

# Baxters Plain, King's Lynn

## Concept Design



BDP(90)R02 December 2023

**BDP.**





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Produced by



Client

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



## Revision Record

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R01	08.11.23	Draft work in progress	Written by MC	Checked by MK
R02	19.12.23	Final Issue	Written by MC	Checked by MK

## The Brief

We were commissioned to undertake a concept design and feasibility study by Borough Council of King's Lynn & West Norfolk (BCKLWN) and Norfolk County Council. The study area is identified within the red line boundary in the diagram opposite.

The scope of this project is to develop potential proposals for public realm enhancements in the area and provide QS cost estimates. The outcomes of this stage of work will inform the final design and be the establishment of a scheme jointly endorsed by BCKLWN & Norfolk County Council as a key project partner and determine the preferred route to delivery.

The scope aims to develop a vision, set the design principle and develop the concept design in addition to assessing the feasibility and cost for the public realm enhancements for Baxters Plain within the red boundary line.

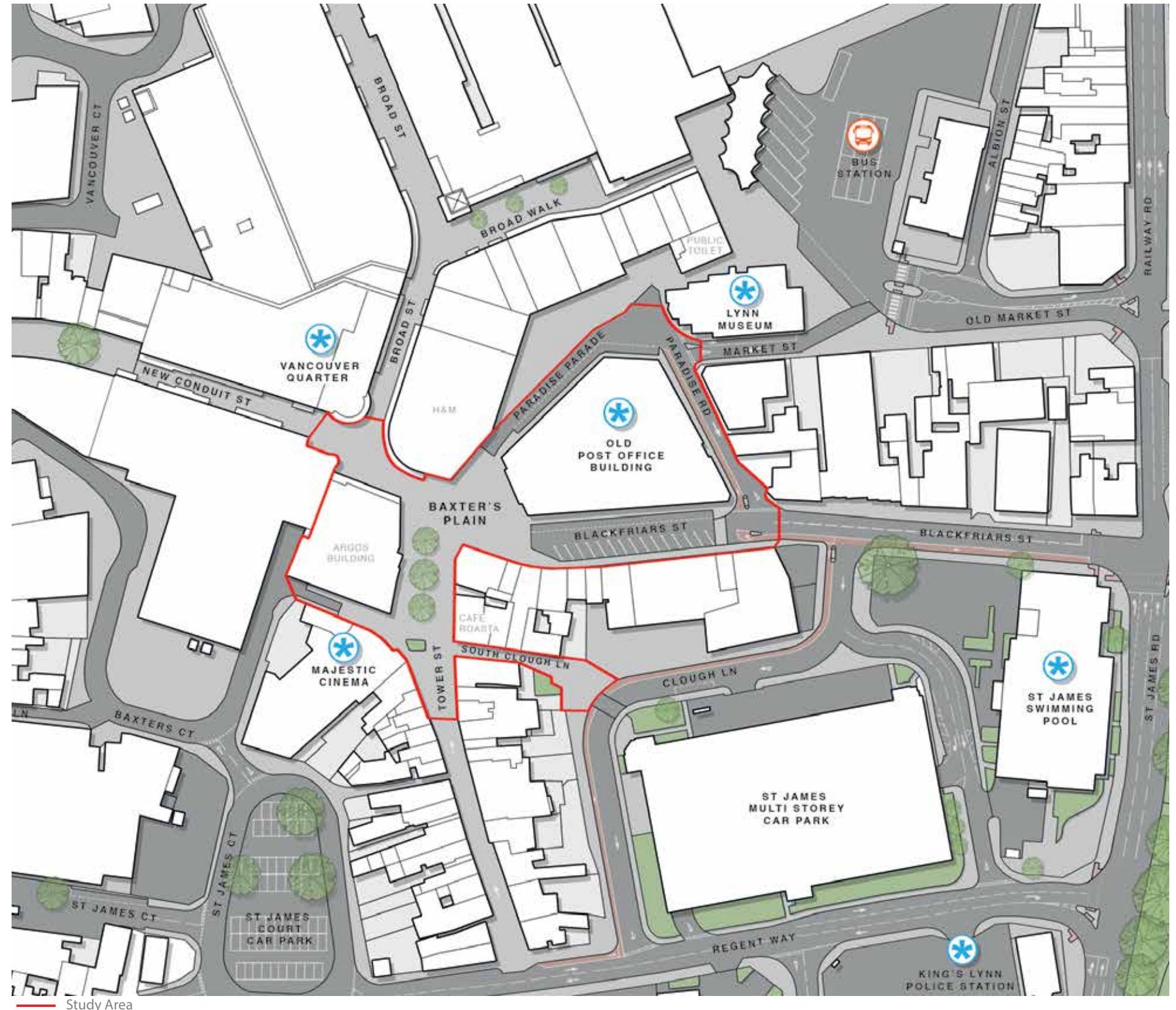
The brief seeks to address the following:

- Create an identity for Baxters Plain, linking it to King's Lynn historic context.
- Reinforce the character of the spaces within a connected network.
- Improve walking routes, designing a pedestrian friendly environment.
- Enhance green infrastructure, with new trees and planting.
- Provide opportunities for temporary events and art installations.
- Rationalise the existing paving and street furniture palette.

Since our appointment in April 2023 we have undertaken the following tasks:

- Commissioned a topographical survey.
- Reviewed the existing site information and previous studies provided by BCKLWN.
- Carried out site visits to understand the opportunities and constraints.
- Engaged with stakeholders.
- Developed the vision and concept design.
- Carried out public consultation.
- Refined the proposals.
- Worked with the QS to provide a cost estimate.

The aim of this report is to provide an overview of the design process which lead to establishing the vision for the space. In addition, to inform about the opportunities that could be considered to enhance the scheme.





# 1.0 Introduction & Background

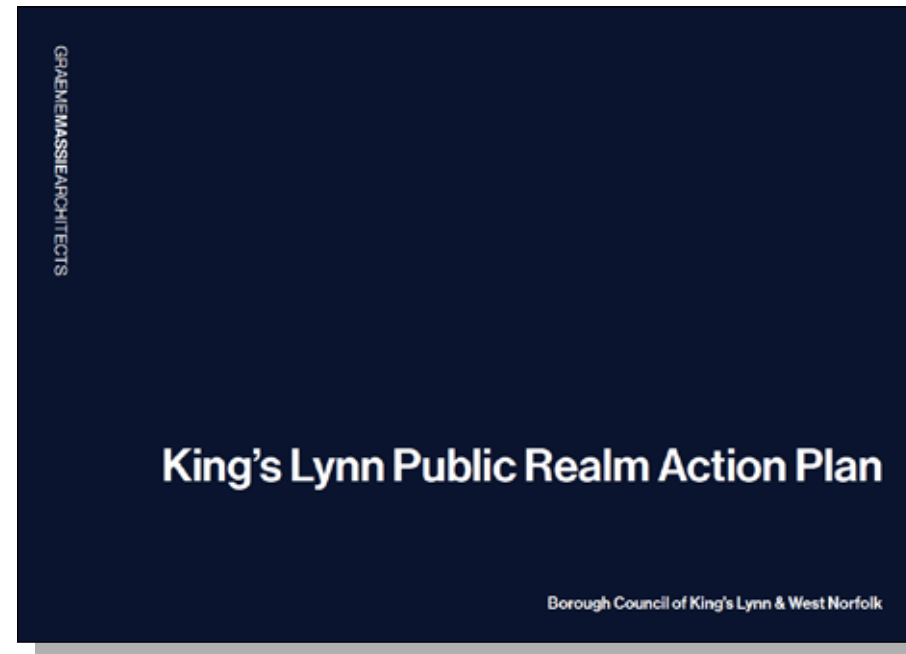
## King's Lynn Public Realm Action Plan

We have reviewed the King's Lynn Public Realm Action Plan report which sets out the vision and the public realm guides for King's Lynn and in particular for Baxters Plain.

The Public Realm Action Plan identifies Baxter 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.

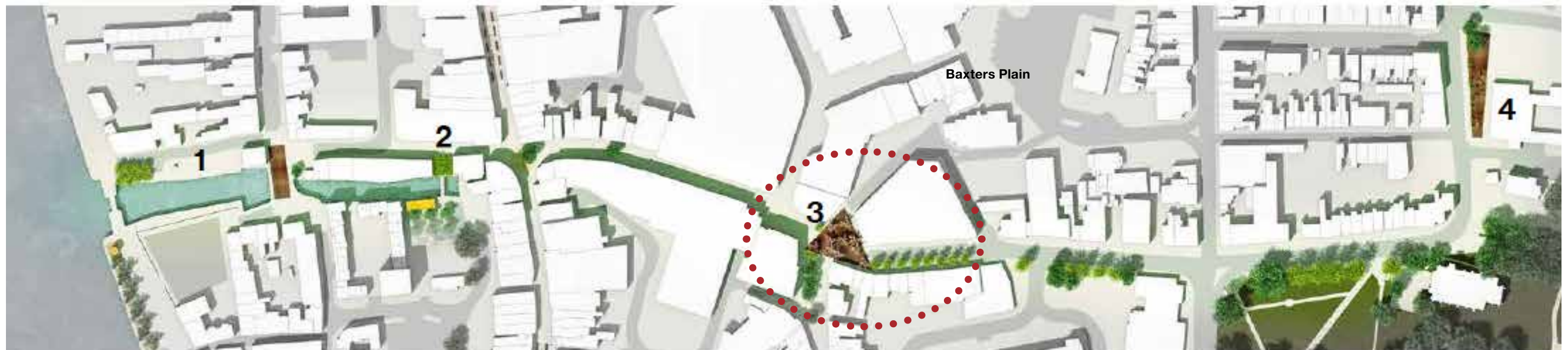
The diagrams on the next page are extracts from the "Public Realm Action Plan", they show the analysis of the existing situation in King's Lynn.



Extract from the public realm group for Baxters Plain proposal

**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).**

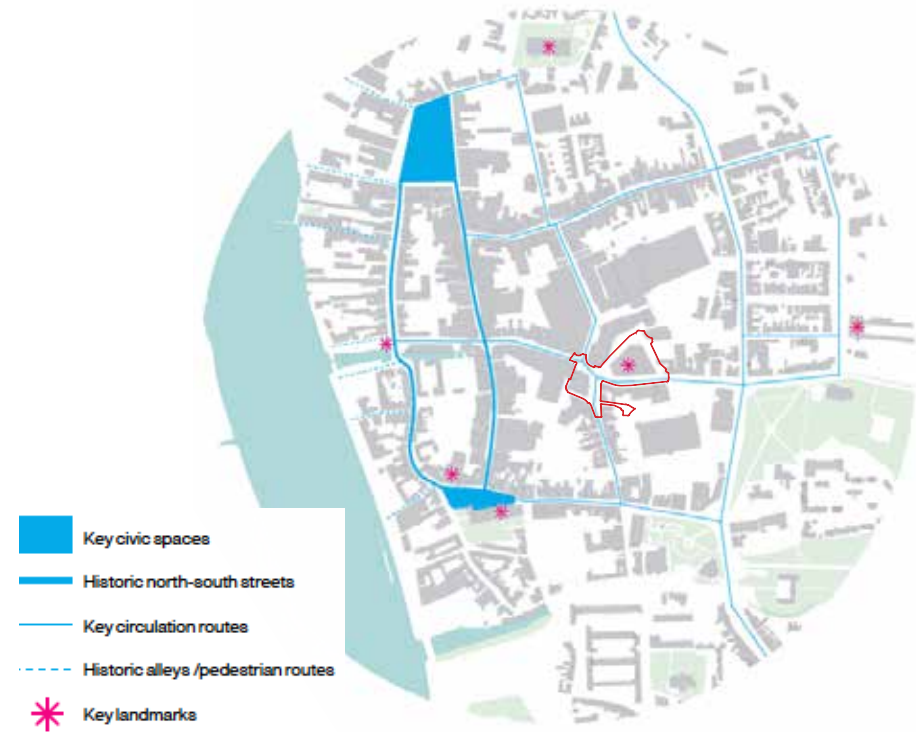


Detail extract on Route 1 - Railway Station to River (p.53-54 ) of Public Realm Action Plan

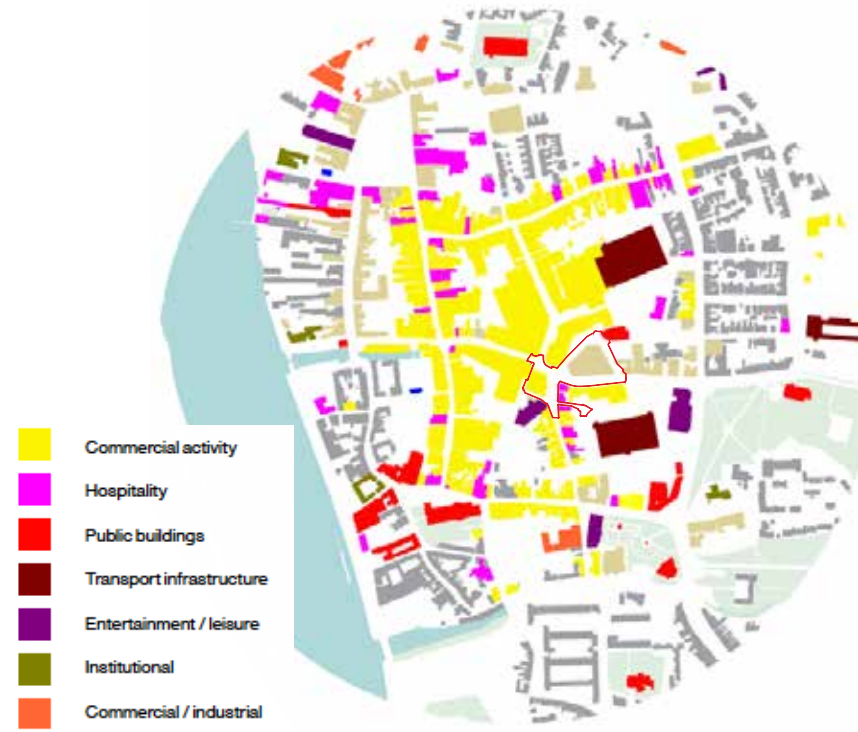


Analysis of the Existing (Extract from the "Public Realm Action Plan")

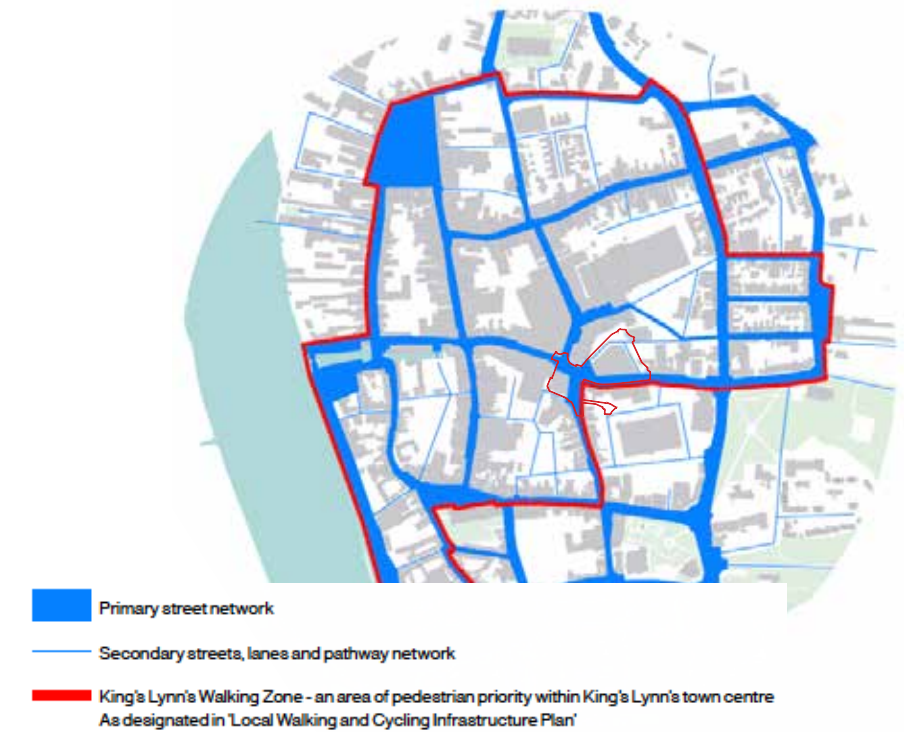
Urban Structure and Legibility



Activity and Use



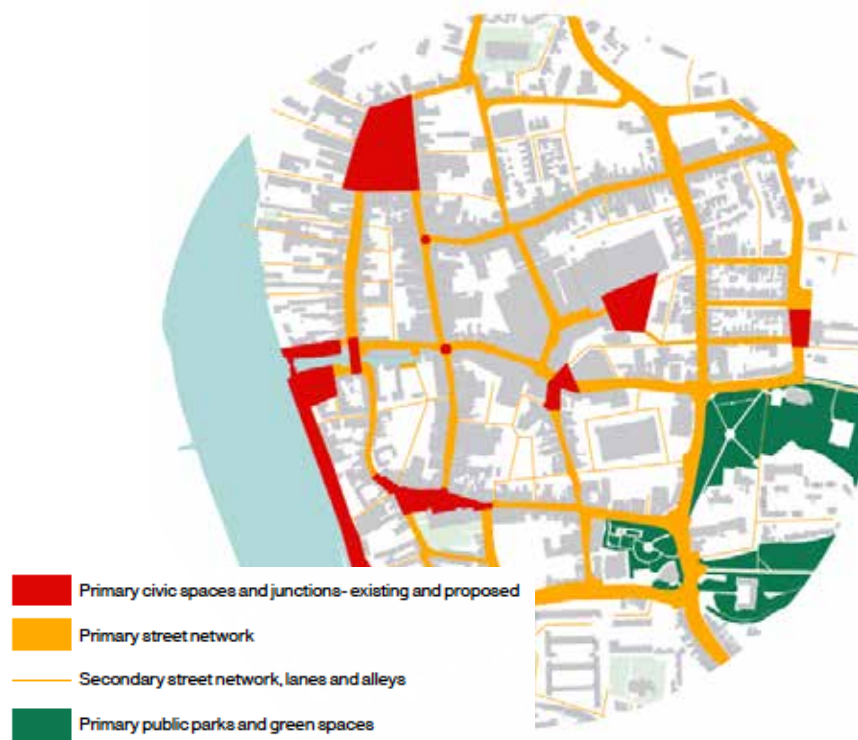
Improve the Walking Routes and Pedestrian Environment



