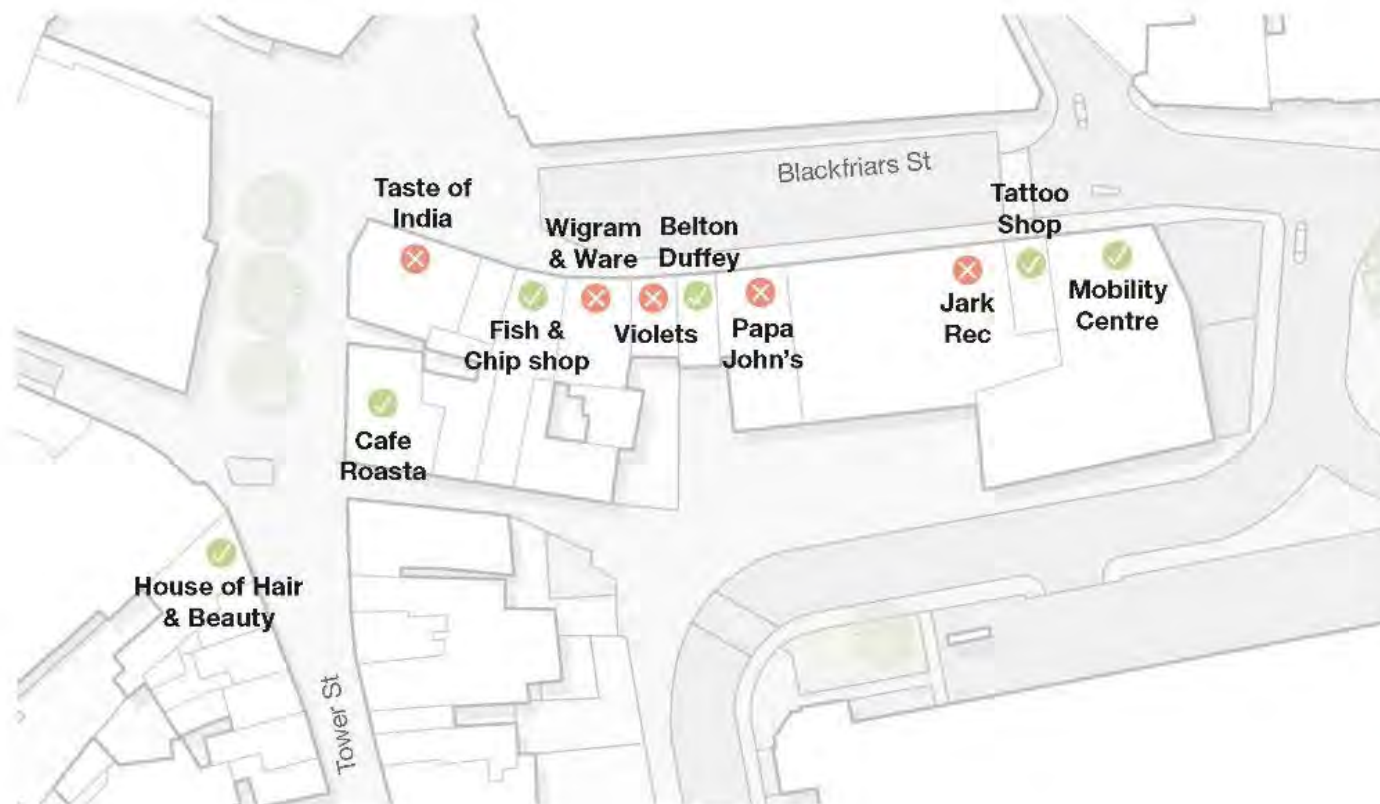
# Baxter's Plain King's Lynn

Character of key public spaces & Buildings in town centre





## Businesses who we talked to...



## Questions:

1. What is your general opinion of the street? If you were to make changes or improvements, what would you do?
2. Are there any areas in the immediate surroundings that feel unsafe – How would you improve them?
3. How important is car parking to you and your business - Do you receive deliveries – if so, how many times a day/week and what times? Where is the current access – back/front?
4. Would you like more seating and planting down the street?
5. Any other feedback?

