# King’s Lynn Masterplan

## Appendix

November 2026

BDP.

Built Original.

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# 1. Opportunity sites

This section provides further detail on the quantum, form and layout of development at seven of the opportunity sites identified within the Masterplan.

# Boal Quay

## Indicative plan




Residential - Houses

Residential - Flats

Residential - Flats: Walk-Up

Fishmonger & Cafe/ Restaurant (single storey building)

Workshops, Labs & Storage (single storey building) for maritime industries

Workshops, Labs & Storage with 1st floor office space (two storey building) for maritime industries

**Boal Quay - Indicative Plan**

0 20 40 80m

A2 / 1:1000

# Boal Quay

## Indicative area schedule

| Residential floorspace | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Unit mix** | | | **Total Units** |
| | | | | | 1B2P (flats) | 2B3P (flats) | 3B4P (houses) | |
| **Building A*** | 3 | 1,866 | 1,773 | 1,330 | 6 | | 9 | **15** |
| **Building B** | 3 | 1,866 | 1,773 | 1,330 | 6 | | 9 | **15** |
| **Building C** | 3 | 1,866 | 1,773 | 1,330 | 6 | | 9 | **15** |
| **Building D** | 3 | 1,866 | 1,773 | 1,330 | 6 | | 9 | **15** |
| **Building E** | 3 | 870 | 827 | 620 | 6 | 4 | | **10** |
| **Building F** | 3 | 528 | 502 | 376 | 6 | | | **6** |
| **Building G** | 3 | 951 | 903 | 678 | 6 | | 3 | **9** |
| **Building H** | 3 | 951 | 903 | 678 | 6 | | 3 | **9** |
| **Building I** | 3 | 705 | 670 | 502 | 3 | | 3 | **6** |
| **Building J** | 3 | 798 | 758 | 569 | 6 | | 2 | **8** |
| **Building K** | 3 | 2,040 | 1,774 | 1,610 | 6 | | 12 | **18** |
| **Building L** | 3 | 1,250 | 1,070 | 957 | 6 | | 6 | **12** |
| **Building M** | 3 | 1,250 | 1,070 | 957 | 6 | | 6 | **12** |
| | **Total** | **16,807** | **15,568** | **12,264** | **74** | **5** | **71** | **150** |

*To note, this scheme requires a small alteration to a portion of flood defence, where it forms a low wall around the existing car park. If the flood defence was to be left as existing, Building A and B would not be brought forward, which would result in a loss of 11 homes.

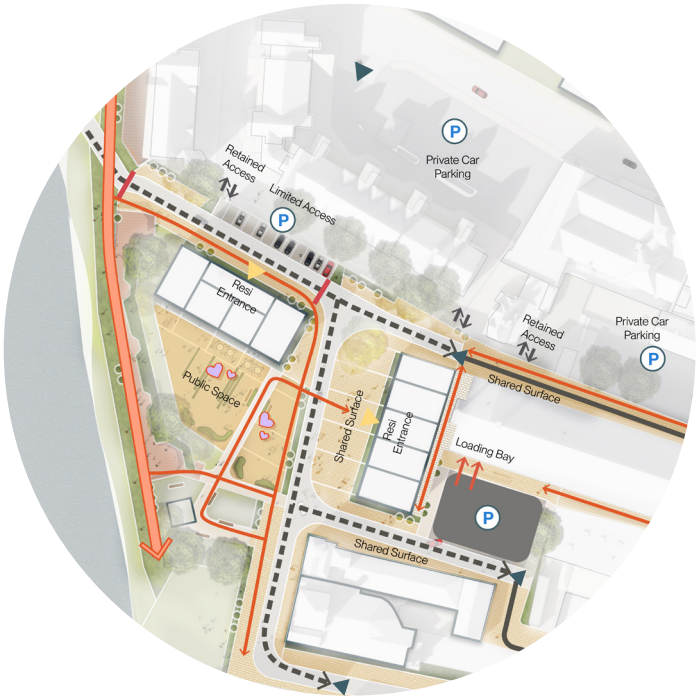
Buildings K, L and M are partially within Flood Zone 3A. The viability of this development would need to be assessed following input from a civils engineer.

