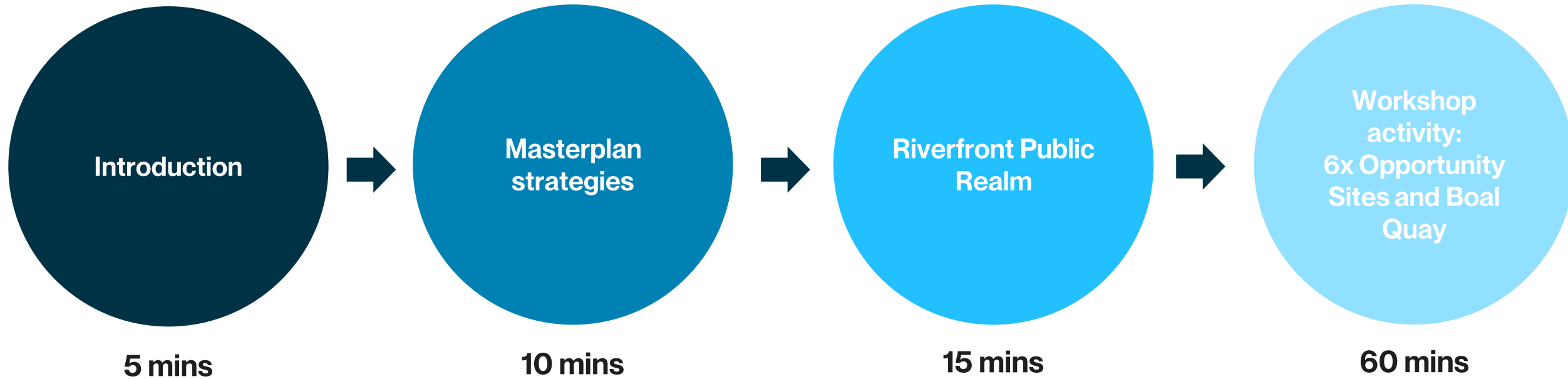


King's Lynn Masterplan

Neighbourhood Board Workshop
28 November 2025

Agenda



Aims and Purpose

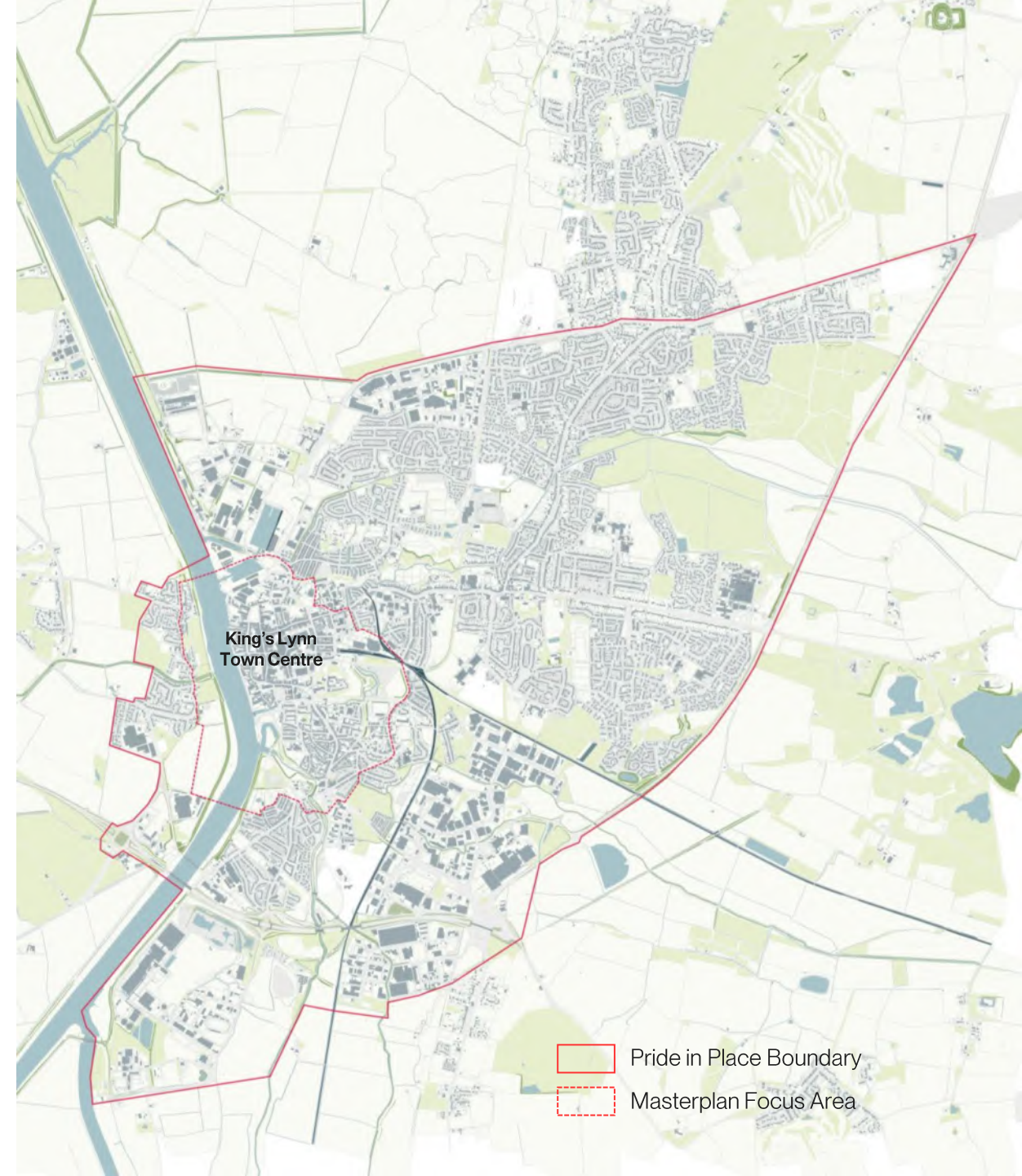
A clear long-term strategic **vision for the physical regeneration** of King's Lynn - providing a holistic **delivery plan with broad support and buy-in from stakeholders.**

Investment programme and delivery strategy, that identifies the critical path and phases that could be implemented when funding and development opportunities become available.

Inform a prospectus of **investable opportunities for West Norfolk to be promoted to the planned Mayor Combined Authority.**

Completion of an updated holistic vision and design to enable the successful delivery of the **riverfront regeneration area.**

Preparation of **feasibility studies for six opportunity sites.**



Team

Borough Council of
King's Lynn &
West Norfolk



BDP.

Urban Design,
Town Planning,
Landscape Architecture,
Architecture, Heritage,
and Civil Engineering

**MIKHAIL
RICHES**

Residential Architects
(Riverfront)

