Public Realm, Open Space & Play Areas

- *Central Park, King's Lynn, Norfolk*
- *Felixstowe Pier, Plaza & Seafront, Suffolk*
- *The Spinney, Hunstanton, Norfolk*
- *ROSPA Play Area Audit, King's Lynn, Norfolk*

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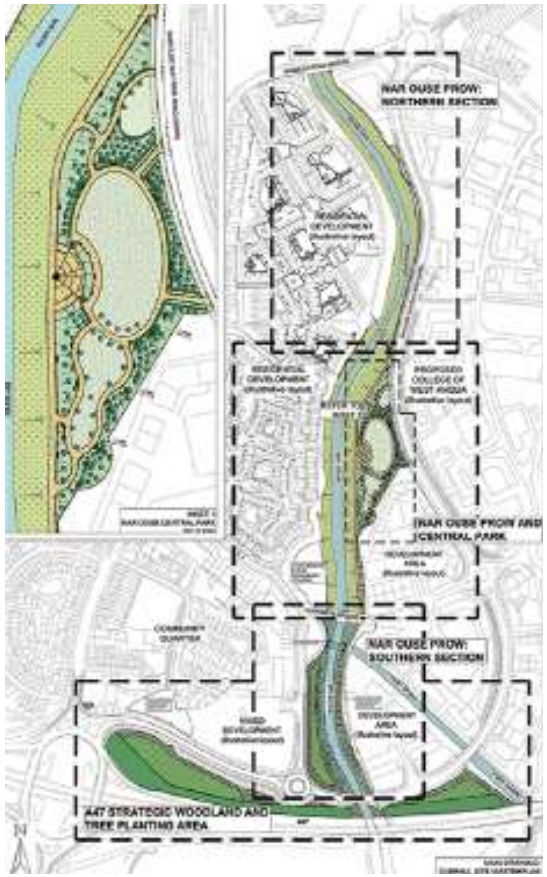
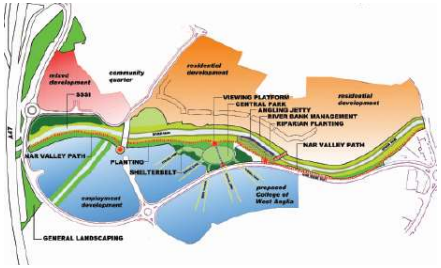
Public Realm ~ Nar Ouse Regeneration Area (NORA), Central Park in King's Lynn, Norfolk

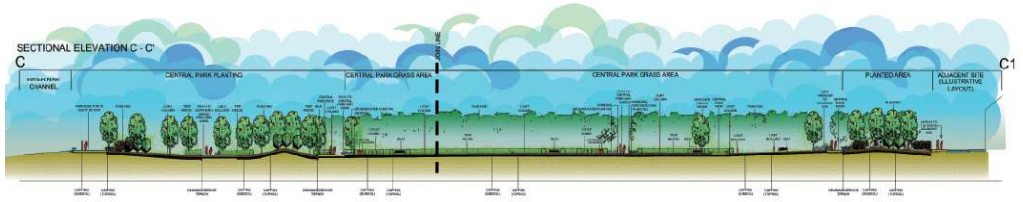


Strategic Landscape Master Plan.



Concept Plan.

Strategic Landscape View.



Conceptual Section.

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. M/C 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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Public Realm ~ NORA Central Park *King's Lynn, Norfolk*

View from Road.

Year Round Foliage Impact.

Bespoke Street Furniture.

Flowering Shrub Planting.

Open Space.

