

# 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

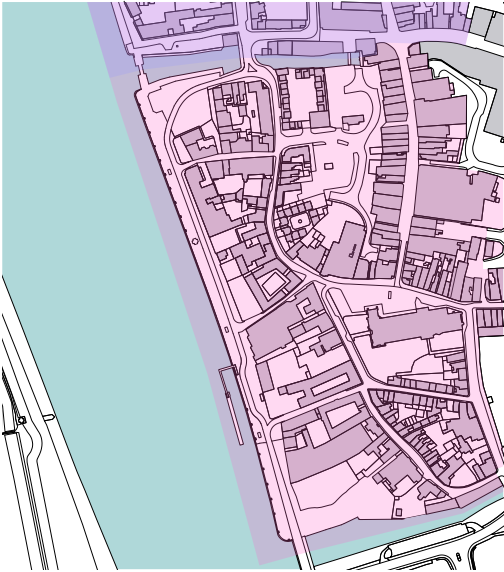
Drive economic performance

High impact and evidence of change

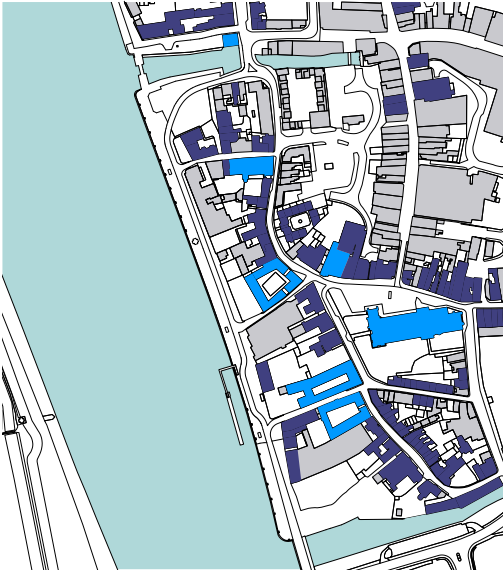




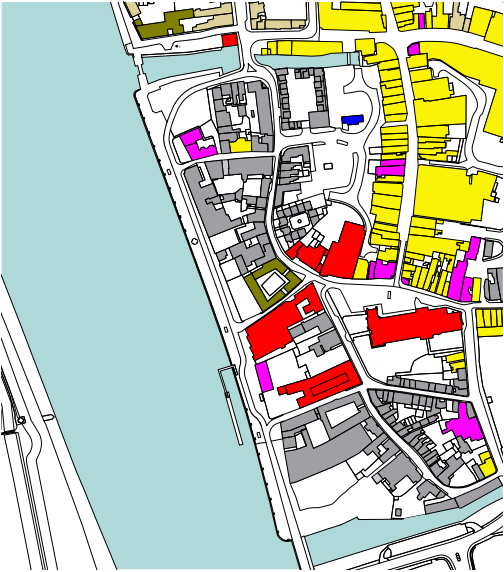
# Project Constraints



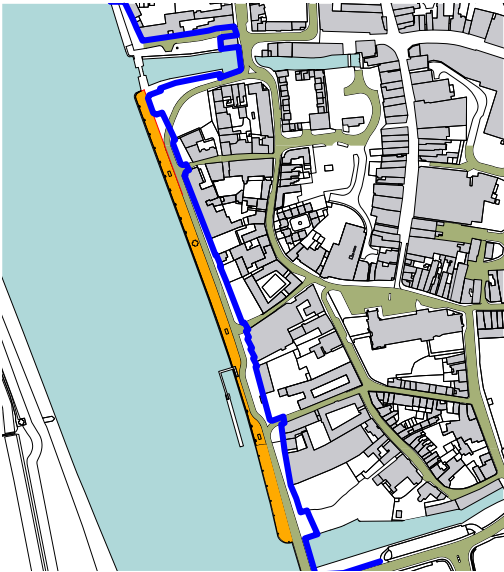
Conservation Area



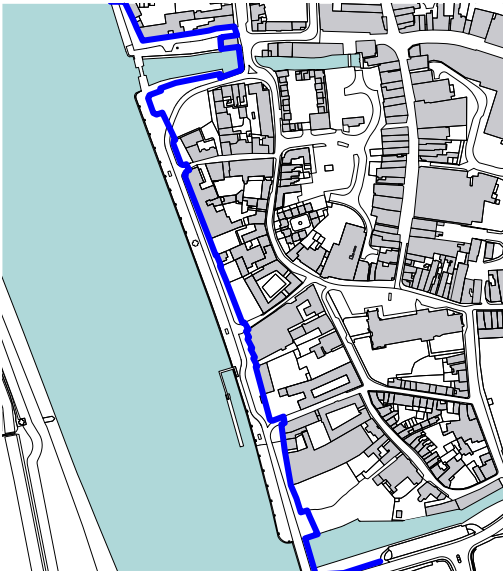
Listed Buildings



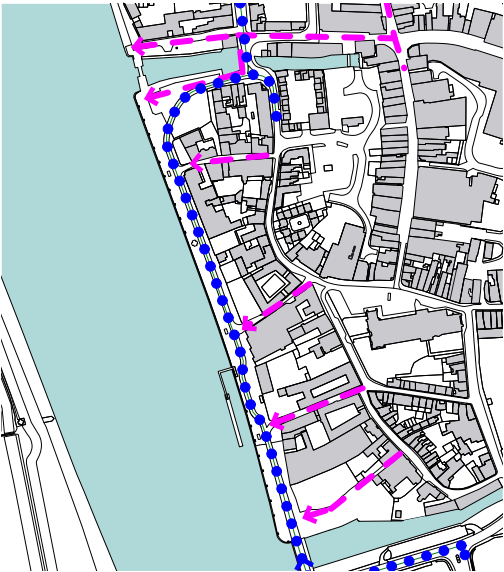
Building Uses



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





# RIBA Stage 3 Proposals



# RIBA Stage 3 Proposals



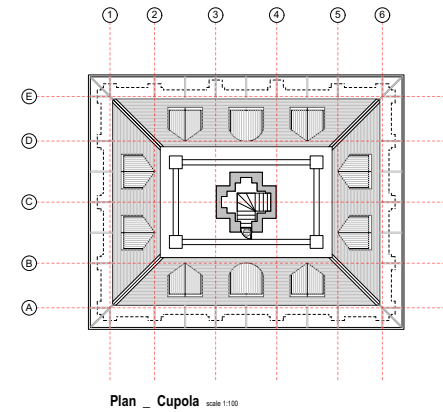
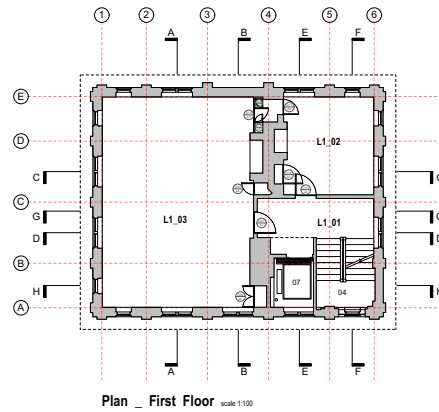
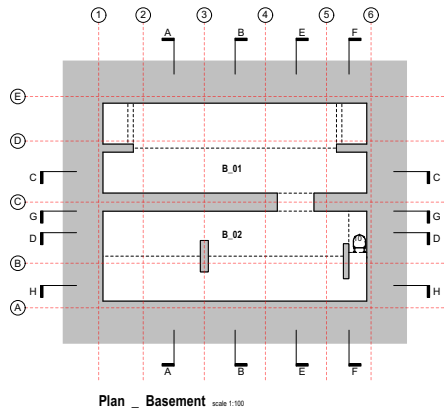
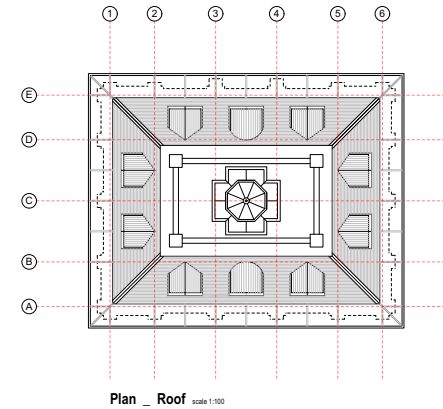
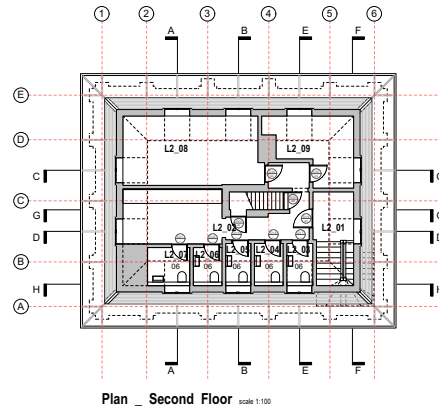
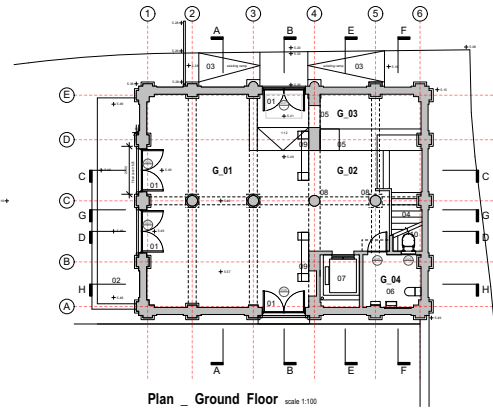
# RIBA Stage 3 Proposals





