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DOVER BEACON

WELCOME & FUNDING INFORMATION

Welcome to this public engagement event for the 'Dover Beacon' project. We are delighted to have been awarded a Levelling Up Grant of £18.1 million to transform a brownfield site on Bench Street in the heart of Dover town centre.

The redevelopment of the site will deliver over £90 million of economic benefit and the project includes:

- An education campus providing training opportunities in the fast-growing creative and digital industries, expanding access and the curriculum for local students.
- A business centre, providing flexible, affordable facilities for start-ups and small, and medium sized enterprises (SMEs) to attract and retain skilled workers and provide new employment opportunities.
- A creative centre, funded by the Dover District Council and the Government from the Future High Street fund.
- Surrounding public realm, creating high quality accessible landscaped spaces for local people and visitors.
- Expansion of the new Dover Click2Cycle bike hire scheme.



Indicative view of the proposal from Townwall Street.

Scan here to give your feedback online!

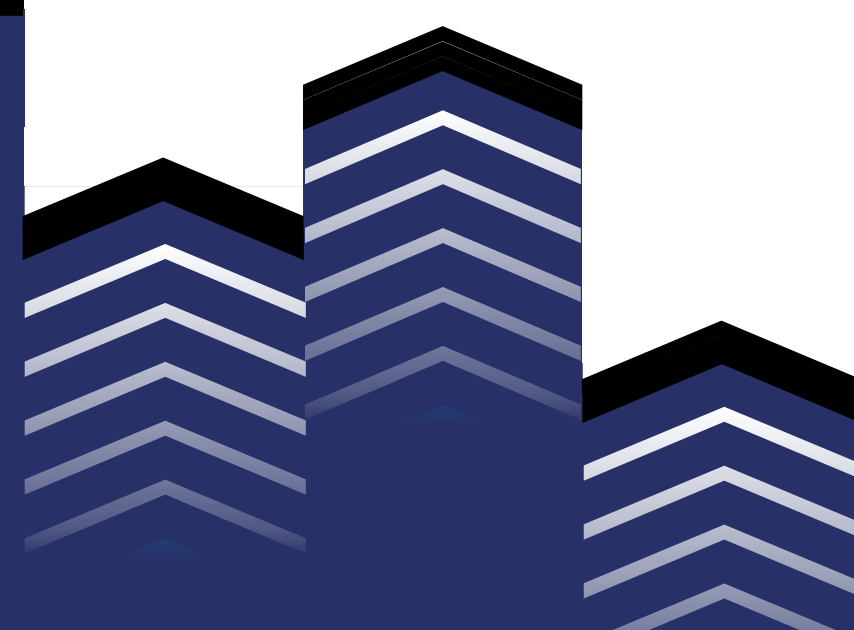


Where did you hear about the Dover Beacon Project?

- Social Media
- Dover District Council Press Release
- Local News
- Friends & Family
- Hoarding at Bench Street
- Other



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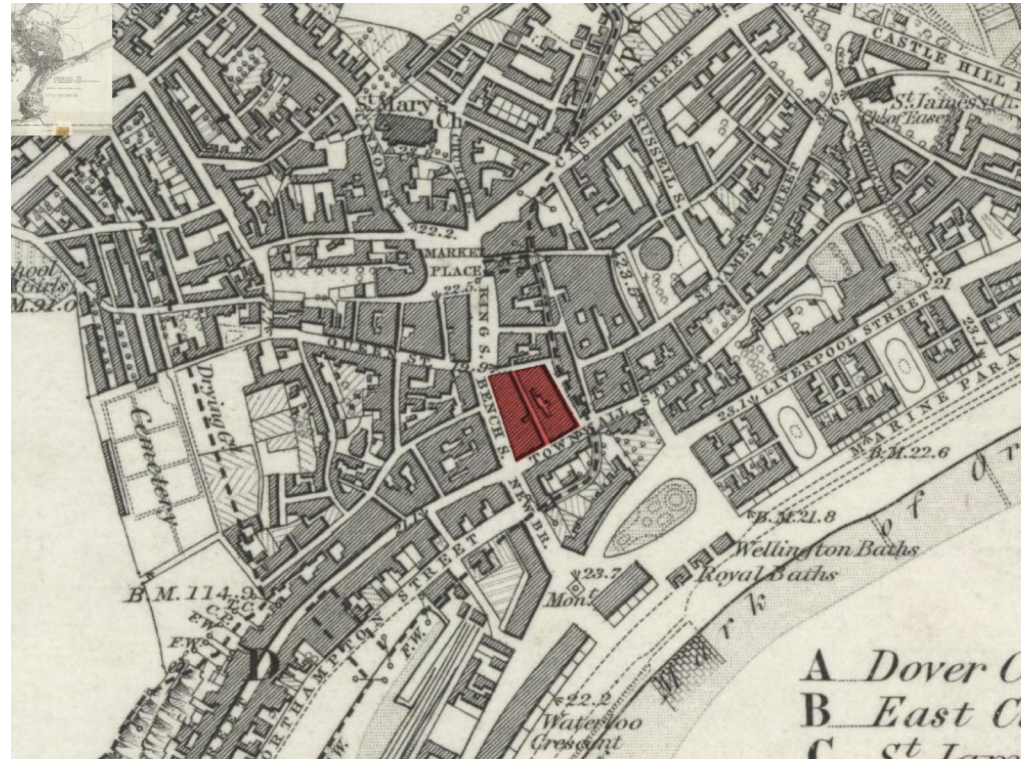




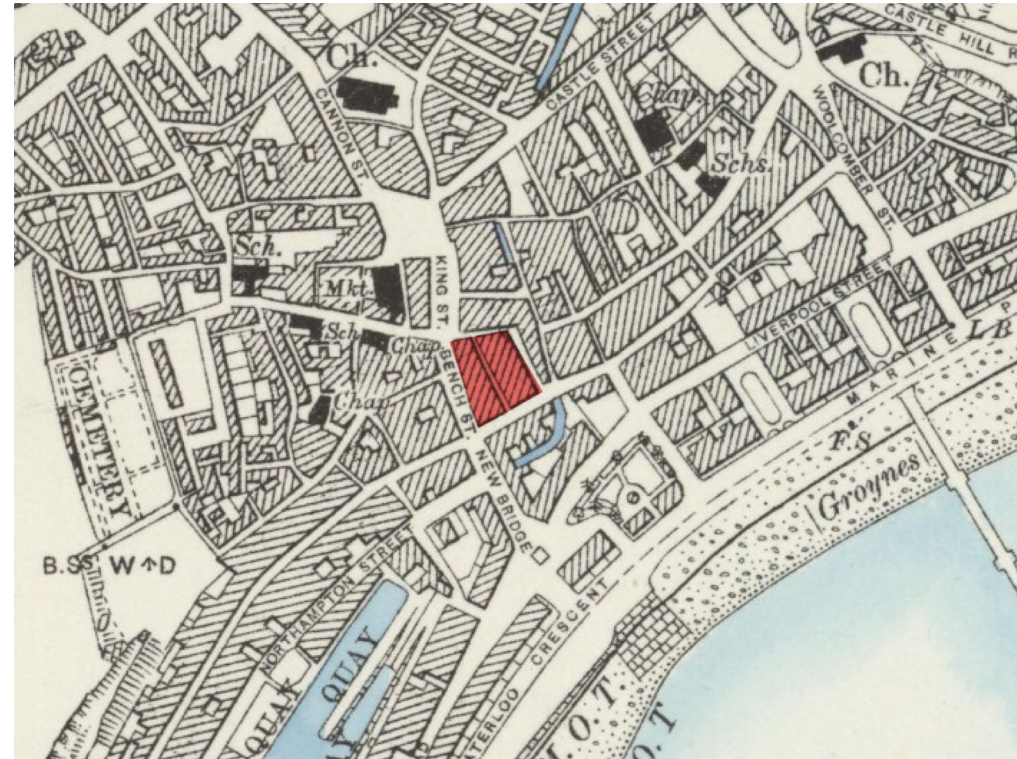
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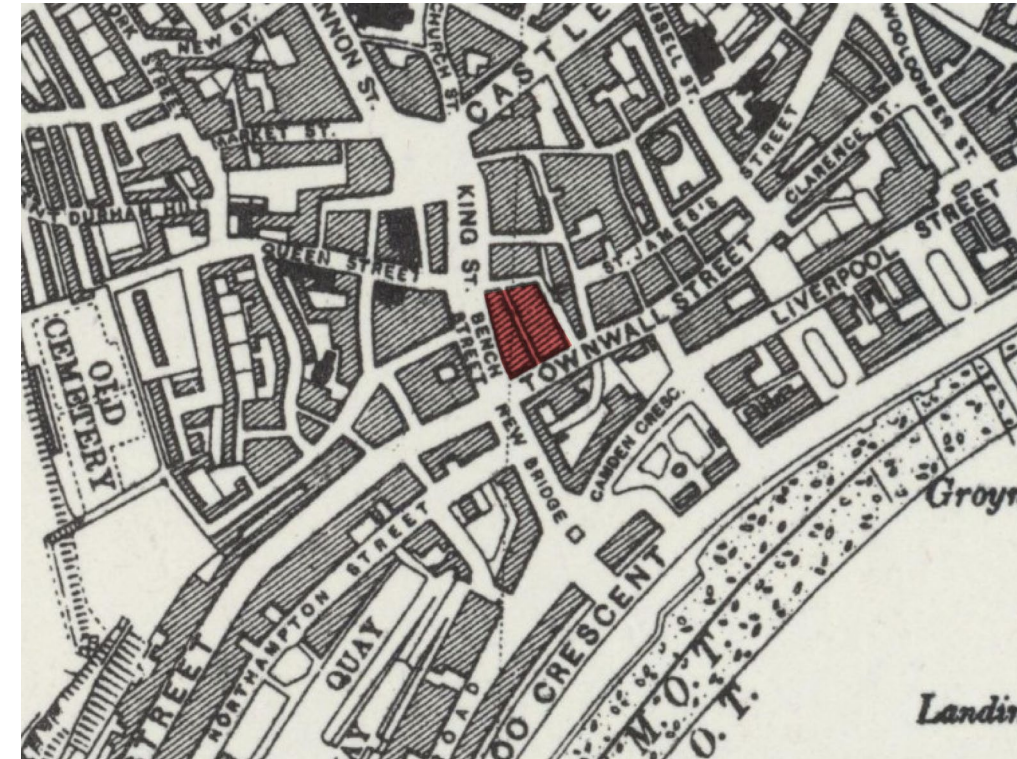
SITE HERITAGE AND HISTORY