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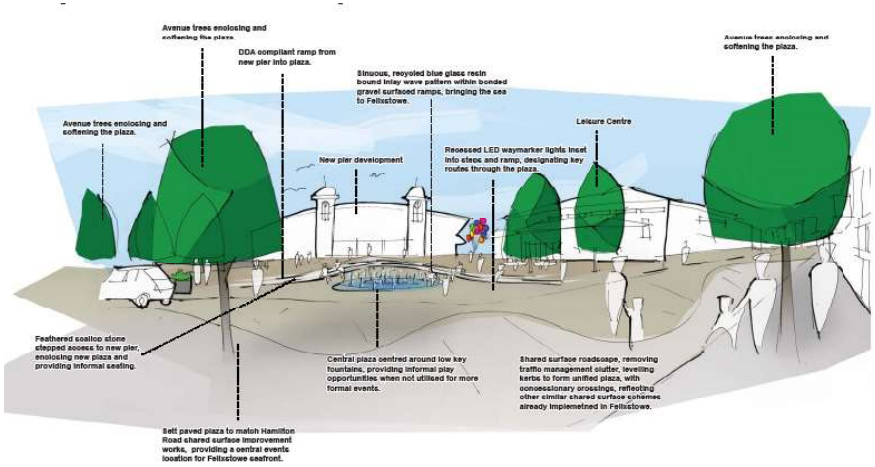
Public Realm ~ Felixstowe Pier, Plaza & Seafront

Felixstowe, Suffolk

Existing Pier & Plaza with Leisure Centre in Background.



Conceptual Sketch of the New Peir Building.

Project Description

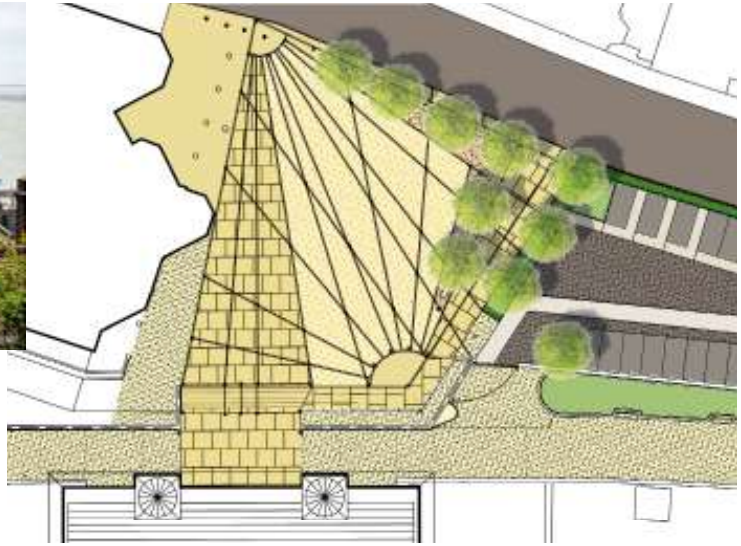
During 1905 the Pier at Felixstowe was opened and included an electric tramway. It quickly reached its zenith and by the 1920s the Pier Development Company had gone into liquidation. Following World War II the structure was partially demolished. In 1996 & 1999 plans were prepared to rebuild the Pier on a commercial basis, both of which were unsuccessful.

In 2004 Pier Amusements applied for a demolition order to redevelop the Pier into a new events venue, new steps down from the Sea wall & an associated plaza/public square.

ELD has worked with Pier Amusements, Felixstowe Futures & the Local Authority to integrate the new Pier & Plaza proposals into the wider Seafront Masterplan in line with funding streams. The Pier scheme received planning approval in 2012 & Seafront proposals were presented at public consultation in 2013. The new Pier was completed in 2017.

Project Particulars

Client: Pier Amusements, Felixstowe Futures & Suffolk Coastal District Council



Concept for Seafront Plaza.

The New Felixstowe Pier, Completed in 2017.

Photographs by Pier Amusements & Local Residents

Conceptual View of the Pier, Plaza & Steps.

The New felixstowe Pier, Completed in 2017, Illuminated at Night and During the Day.

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Public Realm ~ The Spinney

Hunstanton, Norfolk

Initial Conceptual Proposal.

