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# Fostering Long Term Initiatives in Ports

## Overview of Project

- In November 2012, CCC joined as a UK partner in the Interreg IV(A) France (Channel)-England territorial Cooperation Programme
- - objective to promote sustainable cooperation between small and medium size ports (SME's) within the Channel area.
- *(Improve governance between ports & their local communities and optimising use of available resources*
- *Regeneration and economic growth through sustainable diversification of port activities)*
- Project finished in 2015
- CCC presentations at Whitstable, Brighton & final conference in Brussels
  1. *(Traditional maritime heritage structures for renewable energy )*
  2. *(Re-purposing of traditional small and medium sized ports and harbours*  
*'The benefits of working together')*



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## External Feasibility Studies:

### Urban Delivery

Whitstable Harbour South Quay – Soft Market Testing – December 2014

*(investigate potential demand for new commercial premises)*

### Atkins

Technical study for energy management and efficiency at Whitstable Harbour

*(small scale renewable energy solutions using port infrastructure)*

### CCC/EKEP studies

Stakeholder Consultation and Design of: Changing Places Toilets

South Quay corrosion

Improved embarkation facilities

Community markets and sustainability

Relocation of Maritime Heritage centres and Museums

Fresh water and drainage surveys - Legionella



# Whitstable Harbour

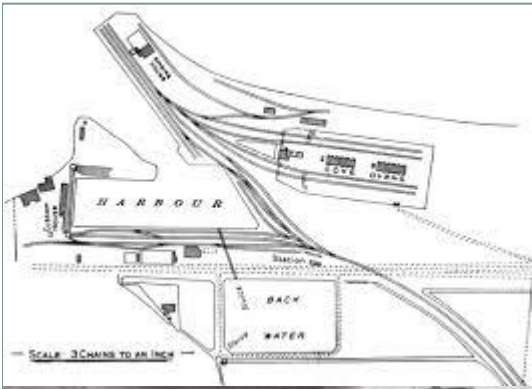


## Delivering the Business Plan (2016-2021)

*JOHN DAVISON*

*Port & Harbour Development Engineer*

## The 'Peoples Harbour'

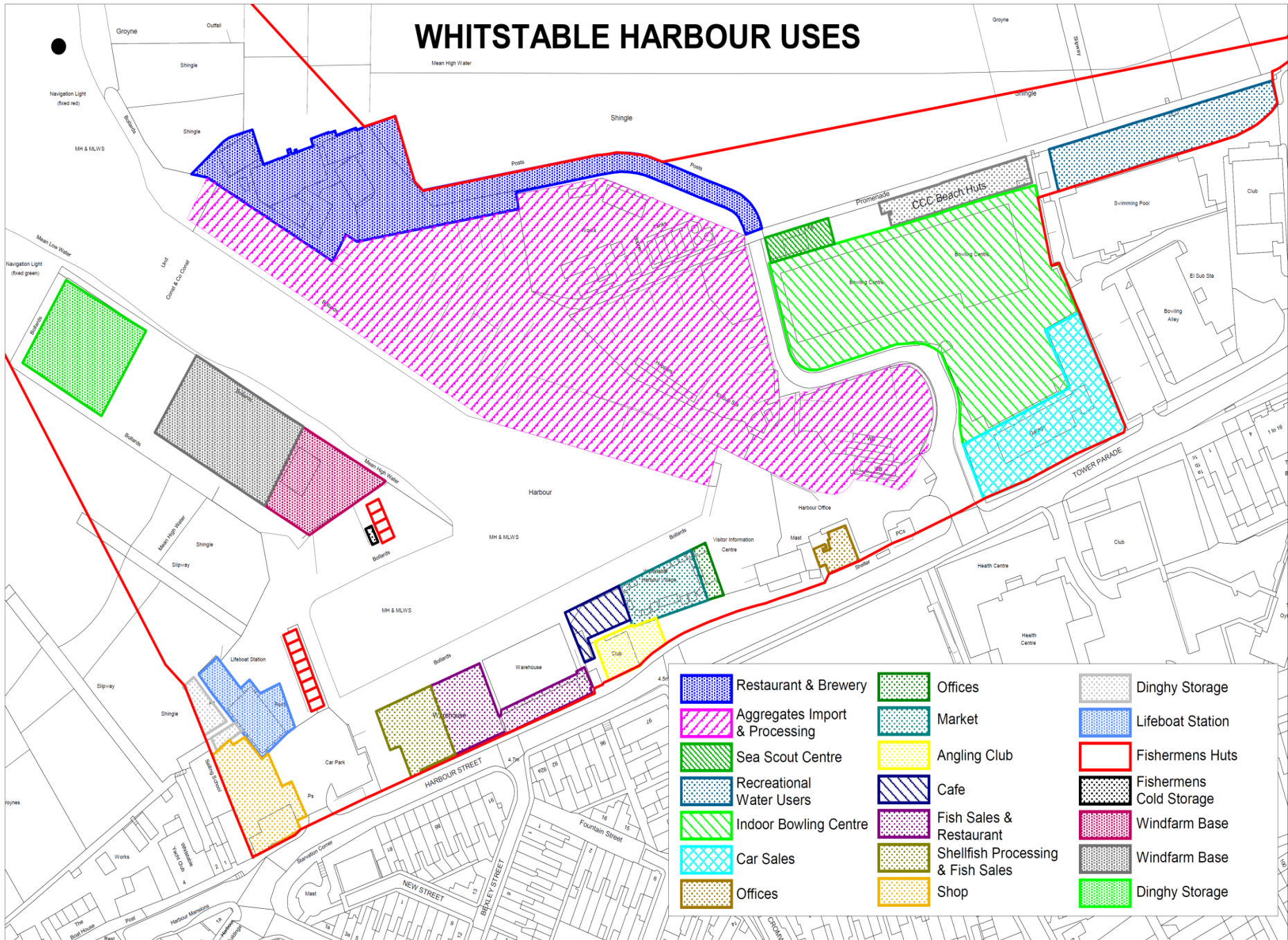


- Whitstable's origins & shellfish harvesting date back to Roman times
- Circa 1832 a commercial harbour was constructed in 1832- operated by SECR for the importation of coal
- It became the first railway connected port, & first passenger line in the country using Stevenson's 'Invicta' steam engine.
- 1958 -Whitstable Urban District took responsibility for the harbour with a long term view of regeneration. (CCC1974)

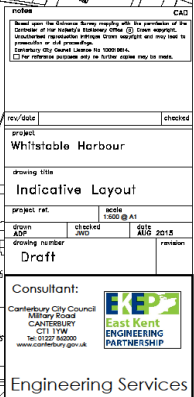


- Municipal harbour owned and managed by CCC
- Administration directed through a Harbour Board
- Supports a thriving community with a diverse mix of business activities
- Harbour employment contributes to the local economy and growth.
- Popular tourist attraction

# WHITSTABLE HARBOUR USES



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## Underlying Principles Sustainable Growth Strategies



- Protect existing activities and livelihoods – balance community needs with industrial operations so they can operate in harmony
- Analyse harbour dependent and harbour beneficial activities
- Segregate activities - create distinct zones to encourage sustainable development
- Identify potential redevelopment sites within designated zones
- Ensure proposals meet the objectives of Strategic Plan



