



**Regeneration and Development Panel**  
**Tuesday, 11th June, 2019 at 6.30 pm**  
**in the Council Chamber - Town Hall, Saturday Market  
Place, King's Lynn PE30 5DQ**

**Reports marked to follow on the Agenda and/or Supplementary  
Documents**

1. **High Streets and Heritage Action Zone (Pages 2 - 28)**

To receive a presentation on the above funding opportunity, to hold a workshop session on the scheme.

The presentation to include an update on the Creative Hub.

**Contact**

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# High Street Heritage Action Zone



Department for  
Digital, Culture,  
Media & Sport



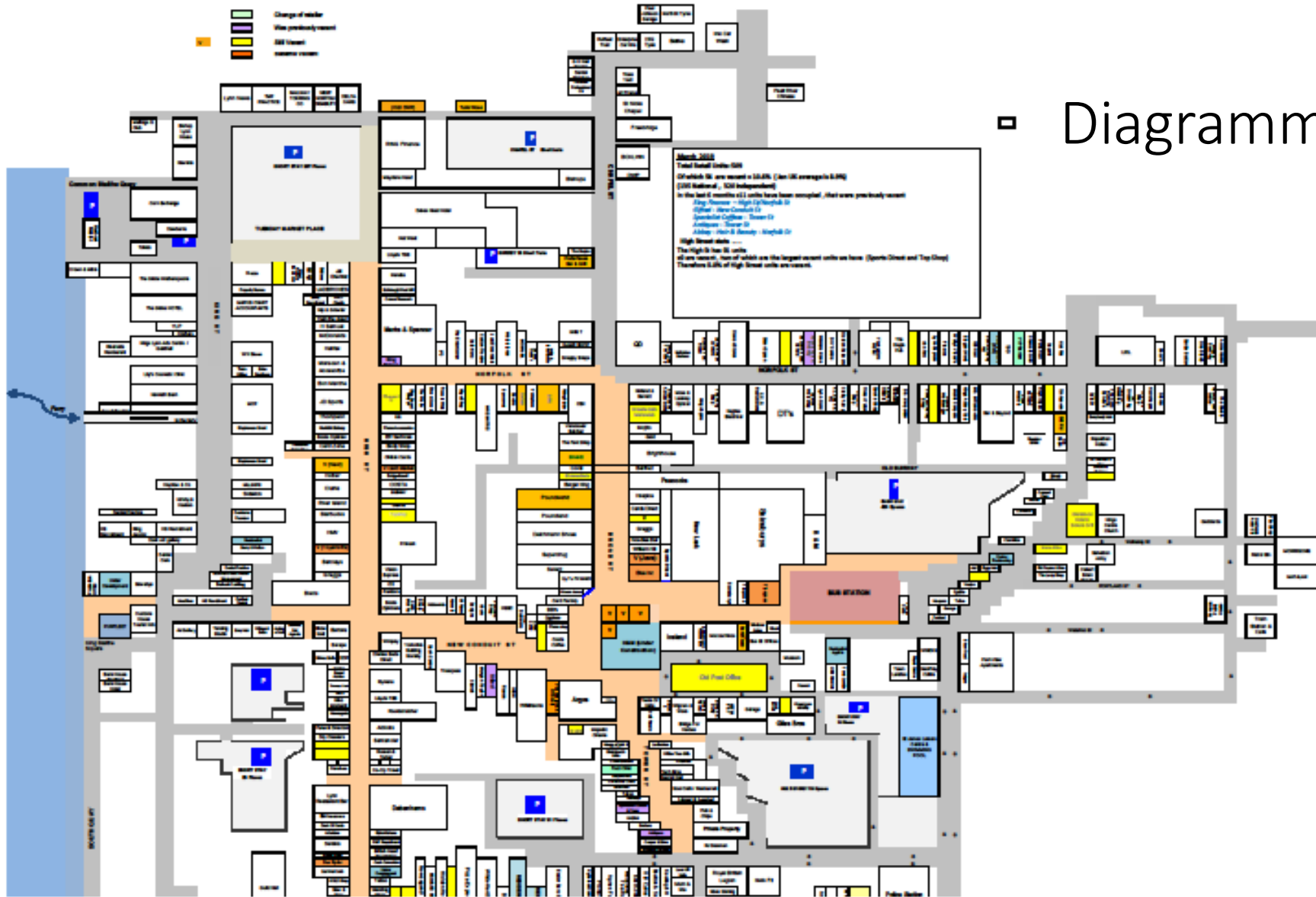
Heritage Action Zones  
Historic England

