

King's Lynn Riverfront  
*RIBA Stage 3\_Town Deal Board*

# Project Objectives

Expand riverfront activity

Diversify riverfront users

Encourage 'pop-up' initiatives

Improve public spaces

Enhance setting for heritage assets

Promote a sustainable future

Increase green infrastructure

Drive economic performance

High impact and evidence of change



# Custom House and Purfleet Quay

# RIBA Stage 3 Proposals

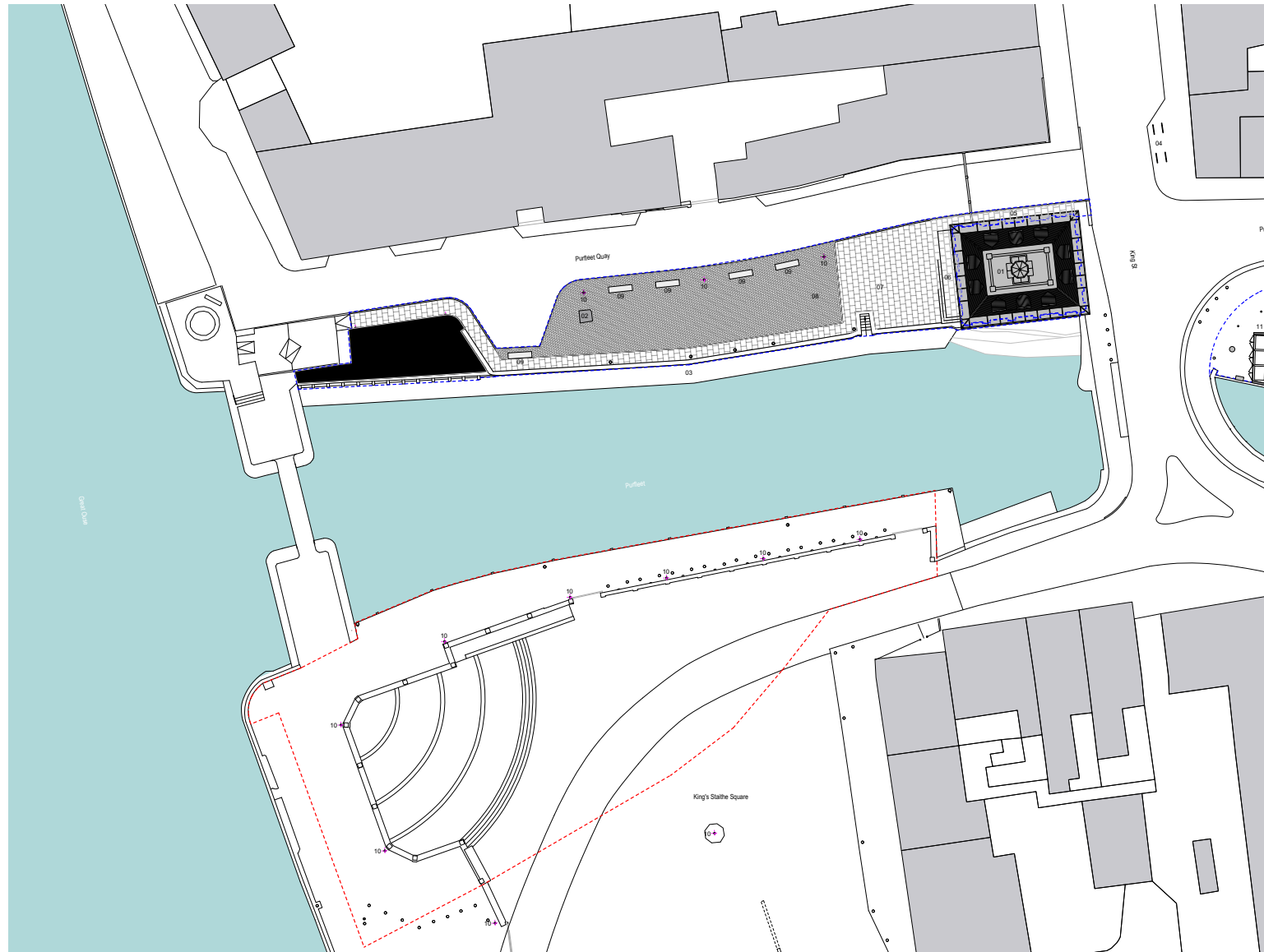


# RIBA Stage 3 Proposals



# RIBA Stage 3 Proposals

Notes:  
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 All dimensions to be checked on site and any variations reported to the Architect.



- Key:
- Existing:
- 01 Custom House
  - 02 George Vancouver Statue
  - 03 Timber portion
  - 04 Cycle stands
- Proposed and Repairs:
- 05 New ramp to CH entrance (Yorkstone, to match existing)
  - 06 New ramp (Yorkstone, to match existing)
  - 07 Yorkstone paving
  - 08 Granite setts
  - 09 Stone benches
  - 10 Lighting, with integrated power
  - 11 New 6m stone food gate store

Rev A - 05.02.24 - Planning

**GRAEMEMASSIEARCHITECTS**  
 99 Giles Street Edinburgh EH6 6BZ UK  
 telephone 0131 556 9511 info@graememassie.com

Job Title:  
 Riverfront Regeneration  
 King's Lynn

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Purfleet - Landscape Plan  
 Drawing Status:  
 PLANNING