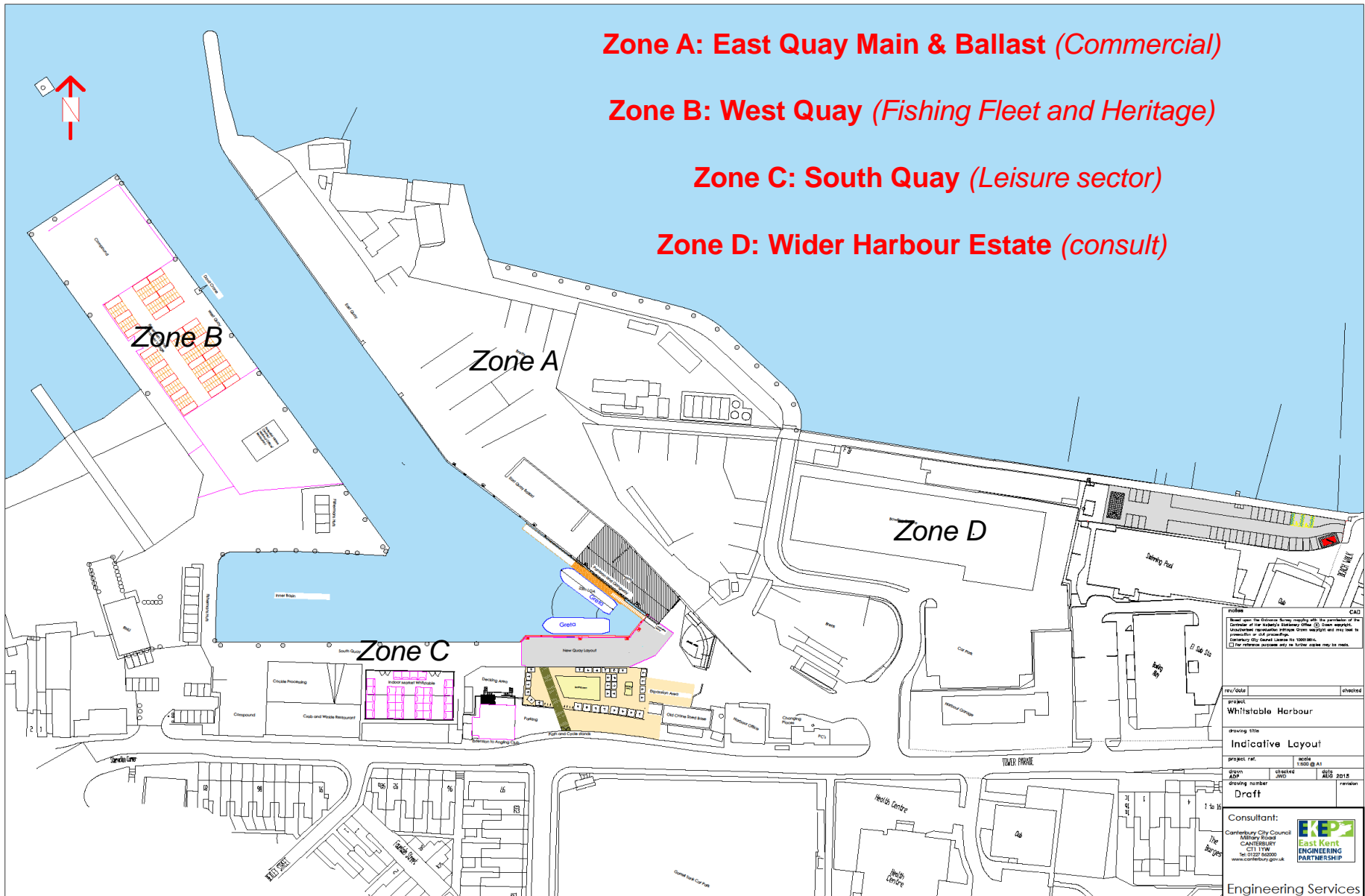
## Harbour Zones & Potential Development Sites

