

King's Lynn Riverfront Delivery Plan

Introduction

The Borough Council of King's Lynn and West Norfolk are working in partnership with consultants Urban Delivery and Levitate to prepare a deliverable and commercially viable plan to transform and revitalise King's Lynn's Historic riverfront to ensure comprehensive regeneration and sustainable economic growth.



Summary of the existing site characteristics to consider in developing options:

- Three sites allocated in the Local Plan for over 400 dwellings.
- Historic river setting with prominent buildings and public space for events. Purfleet Quay, Nar Loop and River Great Ouse are under-utilised.
- Good public access with quayside car parking and Harding's Way bus route, but poor connections to the town centre.
- Existing active uses within key buildings at the Bank House, Marriott's Warehouse and the Hanse House offer the possibility of extending leisure uses.
- Existing riverfront pedestrian routes provide the potential to expand and connect with the English Coastal Path.
- High Risk Flood area.
- Derelict land and buildings and potential lack of investment detract from the quayside.
- Local weather environment and lack of shelter.
- Visitor pontoons help to generate activity on the quayside but they have limited support facilities.
- Views across sites into town, across the river and of sunsets.



On the following boards we have shared some of our ideas and welcome your response.

We would be grateful for your feedback by completing a feedback form available at the exhibition or online.



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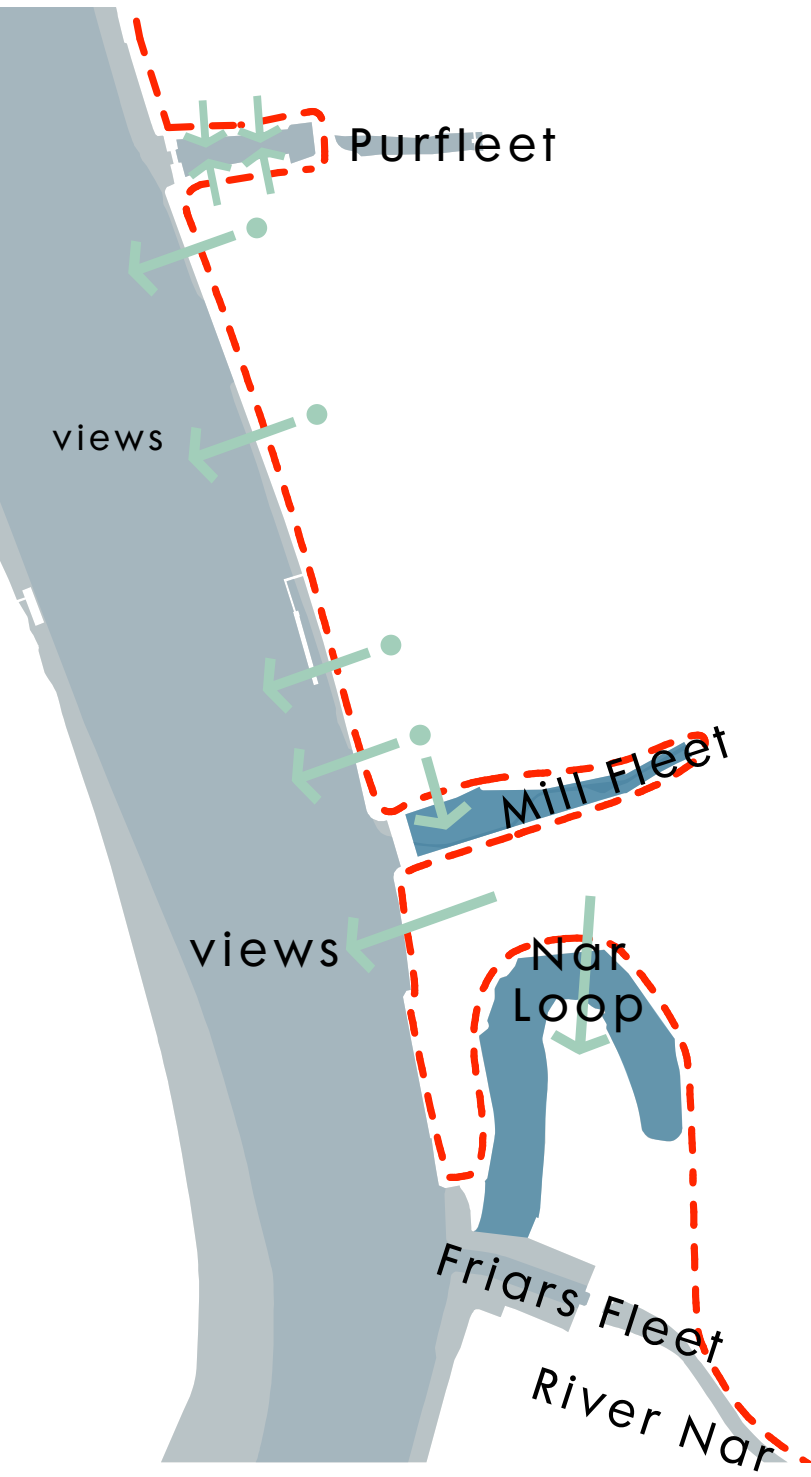
Strategy

