



Regeneration and Development Panel
Tuesday, 25th July, 2023 at 4.30 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. **Baxter's Plain Feasibility Study** (Pages 2 - 69)

Contact

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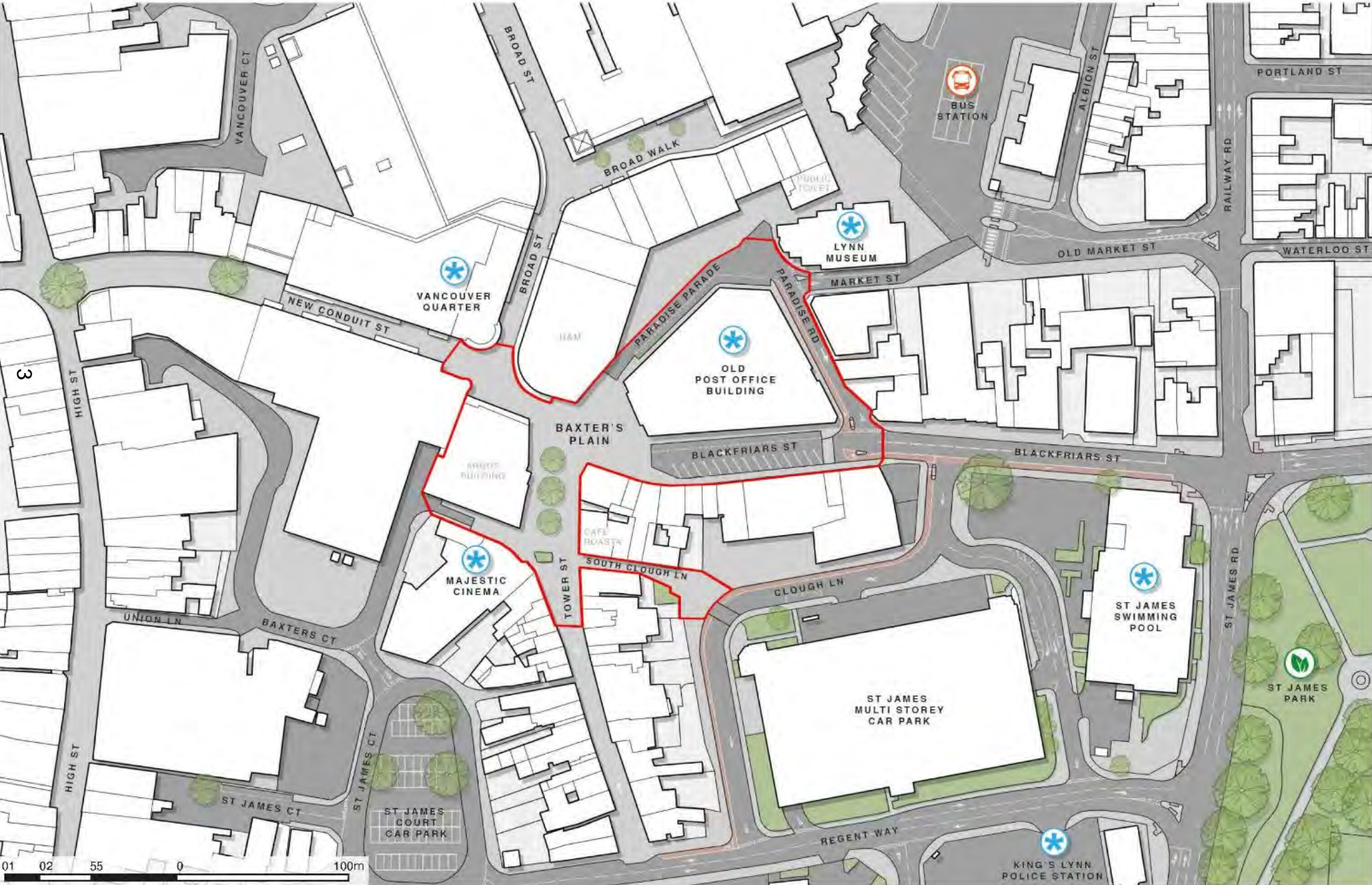
Baxters Plain, King's Lynn

Public Realm Concept Design

25/7/2023

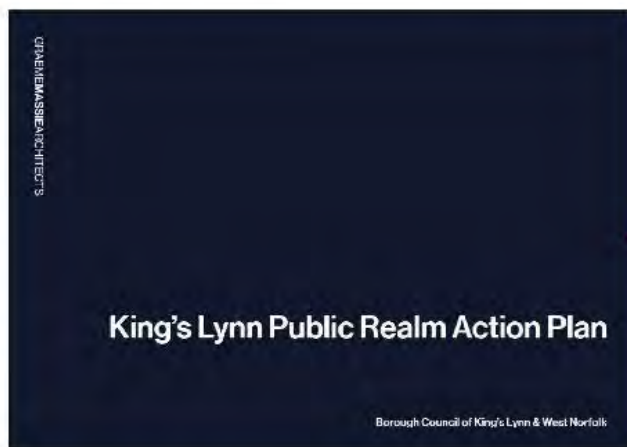
Baxter's Plain King's Lynn

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

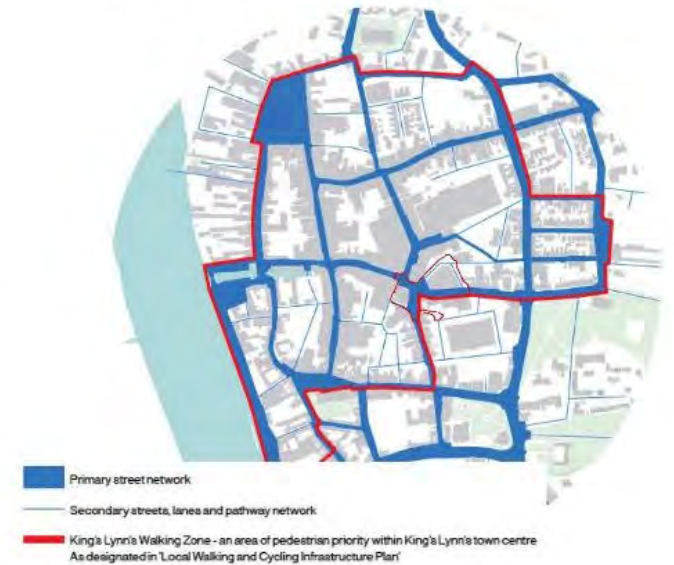
Urban Structure and Legibility



Activity and Use



Improve the Walking Routes and Pedestrian Environment



Improve the Green Infrastructure



Reinforce the Network of Spaces and Character

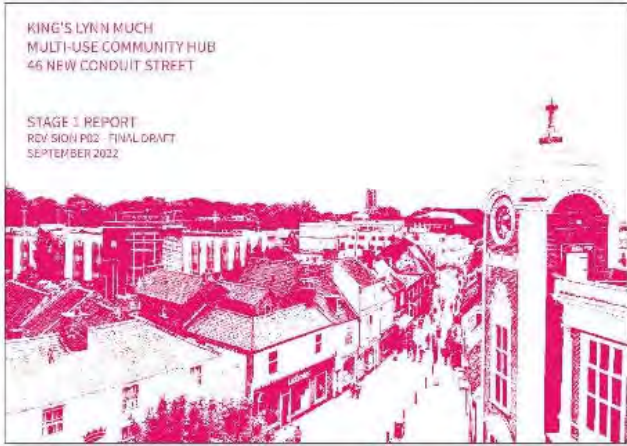


Route 1 - Railway Station to River



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.