**urban
flow**

Transport and
Movement

**Aspinall
Verdi** property
regeneration
consultants

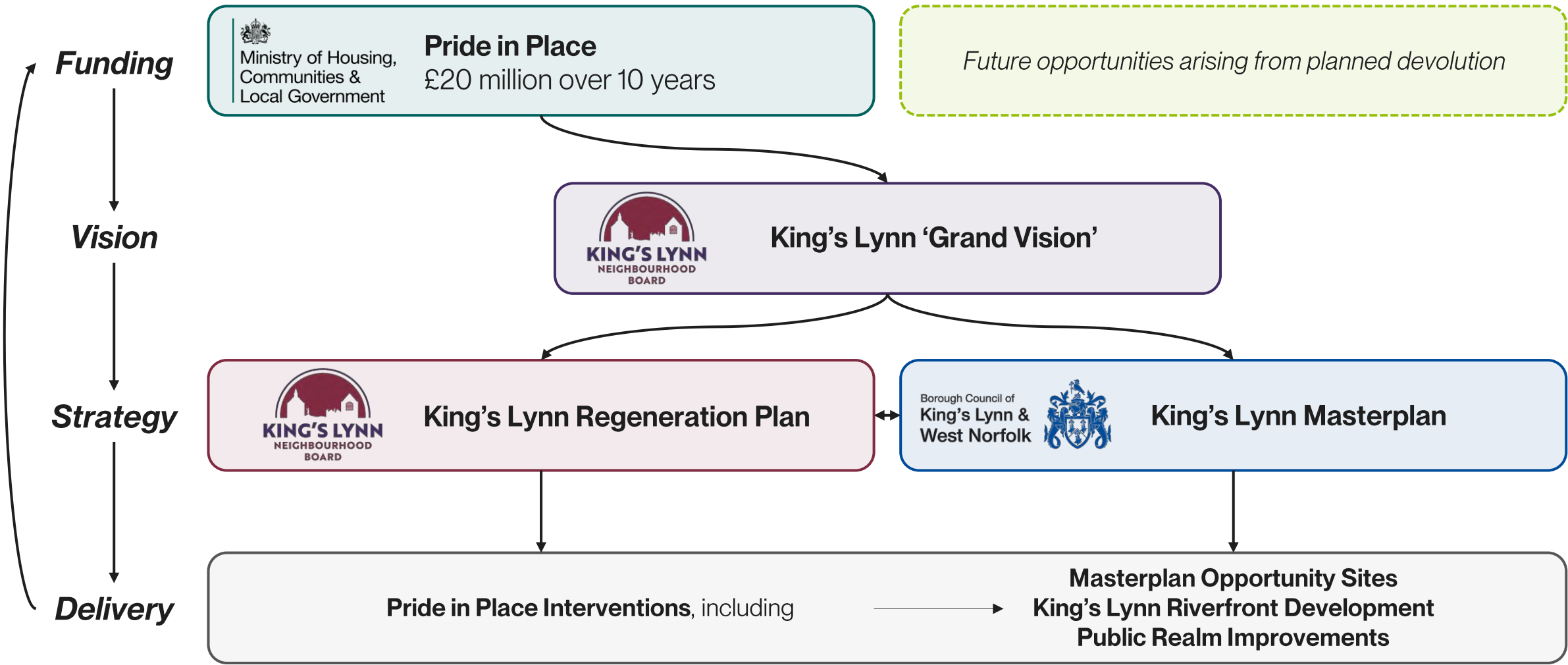
Property and
Viability



St George's Court, Tiverton

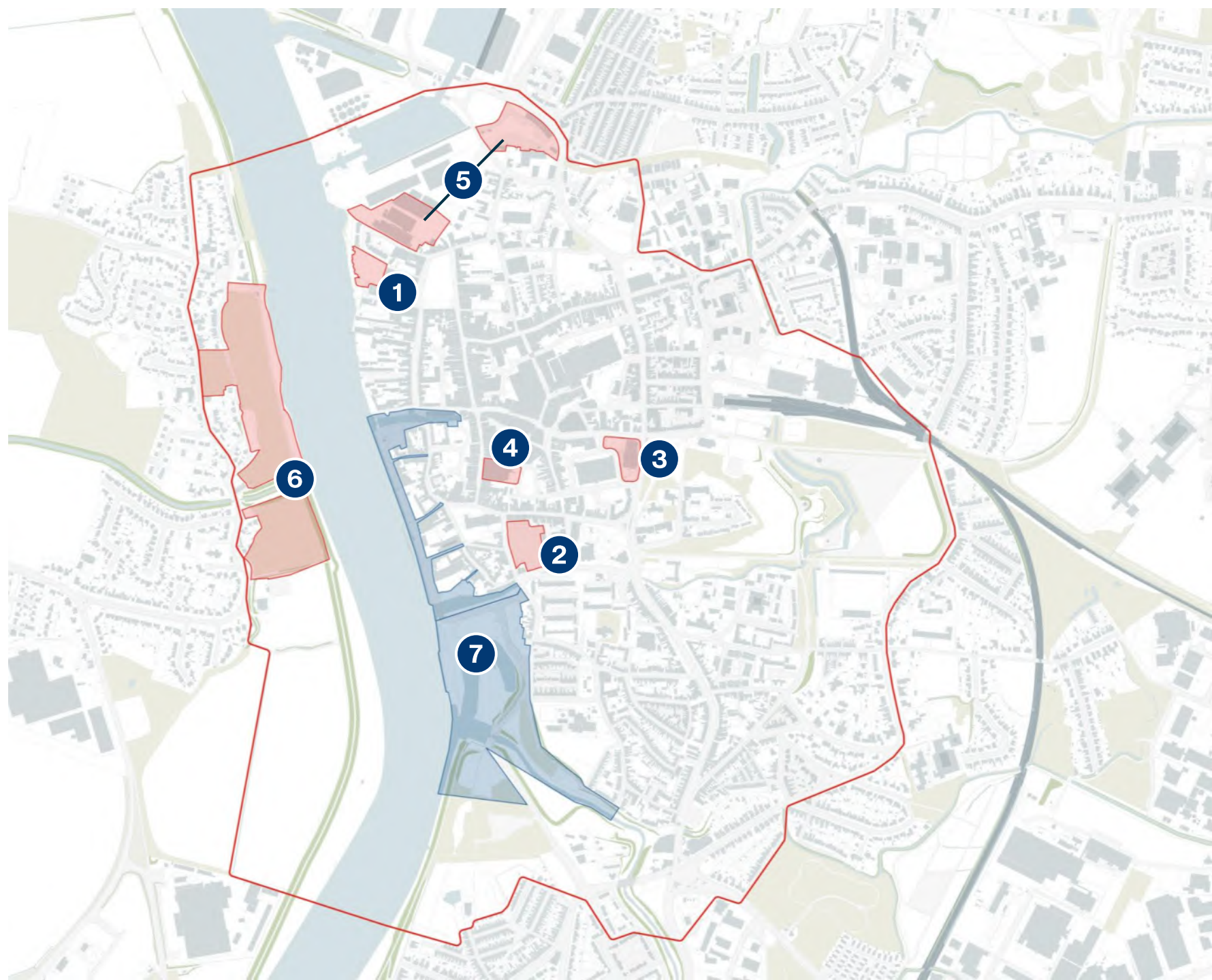


The Role of the Masterplan



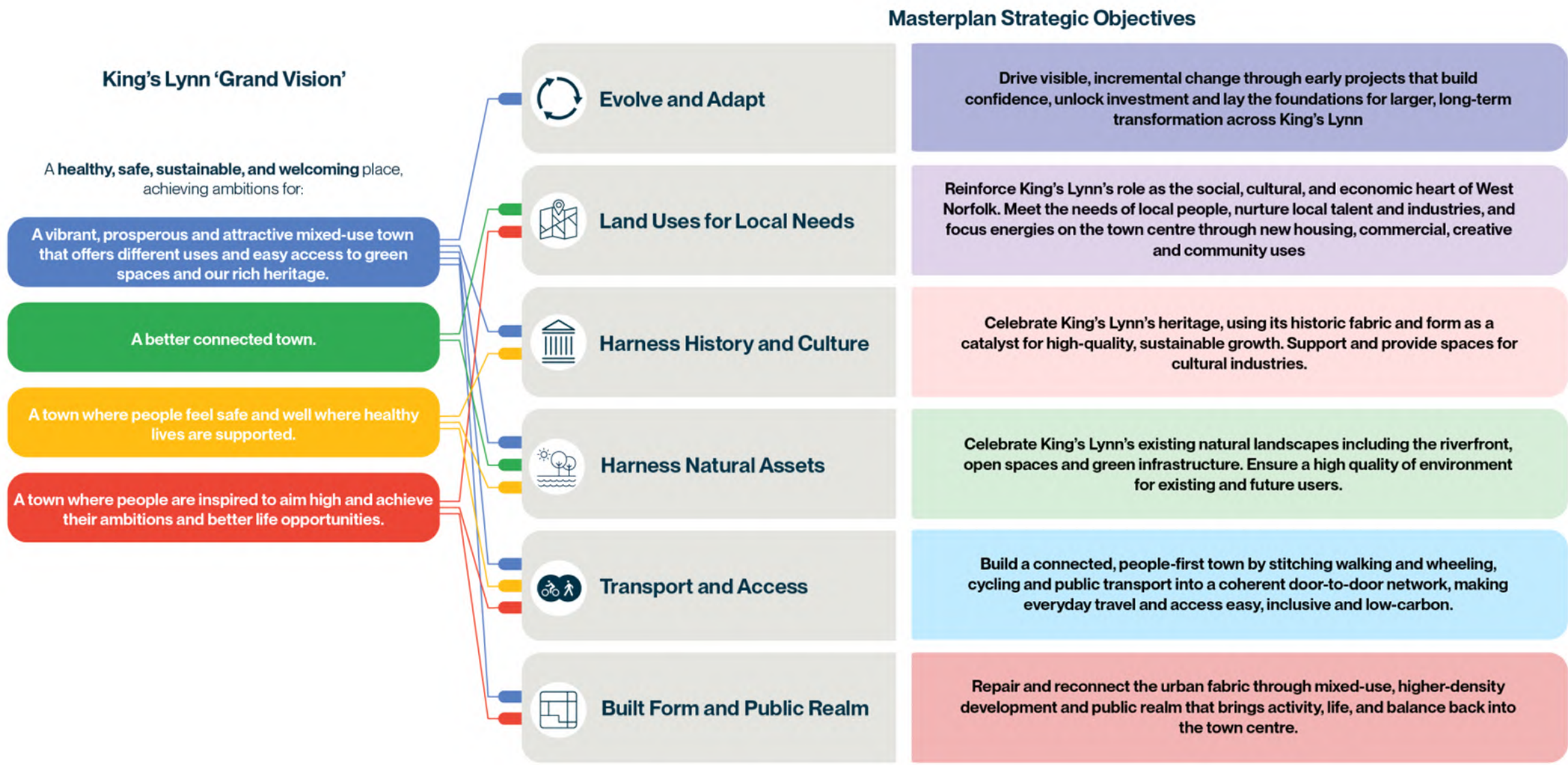
Opportunity Sites and the Riverfront

- 1** Common Staithe Quay
- 2** Church Street Car Park
- 3** St James Swimming Pool
- 4** Former Debenhams
- 5** King's Lynn Port
- 6** West Lynn Riverfront Sites
- 7** King's Lynn Riverfront (Including South Quay, Devil's Alley and Boal Quay)



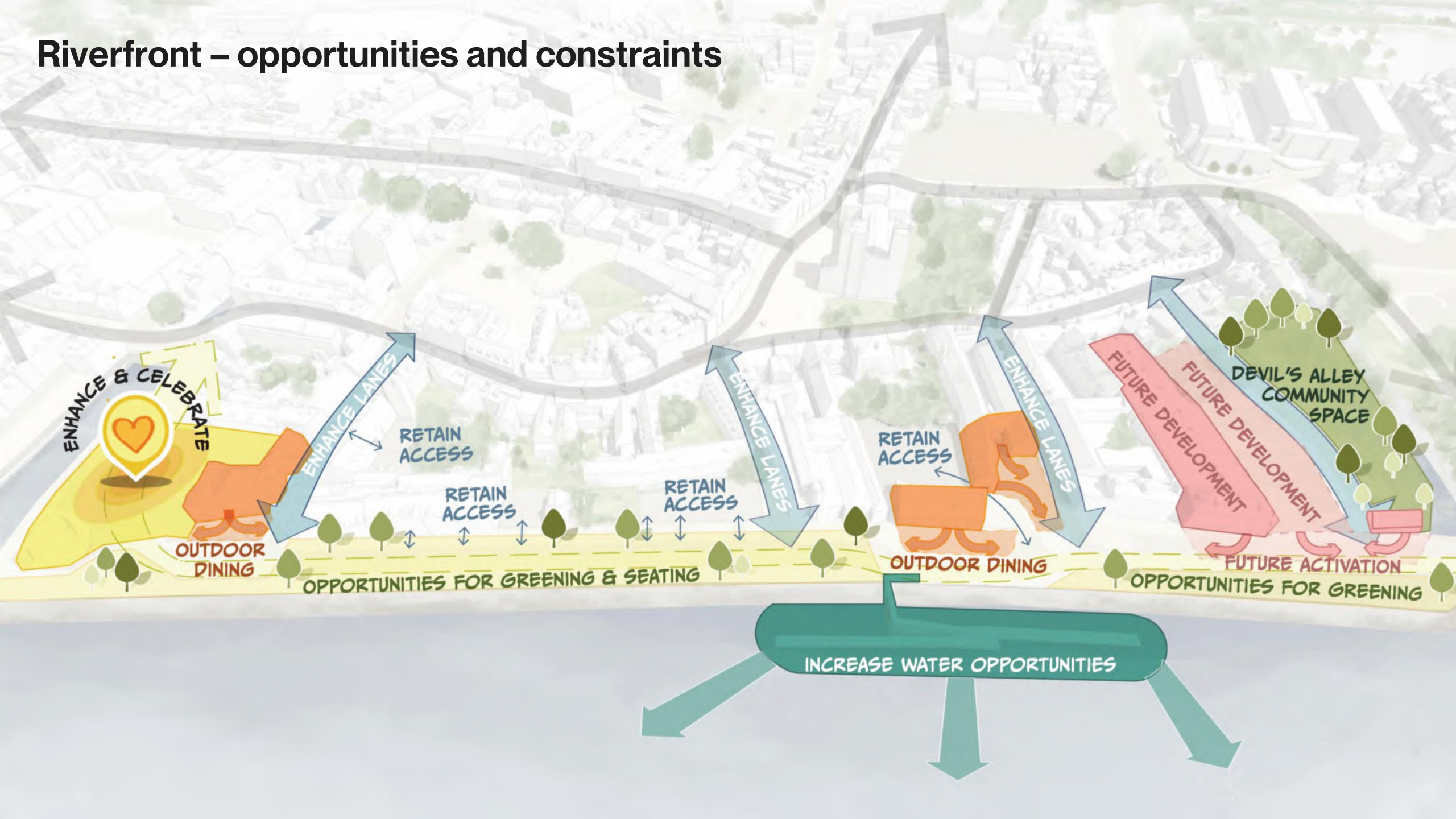
Masterplan strategies