Our vision for King's Lynn riverfront is a vibrant river-edge quarter threaded into the fabric of the existing town.

Design Principles:

1. Focus on the water

The Great Ouse, the Purfleet, River Nar and Mill Fleet are key attractions. The masterplan should maximise these assets.



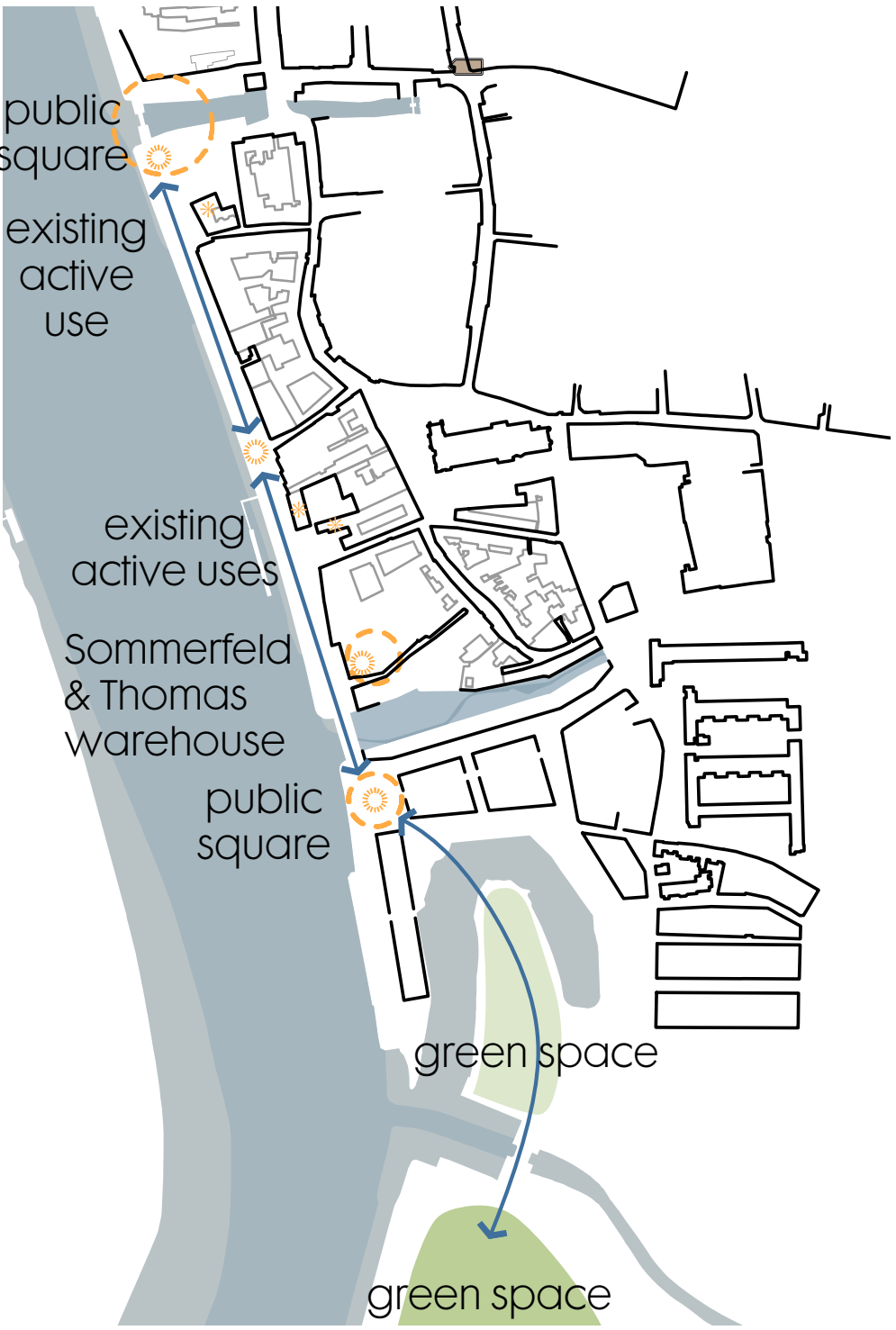
2. Repair and extend the town's historic grain