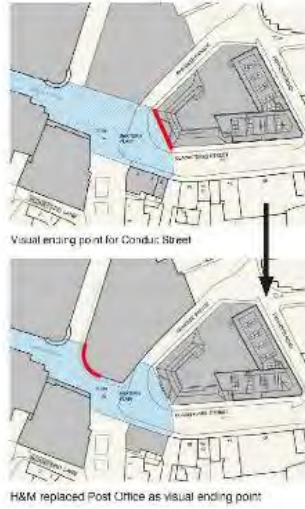
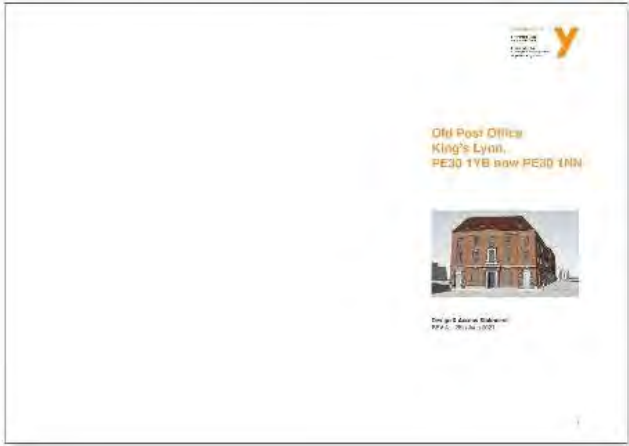
Sketch view of MUCH for inclusion in Business Case - Material and massing to be developed and tested further in RIBA 2



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



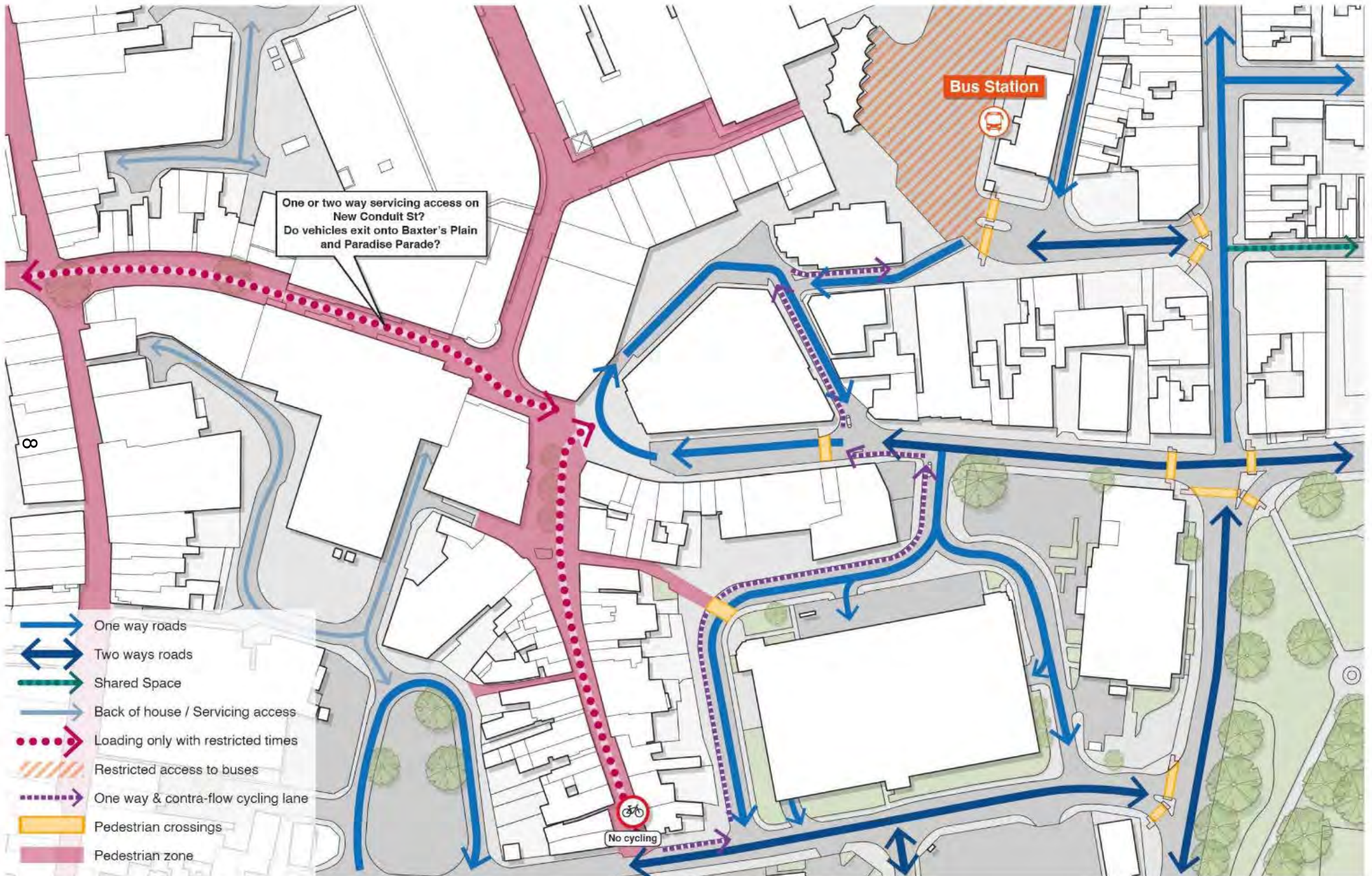
Bird's Eye View Residential roof top extension towards rear courtyard



