

# Riverfront Regeneration

## End of RIBA stage 3 gateway

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Borough Council of  
King's Lynn &  
West Norfolk



# Summary of Project Objectives

- Expand Riverfront Activity
- Diversify Riverfront Users
- Encourage Pop Up initiatives
- Improve public spaces
- Enhance setting for heritage assets
- Promote sustainable future
- Increase green infrastructure
- Drive economic performance
- High impact and evidence of change
- Improve perception of area in eyes of residents, businesses and visitors



# Agreed Outputs and Outcomes

Project Outcome	Project Indicator	Project Outputs
Remediation and development of abandoned site	Amount of rehabilitated land	3,000m <sup>2</sup>
	Number of sites cleared	1
	Number of public amenities / facilities created	1
Upgraded historic landmark site	Number of historic landmarks and buildings refurbished	2
	Amount of floorspace (commercial, residential, industrial) created	4,000m <sup>2</sup>
Improved perception of place by residents, visitors and businesses	Number of temporary FT jobs supported during project implementation	154
	Number of FTE jobs created and safeguarded	12.1
	Amount of public realm enhanced	7,845m <sup>2</sup>



# Project Scope

## (approved at start of RIBA 3)

The works include:

- **Rejuvenation of the Custom House**, to provide a flexible accessible space for hospitality, meetings and exhibitions etc
- **Remediation of the Devils Alley site** with a flexible public realm space to draw footfall to this end of the riverfront including dry side facilities.
- **Enhancements to public realm** and utilities in King's Staithe Square, to facilitate events and flexible use.
- **Development of a cultural events programme** to supplement the major town centre events to draw regular footfall to the Riverfront and create a new town quarter.



# Project Development during RIBA 3

- Consultation with Historic England, Conservation Officers and planners
- Discussions with Environment Agency relating to flood defence management and impact of changes of management of flood defences for Custom House and Devils Alley
- Consultation with procurement team re packages of works and tender protocols
- Consultation with operations team on future operations/maintenance.
- Initial stakeholder engagement on event programming

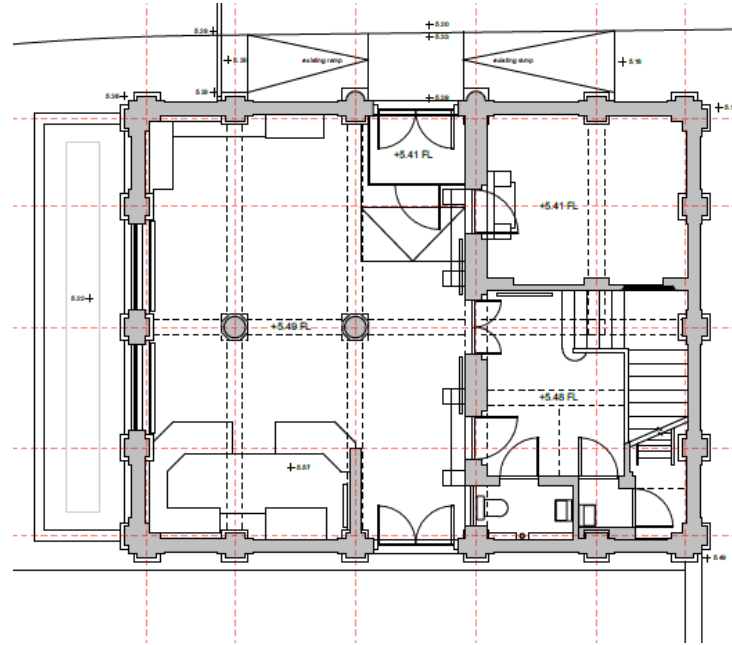


# Custom House

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# Custom House – existing



# Custom House – existing





# Custom House – pre-application work

## Historic England Pre-App 03 Written Feedback:

- *The business case demonstrates that replacing the west elevation window fabric with glass doors would help secure a viable future use of the building and wider Purfleet site.*
- *We furthermore agree that retaining the historic timber doors behind glazed external doors would not offer an entirely satisfactory design solution.*
- *However, we remain unconvinced that the business case would justify the high level of harm that would be caused by the loss of the north and south elevation doors and fan lights.*
- *We recommend you omit the north and south glass doors from your scheme and submit your proposals for Listed Building Consent and planning permission.*