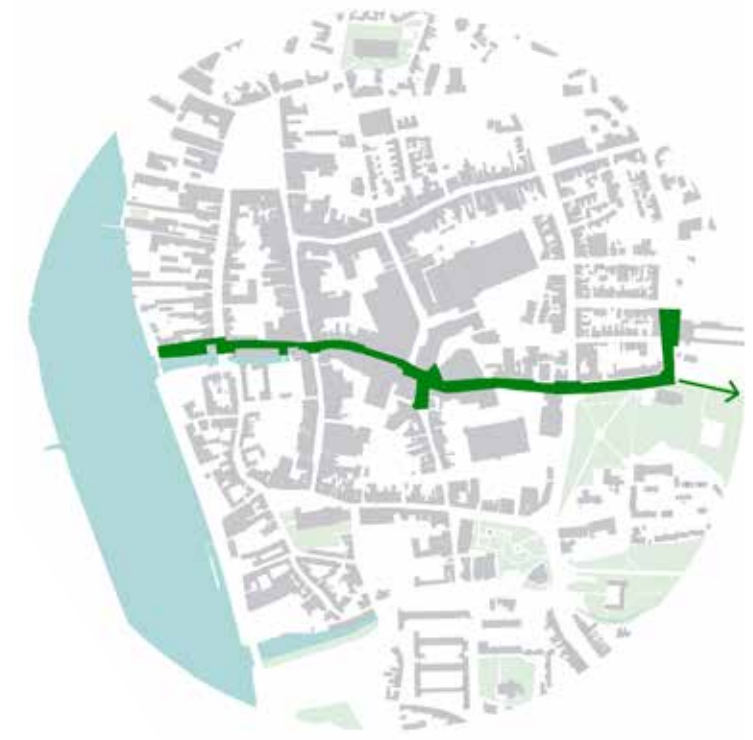
Improve the Green Infrastructure



Reinforce the Network of Spaces and Character



Route 1 - Railway Station to River





# 1.0 Introduction & Background

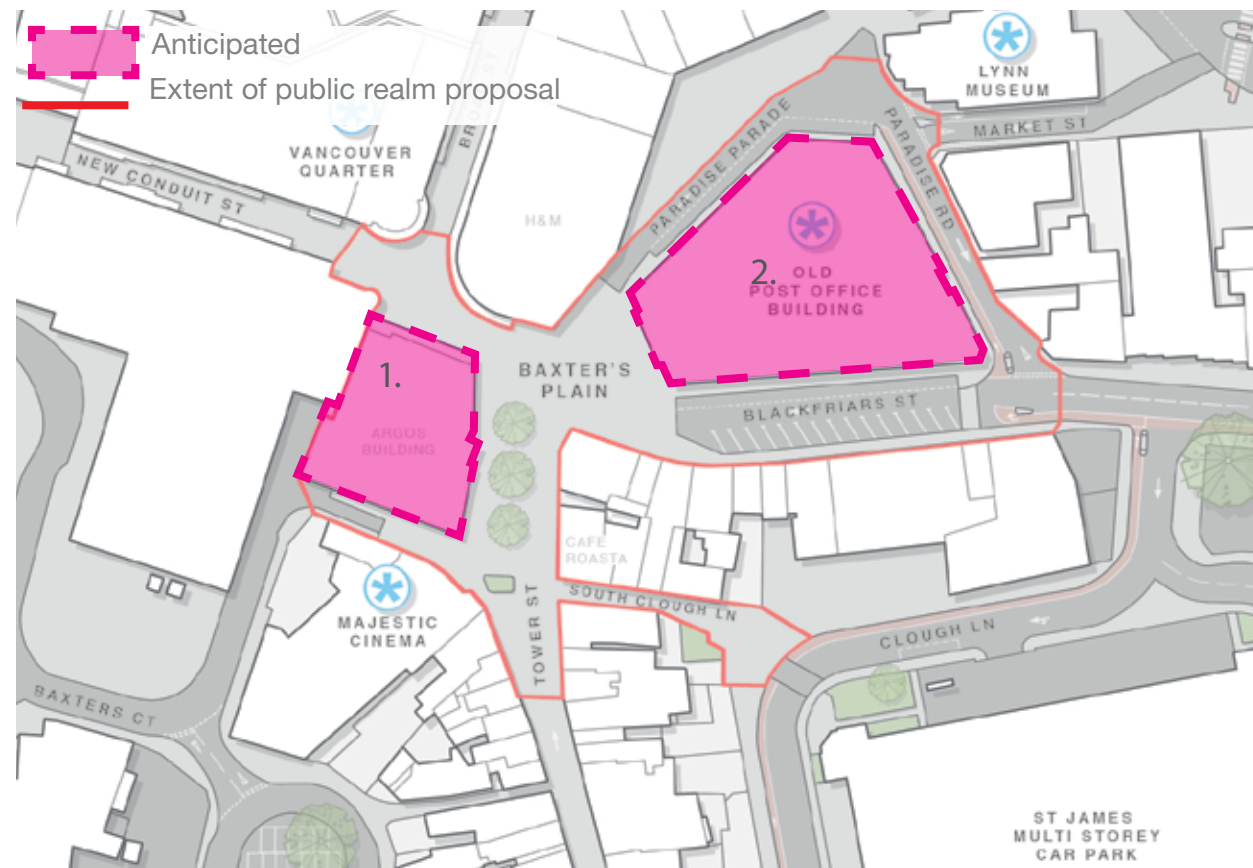
## Anticipated Developments

The Public Realm Action Plan identified two anticipated developments within the vicinity of Baxters Plain which offer opportunities for complementary public realm enhancements. These two projects are the creation of a multi-use community hub at the former Argos building and the repurposing of the former Post Office building. BDP have reviewed the documents that were available at this stage and have consulted with the architects and developers. However, at the time of preparing the public realm proposals for Baxters Plain, the Multi user community hub was progressing through development of the RIBA Stage 2 design, thus further coordination as the hub design progresses is required to coordinate with the next design phase of the public realm.

The RIBA stage 1 proposal of the community hub suggests that the current building footprint will be reduced, giving more space to the public realm.

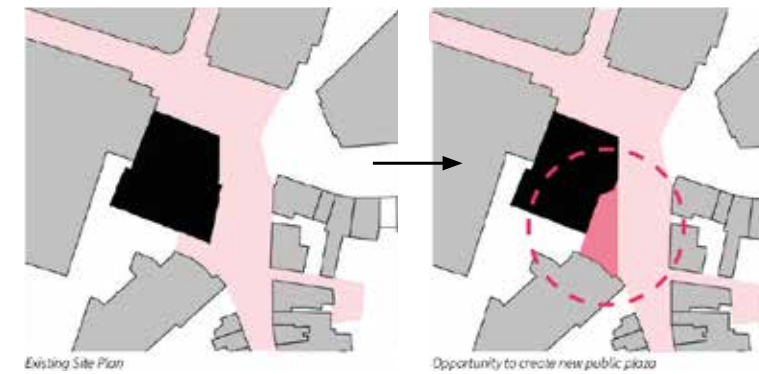
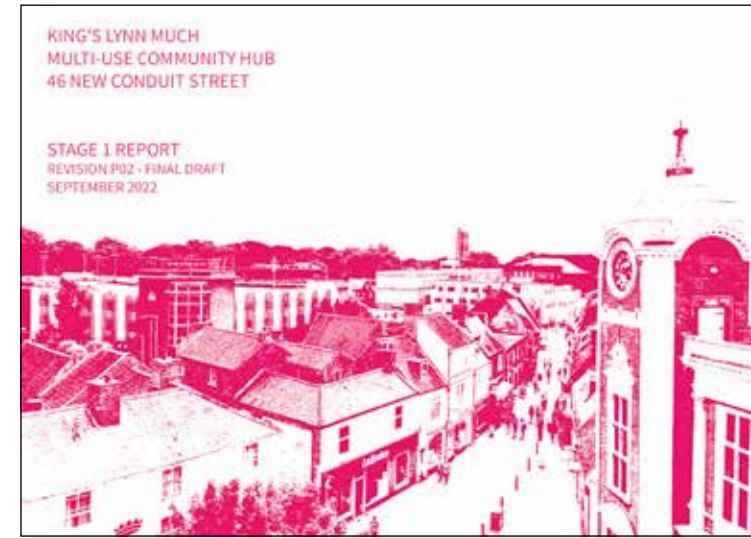
The current proposal for the Post Office building is to have retail and commercial spaces on the ground floor and residential living on the floors above. As a result of this, there are additional entrances to the building. We intend to cater for this in our design as establishing connections from the street to the building will be a key feature in the success of the retail & commercial spaces.

The adjacent images have been extracted from the proposals that were available to date.



Anticipated development

## Multi-Use Community Hub



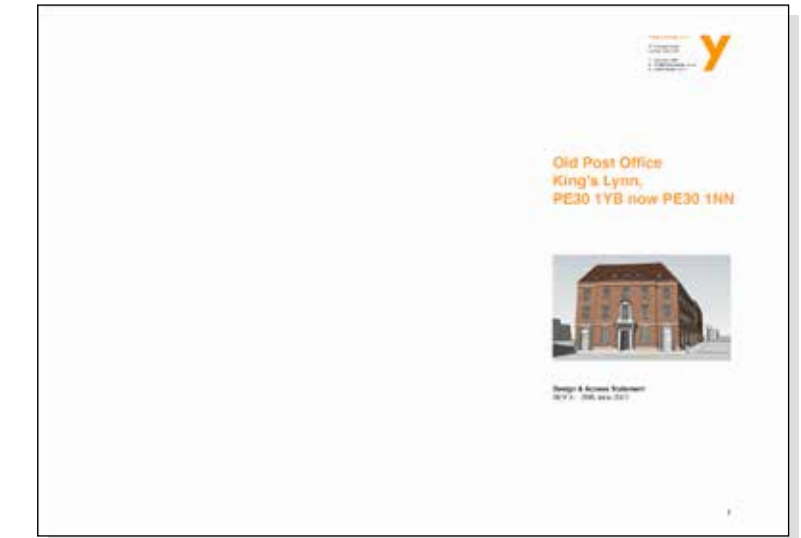
The two images below, shows the Multi- user community RIBA Stage 2 design proposals. Please note that at the stage when the public realm report has been produced, the Multi- user community building has evolved. The landscape and public realm proposals have been developed based on the previous design. However, these proposals set the vision and there is flexibility for the public realm to adapt with the development of the building work proposals.



Option A

Option B

## Old Post Office

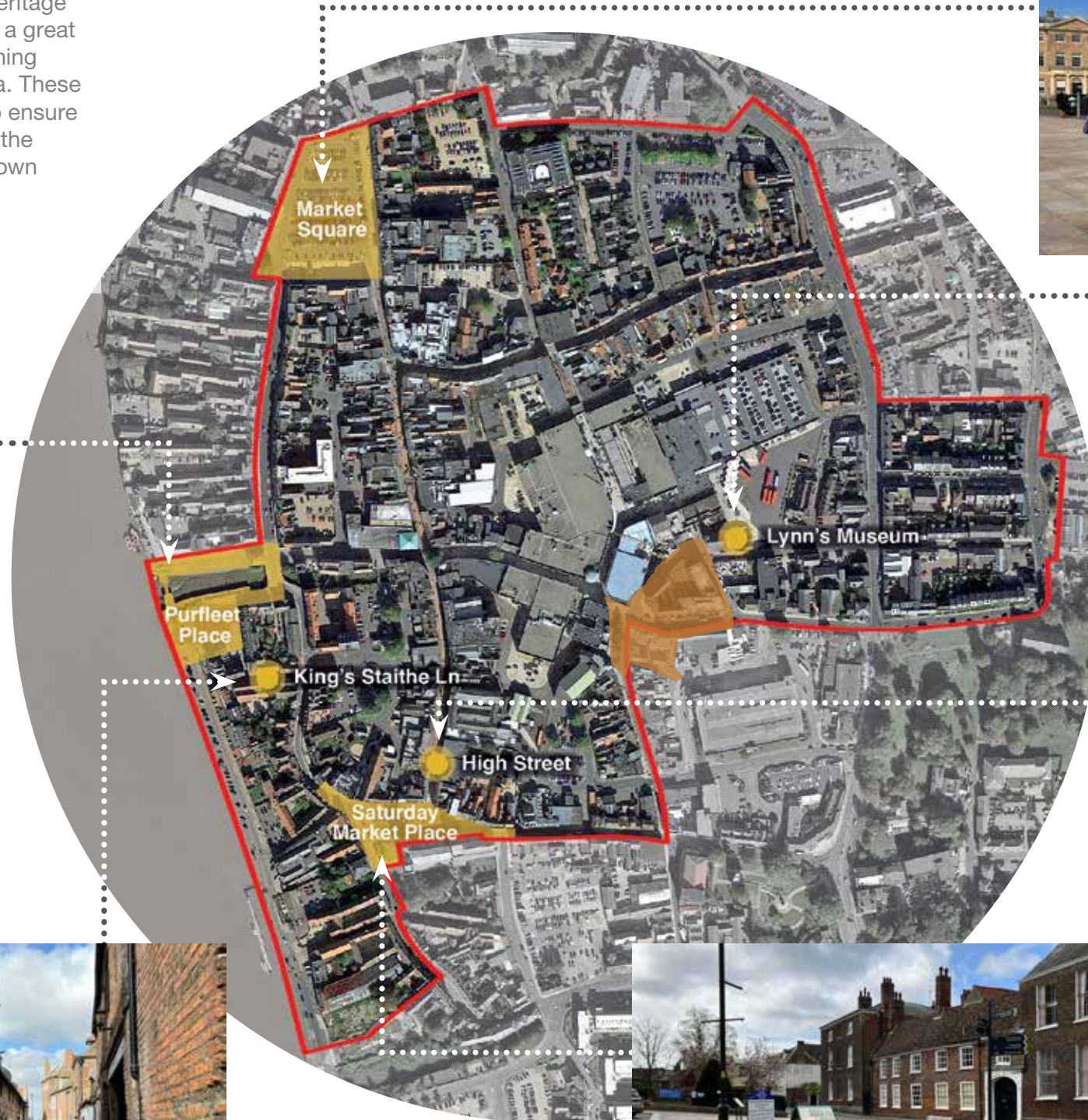




# 2.0 Site Analysis

## Key Public Spaces & Buildings

The diagram on this page provides an overview of the main public spaces around King's Lynn. Baxters Plain is located in a less "sensitive" environment to the conservation and heritage setting of other areas in the town centre. This presents a great and exciting opportunity in the design to create something bolder compared to the other developments in the area. These elements will inform the proposal of the public realm to ensure that the concept design is cohesive and complements the surrounding settings, making it a distinct place in the town centre.



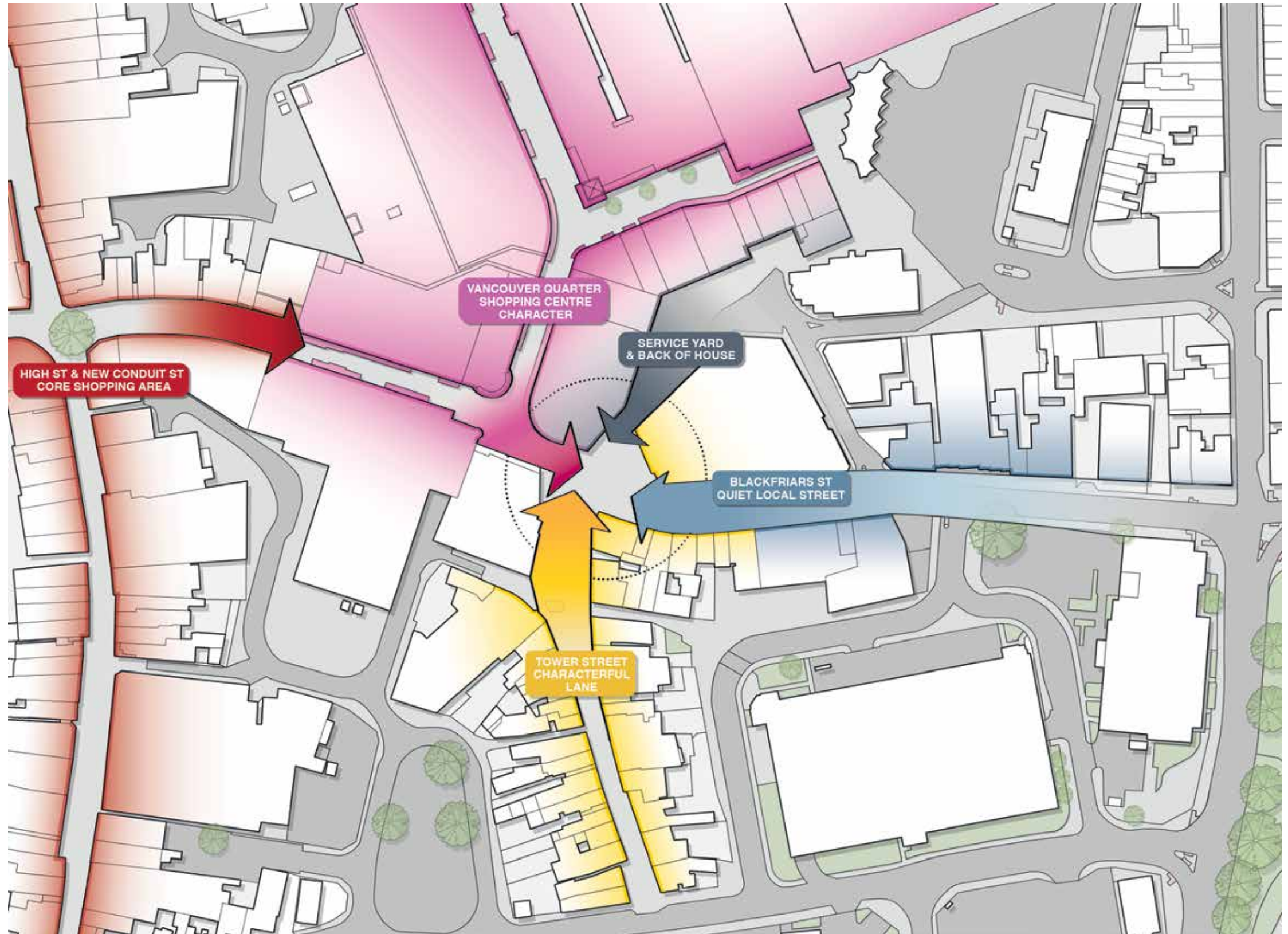


## Emerging Characters

The following diagram highlights the convergence of various characters and functions at the centre of Baxters Plain, placing it at the heart of the town centre. The existing character areas that have been identified are the following:

- The core shopping and retail area, located to the western side of Baxters Plain. We see this area as a key destination for the public and an important connection of the “Rail to River Route”.
- Vancouver Quarter, a busy shopping destination street with links to the high street and Baxters Plain.
- Blackfriars Street, a quiet street that offers a key connection to the train station and car park users .
- Tower Street, a distinctive lane character that is predominantly for pedestrians with restricted vehicular access. The street includes independent shops at ground floor with residential accommodation above.
- Paradise Street, mainly used as a service yard and back of house but also offers connection from the bus station to Baxters Plain. This street will benefit from the development of the old Post Office building in the future.

The five-character areas converge together into Baxters Plain, which is seen as the gateway and opportunity to create a unique space for people.





## Current Cycle & Vehicular Movement

The illustrative diagrams identifies the current pedestrian, cycle and vehicular movement by analysing the existing arrangement and the desired pedestrian line. This will allow us to identify areas of potential development and pedestrian priority areas.

The public realm proposal takes into consideration the current layout and supports the existing access arrangements.

