

Dover Beacon Project

Frequently Asked Questions

What is the Dover Beacon Project?

The Dover Beacon Project is an exciting regenerative scheme taking place in the Bench Street area of Dover town. The project will deliver a prominent four-storey building located just off the market square to be known as 'The Bench' which will contain:

- An Arts Education Campus for aspiring students
- A Business Start-up Centre
- A Creative Centre

The building will provide a wide range of opportunities - to support and nurture new businesses, and to provide a cultural and creative outlet for the town.

Who is funding the Dover Beacon Project?

The Dover Beacon Project is partly funded by the UK Government with match funding from Dover District Council. To deliver this project, Dover District Council, with approval from MHCLG, has combined two different Government funding streams:

- £18.1 million from the Levelling up Fund
- £3.2 million from the Future High Street Fund
- With £3.5 million match funding from Dover District Council

When will work start on site?

Archaeological works started on site in April 2024 finishing in October 2024. Site enabling works are already complete ahead of the main construction works which commenced in November 2024.

When will The Bench be completed?

Construction of The Bench has already begun and is expected to be completed by May 2026. This will be followed by a fit out of the internal spaces by the prospective tenants.

What are the working hours on the construction site?

The designated site working hours are 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 Saturdays. Work will only be carried out overnight or on Sundays and Bank/Public Holidays in exceptional circumstances.

How will the site be kept secure?

Hoarding and/or fencing will be erected around the perimeter of the site, and access into the site will be restricted for security reasons. There is CCTV on site, which is monitored 24 hrs a day, 7 days a week.

Will there be any noise disruption from the works?

Noise levels will be monitored by the Site Manager at regular intervals to ensure that readings are kept within British Standards as regulations require.

How will you deal with dust and mud on site?

The roads around the site will be sprayed if operations are likely to generate dust or mud and vehicles will have their wheels washed when necessary. Road sweepers will also be utilised following periods of high plant movements.

Water will be used to dampen large open construction area(s) where there is a risk of dust from construction activities on site.

How will deliveries be made to site?

Small and medium sized vehicles will enter the site from Townwall Street via Mill Lane which will be closed to all vehicles except construction traffic for the duration of the development. Large vehicles will enter the site from King Street.

Whenever possible, deliveries will be avoided between 08.30-09.30 and 16.00-17.00 when the nearby public highways are likely to be busier than normal.

Is parking affected by the onsite works?

The Bench Street, car park has been closed as part of the project. This car park only had temporary permission and will not be reopened when construction of The Bench is complete. Other nearby Council owned car parks are available at Stembrook, Albany Place and Camden Crescent.

[Link to information about Council owed car parks in Dover](#)

Where is the site compound located for the works?

The site compound office, including welfare facilities, is located at Stembrook (part of the former COOP site) as there is limited space on the project site.

Who can I speak to if I have any questions about the construction works?

If you have any questions about the works on The Bench, please contact Jenner Group.

During working hours on 01304 25544. Alternatively, any email correspondence can be directed to communications@jenner-group.co.uk.

Out of hours contact in the event of an emergency is 07880 005155

How can I keep up to date on the project?

To keep up to date on all project news, you can sign up to '[Keep me Posted](#)' on the Council's website and choose 'Dover Beacon Project' as the topic.

Do you know who the tenants of the building will be?

The prospective tenants for The Bench building are:

- Education Campus - [East Kent College Group](#)
- Creative Centre – [Screen South](#)
- Business Start-up Centre – [East Kent Spatial Development Company](#)