



Proposals for the regeneration of Standard Quay, Faversham, Kent

The purpose of this information is to explain the progress in regenerating Standard Quay and to outline proposals with indicative timescales to create a vibrant creekside destination which retains its rich character, respects the built heritage and assists in the growth of the local business community.

Quayside Properties Ltd, owners of Standard Quay, has produced proposals for the development of the quayside. The core objective of the proposals is to create a new destination, with a vibrant mixed development which is aimed at attracting more visitors and residents.

The proposals are reflecting a number of ideas and key recommendations contained in the various studies, visions and strategies for Faversham Creek produced in recent years by Swale Council, Faversham Town Council and other local interested groups.

Quayside Properties Ltd has recognised that the proposed development will need to acknowledge and respect the importance of the quay's heritage and, of particular importance, its former role for grain storage and trade.

One key aim is to ensure that the special history of the location with its long association of maritime traditions on the creek is kept alive and prospers alongside new developments on the quay.

The proposals include upgraded moorings for the unique Thames barges and commercial craft with associated workshops, a new signature/destination restaurant, high quality holiday apartments and residential units. There are also plans for a barge museum, art gallery and studio, public realm improvements, new public toilets and a number of appropriate retail outlets and offices.

This will be a substantial project requiring significant ongoing investment in the infrastructure by Quayside Properties Ltd, and such investment can only take place if this is balanced by commercial opportunities being planned within the scheme, so to make it fully viable and sustainable in the long term.

Phase 1: 2011/2012

The retention and improvement of wharfs and moorings for large traditional craft

This phase of the work is well under way and the benefits are already being appreciated by boat owners and the visiting public.

One of the prime attractions for visitors is the ability to view the barges and other visiting craft moored alongside the quay and to watch the restoration and repair works taking place.

As this is one of the few large scale working yards remaining in the Thames Estuary still restoring barges, it is the aim of Quayside Properties to restore the mooring infrastructure to assist in attracting vessels to the quay for repairs.

To date the previously dilapidated areas of the wharf have been reinstated and new individual power supply points have been installed. New mooring posts plus the re-surfacing of the quayside is proposed in the coming months once the infilling has settled.

Already numerous barges are taking advantage of the new facilities including the working barge "Greta" which is available for hire by the general public, plus the recently restored "Cambria", another visitor attraction which has pledged to make Standard Quay its home port.

Dredging works

In consultation with Peel Ports Medway (the statutory harbour, pilotage and conservancy authority for Faversham Creek) test dredging works commenced in late 2011 and early 2012 and a River Works Licence is being prepared to allow this work to be completed, the first such work to be undertaken in Faversham Creek for the past 18 years.

Barge blocks

The dredging work has uncovered the original wooden barge blocks which traditionally provided a stable platform on which the flat-keeled barges could berth.

It is proposed to reinstate these blocks on a concrete plinth and the scheme will be included in the River Works Licence application.

Phase 3: 2013

New commercial buildings and houses

The existing Atcost buildings and yard plus the coach depot and office building will be retained in the short term while a scheme for redevelopment is prepared.

The Atcost building and yard

It is proposed to demolish approximately 50% of the buildings at the northern end of this site. Those units adjacent to the quayside and entrance will be retained with their existing commercial use.



A scheme for a terrace of five three bedroom houses is planned, which will face New Creek Road and the existing housing development.

An application for this development will be submitted mid/late 2012.

The coach depot and office building

The coach depot is at present vacant as the lease has expired and the transport company tenants have relocated. New tenants will be sought in the short term. The current tenants of the office building, an air charter company, will remain with the intention to move into the proposed new building in the future.



The proposed scheme for this site will involve the demolition of the existing buildings and the construction of two new three/four storey buildings which will have mixed uses and parking areas.

Adjacent to the former Secos oil depot there will be a block that houses public toilets plus shower and laundry facilities for the boat owners on the ground floor plus a parking area. The upper floor will house holiday let accommodation with two and three bedroom apartments available for rental by visitors to Faversham.

The larger building adjacent to the traditional timber framed sheds will have retail shops, craft workshops, offices, plus cycle hire and information point on the ground floor facing the main quay and the creek with parking spaces at the rear. The upper floors of this building will house apartments for sale on leases or rent.

The buildings will be separated by a walkway which will also have a vista through from Abbey Road to the creek. Seating areas will be provided for visitors.

The design of the buildings will reflect their creekside location and provide a focal point without detracting from the character of the adjacent historic listed buildings.

Phase 4: 2013

Public realm and facility improvements

The proposals are to provide a more cohesive range of facilities to address the differing needs of visitors and users of the quay. The general public has always been able to access the site to view the vessels and buildings as they walk along the creek. The ability also to view work taking place on vessels along the quayside is an important part of the experience and this will be retained in the plans for improving the site. The proposals will also reflect elements of the wider Creek Streetscape Strategy, commissioned by the Faversham Creek Consortium, a working group set up by Swale District Council.