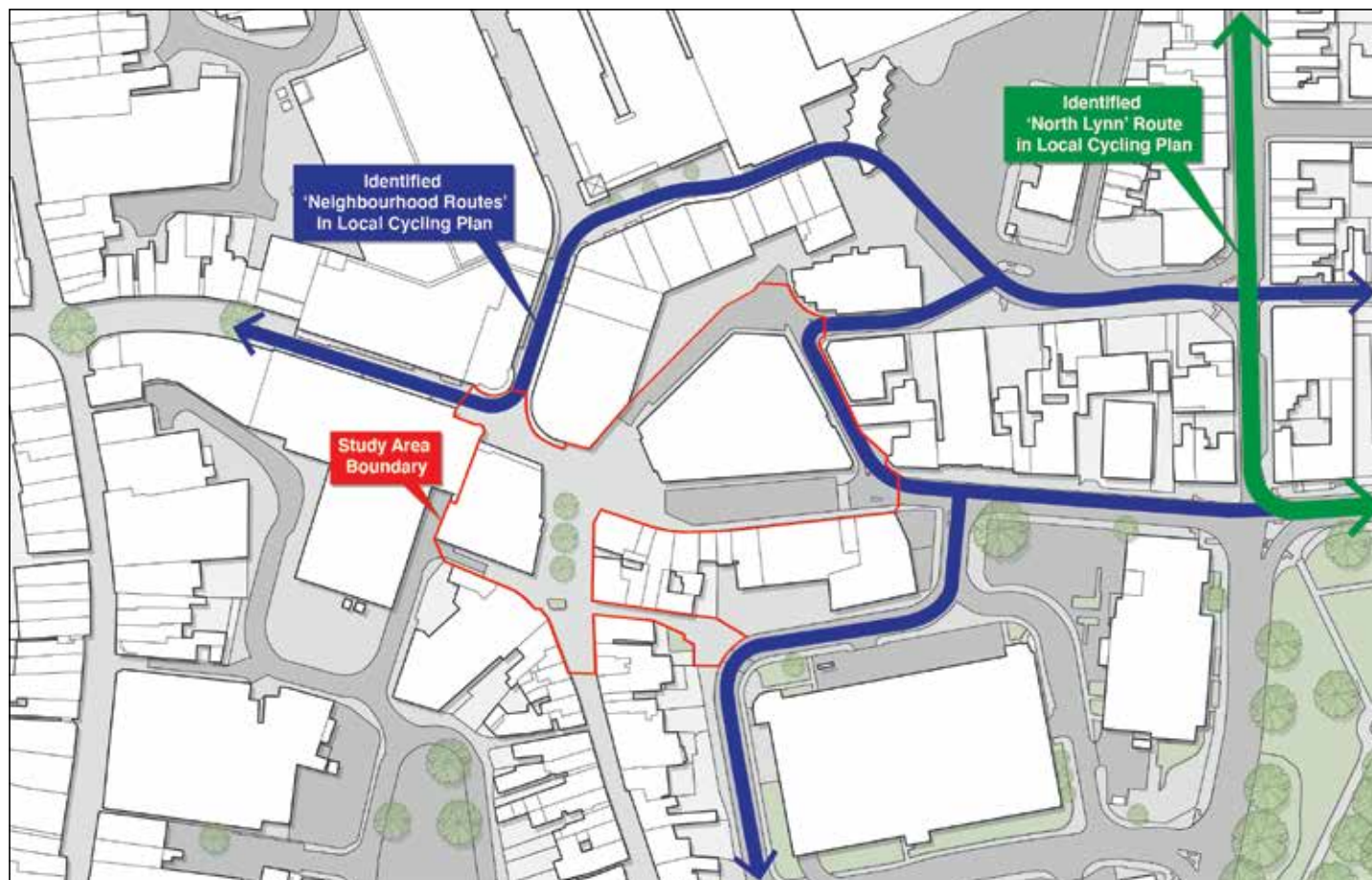
The King's Lynn Local Cycling and Walking Infrastructure Plan has been a background document to our analysis.



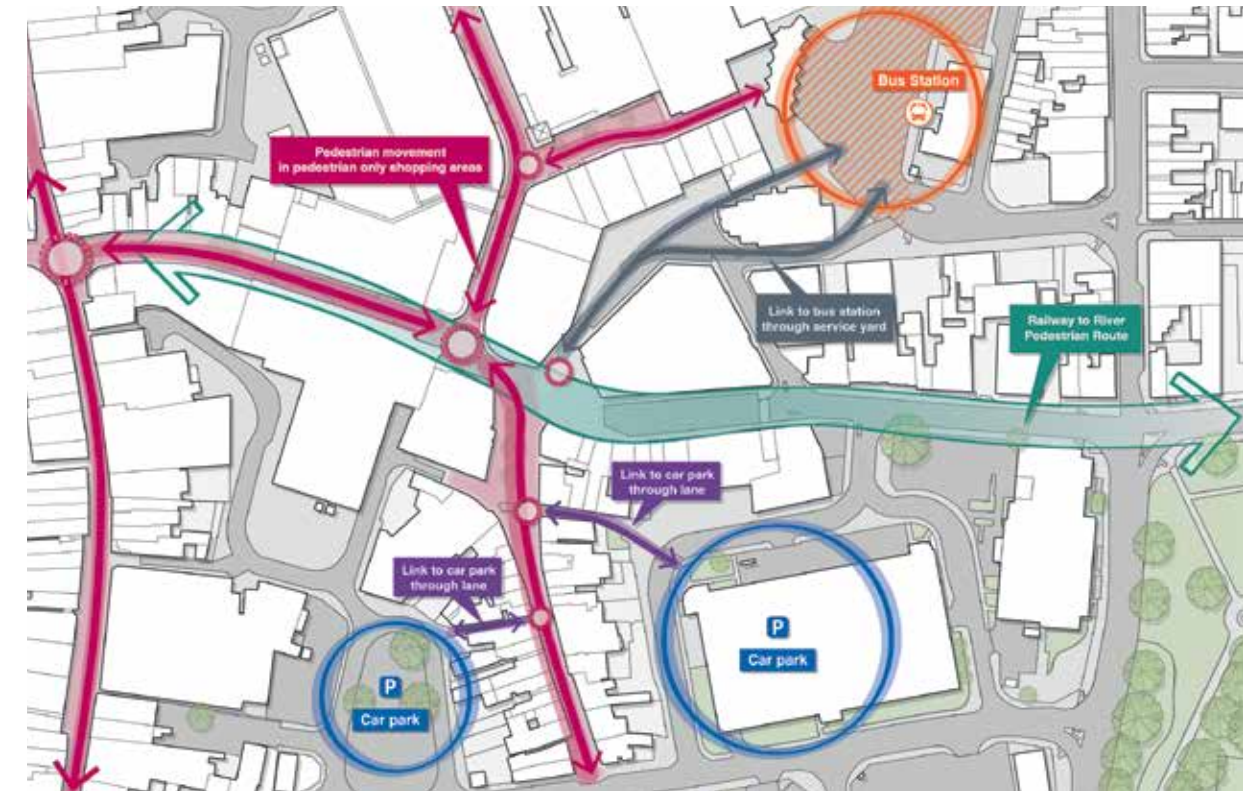
## 7. King's Lynn and West Norfolk active travel network

### 7.1. Active travel network

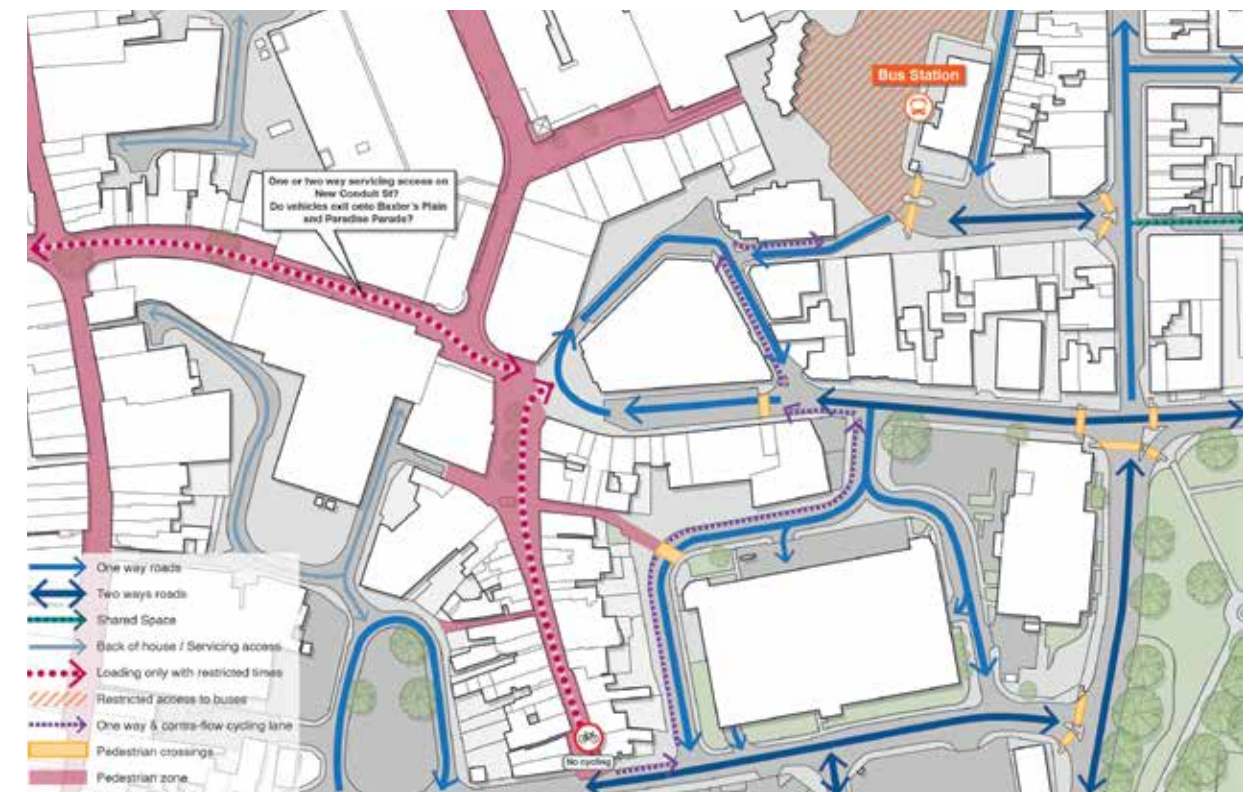
The development of the King's Lynn LCWIP has identified a network of key active travel routes which will enable people to make journeys across the town on foot or by cycle.



Active Travel Network of KLWN



Current Pedestrian Movement



Current Cycle & Vehicular Movement

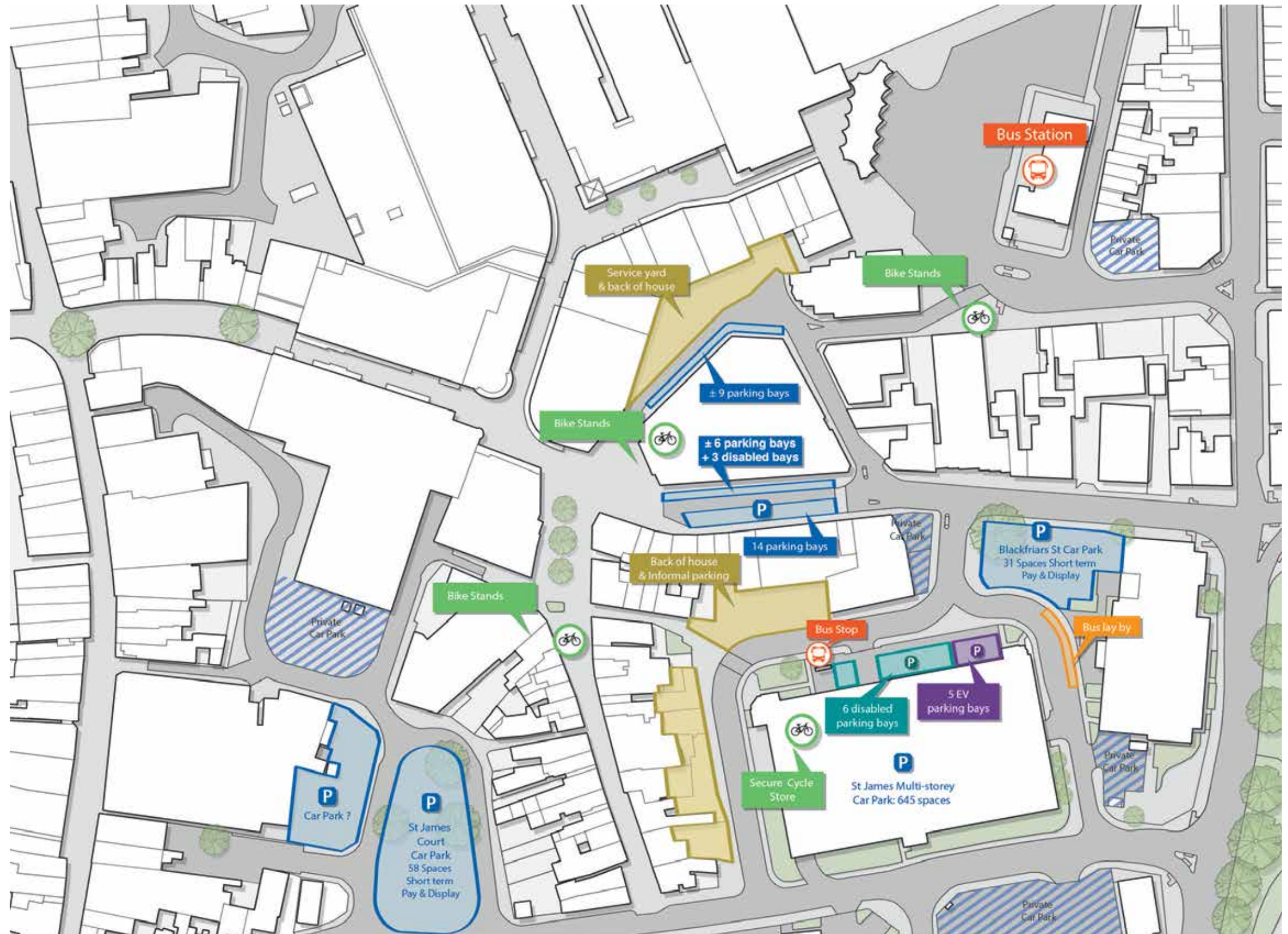


## Current Car Parking and Cycle Arrangements

The adjacent diagram shows the existing parking arrangement for cars and bikes. We have considered the operational requirements of the space for emergencies, maintenance, deliveries, taxis, disabled access and the requirement for an appropriate level of on-street parking. The proposal will look at rationalising the car parking spaces on Blackfriars Street while still ensuring the current provision is maintained to support people who are less mobile and the adjacent business.

The promotion of active travel will create a predicted increase in demand for cycle storage and potential locations have been identified within the public realm masterplan. It is important to note that due to the limited space available, it might be necessary to provide some cycle provisions outside of the study area.

Further discussion will be required to develop the location of the cycle provisions within the public realm against the requirements and needs set by council and advice from transport planners.



Current Vehicular and Cycle Arrangements



# 2.0 Site Analysis

## Key Views

The illustrative diagram showcases key views at eye level. These views enable us to understand the relationship between the public experience and the built environment.

The public realm proposals will aim to enhance and complement existing views to historic buildings, whilst looking to improve connecting streets with proposed trees and art features.





# 3.0 Engagement and Consultation

## Engagement Events

Since BDP was appointed, we have carried out a number of engagement events as part of the design process to gauge views and ideas for the space. The key dates are summarised in the diagram below. Different types of engagement have been carried out including stakeholder engagement via online meetings, public consultation events and stakeholder events; the first stage included door-to-door surveys with businesses along Blackfriars Street and Tower Street. The second stage included an early evening face-to-face event.

We were keen to review and collaborate with key stakeholders to develop a plan for the emerging public realm development. The stakeholders we have engaged with to date include the following:

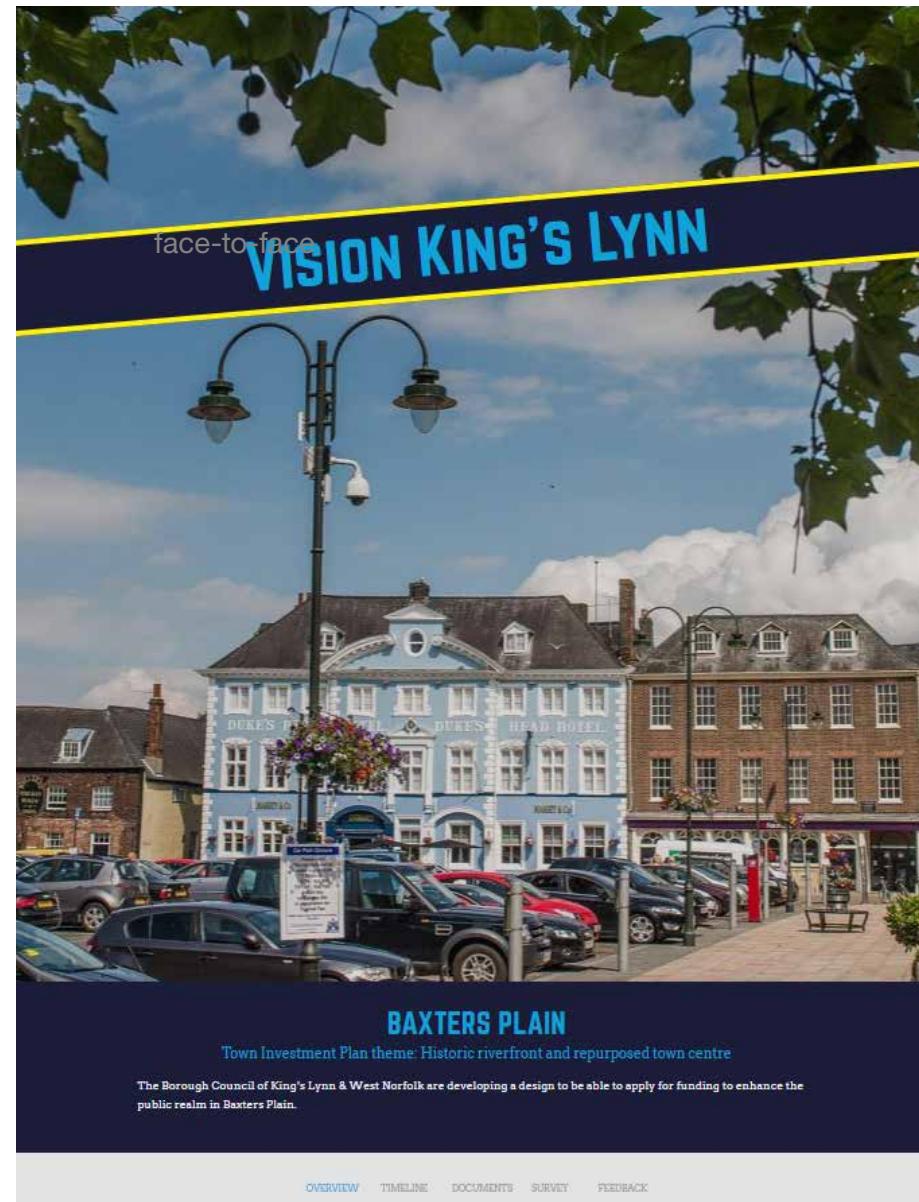
- Highways.
- Vancouver Estate.
- Borough Council of King’s Lynn & West Norfolk departments.
- Youth People Group.
- Hudson Architects and Mace (consultant for the regeneration of the Argos building).
- Devrim Enterprises (landlord/developer of the building).

Active public engagement has taken place during the design development in the form of a face-to-face event and online consultation via the “Vision King’s Lynn” website. This offered an opportunity for the public, whether resident, visitor or business owner to provide their views and comment on the design. This involvement has given the opportunity for future users to help shape the design to ensure that their needs are met through the final proposals.

The events that took place are:

- 25th July 2023 – stakeholder engagement.
- 26th July 2023– public engagement and engagement with young people at the job centre.
- 20th August 2023 - deadline for the online consultation.