Blackfriars street view

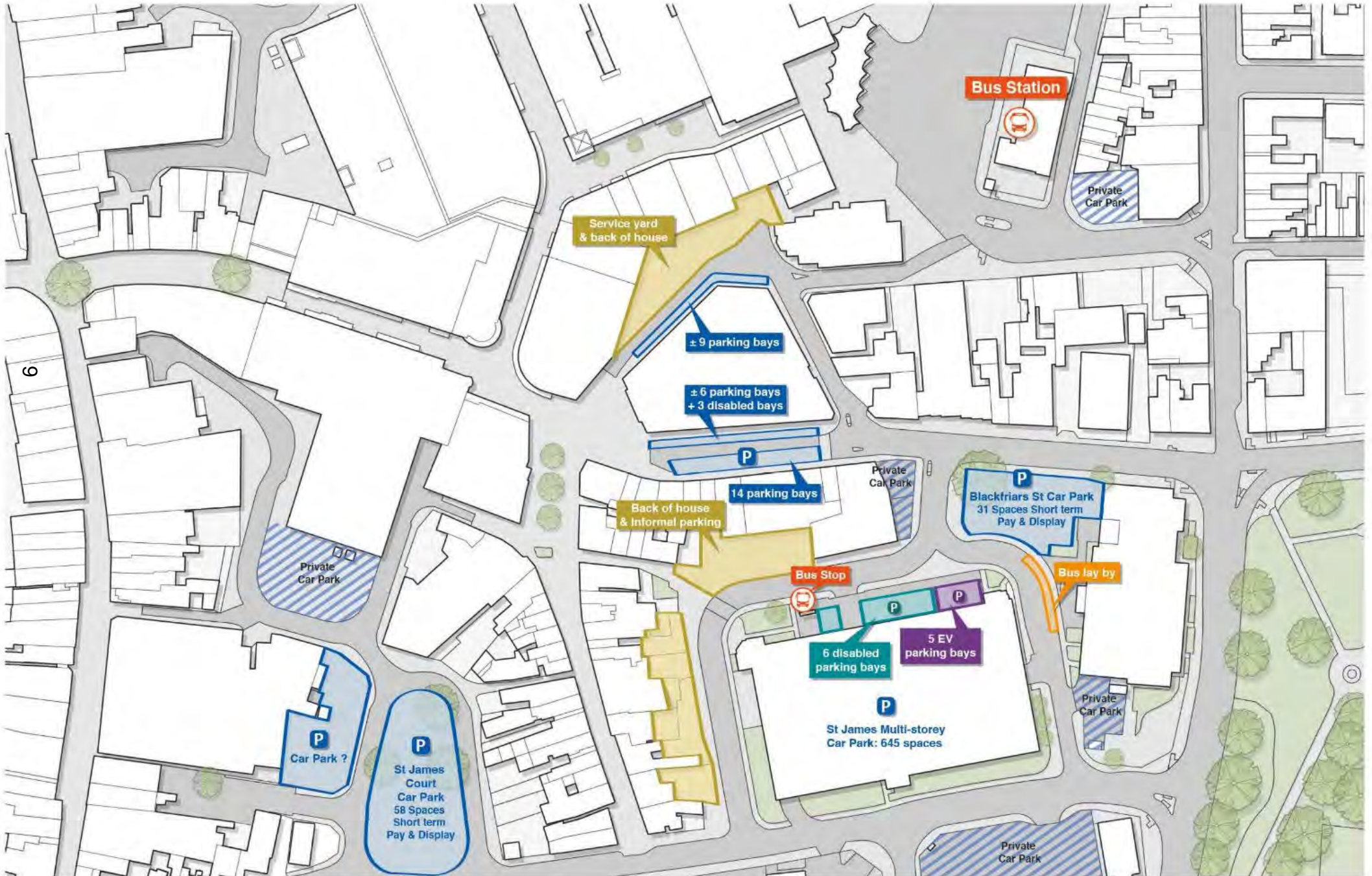
Baxter's Plain King's Lynn

Analysis - Cycle & Vehicular movement in the area



Baxter's Plain King's Lynn

Analysis - Car Parking



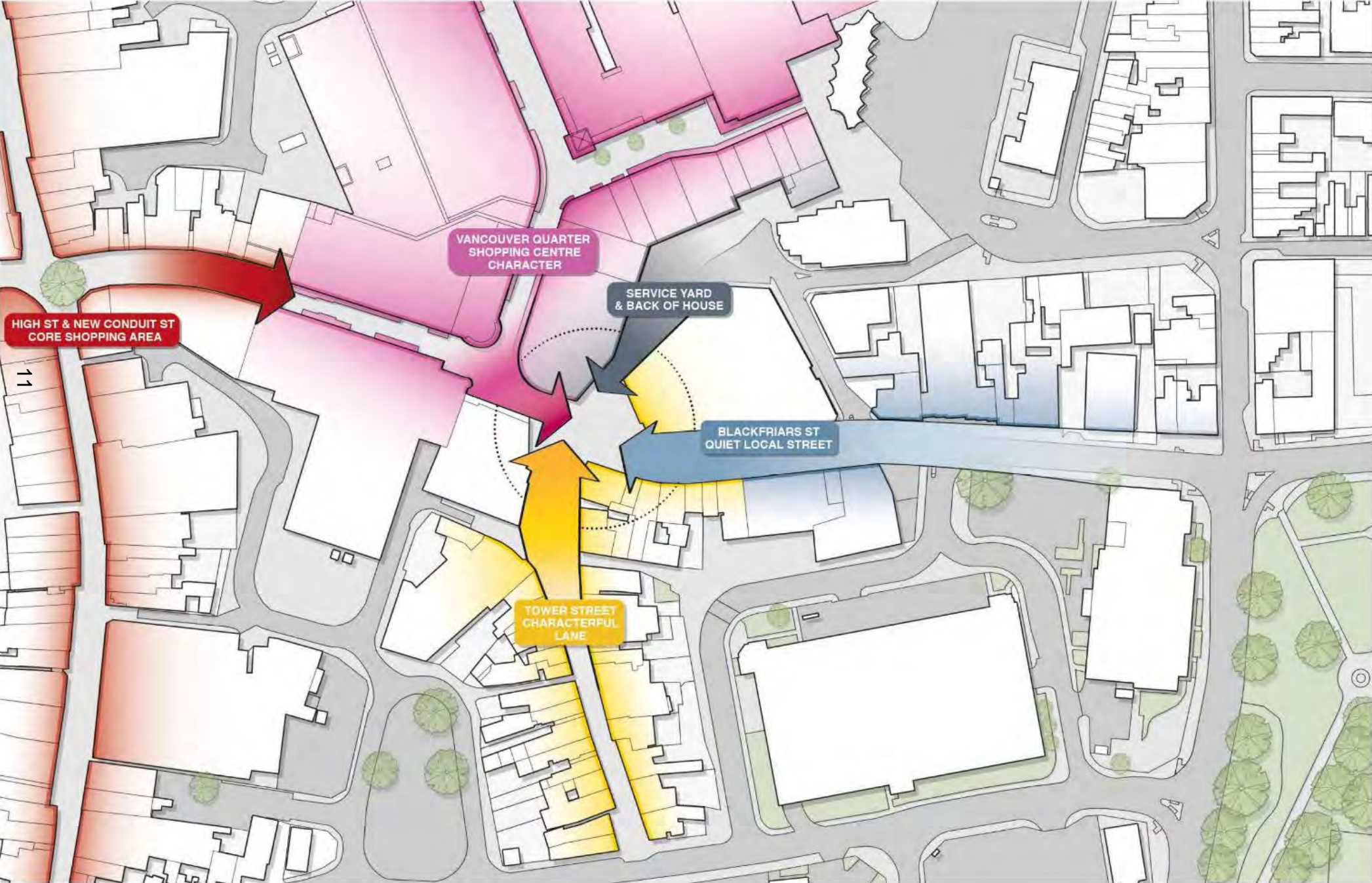
Baxter's Plain King's Lynn

Analysis - Key Buildings & Views



Baxter's Plain King's Lynn

Analysis - Different characters converging

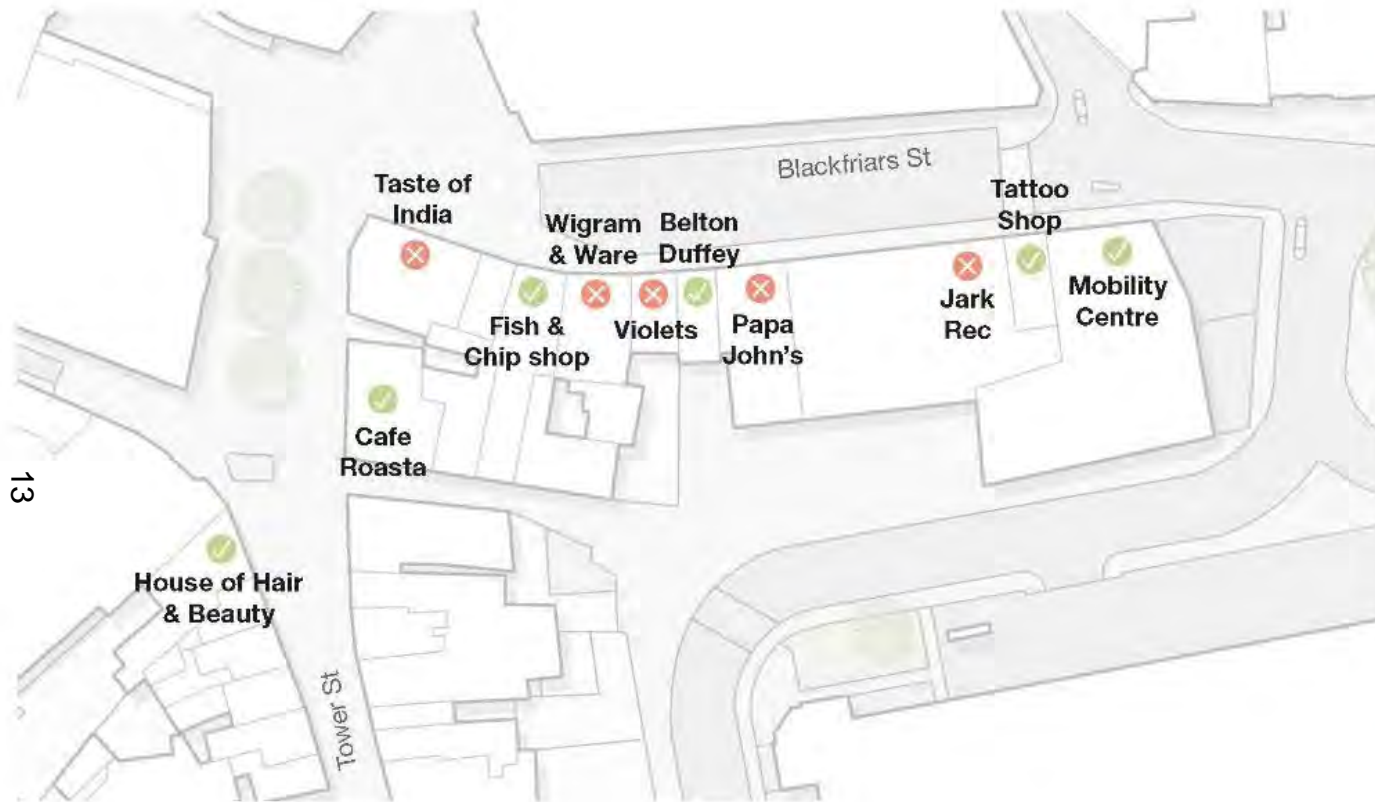


Baxter's Plain King's Lynn

Character of key public spaces & Buildings in town centre



Businesses who we talked to...



