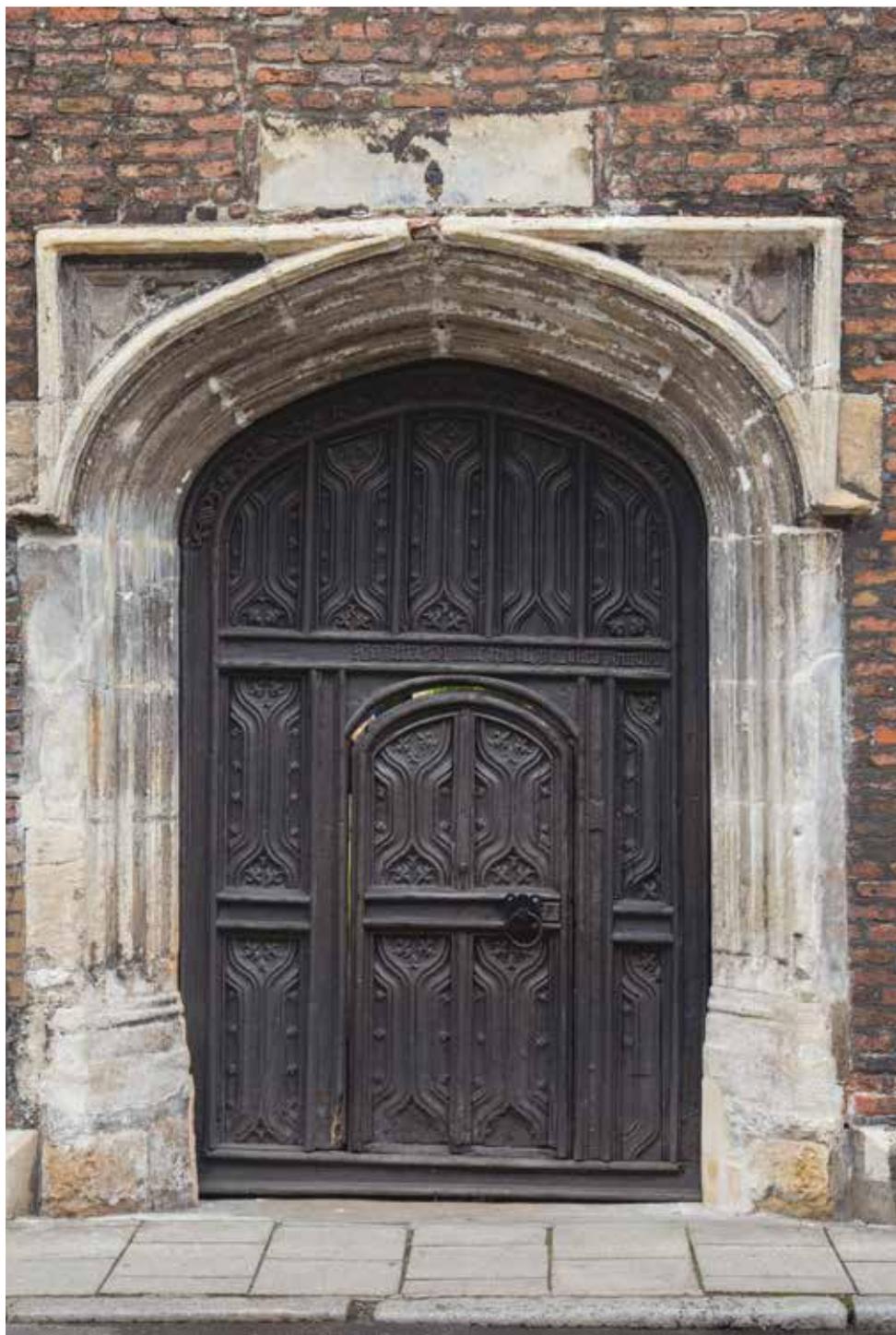


The Founded 1958
King's Lynn

Preservation Trust

SAVING *the* PAST
FOR *the* FUTURE



Thoresby College main entrance

A Rich Heritage

We are surrounded by buildings – old, new, large, small, grand and historically important or barely noticeable. Some catch our attention because of the distinctiveness of their design or the materials used – ranging from centuries old brick and timber to modern glass and steel. Whether structures are medieval, Georgian, modern or indeed contemporary, they mirror the design, taste and need of the time.

King's Lynn is regarded one of the most historically significant towns in the English landscape. Its architectural heritage is a strong visual reminder of its maritime and mercantile success as one of the chief ports and trading centres of medieval England, comparable in Europe with Lubeck and Bruges.