Map from 1872



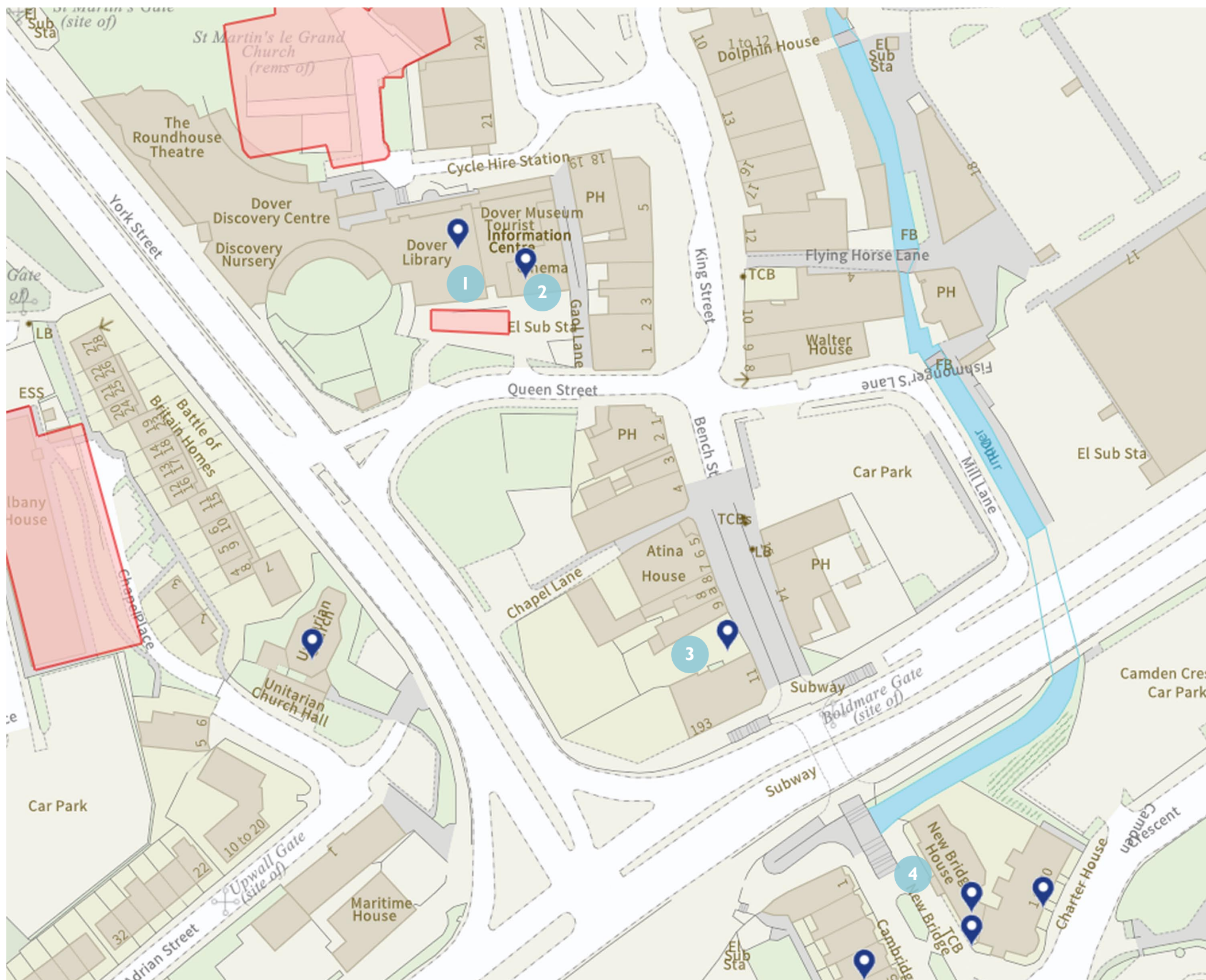
Map from 1899



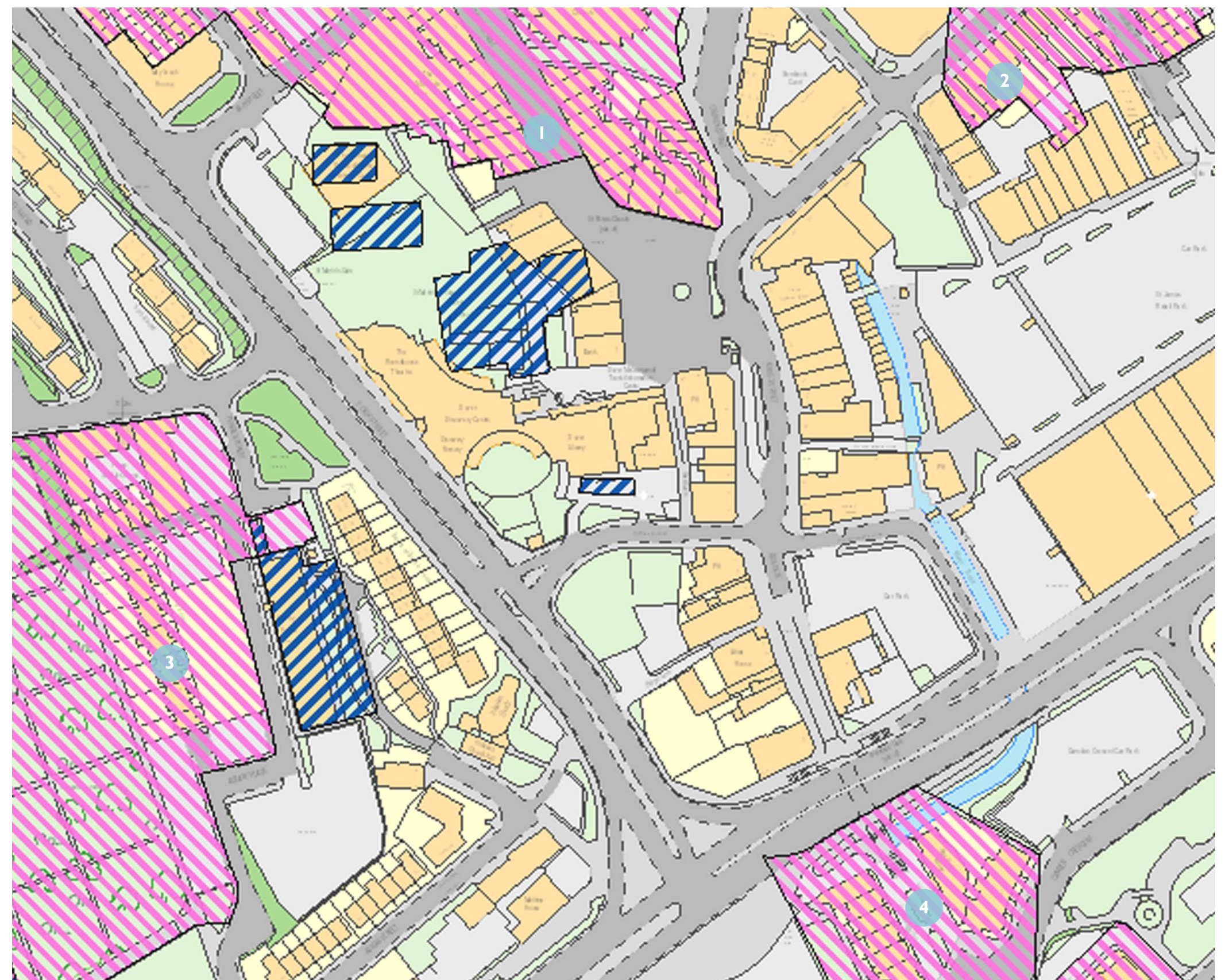
Map from 1946



Map from 1961



Map showing the location of listed buildings nearby.