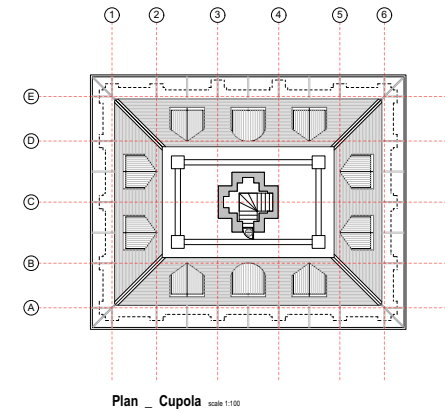
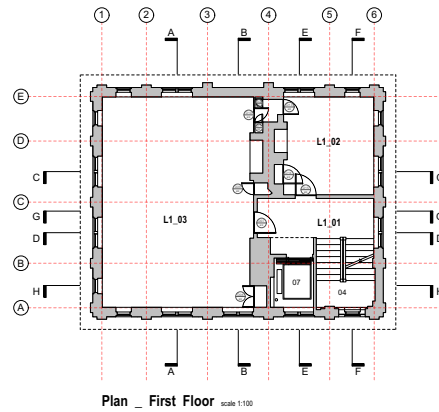
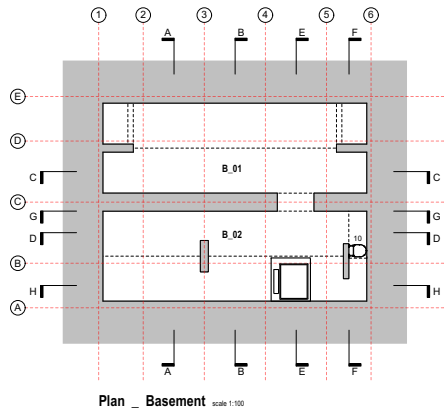
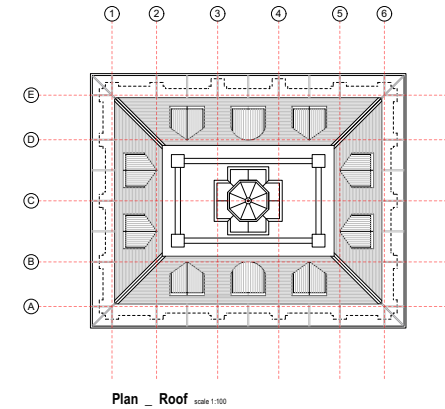
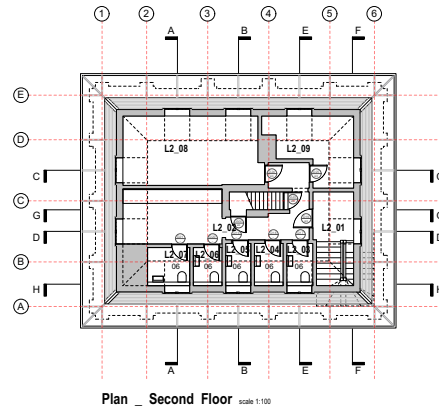
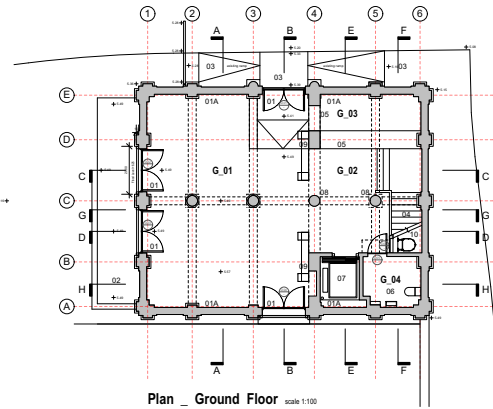
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 Scale:  
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Revision:  
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 Date:  
 13.10.23

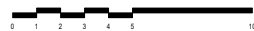
Purfleet\_Landscape Plan scale 1:200 0 1 2 3 4 5 10

# RIBA Stage 3 Proposals

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## Custom House Plans \_ Proposed



### Key:

- |     |  |    |  |
|-----|--|----|--|
| 01  | New glazed double door with metallic bronze frame and frameless glazed sidelight above         | 08 | New stone column (stone to match existing columns) |
| 01A | New glazed double fixed screen with metallic bronze frame and frameless glazed sidelight above | 09 | Plaster finish to wall to match existing           |
| 02  | New stone steps (Yorkstone, to match existing)   | 10 | New basement safe ladder access                    |
| 03  | New ramp to form level access (Yorkstone, to match existing)                                   |    |  |
| 04  | Timber stair, existing with amended layout at bottom   |    |  |
| 05  | Counter  |    |  |
| 06  | WC   |    |  |
| 07  | Lift   |    |  |

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Job Title:  
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 Custom House

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Custom House - Proposed Plans

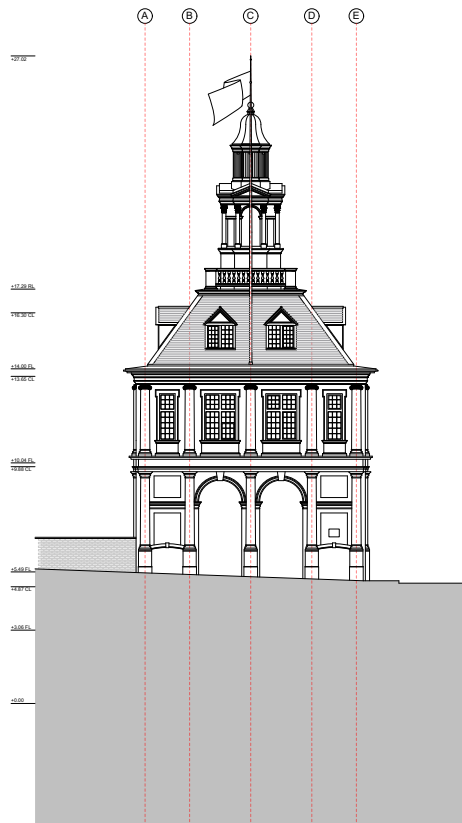
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Drawing Number:  
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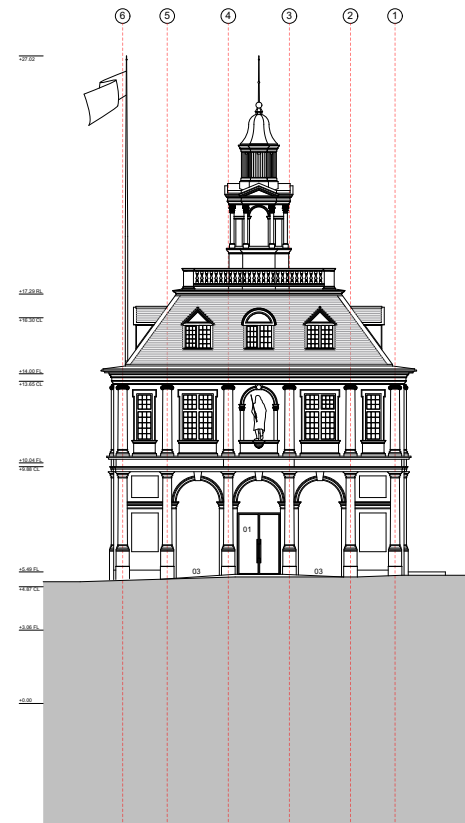
Revision:  
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 Date:  
 07.09.23