Questions:

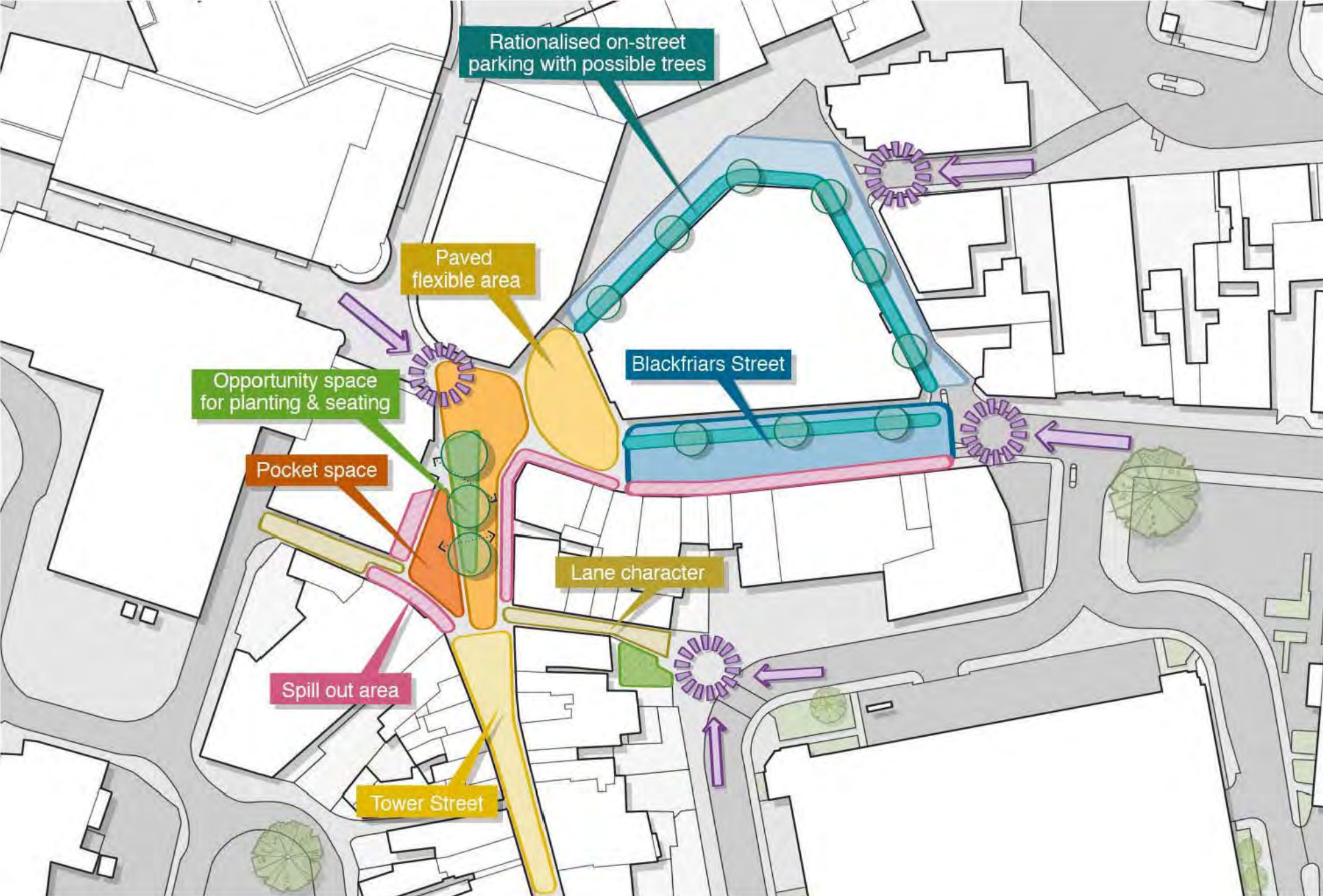
1. What is your general opinion of the street? If you were to make changes or improvements, what would you do?
2. Are there any areas in the immediate surroundings that feel unsafe – How would you improve them?
3. How important is car parking to you and your business - Do you receive deliveries – if 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...



Baxters Plain King's Lynn

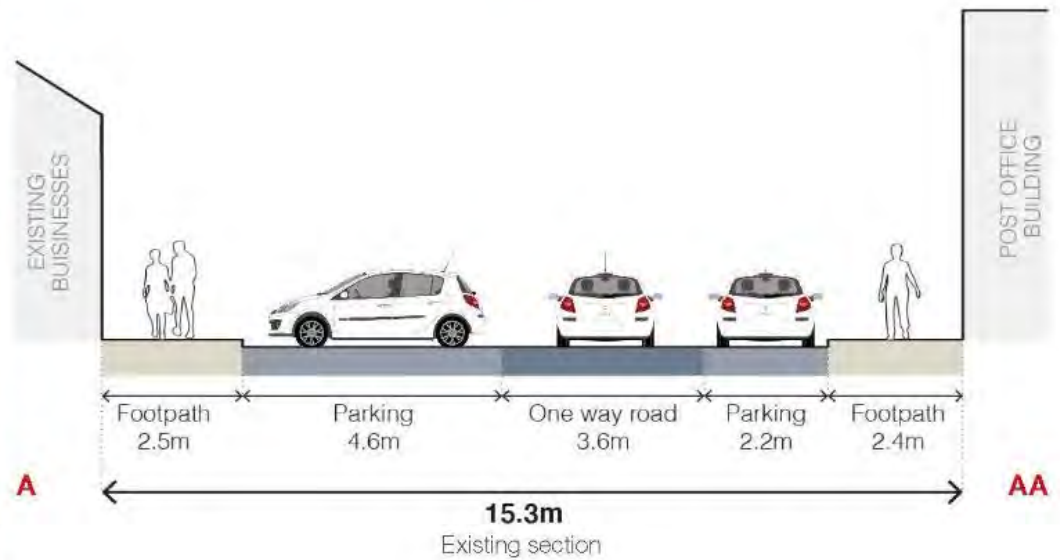
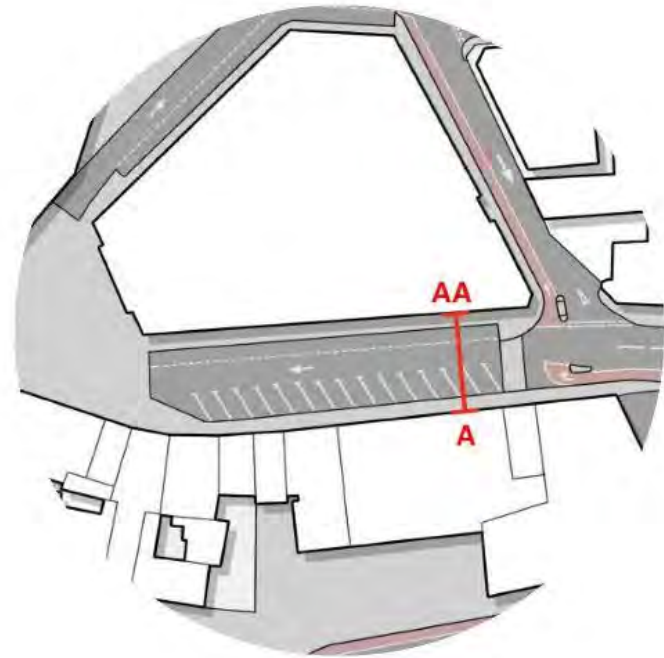
Spatial arrangement diagram