The best preserved part of the town is the strip of land bounded on the west by the Great Ouse. Its core is the magnificent ribbon of streets running southwards from the Tuesday Market Place – still largely with its unspoilt 18th century skyline – along King Street, Queen Street and the Saturday Market Place into Nelson Street. Beyond the modern commercial centre, the 19th and 20th century expansion is marked by workers' terraces and more substantial villas for the middle classes.

Many of the buildings which stood in the town one to two hundred years ago have disappeared as a consequence of economic

pressures, commercial interests, changes in taste and society and the ever present desire for "improvement" to meet the perceived needs of the day. A few fine examples of earlier medieval and Tudor architecture can be seen but much of these earlier periods was demolished to make way for fashionable buildings of the 17th and 18th centuries. In many cases, older fabric survives behind the polite Georgian facades of King Street and Queen Street. Adjacent cobbled alleyways and waterfront reveal an architectural treasury spanning over 400 years.

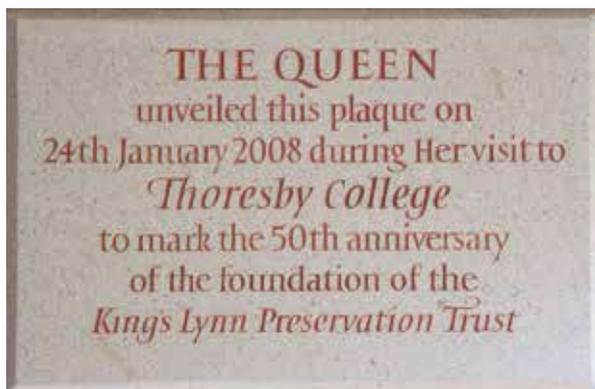
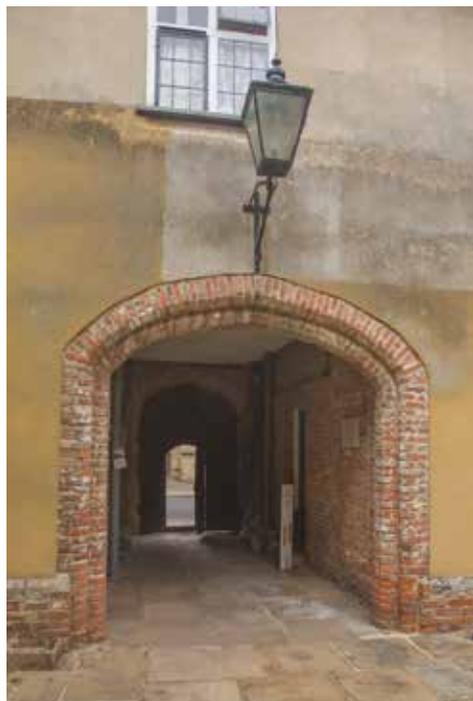
The industrial and agricultural revolutions and the arrival of the railway changed and expanded King's Lynn in the 19th century. The town's built environment underwent even more profound change in the 20th century with slum clearance and wholesale redevelopment of the historic centre. At the same time as the extensive demolition there was a renewed interest in preserving some of the best surviving buildings of the town.



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Thoresby College Great Hall



The Home of the Trust



Thoresby College courtyard

The Trust's Foundation

The Trust was founded in 1958 by lovers of old King's Lynn who were alarmed by the post-war demolition. Its first project was to save and restore Hampton Court in Nelson Street – a building of high architectural and historic importance begun during the 14th century and added to over 300 years. This project began 60 years of conservation, which has given key buildings in King's Lynn assured futures.

The role of the Trust

Since its foundation and first project, the Trust has actively engaged in acquiring and restoring buildings of historical or architectural merit to help ensure the town's built heritage is not completely lost.

It has conserved a succession of structures, bringing them back to life and either passing them to new owners or retaining and managing them directly. Some buildings have become dwellings, others offices.

Through more than a dozen projects the Trust has helped in a small but decisive way to preserve a variety of heritage markers in King's Lynn's maritime, commercial and social history. It has made a small, but nonetheless significant, contribution to ensure the town's permanent inclusion in England's rich and varied built environment tapestry.

How do we do our work?

A building's historical, architectural or social significance determines our involvement. Most importantly, we see our role to be to save buildings whose fabric or character would be lost if left to the pressures of commercial development. We work closely with the Borough Council to identify suitable buildings and to develop appropriate solutions for their rescue. On some smaller projects we have been able to work on our own but on others we look for partnership and grant funding opportunities.