### Zone A: East Quay Main & Ballast (Commercial)

### Zone B: West Quay (*Fishing Fleet and Heritage*)

### Zone C: South Quay (Leisure sector)

## Zone D: Wider Harbour Estate (*consult*)





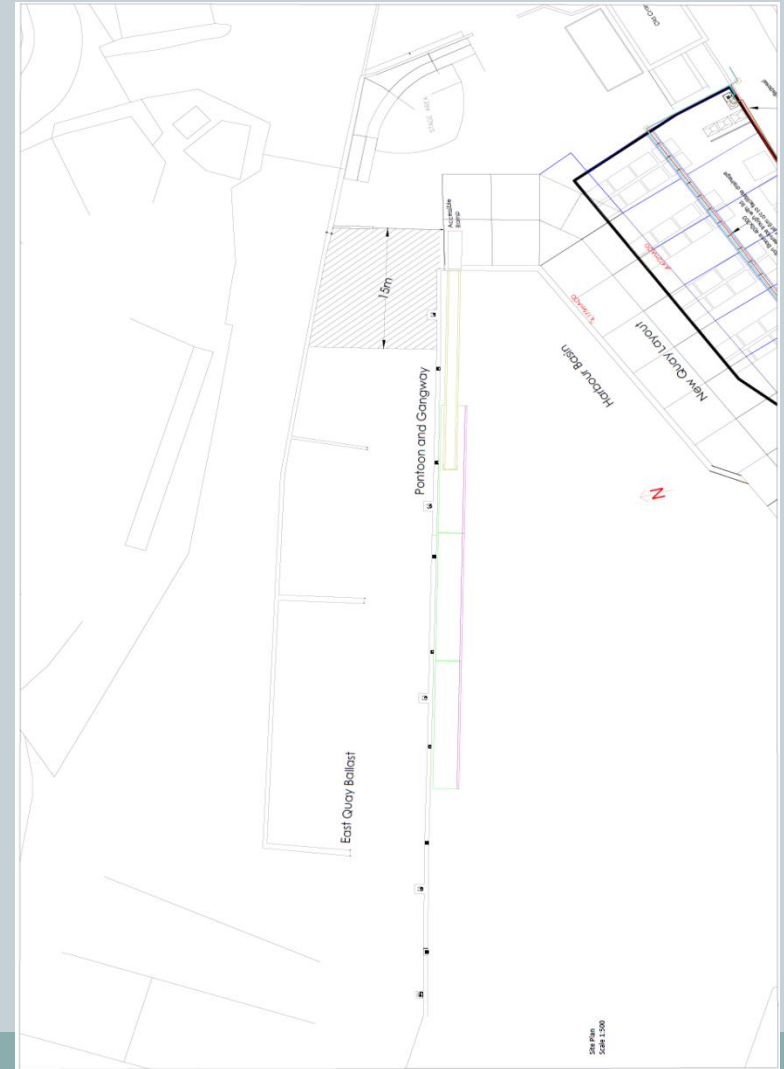
## Zone A (commercial, industrial)

# The East Quay



- Harbour dependent business providing secure and stable revenue stream. Long term lease with a Kent based company
- Local employment created through aggregate importation and processing
- Minimal scope for redevelopment foreseeable future. Maintain good relationships to secure income and diversity.
- Small area of Ballast Berth underutilised. Negotiation to recover 2.5% of Lease area to complement new embarkation facilities and further diversify business revenue streams

*Day charter trips for fishing, wind farm & wildlife trips*





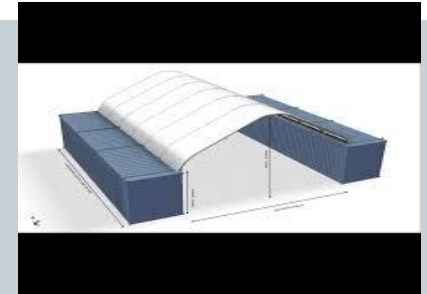
## Zone B (commercial, light industry)

# The West Quay



### Fishing operations

- Relocate fishing related operations from South Quay
- Develop a 'sea container village' detachable awnings to maximise working space. Microgeneration with Solar PV panels on containers
- Dedicated fishermen's berth and quay for safely unloading catches with small Davit cranes. Provide EU compliant freezer units and fish storage  
*Possible funding through EFF and collaborative working.*
- Boat servicing - West side Slipway launching cradle
- Maintain local employment harbour culture and traditions



### Maritime Heritage Centre

- Current negotiations with Vattenfall to repurpose O&M building.  
*Education, marine conservation and discovery, restoration vessels*
- Funding could be supplemented through increased tourism with visiting historic paddle steamers to London and shared use –

*Harbour Event Management, Visitor information, nautical training, Renewable Energy centre, technician training, corporate functions*







# Zone C (leisure sector)

## The South Quay

### Development Concepts



Site A&B  
Angling Club  
Steam Packet Inn c.1914

- Low architectural value
- Prominent zone location
- Poor structural condition
- Poor layout of floor space.