The grain of the historic town is important to its character. This should be carried through into new proposals.



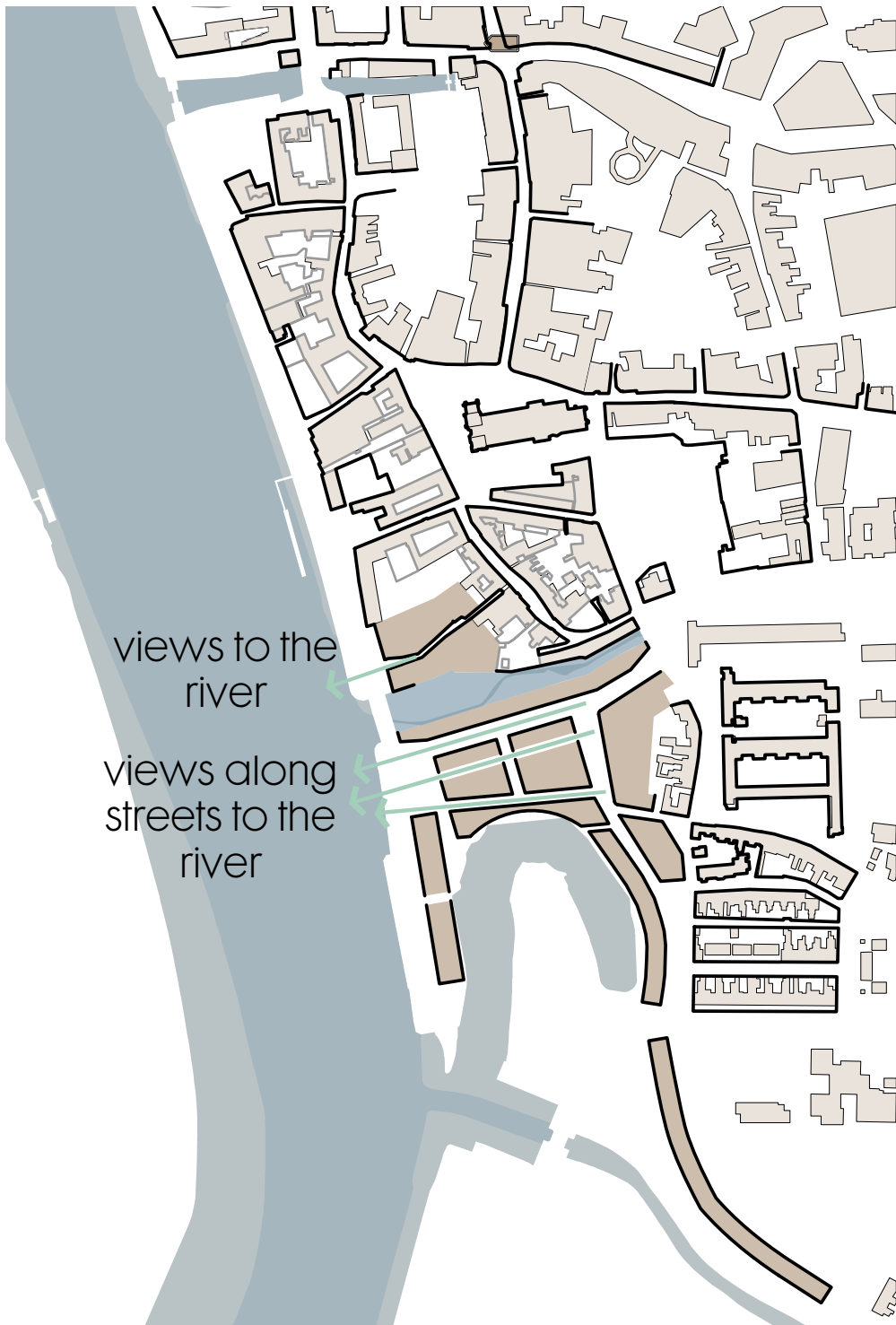
3. Create a network of public spaces to link the waterfront quarter to the town

Link a series of public squares and other uses along the riverfront to encourage people to visit the area and walk along the river.