# 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 | 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

**GRAEMEMASSIEARCHITECTS**  
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Job Title:  
 Riverfront Regeneration  
 Custom House

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

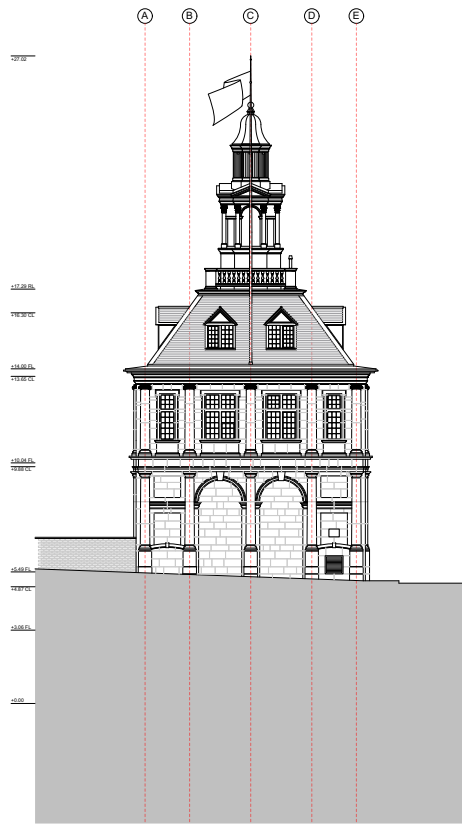
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 Drawing Status:  
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Drawing Number:  
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 Scale:  
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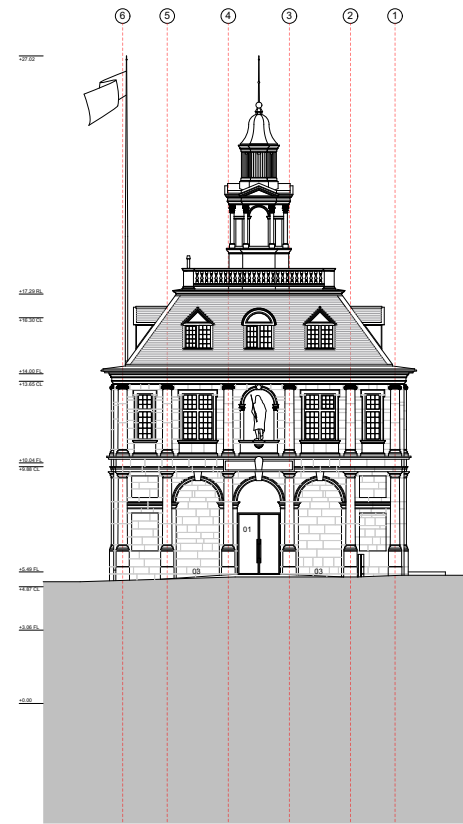
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 Date:  
 07.09.23

# RIBA Stage 3 Proposals

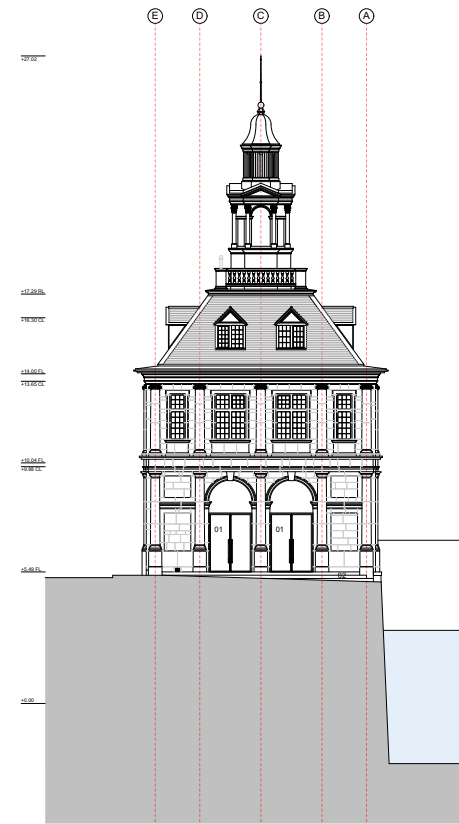
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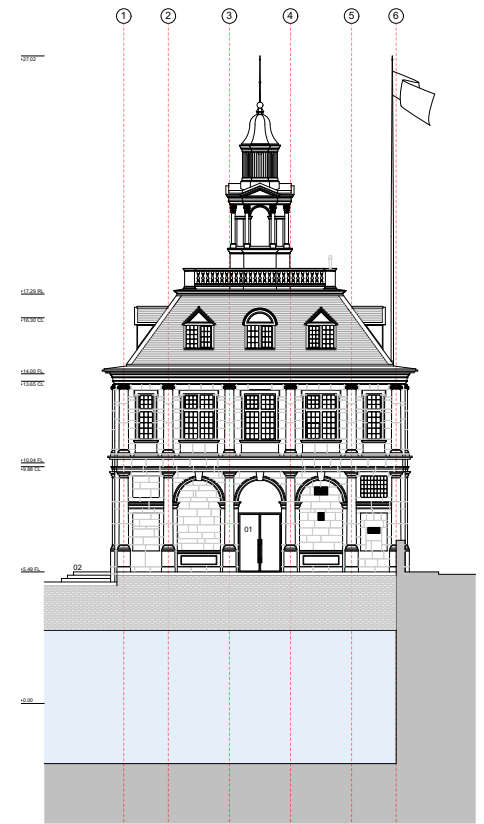
Elevation \_ East scale 1:100



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)

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Job Title:  
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 Custom House

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

Drawing Title:  
 Custom House - Elevations (Proposed)