Map showing the location of conservation areas nearby.

- 1 **Saxon shore fort bastion, Queen Street**
Heritage Category: Scheduled Monument
List Entry Number: 1004190
- 2 **The Market Hall**
Heritage Category: Grade II Listed Building
List Entry Number: 1363229
- 3 **Medieval undercroft at number 10 Bench Street**
Heritage Category: Grade II Listed Building
List Entry Number: 1343833
- 4 **New Bridge House**
Heritage Category: Grade II Listed Building
List Entry Number: 1070321



Bench Street, looking towards King Street and the Market Square before redevelopment in the 1800's.
(Picture courtesy of Dover Library)



Bench Street in 1912, from the junction of Snargate Street (left), Townwall Street (right) and New Bridge.
(Picture courtesy of Dover Library)

- 1 **Conservation Areas**
Dover - Town Centre
Designation Date: 19/02/1988
- 2 **Conservation Areas**
Dover - Dover Castle
Designation Date: 06/11/1970
- 3 **Conservation Areas**
Dover - Western Heights
Designation Date: 06/11/1970
- 4 **Conservation Areas**
Dover - Waterloo Crescent
Designation Date: 06/11/1970

If you were to research Dover's History, how would you do this?

- Internet search
- Social media
- Through a society or organisation
- Local Library
- Other

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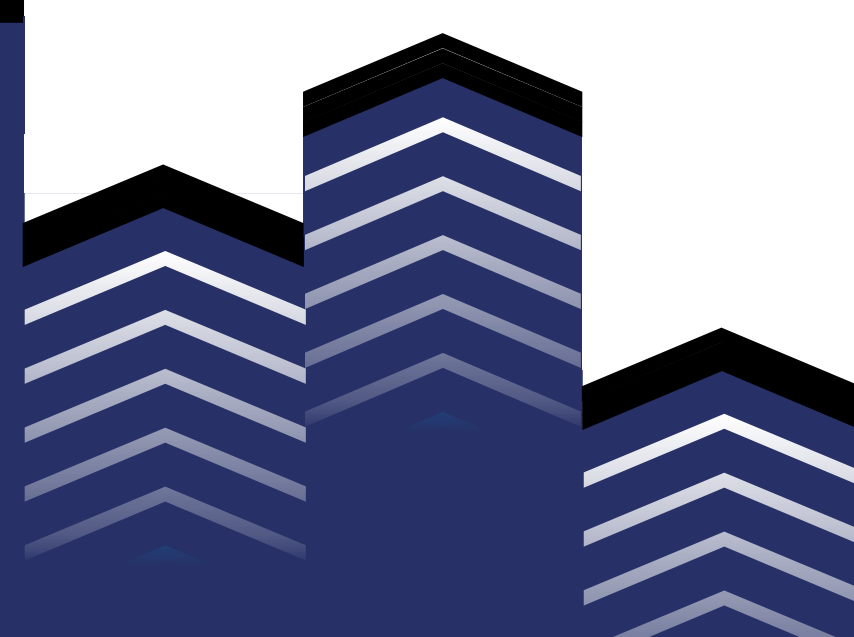
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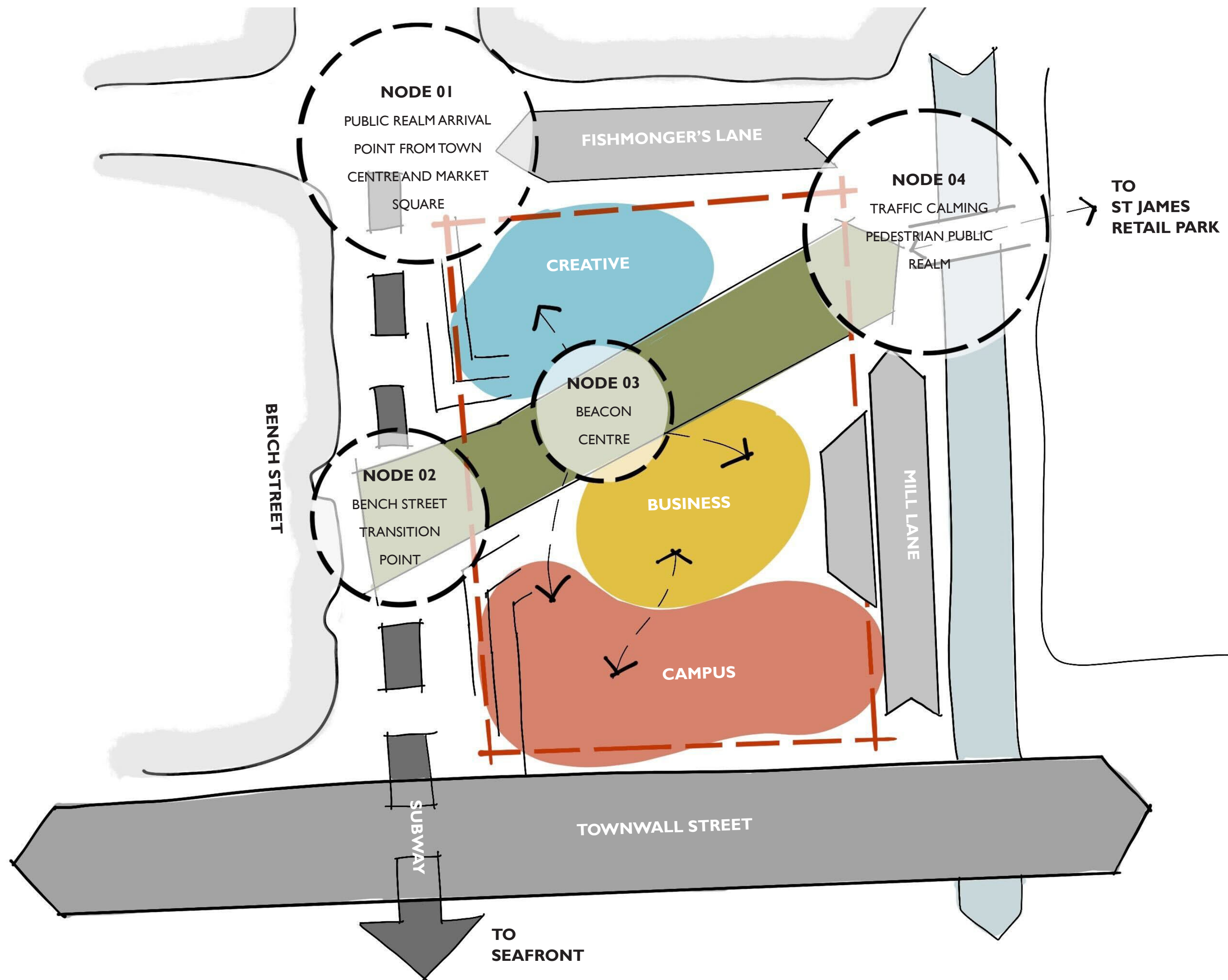