...to save buildings whose fabric or character would be lost if left to the pressures of commercial development.

Our Earlier Achievements

Some of our earlier projects include...



23-25 King Street



28-32 King Street



Hampton Court



Pilot Street



View of Priory Cottages from the church yard



The interior of 23-25 King Street

More Recent Achievements

Some of our later projects include...



Clifton House front door from Queen Street



Clifton House Tower



Clifton House hallway



Clifton Tower second floor



Greenland Fishery



Greenland Fishery wall painting



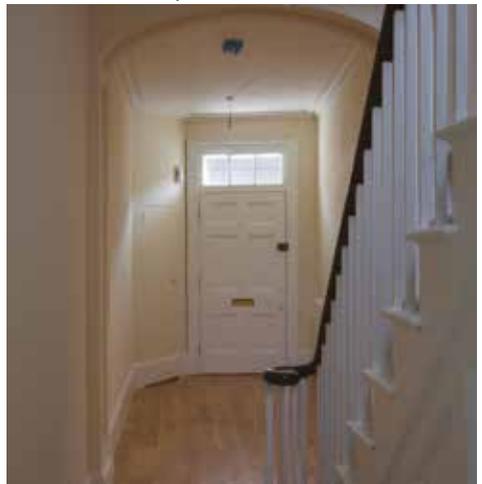
Greenland Fishery second floor office



Greenland Fishery



90 London Road



90 London Road

Future projects and challenges

In its early years the Trust focused on major buildings of architectural and historical importance. More recently it has worked on buildings of less individual distinction but which form essential parts of a varied street scene. These are also deserving of preservation and a 21st century function.

The continuing rise in the value of property – both commercial and residential – is making our task harder. Commercial developers are frequently at a financial advantage when bidding for old properties and they will seek opportunities to maximise return that are frequently in conflict with the preservation of the character of the building.

One of the most pressing modern challenges is the desire on the part of many developers to demolish old, interesting, quirky or difficult buildings and to substitute a modern pastiche version of a “traditional” style. These buildings never replicate the fine detailing of their predecessors, frequently rely on mass-produced plastics and are characterless. This process of replacement of older properties with new, poorly designed replacements is not an acceptable form of conservation and acts only to degrade the character of the town. We also lose detailed evidence of the craftsmanship and local materials that contribute so much. Preservation, adaption and re-use of buildings is also a much more sustainable approach

to the management of the environment than constant re-building.

We are determined to do what we can to preserve the historic fabric of King’s Lynn and are actively looking for opportunities where we can make a difference in support of retaining the character of our town. This could involve our acquisition of properties as we have done in the past but in future it is equally likely to involve working in partnership with others who would otherwise be unable to fund the restoration and re-use of their buildings.

We also have a continuing commitment to manage and care for the buildings that we retain. Some of these were restored over 50 years ago and we have to consider the best way of bringing them up to modern standards of energy efficiency and accessibility – issues that were not priorities when the buildings were first restored.

One of our greatest challenges is sourcing funds to carry out our work. In earlier years the Trust benefitted from generous endowments and donations matched with strong public engagement and public-sector grants. Funds for restoration are now harder to find with the public-sector resources available for such work diminishing while property costs increase. We believe we will increasingly have to return to engaging directly with public appeals to raise funds for new projects.

Help us to help save the past for the future

To help us meet these challenges of the future we need the support of the community both practically and financially. Perhaps more importantly, we also need you to lend your voice to campaigns to preserve the fascinating, varied and rich character of the built heritage of King's Lynn in the face of proposals to demolish and replace with bland, poorly designed buildings.

If you feel that you could contribute in any way to our work please contact us.



Celebrating the completion of 90 London Road

60th Anniversary Film

In 2018 the Trust celebrated its 60th anniversary. To mark this significant anniversary the Trust produced a short film about its work – past and present. The film has been a collaboration between the Board of Management and Springboard TV, a production company at the College of West Anglia and run by media students and their tutors. The script was written by Board member, Edward Glover. The students undertook all the filming and editing. The historian and writer, Simon Thurley, generously gave his time to record the voiceover. The Trust held a special preview of the film in The Great Hall, Thoresby College. Over 50 guests, including the Mayor and her consort, enjoyed a very pleasant evening.

To see the film visit
www.klprestrust.org.uk/2017/07/19/60th-anniversary-film/

The **Founded 1958**
King's Lynn

Preservation Trust

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