Baxter's Plain King's Lynn

Blackfriars Street

Existing photos





16



BRIDGE ST



Wine & Spirits
Violets
Tel: 766347

WINE

FISH & CHIPS

No waiting
10 pm - 6 am
except taxis

Loading
only
8 am - 10 pm
20 mins
No return
within 1 hour



CAUTION



17

17

Wicket & Wine
766347

FISH & CHIPS

PAVING



18

House of
Violets
Tel 166847

FISH & CHIPS
FRESHLY PREPARED
DAILY

WINE & SPIRITS



19

Violets
166347

WINE & SPIRITS

FISH & CHIPS



20

Violets
166347

WICKHAM & WINE

FISH & CHIPS



21

VIOLETS

Violets
766347

WINE & SPIRITS

FISH & CHIPS



22

House of Collections
Violets
Tel: 766847

FISH & CHIPS
FRESH SEAFOOD
DAILY

WINE



23

VIOLETS

Wine WISE
VIOLETS
Tel: 766847

FISH & CHIPS



24

Violets
766847

WINE WISE

FISH & CHIPS





26

Violets 766847

WINE

FISH & CHIPS





28

Board of Education
Violets
766847

FISH & CHIPS

TASTE



29

Board of Education
Violets
JUL 766847

WINE & MORE

FISH & CHIPS
FRESH SEAFOOD
SALADS

TASTE



30

Board of Education
Violets
JUL 766847

WINE & MORE

FISH & CHIPS
FRESH SEAFOOD
DAILY

TASTE

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

31



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



32



Future regenerated
Post Office facade

Building facades of least
architectural / visual interest

Building facades of
architectural / visual interest

The Wootton Bassett Station
33

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





35

H&M

TASTE OF INDIA

CHLOE'S



H&M

36

TASTE OF INDIA

CHLOE'S



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43

H&M





















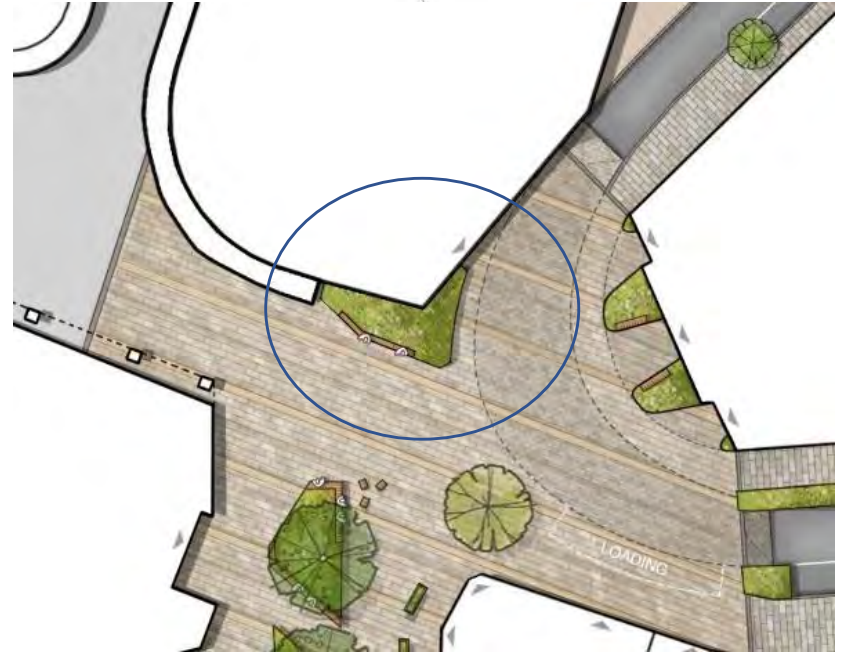


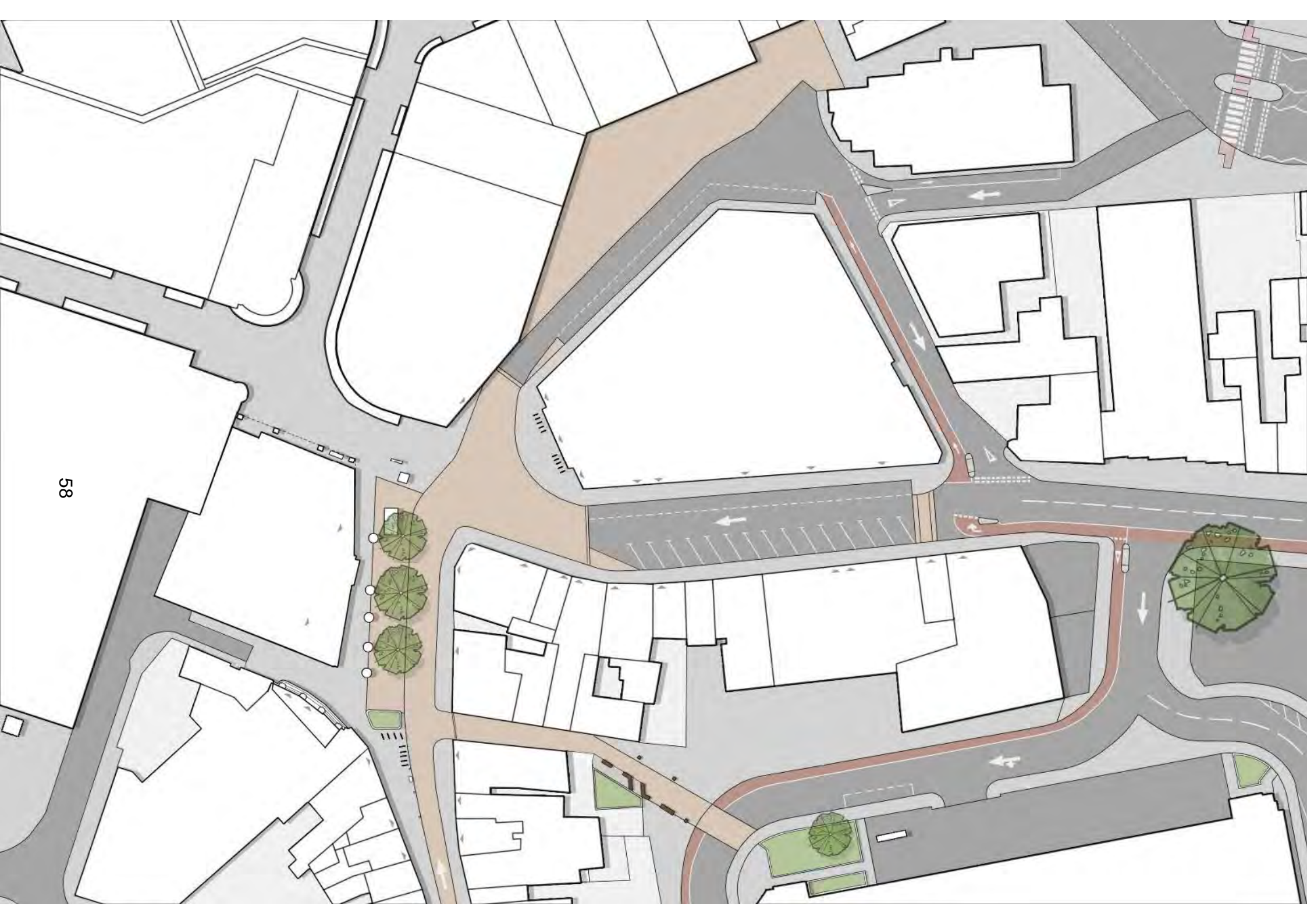






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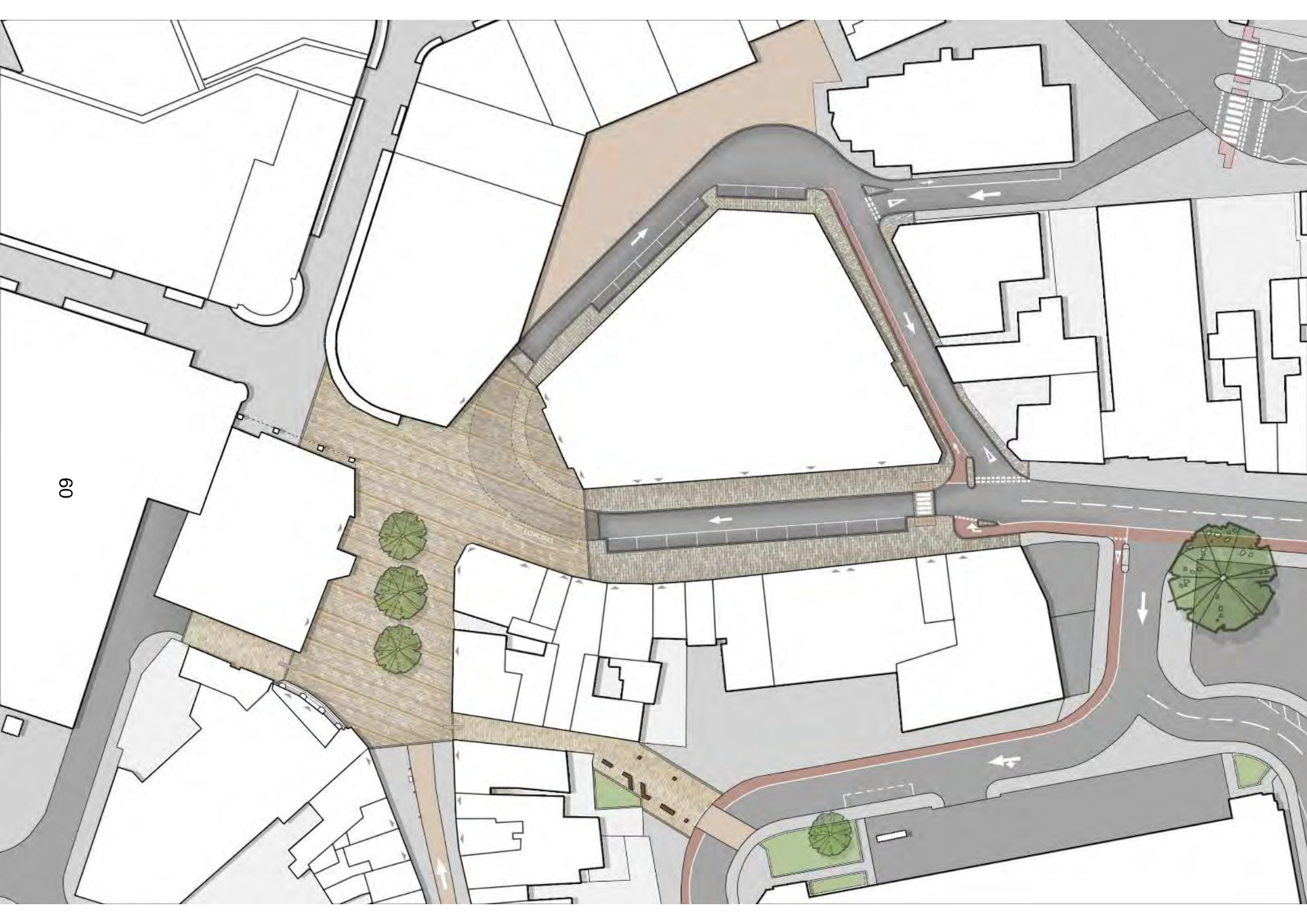