# RIBA Stage 3 Proposals

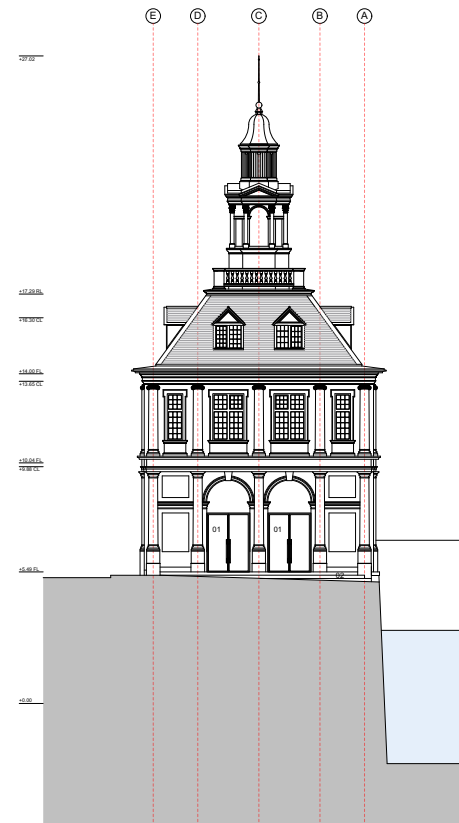
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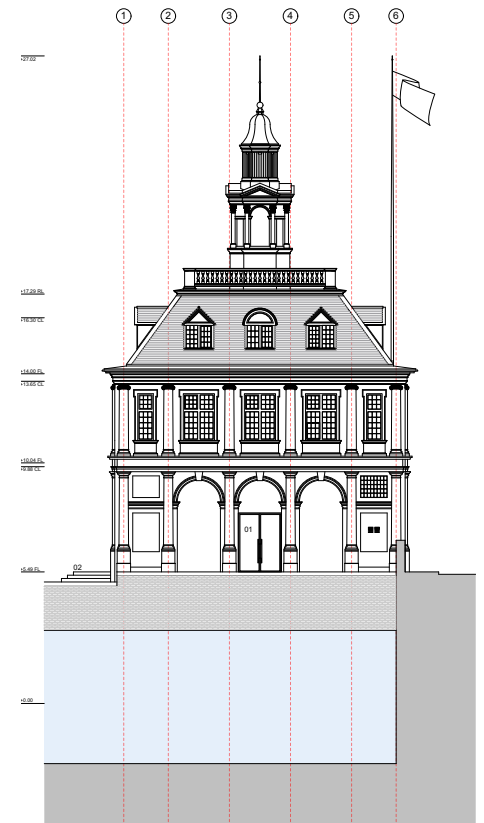
Elevation \_ East scale 1:100



Elevation \_ North scale 1:100



Elevation \_ West scale 1:100



Elevation \_ South scale 1:100

## Custom House Elevations \_ Proposed scale 1:100



### Key:

- 01 New glazed double door with metallic bronze frame and frameless glazed fanlight above
- 01A New glazed double fixed screen with metallic bronze frame and frameless glazed fanlight above
- 02 New stone steps (Yorkstone, to match existing)
- 03 Existing ramps (Yorkstone)

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Job Title:  
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 Custom House

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Custom House - Elevations (Proposed)