Drawing Status:  
 PLANNING

Drawing Number:  
 2024 - 220

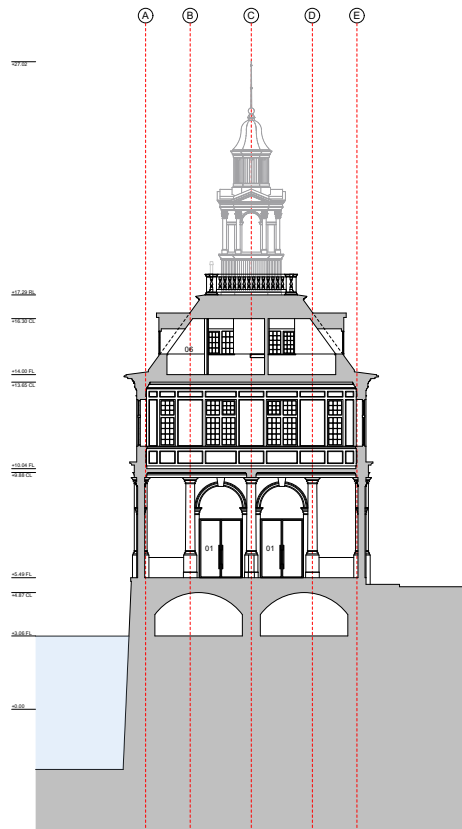
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Revision:  
 A

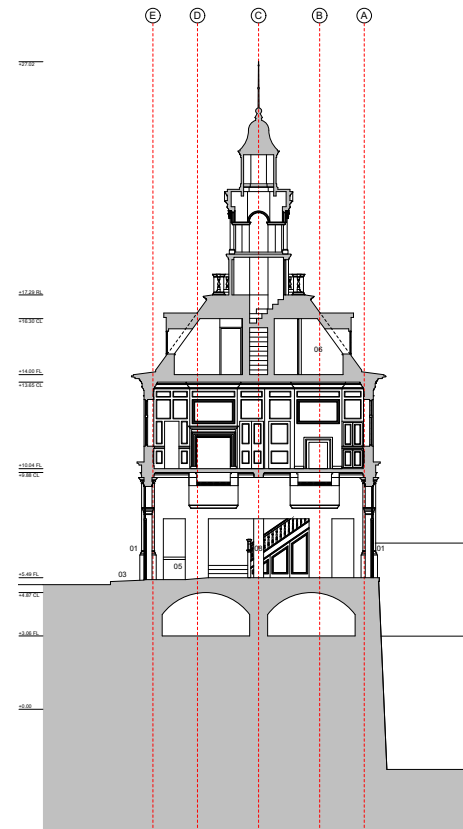
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# RIBA Stage 3 Proposals

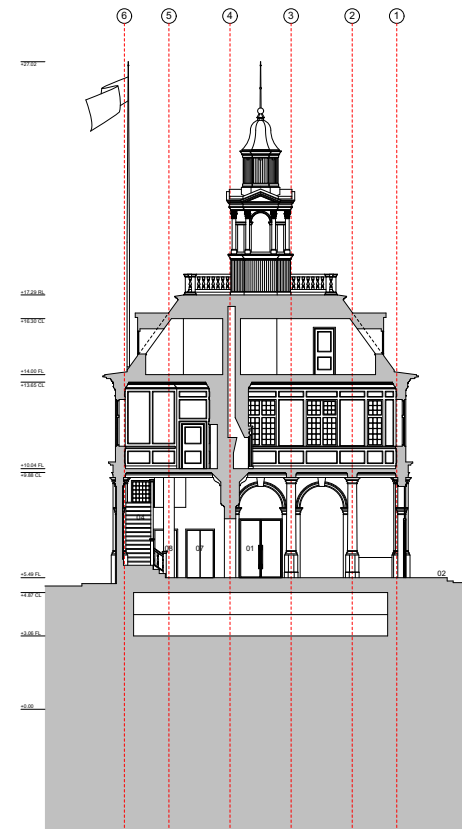
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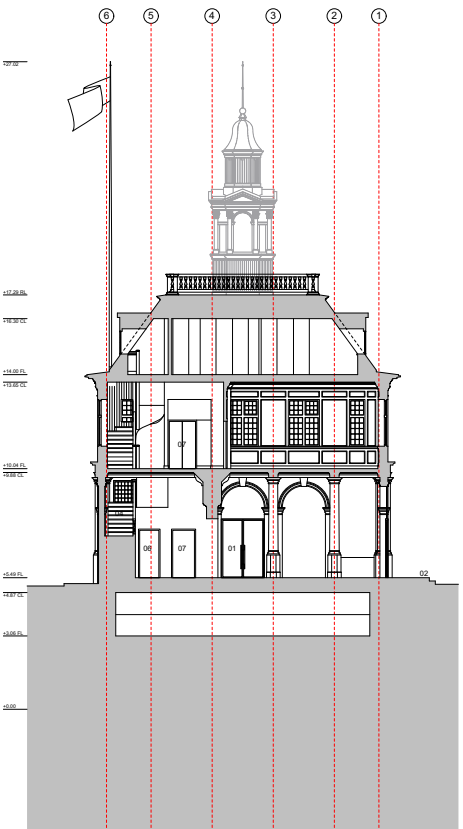
Section \_ AA scale 1:100



Section \_ BB scale 1:100



Section \_ CC scale 1:100



Section \_ DD scale 1:100

## Custom House Sections AA-DD \_ Proposed



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

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Job Title:  
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 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:  
 2024 - 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