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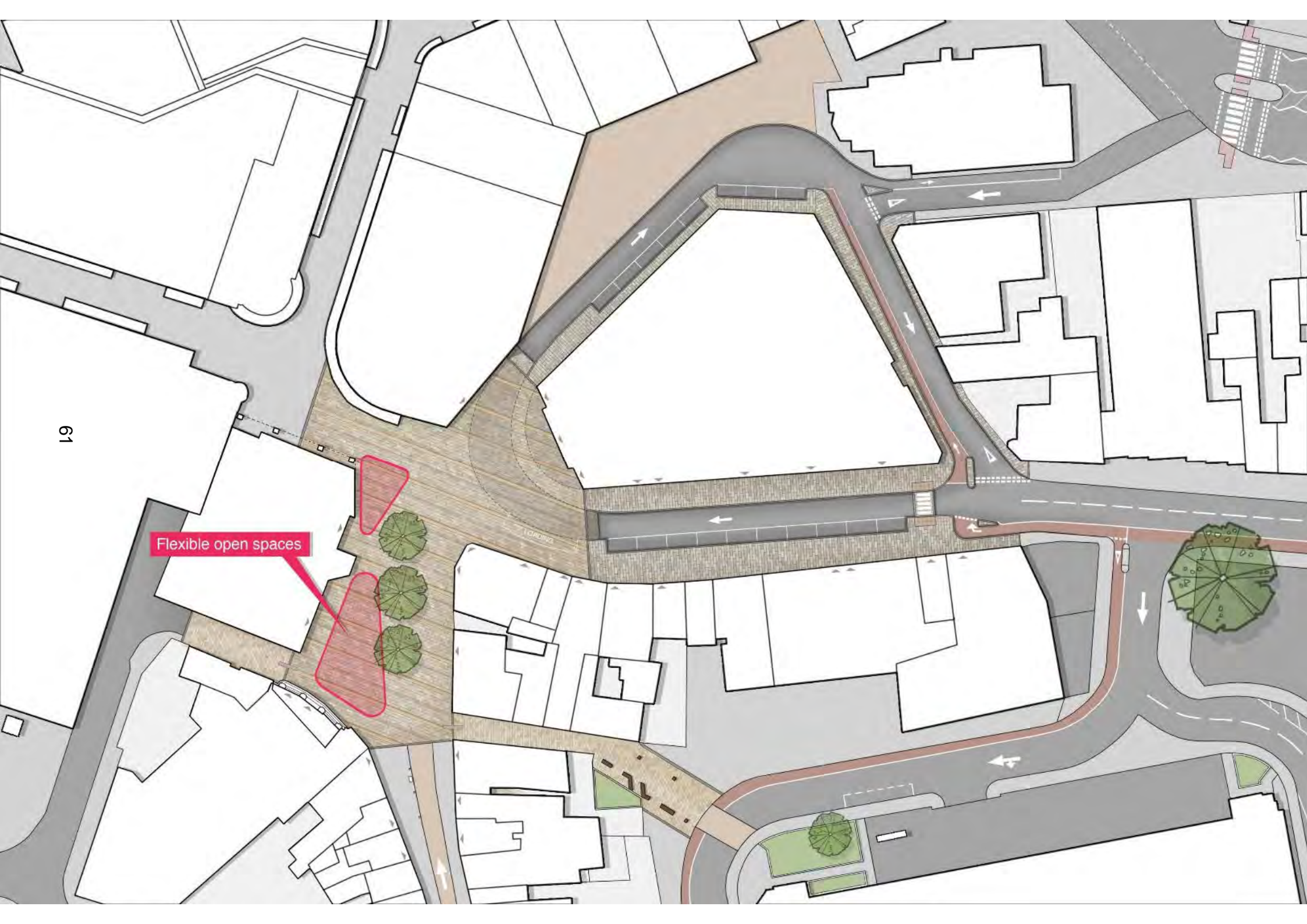


