

KING'S LYNN TOWN CENTRE PUBLIC REALM & REPURPOSING WORKING GROUP

Meeting Minutes

Date: 30 th June 2022	Location: Via MS Teams
Time: 10:30 – 12pm	Chair: Vicky Etheridge

Attending	Apologies
Richard Morrish Steve Logan Carola Wayne Jemma Curtis Vanessa Dunmall Gareth Brown Phillip Eke Jason Richardson Matthew Henry Abigail Rawlings Vicky Etheridge Matthew Lambert	Cllr Lesley Bambridge Charlie Roughton Andrew Stevenson Alistair Cox

Minutes	Actions
<p>1. Apologies</p> <ul style="list-style-type: none"> • Apologies received as above. • Concerns were raised regarding the lack of Working Group Members attending the meeting as the meeting was arranged as a mechanism for stakeholder engagement. • The meeting should proceed regardless as the project is moving at pace and it would be good for the attendees to receive an update. • James Fowler introduced himself at the Town Deal Board Champion for the Riverfront Project. 	
<p>2. Riverfront Public Realm – Presentation by Graeme Massie</p> <ul style="list-style-type: none"> • Graeme Massie shared a presentation with the group explaining that all the objectives were about sustainability. • A good meeting had been held with both the Environment Agency and the Highways Agency. • The building use along the quay is primarily residential so how can the public realm be utilized to drive footfall to the riverfront? • There is the possibility of spending funding on paving, but this is unlikely to attract footfall, however activities would. • Water is the main asset. Consideration was given to activity on the water. Floating pools are popular in Europe as are saunas. Tourist accommodation at the Custom House with the top floor flat being used as a B&B. 	

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- A cultural offer could be considered at the Custom house which would spill out onto the public realm also.
- The Bank House is used for hospitality, but could there be more opportunity? Theatre and Music with a potential canopy to provide market spaces could all increase footfall to the riverfront.
- Green infrastructure has been identified as important; however, the quay side is piled which makes ground growing problematic.
- Climbing walls and other sports activities may encourage a younger demographic, where permanent chess boards might encourage an older population.
- There is a lack of facilities for the pontoons and therefore toilets and cycle storage could be considered.
- Temporary installations and the infrastructure for these could be considered. Pop-up shops offering food and drink combined with a pop-up beach would be a great place for families to go. There are a lot of different pop-up opportunities which could be explored.
- Initial thoughts for the site are that there could be a café at the Custom House, King Staithe Square could be a green space with Millfleet a more vibrant area for a younger demographic with events. Either end of the quay could be a horizontal element, a tower that visitors could climb to see out over the wash.
- Facilities could be provided for the pontoons and Air B&B cabins could be attached to the pontoons providing holiday accommodation.
- The proposed location of the beach could be at the Purfleet with a floating café in the inner Purfleet and a pool at the outer Purfleet. A barge could be proposed for showering and changing.
- A table has been created which is hoped will be a working document for developing proposals and the historic context of the Custom house has been considered within this.
- Comments from the Working Group were invited following completion of the presentation.
- Richard Morrish commented that a lot of the idea's were not radically new. A workshop which had been held in April discussed greening King Staithe Square and infrastructure for pop-ups.
- He continued that care would be required over the proposals due to the micro-climate that exists on the quayside and the fact that usually the weather was windy and cold.

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- The re-development of the Somerfield and Thomas building is a key component of Millfleet. A tower could be incorporated into proposed development here.
- More greening on the quayside is welcomed, however low-level planters were thought to be out of scale and a preference was given for larger planters with taller trees.
- Questions were raised regarding the small building next to the Somerfield and Thomas site which was originally proposed for the housing of facilities for the pontoons.
- The proposed barges for the Purfleet are not indicative for the river. Concerns were raised that these would need to be carried to the site on lorries as there is no access to the site upriver, only across the Wash which is open sea.
- **ACTION:** Richard Morrish to share a link of a film taken via a head camera which highlights the architecture along the quay.
- Support was given for the removal of traffic along the waterfront.
- James Fowler offered the group his thoughts. He thanked Graeme Massie for his work.
- He suggested that a beach at the Custom House would be a good idea as well as the barges offering a commercial space. The flat at the top of the Custom House needs TLC but has lots of scope for holiday rentals. The pop-up space south of Devils Alley was appreciated.
- James mentioned a recent visit with some friends to the quay, they were impressed with the river but mentioned that there was no colour and nothing was happening. It was thought to be potentially a great destination, but work would be required.
- Matthew Henry explained to the group that regarding the Somerfield and Thomas site an interested party was being engaged and that site investigation work was due to commence shortly. With regards to a café in the Custom house, dialogue was underway with the landlord over potential uses.
- Steve Logan had been at a meeting with Norfolk County Council. They were reticent about the removal of traffic from the quayside; however, they were more open to discussions surrounding the installation of a turning circle which would allow for road closures. If the road could be closed 3 – 4 times a year with little or no effect elsewhere, it could be considered to remove the traffic permanently.