| Non-residential floorspace | | |
|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** |
| **Maritime Industries** | 1 | 840 |
| | **Total** | **840** |

| Landscaping and public realm | |
|---|---|
| **Public realm** | 39,200 |
| **Parking spaces** | 9 car parking spaces for maritime industries, and 7 for resident or public parking |

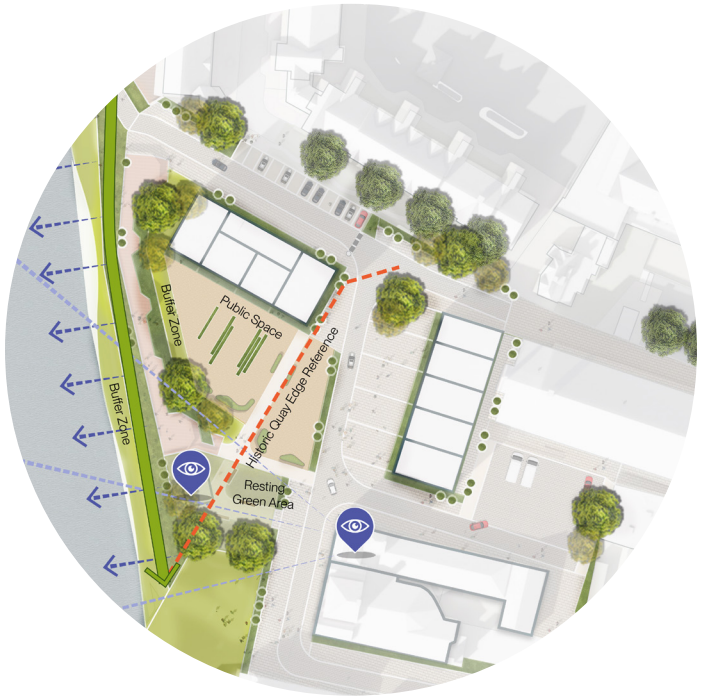
# Common Staithe Quay

## Access and Movement



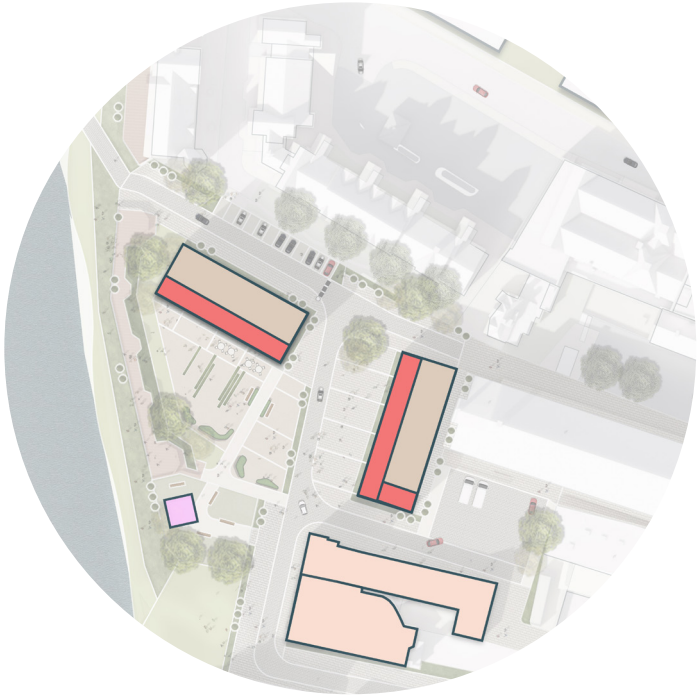

- Shared Surface
- Footway
- Service Road
- Riverside Walk
- Car Parking
- Limited Access
- Existing Vehicular Access
- Proposed Vehicular Route
- Key Pedestrian Connections
- Pedestrian Access
- Car Access