Vison King’s Lynn Website



Images from the public consultation event in July 2023



Project timeline key dates







# 3.0 Engagement and Consultation

## Public Consultation Summary

We received just under 100 responses to the survey from face-to-face and online consultation. The majority of responses were in favour of the proposal. The data below have been received from the borough council of King's Lynn and West Norfolk with regard to the online engagement on the "Vision King's Lynn" website.

### Have your say post

Facebook = 2.1k reach (326 engagements)  
X (Twitter) = 1.6k reach (81 engagements)

### Video from consultation at The Place

Facebook = 781 reach (85 engagements)  
X (Twitter) = 1.6k reach (68 engagements)

### VKL posts

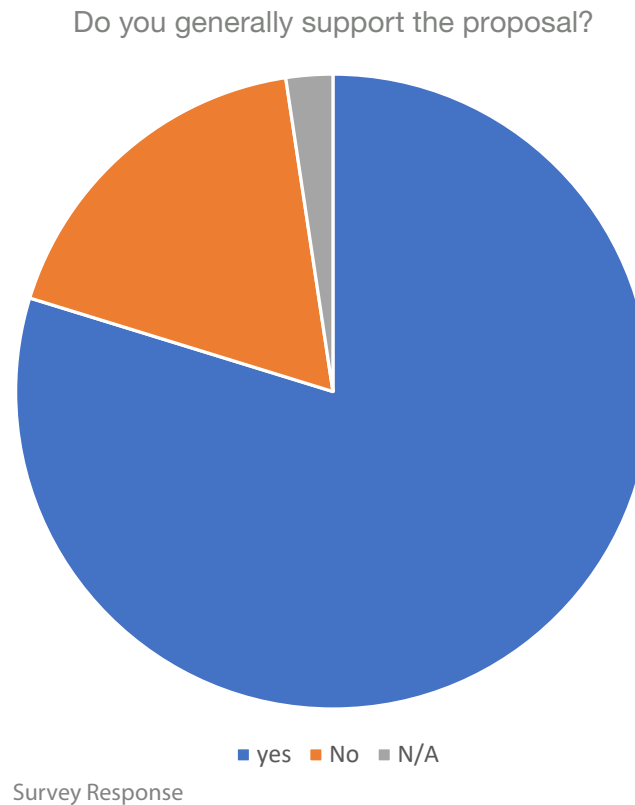
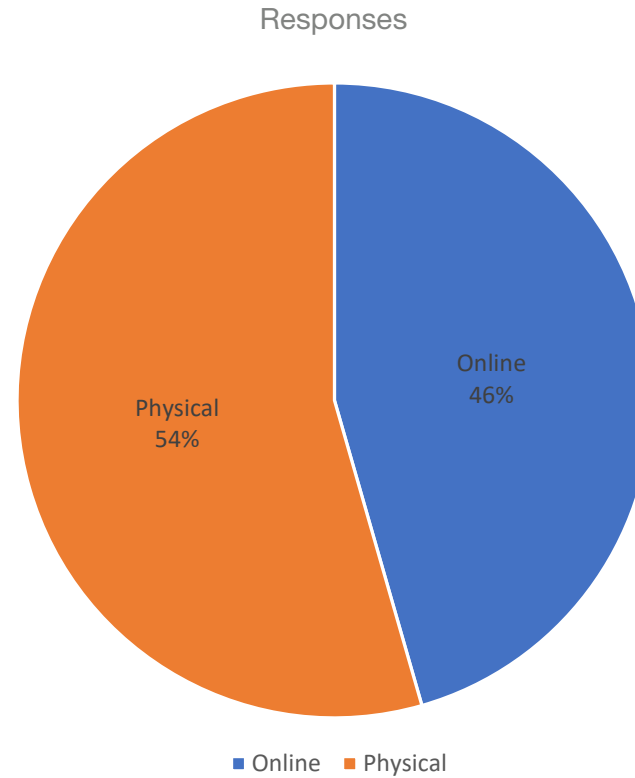
Facebook = 1.4k reach (162 engagements)  
X (Twitter) = 1.2k reach (48 engagements)

### Points to consider following consultation

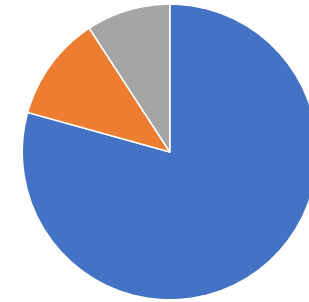
- Allowance for more cycle parking.
- Provision of additional free car parking.
- Introduction of playful elements.
- Provision of more seating including covered seating.
- Coherence and continuity in the paving.
- Dedicated market square and event space.
- Introduction of more greening and planting.
- Sustainable lighting, charging facilities.

### Next steps and design refinement

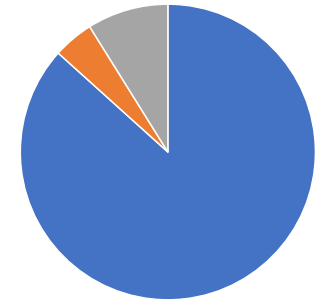
Following the online consultation, events and the feedback received we have refined the design which is being shown on the next few pages of the report.



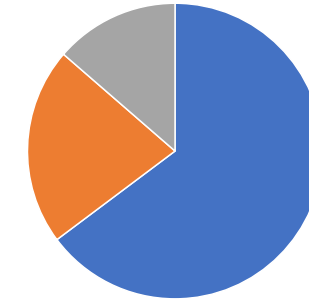
1. Re-organised square with dedicated public space



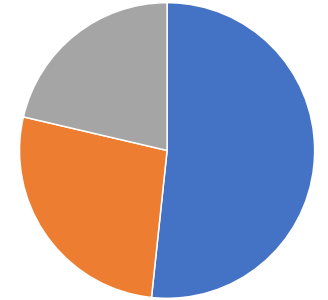
2. Introduction of more greenery



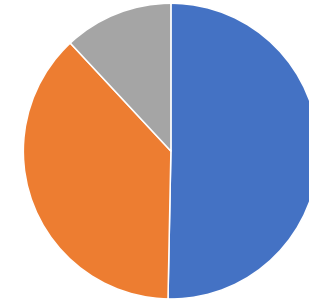
3. Space for outdoor dining / forecourts for shops and



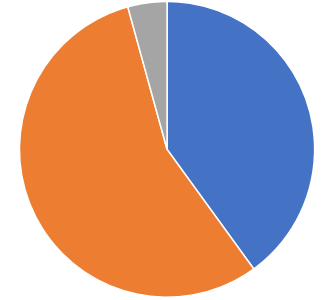
4. Rationalisation of car parking



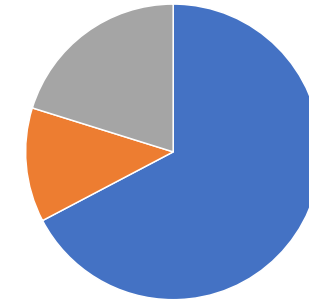
5. Ensuring access for all users



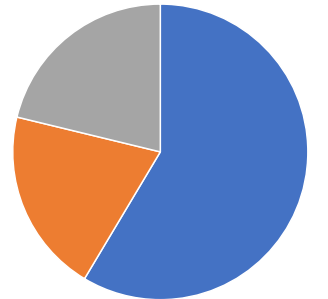
6. Inclusion of public art



7. Inclusion of public seating



8. Space for small events and



Legend for importance: ● Important ● Indifferent ● Less Important



## Landscape Design Principles

The public realm enhancement for Baxter's Plain aims to create a distinctive sense of place and provide opportunities to broaden the use and activities. The connectivity within the town centre is a key consideration in these proposals. We aim to look at improving the movement through the site and focus on the connectivity for the "Rail to River" route.

The public realm enhancements look to achieve the following key objectives:

- Create an identity for Baxters Plain by identifying the street clutter that requires removal.
- Reinforce the character of the spaces within a connected network.
- Improve walking routes and the pedestrian environment.
- Enhance Green Infrastructure, with new trees and planting.
- Provide opportunities for temporary events and art installations.
- Rationalise the existing paving and street furniture palette and consistent wayfinding.



### Create an identity for Baxters Plain

Create a distinctive sense of place that provides an opportunity to be bold in the design while respecting the surrounding historic setting.



### Reinforce the character of the spaces

A network of spaces that are functional and connected.



### Improve walking routes and the pedestrian environment

Create level surface, safe and pleasant spaces to walk. Opportunity to encourage outdoor dining and socializing.



### Enhance Green Infrastructure, with new trees and planting

Increase shrub and tree planting to provide a healthy green environment for the public to move and dwell in.



### Provide opportunities for temporary events and art installations

Identify a flexible open space for small temporary events to complement the existing facilities.



### Rationalise the existing paving and street furniture palette

De clutter the public realm to provide a cohesive palette of furniture, materials and legible and consistent wayfinding.



# 4.0 Design Vision

## Look & Feel

The below images are precedents that illustrate the aspirations of the public realm enhancement for Baxters Plain.



Ramillies Street, London

Flush paving street



Baltic Street West, London

Integrated planting and seating



East London, London

Illustrative view of rain garden edge



Little David Street / Kampus, Manchester

Introducing feature lighting



Chelsea Bridge Road, London

Paving patterns



Motcomb Street, London (BDP Project)

Opportunity for greening



St Lawrence Street, Bath

Introducing art installations



# 5.0 Proposed Interventions

## Existing Site

This diagram illustrates the current masterplan and highlights the existing materials and layout.

There is great opportunity for much needed enhancements for this key nodal point in the town centre.

The current site reflects a disorganized collection of materials. Street furniture and street clutter that seem to have little in common, creating a puzzling and disjointed public realm.

This lack of identity is particularly evident in the absence of a clear narrative or cultural theme that binds the urban elements together. There is a need to create a unique and distinctive realm, leaving residents and visitors with a sense of place or belonging.





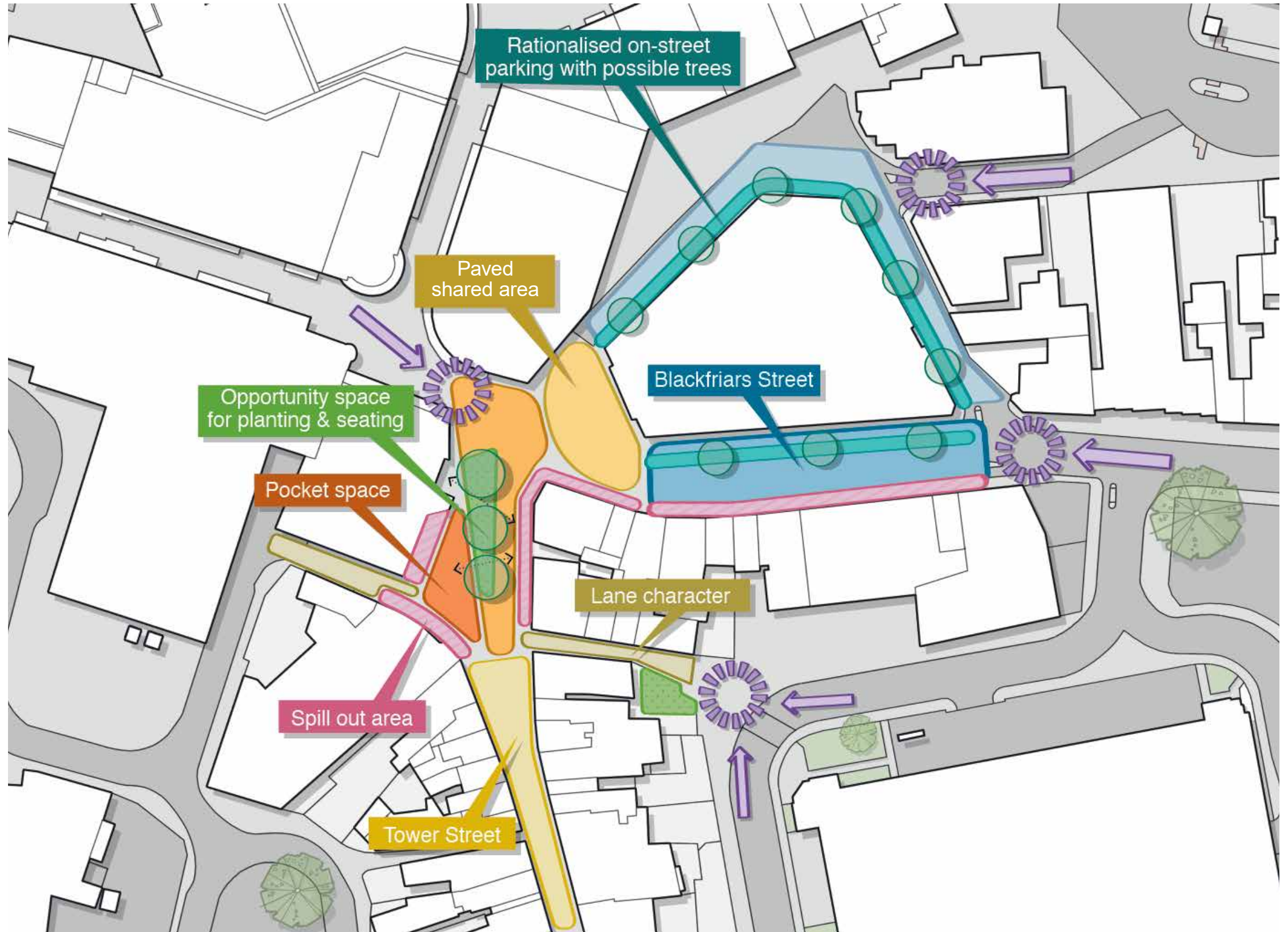
# 5.0 Proposed Interventions

## Character Area

The illustrative diagram showcases the different character areas which form the main design components of the space. Also identified are the opportunities that each space has to offer to maximise the public realm value.

This diagram highlights four key spaces to study and develop further:

- Blackfriars Street.
- Paved shared area (Baxters Plain arrival).
- Pocket space (the main space).
- Lane character.
- Tower Street.
- Spill out area ( outside Majestic Cinema).



Character Areas



# 5.0 Proposed Interventions

## Proposed Masterplan

The illustrative masterplan showcases the intentions of the space and hopes to promote improved pedestrian connectivity to and around Baxters Plain with an overall enhanced public realm.

The key below highlights the areas where enhancements have been strategically applied to have the most impact on improving the public realm.

### Key to improvements:

- 1 Shared surface with flush kerbs
- 2 Flexible event space
- 3 New road layout
- 4 Rain gardens
- 5 Pedestrian priority with restricted vehicular access
- 6 Existing trees with new planting and seating
- 7 Rationalized parking layout
- 8 Seating and planting in front of H&M wall
- 9 New community hub ( by others)
- 10 Laneways with catenary lighting and planters
- 11 Opportunities for cafe spillout
- 12 Feature tree
- 13 Street tree
- 14 Art installation
- 15 New trees and planting
- 16 New paving
- 17 New cycle parking



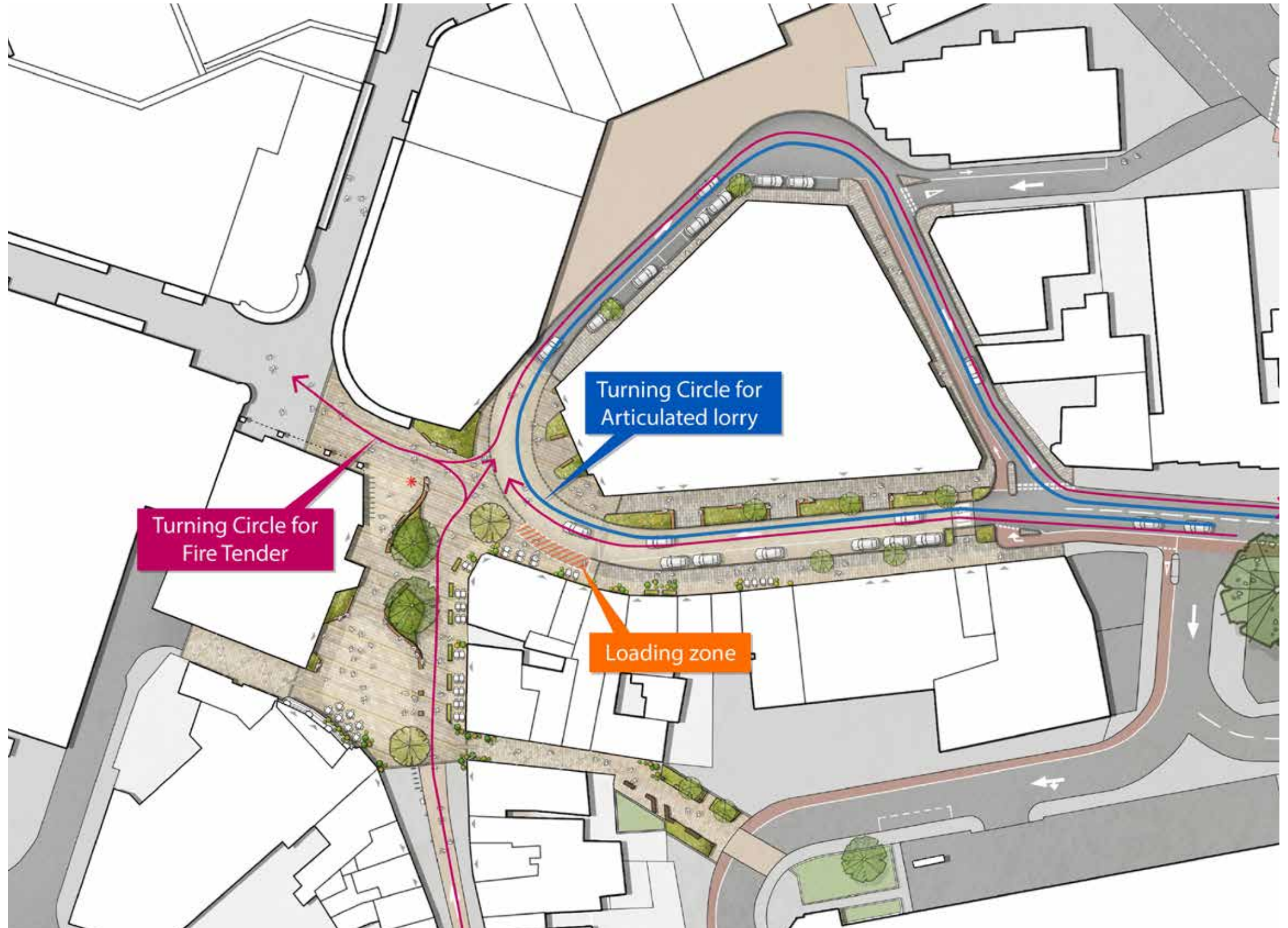


# 5.0 Proposed Interventions

## Proposed Vehicular Movement

The following diagram shows how the existing circulation is maintained within the new scheme. We have carried out a vehicular tracking exercise to determine the turning radius for articulated lorries and emergency vehicles, which currently and will continue to move through the space.

A dedicated loading zone is proposed to allow operations of business on Blackfriars Street. The restriction to vehicular access via Tower Street is as per the current situation.



Proposed vehicular movement



# 5.0 Proposed Interventions

## Baxter's Plain Arrival

With three key streets converging at this point, there is an opportunity for some degree of placemaking or landmark intervention. In addition to this, a feature tree is proposed where Tower & Blackfriars Street meet, providing a focal point at the end of each street.