## Results...

Action on Post Office

Need Car parking

Vandalism - nothing will last

Lack of identity

More Planting & colour

Space to dwell

Increase safety

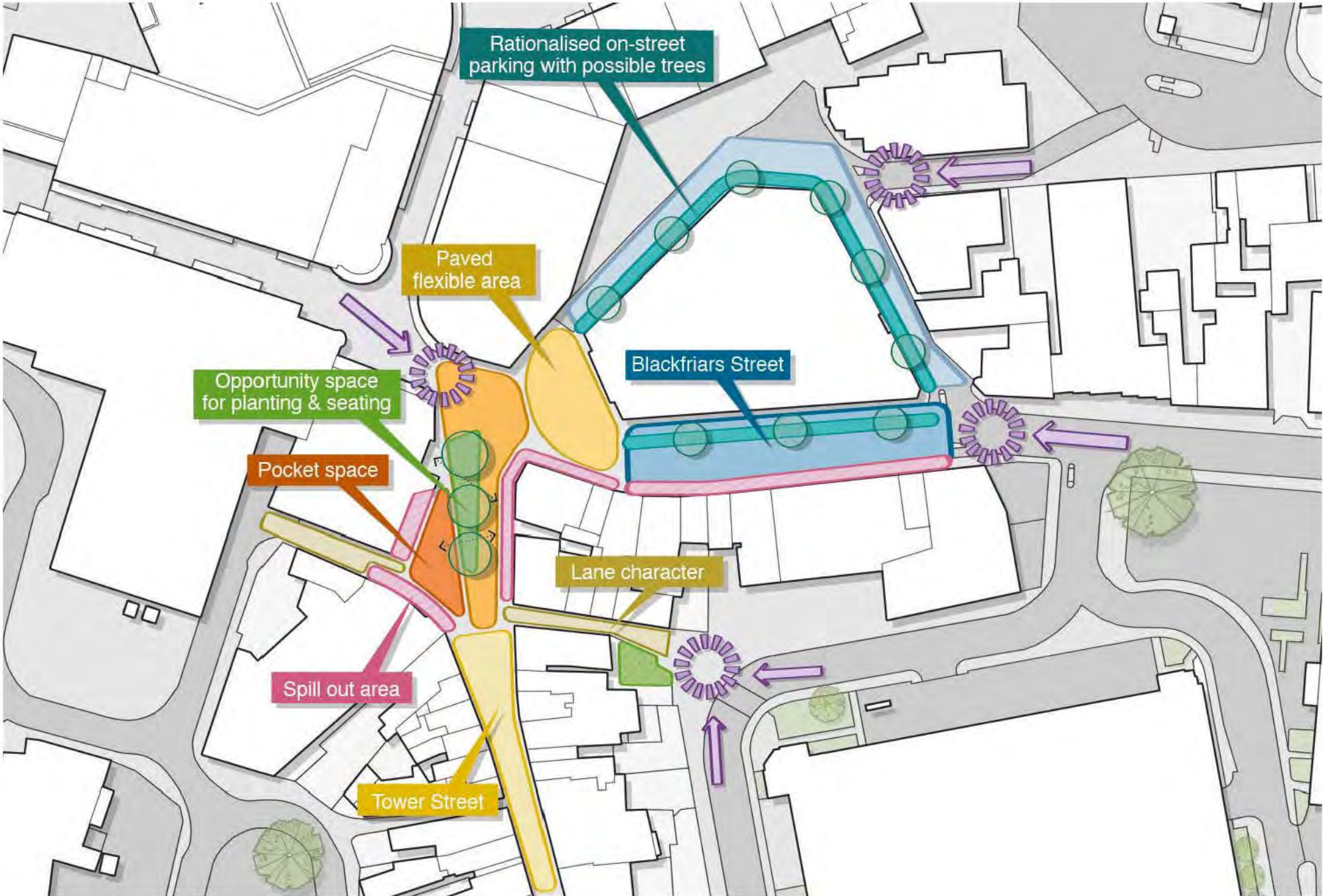
Make more accessible

Un-inviting & Un-attractive



# Baxters Plain King's Lynn

Spatial arrangement diagram

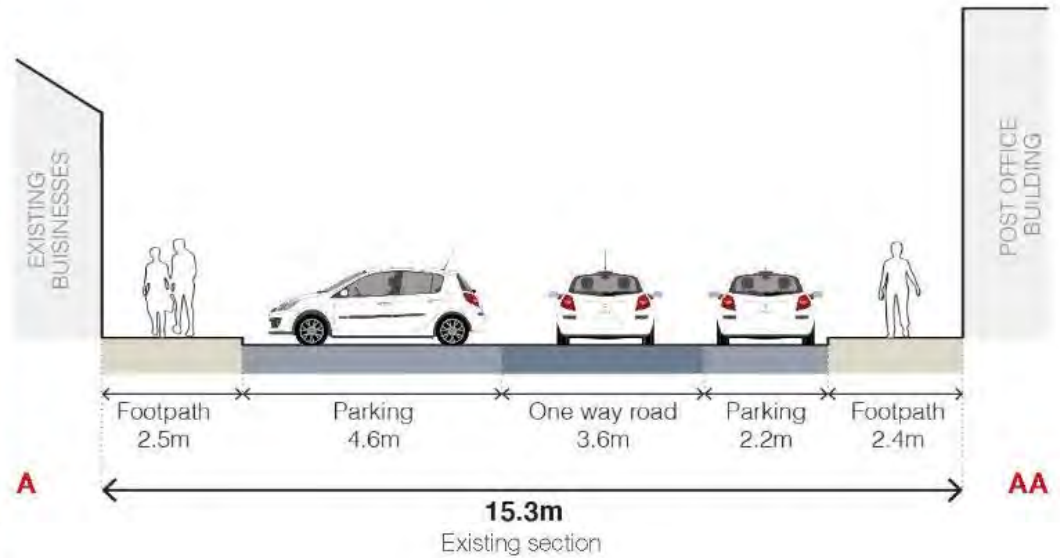
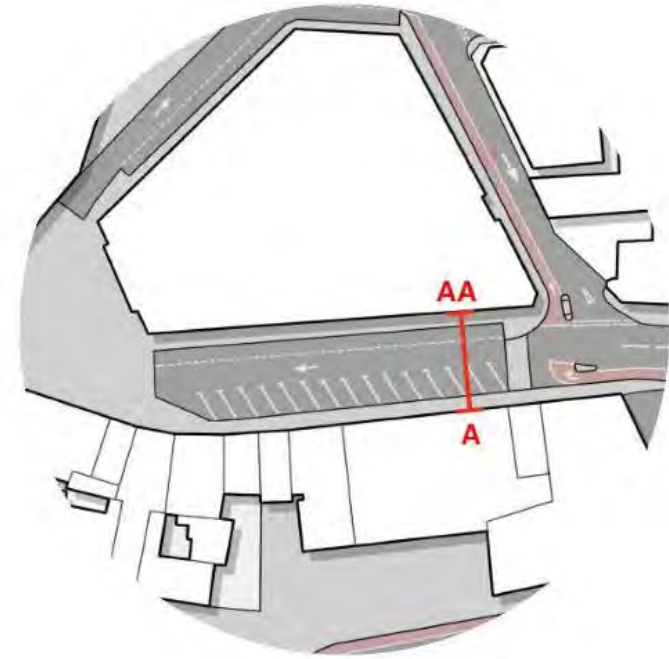




# Baxter's Plain King's Lynn

Blackfriars Street

Existing photos



















WALKING

Woods of  
Violets  
Tel: 766347

WINE & SPIRITS

FISH & CHIPS















































Building facades of least architectural / visual interest

Building facades of architectural / visual interest

Future community hub facade

Future regenerated Post Office facade

Approximate location of future accesses



Possible new street trees locations: in front of facades of least architectural interest

Possible new street trees locations: evenly spaced along new facade, in between the shop entrances

New feature tree in main space







Future regenerated  
Post Office facade

Building facades of least  
architectural / visual interest

Building facades of  
architectural / visual interest

The Wootton Bassett  
Fairstead  
Station

Violets

WIGRAM & WARE

FISH & CHIPS

Taste C



Possible new street trees locations: evenly spaced along new facade, in between the shop entrances

Possible new street trees locations: in front of facades of least architectural interest















