

Borough Council of
**King's Lynn &
West Norfolk**



Heritage Action Zones
Historic England

Masterplanning Brief Southgate Regeneration Area

Friars' Fleet Boatyard, King's Lynn, oil possibly by James Sillett, catalogued as 1800-1820. Norfolk Museums Service

Background

Town Investment Plan alignment; to repurpose the town centre and historic assets for visitors and residents, The Southgate Regeneration Area is a key strategic site identified in the TIP.

Heritage Action Zone Delivery Plan – priority area following previous work by R&D Panel

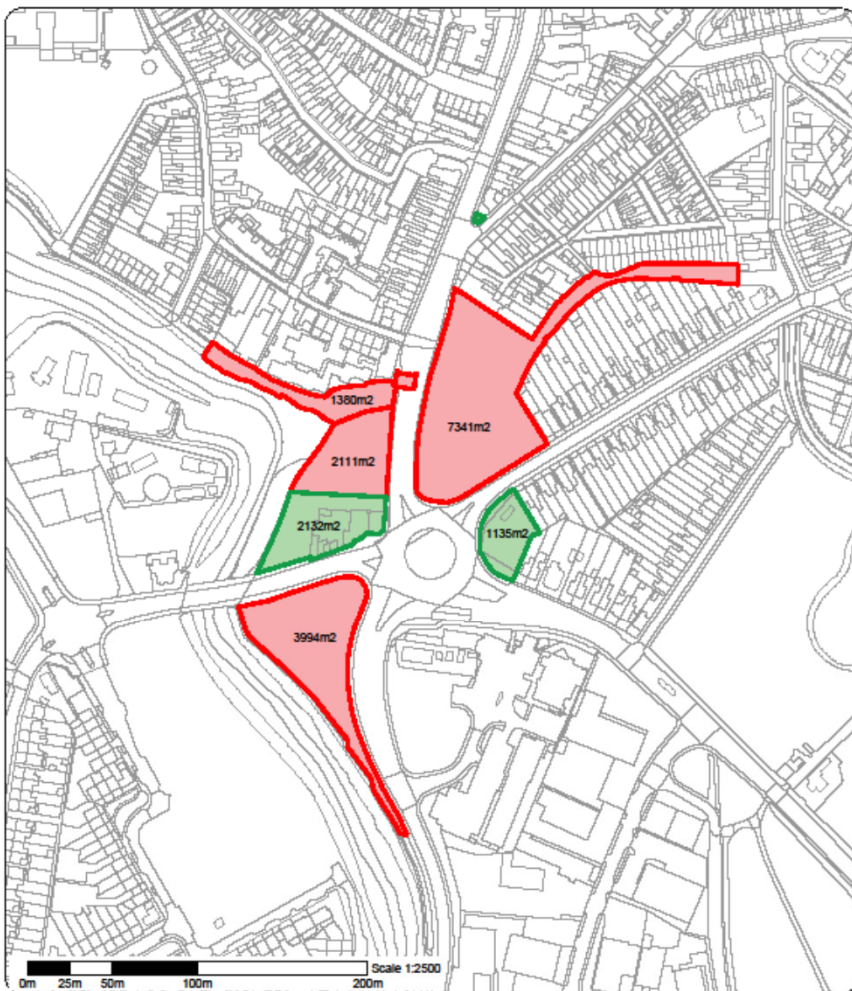
The masterplan will guide future development and investment in the site, in line with the aims of the **Heritage Action Zone (HAZ)** to;

- Stimulate local economic growth
- Maximise the economic potential of heritage assets
- Strengthen the character of King's Lynn conservation areas
- Improve King's Lynn's Town Centre's competitiveness as a sub-regional centre

Recent studies / Previous Work

- Historic England HAZ Research Reports and Listing review
- **HAZ Unlocking Brownfield Sites Study**
- **King's Lynn Area Transport Strategy**- London Rd/Southgate Roundabout feasibility study
- **Future High Streets Fund** – Southgate Gateway road diversion
- **Masterplan** will bring together the above work to prepare a holistic and comprehensive strategy for the whole area
- **Business Rates Pool funding secured** - funding for the development of a masterplan, developed design (RIBA Stage 2-3) and necessary supporting studies, surveys and site investigations