Borough Council of  
King's Lynn &  
West Norfolk



# High Street **Heritage Action Zone** Scheme

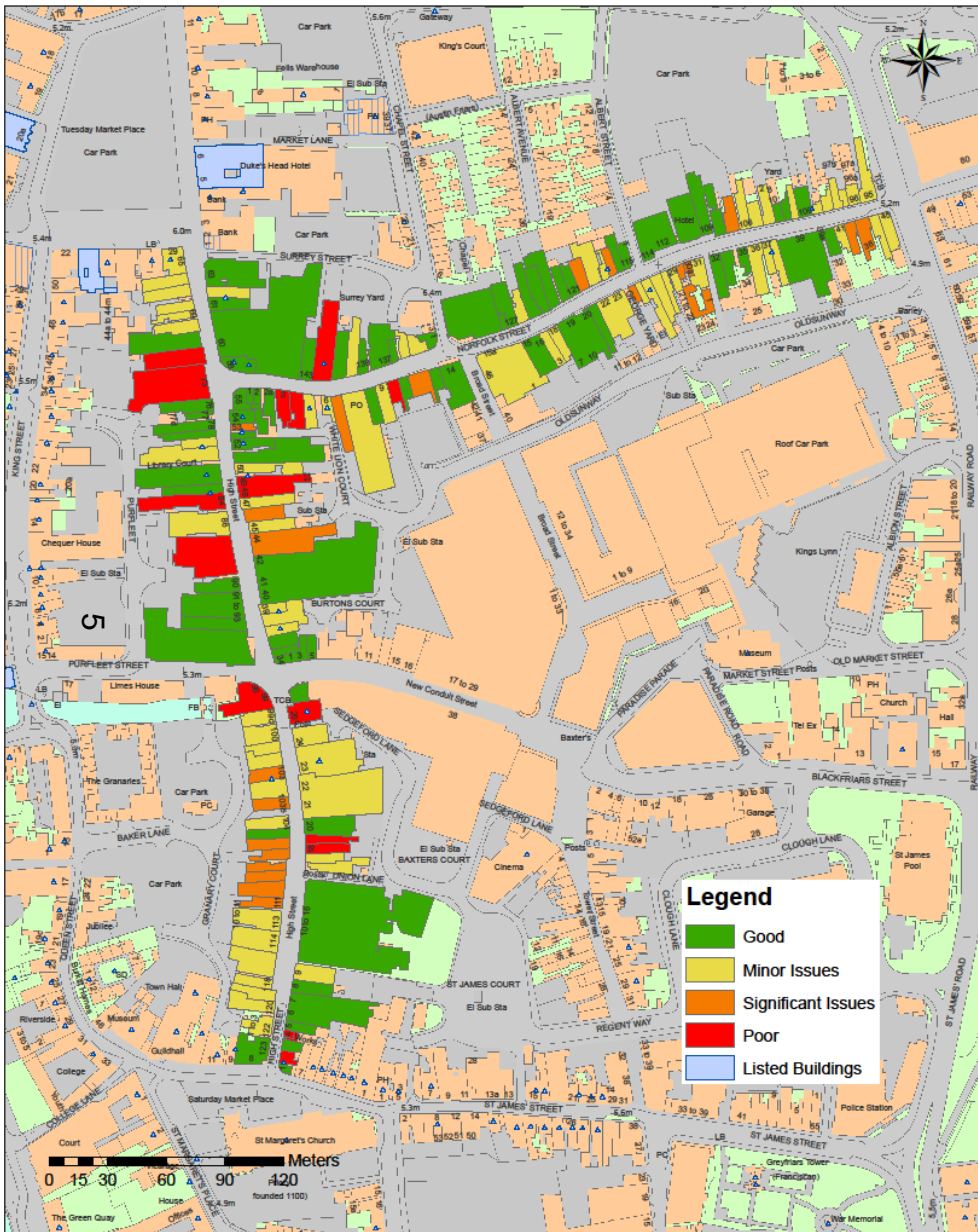
- £250k to £2m fund per location from HE
- 4 year partnership from April 2020
- Expression of Interest deadline is 12<sup>th</sup> of July 2019
- Focus on space and buildings in the retail area
- Expand on High Street Initiative Proposal to HAZ Board
- Area to be in a conservation area
- Have community support and engagement
- [Link](#) to guidance and application