H&M

TASTE OF INDIA

Valet's

Wash & Wax

PAINT & GLASS





































































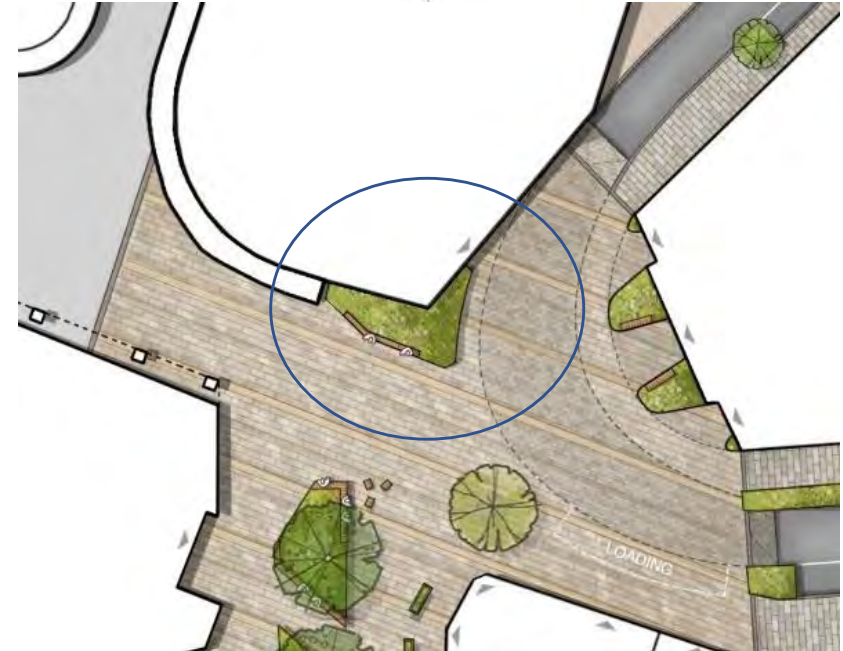




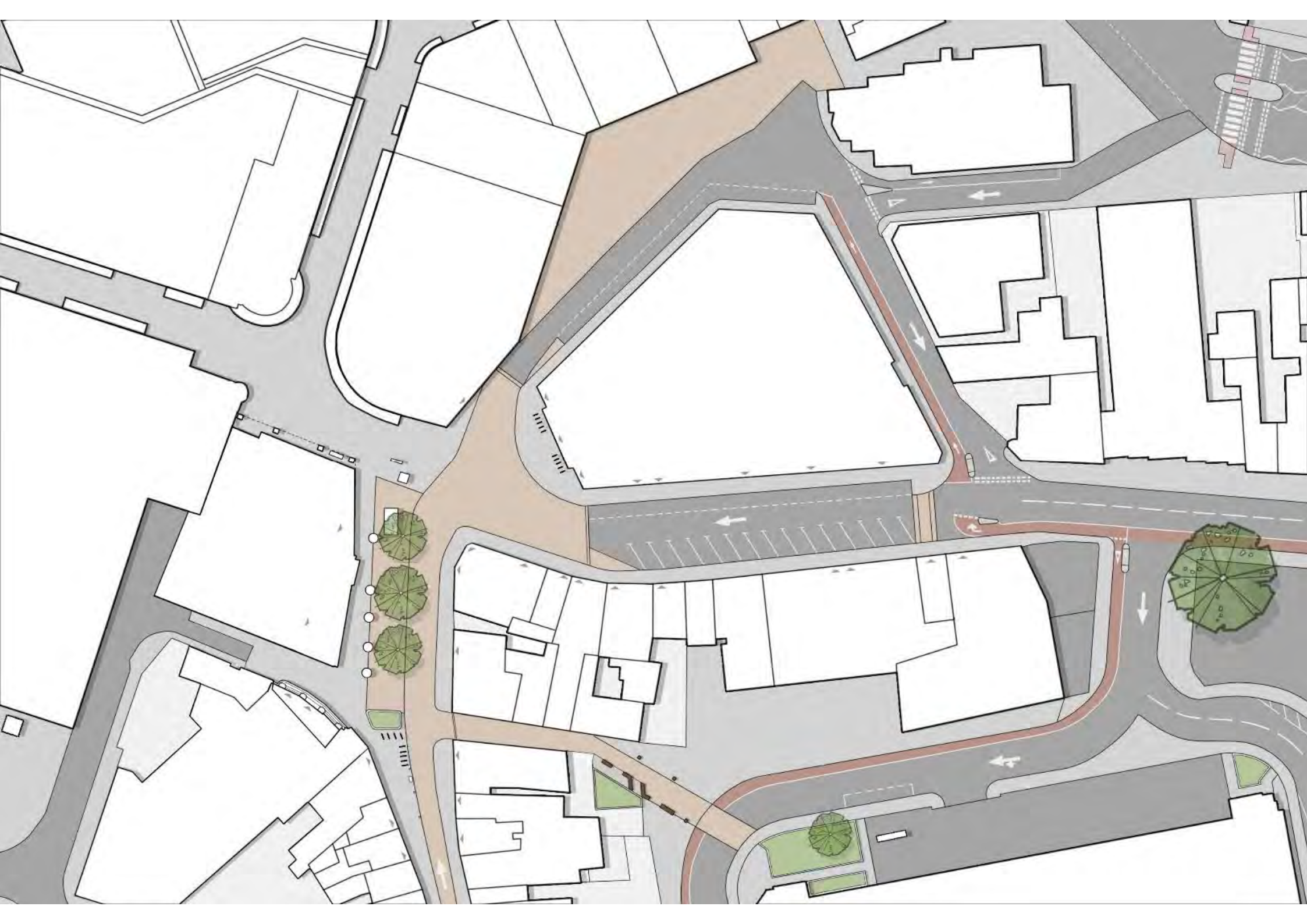








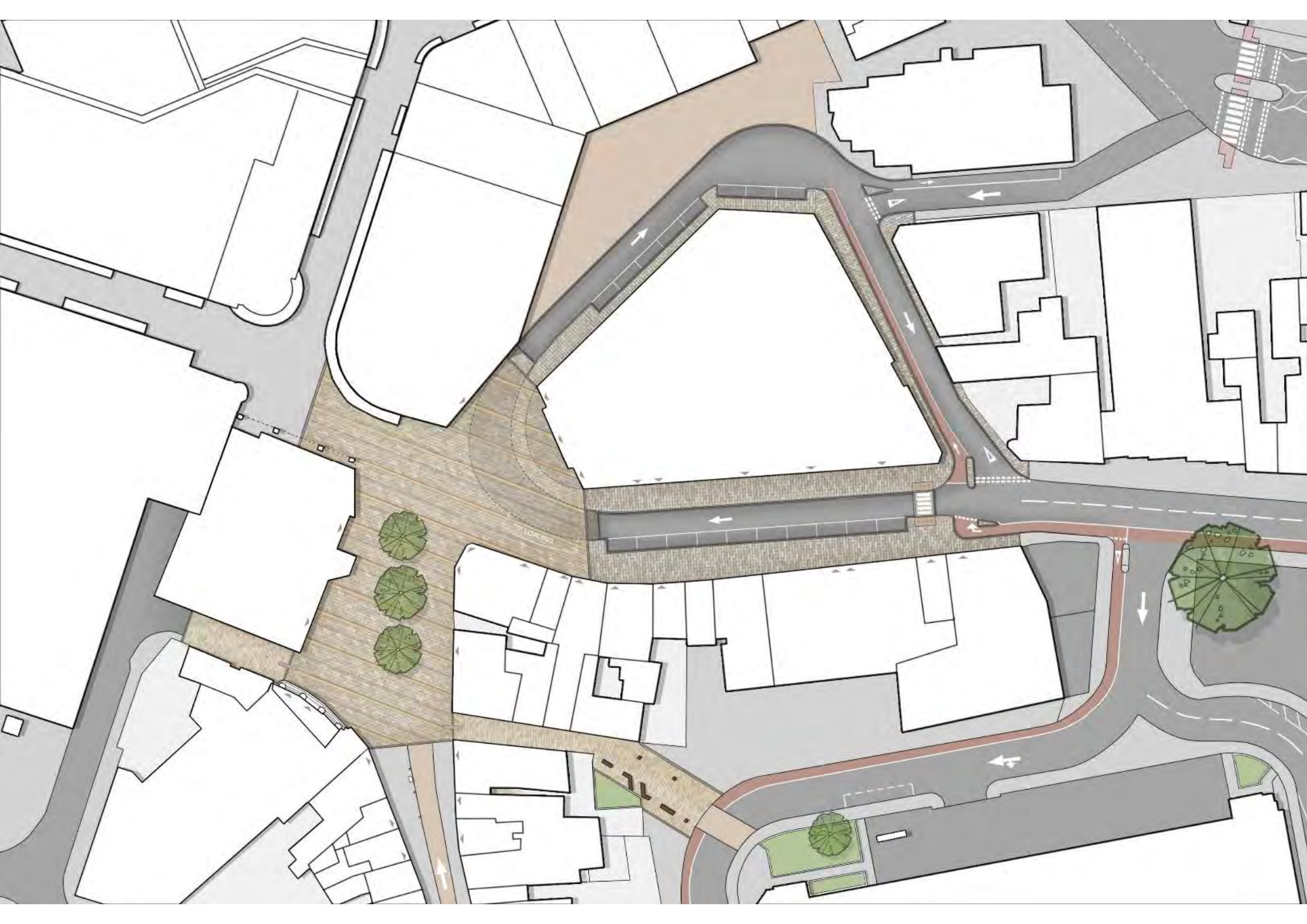