## Green and Open Spaces




- Main Green Areas
- Buffer Zone
- Green Route
- Public Surface
- Existing Tree
- Proposed Tree
- Historic Quay Edge Reference
- Key Views

## Uses



- Active Ground
- Residential
- Public Art
- Adaptive Re-use of Heritage Asset

## Layout




### Ground Floor

**Building A:** Cafe / Restaurant

**Building B:** Workshops with retail

**Building C: Activation of Heritage**
Potential use of part of the Baths building: for an appropriate use.




### L1

**Building A:** Residential

**Building B:** Residential




### L2

**Building A:** Residential

## Indicative area schedule

| Residential floorspace (flats) | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Building** | **No. of Floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Unit mix** | | **Total Units** |
| | | | | | 1B2P | 2B3P | |
| **Building A** | 2 | 730 | 694 | 520 | 4 | 4 | **8** |
| **Building B** | 1 | 385 | 366 | 274 | 1 | 3 | **4** |
| | **Total** | 1,115 | 1,059 | 794 | 5 | 7 | **12** |

| Non-residential floorspace | | | | |
|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** |
| **Building A** (Cafe/ Restaurant) | 1 | 365 | 347 | 260 |
| **Building B** (Retail/ Workshops) | 1 | 385 | 366 | 274 |
| | **Total** | **750** | **713** | **534** |

| Landscaping and public realm | |
|---|---|
| **Public realm** | 4,250 sqm |
| **Parking spaces** | 12 |

# St James' Swimming Pool

## Access and Movement




- Footway
- Service Road
- Car Parking
- Key Pedestrian Connections
- Car Access
- Pedestrian Access

## Green- Open Spaces




- Main Green Areas
- Tree Pots/Small Green Areas
- Public Surface
- Existing Tree
- Proposed Tree
- Green Continuity/ Main Green Axis

## Uses



- Active Ground
- Residential

## Layout




### Ground Floor

**Building A:** Healthcare

**Building B:** Healthcare

**Building C**: Residential




### L1-L2-L3

**Building A:** Residential

**Building B:** Residential

**Building C:** Residential




### L4

**Building C:** Residential

5 St James' Swimming Pool

**Alternative Option**

## Access and Movement




- Footway
- Service Road
- Car Parking
- Key Pedestrian Connections
- Car Access
- Pedestrian Access

## Green- Open Spaces




- Main Green Areas
- Tree Pots/Small Green Areas
- Public Surface
- Existing Tree
- Proposed Tree
- Green Continuity/ Main Green Axis