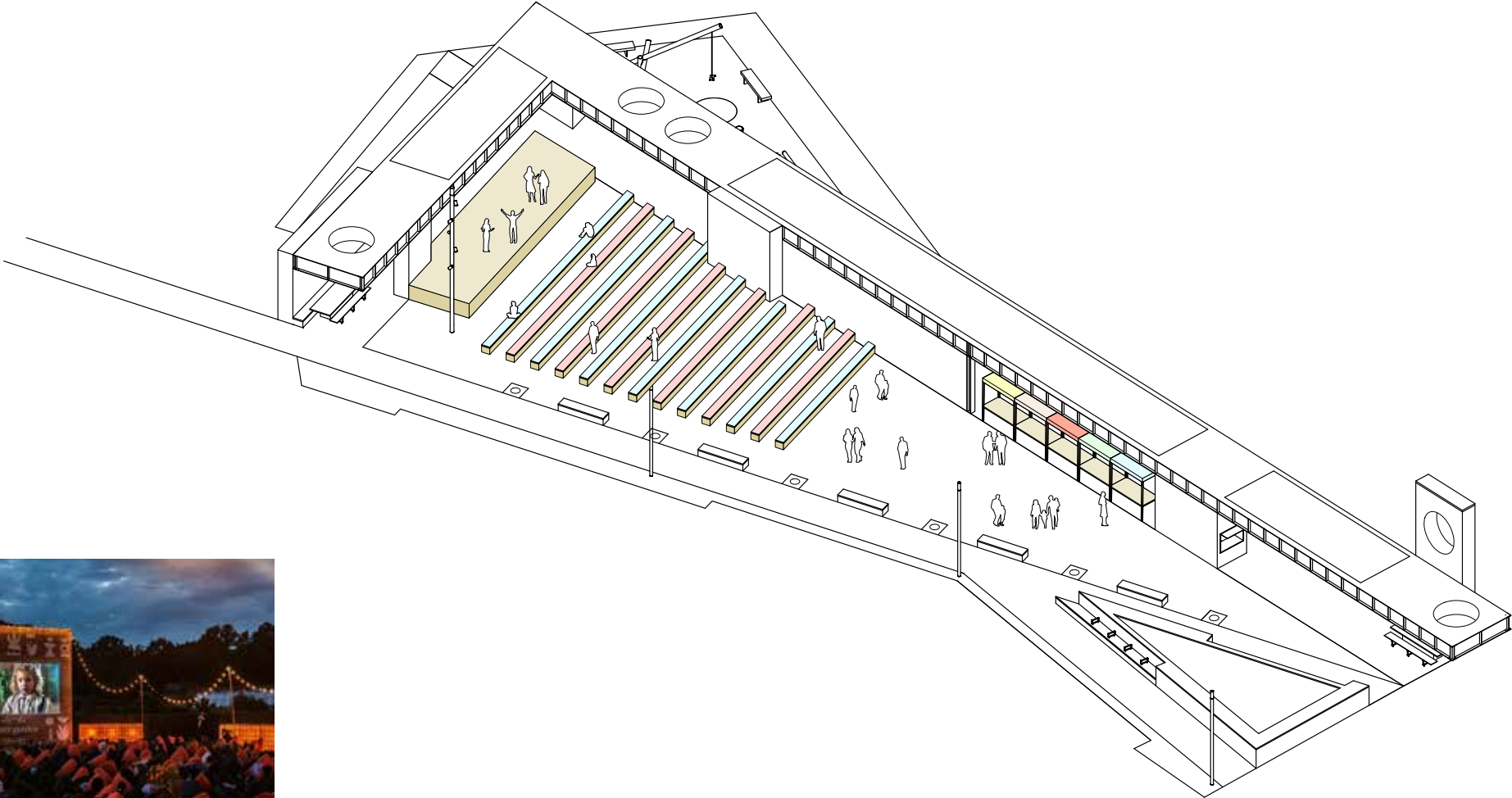


# RIBA Stage 3 Proposals

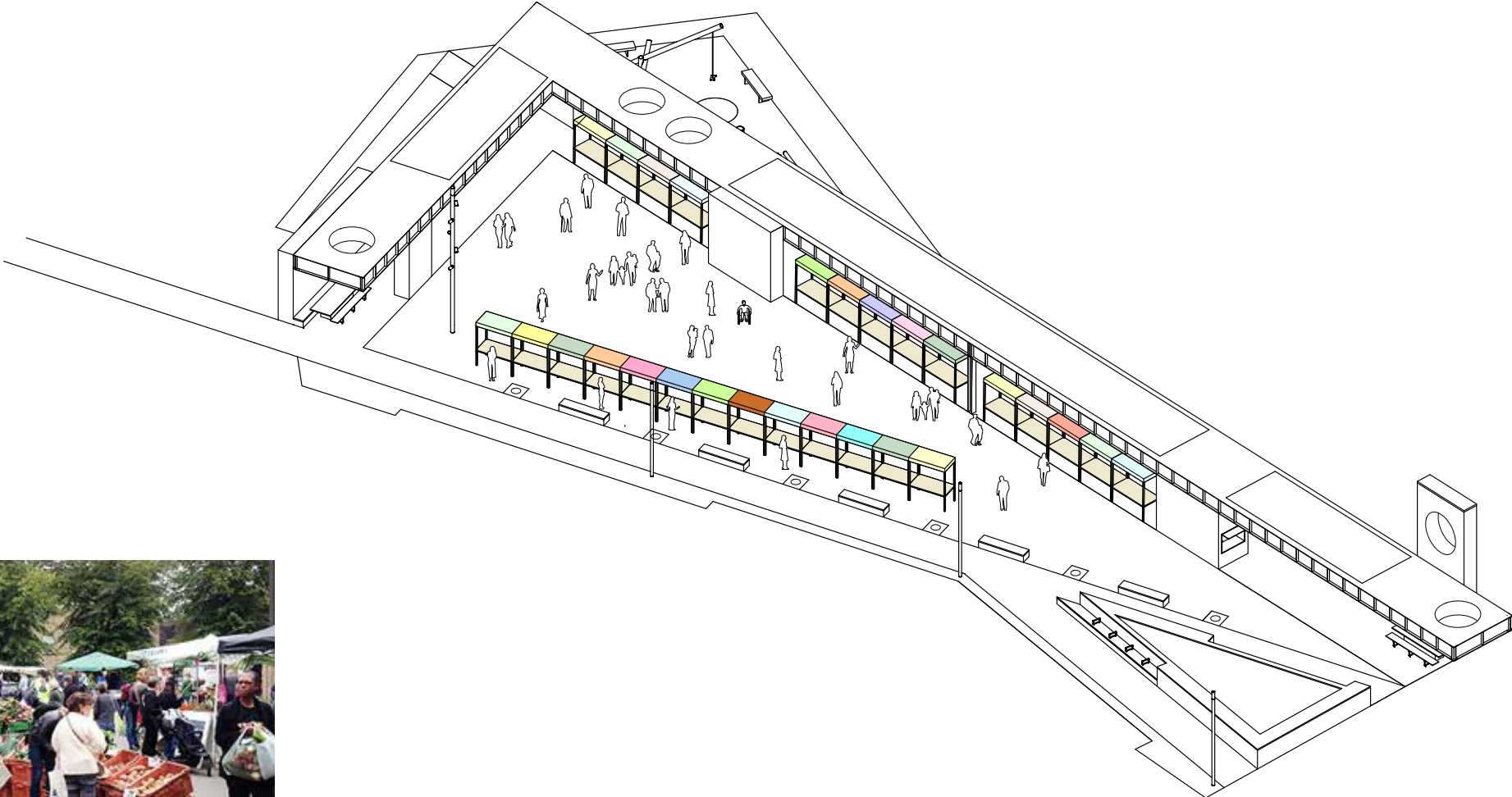




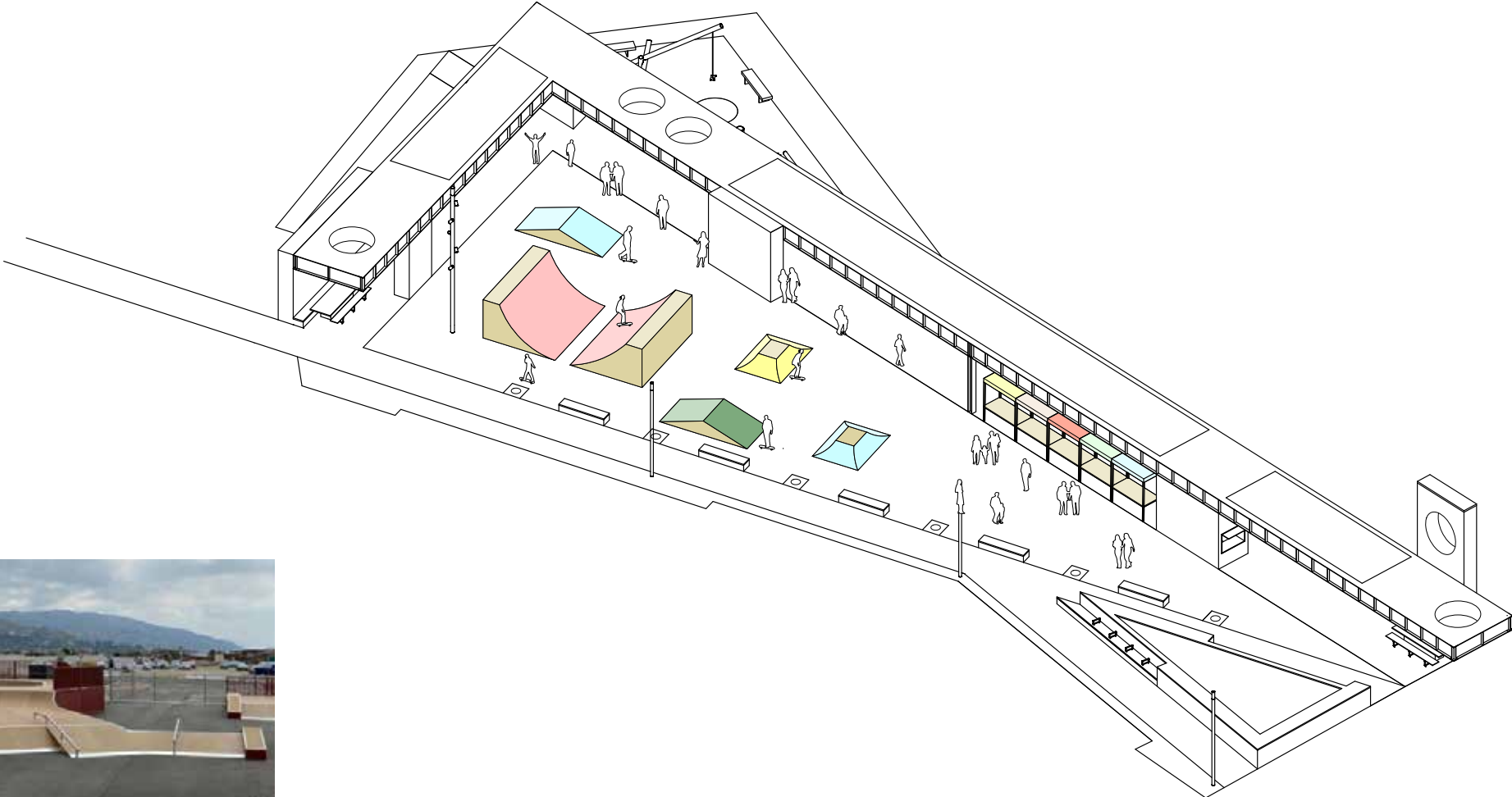
# Performance



# Markets

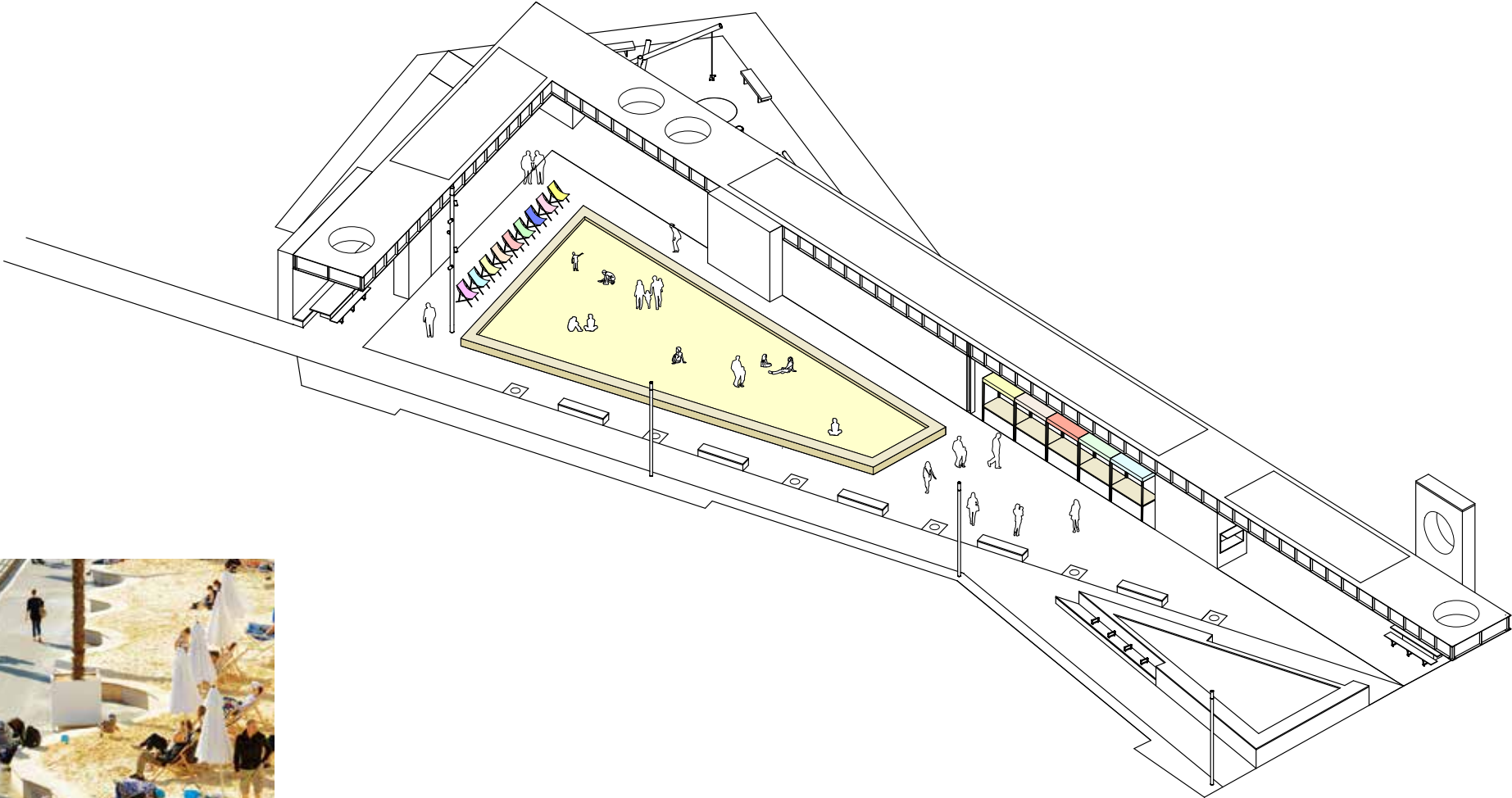


# Sports + Leisure

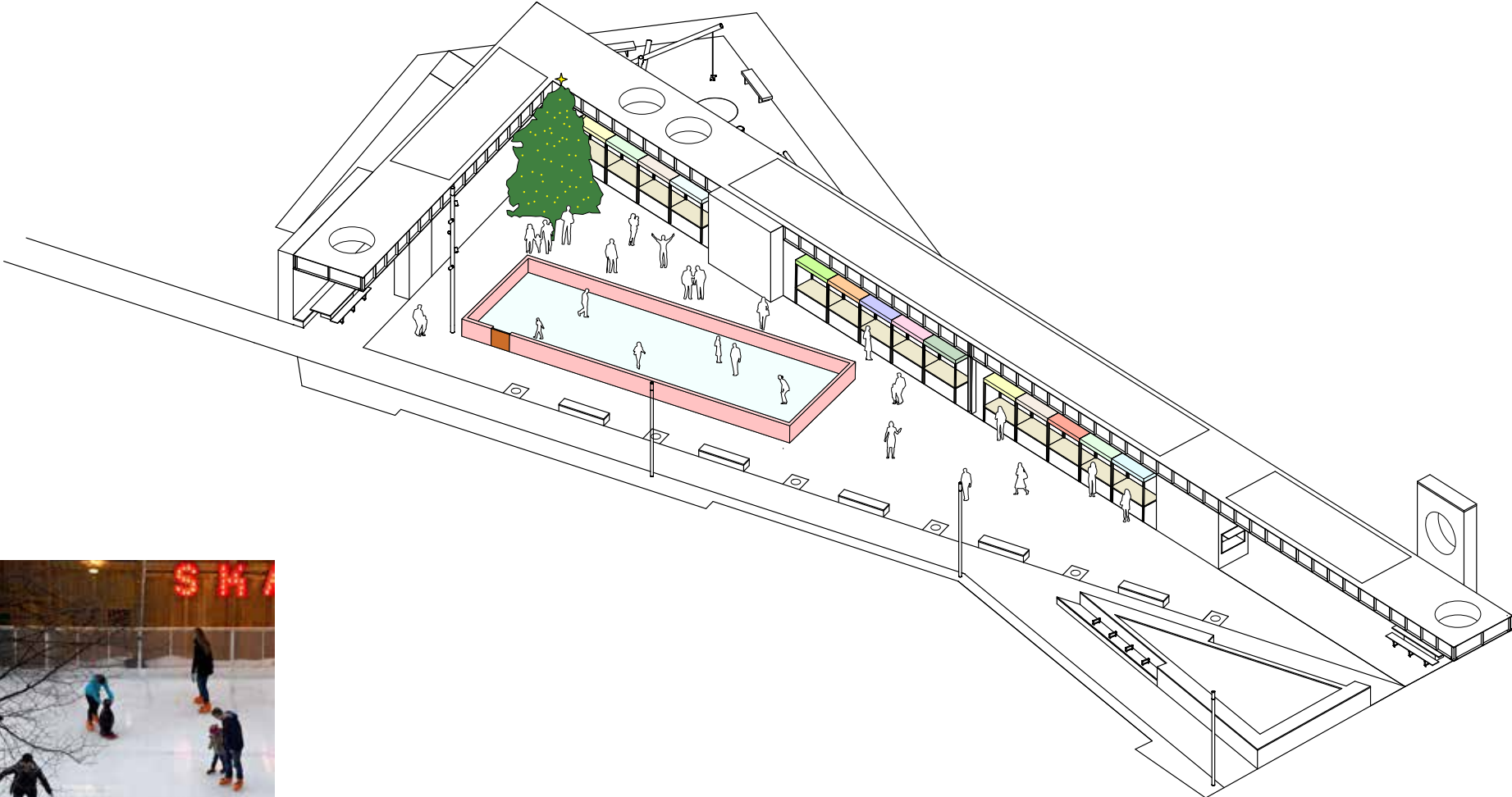




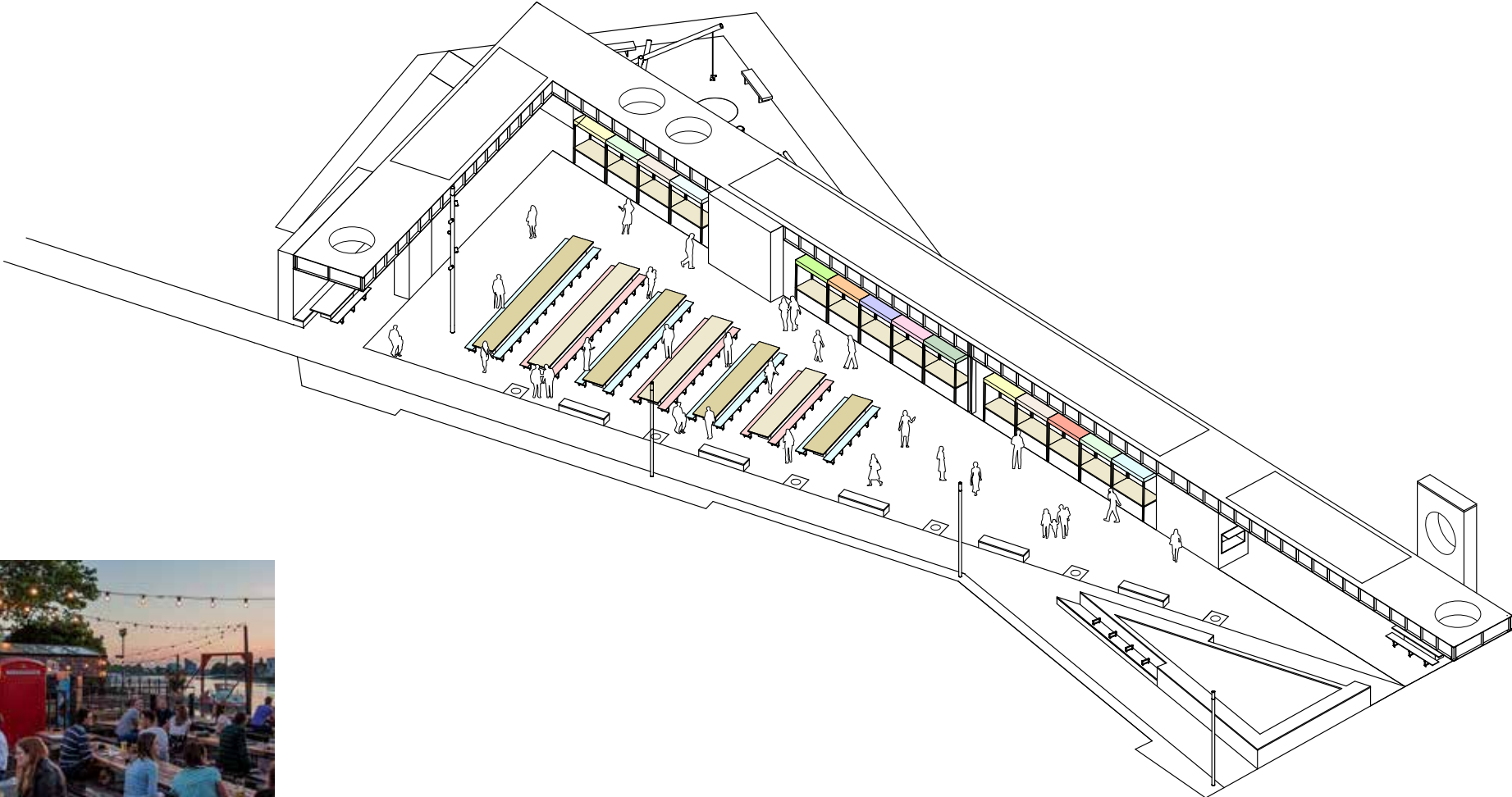
# Summer Fair



# Winter Fair



# Food and Drink Festivals

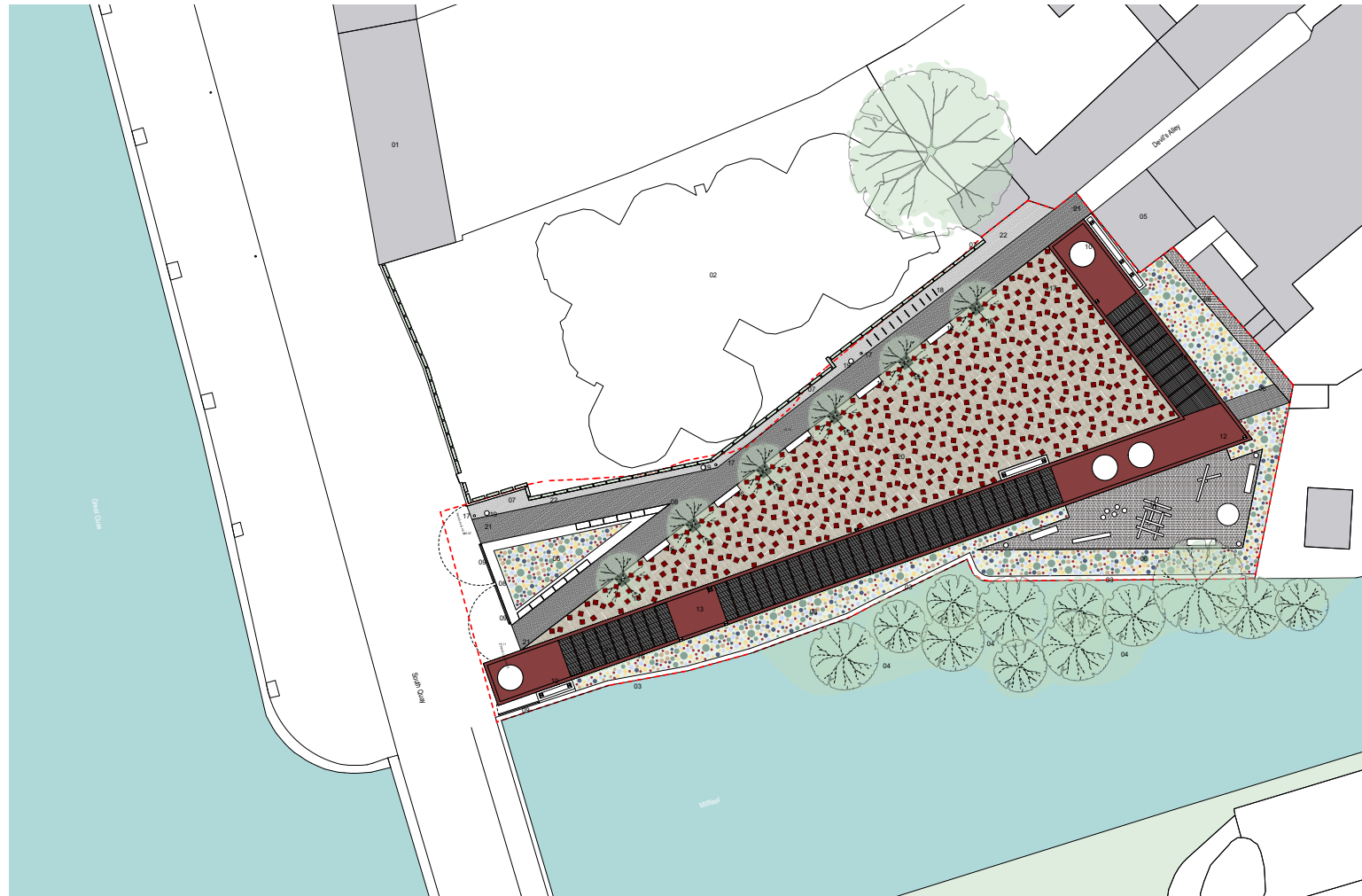