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OVERVIEW OF USERS & USES



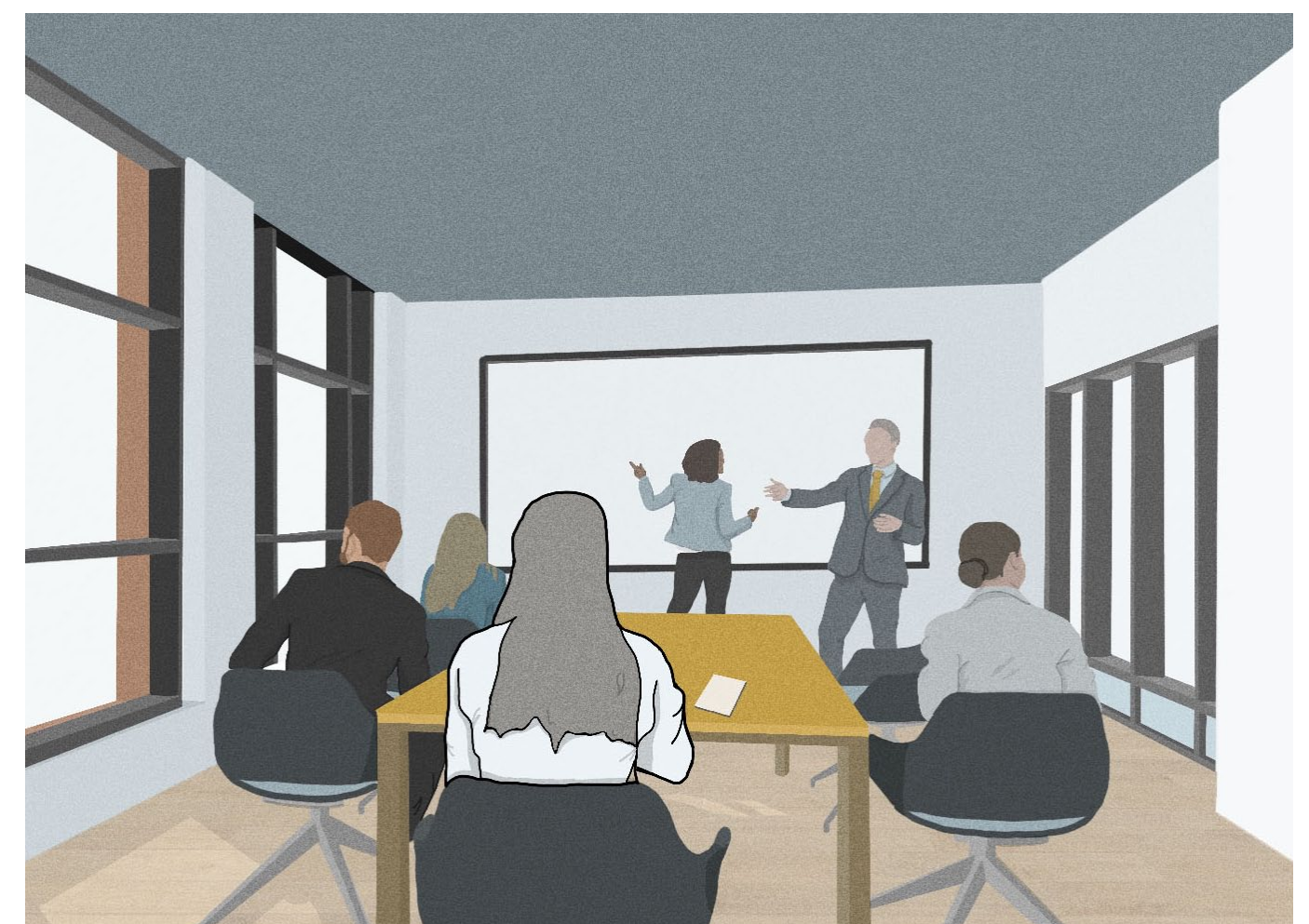
Concept diagram of adjacent building uses in the proposal.



An opportunity for creative students and professionals to interact.



High quality spaces for local small businesses.



Flexible areas for meetings and collaborative creative working.

Which of the following proposed uses of the Dover Beacon would you or your family members be likely to visit or attend?

- Creative Centre
- Creative Campus College
- Business Centre
- Public Exhibitions & Talks
- None

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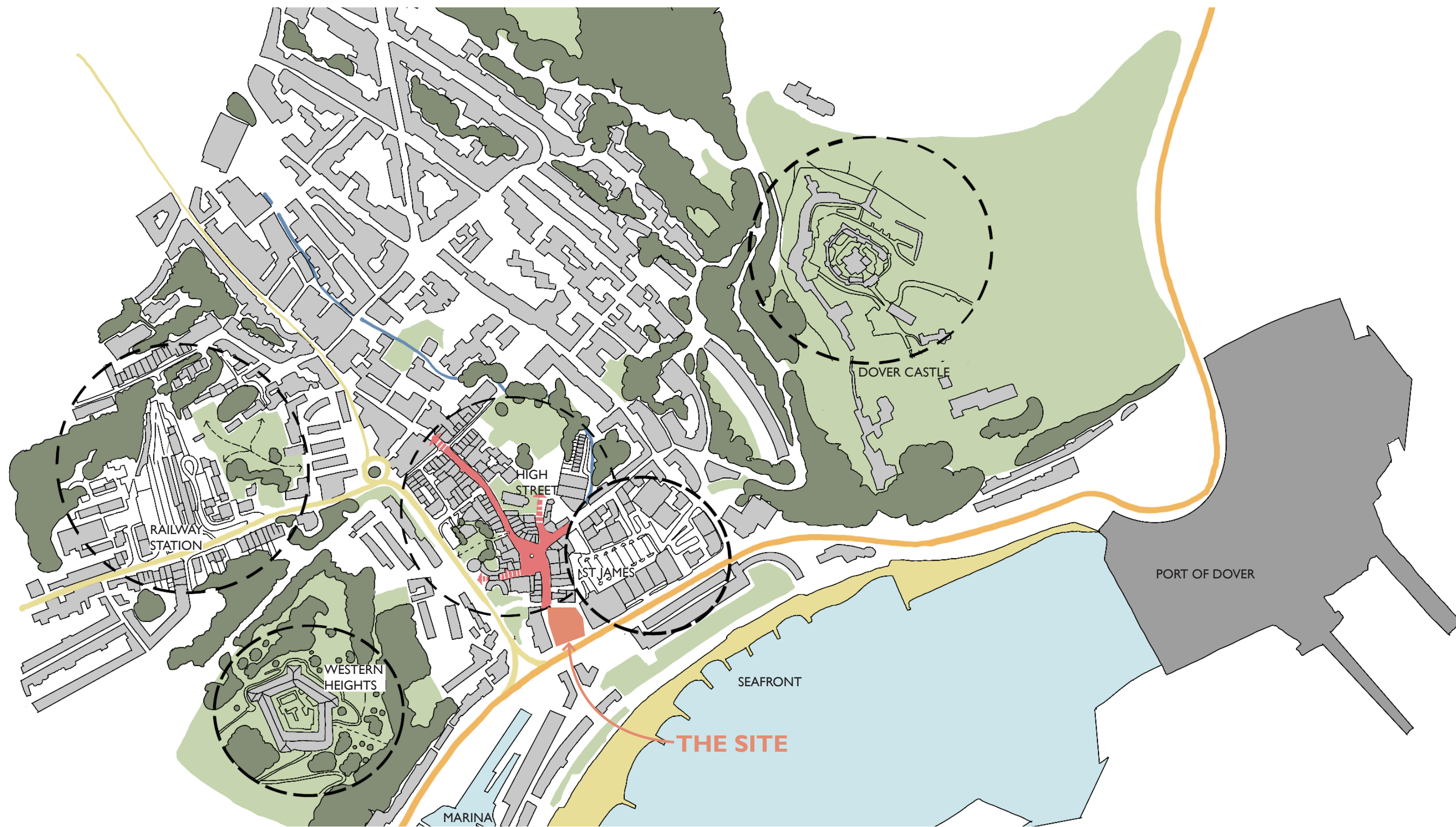




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HOW DOES IT FIT INTO DOVER?



Location of the site within Dover town centre.



Indicative view towards the proposal approaching from Market Square.

How often do you currently visit this part of Dover?