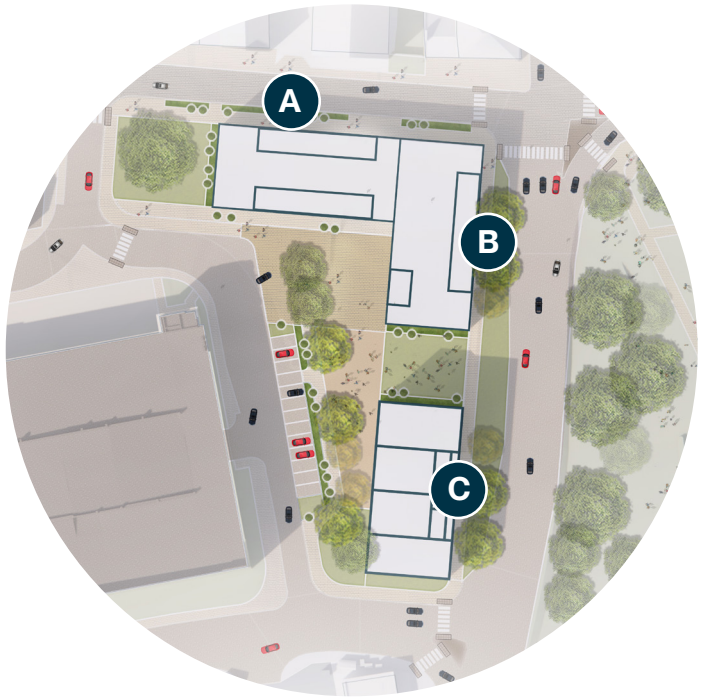
## Uses



- Hotel
- Residential

**Alternative Option**

## Layout




### Ground Floor L1-L2-L3

**Building A:** Hotel

**Building B:** Hotel

**Building C**: Residential




### L4

**Building C:** Residential

# Indicative area schedule

| Residential floorspace (flats) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Units** | | | **Total Units** |
| | | | | | 1B2P | 2B3P | 3B4P | |
| **Building A** | 3 | 1200 | 1,140 | 855 | 6 | 6 | 1 | **13** |
| **Building B** | 3 | 1710 | 1,625 | 1,218 | 8 | 9 | 1 | **18** |
| **Building C** | 5 | 2600 | 2,470 | 1,853 | 13 | 13 | 2 | **28** |
| | **Total** | 5510 | 5,235 | 3,926 | 27 | 28 | 4 | **59** |

| Non-residential floorspace | | | | |
|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** |
| **Building A** (Health and well-being) | 1 | 400 | 380 | 285 |
| **Building B** (Health and well-being) | 1 | 570 | 542 | 406 |
| | **Total** | **970** | **922** | **691** |

| Landscaping and public realm | |
|---|---|
| **Public realm** | 2,100 sqm |
| **Parking spaces** | 17 |

**Alternative Option**

| Residential floorspace (flats) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Units** | | | **Total Units** |
| | | | | | 1B2P | 2B3P | 3B4P | |
| **Building C** | 5 | 2,600 | 2,470 | 1,853 | 13 | 13 | 2 | **28** |
| | **Total** | 2,600 | 2,470 | 1,853 | 13 | 13 | 2 | **28** |

| Non-residential floorspace | | | | |
|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** |
| **Building A** (Hotel) | 4 | 2,240 | 2,128 | 1,596 |
| **Building B** (Hotel) | 4 | 2,280 | 2,166 | 1,625 |
| | **Total** | **4,520** | **4,294** | **3,221** |

| Landscaping and public realm | |
|---|---|
| **Public realm** | 2,100 sqm |
| **Parking spaces** | 17 |

# Former Debenhams

## Access and Movement




- Shared Surface
- Footway
- Service Road
- High Street
- Key Pedestrian Connections
- Pedestrian Access

## Green and Open Spaces




- Main Green Areas
- Tree Pots/Small Green Areas
- Public Surface
- Existing Tree
- Proposed Tree
- Green Continuity/ Main Green Axis

## Uses




- Active Ground Floor Frontage
- Residential

## Layout




### Ground Floor

**Building A:** Commercial

**Building B:** Residential




### L1 - L2

**Building A:** Residential

**Building B:** Residential

# Indicative area schedule

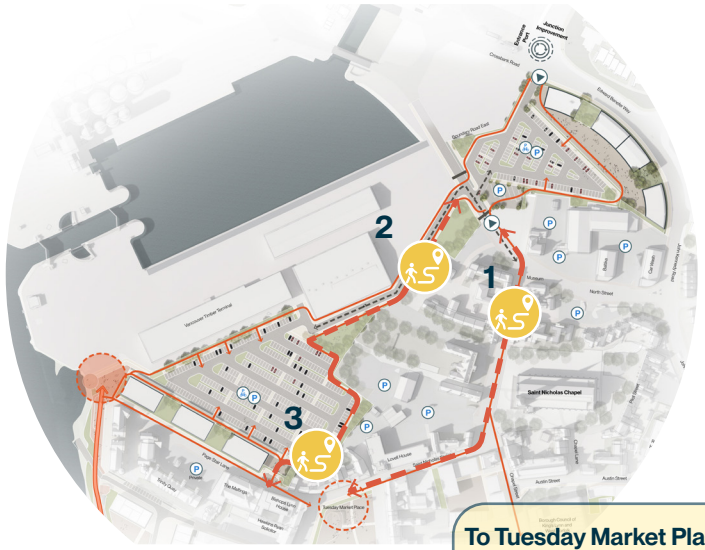
| Residential floorspace (flats) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Units** | | | **Total Units** |
| | | | | | 1B2P | 2B3P | 3B4P | |
| **Building A** | 2 | 2800 | 2,660 | 1,995 | 14 | 14 | 2 | **30** |
| **Building B** | 3 | 3,600 | 3,420 | 2,565 | 18 | 19 | 3 | **40** |
| | **Total** | 6,400 | 6,080 | 4,560 | 32 | 33 | 5 | **70** |