Diagrammatic Map of Shops

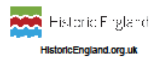


# Condition - High Street & Norfolk Street



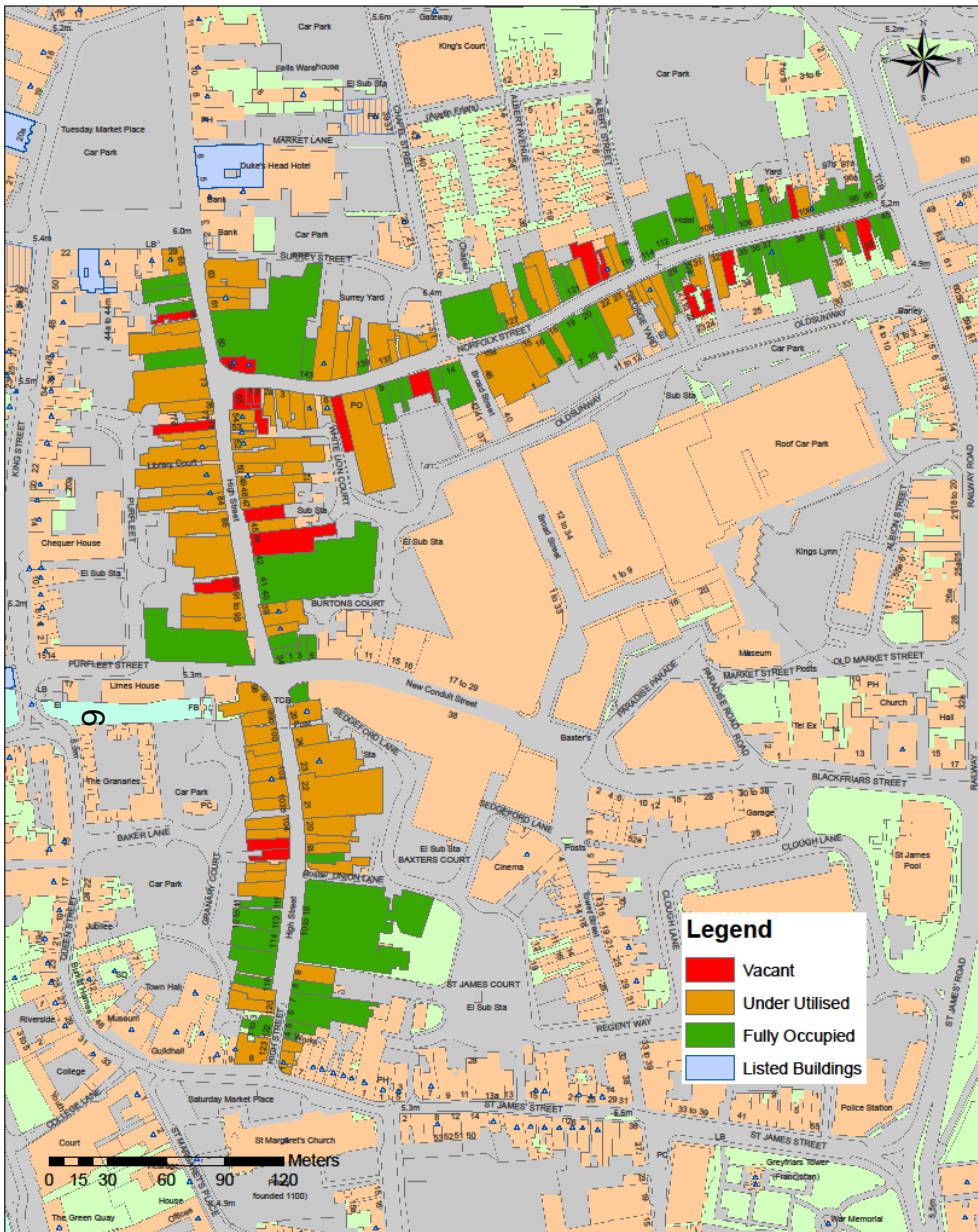
# HE Survey Mapping Condition

Map Scale: 1:1,750  
Print Date: 19th July 2018



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# Vacancy - High Street & Norfolk Street



