**Public Realm ~ NORA Central Park**

**King’s Lynn, Norfolk**

**Project Description**
A strategic landscape scheme to create a new public park, central to the millennium development & regeneration scheme in South Lynn, next to the River Nar, as part of the Nar Ouse Regeneration Area (NORA). Controlled by sluices, the freshwater river joins the tidal waters of the Great Ouse, resulting in SSSI status for part of its length. To prevent the former industrial zone from flooding, steep banks had been constructed resulting in a narrow river channel, which now forms a long distance footpath, with seating & a viewing platform, central to the open space.

**ELD Requirements**
ELD’s role included production of concept design options & detailed design layouts for capping & remediation associated with soil contamination; cut & fill soil quantification; detailed paving, fencing & planting design; drainage design; lighting design; street furniture design & selection; detailed specifications for all elements; construction details; design statements, production of risk assessments; schedules of quantities & cost estimation - all completed to gain planning approval & then used for tender & construction/implementation. The park design was well presented from the outset; designed in detail & then taken over by the client/main contractor post planning, to manage from tender onwards. ELD designed the scheme within the budget & required minimal value engineering.

**Project Challenges**
The client/construction team partnership considered that there was no need to involve ELD in the tender or landscape contract. Consequently, ELD was invited back upon completion, whereby a large number of defective works were identified in all landscape areas that would otherwise have gone unnoticed by the Client. ELD was then re-engaged to oversee & manage rectification works. It soon became apparent that the appointed contractor was based 200 miles away & the work had been sub contracted to a local, incompetent contractor. A site inspection revealed new wood chip used instead of bark mulch; poor & variable tree staking; 90% of tree trunks had been damaged due to poor handling; poor quality plant stock; no shrubs had been planted as per the locations on the plan or at the right density; 100% of yew hedge plants failed & were planted incorrectly; topsoil had not been decompacted prior to planting & was waterlogged; no weed control or maintenance was being undertaken. MIC cable runs had been laid between plants across the length of the park, causing damage to plants & uneven ground within borders. Discovery of significant sub standard capping soil depths over contaminated ground by the M/C was a serious concern. Rectification works included lifting of all plants; additional drainage being added; 80% of capping soil & topsoil soil removed & replaced; replacement tree & shrub planting & re-mulching. The works, rectification resulted in a 9 month delay in opening.

Specific H&S issues related to river bank grass cutting, with bespoke specifications & specific equipment requirements needed to undertake works cost effectively, over the long term to avoid risk of falling into river during cutting works. The Park now has a strong landscape structure & sense of place, with clear open space for informal recreation & surfaced walkways providing circular access to all areas, linking with the highway pavement.

**Project Particulars**
Client: Borough Council of King’s Lynn & West Norfolk
Main Contractor/Partnership: May Gurney
Landscape Construction Value: £1.83 million
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View from Road.

Year Round Foliage Impact.

Bespoke Street Furniture.

Flowering Shrub Planting.

Open Space.

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