

# NELSON QUAY

## KING'S LYNN

# WELCOME



Aerial view of King's Lynn with proposed development location and red line boundary

### Introduction

Welcome to our Exhibition, which is being held to inform the local community and key stakeholders of our proposals, providing an opportunity for interested people to comment on our emerging proposals for development at Nelson Quay, King's Lynn.

Please take your time to look through the Exhibition material and to meet members of the Project Team, who will be available to answer questions you may have.

### Proposal

The Proposed Development will consist of:

- Up to 436 dwellings;
- Up to 7,659sqm of commercial floor space;
- Improvements to flood defences;
- Creation of Nar Loop 'wetland habitat';
- A new pedestrian/cycle bridge;
- Improvement to the public realm (including public art, seating & lighting); and
- Associated landscaping, public open space, car and cycle parking, sustainable drainage and other infrastructure.

### Contacts and Further Information

The forthcoming planning application will be split into two parts:

1. Detailed planning permission will be sought for key elements of the site infrastructure;
2. Outline planning permission will be sought for all other elements of the Proposed Development, based upon a series of parameters, which will be illustrated through a concept masterplan.

We are keen to hear your views, so please fill in a feedback form before you leave today.

Alternatively, email [nelsonquay@bidwells.co.uk](mailto:nelsonquay@bidwells.co.uk) or fill out our feedback form online via our consultation website, where you will also be able to view the exhibition material presented today.

The consultation website can be accessed via [www.west-norfolk.gov.uk/nelsonquay](http://www.west-norfolk.gov.uk/nelsonquay)



Historical view towards existing Boal Quay



Historical view from existing Nar Loop to King's Lynn Minster



View over the River Great Ouse to Mill Fleet and Boal Street



View over the River Great Ouse to Boal Quay and The Friars



Boal Quay



View from Hardings way



View along Hardings Way to King's Lynn Minster



View along The Friars to King's Lynn Minster



Existing Boal Street car park and access to Boal Quay



View over Nar Loop



Greenland Fishery House, Grade II listed building



Whitefriar's Gate

Images above: Current site and surrounding context and heritage



# BACKGROUND

## Context

This project forms a key part of the Council's regeneration strategy to implement elements of the Nelson Quay Riverfront Delivery Plan formally endorsed and adopted by the Council in September 2017. This Delivery Plan envisages the regeneration of this strategic riverfront area to deliver public spaces, homes and commercial space, as well as associated infrastructure and amenities. The project is a key component of the Council's regeneration plans and Heritage Action Zone Delivery Plan to secure the future posterity of King's Lynn by providing a viable and transformational redevelopment of this brownfield site located along the historic quayside.