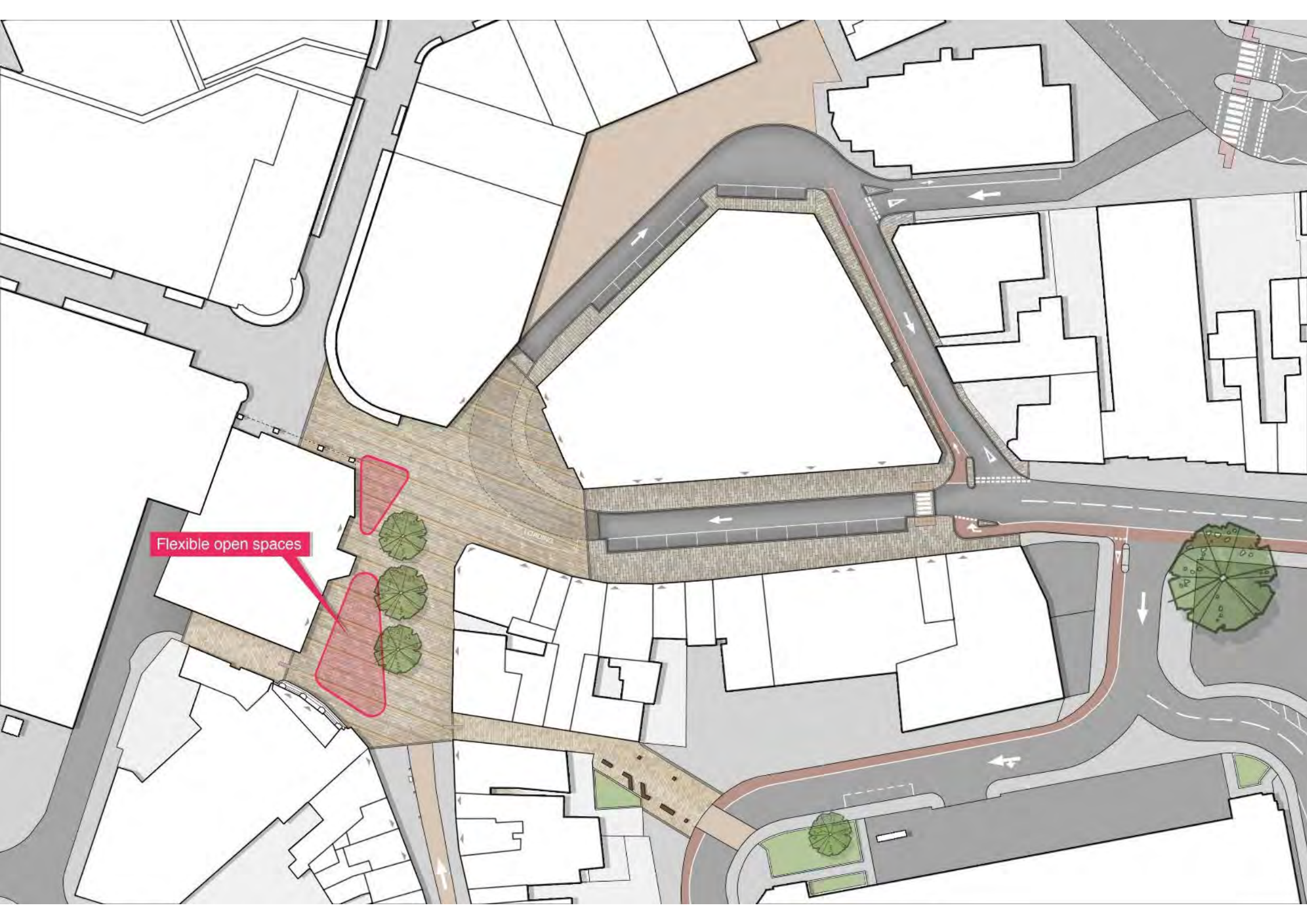




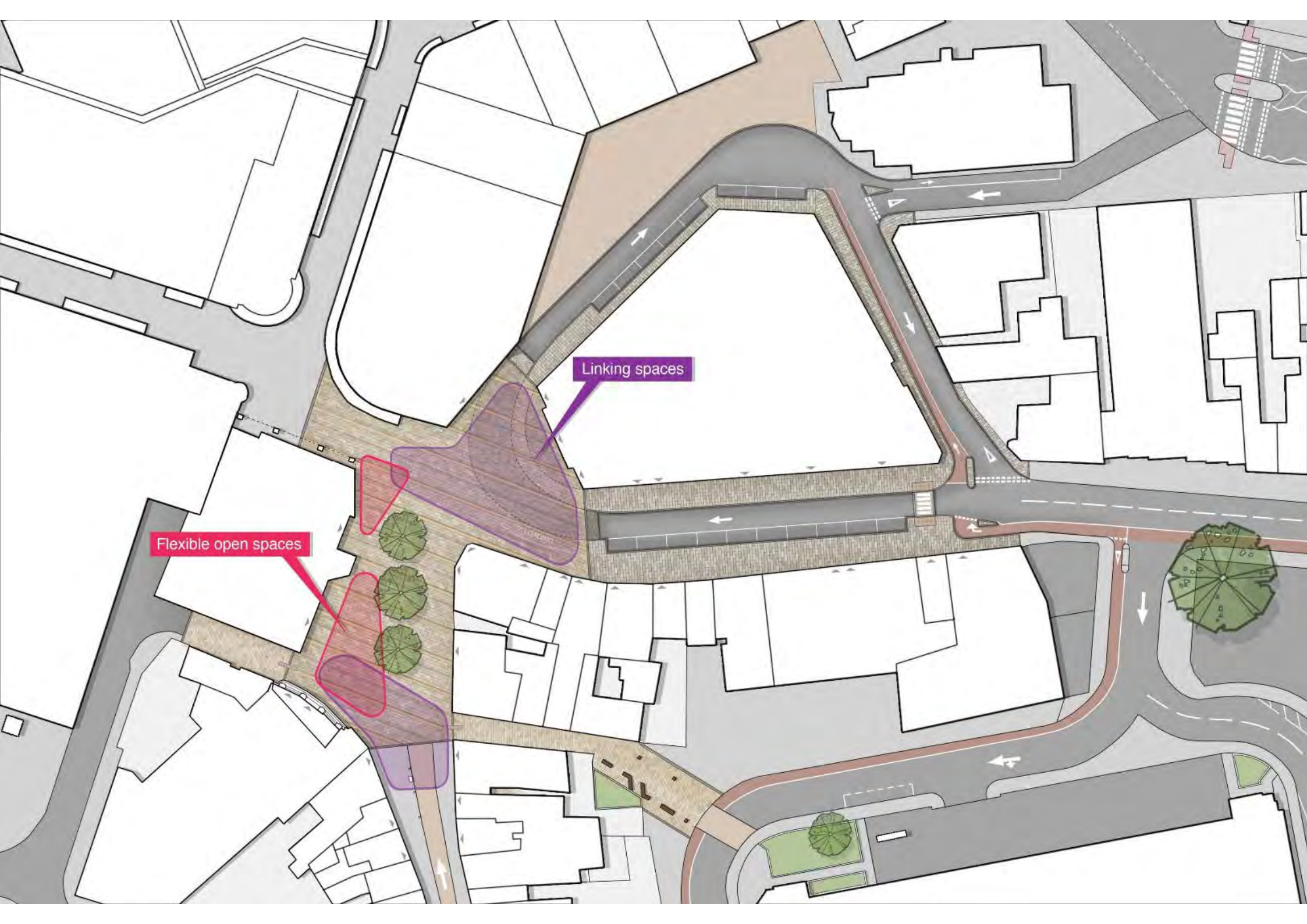




Flexible open spaces



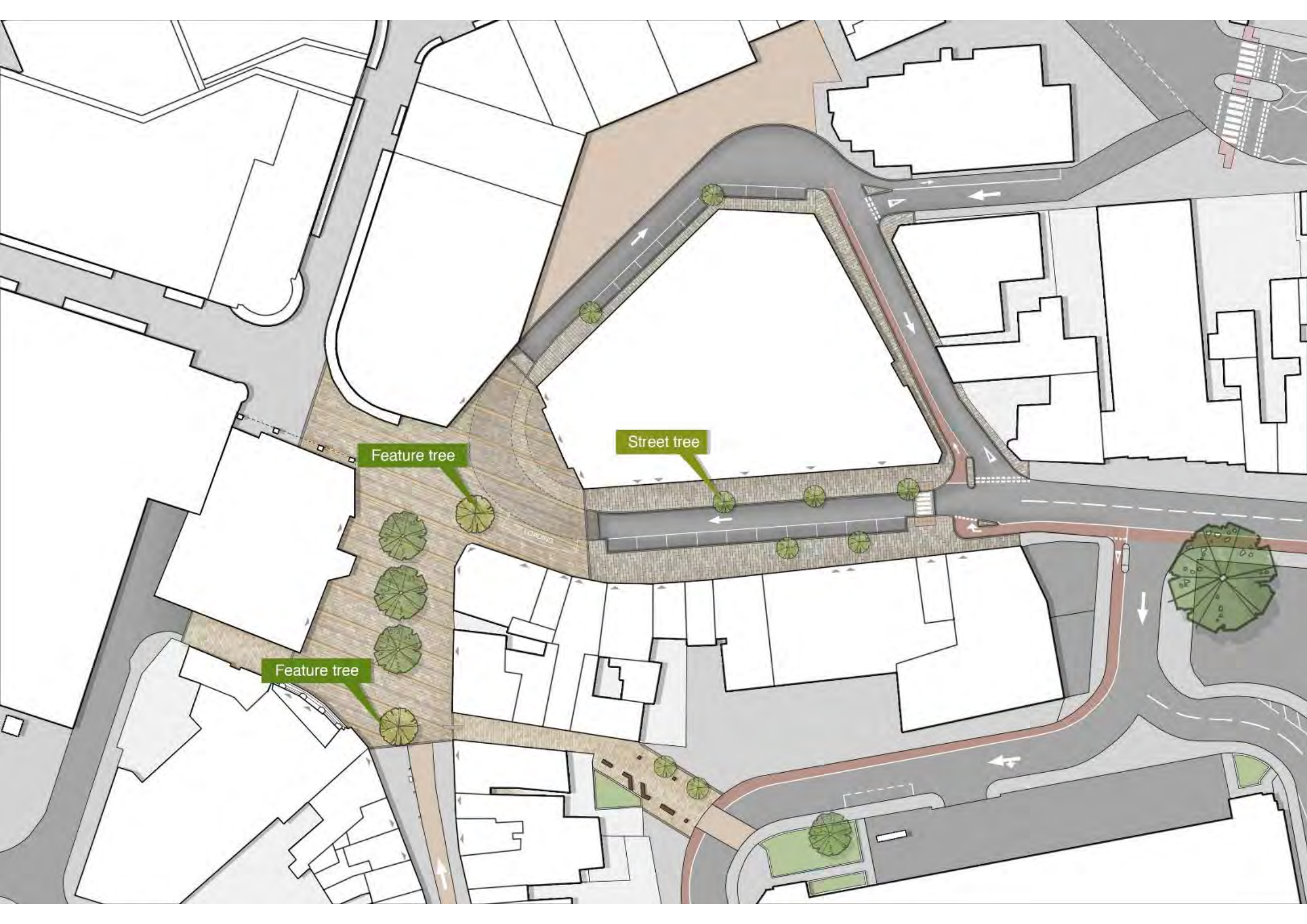