Drawing Status:  
 PLANNING

Drawing Number:  
 2024 - 220

Scale:  
 1:100

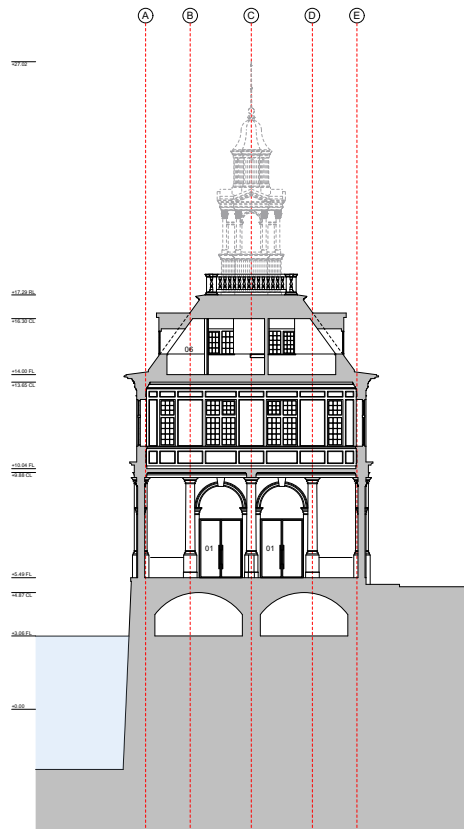
Date:  
 20.09.23

Revision:  
 A

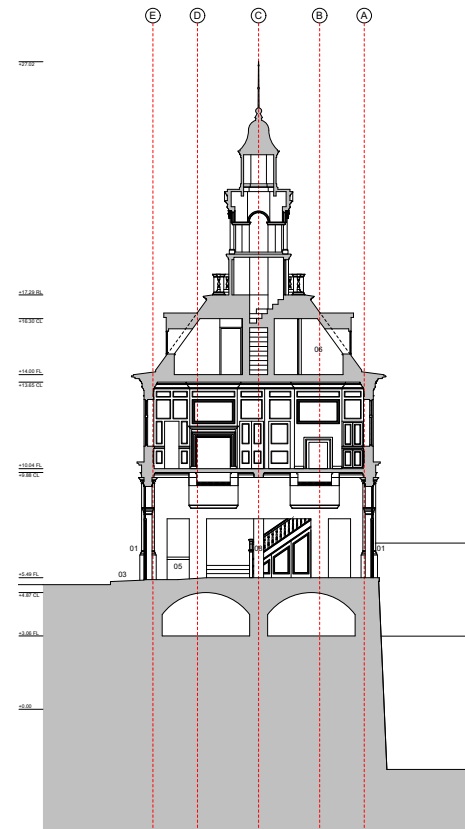


# RIBA Stage 3 Proposals

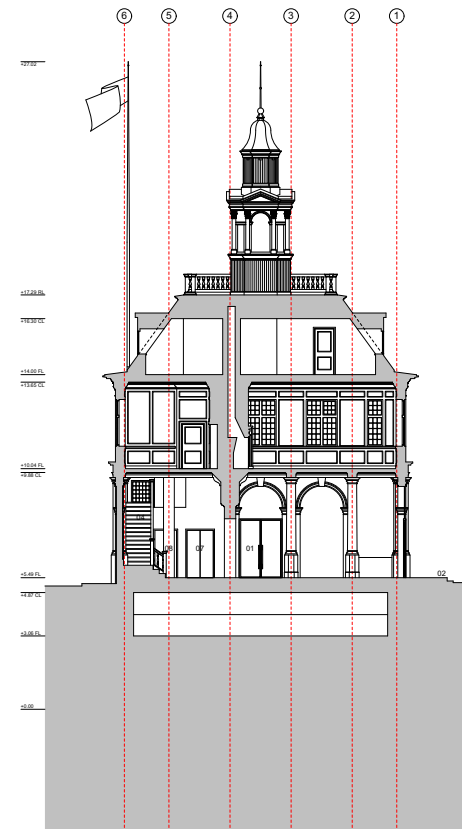
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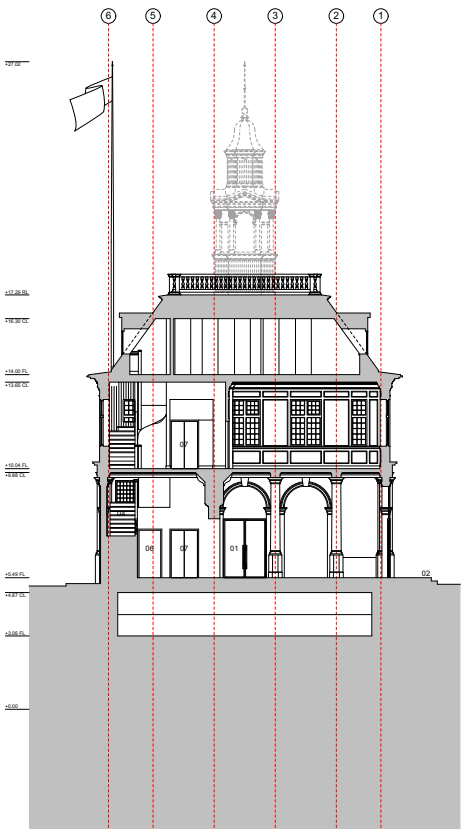
Section \_ AA scale 1:100



Section \_ BB scale 1:100



Section \_ CC scale 1:100



Section \_ DD scale 1:100

## Custom House Sections AA-DD \_ Proposed scale 1:100



### Key:

- 01 New glazed double door with metallic bronze frame and frameless glazed fanlight above
- 01A New glazed double fixed screen with metallic bronze frame and frameless glazed fanlight above
- 02 New stone steps (Yorkstone, to match existing)
- 03 New ramp to form level access (Yorkstone, to match existing)
- 04 Timber stair, existing with amended layout at bottom
- 05 Counter
- 06 WC
- 07 Lift
- 08 New stone column (stone to match existing columns)
- 09 Plaster finish to wall to match existing
- 10 New basement safe ladder access

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Job Title:  
 Riverfront Regeneration  
 Custom House

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Custom House - Sections AA-DD (Proposed)

Drawing Status:  
 PLANNING

Drawing Number:  
 2024 - 230

Scale:  
 1:100

Revision:

A

Date:

20.09.23

# Proposals Developed in Response to Consultation Feedback

## Historic England

Support for project to bring building into greater public use, with flexible spaces

Concern that opening of all arcades presents some 'harm' to the historic significance