Aerial view



King's Lynn c. 1959



Aerial view of the Quayside c. 1950s

## Policy

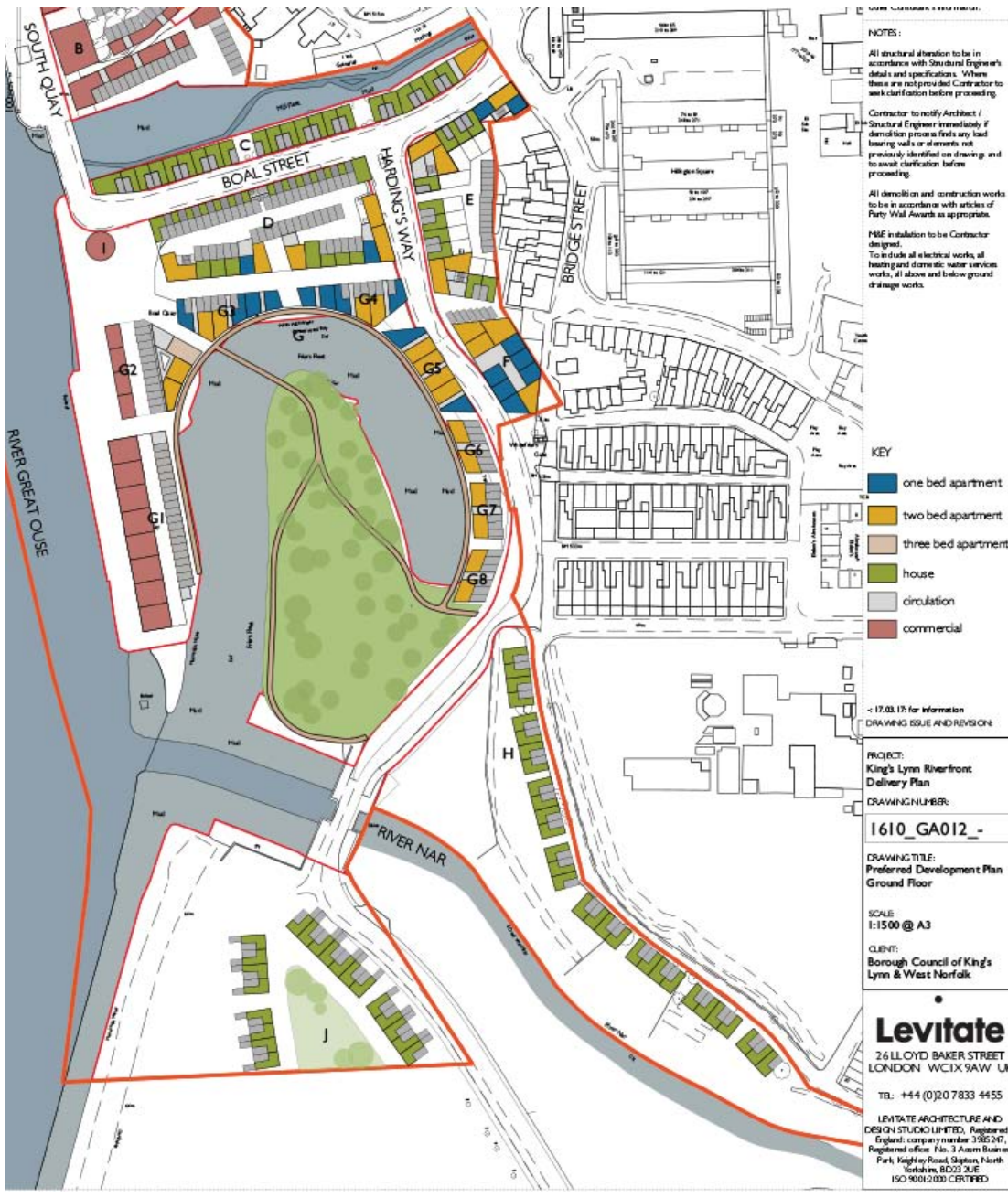
The Application Site encompasses two allocations within the King's Lynn and West Norfolk Local Plan - Site Allocations & Development Management Policies (SADMP) Document, which forms part of the Council's Development Plan. The Boal Quay site is allocated under policy E1.5 for development of some 350 dwellings. The land North of Wisbech Road is allocated under policy E1.10 for 50 dwellings. Both policy allocations contain a number of environmental considerations which will be addressed, either within the subsequent Environmental Impact Assessment or planning application.



Aerial view of the Nar Loop

## Public Consultation to Date

A series of stakeholder and public consultations took place to inform the development of Riverfront Delivery Plan during 2016-17. Following the endorsement of the Delivery Plan by the Council in 2017, the proposals have been developed and tested further in consultation with statutory and key stakeholder groups. The following boards show how the proposals for the site have been developed since 2017.



Council Endorsed Masterplan 2017

# SITE

## Previous Development

The site has been an active industrial site over its history. From the Medieval period the site was used as a wharf. Later uses have included mills, an animal feed factory, timber yard, builder's yards, garage services and fishing quay (Nar Loop), industries which have been linked to King's Lynn's rich maritime history and trading connections.