Translating the Vision



Riverfront Public Realm

Riverfront – opportunities and constraints



Precedent projects



Zollhafen, Mainz, Germany



The Voyage, Liverpool, England



Richmond riverside, England



Riverside in the town of Thionville, France



Dockside regen, Nordhavn, Copenhagen



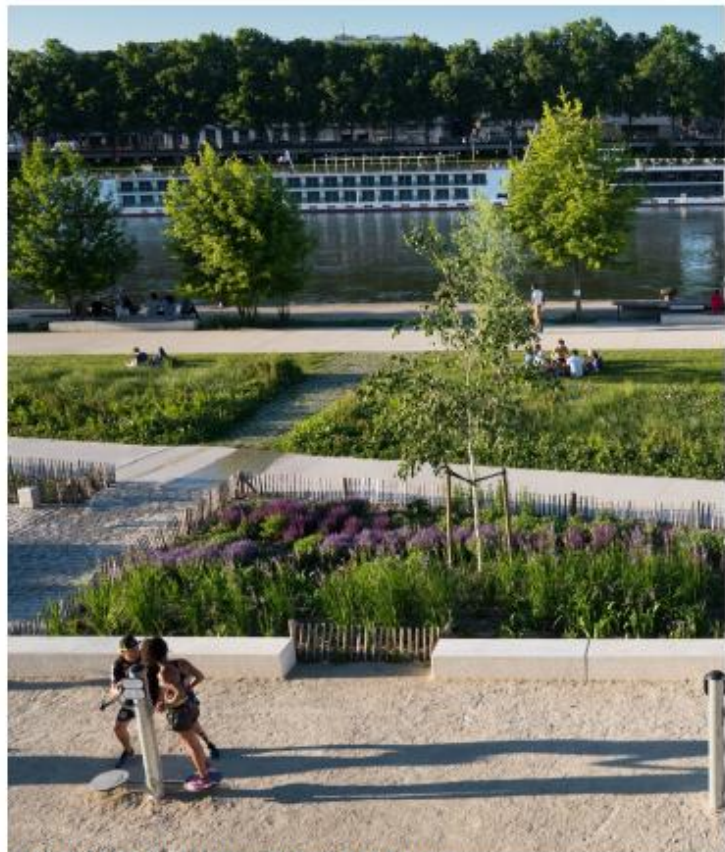
Zollhafen, Mainz, Germany



Zollhafen, Mainz, Germany



The Drehbrückenplatz, Germany



Rouen – The Great River Promenade, France

Visual and sensory impact



The Long Bench, Littlehampton



Antony Gormley's Another Place , Merseyside beach



Sarah Staton Artwork, Folkstone



Monument to the Sun Zadar, Croatia (evening)