Opening of arcade to quayside could be supported

Changing existing doors to glass at Purfleet and Purfleet Street also acceptable

Flood defence details to be developed

Internal changes supported in general

Preference to retain existing staircase if possible

Reduce, or remove, banners to quayside

## Public

Slight majority supportive of the proposals to open up the arcades

Positive response to mixed-use / flexible proposals

More heritage interpretation

Less banners

# Devil's Alley

# RIBA Stage 3 Proposals



# RIBA Stage 3 Proposals



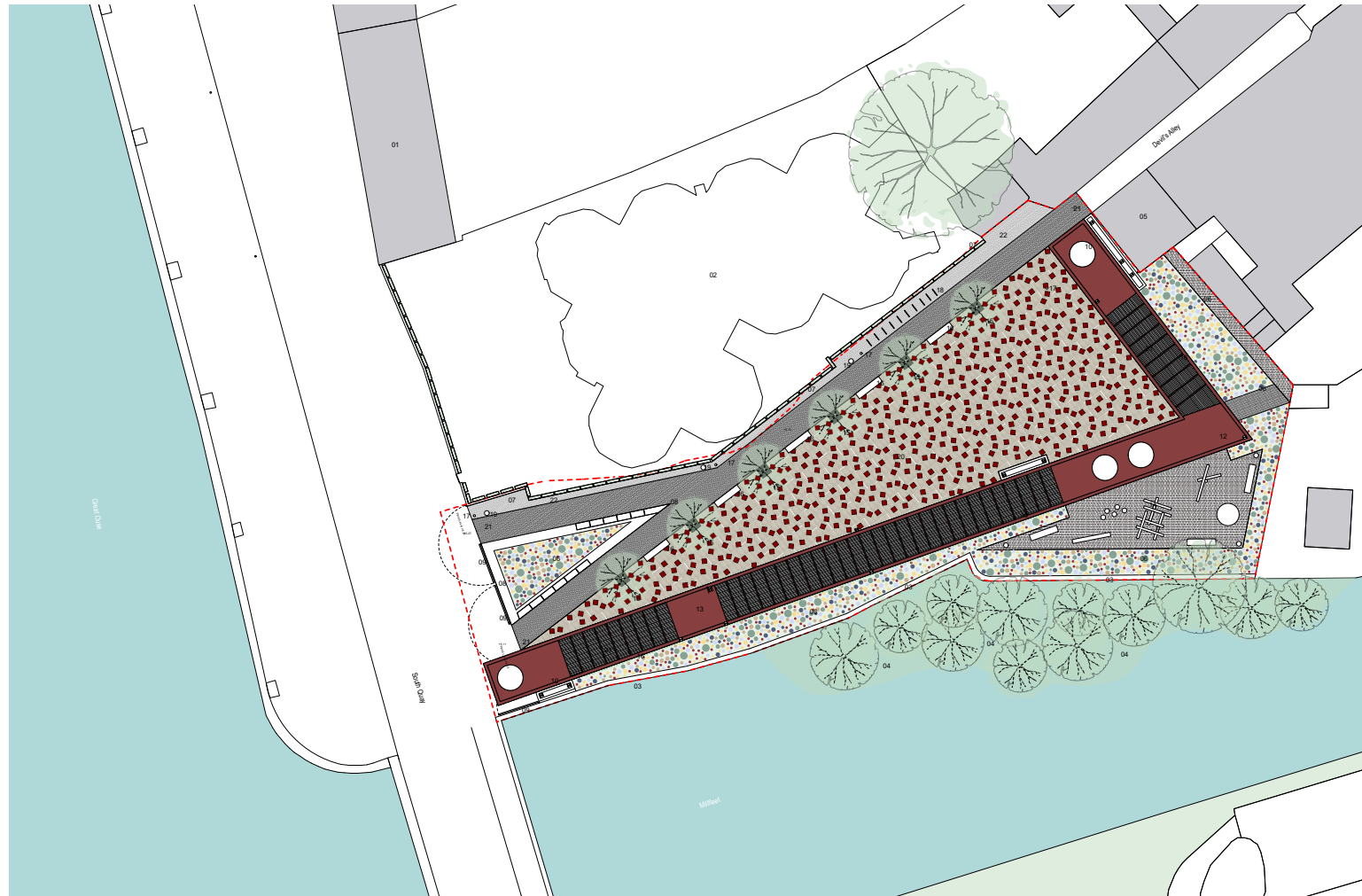
# RIBA Stage 3 Proposals



# RIBA Stage 3 Proposals



# RIBA Stage 3 Proposals



Site Plan scale 1:200

Notes:  
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- Key:
- 01 Summerfield & Thomas Warehouse
  - 02 Ex-rick bases
  - 03 Existing retaining wall to Milneat
  - 04 Existing trees/plants to river edge
  - 05 Vacant building to Devils Alley
  - 06 New low level planting
  - 07 New 2.0m high galvanised steel mesh fence to site with vine planting
  - 08 Brick planter, with integrated seating
  - 09 Flood defence gate
  - 10 Fixed table and benches
  - 11 Line of galvanised steel pergola with open mesh trellis screens to rear
  - 12 Maintenance stores (structural support zone) brick clad, uninsulated, single door access
  - 13 Kiosk (structural support zone) brick clad, insulated, single door access with counter/hatch
  - 14 Play area with equipment
  - 15 New mature tree
  - 16 Brick bench with integrated power footstone
  - 17 Lighting columns
  - 18 Cycle stands
  - 19 Litter Bins
  - 20 Resin bound surface with inset slate pavers
  - 21 Brick covers
  - 22 Granite setts

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Job Title:  
 Riverfront Regeneration  
 Milneat Site

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Devil's Alley - Roof Plan

Drawing Status:  
 INFORMATION

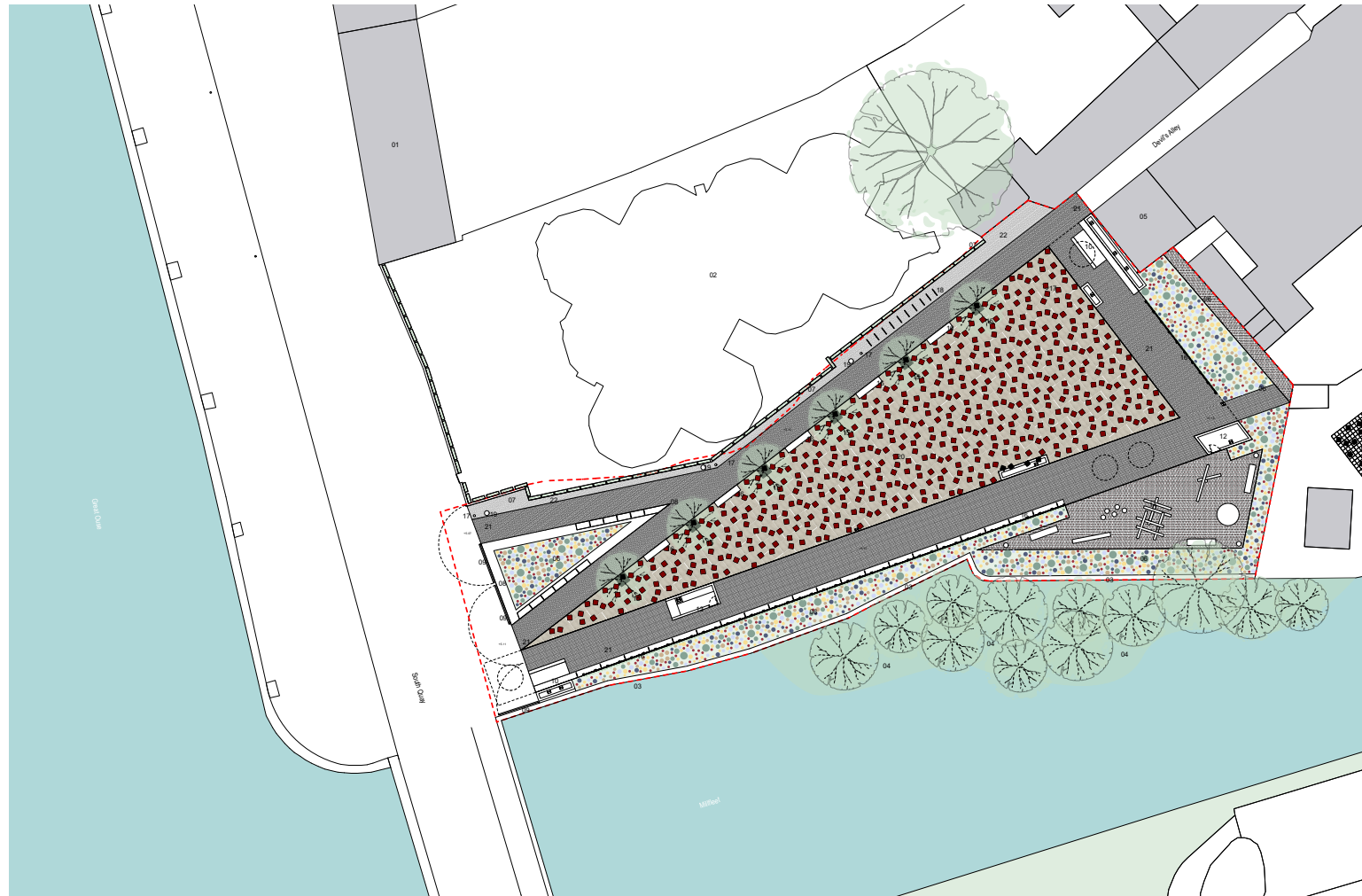
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Scale:  
 1:200 @ A1