## HE Survey Mapping

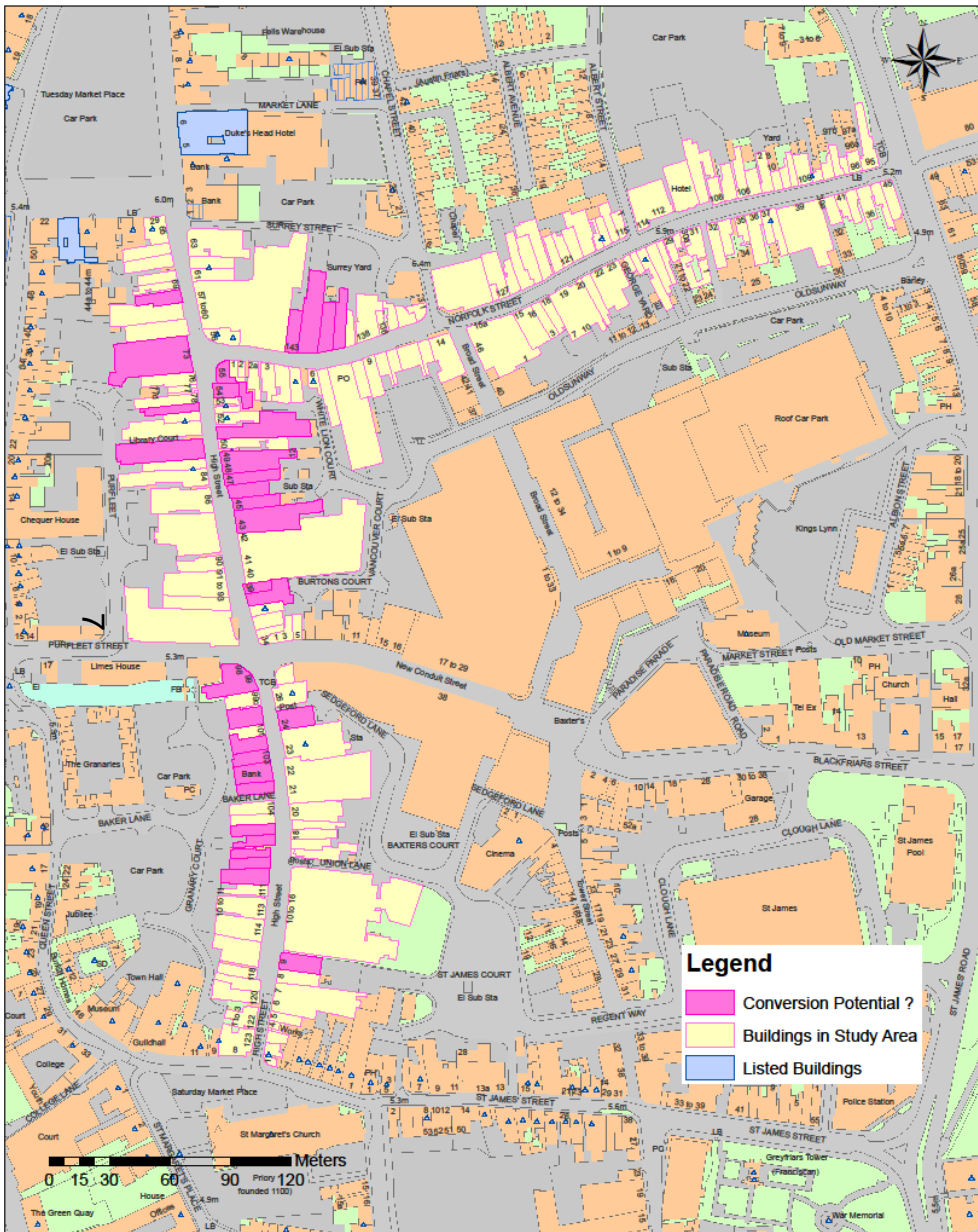
## Vacancy

Map Scale: 1:1,750  
Print Date: 19th July 2018



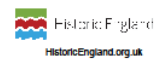
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# Conversion Potential - High Street & Norfolk Street



## HE Survey Mapping Conversion Potential

Map Scale: 1:1,702  
Print Date: 19th July 2018







Successful example of residential use above Costa Coffee





82 High Street, £60k PA rent

Access available at the back and best option

The 1<sup>st</sup> and 2<sup>nd</sup> floor is a quarter of the total depth

To Let/For Sale

Big Box NEXT on the Hardwick Estate

Property Services building zoning weighs approximately 70% of the rateable value to the Ground floor





55 High Street (corner of Norfolk St), £59k PA rent

**16/01567/CU**, Change of use from A1 retail to A3 restaurant,  
Expires 17/10/2019

**15/00843/CU**, Change of use from Ancillary A1 to residential,  
Expired 30/07/2018

Planning could be sought for dwellings above

Property Services building zoning weighs approximately 70%  
of the rateable value to the Ground floor





90 High Street

Occasional use by temporary shops

2 Floors above To Let by Brown and Co 01553  
770771





44 High Street

Should be utilised by  
the Cosy Club chain

External works are  
complete, internal  
works underway





98-99 High Street, Burton & Dorothy Perkins  
Opportunity for above shops conversion



Sue Ryder gap site





Old Post Office edge of the retail zone. Telereal Trilliums' proposal included new residential and retail space