- Every day
- Most days
- Once a week
- Once a fortnight
- Once a month
- Rarely

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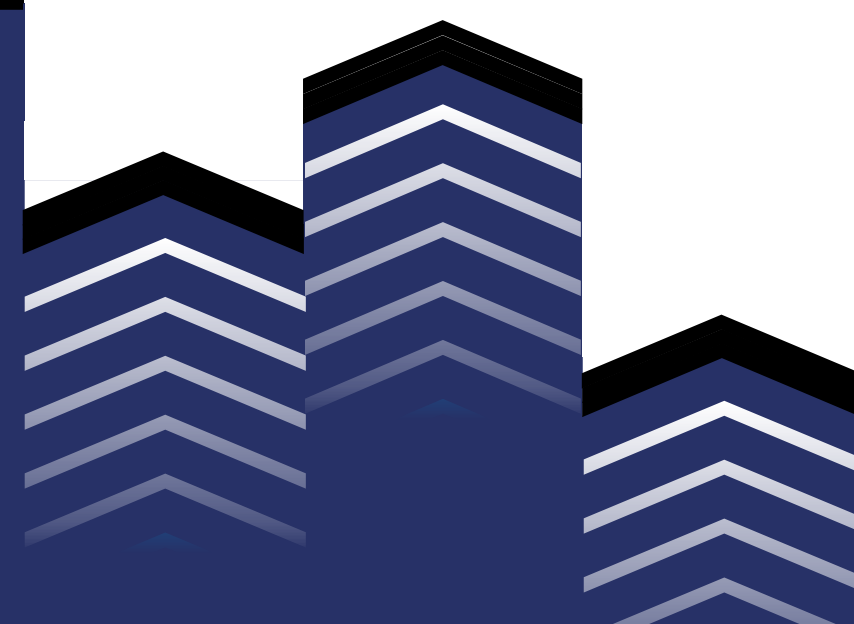
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HOW DO YOU ACCESS THE BUILDING?



Proposed ground floor site plan of the building.



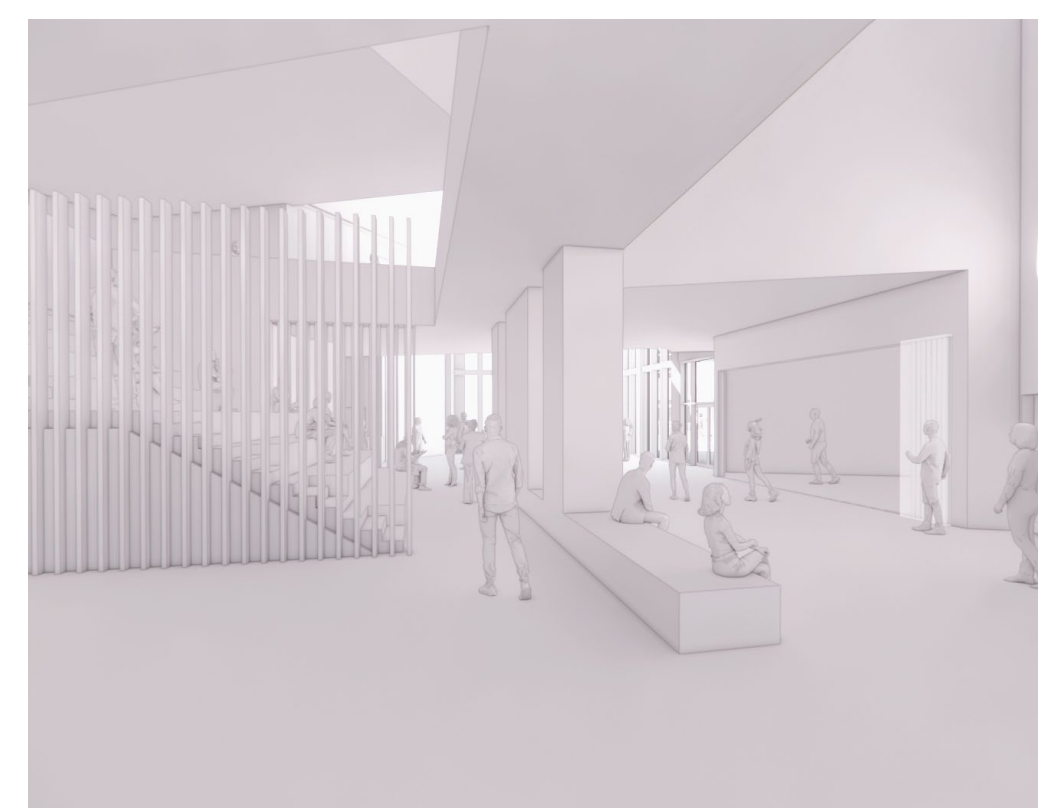
Internal View 01: First floor mezzanine.



Internal View 02: Looking towards the triple height atrium.



Internal View 03: Shared exhibition and lecture space.



Internal View 04: Looking through the central space.

As a future user of Dover Beacon, how would you to travel to it?

- Train
- Car
- Walk
- Bus
- Cycle
- Other

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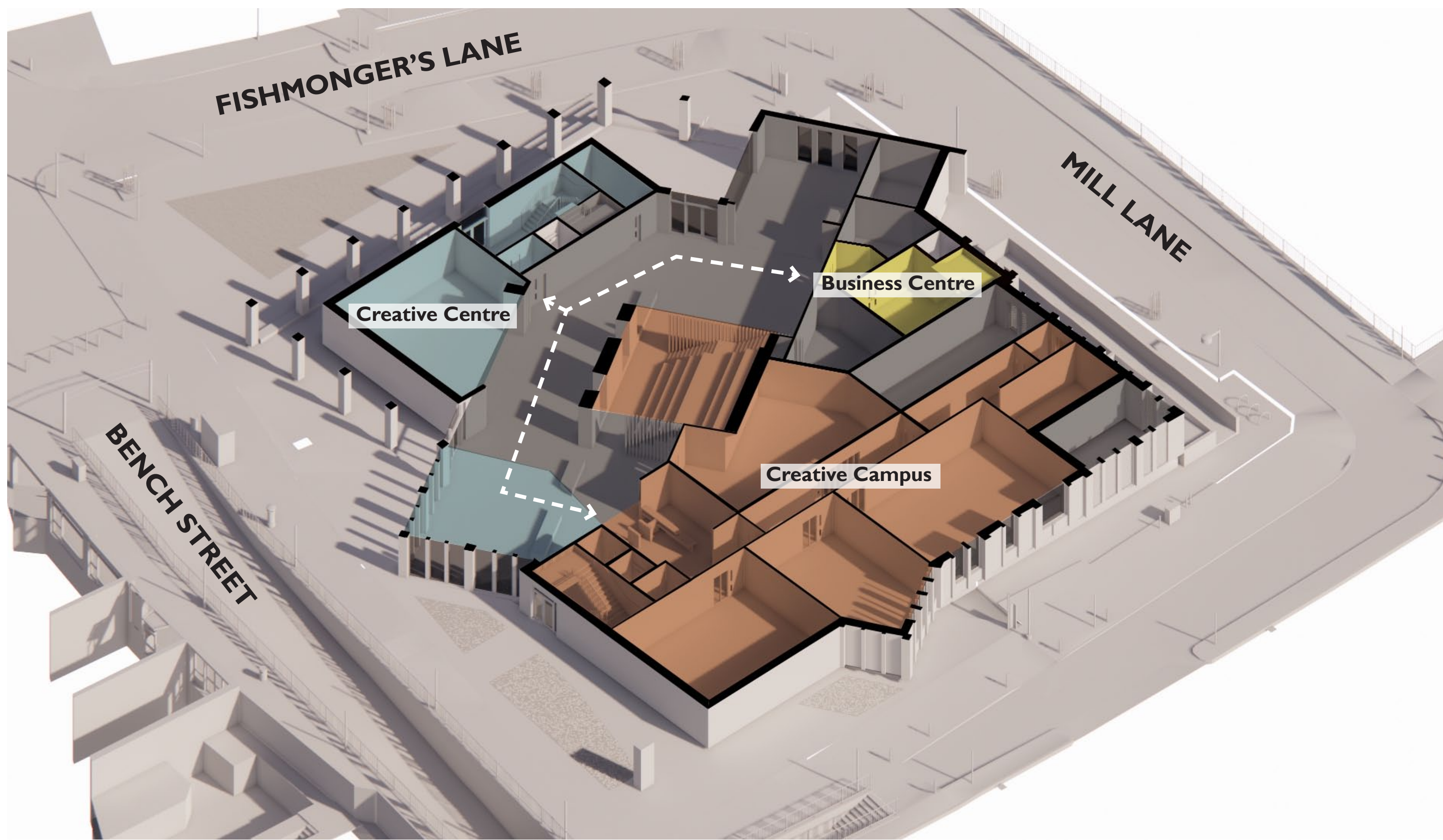




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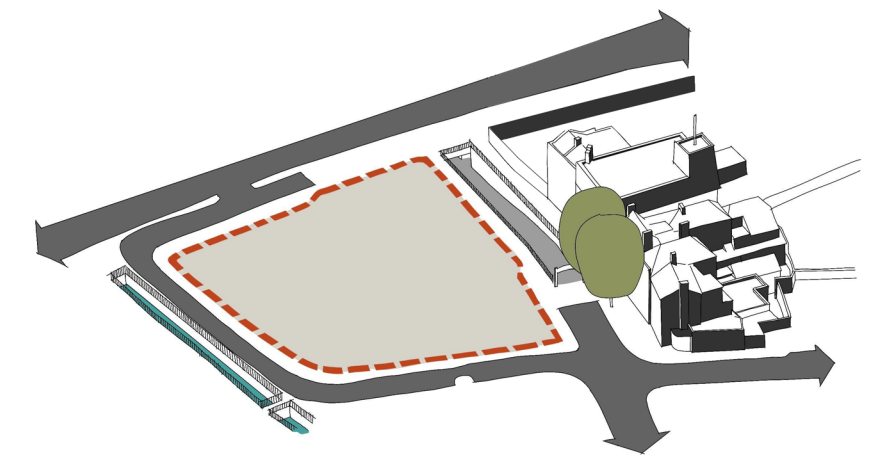
HOW DOES THE BUILDING WORK?