A green wall and planting is proposed to mitigate the negative visual impact of the current H&M wall. This will improve the aesthetic of the space and soften what is currently a hard visual surface.

The design proposes to remove street clutter, to make the space more open and free of obstruction.

Flush kerbs and a change in surface material reduce the impact of the road in the space, making it more pedestrianised. With the addition of planting against the former Post Office wall, the space becomes more cohesive and has a better connection to its surroundings.

### Key to improvements:

- 1 Shared surface with flush kerbs
- 2 New road layout - asphalt with golden gravel chipping
- 3 Designated loading zone
- 4 Seating & planting in front of H&M wall with potential for green wall
- 5 Seating and planting to entrance of Post Office building
- 6 Cafe/restaurant spillout
- 7 Feature tree
- 8 Art intervention
- 9 Relocation of feeder pillars and telephone box





# 5.0 Proposed Interventions

## Baxter's Plain Arrival



Sketch illustrating proposed arrangement

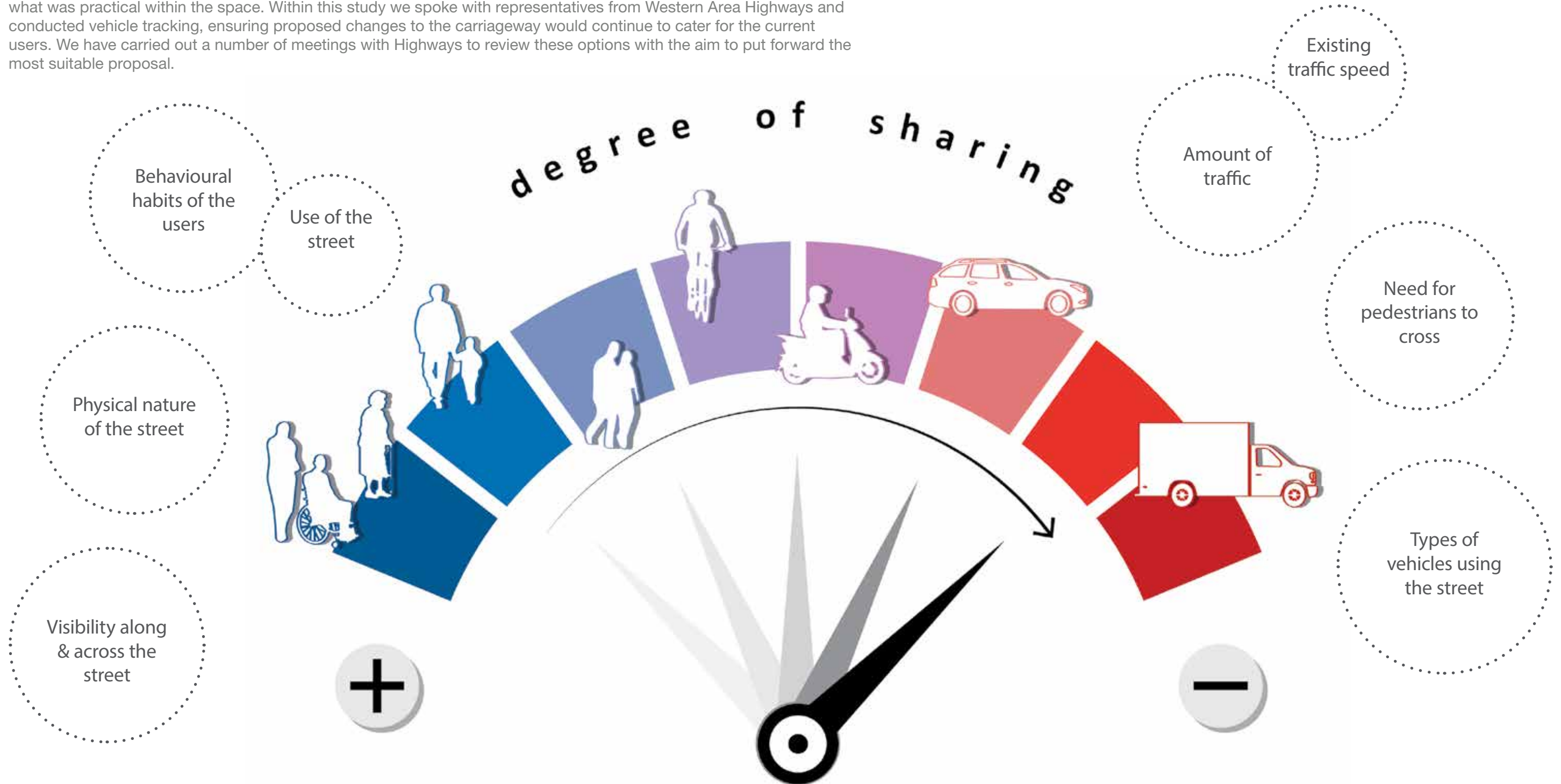


# 5.0 Proposed Interventions

## Degree of Sharing

Efforts to encourage pedestrian and vehicle road sharing aim to reduce traffic congestion, improve air quality, and foster a sense of community by making streets more welcoming for walking. This approach emphasizes the importance of responsible driving, pedestrian awareness, and adherence to traffic rules to ensure the safety of users within the space. This concept promotes a harmonious and balanced approach to urban transportation and infrastructure design.

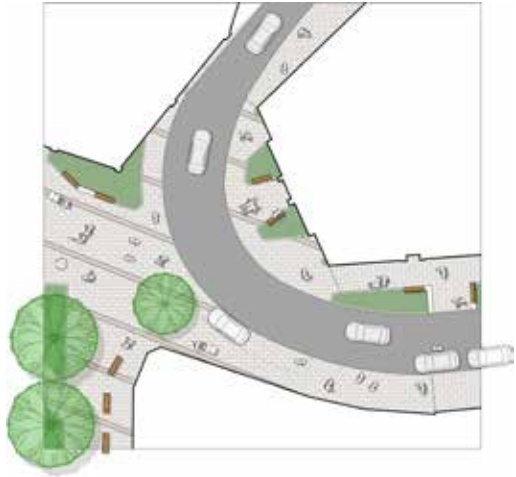
The following diagram study looked at varying degrees of sharing with changes to materials and levels to understand what was practical within the space. Within this study we spoke with representatives from Western Area Highways and conducted vehicle tracking, ensuring proposed changes to the carriageway would continue to cater for the current users. We have carried out a number of meetings with Highways to review these options with the aim to put forward the most suitable proposal.



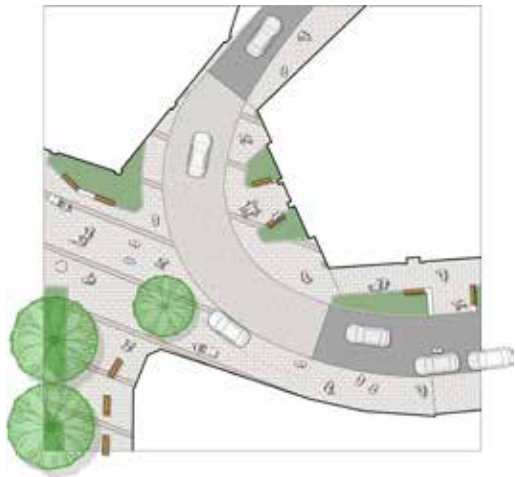
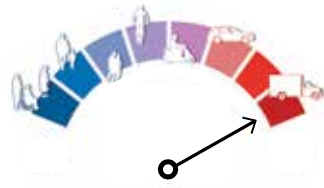


# 5.0 Proposed Interventions

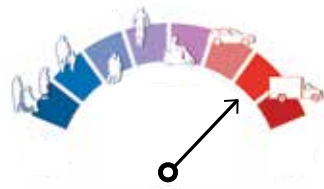
## Scenarios with Various Degrees of Sharing



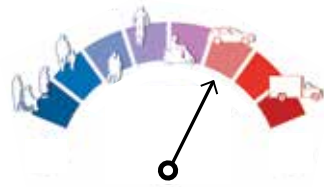
**100mm Raised Kerb**  
Same material as road with dedicated vehicular area.



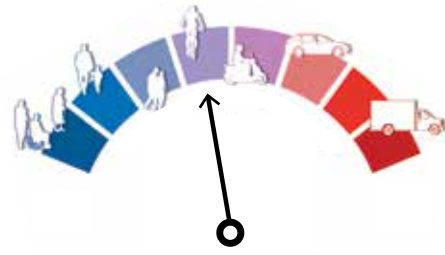
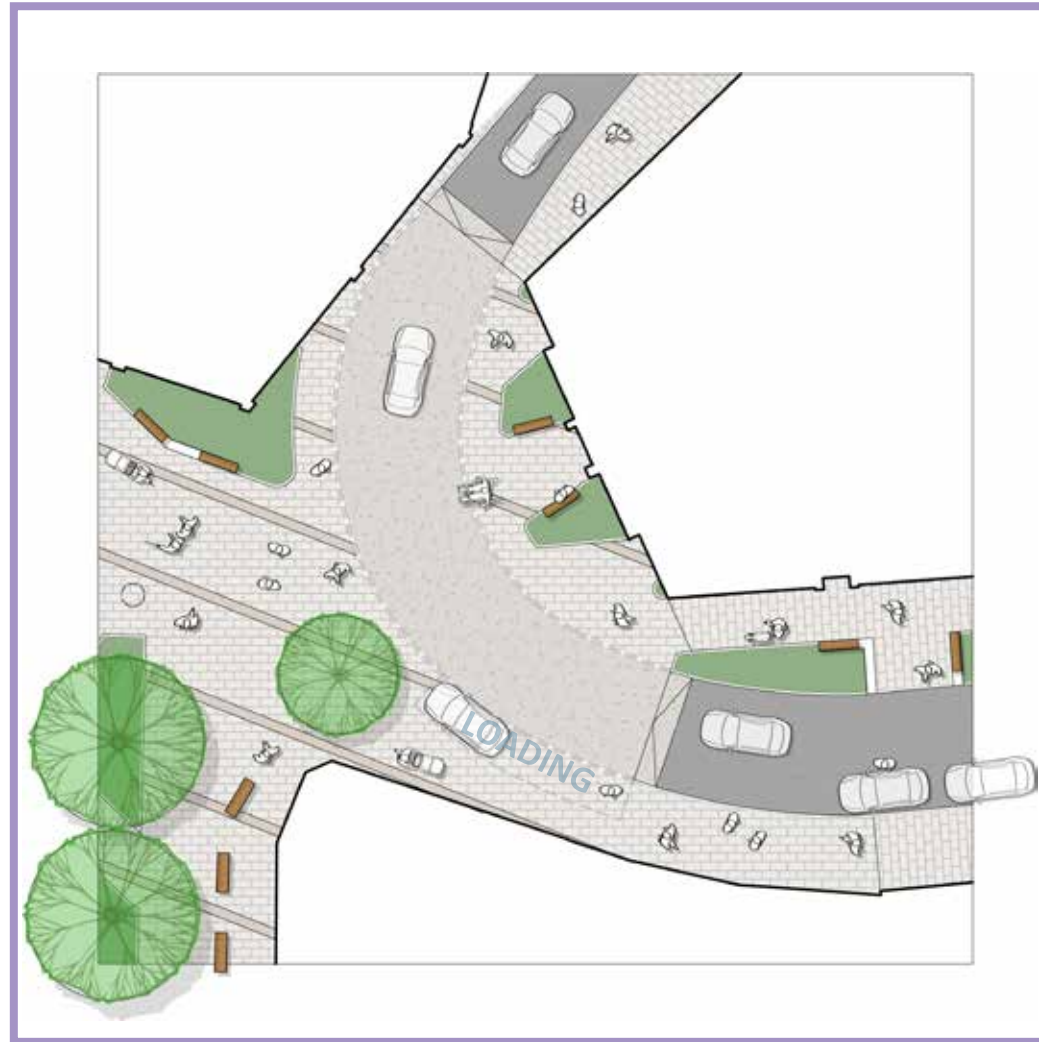
**100mm Raised Kerb**  
Golden gravel asphalt chipping surface with dedicated vehicular area.



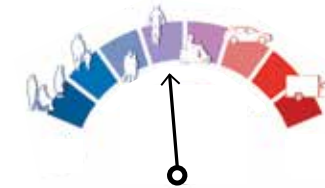
**Flush Kerb & Flush Surface**  
Pedestrian area with defined central flush surface, same material.



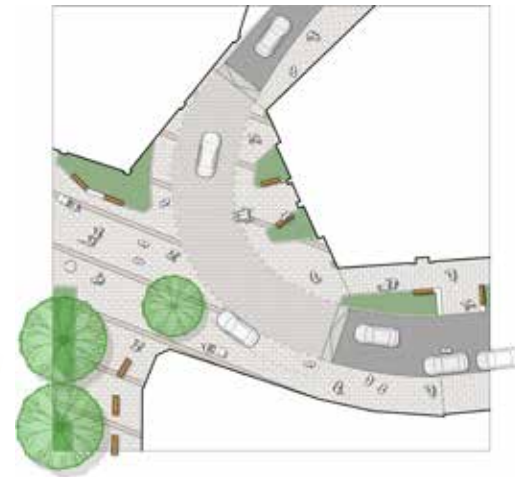
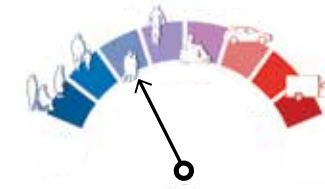
**Flush Kerb & Flush Surface**  
Pedestrian area with defined central flush surface with golden gravel asphalt chippings.



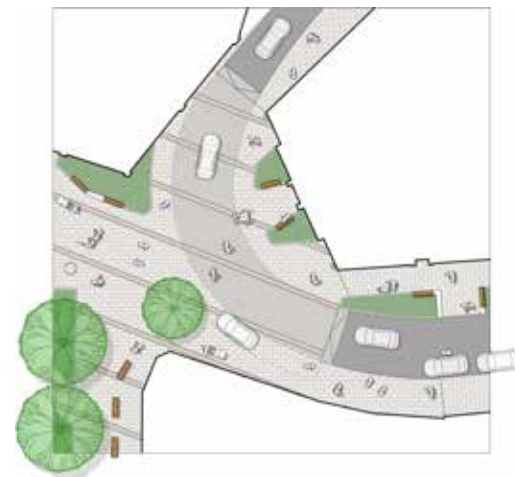
**Flush Kerb & Flush Surface**  
Pedestrian area with defined central flush surface with small setts surfacing for road-way & different colour.



**Flush Kerb & Flush Surface**  
Pedestrian area with defined central flush surface with same size setts for road-way and pedestrian surfacing but different colour.



**Flush Surface with No Kerb**  
Pedestrian area with defined central flush surface with small setts surfacing for road-way & different colour.





# 5.0 Proposed Interventions

## H&M Wall

The blank white wall around the H&M store presents an opportunity to be turned into a green wall feature. This will enhance the visual appearance of the space, introduce biodiversity into the public realm and will complement the green strategy for the scheme.

There are different ways to create the green wall effect, from simple into more complex, each with its unique advantages and maintenance requirements. We have discussed the possibility of these proposals with Vancouver Estate, however further communication is required prior to design development of the green wall around the H&M store.

The following methods could be looked at:

### Option 1 - Shrub planting

This requires creating a planting bed against the wall. Plants could include different ranges of evergreen and deciduous shrubs and self clinging climbers. When the shrubs and plants mature they will provide partial coverage to the wall. This system requires a regular maintenance regime to keep the visual appearance of the wall.

### Option 2 - Climbers and trellis

This requires a support system such as trellis or mesh to be put against the wall. Plants could include ivy and jasmine, that could cover all the extent of the wall. This system requires regular pruning and maintenance to keep the visual appearance of the wall.

### Option 3 - Living Green Wall

There are many variations available on the market to create a green wall. The living green wall system achieves the greatest ecological and health and wellbeing benefits compared to other methods. The plant choices will be tailored to the specific environment. However, the maintenance requirements and the cost to keep up this system are more onerous than the other options.



Sketch using planting bed and shrubs



Sketch showing a living green wall

## Green wall options



Existing H&M wall



Shrubs and climbers bed



Climbers and trellis system



Living wall with integrated branding

Francis Crick Institute, London

Medici Courtyard, London

South Molton Lane, London



# 5.0 Proposed Interventions

## Art Interventions

There is opportunity in Baxters Plain to introduce local art interventions or sculptures. This can enrich the community by connecting it to its culture, heritage, and traditions, boosting the local economy, fostering community engagement, promoting sustainability, and enhancing the public spaces with a distinct sense of place and civic pride. Local art interventions can tell local stories and contribute to a vibrant and culturally rich environment.

Potential interventions could include:

- Playful artistic features that can be interacted and engaged with.
- Feature lighting with patterns.
- Temporary installations such as Christmas trees or installations related to locally hosted events.



South Molton Lane, London



St John's Square, London



North West Cambridge Development Eddington, Cambridge



Watford Junction, Watford



Southbank, London



# 5.0 Proposed Interventions

## The Main Space

The main space will be a significant part of the town with the introduction of the Community Hub building. We see the public realm in this area as a space where people will congregate daily for a range of activities and events. Creating an open and flexible space that can cater for such events is key to the success of the proposal.

Planting proposed around the existing trees makes use of space that is currently avoided by pedestrians due to sap fall from the trees above. Planting below the tree's canopy means a border is created where bespoke bench seats can line the edge.

A feature tree is proposed to the south of the space and helps to create a visual link from South Clough Lane.

Cycle stands are also proposed in this area which exceeds the existing quantity. However, increasing the provision would need to be looked at in the next phase of design to accommodate users of the community hub.

The final level of provision for cycle parking to be provided will be subject to further advice from transport planners in the next stage of design and planning.

### Key to improvements:

- 1 Flexible event space
- 2 Pedestrian priority with restricted vehicular access
- 3 Existing trees with new planting and seating
- 4 New community hub
- 5 Cafe spillout and planters
- 6 Feature tree
- 7 Cycle stands
- 8 Social seats (demarcating roadway)





# 5.0 Proposed Interventions

## The Main Space



Sketch illustrating proposed arrangement. Please note that the new hub building form and materiality is for illustrative purpose only.



# 5.0 Proposed Interventions

## Flexible Event Space

The main space has been designed to be a flexible and multi-purpose public realm that can serve regular activities and events.

A flexible public square is a dynamic and responsive space that not only serves the diverse needs of a community but also enhances its quality of life, promotes economic activity, and encourages creativity and social interaction. It's a cornerstone of vibrant, resilient, and inclusive urban environments.

The diagrams below show how many people can be accommodated within the square for different types of activity.