# Custom House – preferred option for planning application

## Key Interventions:

- New lift and accessible toilet
- New toilets on 2<sup>nd</sup> floor
- Served counter/entrance area
- Retain existing stair, and form of NE ‘room’



- no external transformation to the building
- single fire escape exit reduces occupant capacity (max 60 people)
- management strategy for fire as per existing fire risk assessment

# Custom House: Business Plan

## Current Business Plan:

- Flexible / private hire spaces
- Exhibition space
- F&B light (120 covers inside and out)

## Next Steps:

- Revised business plan required based on revised architectural design
- Needs to integrate with the wider placemaking events strategy to be prepared for the riverfront.
- Cabinet approval of recommended delivery and operational model.



# Dryside

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# Dryside facilities – general update

Planning and Listed Building Consent received on 30th August.

Building Regulations application submitted 30<sup>th</sup> August.

Initial Building Regulations comments received 9th October. Responses submitted 18<sup>th</sup> October.

Building Regulation approval received.





# Devil's Alley

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# Devil's Alley – general update

Meeting held with Planning officers on 17<sup>th</sup> September. Items discussed:

- *extent/horizontality of pergola*
- *visual permeability*
- *maintenance*

Updated design proposals in response to meeting:

- *vertical growing screens amended to improve visual permeability*
- *central brick pier amended to provide additional circular opening to further aid visual permeability*
- *second exit from play area provided*

Provided updated planning information on 3<sup>rd</sup> October:

- *Drawings and Design and Access Statement*
- *Biodiversity Net Gain recalculation*
- *Planting documentation*

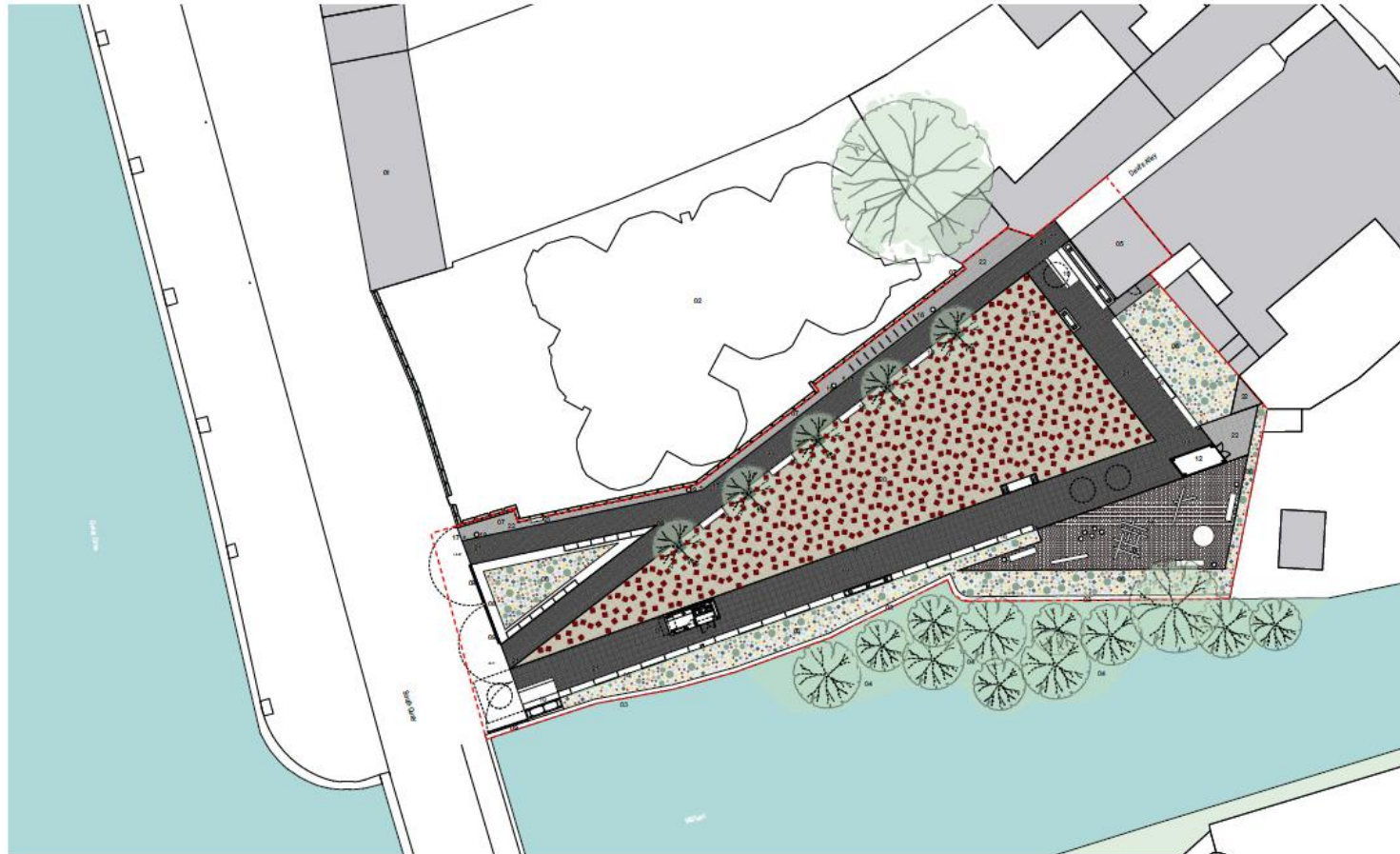
Application was validated 17th July 2024.