Paradise Parade

Blackfriars Street





Blackfriars Street



Paradise Parade

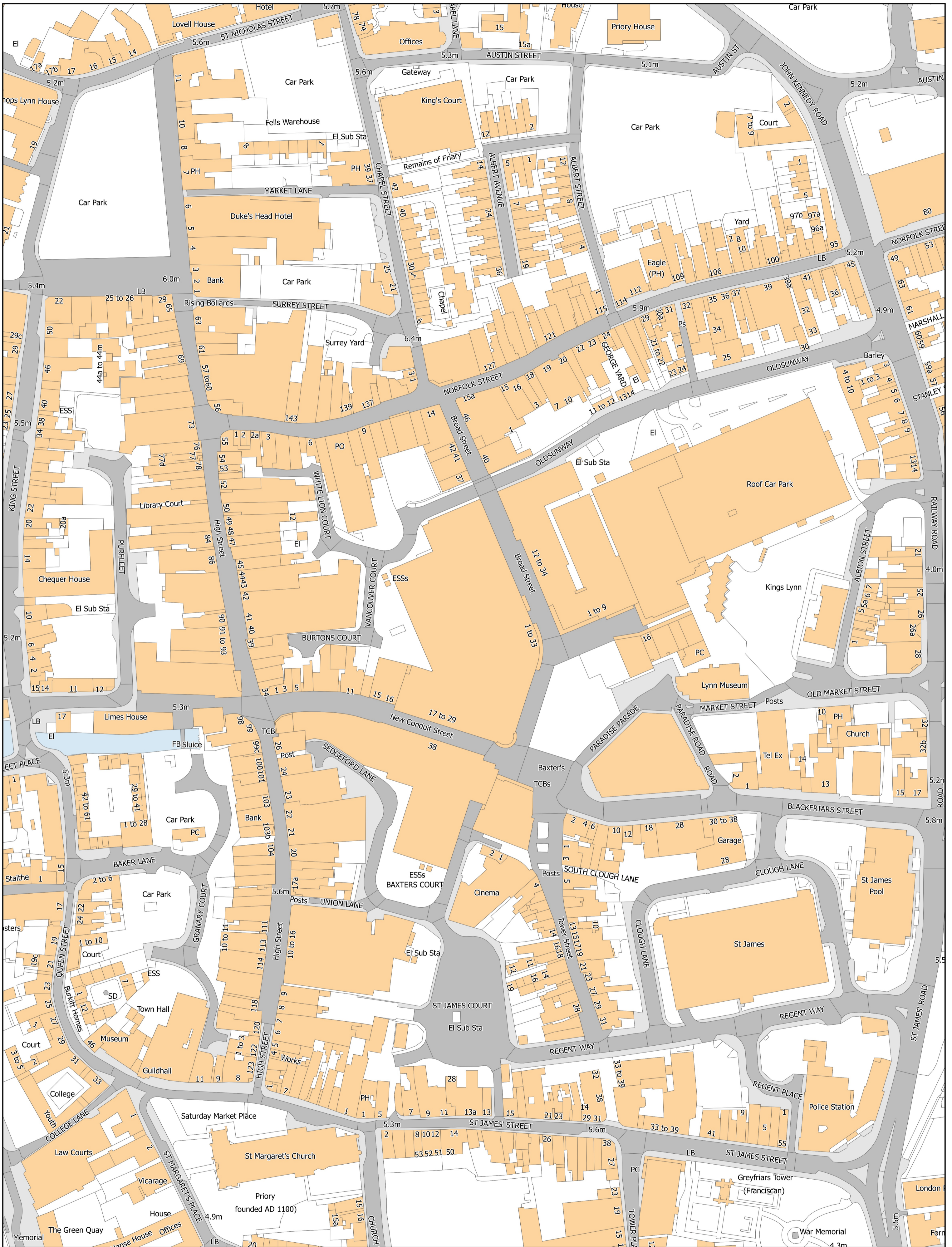
Works to public realm and Pedestrianisation





Works to public realm and gap sites are included in the funding

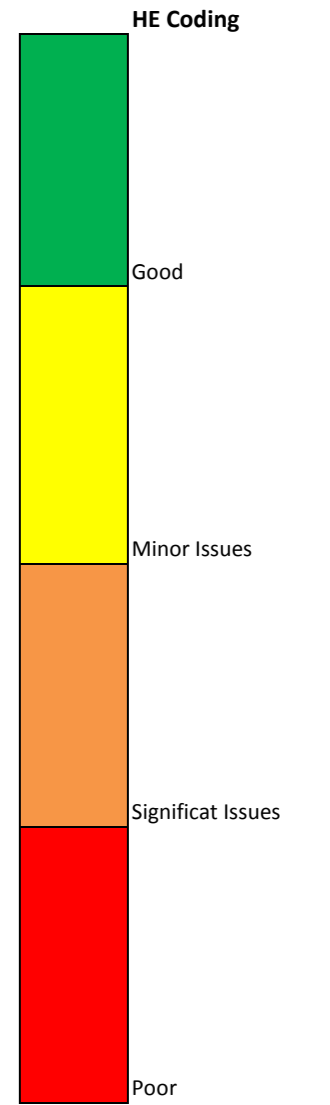






HAZ Over The Shops High Street Project 16.01.2019

|  |   | Address           | Shop name                | Condition | Listed | Ground Floor | 1st floor | 2nd Floor | 3rd Floor | Notes                          |
|--|---|-------------------|--------------------------|-----------|--------|--------------|-----------|-----------|-----------|--------------------------------|
|  |    | 1 High Street     | Smiths Bakers            |           | II     |              |           |           |           | Fenestration                   |
|  |    | 2 High Street     | The Baguette Shop        |           |        |              |           |           |           |                                |
|  |    | 3 High Street     | The Bottom Drawer        |           |        |              |           |           |           |                                |
|  |   | 4 High Street     | No4, Hair Salon          |           |        |              |           |           |           | Fenestration/shop front bottom |
|  |  | 5 High Street     | Cash Converters          |           |        | Occupied     | Empty     | n/a       | n/a       |                                |
|  |  | 6 - 7 High Street | British Heart Foundation |           | Modern | Occupied     | Occupied  | n/a       | n/a       |                                |
|  |  | 8 High Street     | PMP Recruitment          |           | Modern | Occupied     | ?         | n/a       | n/a       |                                |