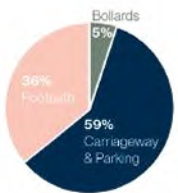


Sea Organ Zadar, Croatia



The Scallop Aldeburgh, Suffolk.

Riverfront studies



Allocation of Public Realm



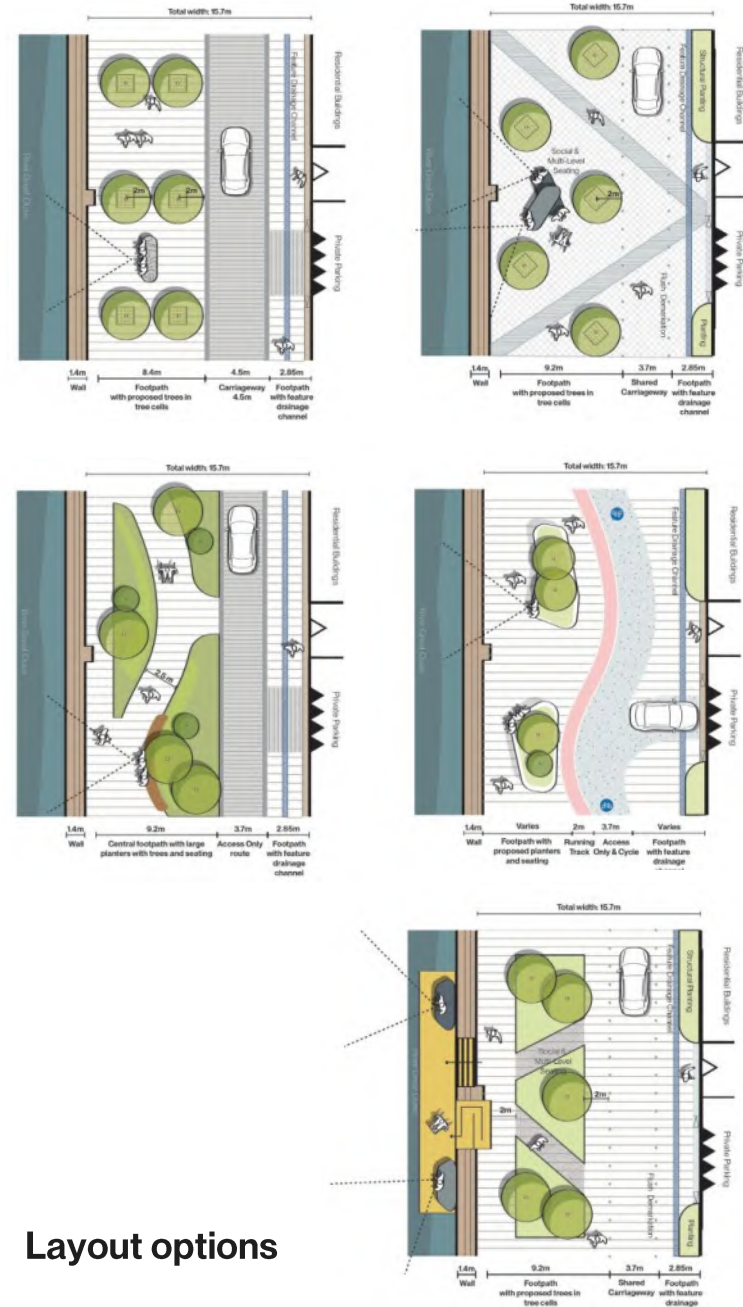
Existing



Allocation of Public Realm

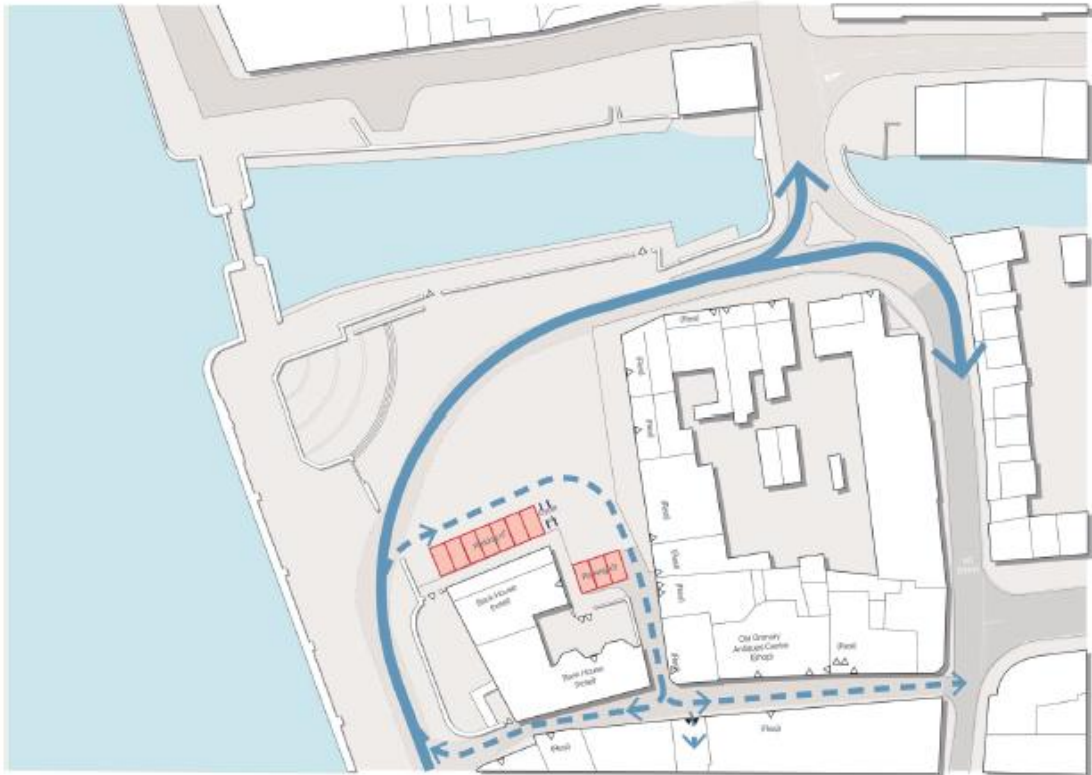
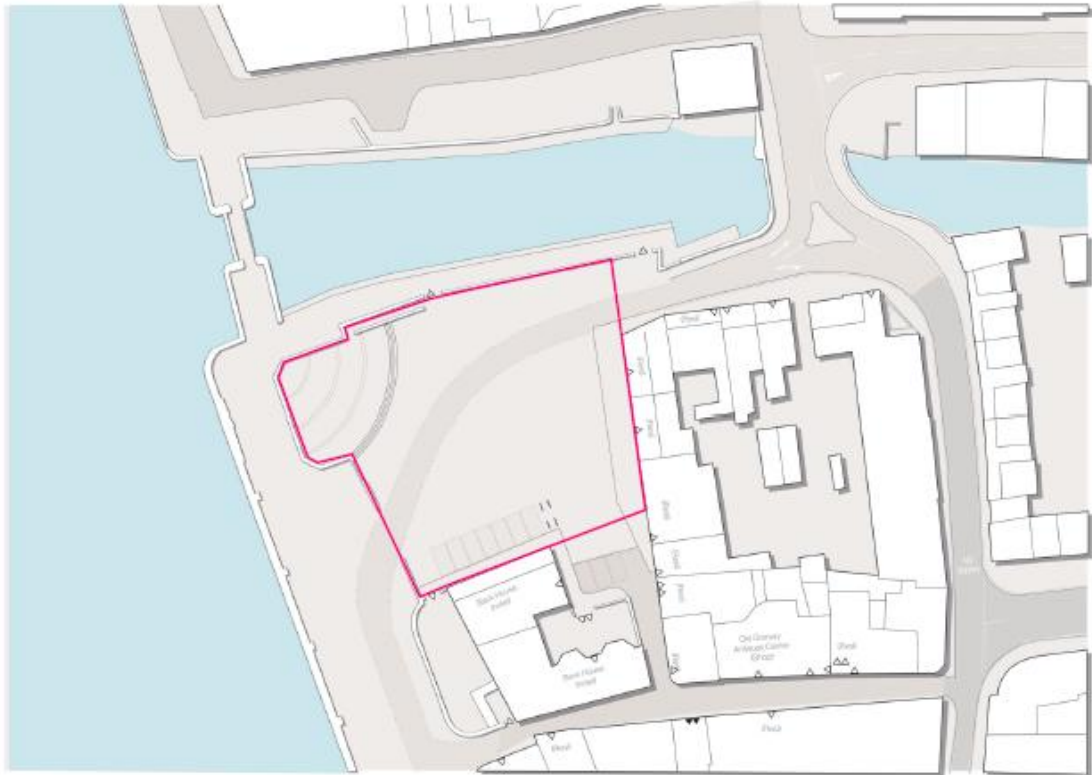