### Regular setting

0.5 ppl / m<sup>2</sup>

175 people



### Event / Performance setting

2 ppl / m<sup>2</sup>

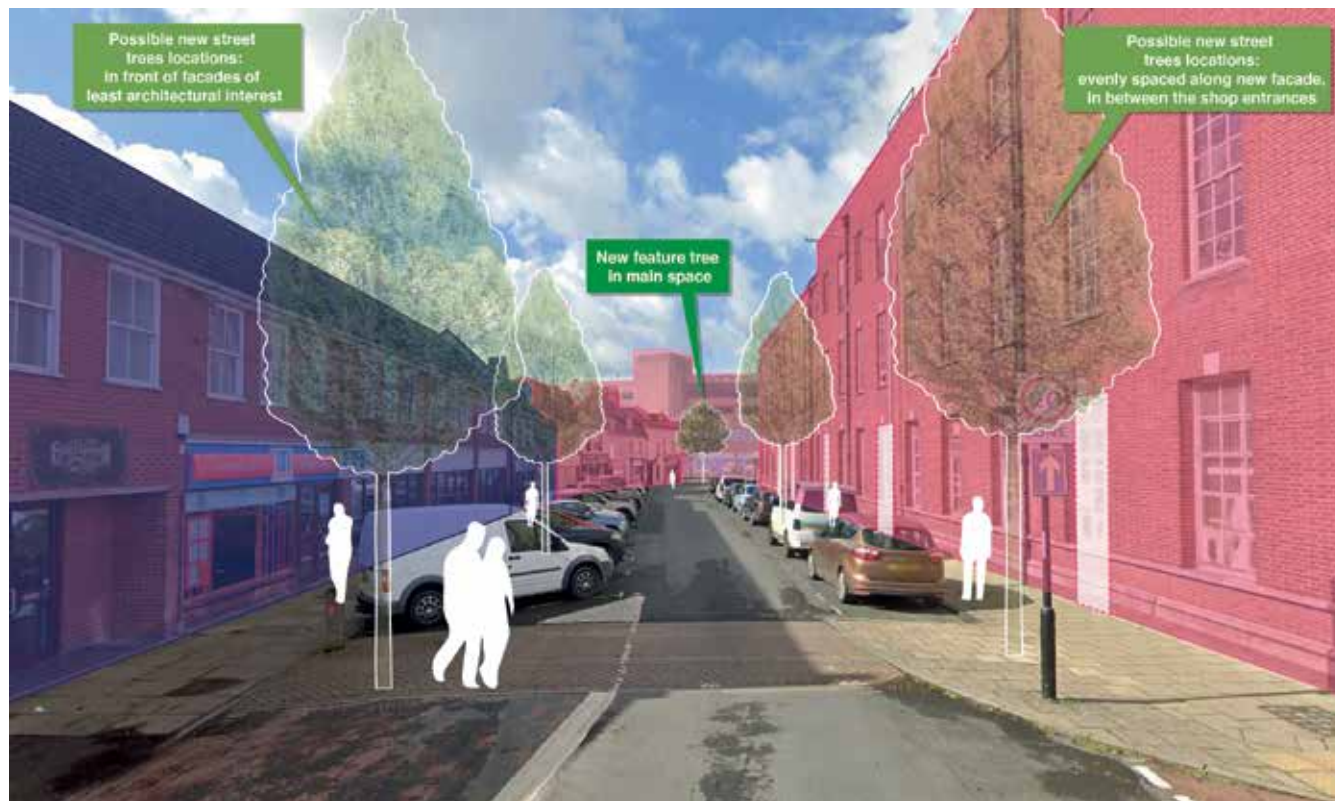
Usable Space = 250 m<sup>2</sup>  
500 people





# 5.0 Proposed Interventions

## Opportunities & Constraints



Blackfriars Street - Eastern View

Blackfriars Street - Western View



# 5.0 Proposed Interventions

## Blackfriars Street - Existing

The current state of Blackfriars Street is characterized by heavy traffic flow, wide roadway, minimal pedestrian infrastructure and a lack of green spaces. It serves primarily as a thoroughfare for vehicular traffic and vehicle parking, resulting in noise, pollution, and limited safety for pedestrians.

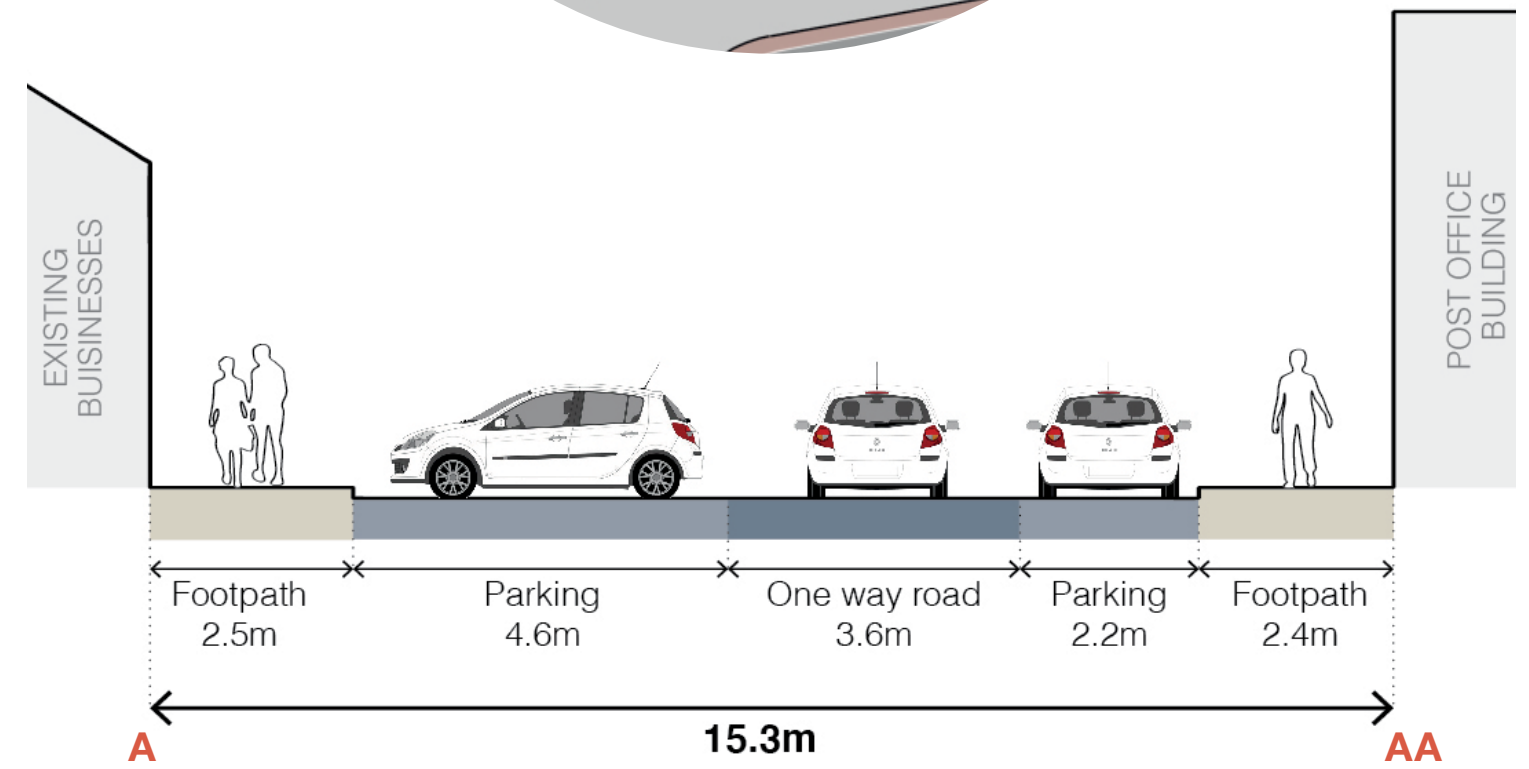
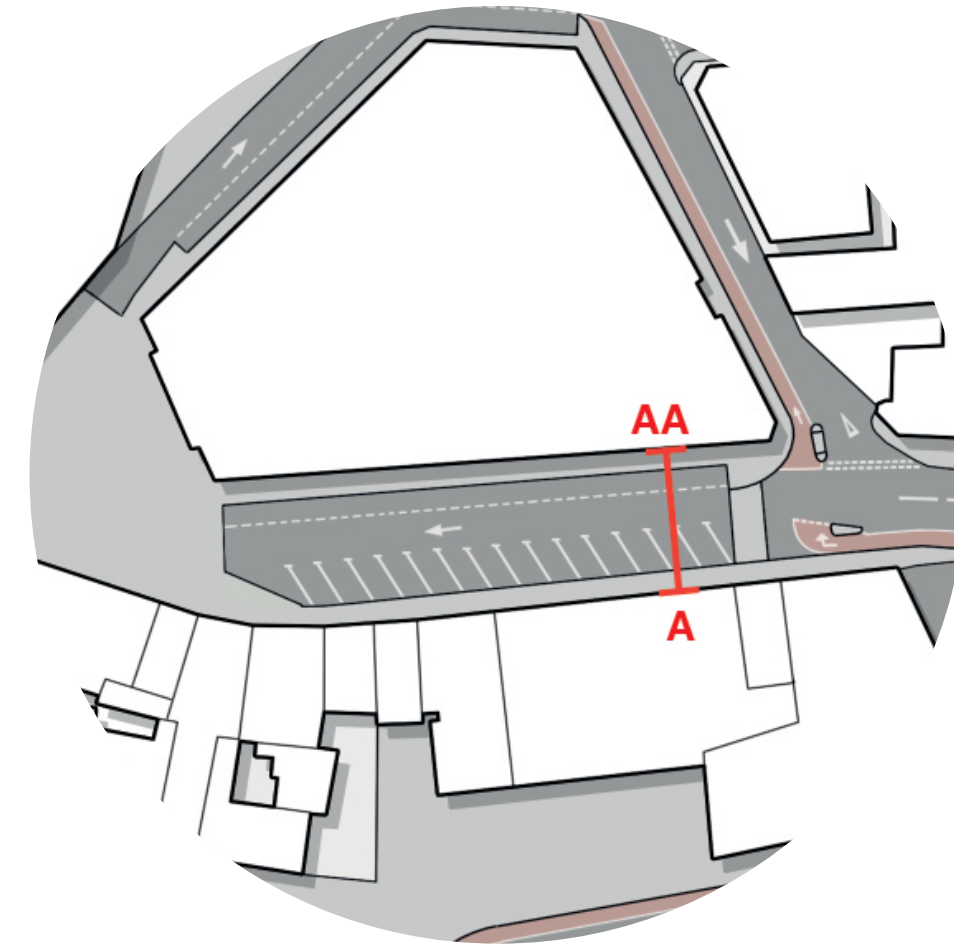
The following design study looked at the effects of changing the layout of the street to be more pedestrian friendly and how Blackfriars Street could invite pedestrians into Baxters Plain.

The study looked at the space from building edge to building edge to understand the full opportunities and constraints of the street.

With information gathered from community and stakeholder engagements, we understand how important the current car parking down Blackfriars Street is, as such, we have allowed for parking provision in all options to some degree.



Existing view down Blackfriars Street

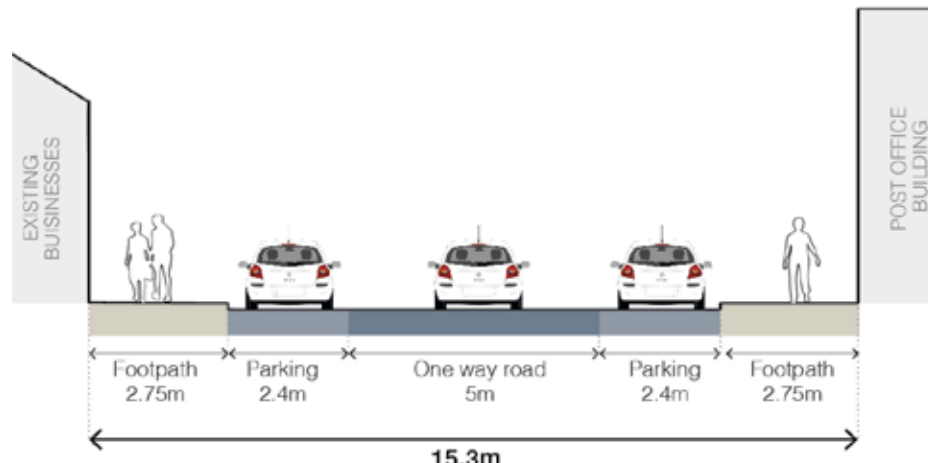


Existing section

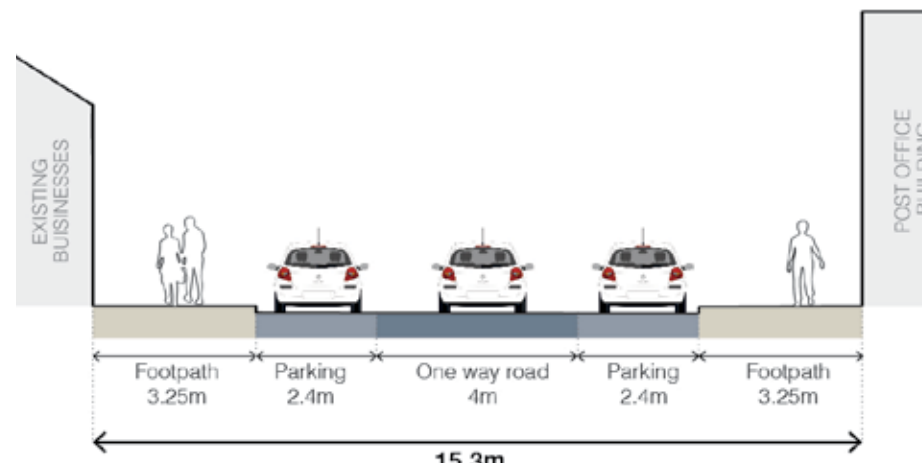


# 5.0 Proposed Interventions

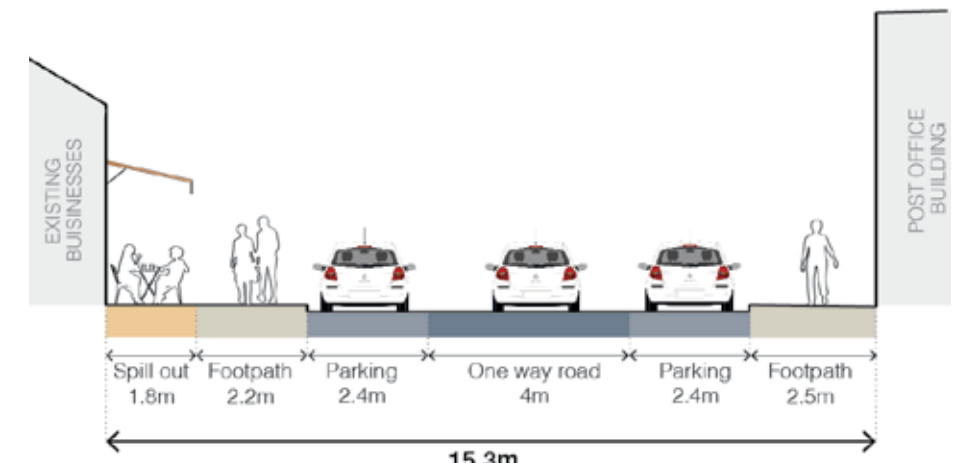
## Explored Options for Street Arrangements



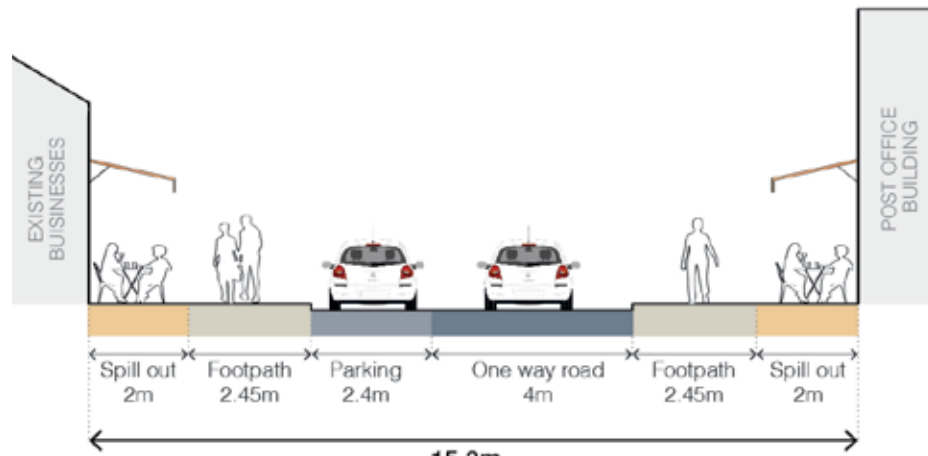
**OPTION 1**  
Parallel on-street parking both side



**OPTION 2**  
Parallel on-street parking both side

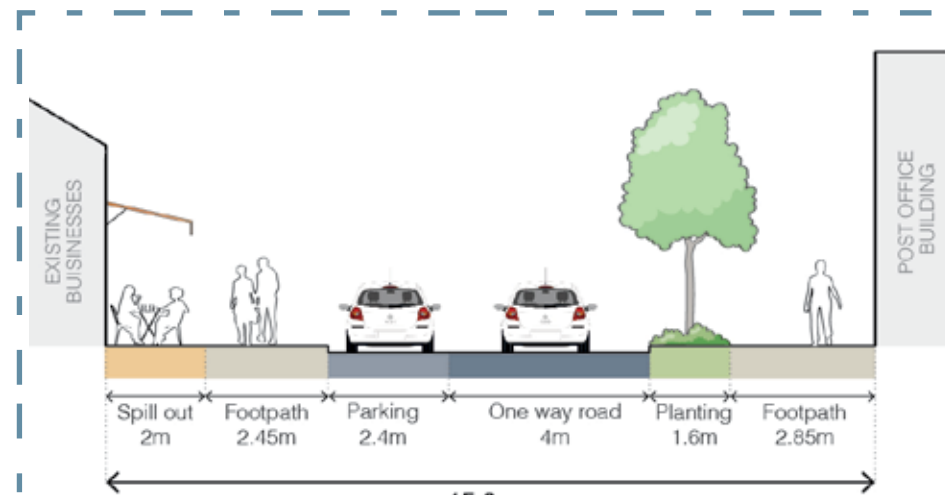


**OPTION 3**  
Parallel on-street parking both side  
+ tightened carriageway + spill

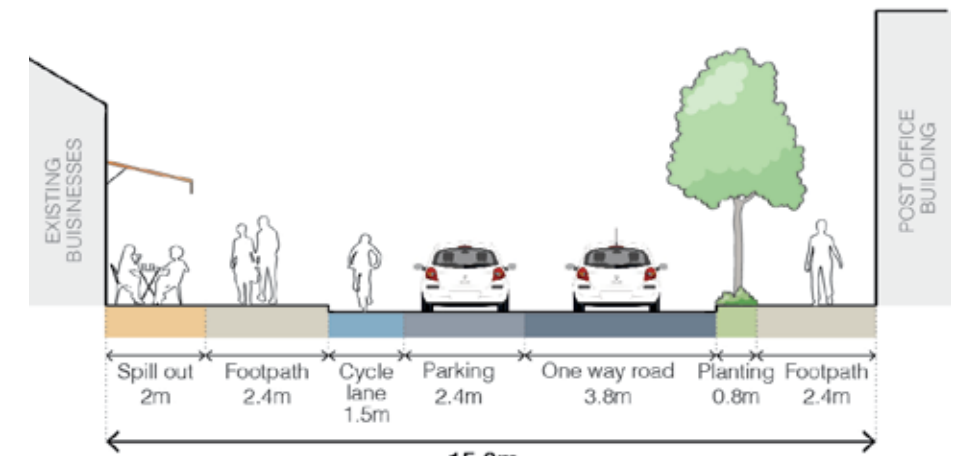


**OPTION 4**  
Parallel on-street parking one side of the street  
+ tightened carriageway + spill out area both sides

**Preferred Option**



**OPTION 5**  
Parallel on-street parking one side of the street  
+ tightened carriageway + spill out area  
+ rain garden and tree planting



**OPTION 6**  
Parallel on-street parking one side of the street  
+ tightened carriageway + spill out area  
+ rain garden and tree planting  
+ one way cycle lane



# 5.0 Proposed Interventions

## Blackfriars Street

Blackfriars Street has great potential to be a significant gateway for pedestrians to Baxters Plain and the King's Lynn town centre.