Revision:  
 Date:  
 08.11.23



# RIBA Stage 3 Proposals



Site Plan scale 1:200

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- Key:
- 01 Summerfield & Thomas Warehouse
  - 02 Ex-rick bases
  - 03 Existing retaining wall to Millfleet
  - 04 Existing trees/plants to river edge
  - 05 Vacant building to Devils Alley
  - 06 New low level planting
  - 07 New 2.0m high galvanised steel mesh fence to site with vine planting
  - 08 Brick planter, with integrated seating
  - 09 Flood defence gate
  - 10 Fixed table and benches
  - 11 Line of galvanised steel pergola with open mesh trellis screens to rear
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  - 17 Lighting columns
  - 18 Cycle stands
  - 19 Litter Bins
  - 20 Resin bound surface with inset slate pavers
  - 21 Brick pavers
  - 22 Granite setts

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Job Title:  
 Riverfront Regeneration  
 Millfleet Site

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Devil's Alley - Landscape Plan  
 Drawing Status:  
 INFORMATION  
 Drawing Number:  
 2304 - 02  
 Scale:  
 1:200 @ A1  
 Revision:  
 -  
 Date:  
 08.11.23

# RIBA Stage 3 Proposals

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- Key:
- 01 Steel Structure (Painted Red Oxide Finish)
  - 02 Brick
  - 03 Galvanised Steel Mesh Trellis
  - 04 Brick Bench with concrete seat
  - 05 Flood Gate
  - 06 Metal table and beer stools
  - 07 Lighting Column
  - 08 Timber Play Equipment
  - 09 New line of trees Quercus palustris (Pin Oak)
  - 10 Galvanised Steel Bicycle stands

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Job Title:  
 Riverfront Regeneration  
 Millfield Site

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Death's Alley - South Quay Elevation  
 Drawing Status:  
 INFORMATION

Drawing Number:  
 2304 - 111  
 Scale:  
 1:100

Revision:  
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 Date:  
 01.12.23



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- Key:
- 01 Steel Structure (Painted Red Oxide Finish)
  - 02 Brick
  - 03 Galvanised Steel Mesh Trelis
  - 04 Brick Bench with concrete seat
  - 05 Flood Gate
  - 06 Metal table and food stools
  - 07 Lighting Column
  - 08 Timber Play Equipment
  - 09 New line of trees 'Quercus palustris' (Pin Oak)
  - 10 Galvanised Steel Bicycle stands

- Key:
- 01 Steel Structure (Painted Red Oxide Finish)
  - 02 Brick
  - 03 Galvanised Steel Mesh Trelis
  - 04 Brick Bench with concrete seat
  - 05 Flood Gate
  - 06 Metal table and food stools
  - 07 Lighting Column
  - 08 Timber Play Equipment
  - 09 New line of trees 'Quercus palustris' (Pin Oak)
  - 10 Galvanised Steel Bicycle stands

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Job Title:  
 Riverfront Regeneration  
 MillRace Site

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Death's Alley - Devil's Alley Elevation

Drawing Status:  
 INFORMATION

Drawing Number:  
 2304 - 112

Scale:  
 1:100

Revision:

Date:  
 01.12.23



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Key:

- 01 Steel Structure (Painted Red Oxide Finish)
- 02 Brick
- 03 Galvanised Steel Mesh Trellis
- 04 Brick Bench with concrete seat
- 05 Flood Gate
- 06 Metal table and fixed stools
- 07 Lighting Column
- 08 Timber Play Equipment
- 09 New line of trees: 'Quercus palustris' (Pin Oak)
- 10 Galvanised Steel Bicycle stands



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Job Title:  
 Riverfront Regeneration  
 Millfleet Site