Proposed



Layout options

King's Staithe Square



Existing

King's Staithe Square



Existing



Option 1



Option 2



Option 3



Option 4



Option 5

Conceptual Options

Devil's Alley



Existing site



Devil's Alley



Roundabout, Port of Kapellskär in Sweden



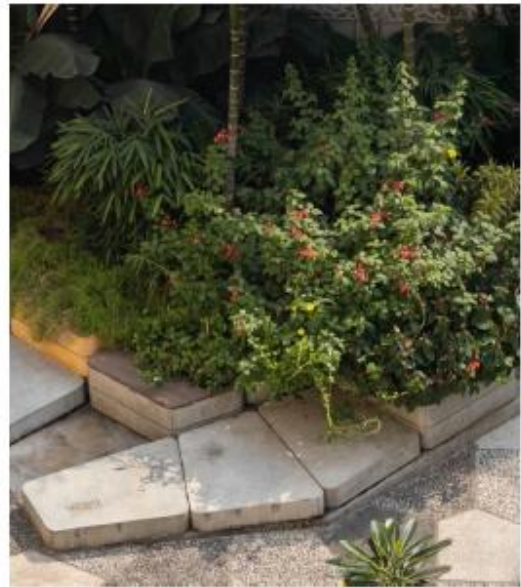
Wilderness Street installation, London



Rooftop Park Bulwark Sint Jan, Netherlands



Raleigh Iron Works, Raleigh



"One Hive", Mumbai, India



The Peninsula at Burswood, Australia



Krater, Ljubljana, Slovenia



MoLAA Demonstration Garden, USA



Giessen-Areal, Dübendorf, Switzerland