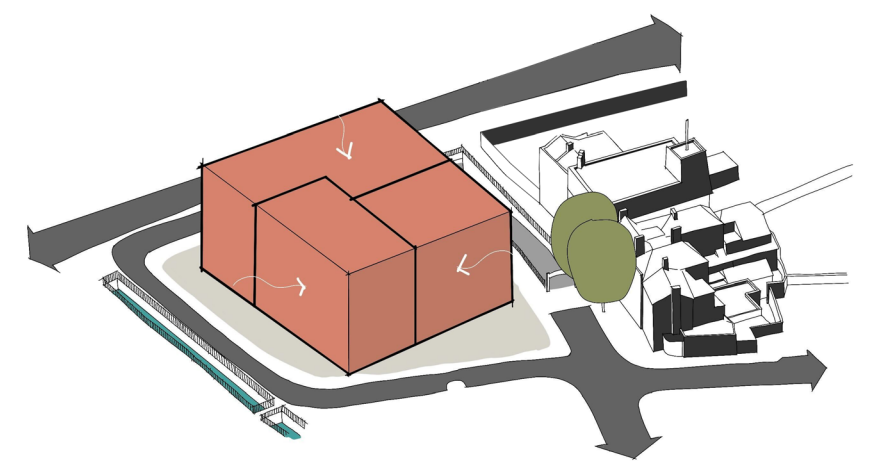
Proposed ground floor diagram plan of the building.



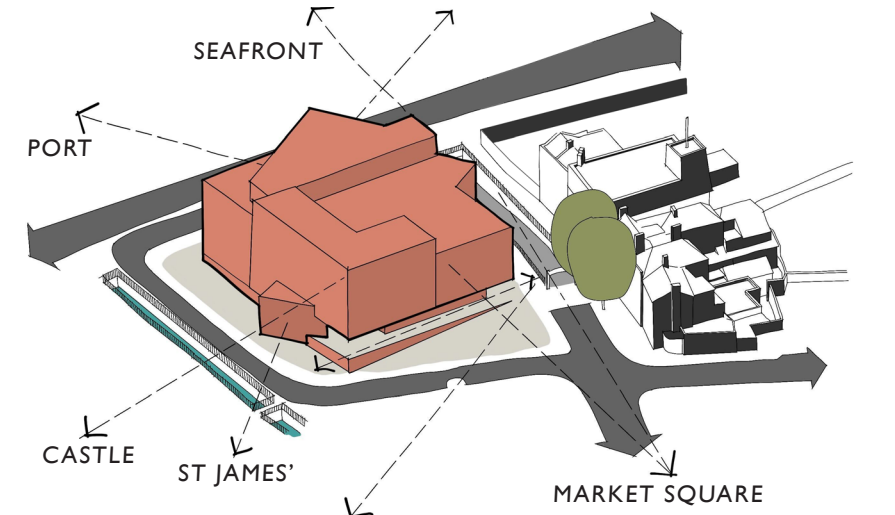
Indicative view towards the proposal approaching from St James.



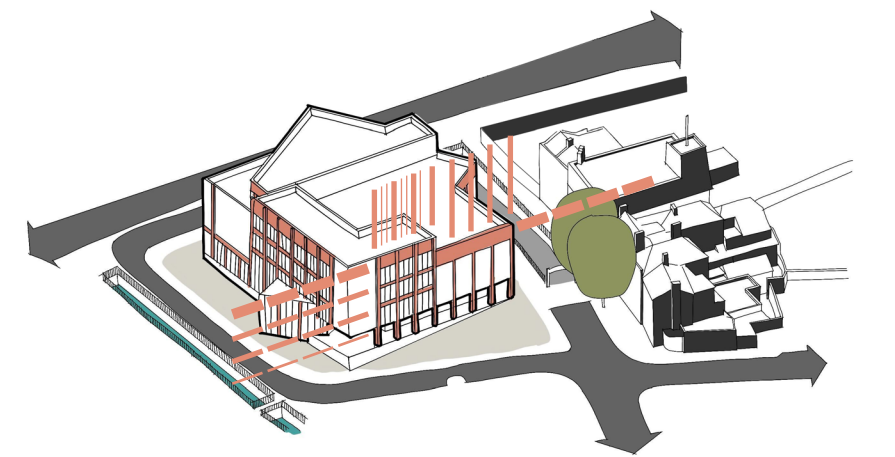
Step 01: Site extents



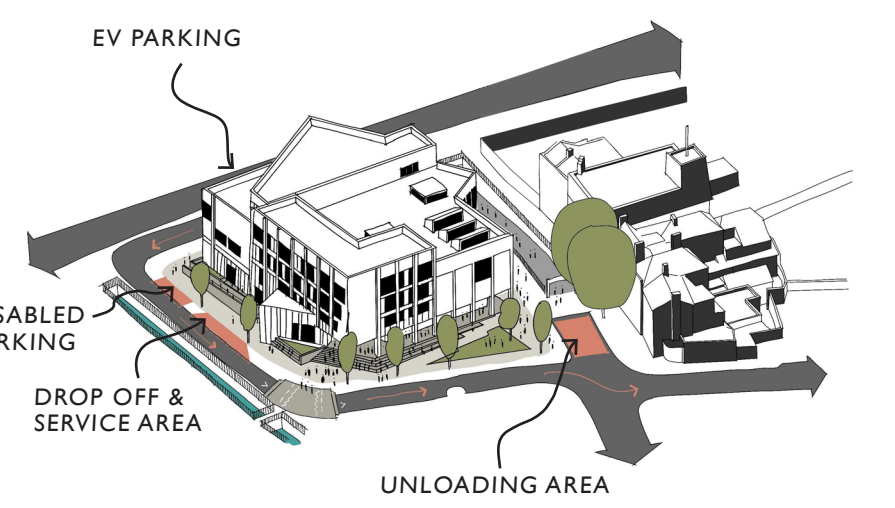
Step 02: Three building uses



Step 03: Refining the building mass



Step 04: Facade rhythm



Step 05: Openings and vehicular access



Step 06: Access points

If further public uses and events were to be offered out of hours, which of the following would be of interest to you?

- Evening classes
- Skills workshops
- Art classes
- Private meeting & conferences
- Exhibitions / Showcases
- Other