Client:  
 Borough Council of King's Lynn and West Norfolk

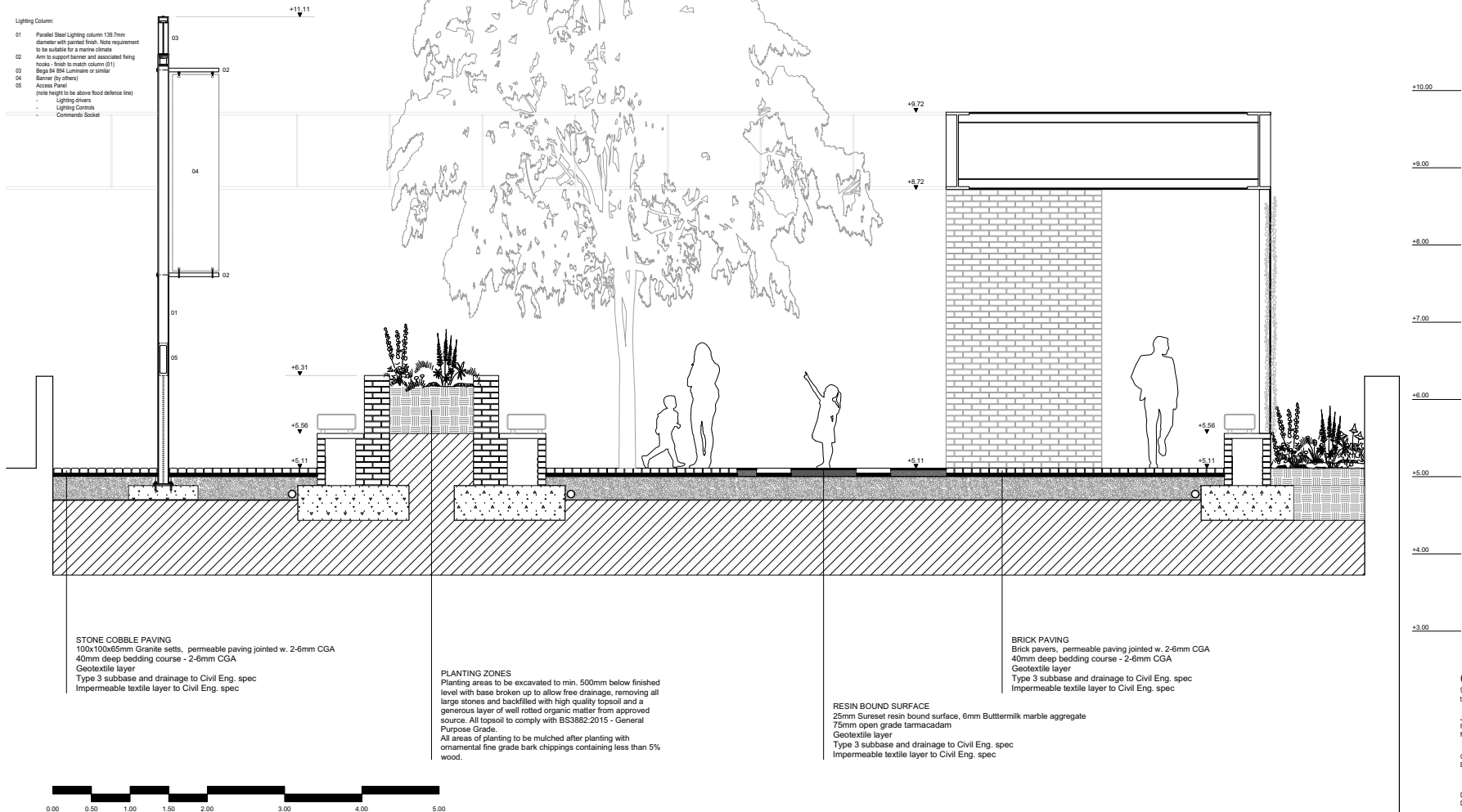
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 Drawing Status:  
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Drawing Number:  
 2324 - 113  
 Scale:  
 1:100

Revision:  
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 Date:  
 01.12.23

# RIBA Stage 3 Proposals

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Devils Alley \_ Typical Section / Key Details

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Job Title: Riverfront Regeneration Millfield Site  
 Client: Borough Council of King's Lynn and West Norfolk

Drawing Title: Devils Alley - Typical Section / Key Details  
 Drawing Status: INFORMATION  
 Drawing Number: 2304  
 Scale: 1:25 @ A1  
 Revision: -  
 Date: 28.02.24

# Proposals Developed in Response to Consultation Feedback

## Historic England

Cellars: acceptable loss if acceptable to Norfolk CC archaeology

Understand reasons for a 'marker' at end of South Quay

'Marker' shouldn't obscure S+T warehouse when approaching from the south

Consistency of lighting columns with Purfleet Quay

Less banners

More reference to heritage of the area

Need for a maintenance strategy for the planting

## Public

Majority supportive of the proposals

Support for use of the space for events

More reference to heritage of the area

More green space

Sensory garden / community gardening

Different forms of play

Chess boards

Less banners

Need for good lighting to ensure safety

# Dryside Facilities

# RIBA Stage 3 Proposals



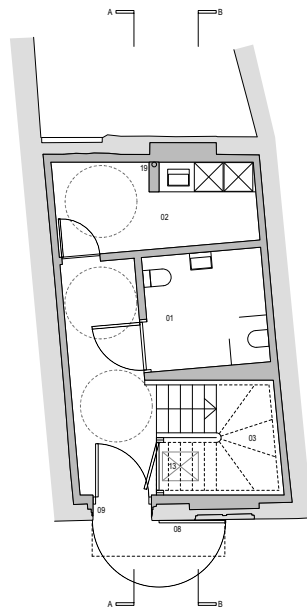


# RIBA Stage 3 Proposals

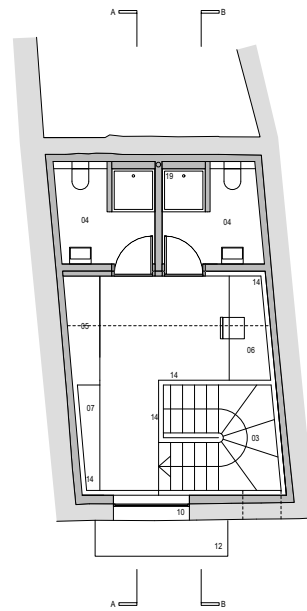
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- KEY
- 01 DDA WC/Shower
  - 02 Laundry Room
  - 03 Timber Stair
  - 04 Wet Room
  - 05 Map Storage Drawers
  - 06 Reading Desk
  - 07 Timber Bench
  - 08 New Flood/Security Door
  - 09 New Timber External Door
  - 10 Double Glazed Fixed Window
  - 11 Mech Vent Extract
  - 12 Metal Canopy
  - 13 Refuse Store
  - 14 Timber Datum / Balustrade
  - 15 Existing Perimetric Roofing Tiles
  - 16 Existing Flashing
  - 17 Existing Upstand
  - 18 Replacement Metal RWP/Gutters
  - 19 SVP

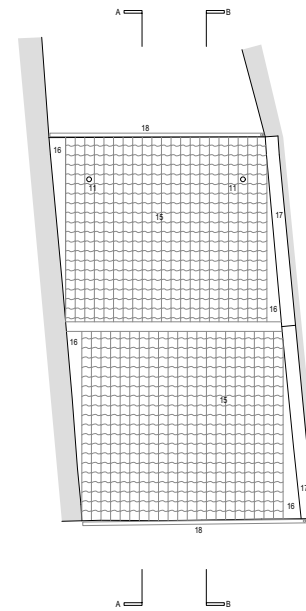
Note: Brickwork to be made good/repointed as required