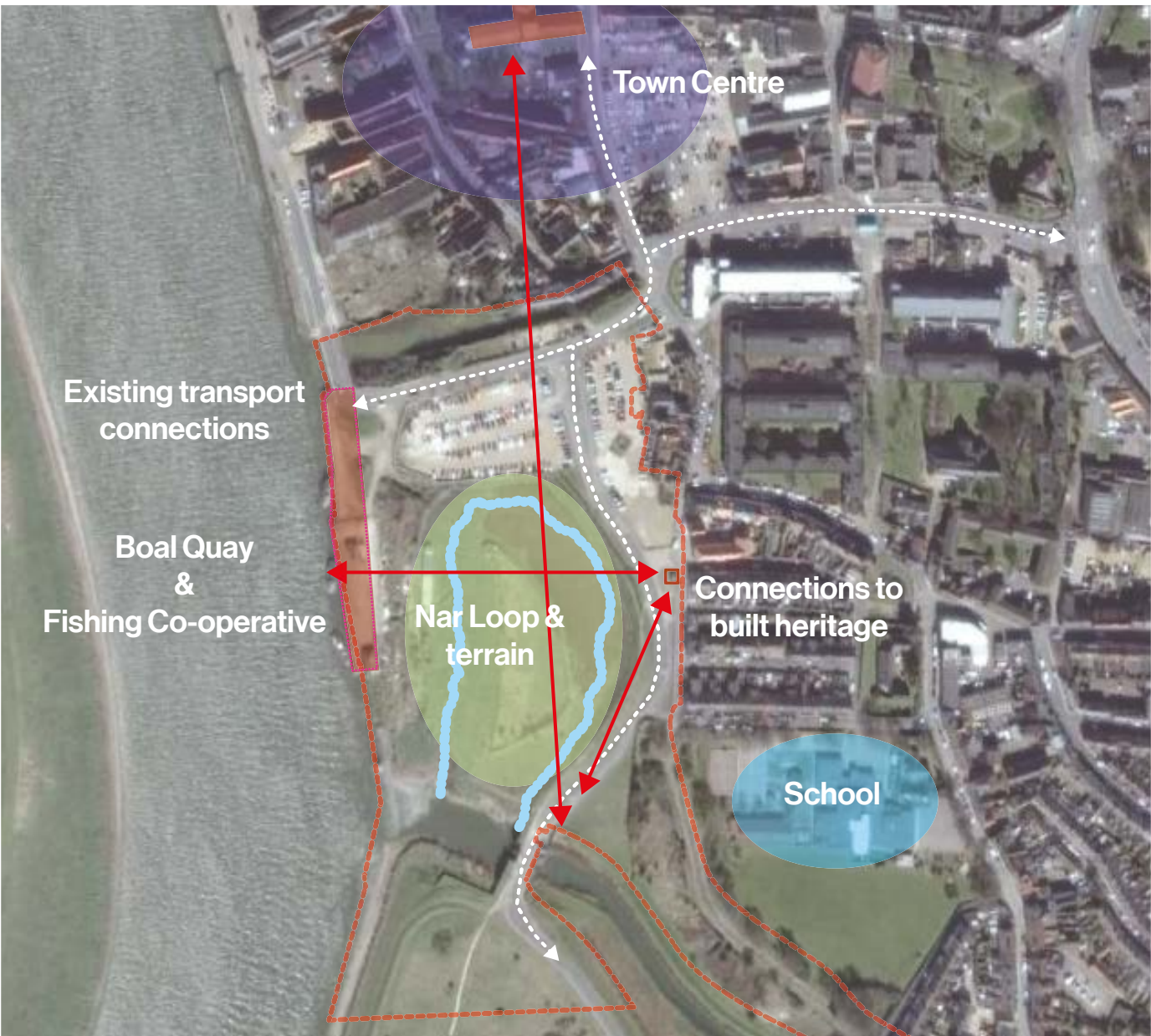
At present the site is occupied by car parking. The Fishing Cooperatives operate from Boal Quay. The quayside provides a place to berth the fishing vessels, handle the catch and undertake maintenance and repairs.



Whitefriars Gate

## Opportunities and Considerations

The site is located at the mouth of the River Nar and adjacent to the Great River Ouse. The site is in a high flood risk zone (Zone 3) with the adjacent area to the east in flood zone 2. Flood defences are currently located along the western edge of Hardings Way and along Boal Street. Central to the site is the Nar Loop which is the footprint of the former river channel. The existing terrain is irregular and has accumulated a significant amount of silt formed of poor engineering grade material. The existing Nar Loop is a brackish wetland environment which is currently subject to tidal flooding. The extent and shape of the Nar Loop places both a constraint and an opportunity for the layout and use of the proposed development.



Opportunities

Hardings Way and Boal Street are two highway routes passing through the site. Hardings Way currently provides access to public car parking on the site, which is rarely full utilised, and caters for through movement by buses, pedestrians and cyclists only. The site location adjacent to the town centre and along an existing public transport route supports sustainable travel patterns. Utility apparatus are present below these corridors. The Fishing Cooperative fleet have rights of access and forms an important part of the site's cultural heritage. The site is situated within the Heritage Action Zone and any proposals need to be sensitive to the significance of the surrounding area where possible enhancing the setting.



Considerations





Overall plan of the proposed development with proposed wetland park, quayside and illustrative building plots  
..... Red Line Boundary

# OVERVIEW OF THE PROPOSAL

## Objectives of the Scheme

The aim of the masterplan is to provide a viable and inspiring framework for development that can be transformative for King's Lynn while retaining the many assets of the site.

The Nar Loop will become a publicly accessible park and a gateway to the town. It will contain a wide variety of landscapes, maintain a natural habitat and provide play-spaces. Building plots have been designed to promote access to this new park, to frame views of important heritage assets and maintain the low-rise character of King's Lynn. The development will provide homes, business opportunities and provide commercial space that contributes to the prosperity of the town.



Objectives of the proposal

## A New Public Landscape

The masterplan provides a network of new, publicly accessible routes and spaces that will enrich King's Lynn's existing townscape. The plan extends routes and view corridors from the surrounding street pattern. This creates axial views to surrounding landmarks, the river, the wetland park and natural landscape. These routes transition from the characterful streetscapes of the town, to pedestrian pavements, timber boardwalks, bridges, park pathways and the hard landscaped quayside at Boal Quay. This varied public landscape provide universal access to the development, the natural environment, King's Lynn's heritage and its new amenities.