| Non-residential floorspace | | | | |
|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** |
| **Building A-Office/ Workshops** | 1 | 1.400 | 1.330 | 998 |
| | **Total** | **1,400** | **1,330** | **998** |

| Landscaping and public realm | |
|---|---|
| **Public realm** | 1,000 sqm |
| **Parking spaces** | 0 |

# Port Area and Timber Yard

## Access and Movement




**To Tuesday Market Place**

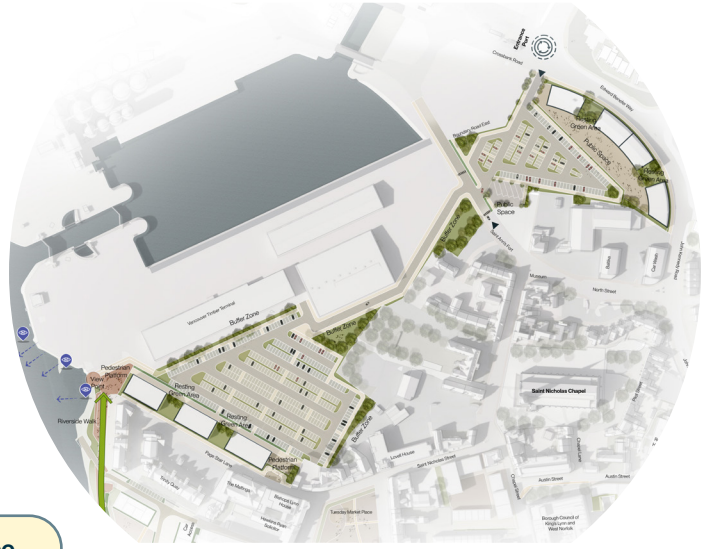
**1.** 4 min walking distance

**2.** 5 min walking distance

**3.** 1 min walking distance

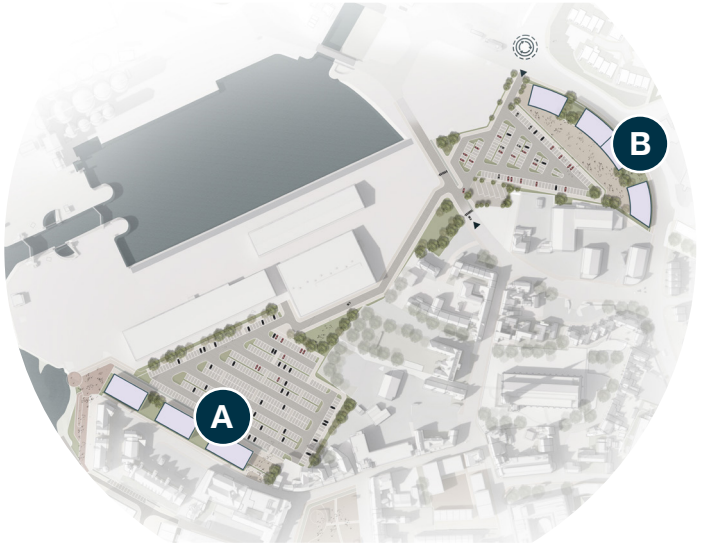
- Footway
- Service Road
- Riverside Walk
- Existing Pedestrian Nodes
- Enhanced Pedestrian Nodes
- Limited Access - User of the Port and New Development
- Key Pedestrian Connections
- Car Access
- Junction Improvement

## Green- Open Spaces



- Green Area
- Tree Pots/Small Green Areas
- Public Surface
- Existing Tree
- Proposed Tree
- Green Continuity/ Main Green Axis
- Key Views

