



View of proposed wetland park and illustrative buildings along Hardings Way capturing key sightlines to King's Lynn Minster and Whitefriars Gate



View along The Friars towards Whitefriars Gate with illustrative buildings



View from The Friars and Whitefriars Gate to proposed park with illustrative buildings



View towards Bridge Street with illustrative buildings and existing heritage assets

HERITAGE VIEWS

Respecting the Built Heritage

The masterplan has been carefully planned with the built heritage of King's Lynn in mind, adjacent the St Margaret's Conservation Area. The King's Lynn Minster spire provides an important local landmark on King's Lynn's skyline. Framed views are created from the site to these spires at various points along Harding's Way and throughout the development. A new and more appropriate setting for Whitefriars Gate will be created.

The built form has been deliberately designed to create small development plots which can be enriched with a variety of building heights and elevations that maintains the fine-grained townscape of King's Lynn's historic centre.

Building heights

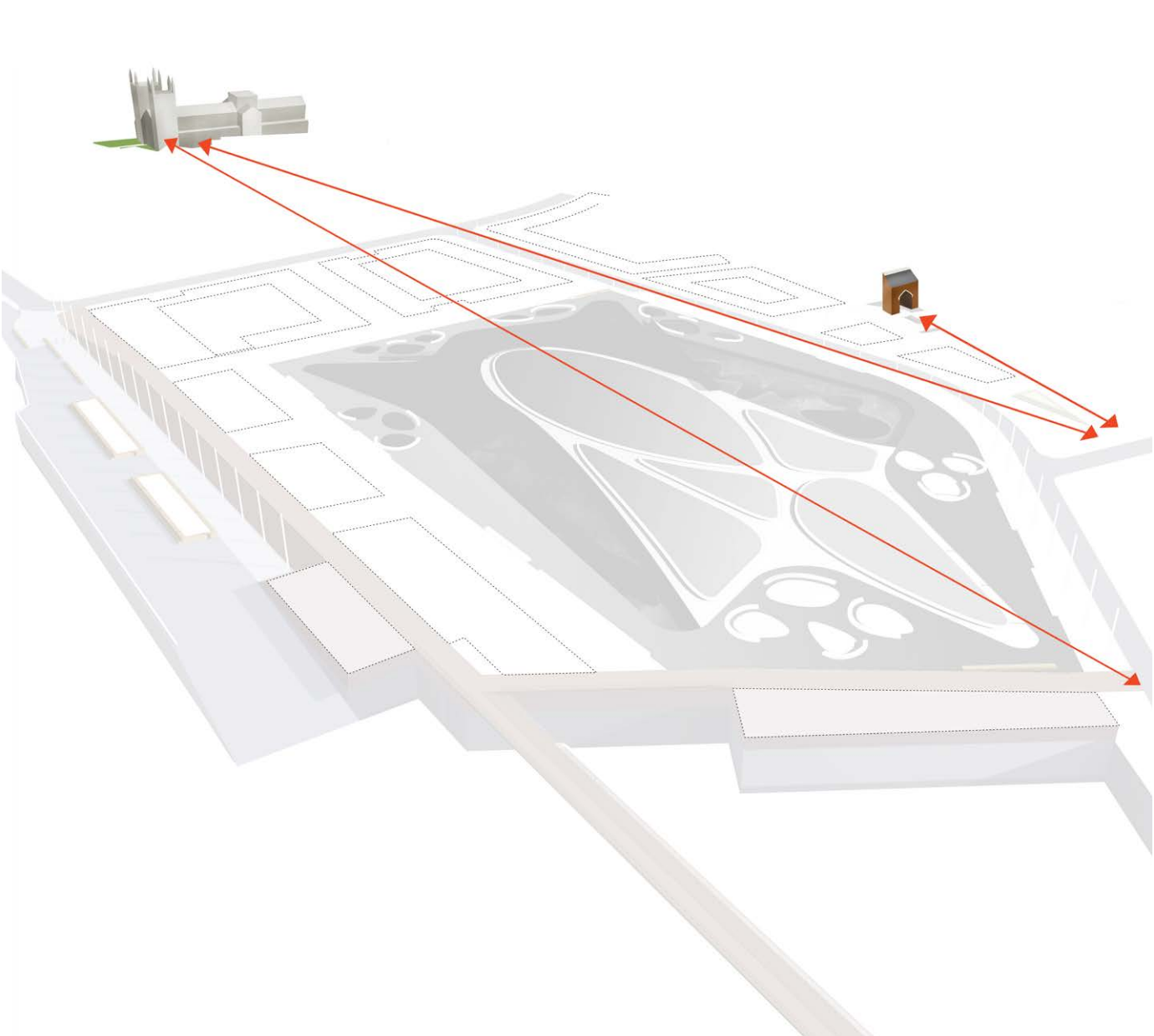
Building heights will range from 2 to 6 storeys. Where the development meets the adjacent low-rise buildings and heritage assets the heights will be restricted to 2 or 3 storeys.

Around the Nar Loop the buildings will be an average of 4 storeys. However, the intention is to allow for a varied skyline that includes limited areas of 5 and 6 storeys to be created.

In the subsequent detailed planning applications this range of building heights can be used to make appropriate transitions with the surrounding built landscape as well as creating points of interest and a visually varied built landscape.

Setting

The site sits just outside the St Margaret's and The Friar's conservation areas and has many important listed buildings and historic features in and around its environs. The planned development must provide an appropriate setting for these structures and can contribute to the improvement of their setting and interpretation. The creation, and preservation, of key views allows landmark features within the townscape to maintain their importance. The low building heights proposed around The Friars integrate the development with the existing housing and improves the setting of Whitefriars Gate. A small public space around the Gate allows it to be better protected. Planting and materials in this space will contribute to its interpretation.



Heritage Views



King's Lynn Conservation Areas



Red Line Boundary with locations of surrounding listed buildings