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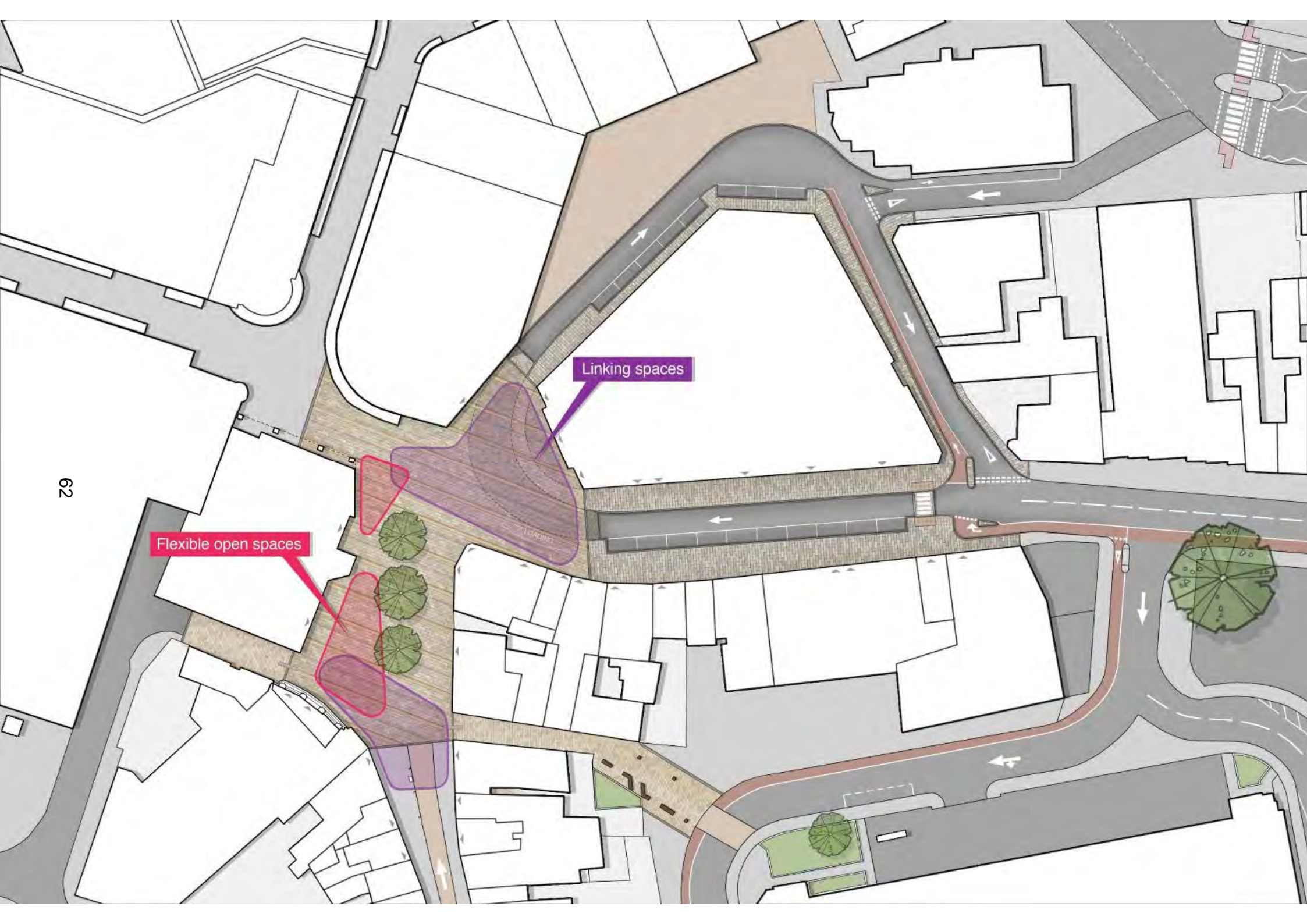
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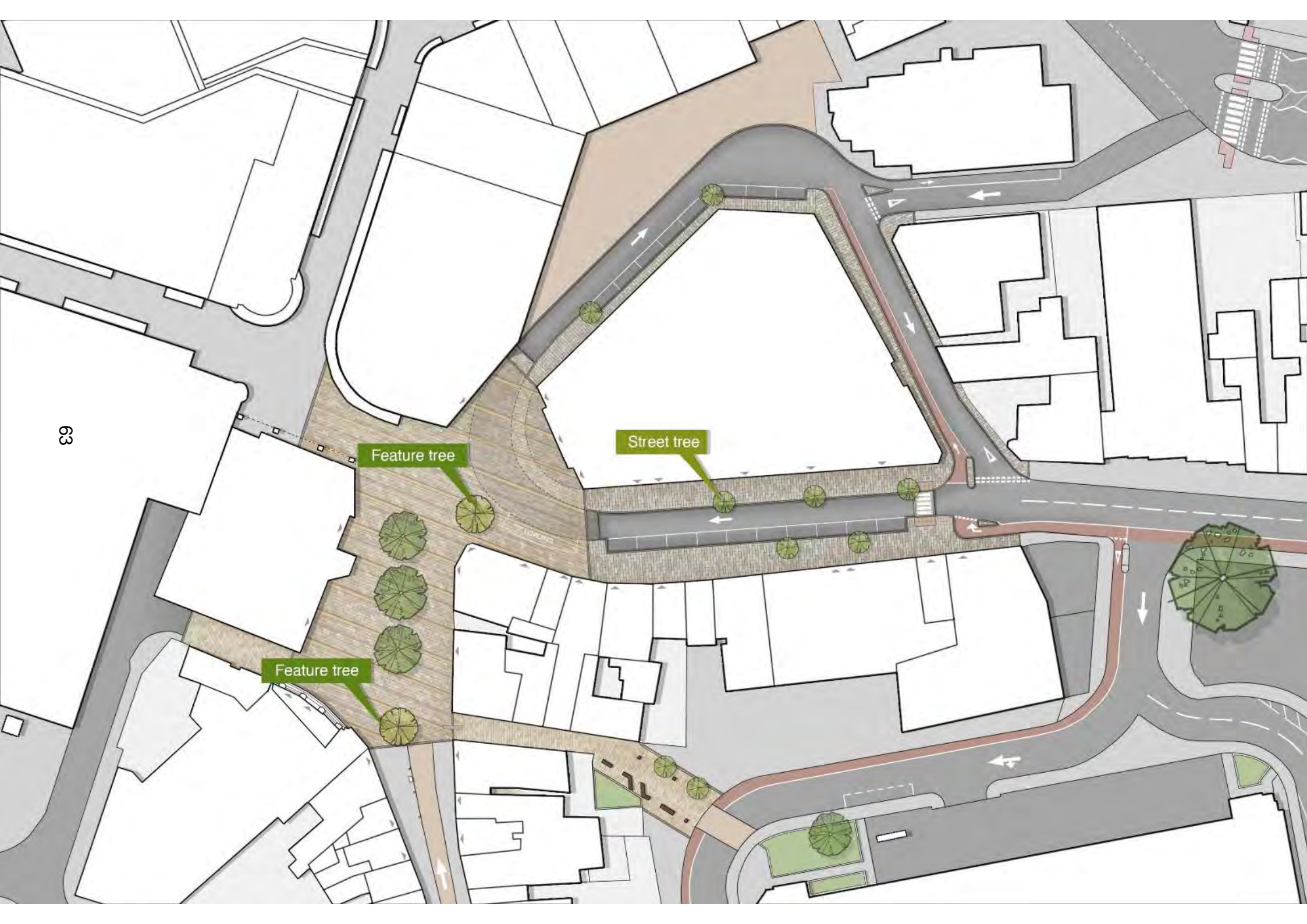
Flexible open spaces