Sites in Study Area



Sites	Area m ²	Ha	Ac
Land to the east of London Road : <ul style="list-style-type: none"> • Bus Depot (BCKLWN owned) • Former Petrol Station (BCKLWN owned) • Southgate Park (BCKLWN owned) • Part Middleton Stop Drain (BCKLWN owned) 	6,163	0.61	1.52
Land to the west of London Road (and to north of Wisbech Road) <ul style="list-style-type: none"> • Former Ford Garage/HSS Tool Hire (BCKLWN owned) • Arnold's Gym (BCKLWN owned) • Public Open Space • Gourmet Restaurant • CTS Alarms • 4No retail units • Hard-standings & car parking (BCKLWN part owned) 	5,000	0.5	1.23
Former Project Office (Transco) site (BCKLWN owned)	3,835	0.38	0.94
Advertising Hoarding (recently sold at auction)			
Total	14,998	1.5	3.7

Borough Council of King's Lynn & West Norfolk  Tel: (01553) 616200 Fax: (01553) 616682 Email: EDandP@west-norfolk.gov.uk	Title Masterplanning Area (approximate)		Scale 1:2500 @ A4
	Project / Details Southgate Regeneration Area Plan	Drawn by JG	Date 10/11/2020
		Drawing / Reference Number N/A	

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Southgate Gateway - Road Diversion Scheme (FHSF)

Wynne-Williams Associates landscaping plan for the area around the Southgate and southern portion of London Road. To contextualise, enhance and support the monument within a new development setting.

Historic England are supportive of the rerouting of London Road to preserve and enhance the setting of the Ancient Scheduled Monument.

Informed by KLATS Feasibility Study of London Road and Southgates Roundabout. Design allows for future changes to roundabout if required.



Project Scope

Comprises 2 elements;

- 1. Masterplanning** – including any further site investigations and surveys to further assess the preferred site masterplan, viability and delivery mechanism for the scheme.
- 2. Site clearance** of key sites that have a detrimental impact on the gateway to the town centre prior to any future redevelopment.

A map of King's Lynn c 1589,
copied from a lost original;
this version comes from
Henry Harrod 1874



*Report on the Deeds and
Records of the Borough of
King's Lynn. King's
Lynn/London: Thew &
Son/Lade,
Simpkin, Marshall & Co*

Lead Professional's Masterplanning Brief

Assessing the feasibility (development potential and viability) for mixed use redevelopment options for the public realm, vacant sites and derelict properties within the red line boundary, broken down into three key land uses to consider;

1. Buildings and Build Form
2. The Street Network
3. Open Spaces and Landscaped Areas

Lead Professional's Masterplanning Scope

- Review of existing known site information, constraints and previous work to develop design principles, concept layout and design for the area, considering infrastructure requirements, building design and public realm improvements.
- Assess the feasibility, market demand and viable uses for potential development on area identified in the site plan (appendix 1).
- Understand and establish the correct quantum of development following past reports and studies and engagement with key stakeholders.
- Prepare outline specification and preliminary cost information for the masterplan
- Prepare project delivery plan incorporating land assembly, programme, cost and funding strategy for the site.
- Public consultation on the options and preferred masterplan.



Project Timescales & Key Milestones

Masterplanning brief to HAZ Partnership Board	19 th March 2021
Master planning brief to Officer Major Projects Board	25 th March 2021
Master planning brief to R&D Panel	13 th April 2021
Master planning brief Cabinet Sign off	June 2021
Tender	July 2021
Masterplanning	August to December 2021
Public Consultation	November 2021
Final Masterplan	January 2022



Questions & Discussion



‘The launch of a ship at the Friars or Southgates shipyard’, catalogued as c 1800, by an unknown artist. Norfolk Museums Service.