## Uses




- Business, innovation or creative uses

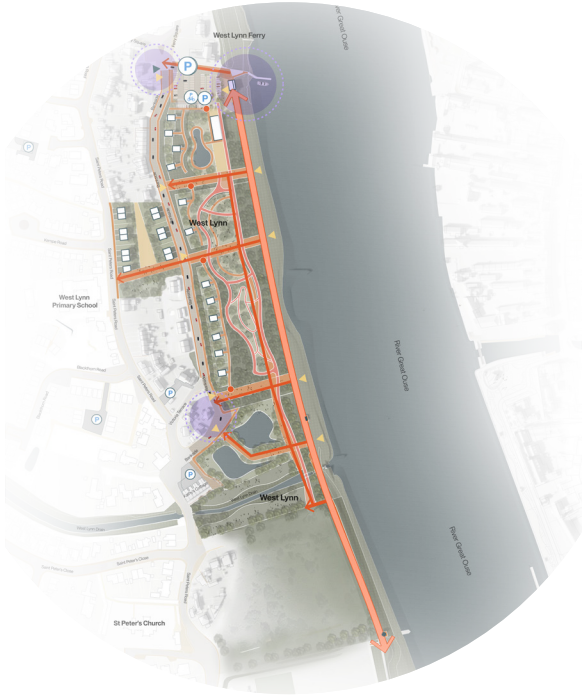
# Indicative area schedule

| Non-residential floorspace | | | | |
|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** |
| **Building Group A** | 1 | 1,470 | 1,397 | 1,047 |
| **Building Group B** | 1 | 1,700 | 1,615 | 1,211 |
| | **Total** | **3,170** | **3,012** | **2,259** |

| Landscaping and public realm | |
|---|---|
| **Public realm** | 12,150 sqm |
| **Parking spaces** | 517 + 4 indicative coach and/or motorhome parking spaces |

