



# King's Lynn Riverfront Delivery Plan Progress Update – Preferred Masterplan

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*‘The Regeneration Delivery Plan will form a key component of the Council’s regeneration plans and future posterity of King’s Lynn by providing a viable concept and implementation strategy for the redevelopment of key sites and vacant properties located on the historic quayside’.*

## **Appointed Team**

Urban Delivery in collaboration with Levitate (conservation, architects and urban design), Trident (build cost), BWB (environmental, flood and transport engineers)



# Study Area

Kings Staithe Square

Visitor Pontoons

Fishing Cooperative Quay

Nar Loop

Hardings Pits Doorstep Green

Probation Office

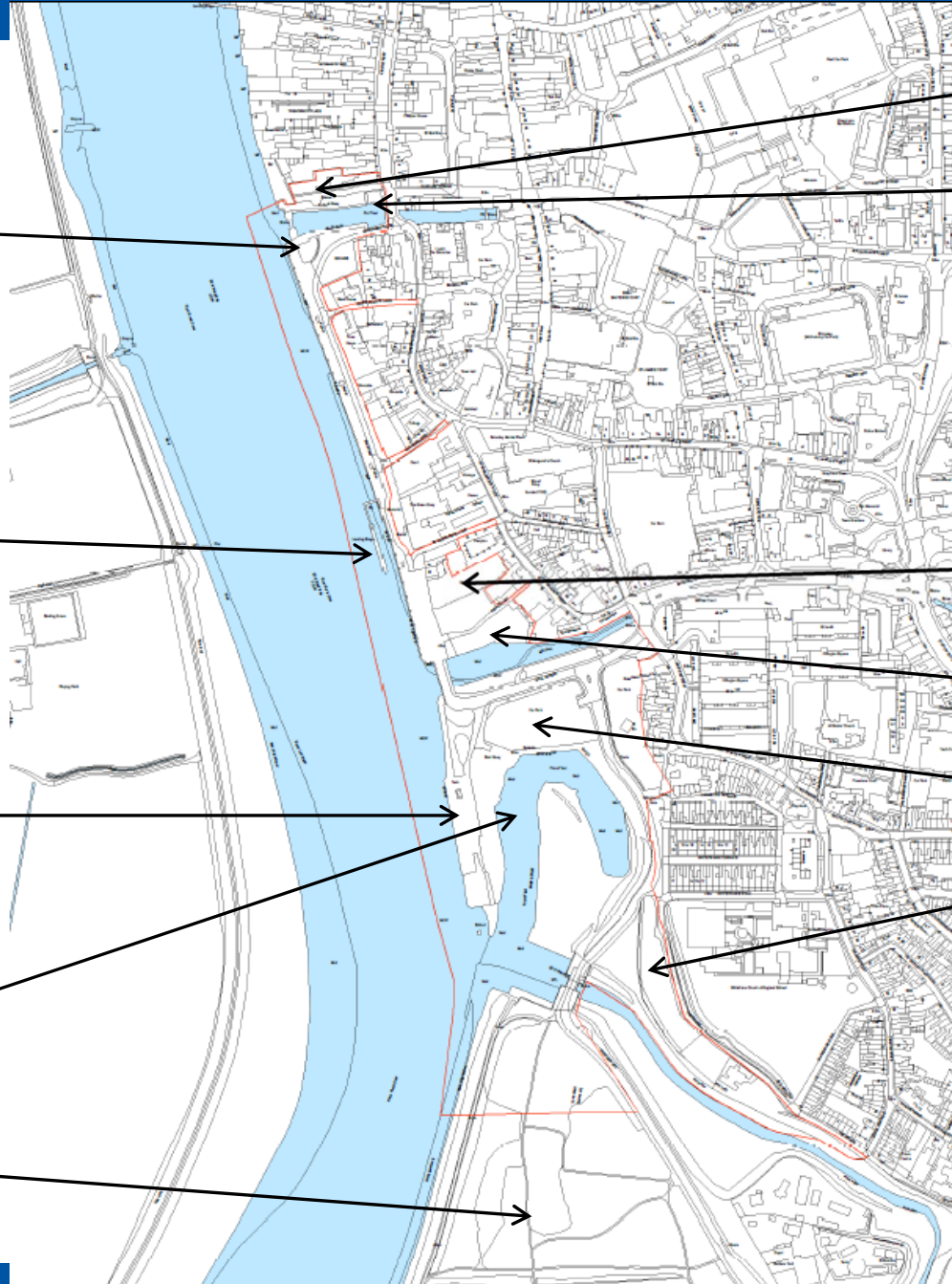