- *2 Extensions of time requested and accepted*
- *Decision due December.*





# Devil's Alley – aerial plan



- Key:
- 01 Summerhill & Thomas Warehouse
  - 02 Civic lawns
  - 03 Flanking wall to hillside
  - 04 Existing landscape to river edge
  - 05 Visual link to Devil's Alley
  - 06 New low level planting
  - 07 New 2.0m high steel mesh fence to align with new planting
  - 08 Brick paving with integrated seating
  - 09 Floodable area gate
  - 10 Floodable and benches
  - 11 Line of steel pergola with steel walkway
  - 12 Metal structure (steel and support) brick clad, double storey
  - 13 Deck (structural support) brick clad, single or double storey, double storey to allow
  - 14 Play area with equipment
  - 15 New metal box
  - 16 Concrete bench with integrated power lockers
  - 17 Lighting columns
  - 18 Cycle stands
  - 19 Lift stairs
  - 20 Flush board surface
  - 21 Red brick paving
  - 22 Grey brick paving
  - 23 Utility Water







# Programme

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## Custom House

Submit for Planning & LBC:  
~~April 2024~~  
*November 2024*

Planning & LBC Consent Received:  
~~August 2024~~  
*February 2025*

RIBA 4 Tender documents:  
~~July 2024~~  
*April 2025*

Issue Tender to Market:  
~~August 2024~~  
*May 2025*

Tender Return :  
~~August / September 2024~~  
*July 2025*

Contractor Appointment:  
~~October 2024~~  
*August 2025*

Works Onsite Start:  
~~October / November 2024~~  
*September 2025*

Practical Completion:  
*September 2026*

## Devil's Alley Enabling Works

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~~  
*December 2024*

Practical Completion:  
~~November 2024~~  
*May 2025*

## Devil's Alley Main Contract

Planning Consent Received:  
~~August 2024~~  
*December 2024*

RIBA 4 Tender documents:  
~~August 2024~~  
*February 2024*

Issue Tender to Market:  
~~September 2024~~  
*March 2024*

Tender Return:  
~~October 2024~~  
*April 2025*

Contractor appointment:  
~~November 2024~~  
*May 2025*

Works Onsite Start:  
~~December 2024~~  
*June 2025*

Practical Completion:  
*March 2026*

## Dryside Facilities

Submit for Planning:  
~~April 2024~~  
*June 2024*

Planning Consent Received:  
~~August 2024~~  
*September 2024*

RIBA 4 Tender documents:  
~~August 2024~~  
*February 2024*

Issue Tender to Market:  
~~September 2024~~  
*March 2025*

Tender Return :  
~~October 2024~~  
*April 2025*

Contractor Appointment:  
~~November 2024~~  
*May 2025*

Works Onsite Start:  
~~December 2024~~  
*June 2025*

Practical Completion:  
*March 2026*



# Summary



# Summary

- Project scope determined by available budget
- Programme confirms Town Deal funding can be committed by March 2026, subject to planning permission.
- Priority to progress planning submission and revised business plan for the Custom House
- Impact (if any) on project outputs to be determined - no project adjustment (PAR) required at this stage