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- Norfolk County Council were not opposed to the road which runs through King Staithe Square being permanently moved and consideration was being given to make the turn from the quayside into King Staithe Square tighter so that cars had to slow down, reducing risks to pedestrians.
- The Conservation Officer appears to be resistant to change. No planning application is required to release the Towns Fund money, but this needs to be considered. While the Conservation Officer wants to protect the Grade I Listed Building, change is required to increase footfall on the quayside.
- Vicky thanked Graeme for his presentation. Graeme confirmed that he can utilize comments made by the group today and that he would try to please as many people as possible. He confirmed that regular feedback would be given.
- Vicky confirmed that the Working Group were positive about change to drive forward activity and on the whole would be likely to welcome the proposals.
- Attendees who are not Working Group Members left the meeting.
- Unfortunately, due to the project moving at such a pace, the slides cannot be shared with members of the Working Group who were not present. The scheme needs to be determined by the end of June so that the costs can be calculated for the business case.
- Concerns were raised regarding overpopulating the area with pop-up kiosks and it was determined that there was a need to 'map out' the pop-ups, this would also assist with infrastructure requirements.
- The pop-up shops would not need to be competing, some could be for short term rental such as those proposed for Purfleet Street, others for a longer term. The pop-ups proposed for the quay could be for more seasonal use such as hot chocolate and nuts in winter.
- Vicky shared images of pop-up shops that she had received. She highlighted that whilst some start-up companies might be good at customizing their hired space, others might not be and guidance and training on merchandising might be needed.
- Support may also be required for those newly starting a business who may not have experience or expertise in book-keeping, marketing etc.
- It was agreed that the pop-up spaces would need to be adaptable for food and a retail offering. The cabin offers an affordable and practical solution, not only can they be clad, but a pitch roof could be added. It was determined that a wooden shed would not be appropriate for a food offering.

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<ul style="list-style-type: none"> • Richard suggested that the proposals for the Riverfront should be phased and that it is better to do the longer-term proposals well and build on those over time, than to spend funding on things that would only last 5 years. He suggested that tree planting should be a priority and a garden at the Millfleet because if you get the fundamentals right first, other things can be added over time. • Sand and water go together well, the proposed beach and pool would be great for those families who cannot access the coast and it may also reduce traffic on the A149 in the summer months. A pool on the Purfleet might encourage open air swimmers. • The area marked for the beach could be used for alternative purposes for the other 6 months of the year, something revenue generating such as roller-skating. • Parkour equipment in the Walks was discussed and dismissed as an idea. • The pool and beach are a big investment and consideration should be given to placing further along the quay to get people moving along the riverfront. The Millfleet is attractive but needs more use and this could encourage visitors. • The tender for the pop-up shops for Purfleet Street has been advertised. A mapping exercise should be completed prior to the tender evaluation on the 9th of August. • Louise Godfrey had contacted lots of different companies in regard to the proposed ironwork archway at the top of Purfleet Street with little success. • The ironwork archway is an opportunity to get young people involved and therefore it is hoped that 3 work experience students are going to undertake some consultation and research the history of Purfleet Street to come up with some designs. • The designs will then be bought to a panel and Johnsons will use the sketch to work up a design for manufacture. It may not be made of iron but will more likely be fabricated steel. • The digital display for the rail station has been found, it is slim line with a narrow screen. It will incorporate the Network Rail Sign and should be similar to the screen outside of Cambridge Rail Station. ACTION: To share image of digital screen. • The street furniture for the Rail Station is ready, however due to site constraints it is proving difficult to arrange delivery. 	<p>LG</p>
<p>Date of next meeting: 14th July at 2 – 3pm</p>	