Precedents – Minimalist Art Gallery Garden

Devil's Alley



Blue House Yard - Wood Green



Blue House Yard - Wood Green



Peckham Levels



Pop Brixton



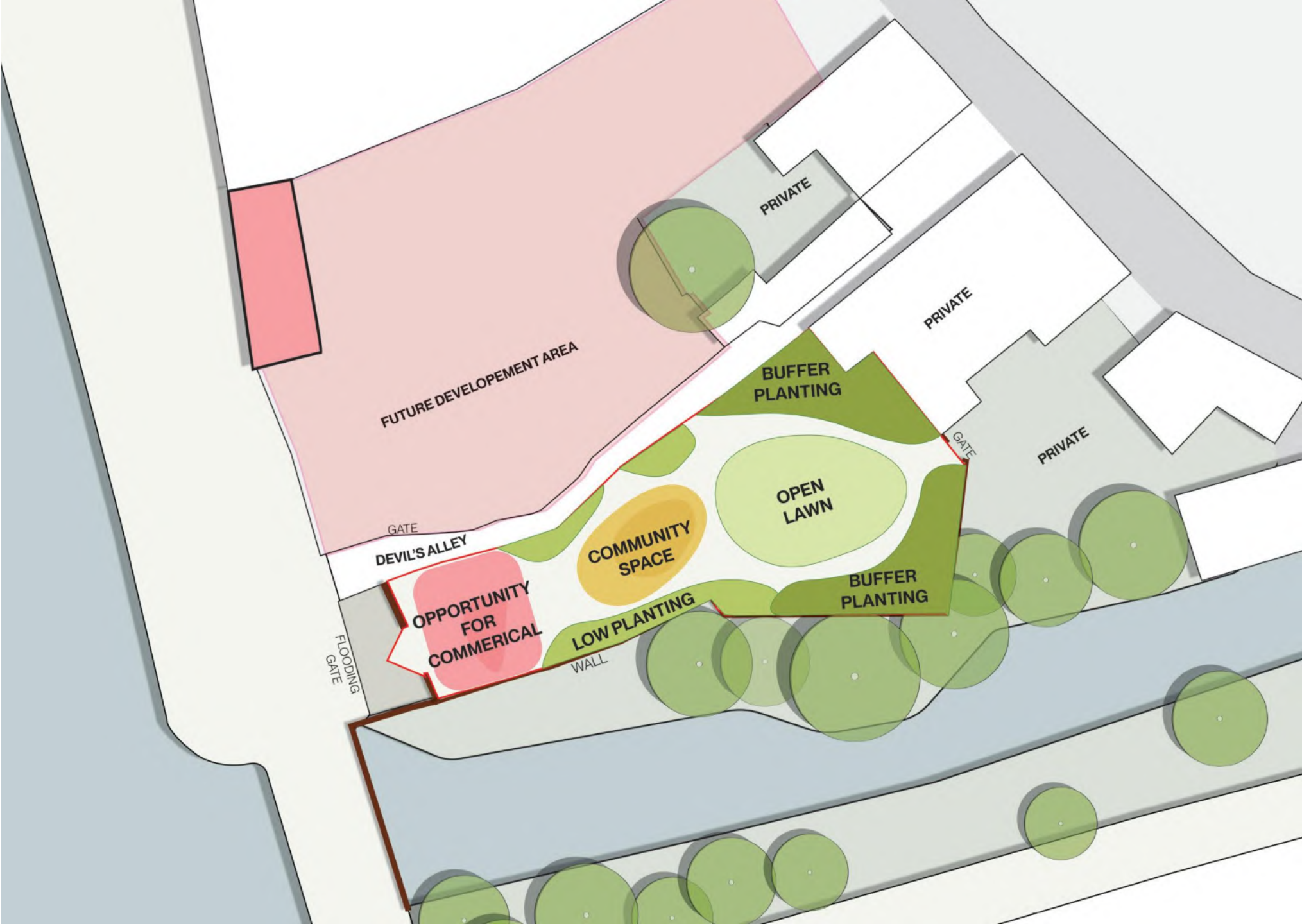
Mercato Metropolitano Elephant & Castle



Dalston curved garden

Precedents – Meanwhile use, pop ups and community engagement

Devil's Alley



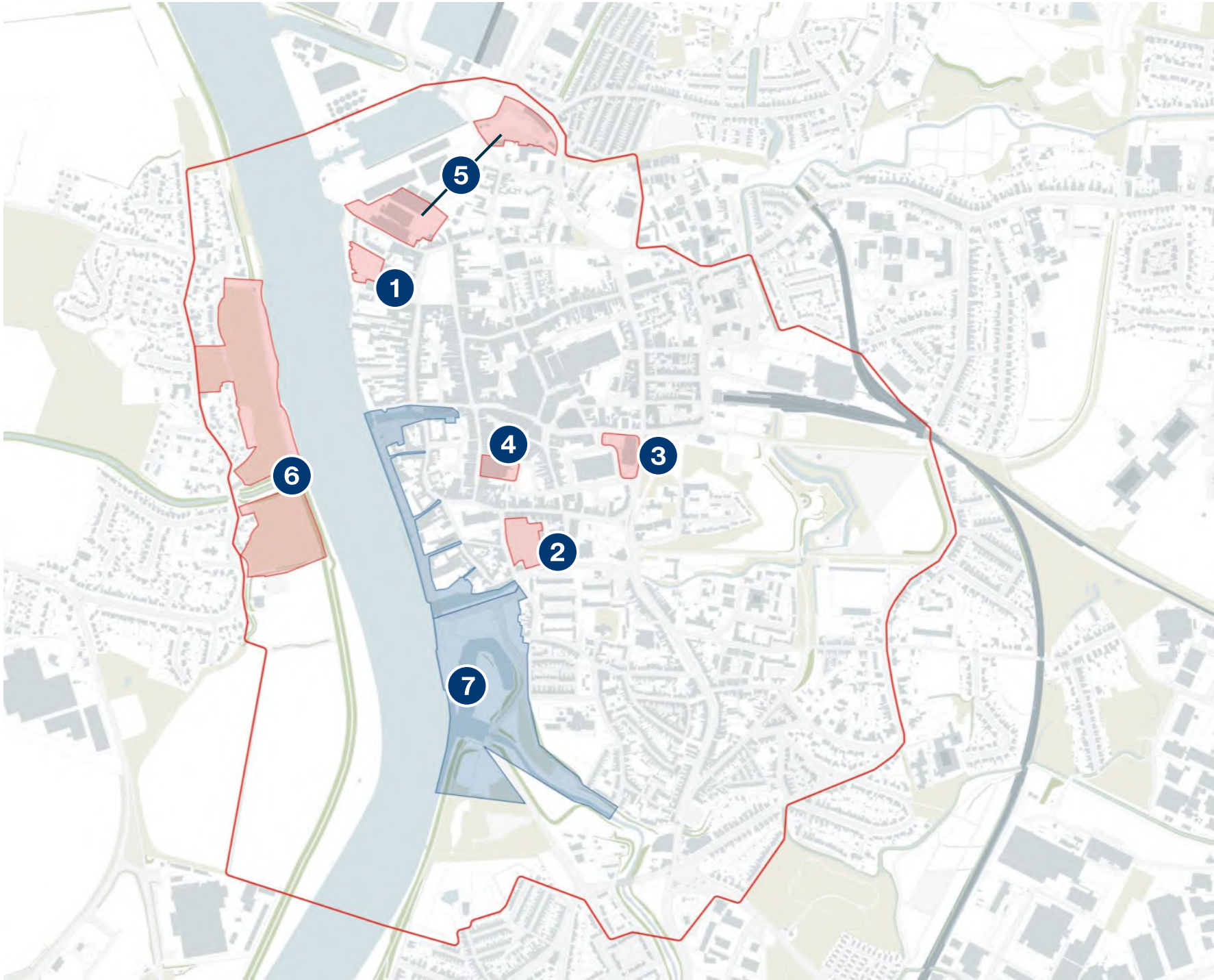
Proposed Character Areas



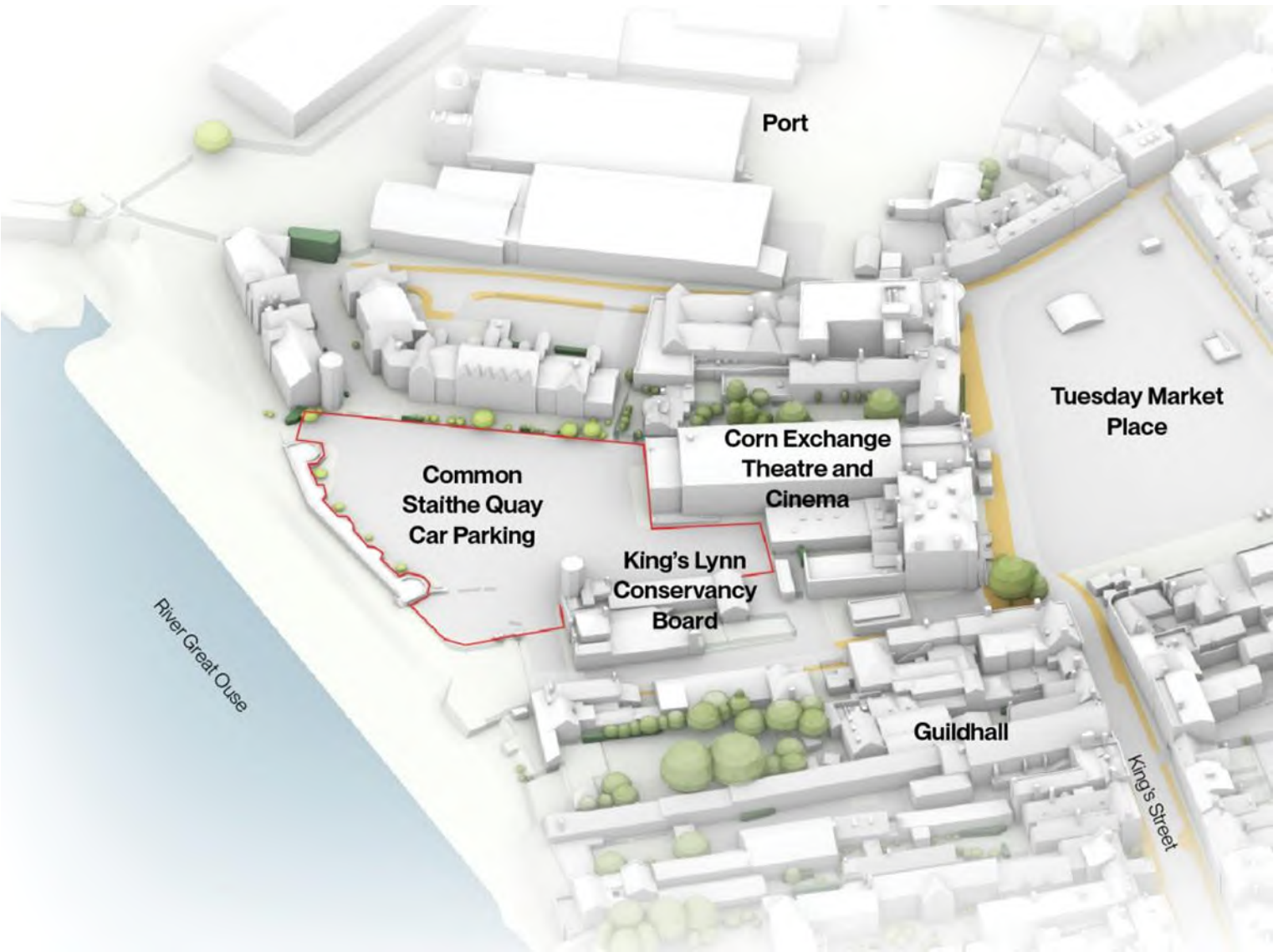
Workshop activity: Opportunity Sites

Referring to the six strategic objectives, tell us about the strengths, weaknesses, opportunities and constraints of the opportunity sites and Boal Quay.