Proposed public landscape

## The Wetland Park

The Wetland Park will become a new community resource for all residents of King's Lynn. It will provide an attractive green outdoor space developed from the natural setting of the Nar Loop. The landscape will include a wetland with a gradient of aquatic and native planting. Larger plants and trees will be located at the centre and around the edges of the parks. Small bridges and a network of paths create safe and accessible routes to areas of seating, play areas and different landscaped areas of the park. The location, adjacent to Whitefriars Academy, creates a new potential learning and exercise environment and an attractive route to and from school.



A Wetland Park





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

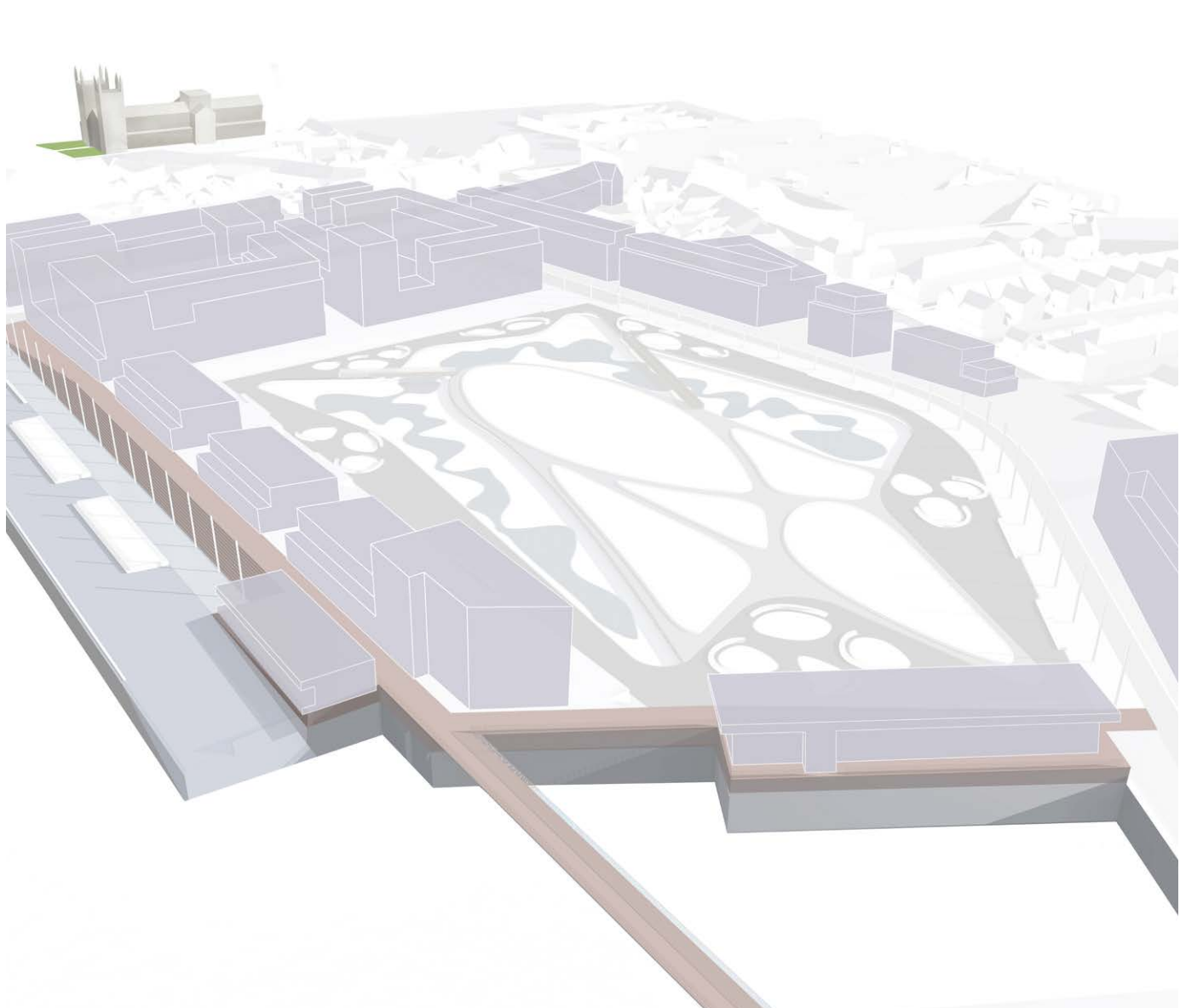
The masterplan has been designed to achieve an appropriate balance between the needs of different transport users. These include:

- 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.