# Food and Drink Festivals



# RIBA Stage 3 Proposals



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 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 footstone
  - 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 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:  
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 Millfeet Site

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

Drawing Title:  
 Death's 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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 Riverfront Regeneration  
 MillRace Site

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

Drawing Title:  
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Drawing Status:  
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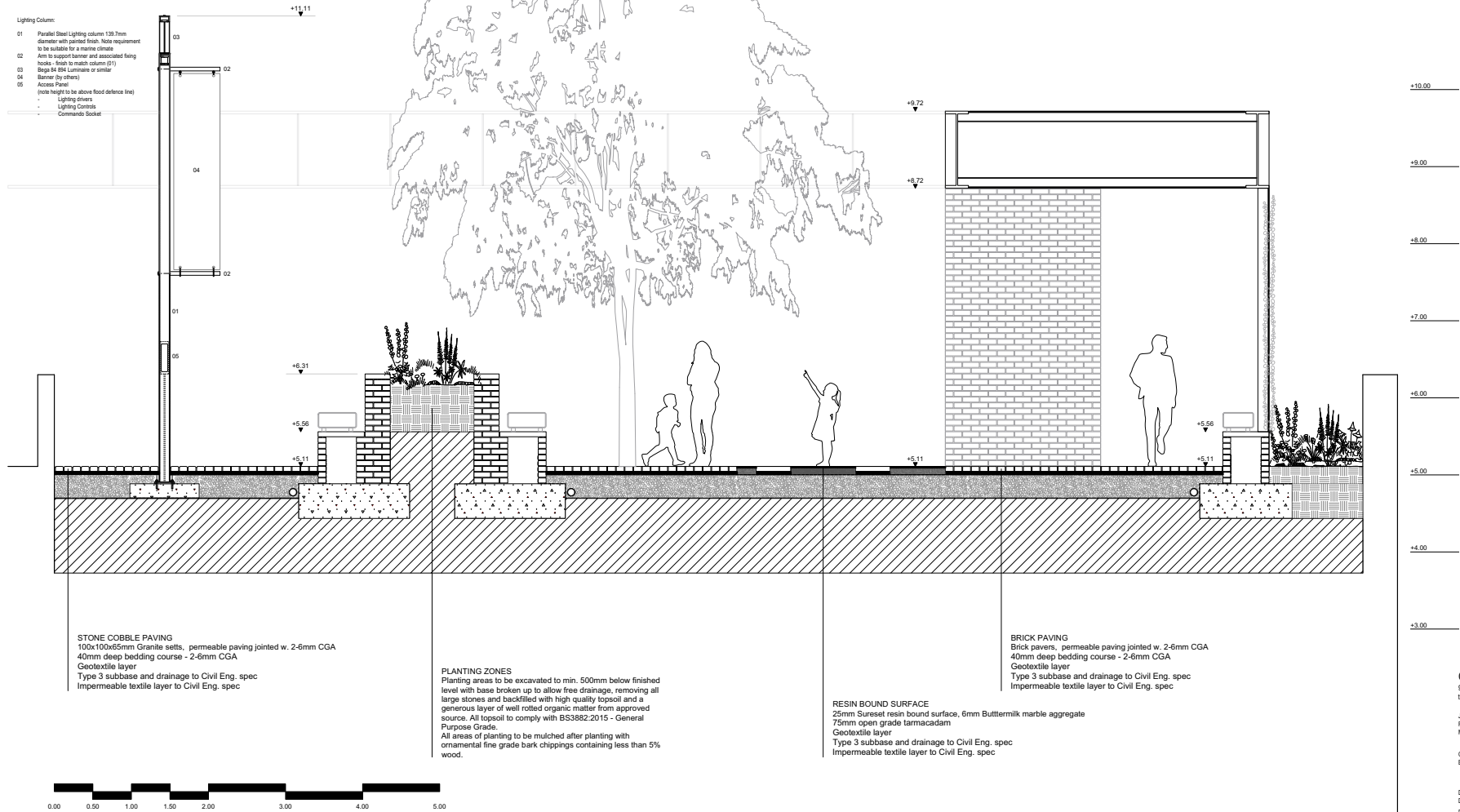
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 01.12.23



# RIBA Stage 3 Proposals

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**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 mulched 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:  
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Scale:  
 1:25 @ A1