By reducing the carriageway width and changing the surface material to a more buff tone, the street is more hospitable towards pedestrians and vehicles are forced to be more aware of their surroundings.

Widened footpaths with benches, public seating, and shaded areas provide a comfortable and safe pedestrian experience.

Introducing green spaces with shrub and tree planting creates a more attractive and environmentally friendly setting.

By implementing these changes, the street can be transformed into a more pedestrian-friendly and livable space. The result will be a vibrant and inviting urban environment that prioritizes the wellbeing and mobility of pedestrians while still accommodating necessary vehicular traffic.

### Key to improvements:

- 1 New road layout
- 2 Rain gardens
- 3 Rationalized parking layout
- 4 Widened footpath
- 5 Street trees in hard and soft standing
- 6 Seating to northern side of street
- 7 Planters and spill out zone on southern side of street
- 8 New pedestrian crossing





# 5.0 Proposed Interventions

## Blackfriars Street



Sketch illustrating proposed arrangement



# 5.0 Proposed Interventions

## Laneways

Enhancing the public realm along South Clough Lane and Sedgeford Lane will assist in emphasising the connection to the surrounding streets.

The introduction of catenary lighting will enhance the ambiance of the lane, providing both functional illumination and an aesthetically pleasing atmosphere, making the space more inviting and visually appealing.

There is opportunity to develop space around the existing seating and signage elements. Shrub and tree planting has been proposed to create a more calming atmosphere. This also assists in mitigating the visual impact of the surrounding back of house areas.

Murals and art interventions have been proposed to enhance the visual amenity and could help to link the laneway spaces to the square.

### Key to improvements:

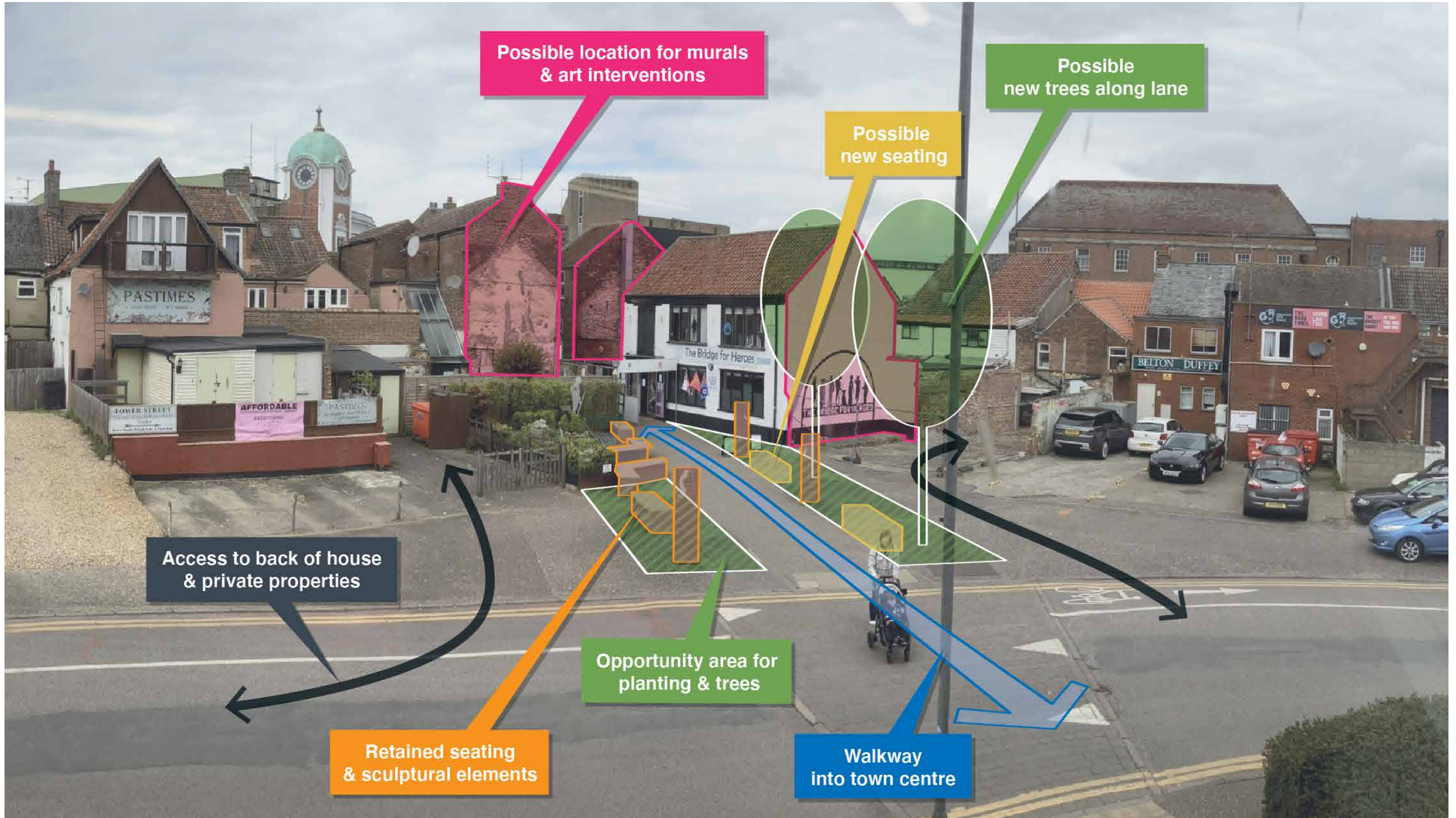
- 1 New paving enhancing connection to Tower Street
- 2 Planters and garden beds
- 3 Catenary lighting
- 4 Retained seating & sculptural elements incorporated into new design
- 5 Potential murals or art interventions on surrounding building walls
- 6 New surface





# 5.0 Proposed Interventions

## Laneways





# 6.0 Greening Strategy

## Proposed Tree Planting

The town centre benefits from pockets of green space, however there is an opportunity to reinforce and enhance the existing greening.

The increased provision of greening includes health benefits, promotes wellbeing, increases biodiversity, and creates climate resilient spaces. To achieve this, we looked at maximizing the number of green areas and introduced a diverse type of planting.







The existing mature trees within Baxters Plain provide great benefit, however, they are not an appropriate species for the square. They create a dark environment and people are not inclined to sit under them due to sap secretion from leaves.

For this reason, we propose to remove the tree opposite the Majestic Cinema, however retain the other two mature trees in the space. This will assist in opening up views in the space, create a feeling of a “square” and enable a better connection with the new hub building.

We propose to supplement the space by new tree planting that has seasonal character. Two feature trees are proposed on either side of the square with light foliage enabling sight lines and light penetration, complementing the setting of the natural and built environment. Suggested species could include Gleditsia with golden yellow leaves during the autumn and small green/white flowers in the summer. Other appropriate street trees and rain garden trees are proposed as shown on the opposite diagram.

Further arboriculture surveys and assessments need to be undertaken prior to removal of any tree and for any works proposed adjacent to existing tree root zone. In addition to below ground services investigation on areas of new tree planting to ensure the successful establishment of trees.

Key:

-  Existing tree retained
-  Existing tree removed
-  Proposed tree (trees that are suitable street scape)
-  Proposed tree (trees that are suitable to rain gardens)
-  Proposed tree (trees that are suitable to lanes)
-  Feature tree - open (maintain sight line through)

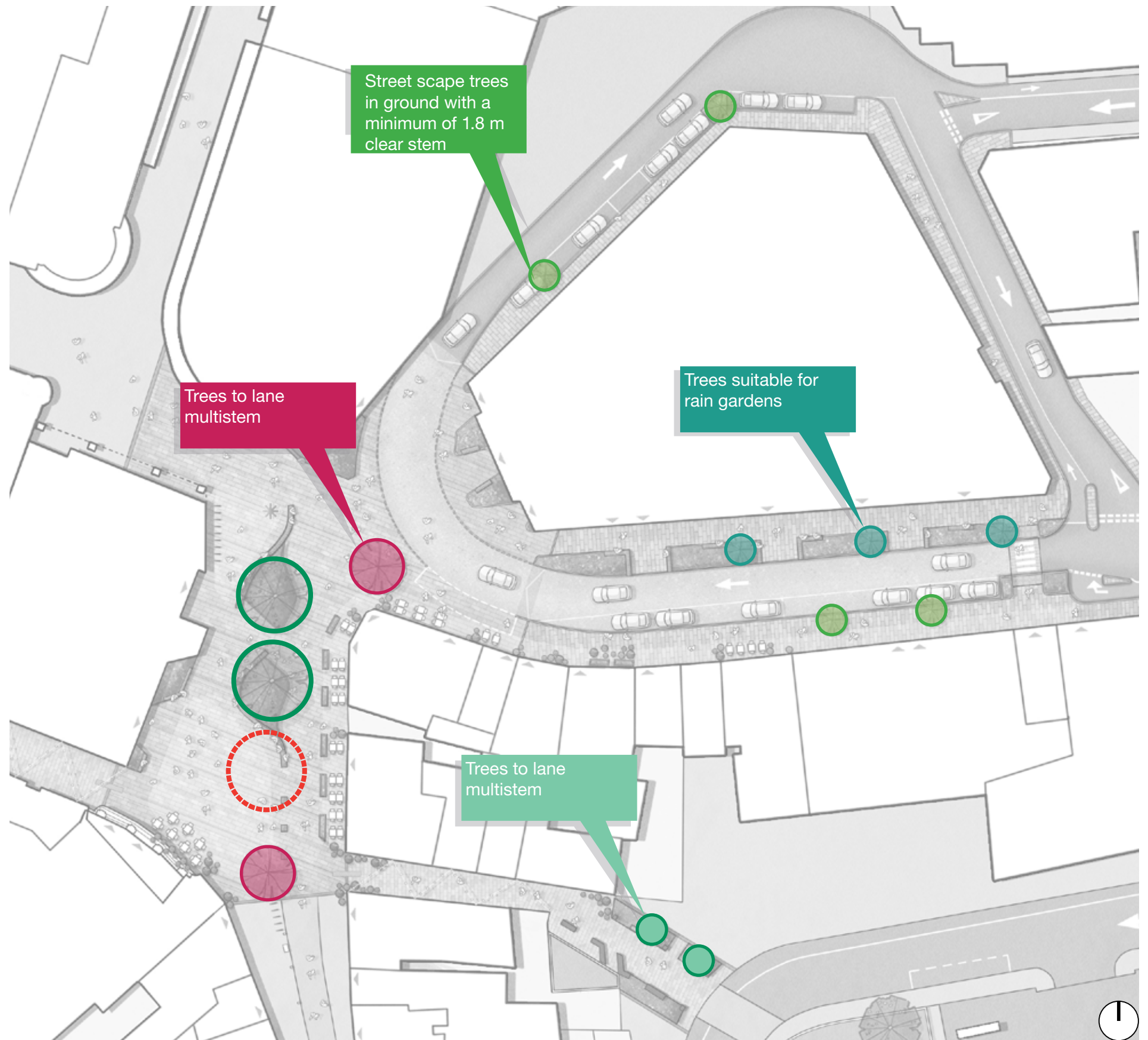


Diagram illustrating existing and proposed tree planting



# 6.0 Greening Strategy

## Proposed Tree Planting

Existing tree retained and removed



Mature tree to be retained



Mature tree to be retained



Tree to be removed

Proposed tree planting selection criteria:



Examples of potential species:



Liquidambar styraciflua - Sweetgum



Gleditsia triacanthos - Honey Locust



Alnus glutinosa - Alder (Native)



Amelanchier lamarckii multi stem



Acer campestre "Streetwise"



Populus tremula - Aspen (Native)



# 6.0 Greening Strategy

## Proposed Planting

The following pages set out the over-arching planting strategy for the scheme and give some examples of species that may form part of the palette. The plant species have been selected based on the following criteria:

- Species that support foraging birds, attract pollinators and wildlife and contribute to an overall enhancement of biodiversity in local and wider context.
- The enhancement of natural habitats through the use of native species.
- The selection of low maintenance and drought tolerant species to reduce long term maintenance requirements and to consider the future impacts of climate change.
- The inclusion of evergreen species to provide structure to the planting all year round.
- The selection of species that will provide seasonal interest with colour, scents and textures.

Key:







-  Herbaceous and perennials
-  Shrub and perennials mix A
-  Shrub and perennials mix B
-  Rain garden planting
-  Planter species
-  Green wall climbers



Diagram illustrating proposed shrub and ground cover planting



# 6.0 Greening Strategy

## Proposed Planting

### Herbaceous and perennials

A low height planting mix located along the front edges of the planting beds and around the benches.

\* Evergreen



Euphorbia amygdaloides var. robbiae \*



Geranium johnson blue



Luzula nivea \*



Achillea 'Terracotta'



Echinacea 'White swan'



Liriope royal purple \*

### Rain garden planting

The planting proposal consists of species that are tolerant of a less well-drained soil.

\* Evergreen



Cornus sanguinea



Iris sibirica



Echinacea pallida



Deschampsia cespitosa \*



Helictotrichon sempervirens\*



Meadow mixture for seasonal wet soil



# 6.0 Greening Strategy

## Proposed Planting

 Shrub and perennials mix A

 Shrub and perennials mix B

A mixture of flowering evergreen shrubs intermixed with ferns and grasses. The shrubs have been selected to include provisions of native species and flowering species to support native pollinators. Consideration will be given to shade tolerant planting under trees.

\*\* Semi-Evergreen

\* Evergreen



Abelia grandiflora\*\*



Viburnum tinus\*



Photinia fraseri\*



Ligustrum vulgare\*\*



Euonymus europaeus



Cornus sanguinea



Ilex crenata \*



Perovskia blue spire



Polystichum setiferum \*



Stipa calamagrostis



Pennisetum alopecuroides \*



Alchemilla mollis



# 6.0 Greening Strategy

## Proposed Planting

### Planter species

A mix of planting and bulbs with different seasonal interest and colours.

\* Evergreen



Euphorbia amygdaloides var. robbiae \*



Anemone 'Honorine Jobert'



Luzula nivea \*



Viburnum tinus\*



Echinacea 'White swan'



Liriope royal purple \*

### Climbing species

The below are a suggestion for climbers against the H&M wall. Further studies and options will be considered depending on the system adopted for the green wall. The species suggested below could be used for a trellis system or self clinging on the wall within a planting bed.



Clematis arandii \*



Trachelospermum jasminoides \*



Hedera helix \*



# 7.0 Materials and Furniture Strategy









## Proposed Materials and Furniture Plan

There are great examples of hard surface around King's Lynn that give the town character and showcase its heritage. However, the current materials palette in Baxters Plain is not cohesive with a range of different materials converging at its centre. In some places, paving is installed incorrectly and left unfinished. We are proposing to draw inspiration from other successful parts of the town to achieve a more consistent palette. Having a consistent palette of materials will improve the legibility of the space and establish a sense of place.

Natural stone setts could be best suited for Baxters Plain and the laneways. The colour and size of these would be determined at the next stage, however they would be inspired by materials already in use in the town. We are proposing to use asphalt with golden gravel chipping along Blackfriars Street. This along with the narrowing of the roadway, changes the environment of the street and encourages more sharing between pedestrians and vehicles. This change in materiality will also help to demarcate the roadway to alert vehicles and pedestrians that this is a shared space.

For furniture we have been inspired by the street furniture guide for King's Lynn to ensure continuity and consistency. The materials need to be robust, simple and sustainable. The simple nature of the materiality will give the design a more timeless appearance that will complement both the contemporary and heritage setting. The core materials proposed are timber with powder coated furniture, stone, and concrete. Further studies to develop these and make them unique to the area would be developed at the next stage.

### Key:

-  Natural stone paving with bands
-  Natural stone paving to footpath
-  HRA asphalt with 'Golden Gravel'
-  Asphalt
-  Timber topped bench with concrete base
-  Bespoke timber bench with steel base, back and arm rests
-  Social seats
-  Planter box

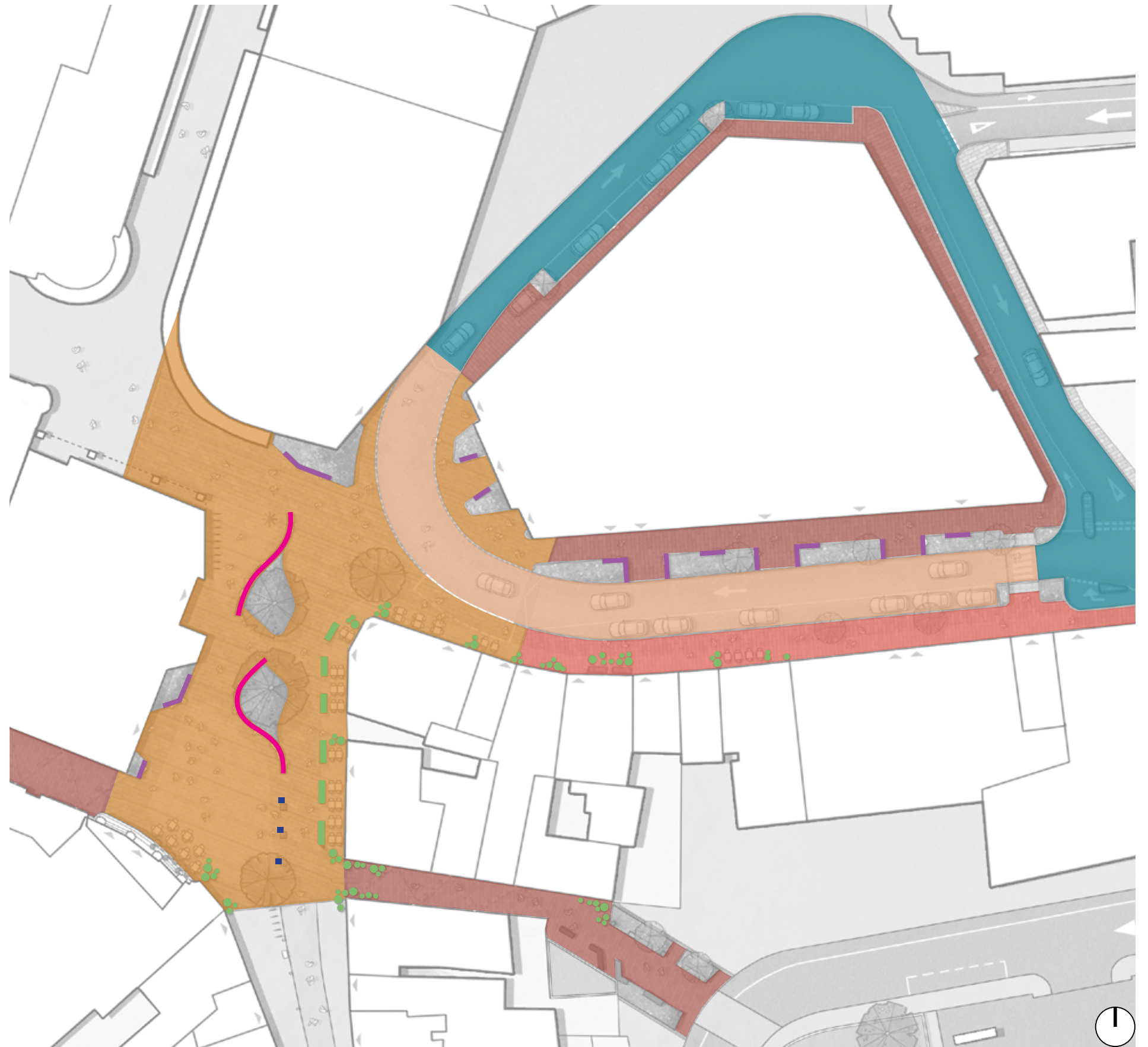


Diagram illustrating proposed hardscape materials



# 7.0 Materials and Furniture Strategy

## Look and Feel



Asphalt surfacing with golden gravel

King's Lynn, Norfolk



Natural stone paving

Chelsea Barracks, London



Paving with text inlay

Little David Street / Kampus, Manchester



Paving bands

Grovenor Hill, London (BDP project)