HE coding (Coded by colour, original text remains as comparison)

|   |   |                     |                   |      |        |          |  |  |     |   |
|---|---|---------------------|-------------------|------|--------|----------|--|--|-----|---|
|    |    | 9 High Street       | Empty             |      | Modern | Empty    | Empty                                    |  |     |   |
|    |    | 10 - 16 High Street | Debenhams         | Good |        | Occupied | Occupied                                 | Occupied                                 | n/a |   |
|    |    | 17 High Street      | Co-Op Travel      | Good |        | Occupied | ?  | n/a                                      | n/a | Modern Shop/Frontge is old                                  |
|    |    | 18 High Street      | Russen and Turner | Good |        | Occupied | Occupied                                 | Occupied                                 | n/a | Modern Shop/Frontge is old - not a bad frontage tho         |
|   |   | 19 High Street      | Santander         | Good |        | Occupied | ?  | ?  | n/a | Modern Shop/Frontge is old - not a bad frontage tho         |
|  |  | 20 High Street      | Abbotts           | Good |        | Occupied | ?  | ?  | n/a | Grass in gutter   |
|  |  | 21-22 High Street   | Poundstretcher    |      |        | Occupied | To Let Bartlett Properties 0121 454 6439 | To Let Bartlett Properties 0121 454 6439 | n/a | Fenestration. Above is to let Ground and First Floor retail |
|  |  | 23 High Street      | Lloyds Bank       |      | II     | Occupied | Empty                                    | Empty                                    | n/a | Enforcement or just letter                                  |
|  |  | 24-25 High Street   | Ryman Stationery  | Good |        | Occupied | Empty                                    | n/a                                      | n/a |   |

|   |   |                     |                           |                                 |                           |   |   |   |     |  |
|---|---|---------------------|---------------------------|---------------------------------|---------------------------|---|---|---|-----|--|
|    |    | 26 High Street      | Divine Beds               | Good                            | II                        | To Let Brown and Co 01552 770771  | To Let Brown and Co 01552 770771  | To Let Brown and Co 01552 770771  | n/a | Paint Cornice  |
|    |    | 34 - 35 High Street | Boots Opticians           | Good                            | Modern                    | Occupied  | Occupied  | n/a   | n/a |  |
|    |    | 36 High Street      | Pandora                   | Good                            |                           | Occupied  | Occupied  | n/a   | n/a |  |
|    |    | 37 High Street      | O2                        | Good                            | II                        | Occupied  | Occupied  | ?   | n/a |  |
|   |   | 38 - 39 High Street | Vision Express            | Good                            | II                        | Occupied  | Occupied  | Occupied  | n/a |  |
|  |   | 40 - 43 High Street | Primark                   | Good                            | MODERN with OLD HARD WOOD | Occupied  | Occupied  |   |     |  |
|  |  | 44 High Street      | Empty but work being done | Being renovated?                |                           | Empty   | Empty   | n/a   | n/a | being refurbished - inside and out / possibly become the cosy club |
|  |  | 45 High Street      | Game                      | Ground floor ok. 1st floor poor | Modern                    | Occupied  | Empty   | n/a   | n/a | infill covering elegant chimney that is part of 44                 |
|  |  | 46 High Street      | Empty                     | Poor                            |                           | To Let/For Sale Rob Alston 03301 233224 and To Let Davis Copper Lyons 02072990700 | To Let/For Sale Rob Alston 03301 233224 and To Let Davis Copper Lyons 02072990700 | To Let/For Sale Rob Alston 03301 233224 and To Let Davis Copper Lyons 02072990700 | n/a |  |



|   |   |                 |                |      |    |                                  |                               |                               |       |                             |
|---|---|-----------------|----------------|------|----|----------------------------------|-------------------------------|-------------------------------|-------|-----------------------------|
|    |    | 47 High Street  | Subway         |      |    | Occupied                         | Empty                         | Empty                         | n/a   |                             |
|    |    | 48 High Street  | Coستا          | Good | II | Occupied                         | Occupied - Freebridge Housing | Occupied - Freebridge Housing | n/a   | Case Study Freebridge       |
|    |    | 49 High Street  | Ecigwizard     | Good | II | Occupied                         | Occupied - Freebridge Housing | Occupied - Freebridge Housing | n/a   | Case Study Freebridge       |
|    |    | 50 High Street  | Cardmarket     | Poor | II | Occupied but will soon be vacant | ?                             | ?                             | ?     | rotton mottom to shop front |
|  |  | 51 High Street  | Clintons Cards | Ok   | II | Occupied                         | ?                             | Empty                         | Empty |                             |
|  |  | 52 High Street  | Bodyshop       | Ok   | II | Occupied                         | Occupied                      | Empty                         | n/a   |                             |
|  |  | 53A High Street | Timpsons       | Poor | II | Occupied                         | Occupied - Flat?              | Occupied - Flat?              | n/a   |                             |
|  |  | 53 High Street  | Phonebooth     | Poor | II | Occupied                         | Occupied - Flat?              | Occupied - Flat?              | n/a   |                             |