Linking spaces

Flexible open spaces





Feature tree

Street tree

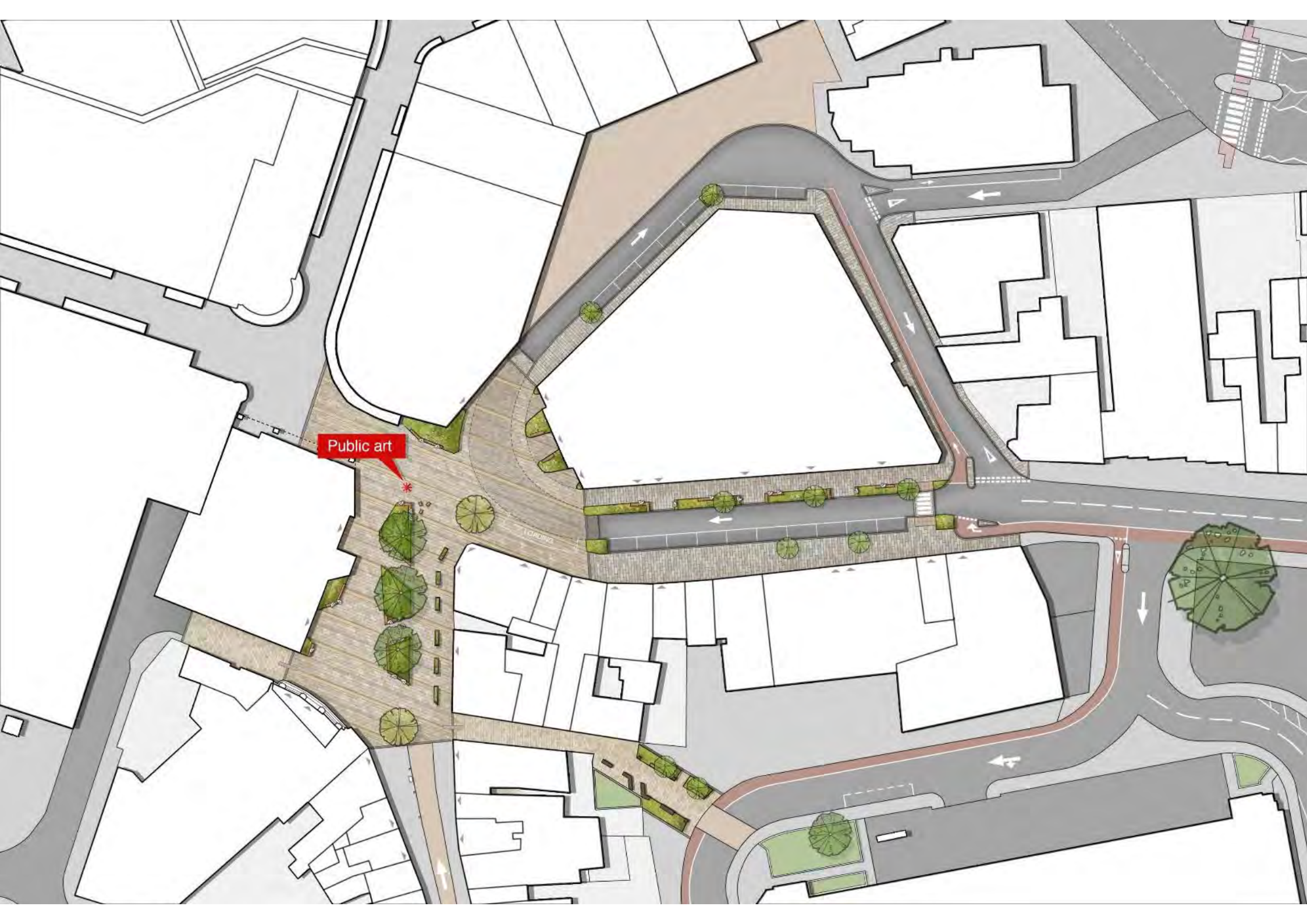
Feature tree

LOADING