Revision:  
 -

Date:  
 28.02.24

# RIBA Stage 3 Proposals\_Planting

## 1 Introduction

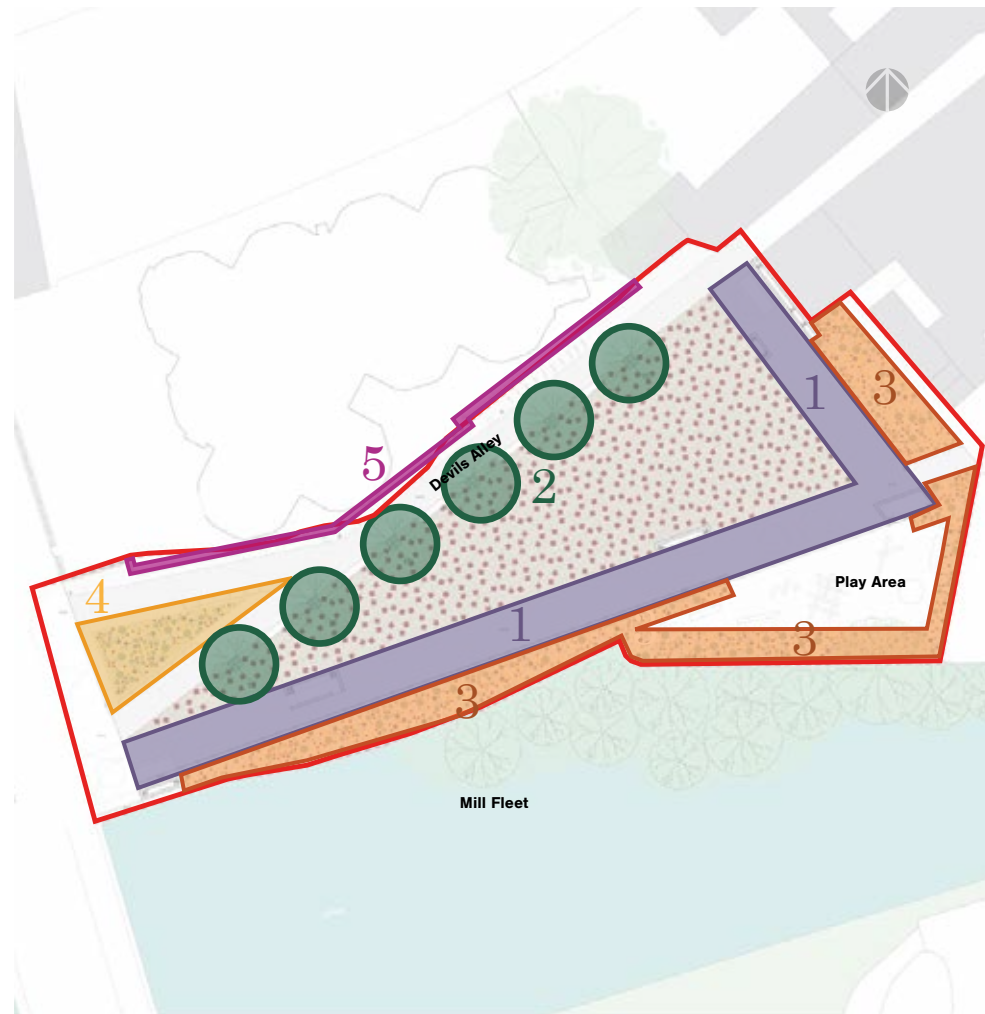
The Riverfront project aims to regenerate the historic riverfront of King's Lynn. The ambition for the Millfleet Site, to the south of Devil's Alley, is to create a flexible, yet characterful space which is attractive to a wide range of users.

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





# RIBA Stage 3 Proposals\_Planting



# 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

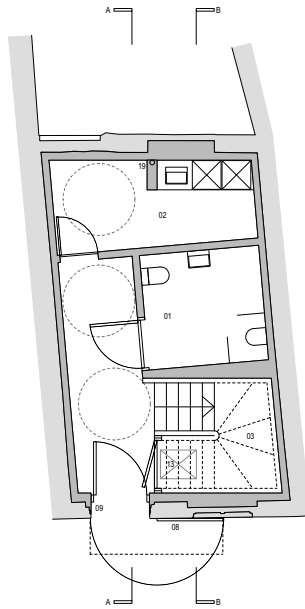


# RIBA Stage 3 Proposals

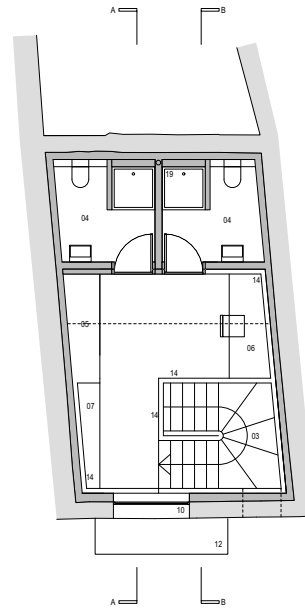
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- KEY
- 01 DDA WC/Shower
  - 02 Laundry Room
  - 03 Timber Stair
  - 04 Wet Room
  - 05 Map Storage Drawers
  - 06 Reading Desk
  - 07 Timber Bench
  - 08 New Flood/Security Door
  - 09 New Timber External Door
  - 10 Double Glazed Fixed Window
  -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

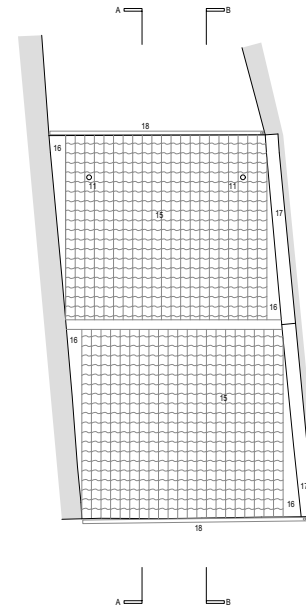
Note: Brickwork to be made good/repointed as required



Ground Floor scale 1:50



First Floor scale 1:50



Roof Plan scale 1:50

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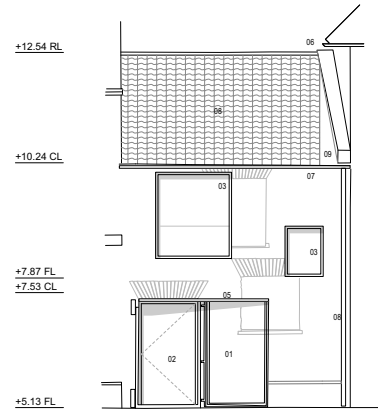
Job Title:  
 Riverfront Regeneration  
 Millfield Site  
 Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Dryside - Plans (Proposed)  
 Drawing Status:  
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 Drawing Number:  
 2304-320  
 Scale:  
 1:50  
 Revision:  
 A  
 Date:  
 21.02.24

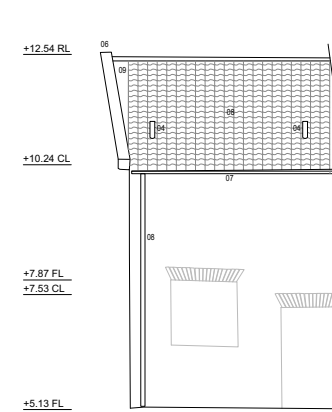
# RIBA Stage 3 Proposals



Context Visualisations scale NTS



Front Elevation scale 1:50



Rear Elevation scale 1:50



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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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Riverfront Regeneration  
Millfleet Site

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

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

Drawing Number: 2304-021  
Scale: 1:50  
Revision: A  
Date: 21.02.24

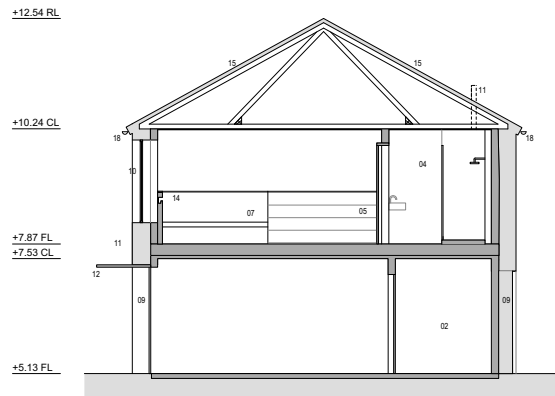


# RIBA Stage 3 Proposals

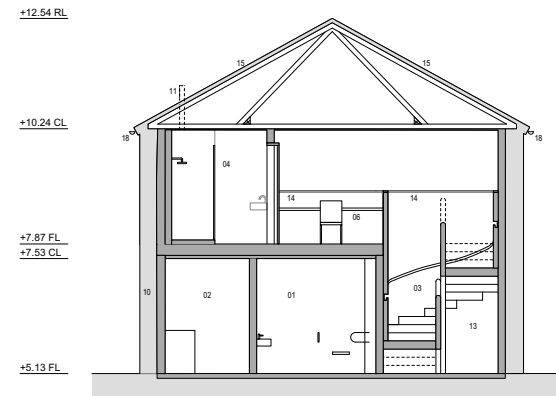
Notes:  
 © This drawing is copyright of Graeme Massie Architects  
 Do not scale from this drawing.  
 All dimensions to be checked on site and any variations reported to the Architect.

- KEY
- 01 DDA WC/Showers
  - 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



Section AA scale 1:50



Section BB scale 1:50

Rev A - 23.02.24 - Planning

**GRAEMEMASSIEARCHITECTS**  
 99 Giles Street Edinburgh EH6 8BZ UK  
 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