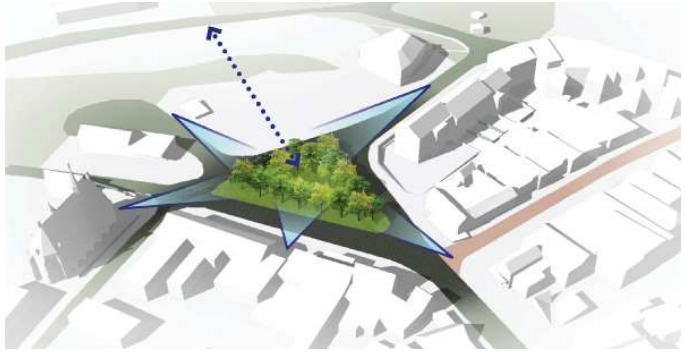
Project Description

In 2008, the Borough Council, developed a masterplan for Hunstanton Town Centre setting out opportunities to improve the quality of the built environment and stimulate economic development. The current focus of the regeneration is to enhance the attractiveness of the public space to assist in maintaining a vibrant shopping and social destination all year round. After consultation with stakeholders, residents and businesses, the surrounding roads and green spaces were identified as being a priority in this enhancement project which would be part funded by the Mary Portas scheme. The Council invited landscape architecture teams to bid for the redevelopment of 'The Spinney' an existing green space in the town centre. ELDs proposal included a new square and performance area, with space for market stalls and events on a new shared surface.

Project Particulars

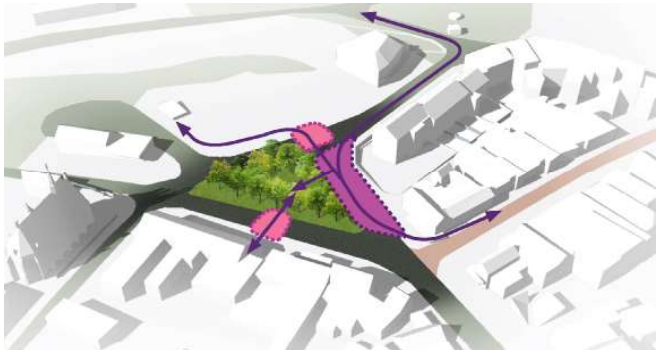
Client: Borough Council of King's Lynn & West Norfolk.

Existing Condition of 'The Spinney'.



Key Views & Focal Ppoints.

Spatial Network.



Proposed Pedestrian Priority Zones.

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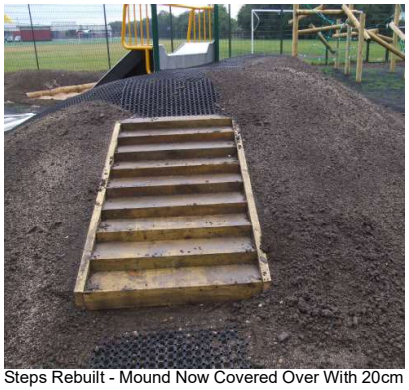
Play Area ~ Pre-ROSPA Auditing

King's Lynn, Norfolk

Steps & Stepping Stone Construction Leading to Slide - Concrete Blocks Being Covered Over With Only 5cm of Light Soil.



Steps Rebuilt - Mound Now Covered Over With 20cm of Light Soil &Blocks Removed.

Project Description
ELD has undertaken numerous play area designs in association with housing development schemes. Some sites have offered particular challenges to overcome during their delivery. We were appointed by Kings Lynn Borough Council to resolve issues with a play area that was already under construction and had been designed by others. The work included a re-assessment of design; liaison with construction team; completion of quality inspections; contract administration and the issue of Practical Completion and Final Certificates.

Project Challenges
The project had suffered from a lack of thorough project management up until ELD involvement. The construction quality at the time of our appointment was of poor workmanship and unsafe. Highly toxic plants had also been specified. Despite the installation of a three metre high security fence, the site was threatened with vandalism. ELD managed the works on the Clients behalf to oversee the remediation of unsatisfactory construction and the successful rebuilding of many of the play elements. Prior to Practical Completion the scheme was inspected by ROSPA, receiving approval and certification.

Project Particulars
Client: Borough Council for King's Lynn & West Norfolk

Mound With Timber Beam, Containing Whole Bricks & Blocks.

Mound With Timber Beam Rebuilt & Blocks Removed.

Seat Badly Positioned in Rubber Mats.

Seat Placed In Robust Hardstanding.

Rubber Mat Trip Hazards.

Weed Infested Planting, Containing Poisonous Plants.

Planting Weeded With Mulch Cover.

Sandpit With 5cm Depth of Sand.

Sandpit Topped Up With Sand to Full Depth.

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