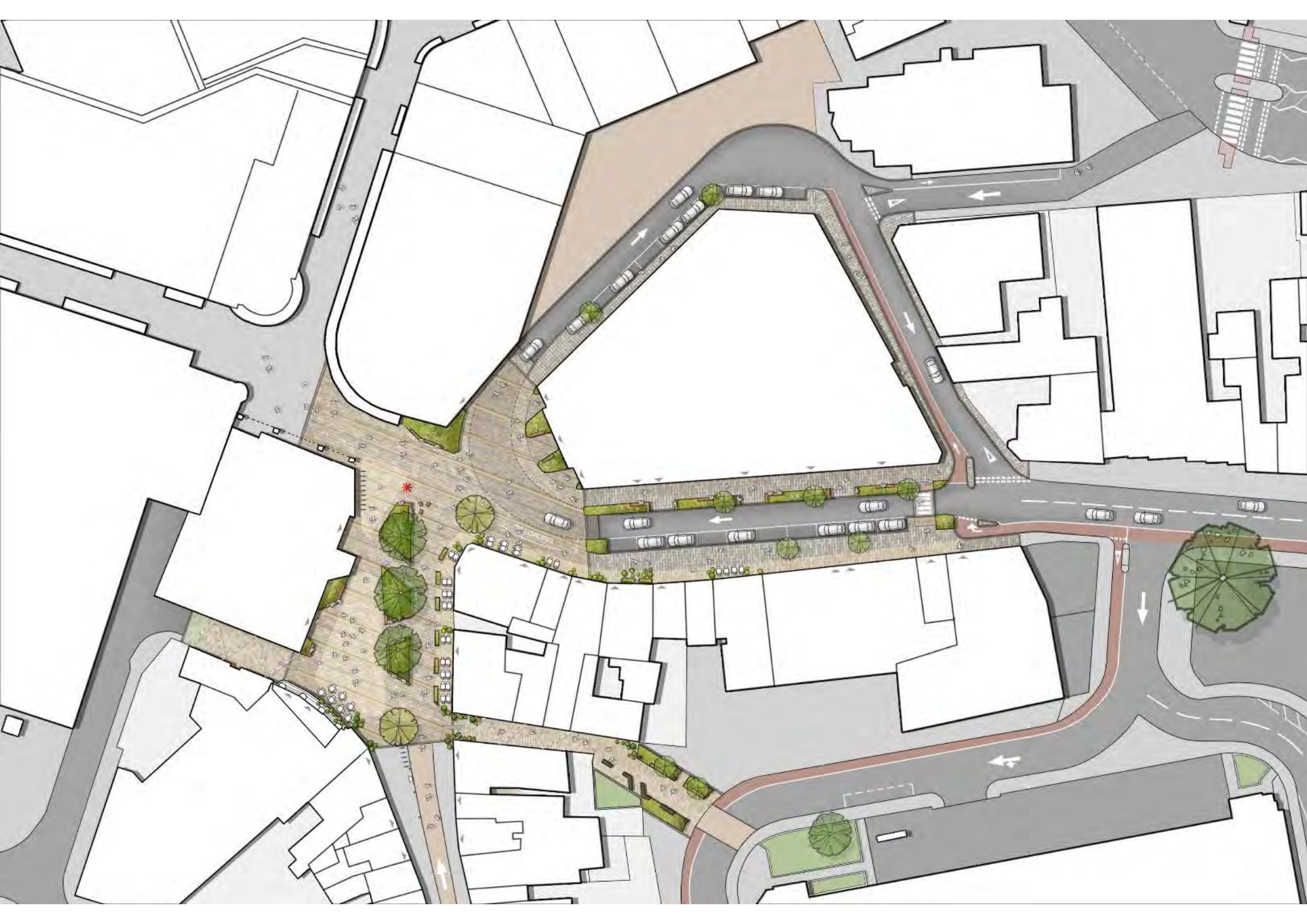




Public art

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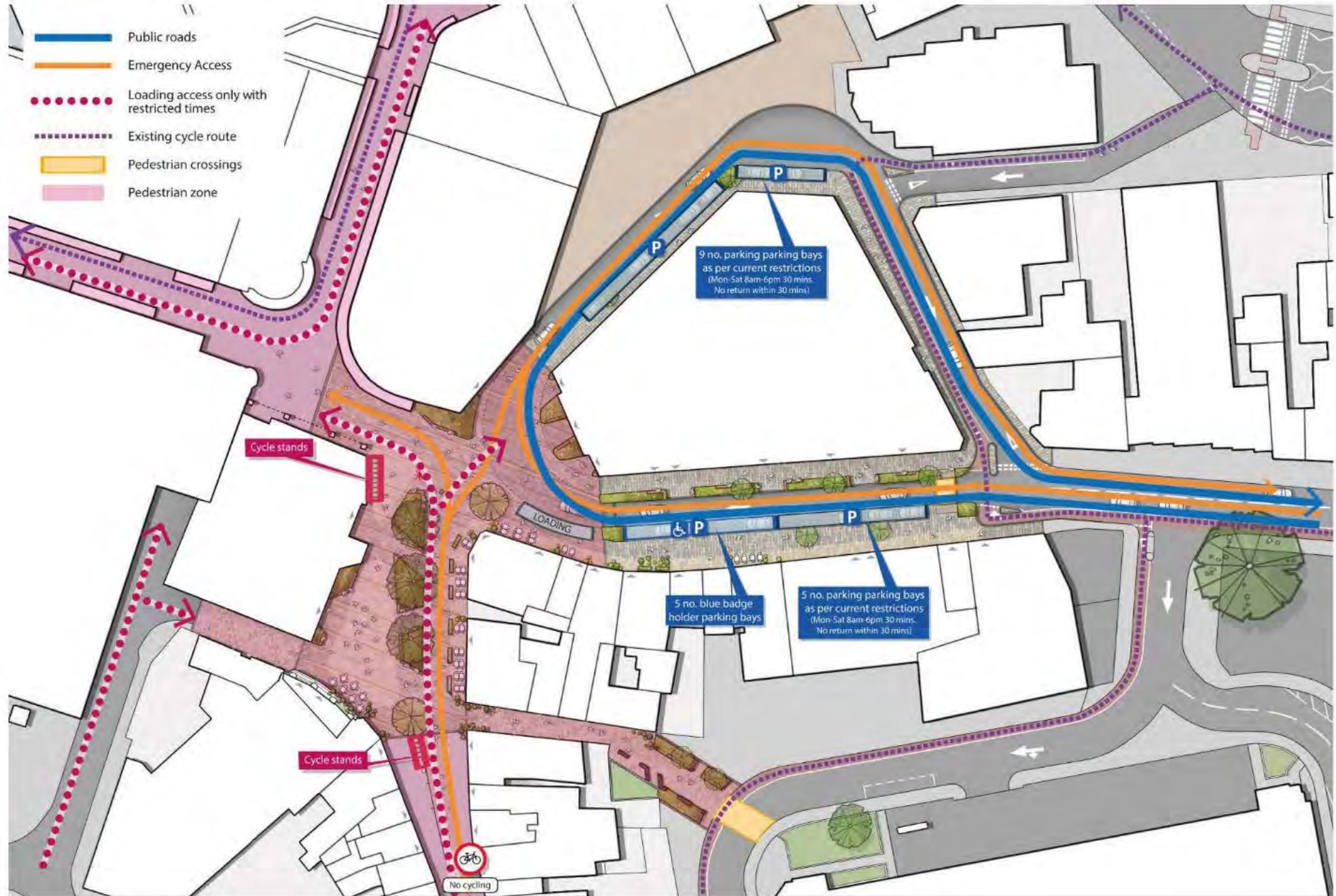