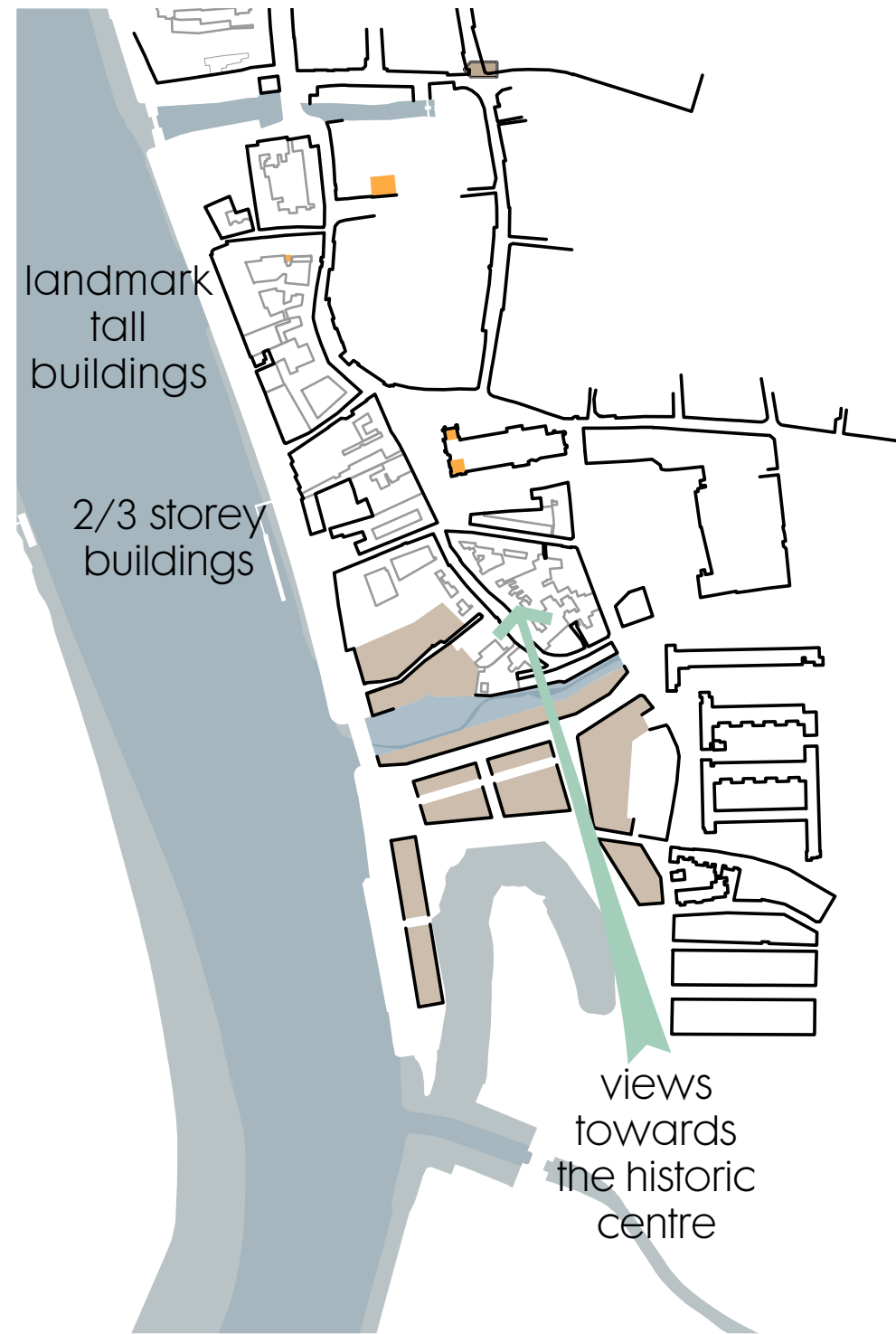
4. Create proper streets, places, homes and workplaces

Development sites should have streets with views to water and should knit into the existing street patterns.