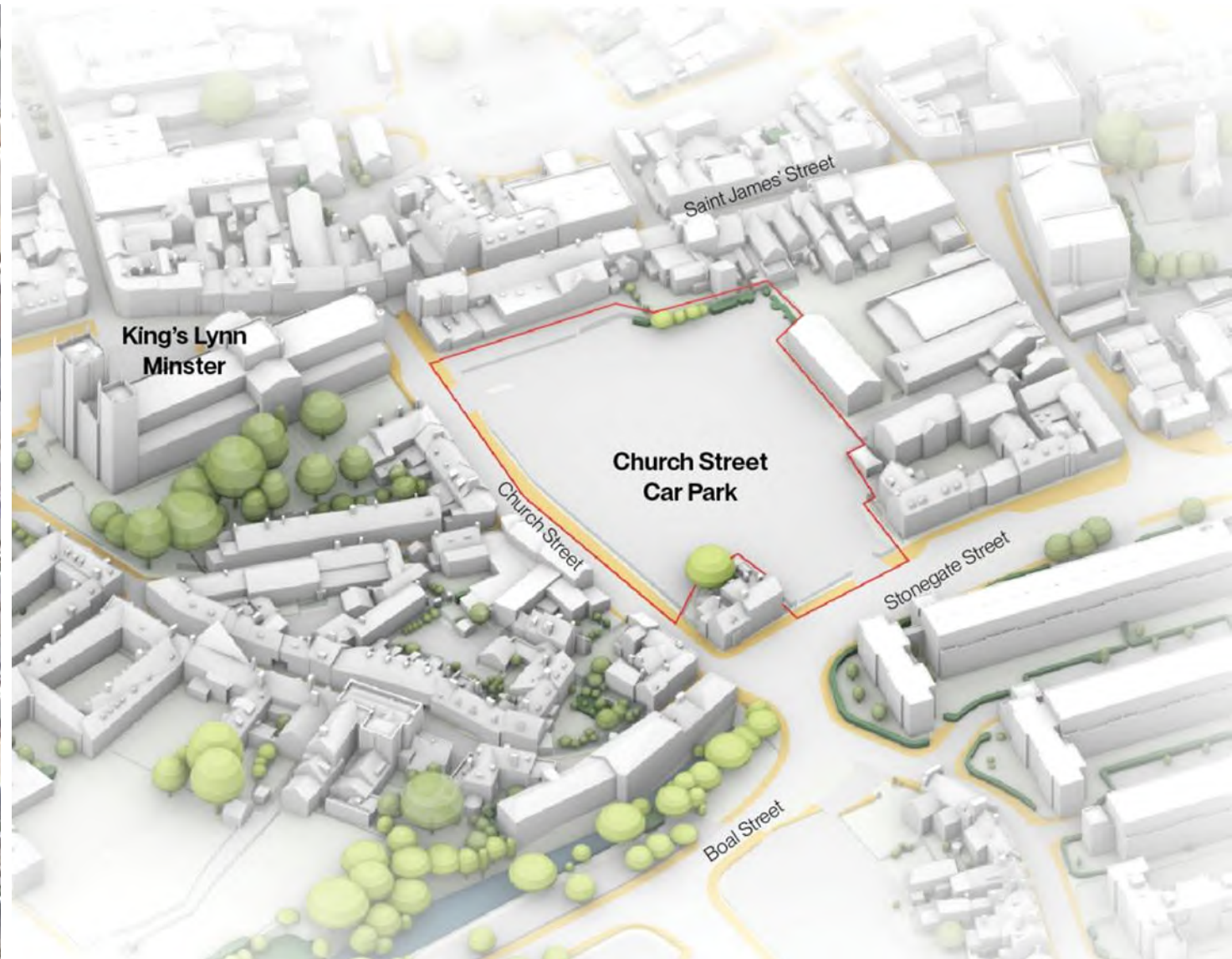
- 1** Common Staithe Quay
- 2** Church Street Car Park
- 3** St James Swimming Pool
- 4** Former Debenhams
- 5** King's Lynn Port
- 6** West Lynn Riverfront Sites
- 7** King's Lynn Riverfront – Boal Quay