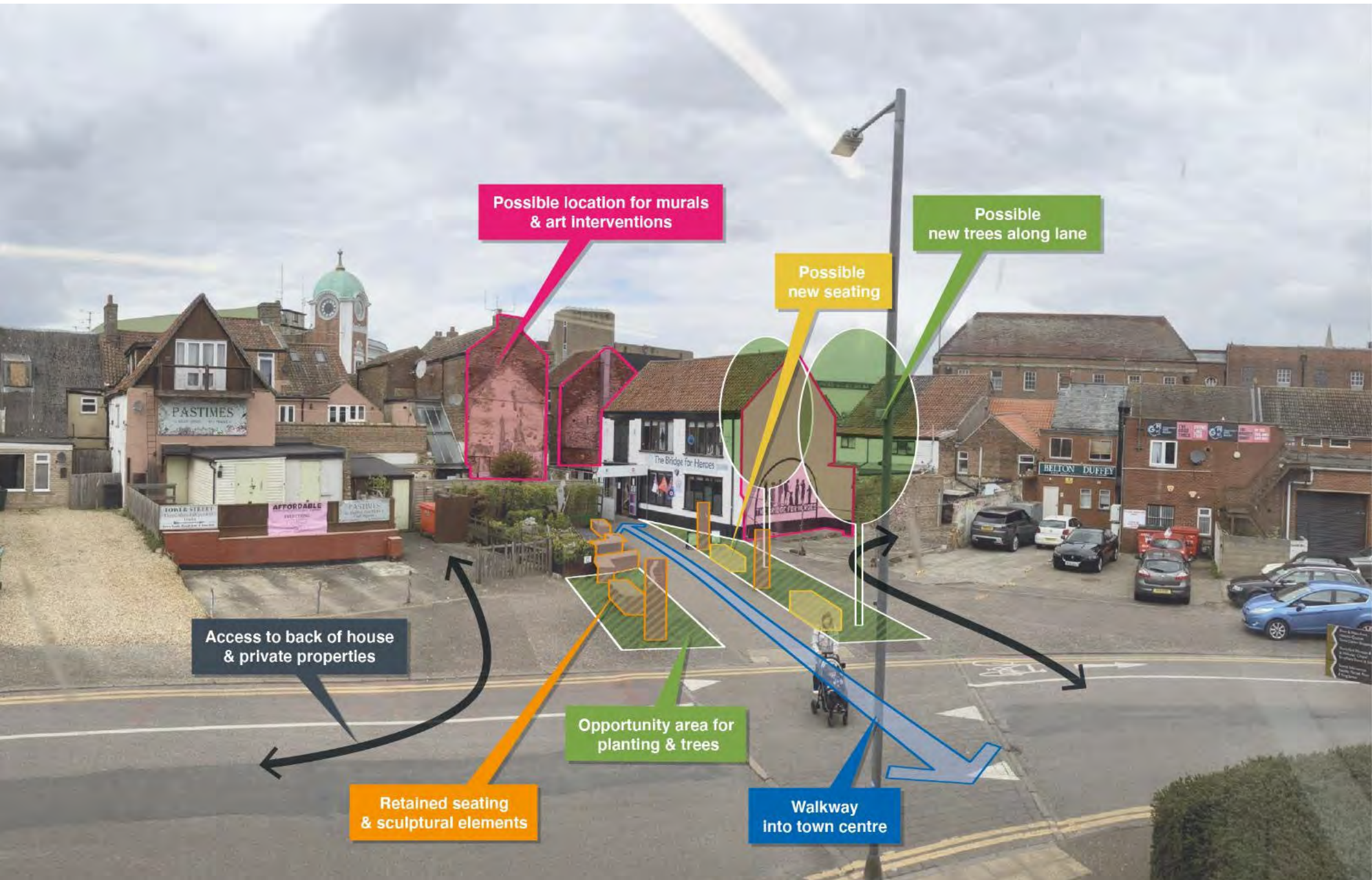


# Baxters Plain King's Lynn

Proposed circulation diagram







Possible location for murals & art interventions

Possible new trees along lane

Possible new seating

Access to back of house & private properties

Retained seating & sculptural elements

Opportunity area for planting & trees

Walkway into town centre

PASTIMES

AFFORDABLE

The Bridge for Heretics

BELTON DUFFEY

LOWE STREET



## Next steps

- 25<sup>th</sup> July – invited stakeholders
- 26<sup>th</sup> July – public engagement
- Engagement with young people
- Refinement of the designs
- Testing of the designs
- Cost estimates
- Preparation of funding package

# Baxters Plain, King's Lynn Public Realm Proposals



**HAVE YOUR SAY!**

**CONSULTATION EVENT**  
When: **Wednesday 26th July**  
Where: **THE PLACE, New Conduit St**  
Time: **11:00am to 3:00pm**

<http://www.visionkingslynn.co.uk/baxtersplain>

VISION KING'S LYNN

Borough Council of King's Lynn & West Norfolk

Norfolk County Council

Funded by UK Government

**BDP.**