5. Scale and height of development should be appropriate to its setting

The scale of development will define the southern approach to King's Lynn. It should be appropriate to its setting.



6. Ensure that the masterplan can be delivered in phases

Ensure that the masterplan can be delivered in phases with each subsequent phase building towards the whole.



Q1
Do you agree with our vision for the King's Lynn Riverfront?
?

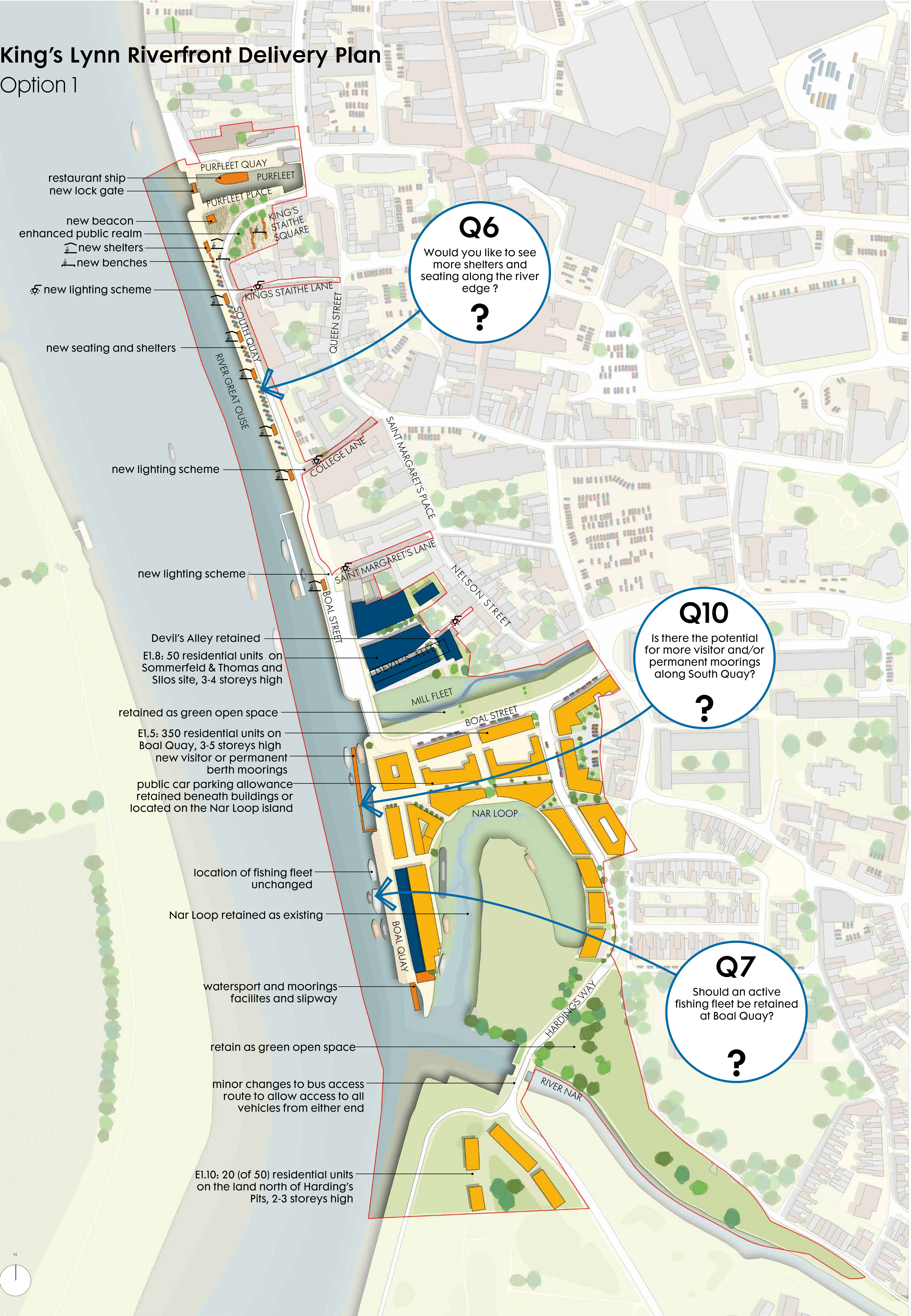
Q2
Do you agree with the design principles that we have developed for the Riverfront?
?