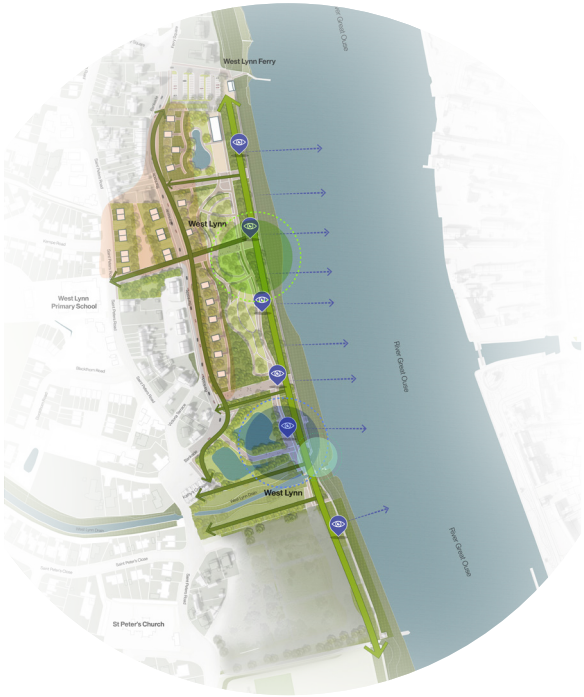
# West Lynn

## Access and Movement



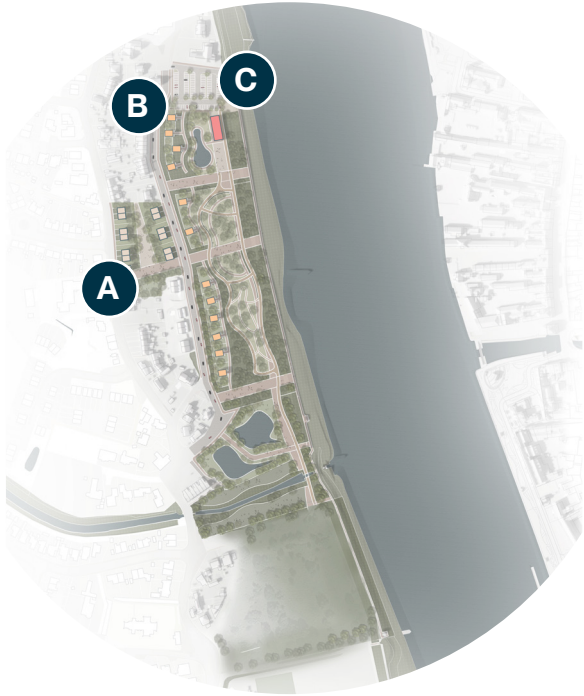

- Footway
- Service Road
- Town Park/ Riverside Walk
- Cycle Trails
- Entrance to the Site
- Limited Access
- Key Pedestrian Connections
- Car Access
- Pedestrian Access

## Green- Open Spaces




- Green/Grass
- Buffer
- Park
- Sport Pitch
- Garden/Houses
- Lake/Pond
- Private Area
- Public Surface
- Existing Tree
- Proposed Tree
- Green Continuity/ Main Green Axis
- Key Views
- Green / Resting Area
- Water-Sports Area
- Sport Area

## Uses




- Residential
- Tourism Accomadation/ Tree House
- Commercial

# Indicative area schedule

| Residential floorspace (2-storey houses) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Units** | | | **Total Units** |
| | | | | | 1B2P | 2B3P | 3B4P | |
| **Building A** | 2 | 1,300 | 1,235 | 926 | 6 | 6 | 1 | **13** |

| Non-residential floorspace | | | | | |
|---|---|---|---|---|---|
| **Use** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Units** |
| **Building C - Commercial** | 1 | 265 | 252 | 189 | |
| **Building B - Self-catering accommodation** | 1 (elevated) | 600 | 570 | 428 | 12 |
| | **Total** | 865 | 822 | 617 | |

| Landscape and public realm | |
|---|---|
| **Open space** | 42,850 sqm |
| **Parking spaces** | 83 |

# Land North of Wisbech Road

## Access and Movement




- Footway
- Service Road
- Public Space
- Key Pedestrian Connections
- Pedestrian Access
- Car Access
- Cycle Parking
- Public Car Parking Area
- Bus Stop

## Green- Open Spaces




- Green/Grass
- Buffer
- Park
- Community Green/Garden
- River
- Existing Tree
- Proposed Tree
- Green Continuity/ Main Green Axis

## Uses



- Residential/Townhouses
- Residetinal/ Flats - Walk-Up

# Indicative area schedule

| Residential floorspace | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Units** | | | **Total Units** |
| | | | | | 1B2P | 2B3P | 3B4P | |
| **Townhouses** | 3 | 5,016 | 4,765 | 3,574 | - | - | 38 | **38** |
| **Flats - Walk-Up** | 3 | 1,188 | 1,129 | 846 | 18 | - | - | **18** |
| | **Total** | 6,204 | 5,894 | 4,420 | 18 | - | 38 | **56** |

| Landscape and public realm | |
|---|---|
| **Open space** | 4,100 sqm |
| **Parking spaces** | 89 |

# Church Street Car Park

## Access and Movement




- Footway
- Service Road
- One -Way Route
- On-street parking
- Key Pedestrian Connections
- Car Access
- Pedestrian Access
- Car Parking Areas
- Cycle Parking

## Green- Open Spaces




- Main Green Areas
- Public Surface
- Existing Tree
- Proposed Tree
- Green Continuity/ Main Green Axis