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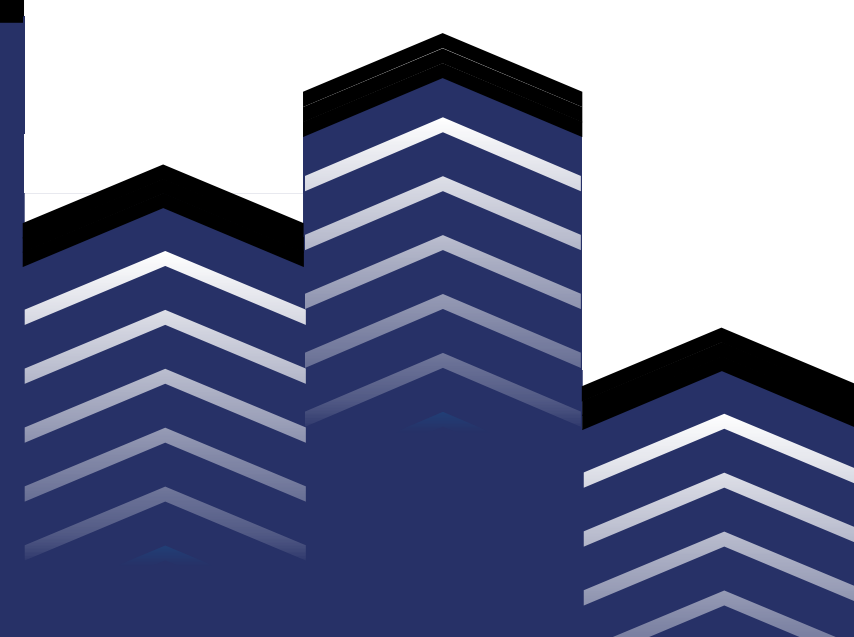
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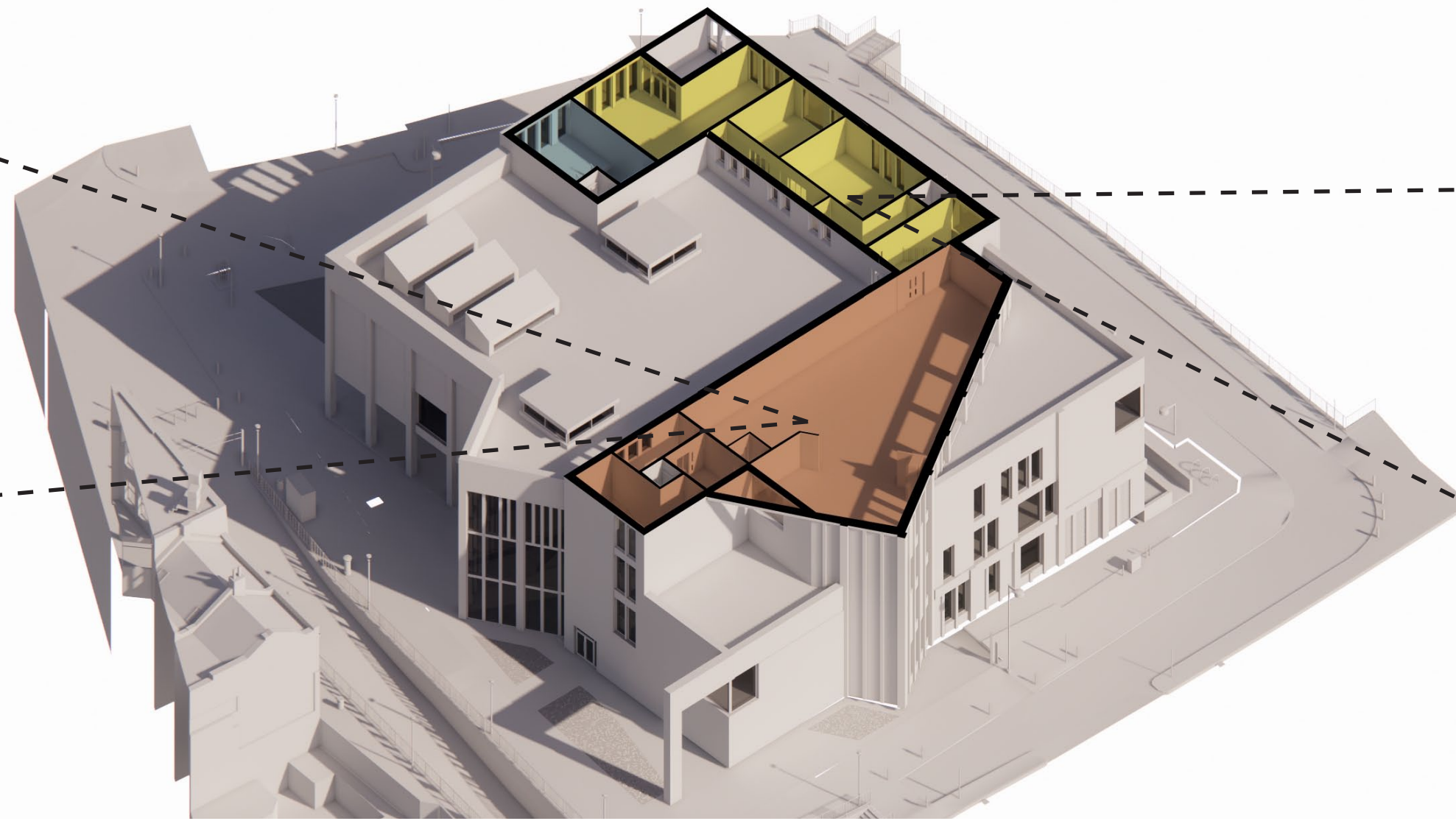
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WHAT FACILITIES WILL IT HAVE?



Open plan studio spaces for students in the Creative Campus.



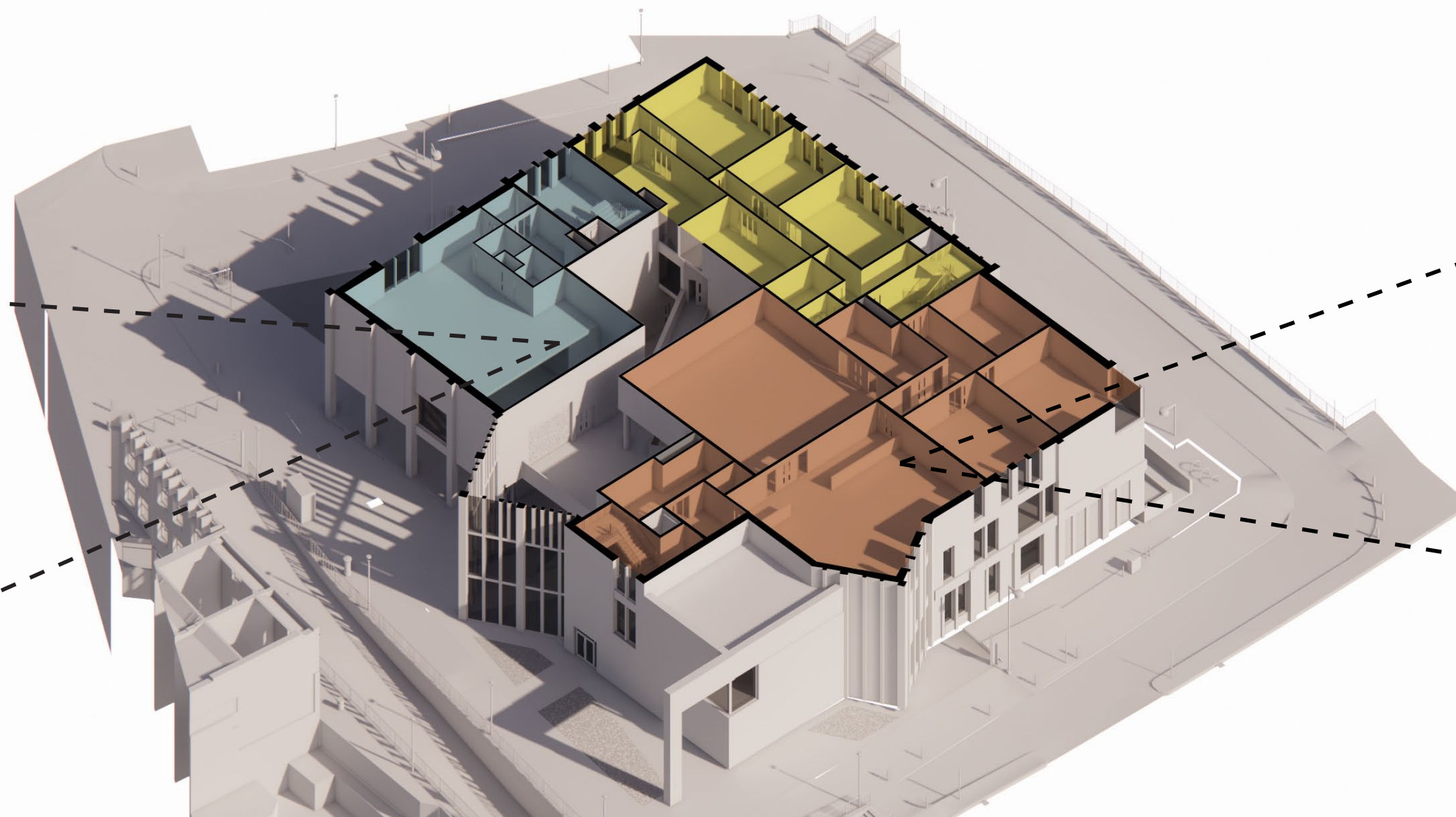
Third Floor Plan



Flexible working spaces within the Business Centre.



Gallery and artist's studio spaces within the Creative Centre.