- *Initial surveys indicate refurbishment for re-letting would possibly not to be cost effective. (subject to consultations)*
- Demolition & redevelopment of the site - significant increase the available lettable floor area revenue over 3 storeys.
- Ideally situated adjacent to a 250 space public carpark with controlled crossing
- New build – timber cladding incorporate large glazed areas, projecting balconies , wide open quay space
- to WHSQ Design Code
- **Soft Market testing has established strong and positive expressions of Interest. ( ref.Urban Delivery)**
- Ground Floor - Local independent maritime trading units, creative enterprise units, photographic & audio studio, quayside café culture, micro pub/wine bar locally crafted ales and Kentish vineyards and cheeses.
- First Floor – Diverse restaurants with seafood/ maritime themes, overlooking the daily activities of a working harbour
- Second Floor -Independent art house 3D single screen, 50 seat cinema exhibition space and cultural centre for local artists

Site F&G. South Quay Shed



Development Concepts

## Zone C - SOUTH QUAY *cont.*



Completed project Quay Wall  
new Harbour Market under construction

***‘Successful regeneration will be about creating a destination. It will be about a series of interventions that will be diverse in range and scale.’***

### 1. Remodel - Repurpose (*Short to medium term*)

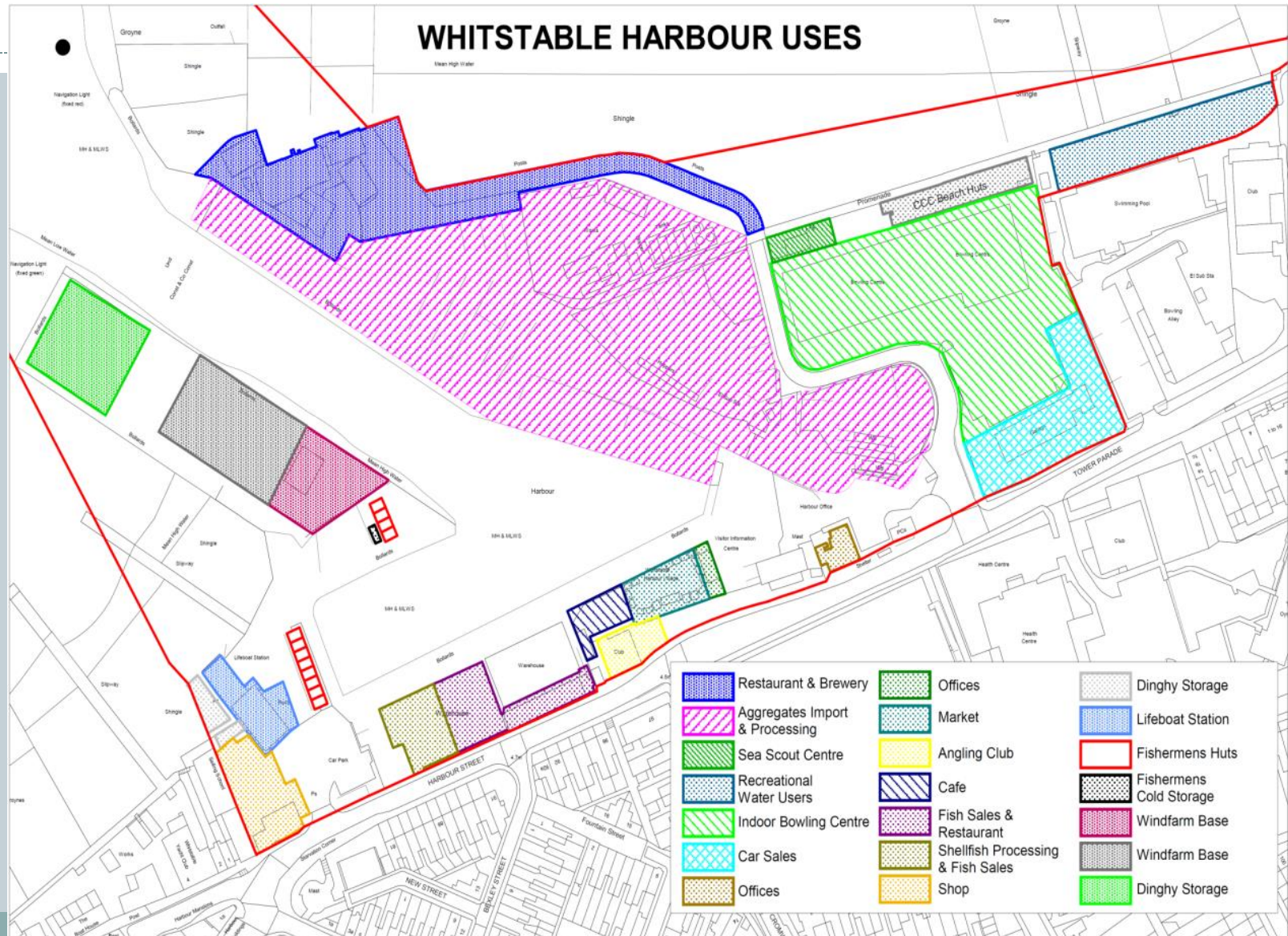
- Unsightly industrial building - prime location.
- Portal frame structurally sound, remodelled externally black weatherboard facelift (*Whitstable style*)
- Sheltered all season, open plan space - incubator and larger start up businesses huts. (*Farmers Market Cant. West stn*)
- Versatile structure- thermally efficient low cost building(s) created within internal space, mezzanine floor - small cinema
- South facing roof- independently funded microgeneration site (*sustainable development low carbon planning principle*)