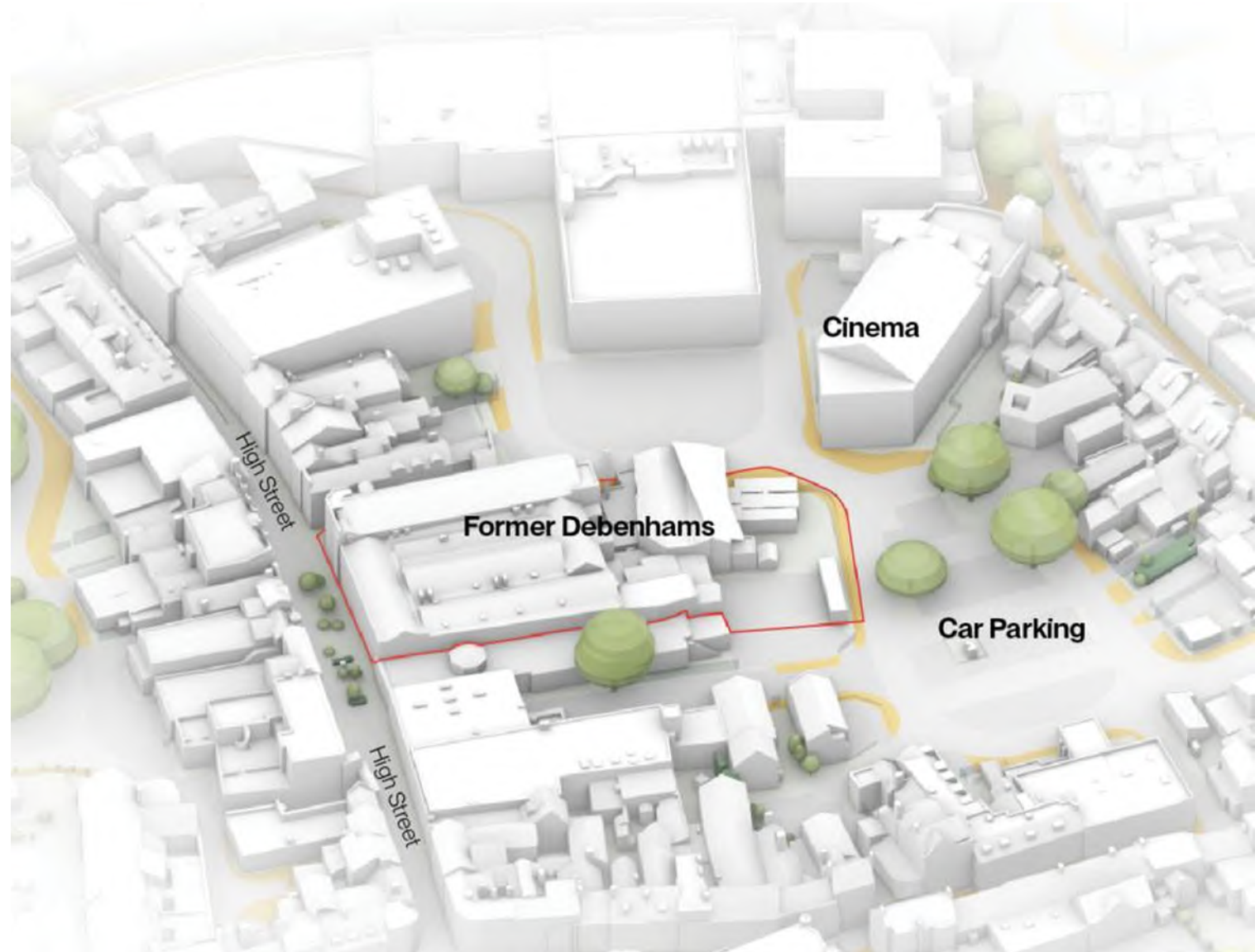
Common Staithe Quay



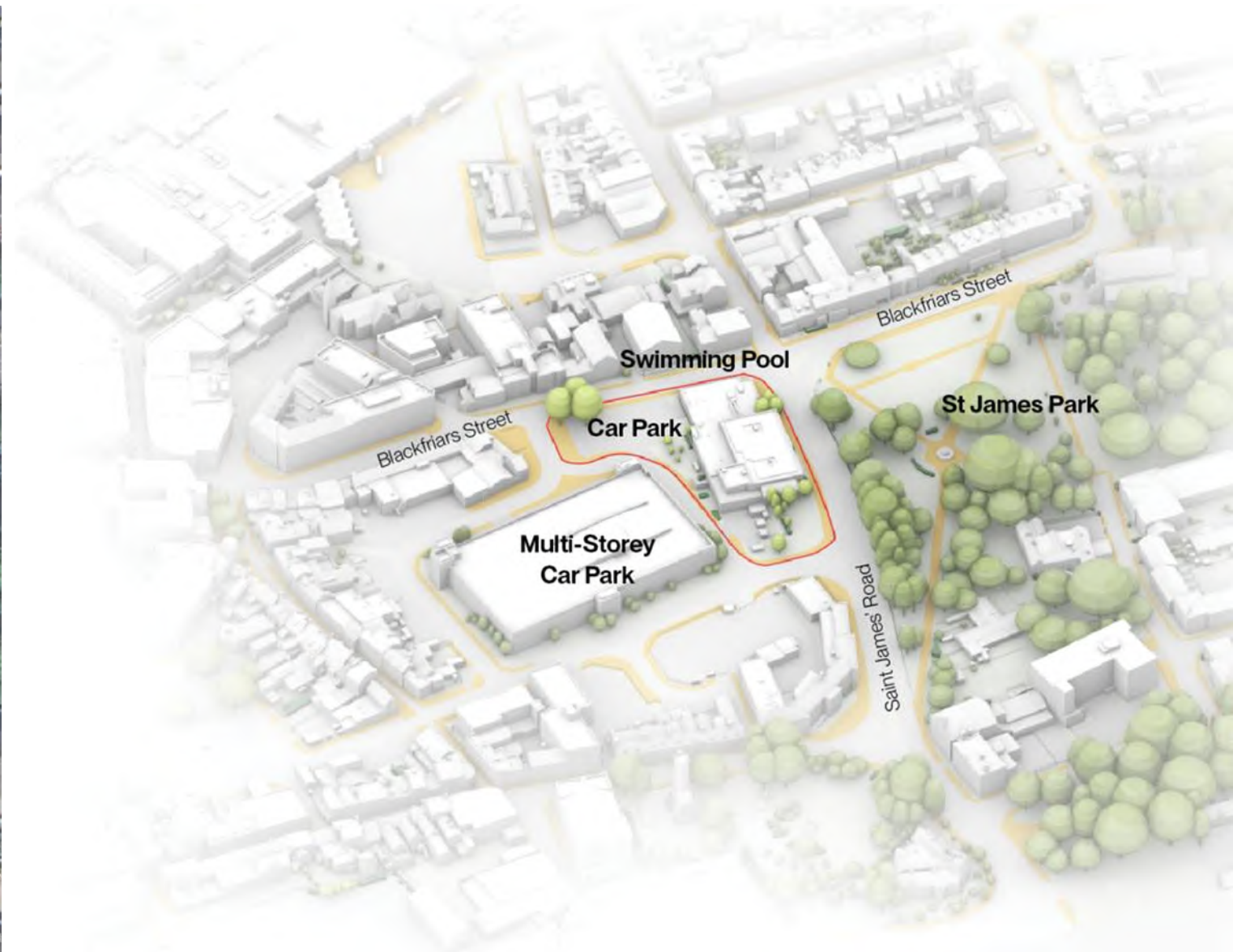
Church Street Car Park



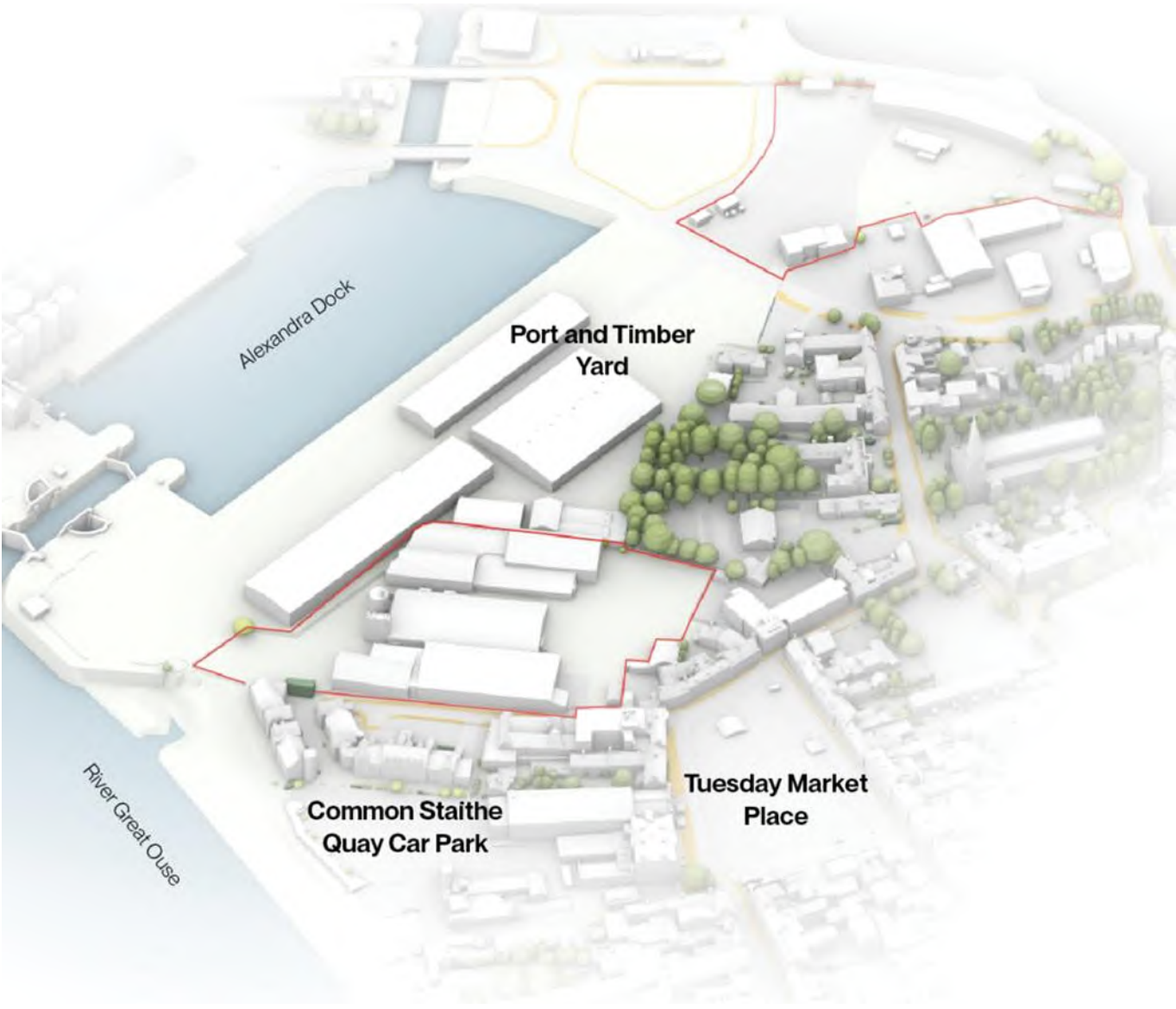
Former Debenhams



St James' Swimming Pool



Port and Timber Yard



West Lynn



Boal Quay



Next steps

Next steps