|   |   |                     |                       |      |    |          |                                      |                                      |     |   |
|---|---|---------------------|-----------------------|------|----|----------|--------------------------------------|--------------------------------------|-----|---|
|    |    | 54 High Street      | EE                    | Ok   | II | Occupied | Occupied                             | ?                                    | n/a | Gutter dropping at the top, fixing coming away from Cornice |
|   |    | 55 High Street      | Vacant                | Good |    | Empty    | Empty - PP for conversion into flats | Empty - PP for conversion into flats | n/a |   |
|   |    | 56 High Street      | Ring Associates       | Good | II | Occupied | Empty                                | Empty                                | n/a |   |
|    |    | 57 - 60 High Street | Marks and Spencers    | Good |    | Occupied | Occupied                             | n/a                                  | n/a |   |
|  |  | 61 High Street      | Cancer Research       | Good | II | Occupied | Occupied                             | Empty                                | n/a |   |
|   |  | 62 High Street      | Edinburgh Woolen Mill | Good | II | Occupied | Occupied                             | Empty                                | ?   |   |
|   |  | 63 High Street      | Nandos                | Good |    | Occupied | Occupied                             | n/a                                  | n/a |   |



|   |                |                     |      |        |  |   |   |       |   |
|---|----------------|---------------------|------|--------|--|---|---|-------|---|
|    | 65 High Street | Jai Chemist         | Good | II     | Occupied   | Empty   | Empty   | Empty | poor signage  |
|    | 66 High Street | Ladbrookes          |      | Modern | Occupied   | Occupied  | n/a   | n/a   |   |
|    | 67 High Street | Pact Animal Shelter |      | Modern | Occupied   | Occupied  | n/a   | n/a   |   |
|   | 68 High Street | Nip and Growler     | Good | Modern | Occupied   | ?   | n/a   | n/a   |   |
|  | 69 High Street | Empty               | ?    |        | Empty - To Let<br>Russen and Turner<br>01553 7635741 | Empty - To Let<br>Russen and<br>Turner 01553<br>7635741 | Empty - To Let<br>Russen and<br>Turner 01553<br>7635741 | n/a   | College of WE - HJ meeting Lecturer<br>and Students |
|  | 70 High Street | H Samuel            | Poor |        | Occupied   | Empty   | Empty   | n/a   |   |
|  | 71 High Street | McDonalds           | Good |        | Occupied   | n/a   | n/a   | n/a   | Fascia and sign arm to be improved                  |

|   |   |                     |  |      |        |   |   |   |   |  |
|---|---|---------------------|--|------|--------|---|---|---|---|--|
|    |    | 72 High Street      | Halifax Building Society                                     | Good |        | Occupied  | Occupied  | Empty   | n/a   |  |
|    |    | 73 High Street      | Accessorize Monsoon  | Ok   | Modern | Occupied  | ?   | n/a   | n/a   |  |
|    |    | 74 High Street      | Bonmarche  | Ok   | Modern | Occupied  | ?   | n/a   | n/a   |  |
|    |    | 76 - 77 High Street | JD Sports  | Ok   |        | Occupied  | Empty   | Empty   | n/a   |  |
|   |   | 78 High Street      | Tui Holiday Store  | Good |        | Occupied  | Empty - To Let<br>Brown and Co<br>01553 770771                  | Empty - To Let<br>Brown and Co<br>01553 770771                  | n/a   |  |
|  |  | 79 High Street      | Norfolk Kitchen  | Good |        | Occupied  | Empty   | Empty   | n/a   |  |
|  |  | 80 High Street      | Boots Opticians  | Ok   |        | Occupied  | Empty   | Empty   | n/a   |  |
|  |  | 81 High Street      | Cardzone   | Poor | II*    | Occupied  | Empty   | Empty   | ?   |  |
|  |  | 82 High Street      | Empty - To Let/Sell Lambert<br>Smith Hampton 0161 228<br>441 | Ok   | II     | Empty - To Let/Sell<br>Lambert Smith<br>Hampton 0161<br>228 441 | Empty - To<br>Let/Sell Lambert<br>Smith Hampton<br>0161 228 441 | Empty - To<br>Let/Sell Lambert<br>Smith Hampton<br>0161 228 441 | Empty - To Let/Sell<br>Lambert Smith<br>Hampton 0161 228<br>441 |  |