## Uses




- Residential/Houses
- Residential/Flats
- Residential/Flats - Walk-Up

# Indicative area schedule

| Residential floorspace | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Building** | **No. of floors** | **GEA (sqm)** | **GIA (sqm)** | **NIA (sqm)** | **Units** | | | **Total Units** |
| | | | | | 1B2P | 2B3P | 3B4P | |
| **Townhouses** | 3 | 2,880 | 2,736 | 2,052 | - | - | 20 | **20** |
| **Flats - Building A** | 4 | 1,200 | 1,140 | 855 | 6 | 6 | 1 | **13** |
| **Flats- Building B** | 4 | 960 | 912 | 684 | 4 | 5 | - | **9** |
| **Flats- Building C** | 4 | 1,460 | 1,387 | 1,040 | 7 | 7 | 1 | **15** |
| **Flats - Walk-Up** | 3 | 900 | 855 | 641 | 15 | - | - | **15** |
| **Total** | | 7,400 | 7,030 | 5,150 | **32** | **18** | **22** | **72** |

| Landscape and public realm | |
|---|---|
| **Open space** | 2,600 sqm |
| **Parking spaces** | 28 - For residential use only , with the potential for further on-street parking for residential or public use |

# 2. Car parking schedule

This section sets out the quantum of car parking within the town at each delivery phase of the Illustrative Masterplan.

| Car Park | Existing no. spaces | Short-term delivery | Medium-term delivery | Long-term delivery |
|---|---|---|---|---|
| **Masterplan sites** | | | | |
| Riverfront | 70 | 70 | 30 | 30 |
| Boal Quay | 357 | 0 | 0 | 0 |
| Common Staithe Quay | 154 | 154 | 0 | 0 |
| St James' Swimming Pool | 33 | 17 | 17 | 17 |
| St James' Court (behind Debenhams) | 61 | 0 | 0 | 0 |
| Port Area and Timber Yard | 0 | 384 | 517 | 517 |
| West Lynn | 30 | 30 | 83 | 83 |
| Land North of Wisbech Road | 0 | 89 | 89 | 89 |
| Church Street Car Park | 249 | 249 | 249 | 0 |
| Chapel Street | 83 | 83 | 0 | 0 |
| Austin Street East | 126 | 68 | 68 | 68 |
| Baker Lane | 90 | 90 | 50 | 50 |
| Old Market Street | 8 | 8 | 0 | 0 |
| Tuesday Market Place | 224 | 224 | 25 | 25 |
| Saturday Market Place | 32 | 32 | 15 | 15 |
| Juniper, Austin and Albert Street | 295 | 295 | 295 | 0 |
| **Existing projects** | | | | |
| Enterprise Zone Active Travel Hub | 0 | 43 | 236 | 236 |
| **Retained car parks** | | | | |
| Lidl | 71 | 71 | 71 | 71 |
| Vancouver Quarter | 411 | 411 | 411 | 411 |
| Railway Station | 722 | 722 | 722 | 722 |
| Morrisons Deck | 0 | 100 | 100 | 100 |
| St James' Multi-Storey | 684 | 684 | 684 | 684 |
| Surrey Street | 40 | 40 | 40 | 40 |
| The Walks | 30 | 30 | 30 | 30 |
| **Total** | **3770** | **3894** | **3732** | **3188** |
| **Total Change** | | **+124** | **-38** | **-582** |

1. **Short-term**: the Illustrative Masterplan shows an increase in car parking due to the delivery of new interceptor car parks in advance of redevelopment of town centre car park sites (despite the loss of 357 spaces at Boal Quay).

2. **Medium-term:** the loss and gain of spaces roughly 'breaks even' as town centre sites are delivered.

3. **Long-term:** there is a greater reduction as the full aspiration of the Masterplan is delivered including development on Church Street, Juniper, Austin and Albert Street car parks. This is aligned with wider policy direction which supports modal shift, and should be subject to monitoring and review as delivery of the Masterplan progresses.

The table considers car parking spaces for public use only; not those anticipated to be used by residents (such as at Common Staithe Quay, St James' Street Kwik Fit and Church Street Car Park).

Cells are highlighted once there is a change from the existing number of spaces.

These figures are indicative only and are based on the early concepts developed for the masterplan. Each site and therefore the parking provision will be subject to many variables and further detailed design as sites come forward. Parking provision across the town will also be influenced by parking and travel trends over the 20 year period of the masterplan, in association with the King's Lynn Parking Strategy taking a monitor and review approach. It is important to note that the masterplan and the table opposite do not themselves authorise changes to parking provision, individual redevelopment schemes or parking charges.

BDP.

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