

REPORT OF THE DIRECTOR OF REGENERATION

RESPONSIBILITY – PORTFOLIO HOLDER FOR ECONOMY AND SPECIAL PROJECTS

PROJECT ADVISORY GROUP (ST JAMES'S AREA DEVELOPMENT) –
31 JANUARY 2011
CABINET – 7 FEBRUARY 2011

DOVER TOWN CENTRE – REVISED PROPOSALS

Recommendation

The Project Advisory Group (St James's Area Development) recommends to Cabinet that on the basis of the current evolving multi-user retailer approach, Cabinet is advised that the emerging concept plans should be used to inform the next stage of the design process.

Contact Officer: Tim Ingleton, extension 2423.

Reasons why a decision is required

1. Following the Council's decision to extend the arrangements with Bond City Limited and enter into an Exclusivity Agreement with defined milestones, progress is being made on the revised proposals (Minute No. 291 of 3 November 2010). A series of initial meetings have taken place to consider broad concepts and the revised proposals are now at a point where they need to be agreed and formalised prior to a greater level of architectural design input taking place.
2. It was resolved at the Cabinet Meeting held on 6 December 2010 (CAB 65) that a Project Advisory Group (PAG) is formed to advise Cabinet with the preparation of the revised proposals. The Terms of Reference are enclosed with this agenda.

Options available to the Council with assessment of preferred option

3. The team at Bond City, including John Laker and Maximilian Lyons, Chairman of Lyons+Sleeman+Hoare (Architects) will be present at the meeting and will present revised proposals. The PAG will be asked to consider the emerging concept plans which have been in the process of being developed through a design workshop approach involving the key stakeholders, English Heritage, KCC and the Council's in-house specialists, with the most recent of these meetings taking place on 19 January.
4. The PAG will be asked to consider whether the emerging concept plans, which are being developed having regard to the expected retailer aspirations, in a post single major superstore anchor environment, are acceptable as the basis for informing the next stage in the design process.

Information to be considered in taking the decision

5. A series of plans will be displayed at the meeting which, together with supporting information, will detail – among other matters – the following aspects of the scheme:

- (i) Background to the previous scheme;
 - (ii) Design philosophy – revised scheme;
 - (iii) Layout and form;
 - (iv) Master planned approach;
 - (v) Key issues arising; and
 - (vi) Programme.
6. Particular reference will be made to how the current potential lettings are informing the emerging design process. Additionally, commentary will be given on the core foundations required from a retailer perspective to inform a successful scheme, maximise letting potential and customer/user attractiveness and focus.

Background Papers

There are no background papers available as the revised proposals are ongoing work in progress.

Resource Implications

None.

Comments from Finance

The Director of Finance and ICT has been consulted in the production of this report and has no further comments to add.

Communication Statement

The PR around this project will need to be managed at the appropriate time, including the consultation and statement of community involvement.

Impact on Corporate Objectives and Corporate Risks

The development and implementation of the St James's Scheme (DTIZ) represents one of the Council's key Corporate Objectives. Progress and delivery of the scheme will be seen as a highly visible catalyst and barometer for the regeneration of Dover Town Centre and Dover Waterfront.

Customer Access Review

Not applicable at this stage.

Comments from Equalities Officer

Not applicable at this stage.

Attachments

None.

TIM INGLETON

Director of Regeneration