



Aerial Overview - building design, type and detail will be the subject of FUTURE public consultation and subsequent applications

View along Proposed Boal Quay



View through the Proposed Wetland Park



Views to Kings Lynn Minster through Wetland Park and Nar Loop



View over River Great Ouse and Quayside



Proposed Section Through the Quayside, Wetland Park with views to King's Lynn Minster

MASTERPLAN DETAILS

Buildings

Buildings will not be included in the detailed element of this hybrid planning application. Therefore, all buildings shown within the drawings included here are for illustrative purposes only. However, the outline element of the hybrid planning application will include a set of parameter plans that indicate the position of the building plots and the potential heights of the buildings on those plots. The illustrative buildings reflect these parameters.

The buildings will also contribute to the character of the development through their scale and mix of uses. The plots sizes and proposed mix of uses are scaled to viably accommodate a variety of types of houses, flats, offices and businesses.

Access and Transport

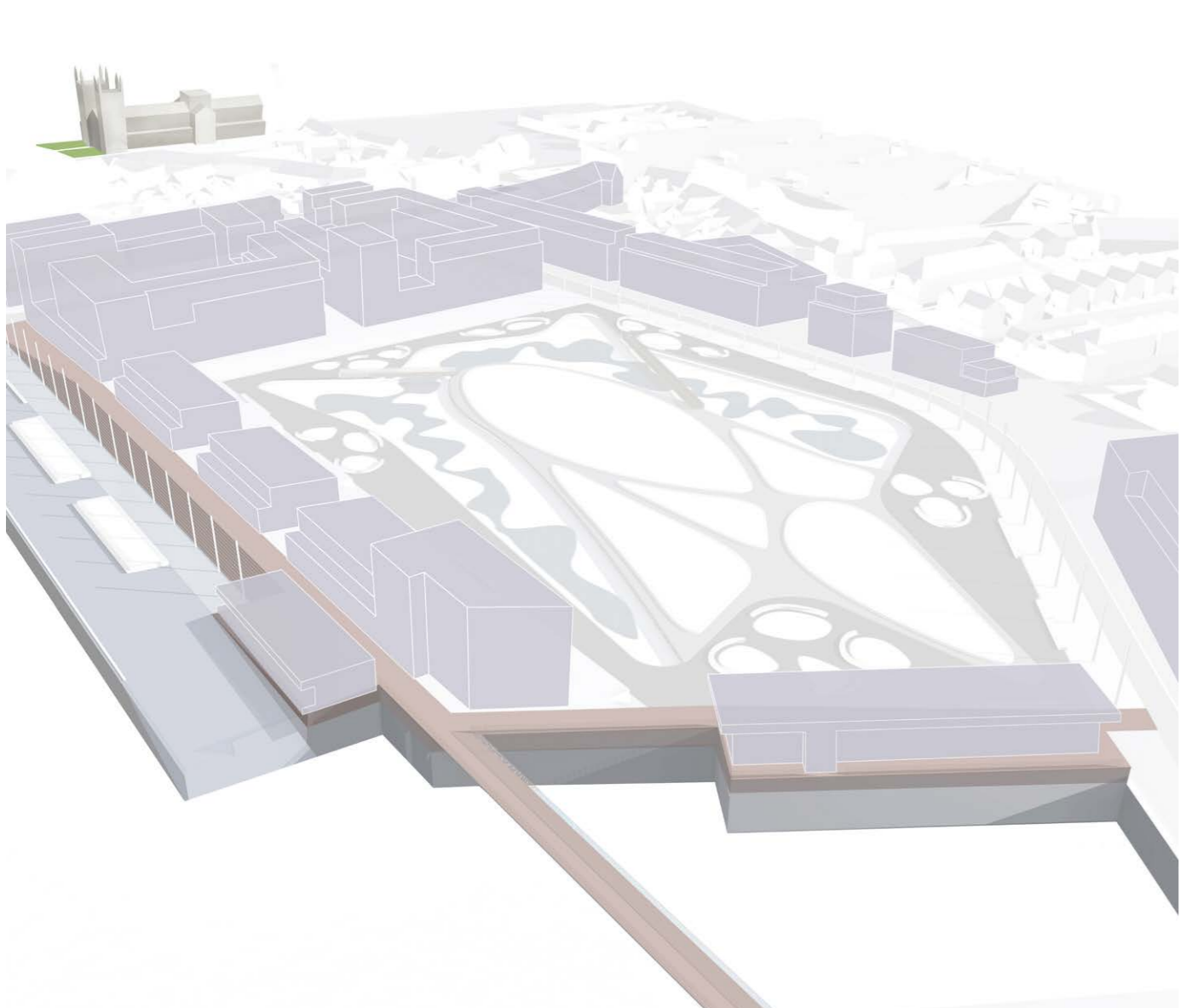
The masterplan has been designed to achieve an appropriate balance between the needs of different transport users. These include:

- Maintaining the public bus route along Hardings Way.
- A fine-grained network of pedestrian routes through the site that connect the town, quayside, Nar Loop wetland park and the adjacent natural landscape.
- Maintaining existing and create new safe routes to Whitefriars Academy.
- Improving the National Cycle Network route which passes through the site.
- Providing safe vehicular access and parking to the new development and to existing fishing activities.