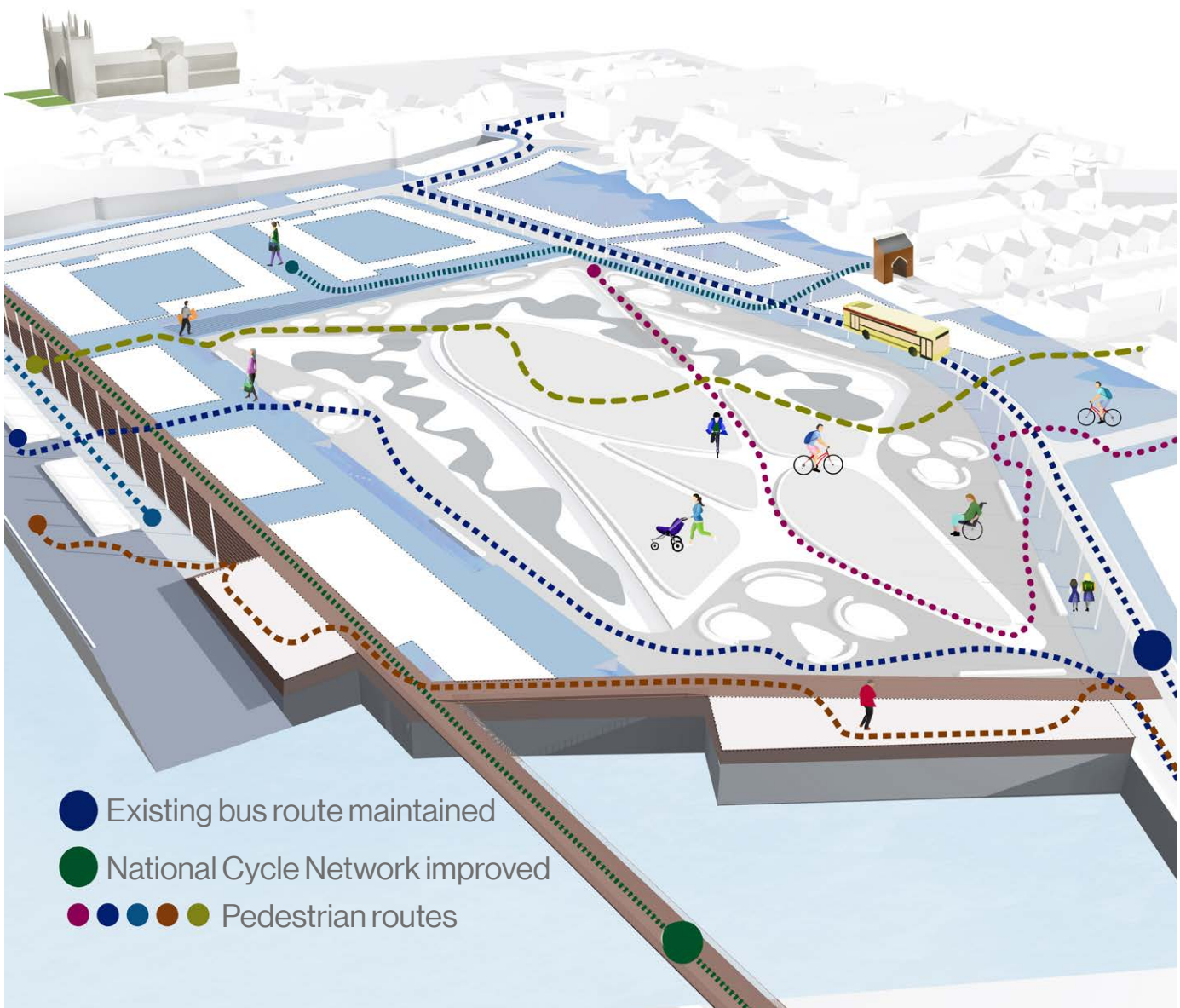
## Placemaking

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





Illustrative overview of the Wetland Park



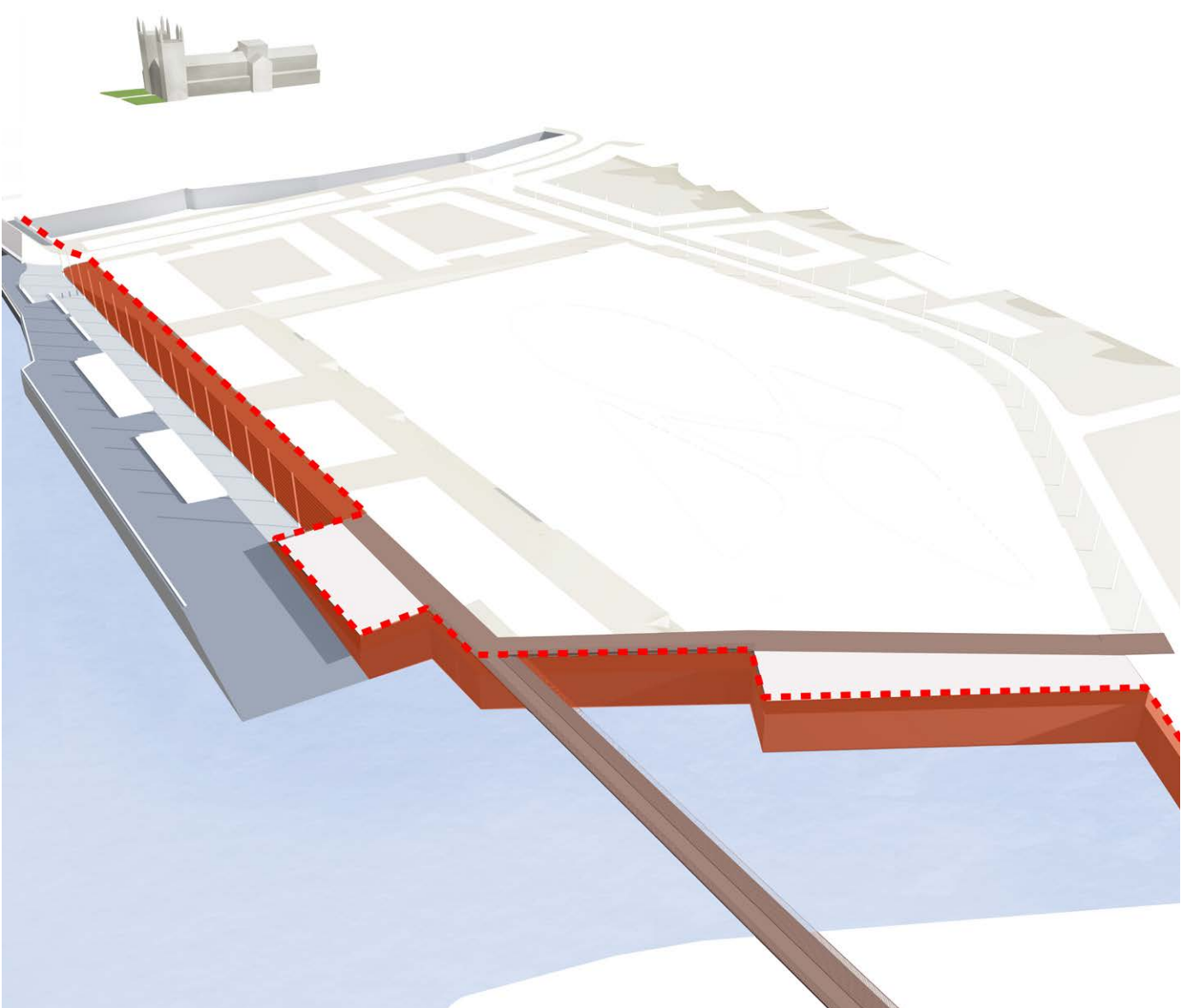
Proposed Section Through the Quayside, Wetland Park and The Friars

# MASTERPLAN DETAILS

## Flooding

In order to increase the potential for place making and redevelopment it is proposed that flood defences for the site are relocated to the site perimeter along the water edge along Mill Fleet, Boal Quay and the River Nar. In the context of climate change, flood defence requirements are changing, leading to increased flood defence heights being required to deliver safe and habitable development.