Q3
Do you have any other comments that you would like to tell us about?
?



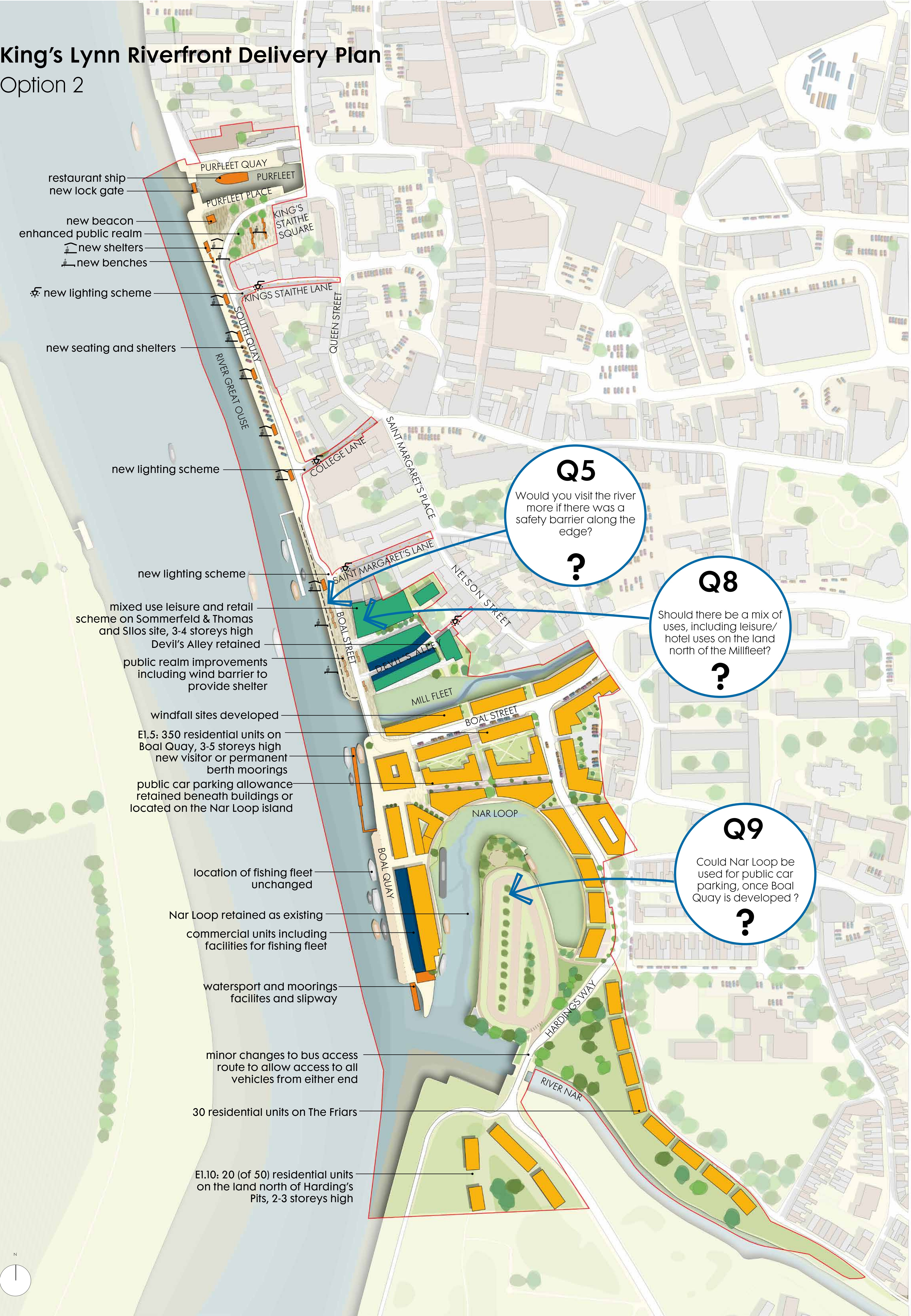
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Option 1



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Option 2



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Option 3

