

Boal Quay

Existing Situation

The area of Boal Quay is vast, and contains a variety of building and landscape types. Millfleet to the north of the site was home to the 11th century public corn mill, which has since been rebuilt. The area has managed to retain its character as a mill site, but has fallen into disuse. Vehicular traffic which wraps around the site is heavy, and uses the route as a means to access the town centre.

Direct access to the River Great Ouse puts this site in a prime location, and its proximity to the historic core of the town makes it attractive. The shops and services of King's Lynn are also a short walk away.

The Church Street car park holds approximately 270 cars, and is a direct neighbour with St. Margaret's Church to the east, and the Hillington Square Housing development to the south. This mixture of qualities leaves the site with an undefined character.

Boal Quay and the Friars Fleet are currently dominated by the car park, and any marina character is lost by inactivity, lack of development and the mud, which has replaced water in Friars Fleet. The absence of a substantial road network in this area is also detrimental, and movement within the site is difficult and unclear. Night time activity is also minimal.

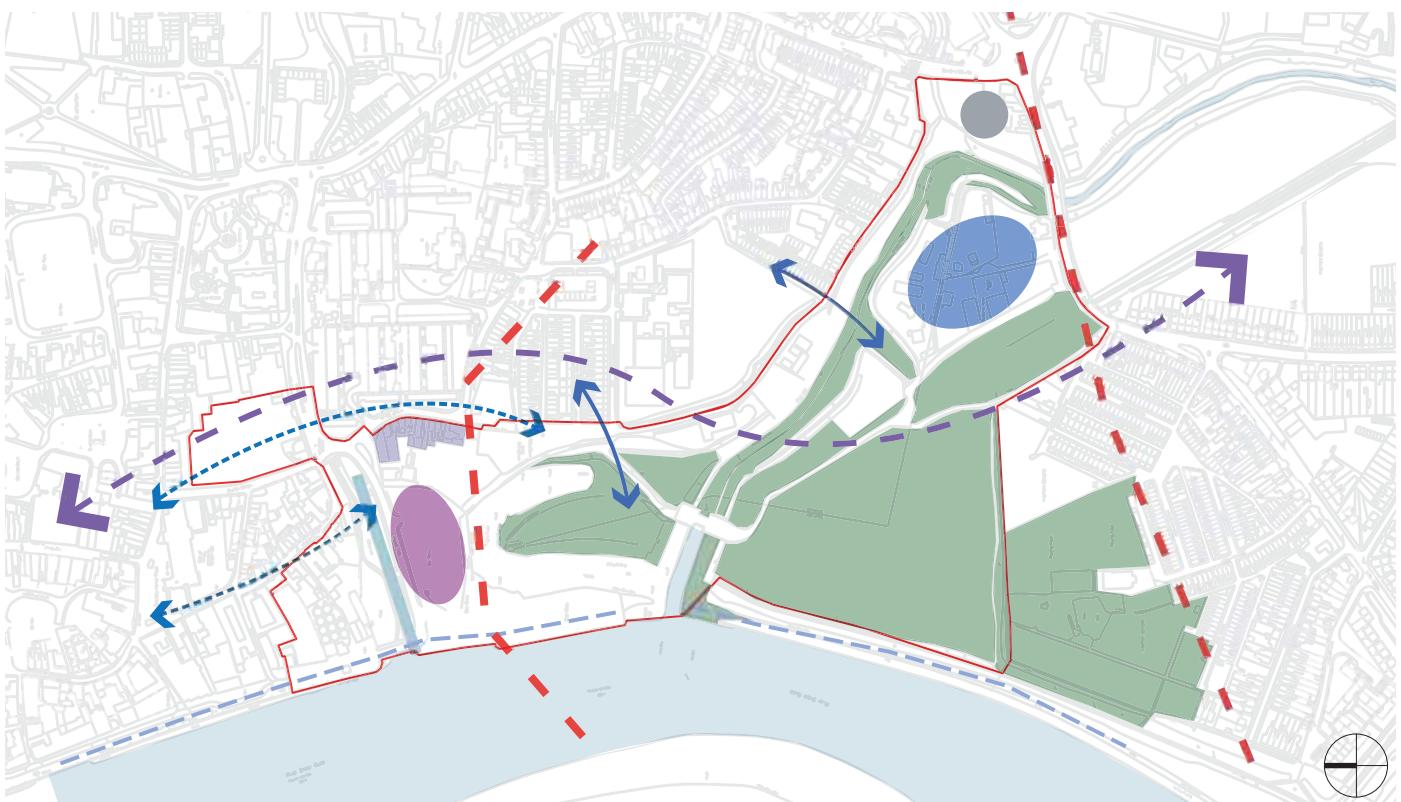
The line of the town wall travels through the area up to Friars Fleet, this should be respected wherever possible.

Buildings to the southern end of the site, towards Wisbech Road are scattered industrial units, which hold no significant architectural merit. Close to this area is the Southgate, this was erected to maintain the town's southerly defences. It lies on the main road into the town from Ely and Cambridge and was built by the 14th century also to collect tolls on merchandise coming into and going out of the town.

There are vast areas of green space on this site, which are followed by allotment gardens and recreation spaces to the south. Further to this, there are large areas of terraced housing, and also a school. The green areas are of value, and should be protected to a level where the character is not lost.

Boal Quay Appropriate Development Responses

1. Create a destination for visitors in this area; a centre for watersports and a new evening economy will bring life to what is currently a sparse and unattractive area. Leisure concepts from here would do well to link strongly to the maritime aspects of King's Lynn, to appeal to both the likely users of the marina who will invariably be interested in the waterways, but also to help to position the area's identity as the heart of waterside leisure activity in the town. There could be a place for a maritime heritage museum, perhaps incorporating themed panoramas, archaeological and historic information, and interactive displays. This could be wholly tourist orientated or offer combination with a study centre to link to local schools and educational establishments. Educational sailing facilities should also be introduced alongside private marina moorings to ensure the community becomes part of the development and not excluded from it.
2. The grain silos site is ideal for a well designed, landmark hotel which will act as a strong feature on the waterfront.
3. The waterfront can be improved through careful landscaping methods and surface treatments.
4. The area should remain active through the day and evening through a mixture of uses.
5. Church Street car park can be redeveloped to house residential units. It is a prime location being very near the town centre and appears to be wasted as an area filled with cars.
6. Any development on Church Street car park should be respectful of the close proximity of the historic core and St. Margaret's Church.
7. Street frontage near Church Street car park should be repaired and made continuous.
8. Densities in Church Street car park could be increased to reflect the desirable nature of the site, and the proximity of the train and the bus stations.
9. A small area of green space could be created in Church Street car park to introduce more green space to the town centre.



Boal Quay Analysis