Customs House

Sommerfeld & Thomas site

Grain Silo Site

Boal Quay Car park

Land at The Friars

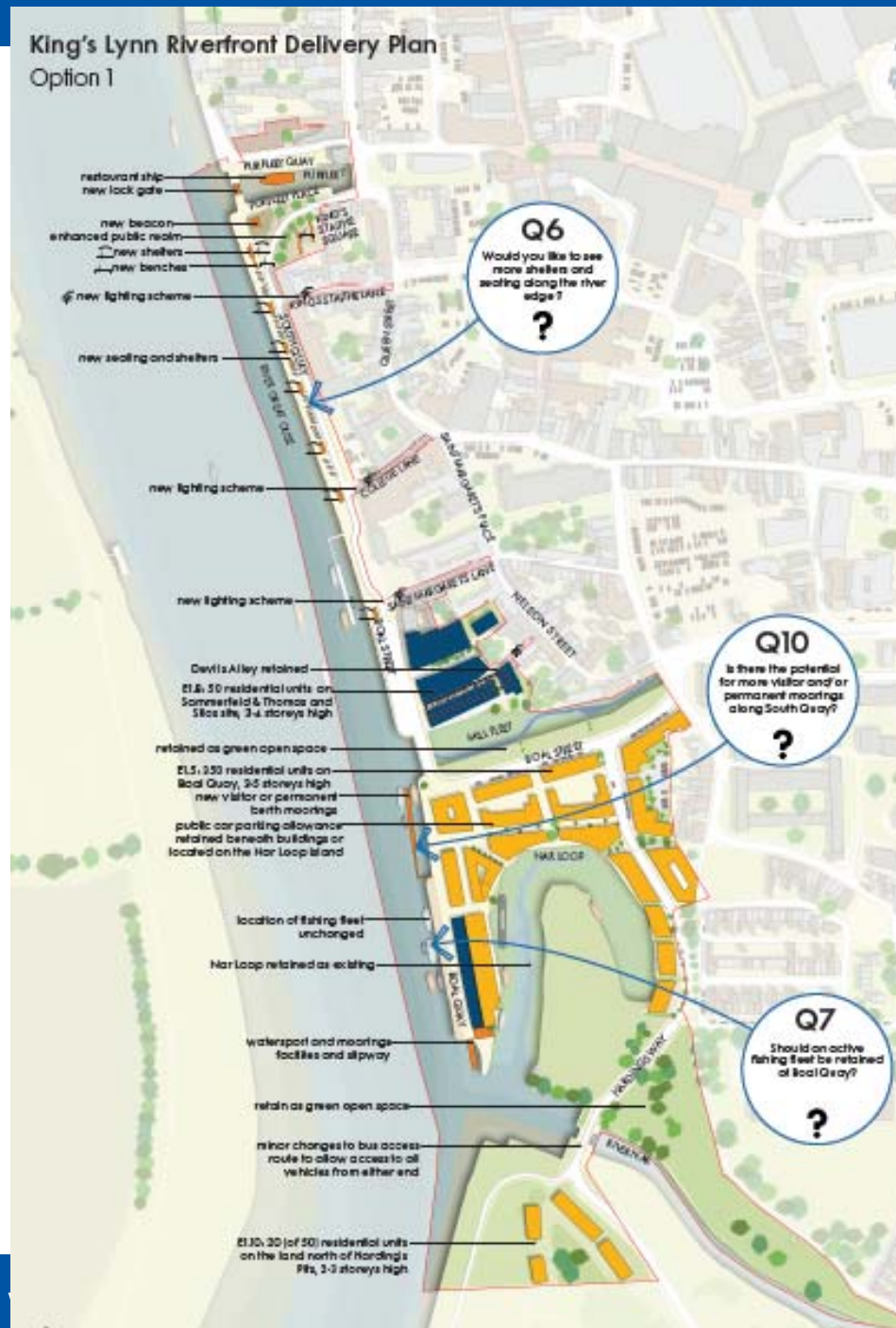


## The Vision

*'King's Lynn Riverfront becomes a vibrant river edge quarter threaded into the fabric of the existing town.'*



# King's Lynn Riverfront Delivery Plan Option 1



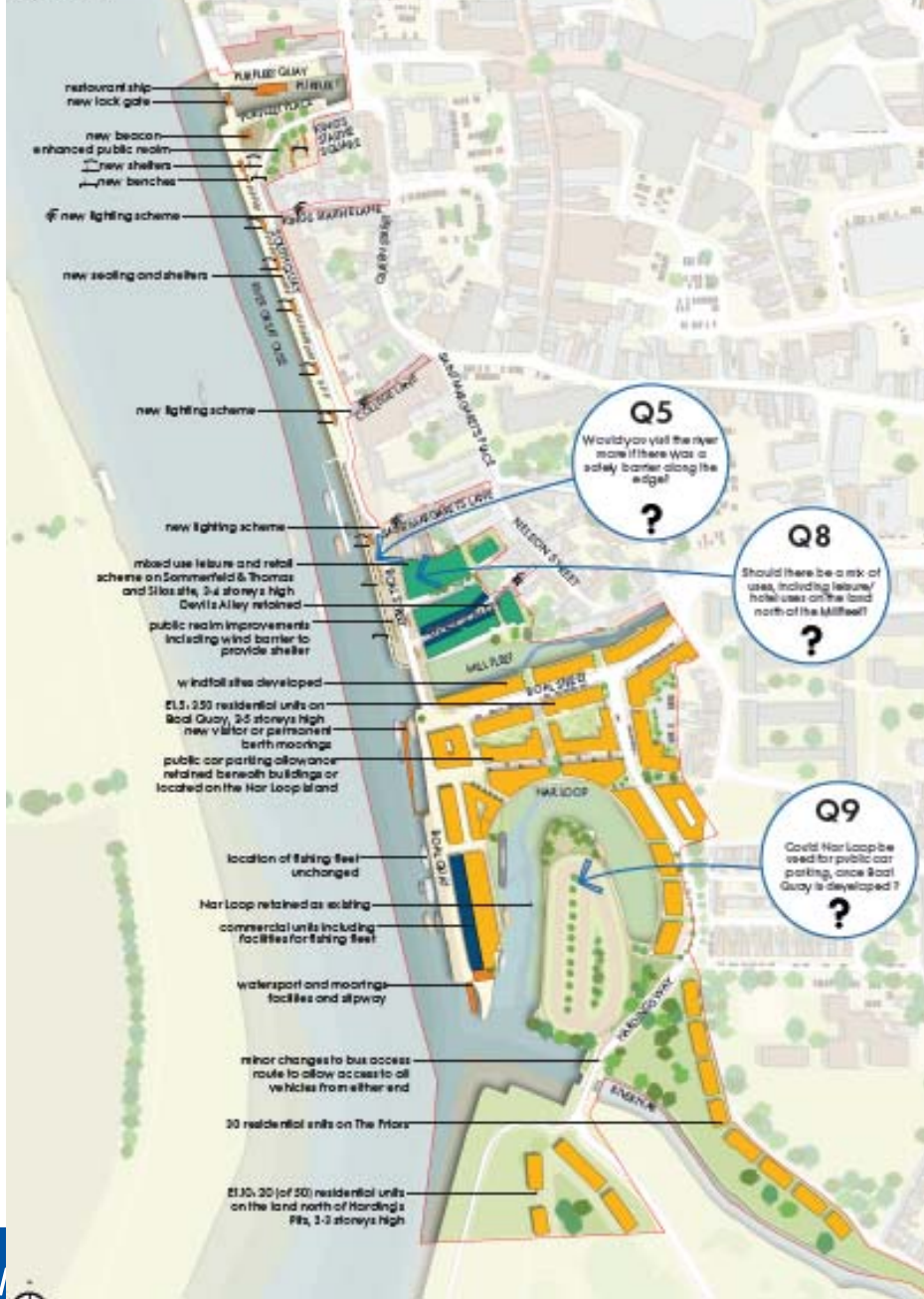
## Option 1:

- Lower density pure residential scheme
- Nar Loop retained as existing
- Residential – 404 units
- Commercial - none



# King's Lynn Riverfront Delivery Plan

## Option 2



## Option 2:

- Residential & Commercial Scheme
- Nar Loop retained as existing
- Public Car Park on Nar Loop 'Island'
- Residential – 435 units
- Commercial – 7420 sqm



# King's Lynn Riverfront Delivery Plan

## Option 3

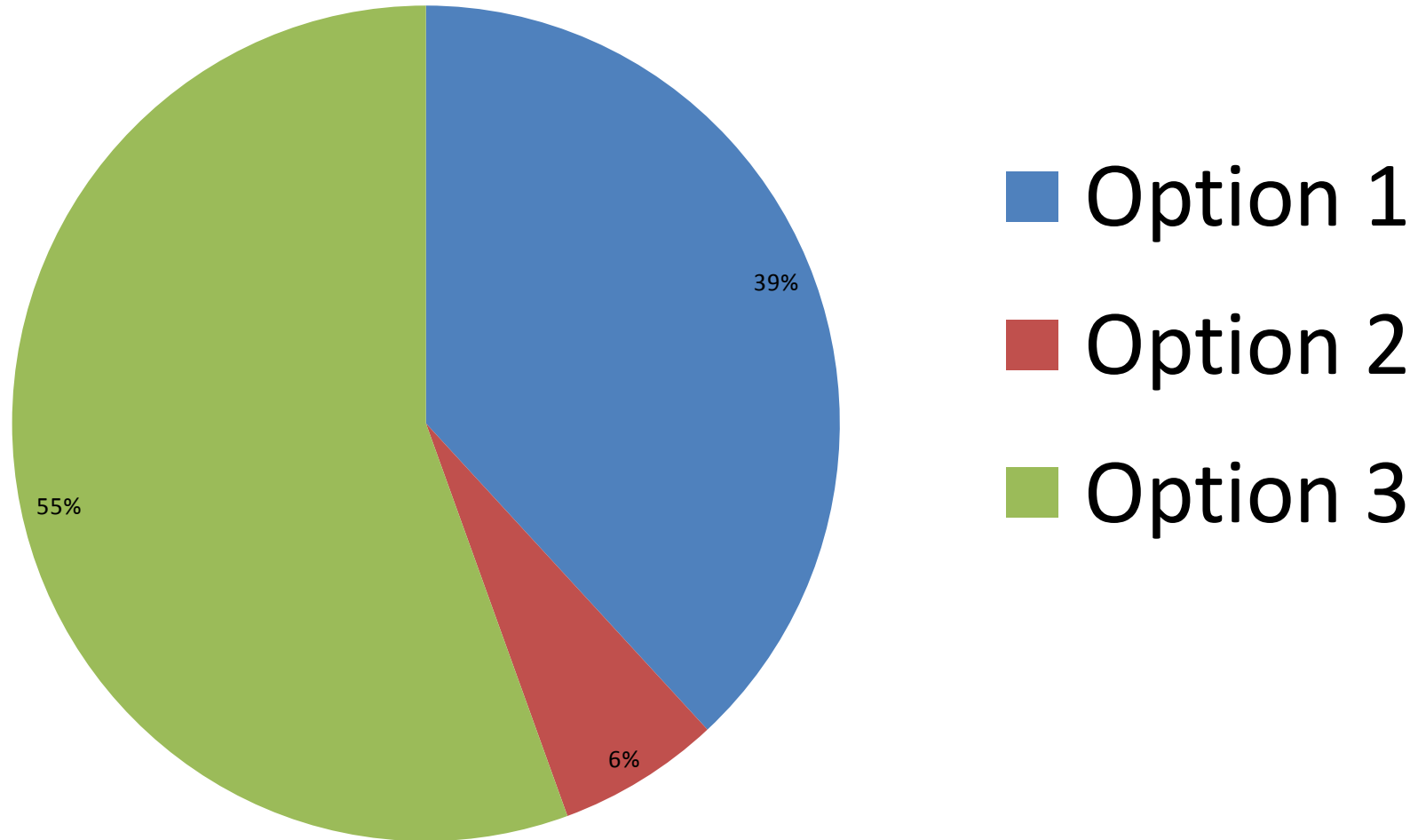


## Option 3:

- Residential & Commercial Scheme
- Enhanced Nar Loop
- Public realm/focal point
- Residential – 436 units
- Commercial – 7659 sqm



# Preference of Options





# Consultation Results

## Public Consultation Responses

- Over 250 people attended the public consultation
- 182 survey responses
- Supplementary responses from stakeholder groups.

## Key points/issues arising

- Opening of Harding's Way
- Impact of development on transport network
- Potential loss of public car parking
- Flood defences
- Appropriate scale/height of development.