### 2. Demolition and Redevelop (*Phased or Incremental*)

- Complete redevelopment in conjunction with the Angling Club (*Large 1500m<sup>2</sup> overall*)
- High cost risk short term leases – possibly unattractive to any developer, strong business case for prudential borrowing
- Potentially loss of ownership due to high build costs
- Phased approach, ie 1. Angling Club. Based on success 2. SQ shed to extend first development with medium term market

# Zone D

## Bowling Club, Garage, Beach walk car park ??



# *Project Delivery Management Structure*



Whitstable Harbour Board  
*(Elected and Independent Members) – working groups*



Harbour Champion  
*(Larissa Reed)*



CCC – Harbour Development Engineer, Harbour Master, Principal Valuer



CCC -Planning Officer, Legal Adviser, Accountant, Engineering Services



Externally sourced -Local Architect, Property & Marketing Consultants

# Draft Project Delivery Timeline



1. Review on current & completed projects to date: CP Toilets, SQ Wall, New Harbour market
2. Ongoing Projects: Pontoon and gangway embarkation facilities, dredging, parking improvements



2016

3rd & 4<sup>th</sup> May - Stakeholder, Harbour User & Public Consultation (Whitstable Castle)

June 3<sup>rd</sup> - Presentation of results in June Harbour Board meeting.

*Progression to decision on development options for Angling Club, South Quay shed and fishermen's container village proposals. Update on Maritime Heritage centre negotiations*

July - Initial designs and CCC planning negotiations on SQ Phase 1 redevelopment proposals

August - HB meeting . Update on completion of embarkation facilities.

*Review on redevelopment proposals and planning matters with project budget costings*

September- Appoint external consultants, market testing, legal constraints

October – HB meeting . Update on Planning Applications , funding streams & marketing, ROI, affordability



2017

Procurement, construction and project delivery of phase 1 projects

Consideration to Phase 2 (zone C eastwards & D overall) development options and proposals

Progression through to delivery Phase 2 - 2018-20

***Thank you***

***Questions?***

***John Davison***