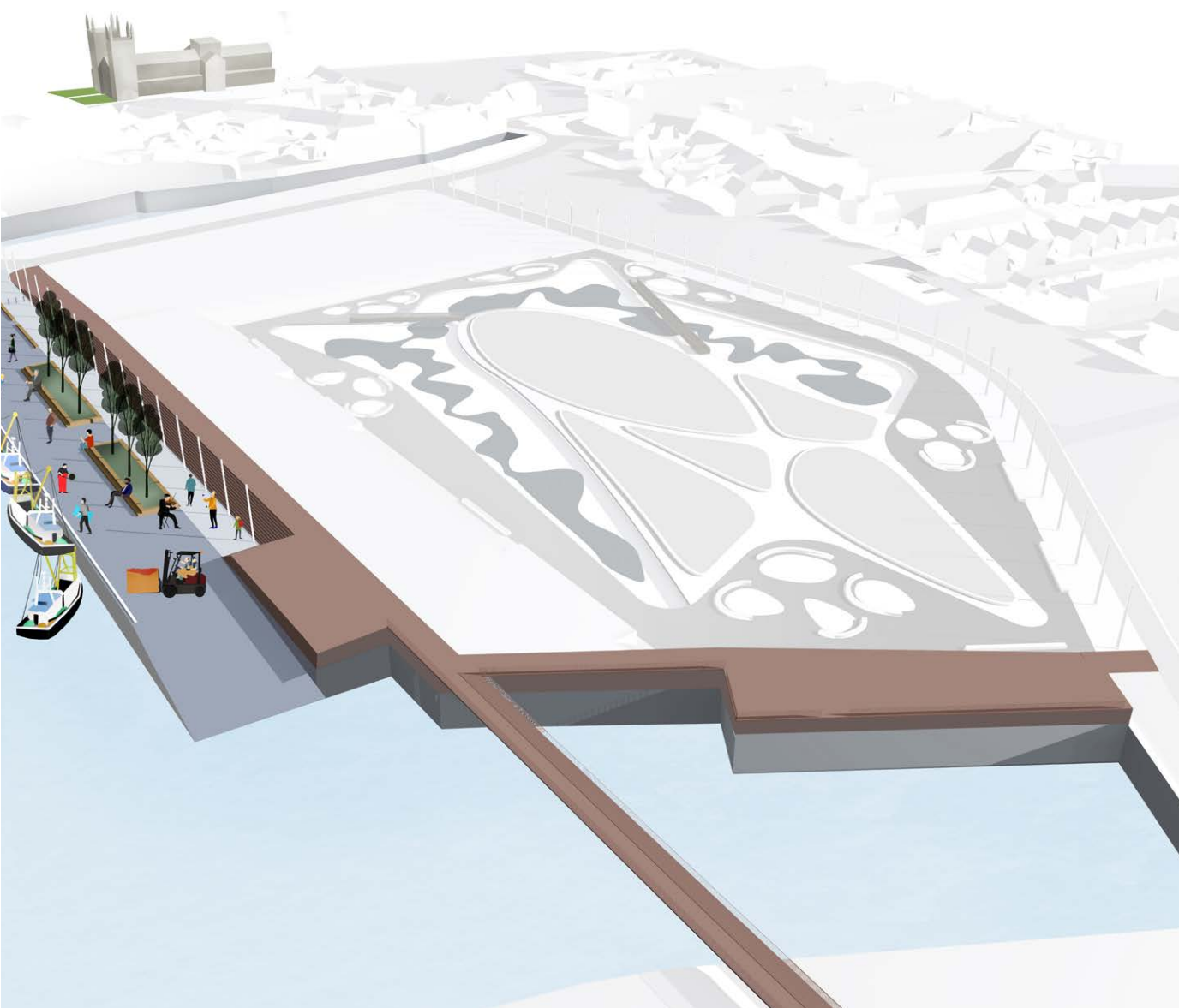
The delivery of future proofed flood defence is an integral part of the masterplan layout as has incorporating the flood defence into the public realm proposals to facilitate independent plot development.



Proposed Flood Defences

## Fishing Activities

The quayside is home to a Fishing Cooperative with an active leasehold at Boal Quay. The development can benefit from the activity and continuity of this fishing as an economic and cultural asset, which the masterplan design maintains. However, it is important that the increased public access to, or around, the quayside does not impact on the economic viability of the fishing operation and that adjacent buildings and their users can be safely accessed. To facilitate this the landscape has been designed to provide a sequence of distinct territories that allow the new buildings, pedestrian routes and fishing operations to be used simultaneously without the need for intrusive barriers.



Fishing Activities and the Quayside

## Ecology

The masterplan has been considerably designed to protect and enhance the biodiversity value of the Site and will:

- Protect and enhance the wetland habitats within the Nar Loop and River Nar corridor;
- Maintain habitats within the Harding's Pit Doorstep Green and promote their amenity use;
- Enhance the Site's biodiversity through the provision of breeding, foraging and resting places for a wide range of wildlife; and
- Ensure that soft landscaping creates diverse habitats for locally importance species using trees and shrubs of local provenance.