Flexible open spaces

Linking spaces





Feature tree

Street tree

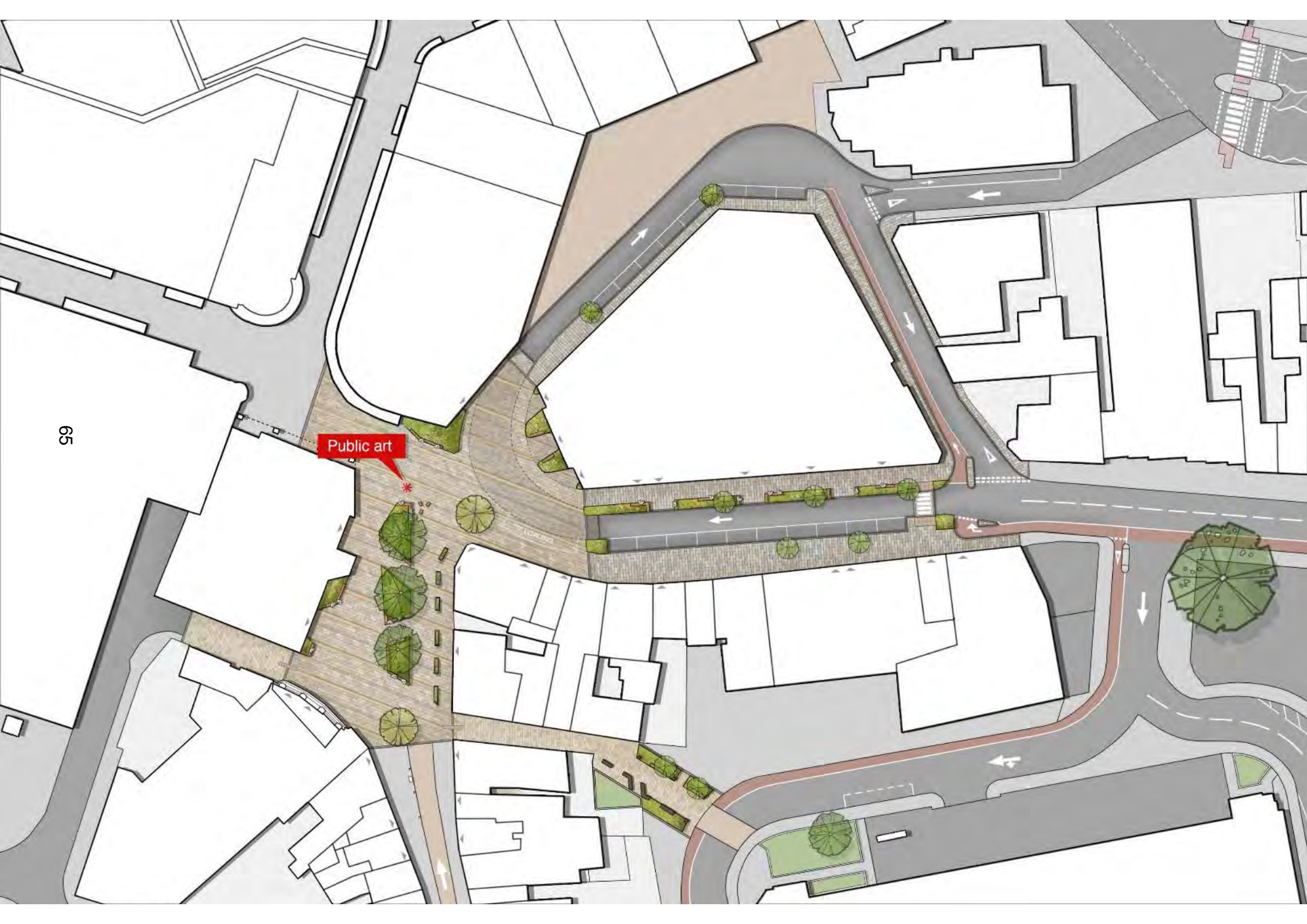
Feature tree

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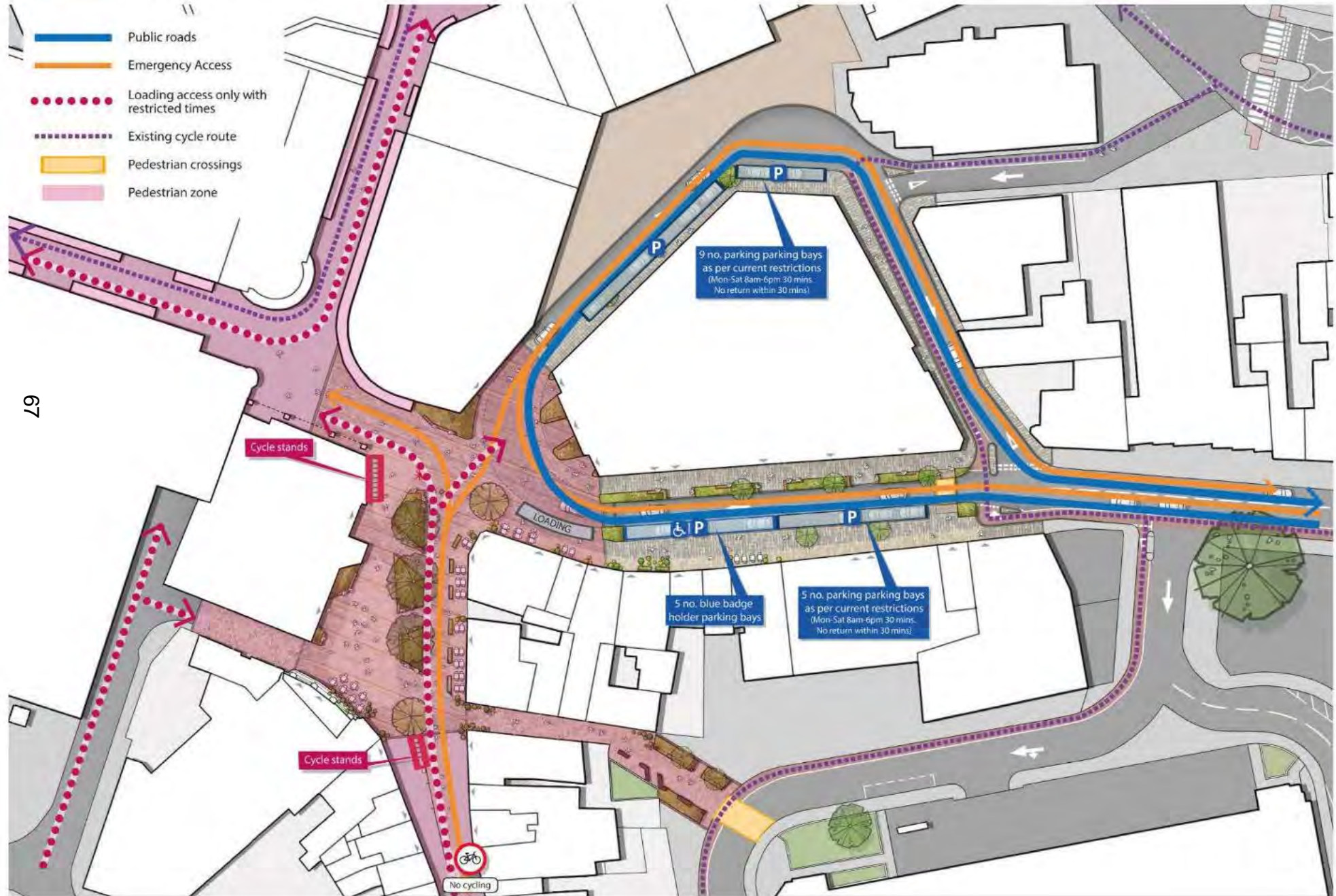
Public art

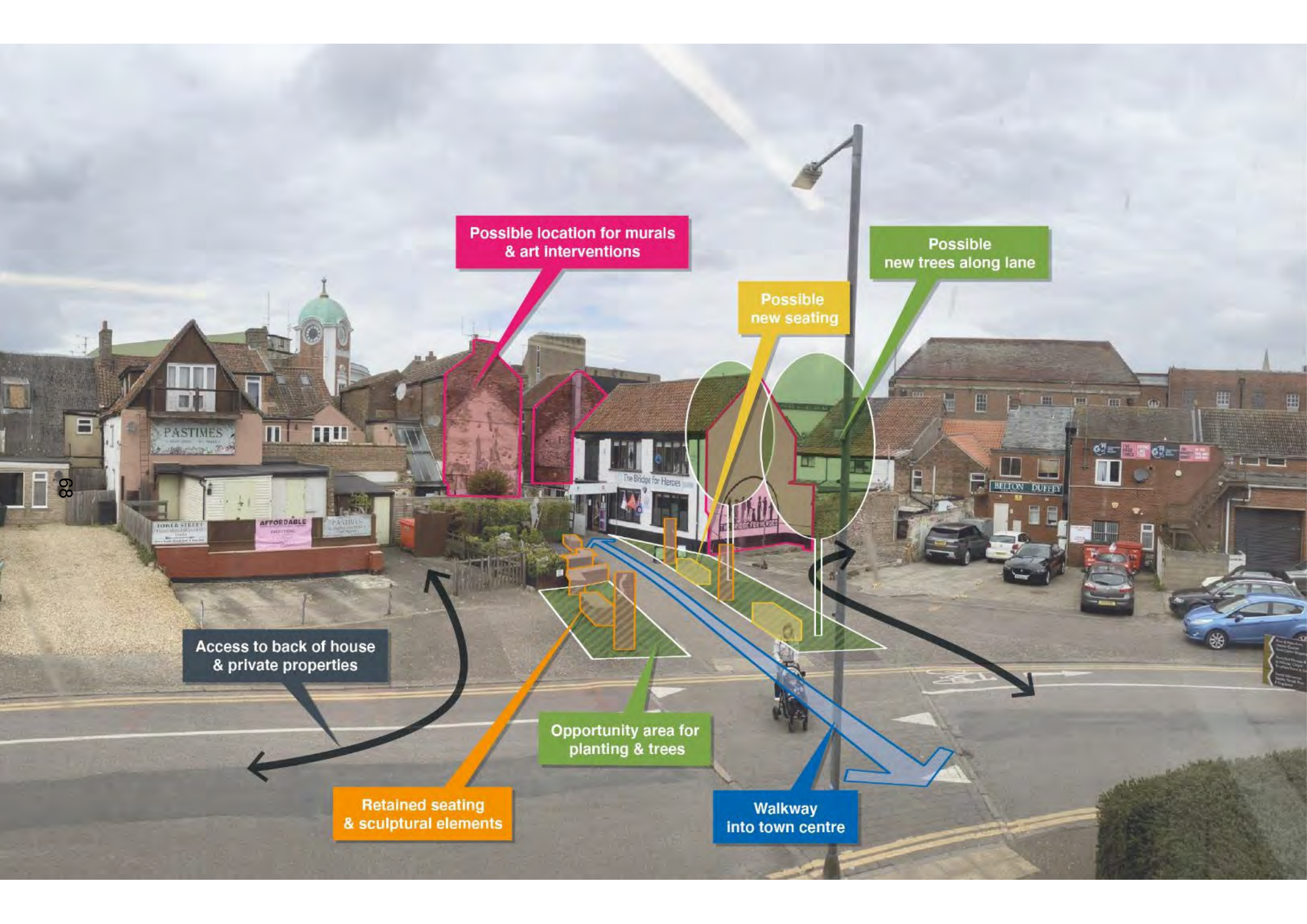




Baxters Plain King's Lynn

Proposed circulation diagram





Possible location for murals & art interventions

Possible new trees along lane

Possible new seating

Access to back of house & private properties

Opportunity area for planting & trees

Retained seating & sculptural elements

Walkway into town centre

89

LOWE STREET

AFFORDABLE

PASTIMES

The Bridge for Heretics

BELTON DUFFEY

Next steps

- 25th July – invited stakeholders
- 26th 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

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BDP.