|   |   |                     |                          |      |        |                      |  |  |       |   |
|---|---|---------------------|--------------------------|------|--------|----------------------|--|--|-------|---|
|    |    | 83 High Street      | Hotter                   | Ok   | II     | Occupied             | ?  | Empty  | Empty | BCKLWN acquisition potential  |
|    |    | 84 High Street      | Clarks                   | Good | II     | Occupied             | Occupied                                       | Empty  | ?     |   |
|    |    | 85 - 86 High Street | River Island             | Poor | Modern | Occupied             | ?  | Occupied                                       | n/a   |   |
|    |    | 87 - 88 High Street | hmv (in receivership?)   | Poor |        | Occupied             | ?  | ?  | n/a   | Could be split into two, reverting back to old building format/BCKLWN acquisition potential. perhaps not livigng above - suitable for leisure ofice |
|   |   | 89 High Street      | Starbucks                | Good |        | Occupied             | Empty  | Empty  | n/a   | good potential to live above  |
|  |  | 90 High Street      | Temporary Christmas Shop | Ok   |        | Temporarily Occupied | Empty - To Let<br>Brown and Co<br>01553 770771 | Empty - To Let<br>Brown and Co<br>01553 770771 | n/a   |   |
|   |  | 91 - 92 High Street | Barclays                 | Ok   | Modern | Occupied             | Occupied                                       | n/a  | n/a   |   |
|   |  | 93 High Street      | Greggs                   | Ok   | Modern | Occupied             | ?  | n/a  | n/a   |   |

|  |  |                     |                           |      |        |          |   |   |     |  |
|--|--|---------------------|---------------------------|------|--------|----------|---|---|-----|--|
|  |  | 94 - 96 High Street | Boots                     | Ok   | Modern | Occupied | Occupied  | n/a   | n/a |  |
|  |  | 98-99 High Street   | Burton & Dorothy Perkins  | Ok   |        | Occupied | Part Occupied                                       | Empty   | n/a |  |
|  |  | 99C High Street     | Escape                    | Ok   | Modern | Occupied | Occupied ?  | ?   | n/a |  |
|  |  | 100 High Street     | Jaines Gift Box           | Ok   | Modern | Occupied | Occupied  | Occupied  | n/a | church above                                 |
|  |  | 101 High Street     | Sound Advice              | Poor | Modern | Occupied | Empty   | n/a   | n/a |  |
|  |  | 102 High Street     | Thomas Cook               | Ok   | II     | Occupied | Empty   | n/a   | n/a | reinstate old classical renaissance building |
|  |  | 103 High Street     | Gios                      | Ok   | II     | Occupied | Empty   | ?   | n/a |  |
|  |  | 103A High Street    | Nikko Morganti            | Ok   | II     | Occupied | Empty   | ?   | n/a |  |
|  |  | 103B High Street    | Flavour of Eastern Europe | Poor | II     | Occupied | Empty - PP and LB for conversion to single dwelling | Empty - PP and LB for conversion to single dwelling | n/a | poor shop frontage                           |



|   |   |                       |                             |      |        |  |  |  |     |  |
|---|---|-----------------------|-----------------------------|------|--------|--|--|--|-----|--|
|    |    | 104 High Street       | RH Fayers & Sons            | Poor | Modern | Occupied   | Empty  | n/a  | n/a | fenestration                           |
|    |    | 105 High Street       | Dry Cleaning and Laudrey Co | Poor | Modern | Occupied   | Empty  | n/a  | n/a |  |
|    |    | 106 High Street       | Empty                       | Poor | Modern | Empty  | Empty  | n/a  | n/a |  |
|    |    | 107 High Street       | Empty                       | Ok   |        | Empty - To Let<br>Cruso & Wilkin<br>01553 691691 | Empty - To Let<br>Cruso & Wilkin<br>01553 691691 | Empty - To Let<br>Cruso & Wilkin<br>01553 691691 | n/a | refit shop front-good condition inside |
|   |   | 108 High Street       | Hairshare Salons            | Ok   |        | Occupied   | ?  | n/a  | n/a | follow up on listing                   |
|  |  | 109 - 110 High Street | Lynn Café Bar Restaurant    | Ok   |        | Occupied   | Occupied   | n/a  | n/a | follow up on listing                   |
|  |  | 111 High Street       | IBA Insurance               | Ok   |        | Occupied   | Occupied   | ?  | n/a | follow up on listing                   |
|  |  | 112 - 113 High Street | Deck of Cards               | Ok   |        | Occupied   | Empty  | Empty  | n/a | follow up on listing                   |
|  |  | 114 High Street       | Artertons                   | Ok   |        | Occupied   | Empty  | Occupied?  | n/a | follow up on listing                   |

|   |   |                       |                |            |        |          |          |          |     |                |
|---|---|-----------------------|----------------|------------|--------|----------|----------|----------|-----|----------------|
|  |    | 115 - 117 High Street | My Dentist     | Ok         | Modern | Occupied | Occupied | Occupied | n/a |                |
|  |    | 118 High Street       | The Money Shop | Ok         | Modern | Occupied | Occupied | Occupied | n/a |                |
|   |    | 119 High Street       | Empty          | Burnt down |        |          |          |          |     |                |
|   |    | 120 High Street       | Café           | Ok         |        |          |          |          |     |                |
|   |   | 121 High Street       |                | Ok         |        |          |          |          |     | v poor signage |
|   |  | 122 High Street       |                | Ok         |        |          |          |          |     |                |
|   |  | 123 High Street       | Goldings       | Good       | II     | Occupied | Occupied | Occupied | n/a |                |