Ecology





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

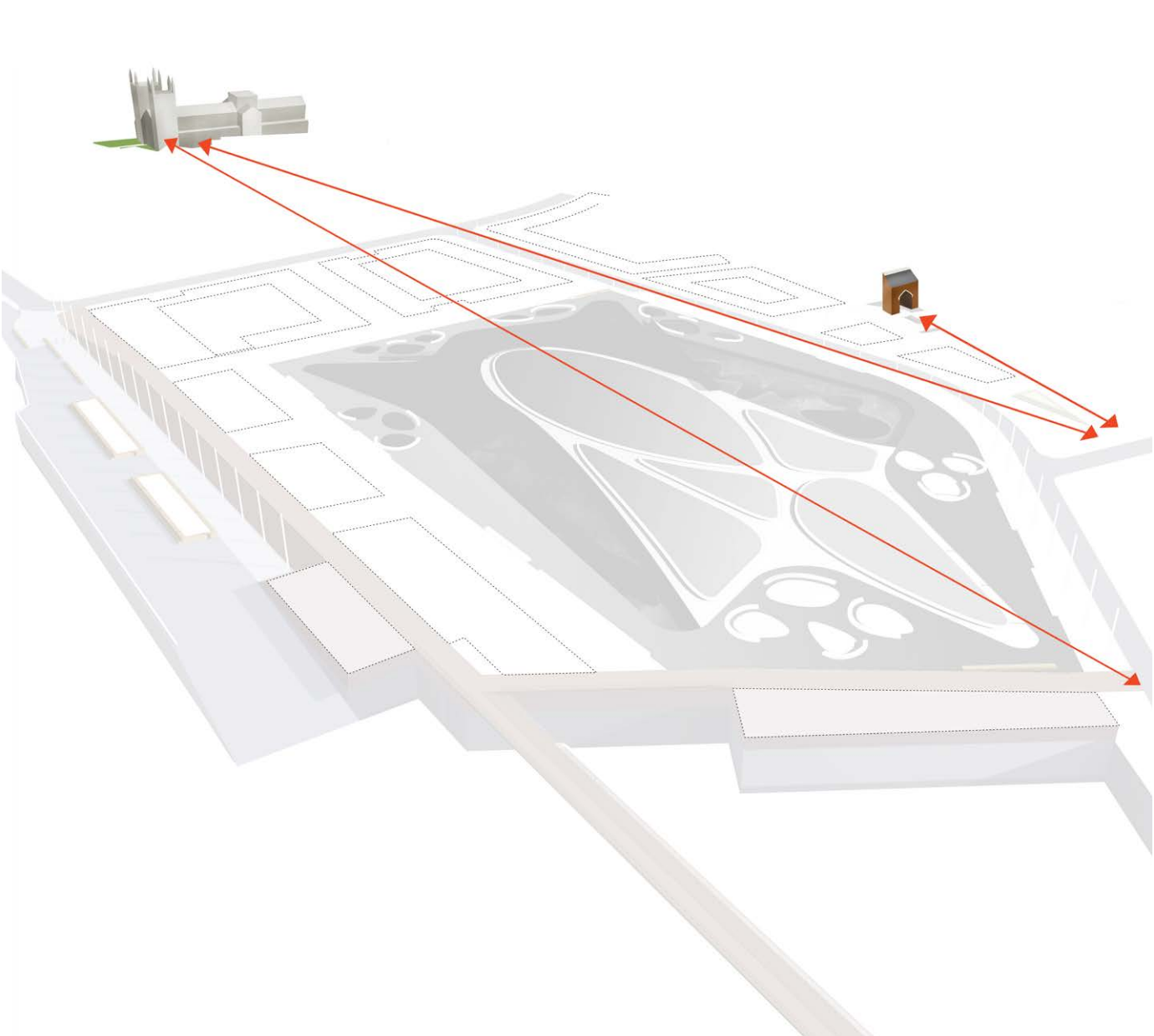
Building heights will range from 2 to 6 storeys. Where the development meets the adjacent low-rise buildings and heritage assets the heights will be restricted to 2 or 3 storeys.

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



# NELSON QUAY

## KING'S LYNN

# NEXT STEPS



View through the Proposed Wetland Park

# NEXT STEPS

### Thank you

Thank you for spending the time to review this information, which we hope you found useful. We are interested in your views and comments.

You can provide your feedback in the following ways:

- 1. Fill out a paper feedback form and leave it with us today;
- 2. Submit your comments through our online form, which can be found at [www.west-norfolk.gov.uk/nelsonquay](http://www.west-norfolk.gov.uk/nelsonquay)
- 3. Email us at [nelsonquay@bidwells.co.uk](mailto:nelsonquay@bidwells.co.uk)
- 4. Write to us at the following address:

Regeneration & Economic Development,  
King's Court,  
Borough Council of King's Lynn & West Norfolk  
Chapel Street  
King's Lynn  
PE30 1EX

Please let us have your comments by 5pm on Thursday 6th December.

### Delivery

The feedback we receive will help us to develop our plans further, before they are finalised and a planning application is submitted to the Borough Council of King's Lynn & West Norfolk, as Local Planning Authority, in February 2019.

Once the application is submitted, the Local Planning Authority will then undertake its own statutory consultation process during which time there will be a further opportunity to formally submit comments prior to determination of the planning application.

The project is currently being promoted worldwide by the Government's Department for International Trade to seek an investor partner to assist the Council in delivering the scheme. The Council is also seeking external funding to construct the site infrastructure (Nar Loop wetland habitat, public realm, highway and flood defences works) which will open up the site ready for building development. It is anticipated the plots will be built out in phases over a 10 year period.



View along Proposed Boal Quay



View over River Nar to Boal Quay and Nar Loop



View over River Great Ouse and Quayside



Views to St Marhare's Church through Wetland Park and Nar Loop