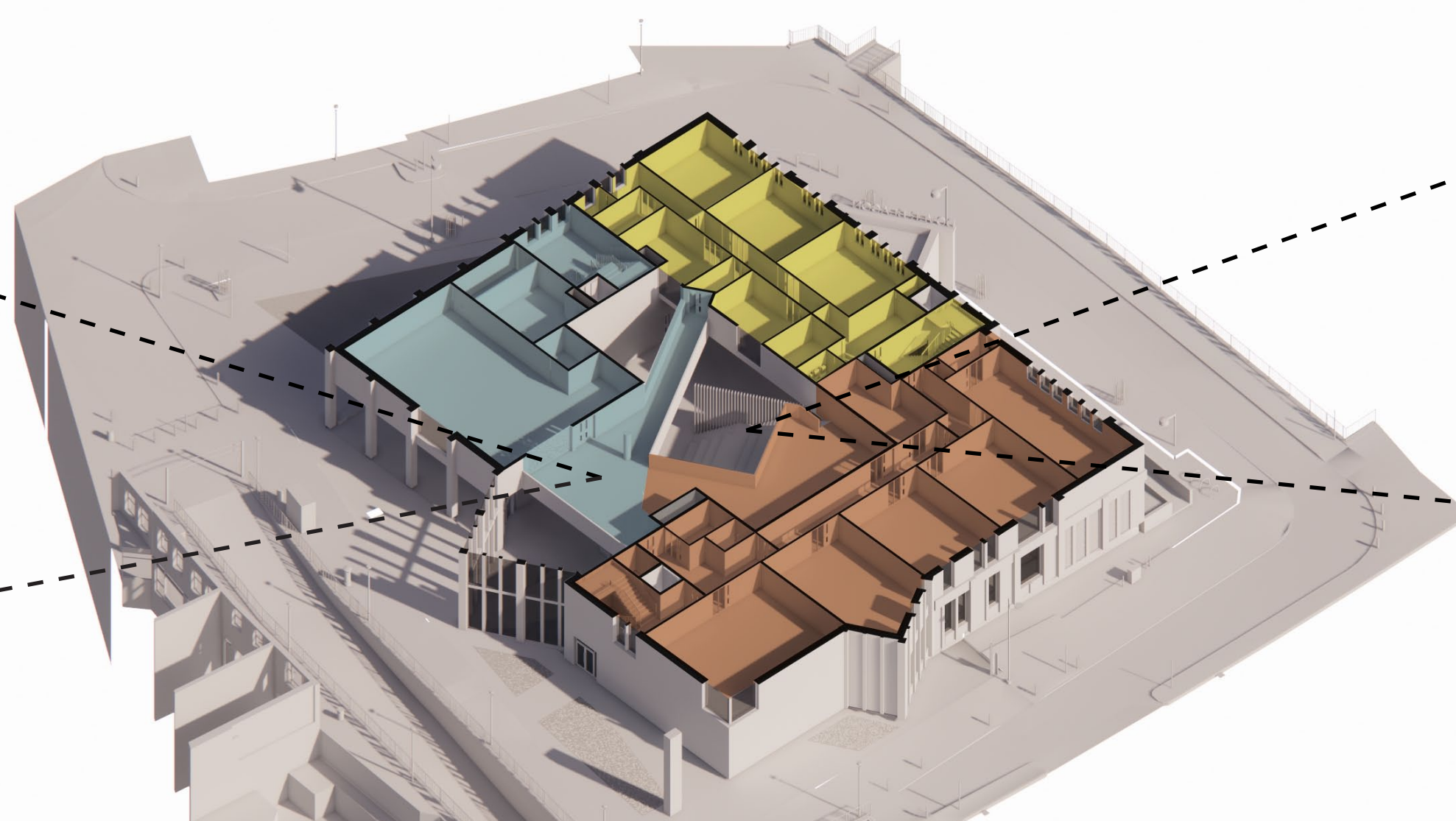
Second Floor Plan



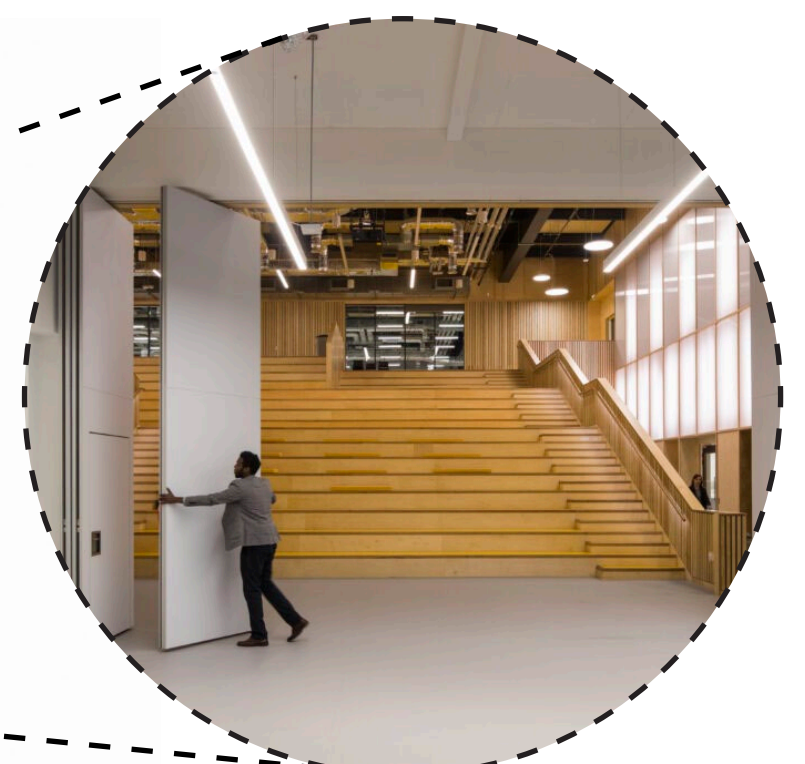
Dedicated digital educational facilities within the Creative Campus.



Breakout spaces in communal areas for use by all building users.



First Floor Plan



Shared exhibition and lecture space (Here East by Hawkins Brown)

How often would you be likely to attend public events or use public spaces out of hours at the Dover Beacon in the future?

- Multiple times a week
- Once a week
- Once a fortnight
- Once a month
- Rarely
- Other

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WHAT WILL IT LOOK LIKE?



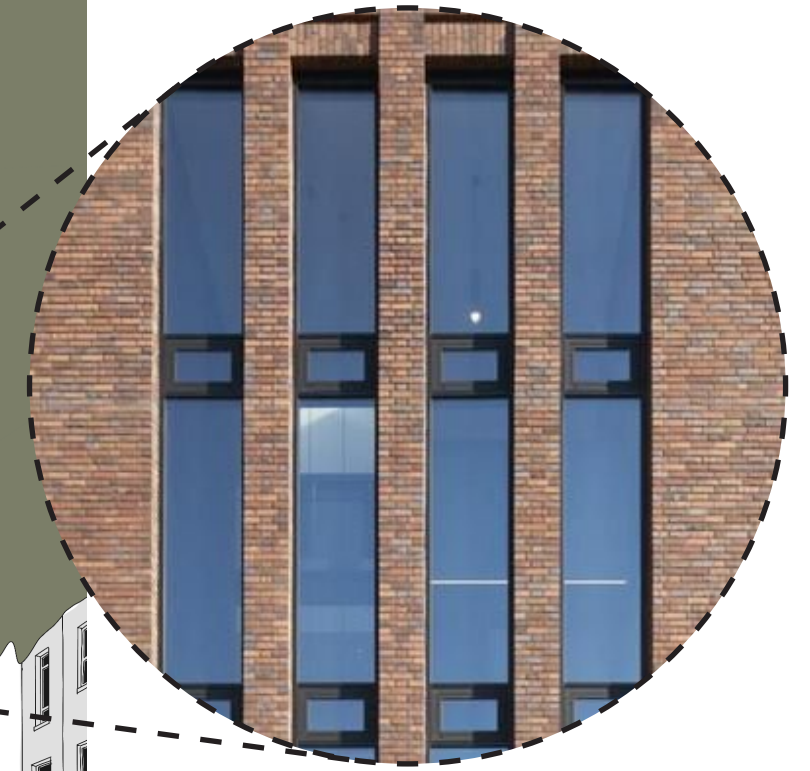
Full height glazing set within brick piers (The International Rugby Experience by Niall McLaughlin Architects)



Columns help to define the entrance and create a threshold.



Indicative view of the proposal from the corner of Bench Street and Fishmonger's Lane.



Slot glazing set between columns into triple height atrium spaces.



Stock brick used on buildings along Victoria Park.



Red brick used on buildings along Bench Street.



Red brick used on buildings along Cannon Street.



Indicative view of the proposal from the Western Heights.



Stock brick used on buildings in Waterloo Crescent Conservation Area.

Do you support the Council's ambition of delivering the Dover Beacon Project, which will offer a Creative Centre, Business Centre and Creative Campus?

- Very Supportive
- Supportive
- Some what supportive

- Neutral
- Not supportive

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