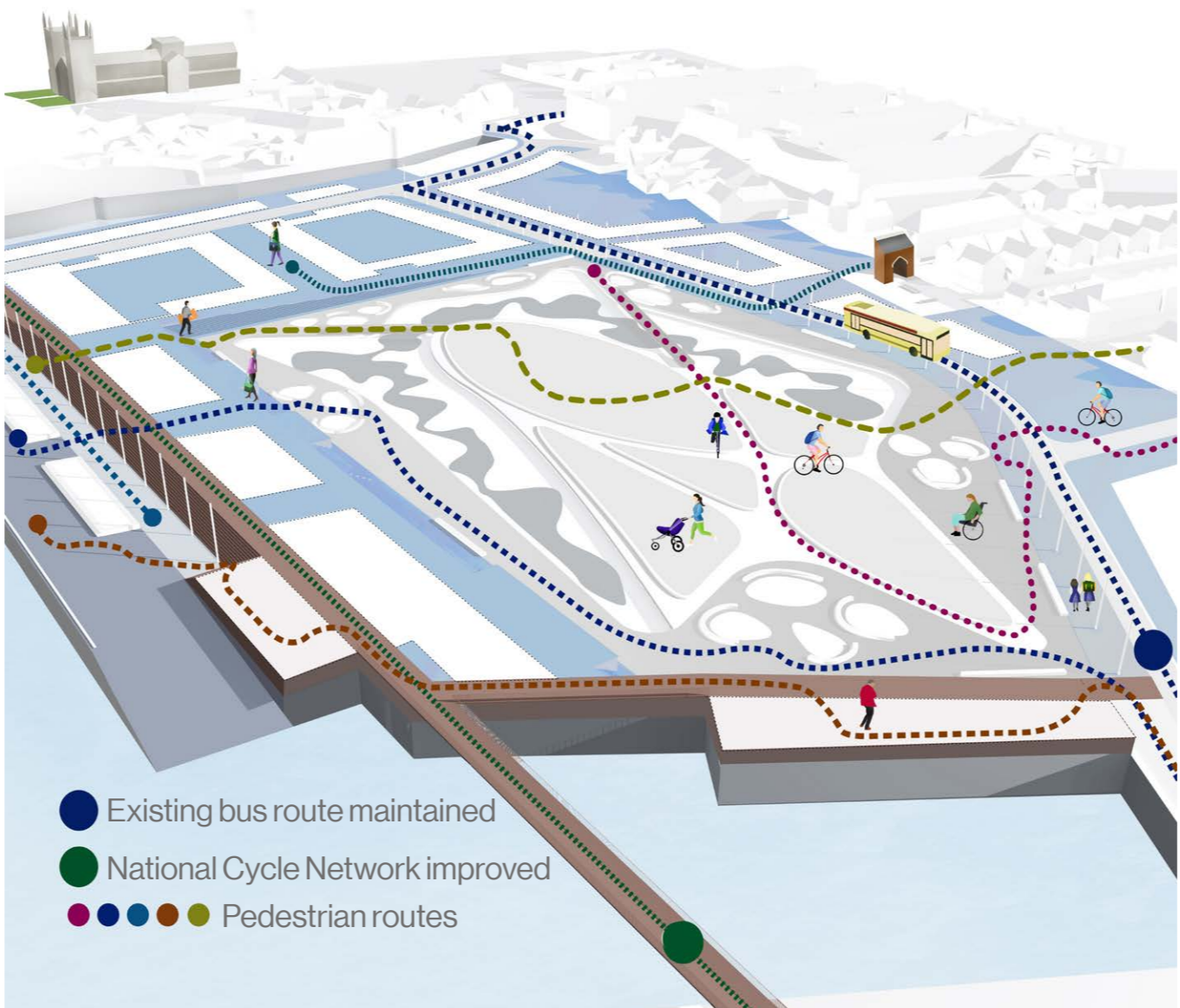
Placemaking

The plan is intended to create a strong sense of place that develops from the attractive aspects of the present site – namely, its natural setting, the quayside and heritage setting.

The natural setting of the River Great Ouse, River Nar, Nar Loop and the open landscape are important assets. The potential to provide safe, public access throughout the development will allow these aspects of the site to be enjoyed by everyone, thereby strengthening the experience of the natural environment. Improvements to the quayside will improve the space for the continued operation of the resident Fishing Cooperative and for marine leisure craft while extending the publicly accessible quayside from South Quay to Boal Quay.



Illustrative buildings



A permeable site



Placemaking