Ground Floor scale 1:50



First Floor scale 1:50



Roof Plan scale 1:50

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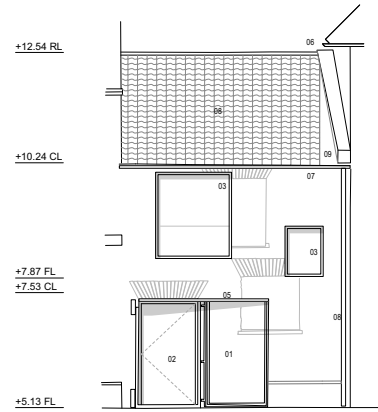
Job Title:  
 Riverfront Regeneration  
 Millfleet Site  
 Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Dryside - Plans (Proposed)  
 Drawing Status:  
 PLANNING  
 Drawing Number:  
 2304-320  
 Scale:  
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 Revision:  
 A  
 Date:  
 21.02.24

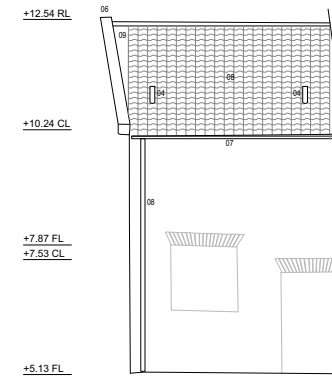
# RIBA Stage 3 Proposals



Context Visualisations scale NTS



Front Elevation scale 1:50



Rear Elevation scale 1:50



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## KEY

- 01 New Flood/Security Door
- 02 New Timber External Door
- 03 Double Glazed Fixed Window
- 04 Mesh-Vent Extract
- 05 Metal Canopy
- 06 Existing Upstand
- 07 Replacement Metal RWP/Gutters
- 08 Existing Panicle Roofing Tiles
- 09 Existing Flashing

Note: Brickwork to be made good/repointed as required

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Job Title:  
Riverfront Regeneration  
Millfleet Site

Client:  
Borough Council of King's Lynn and West Norfolk

Drawing Title:  
Dryside - Elevations (Proposed)  
Drawing Status:  
PLANNING

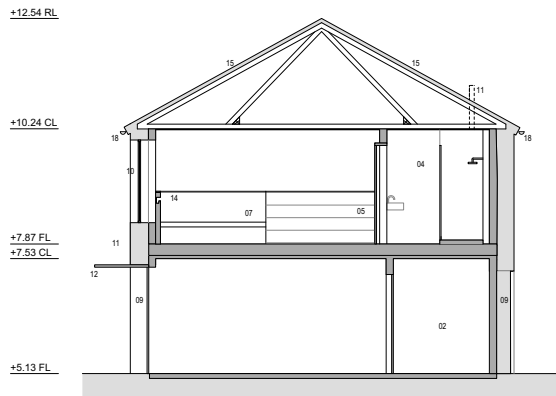
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Scale: 1:50  
Revision: A  
Date: 21.02.24

# RIBA Stage 3 Proposals

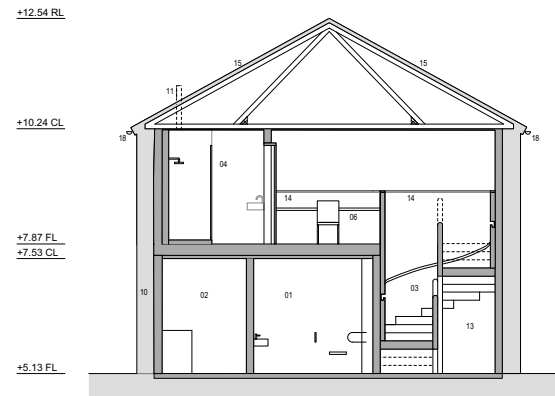
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  - 09 New Timber External Door
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  - 11 Mech Vent Extract
  - 12 Metal Canopy
  - 13 Refuse Store
  - 14 Timber Datum / Balustrade
  - 15 Existing Perimetric Roofing Tiles
  - 16 Existing Flashing
  - 17 Existing Upstand
  - 18 Replacement Metal RWP/Gutters

Note: Brickwork to be made good/repointed as required



Section AA scale 1:50



Section BB scale 1:50

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 Riverfront Regeneration  
 Millfield Site

Client:  
 Borough Council of King's Lynn and West Norfolk

Drawing Title:  
 Dryside - Sections (Proposed)  
 Drawing Status:  
 PLANNING  
 Drawing Number:  
 2304-322  
 Scale:  
 1:50  
 Revision:  
 A  
 Date:  
 21.02.24

# Programme

## Custom House

Submit for Planning & LBC:  
March 2024

Planning & LBC Consent Received:  
August 2024

RIBA 4 Tender documents:  
July 2024

Issue Tender to Market:  
August 2024

Tender Return :  
August / September 2024

Contractor Appointment:  
October 2024

Works Onsite Start:  
October / November 2024

Practical Completion:  
March 2026

## Devil's Alley Enabling Works

Submit Planning Application :  
March 2024

Planning Consent obtained:  
April / May 2024

Finalise Works Specification:  
April 2024

Agree contract with demo contractor:  
May / June 2024

Works Onsite Start:  
June / July 2024

Practical Completion:  
November 2024

## Devil's Alley Main Contract

Submit for Planning:  
March 2024

Planning Consent Received:  
August 2024

RIBA 4 Tender documents:  
August 2024

Issue Tender to Market:  
September 2024

Tender Return:  
October 2024

Contractor appointment:  
November 2024

Works Onsite Start:  
December 2024

Practical Completion:  
March 2026

## Dryside Facilities

Submit for Planning:  
March 2024

Planning Consent Received:  
August 2024

RIBA 4 Tender documents:  
August 2024

Issue Tender to Market:  
September 2024

Tender Return :  
October 2024

Contractor Appointment:  
November 2024

Works Onsite Start:  
December 2024

Practical Completion:  
March 2026