Flush kerb surface

The Brentford Project, London



Feature tree in hardstanding

Mount Street Mews, London (BDP project)



# 7.0 Materials and Furniture Strategy

## Proposed Furniture



Mayfield Park, Manchester

Seat to rain garden



Broadgate Tower, London

Bespoke curved seating



Marine Wharf & Greenland Place

Social seats (demarcating roadway)



Tobergal Lane, Ireland (BDP project)

Planter pots in spill out zones



Clanbrasil street, Ireland (BDP project)

Garden bed with intergrated seating



Chelsea Barracks, London

Cycle stands



# 8.0 Drainage Strategy

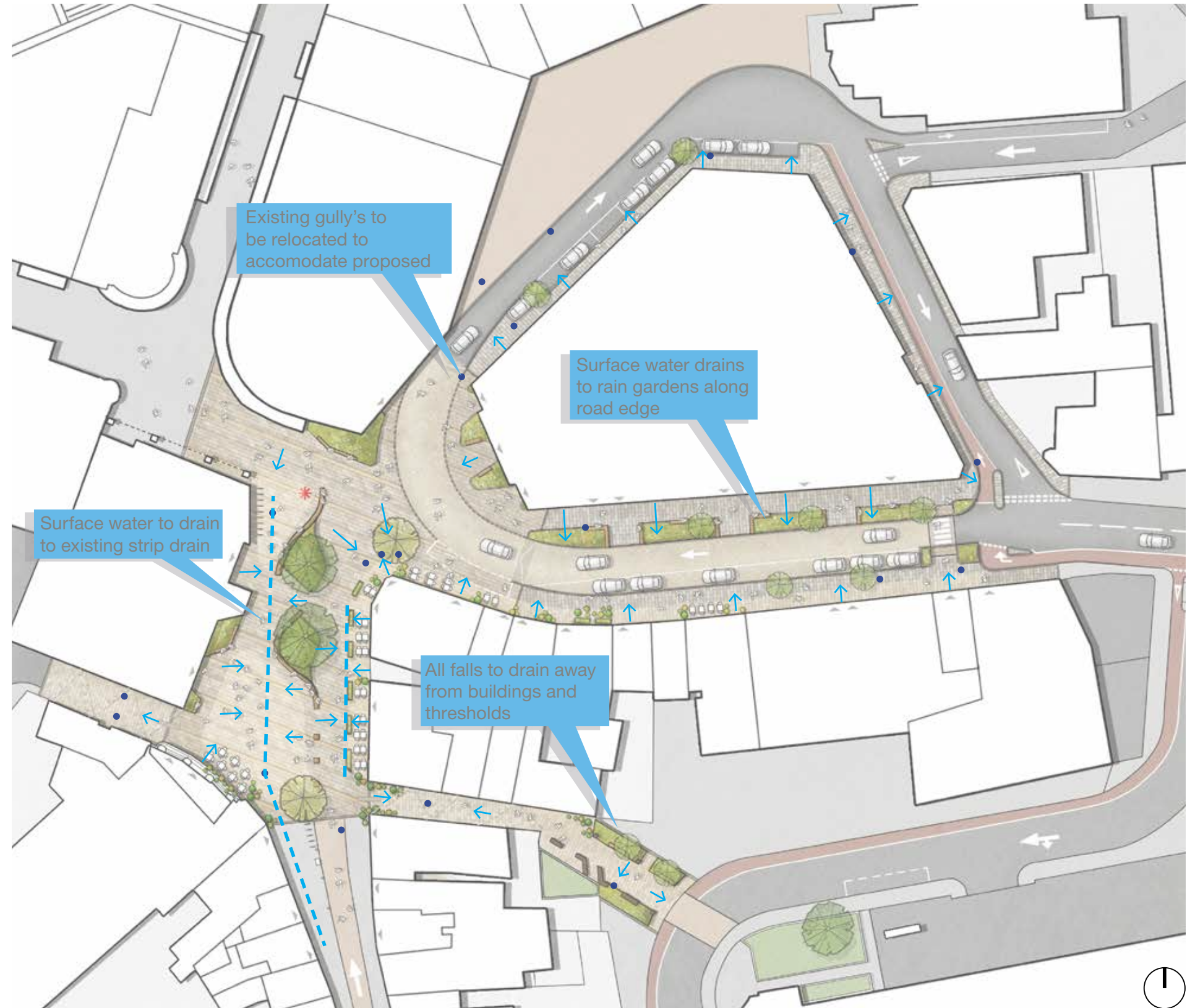
## Drainage Strategy

The proposed drainage strategy would make use of existing gullies and natural topographical falls to effectively manage stormwater, minimize flooding risks, and enhance the functionality and aesthetics of urban spaces.

Key considerations:

- The design proposes to reuse all existing drainage and where necessary, gullies will be relocated to accommodate proposed levels and falls.
- All falls are to drain away from buildings and thresholds.
- Along Blackfriars Street water falls into a combination of gullies and rain gardens. The rain gardens are integrated to facilitate water infiltration, reduce runoff and enhance the urban environment.

A more comprehensive study would be needed in the next phase with a thorough assessment of existing gullies, determining their capacity and condition for integration into the new system. Further study of the current and proposed topography would also be needed to identify the drainage strategy.





# 9.0 Lighting Strategy

## Existing Lighting Layout

Within the study area, there are currently four different typologies of light columns. Consideration should be given to consolidating lighting typologies to achieve a more cohesive lighting strategy that ties with the site furniture.

As per the King's Lynn Public Realm Action Plan, lighting should take into account the following:

- Minimal design to compliment a range of settings.
- Metal colour to match a range of elements.
- Liaise with PFI lighting contractor.

This page provides an audit of the main existing light columns within the site boundary.



Blackfriars Street lighting  
12m light pole



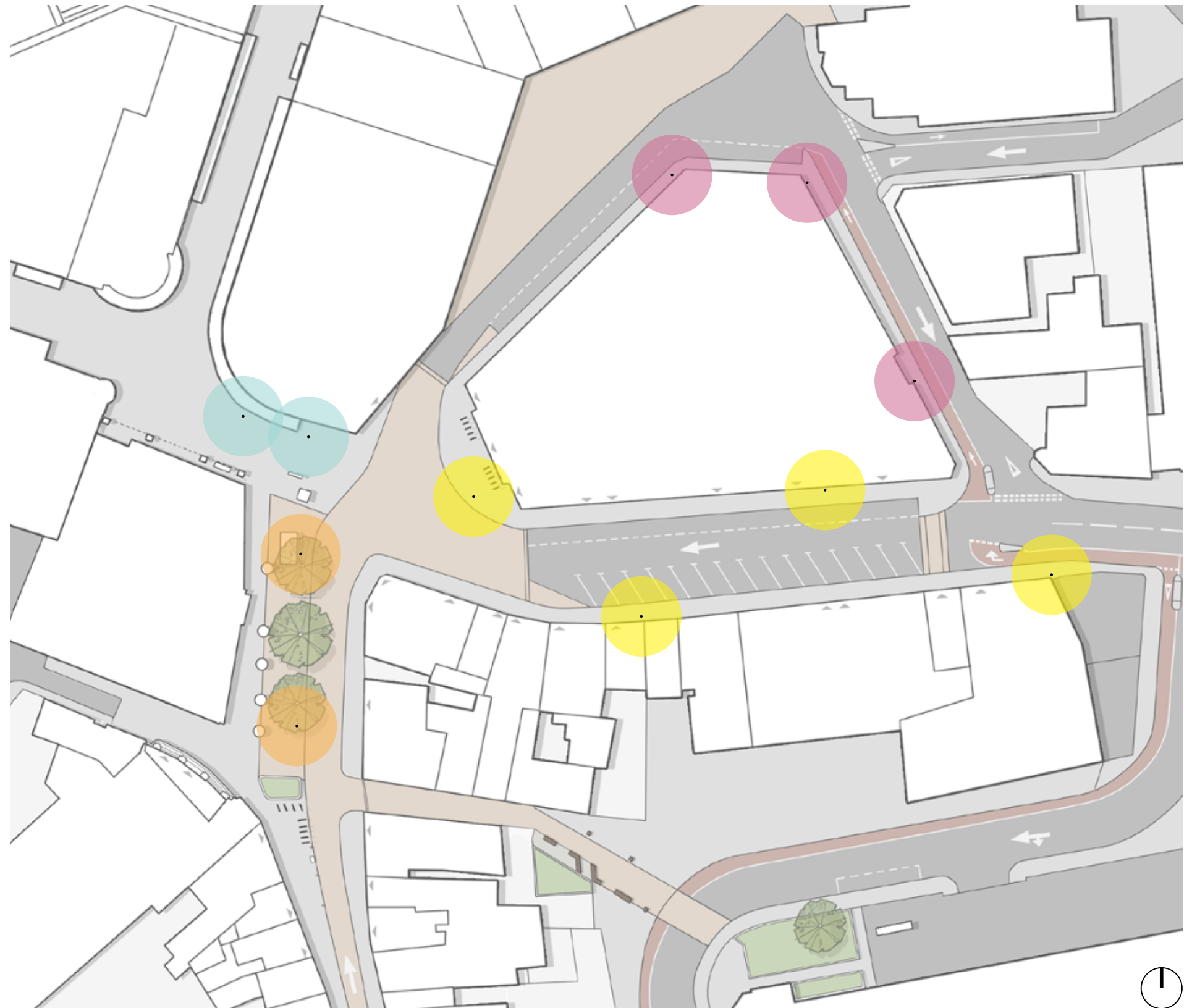
Vancouver Quarter lighting  
4m light pole



Tower Street lighting  
6m light pole



Vancouver Quarter lighting  
6m light pole






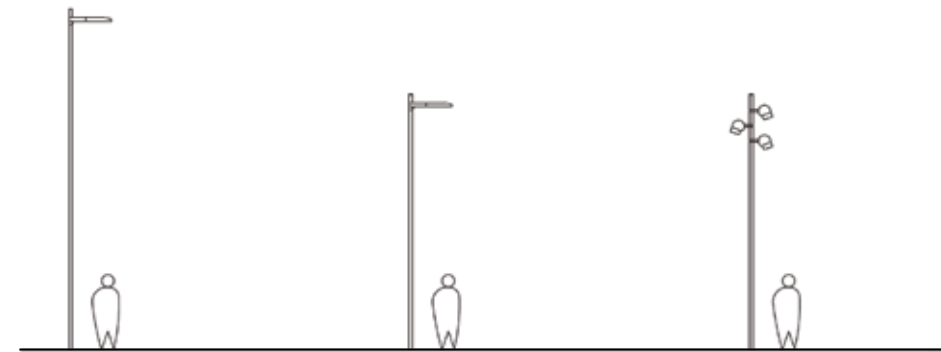
# 9.0 Lighting Strategy

## Proposed Lighting Layout

Consideration should be given to providing sufficient lighting for vehicular traffic, while creating a warm and welcoming environment for the pedestrians. Simple discreet column aesthetic is proposed, to avoid visual clutter as much as possible and column heights have been suggested. Additionally, pockets of planting and urban furniture should be softly illuminated, to bring the light lower and closer to people, creating a more intimate ambience. Feature lighting including catenary lighting in laneways and feature tree up lighting have been proposed to add vibrancy at night and create interest. All proposed lighting changes would require input from a lighting engineer to conduct appropriate calculation studies.

Existing light poles: 

Existing light poles to be replaced:

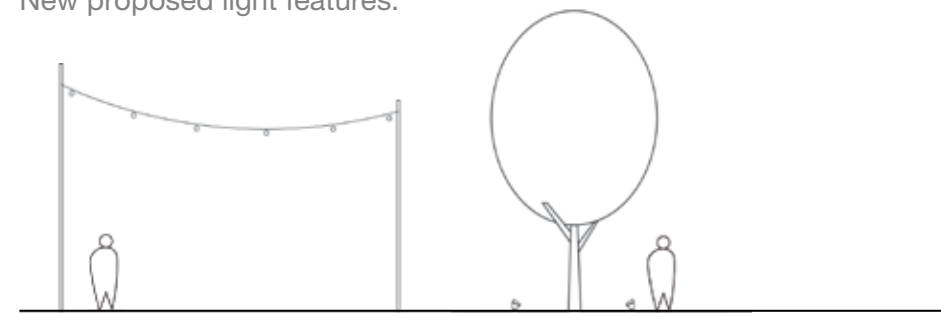



8m tapered or cylindrical column to replace street


6m tapered or cylindrical column to replace public realm lighting

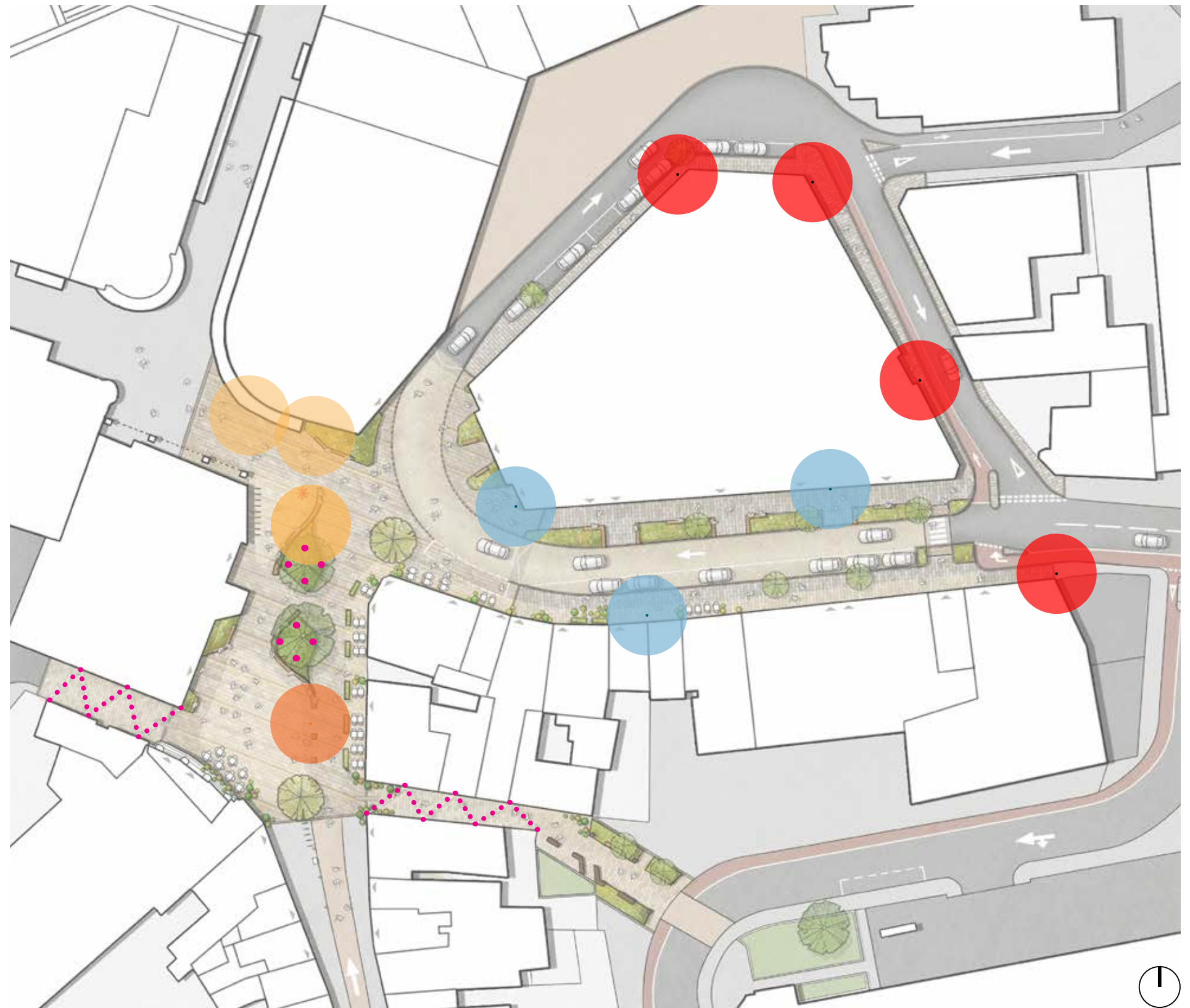
6m tapered or cylindrical column adjustable spotlights to support various events in the main square

New proposed light features:



 Catenary lighting located in laneways

 Uplights to tree planting, to be located in central garden beds





## Phasing Plan

This diagram illustrates how the scheme could be phased to allow for funding when it becomes available. The areas could be delivered simultaneously and with no specific sequence. This phasing plan has been used to provide a breakdown of the works required for each area with a high level cost estimated produced by Artelia. The Cost estimate has been provided separately to the client.

The phasing for the areas shown on the diagram opposite are as follow:

**AREA A - Arrival Space (1,675 m<sup>2</sup> )**

**AREA B Blackfriars Street (907m<sup>2</sup> )**

**AREA C The Lane (225 m<sup>2</sup> )**

**AREA D Sedge ford Lane (100 m<sup>2</sup> )**

**AREA E Paradise Parade (1,055 m<sup>2</sup> )**





## Next Steps & Further Considerations

The next steps for this project is to secure funding to seek feasibility and inform on the final design direction. Pending these factors, the project aims to advance the RIBA stage 2-3 for concept design and spatial coordination.

We have set out what we believe might be required for the next step below:

- BCKLWN & NCC to agree delivery and funding strategy for the scheme.
- Continuous engagement with stakeholders including Vancouver Quarter.
- Review the proposals of the community hub building and the former Post Office, ensuring communication with the design consultant and developers.
- Consider overall cycle parking provision requirements and seek further advice from transport planners regarding the final level of provision .
- Cycle storage infrastructure to be considered in line with The local Cycling and Walk Infrastructure Plans ( LCWIP).
- Engagement of transport planner and determine if a Road Safety Audit is required.
- Update the cost estimate as the scheme progress through the next RIBA stage.
- Commission below ground utilities, a GPR survey and carry out a utilities check.
- Communication with utility providers for relocation of services.
- Investigation of existing and new services in relation to new tree planting to ensure successful establishment.
- Consideration and review of tree species to ensure growth requirements and successful establishment, while referring to latest published guidelines.
- Engagement with the Arboricultural officer regarding the choice of trees and plant.
- Commission an arboriculture survey around existing trees.
- Allow for trial pits and CBR testing to ground conditions.
- Establish planning requirements.
- Procure record drawings and pre-construction information.





**BDP.**

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