## Key Stakeholder Consultation

- Environment Agency
- Natural England
- Norfolk County Council

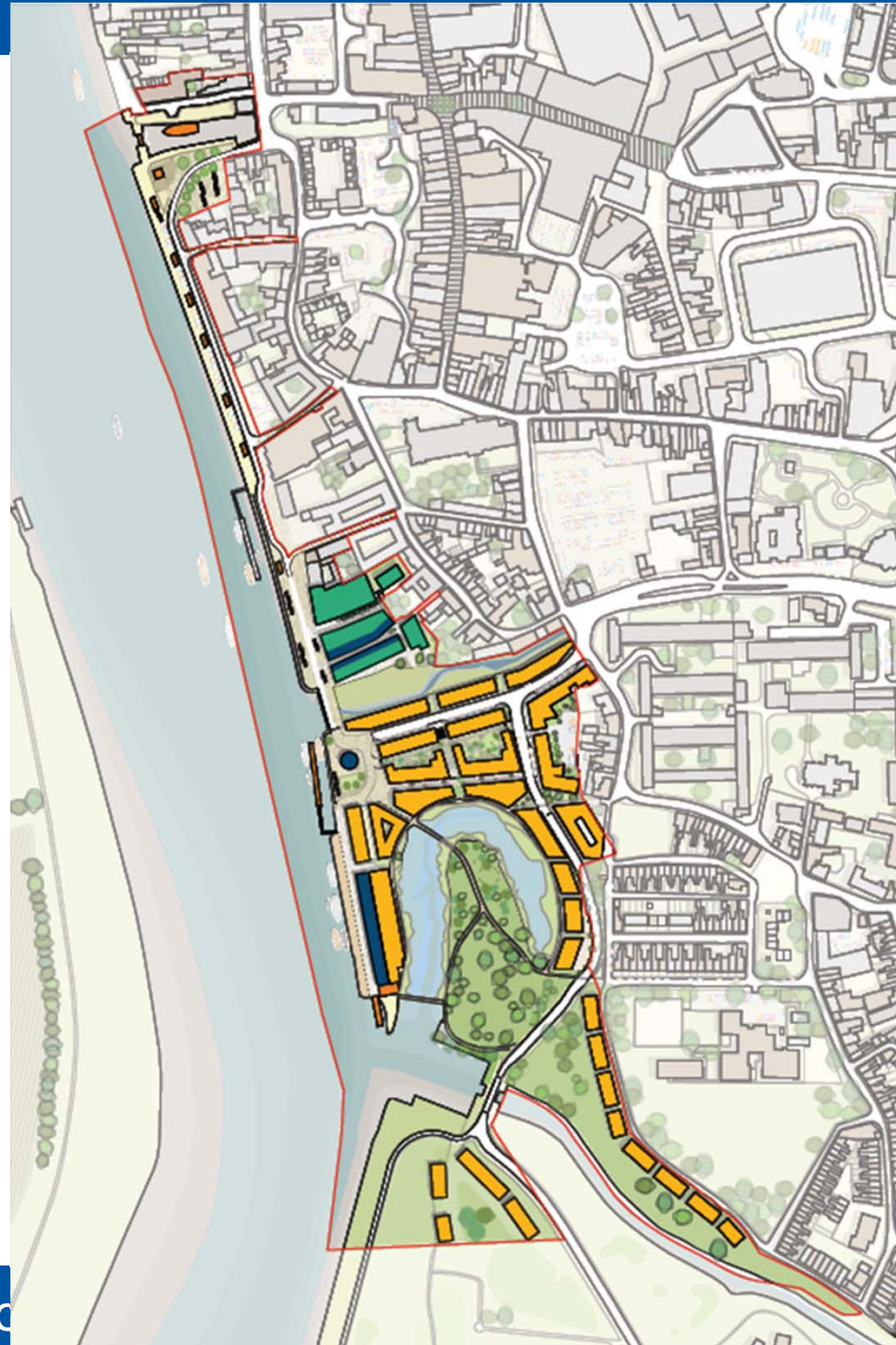


## Design Principles

- Focus on the water
- Repairs and extend the town's historic street pattern
- Create a network of public realm to link the waterfront quarter to the town
- Create proper streets, places, homes and workspaces – *sense of place*
- Scale and height of development should be appropriate to its setting
- Create opportunities for different types of development and uses each with their own qualities.
- Ensure any masterplan can be delivered in phases
- Sustainable transport including walking, cycling and use of public transport



# Vision Plan



# Recommended Phasing

1. Nar loop / Millfleet Infrastructure
2. Nar loop frontage
3. Boal Quay east
4. Boal Street
5. Land at the Friars
6. Land north of Harding's Pits

A – Sommerfeld and Thomas & Grain Silos site

B – South Quay/Purfleet Anytime



## Emerging / Connecting Initiatives

- King's Lynn designated as a Heritage Action Zone – priority project for delivery Plan
- Sommerfeld & Thomas Warehouse site sold.
- Probation Office sold
- Heads of Terms & Council Infrastructure funding agreed for 'Merchant Adventurer' tall ship /floating restaurant in Outer Purfleet.
- Develop the 'Sail the Wash' brand and navigational infrastructure
- England Coast Path (due for implementation 2018)



## Next Steps

- Council Endorsement and Approval to test and develop scheme further
- Develop design for enabling / pre development works
- Explore delivery options
- Car Parking & Traffic implications
- Explore external funding opportunities
- Establish Riverfront Stakeholder Forum



# Delivery options

- Council
- Council and developer / investor partner
- Developer / investor
- Do nothing



# Potential Funding Sources

- Department for Investment and Trade
- New Anglia / GCGP LEP – Growth Deal
- Homes & Communities Agency
- Coastal Community Fund





**Any Questions?**