Footpath

A new walkway will be created along the length of Standard Quay and Chambers Wharf to link with the Saxon Shore Way footpath heading eastwards by the creek with Belvedere Road and Faversham town centre.

Car parking

Car parking will be provided alongside the quay and nearby buildings. At the eastern end of the quay there will be a turning circle. Road surfaces will be upgraded to provide a uniform finish without losing the raw charm of a working quay.

Public open space

A small leisure/picnic/play space will be created at the north-eastern end of the site adjacent to Oyster Bay House.

Signs and information boards

New signs and information boards will be placed around the site to assist visitor orientation.

Public toilets

New toilets will be provided including a toilet for disabled users.



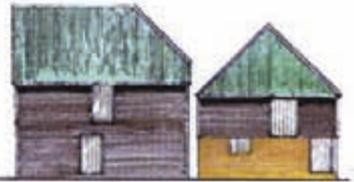
Standard Quay, Faversham, Kent ME13 7BS
Tel 01795 597 616 / 01797 597 788
Email: sales@quayside-properties.co.uk
www.standardquay.co.uk



Standard Quay Faversham

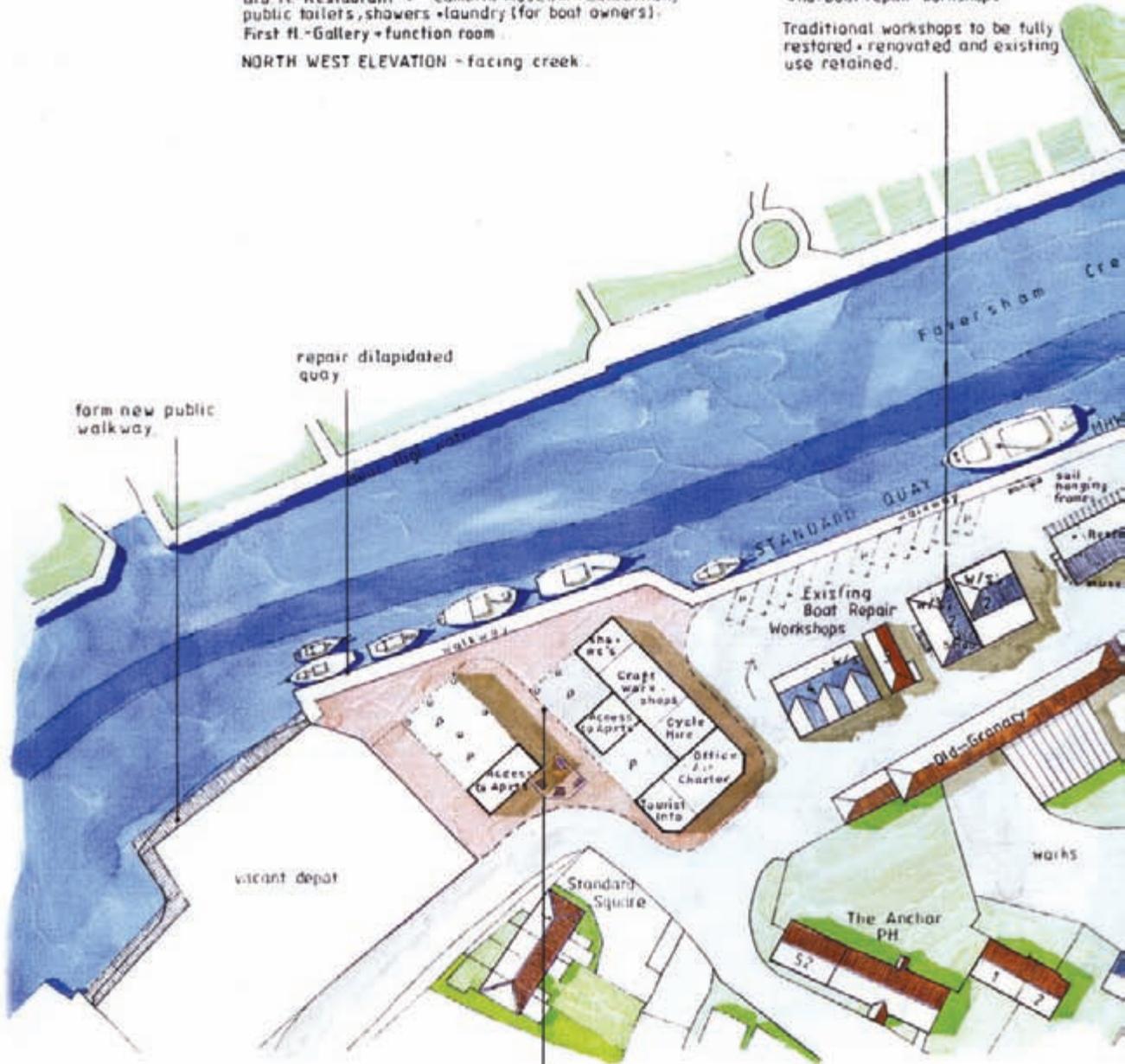


PROPOSALS FOR THE REGENERATION OF STANDARD QUAY



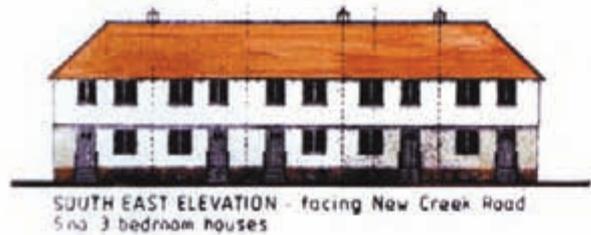
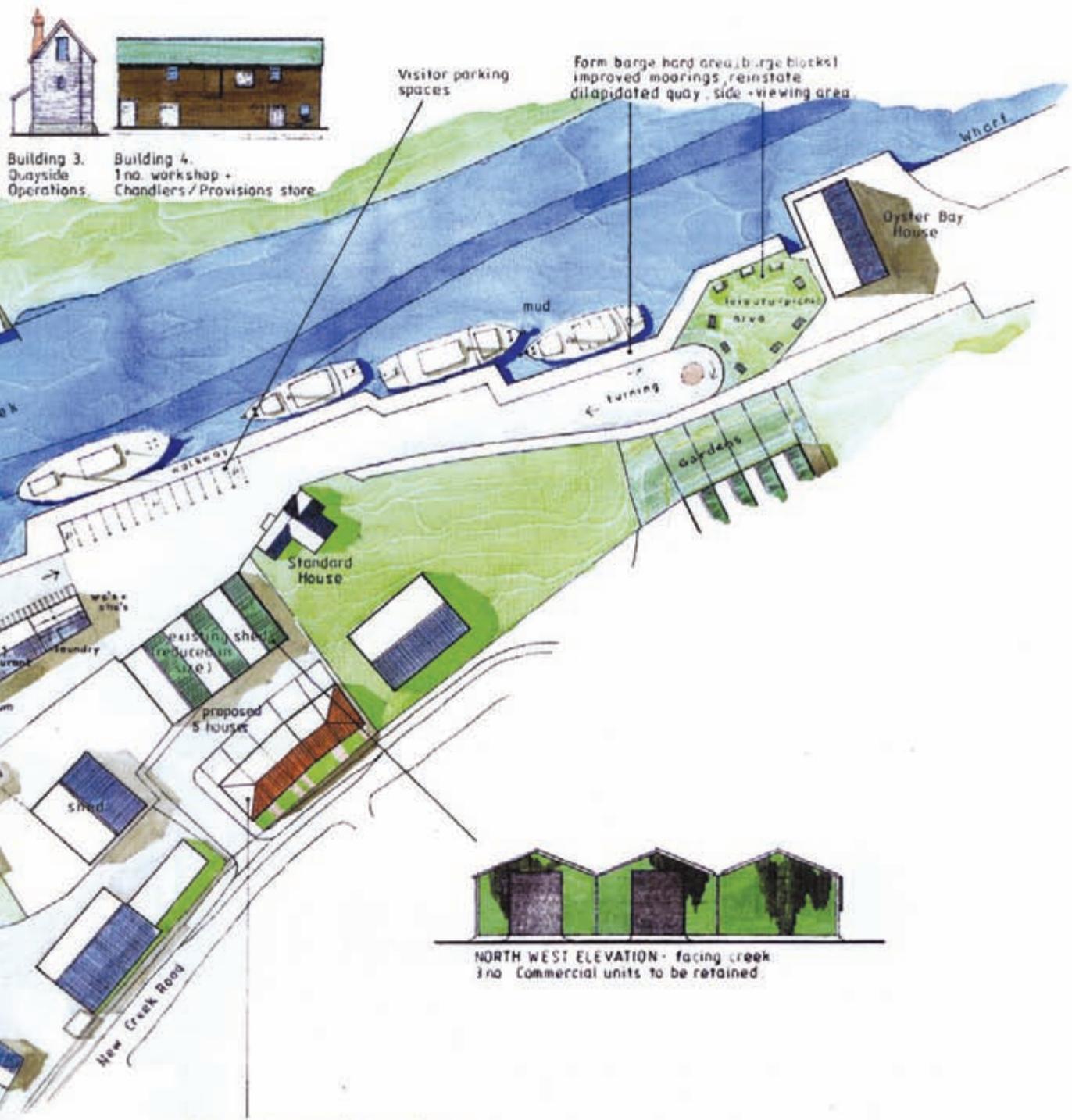
Building 1
 Grd fl - Restaurant + Cambria museum + exhibition,
 public toilets, showers + laundry (for boat owners).
 First fl - Gallery + function room
NORTH WEST ELEVATION - facing creek.

Building 2.
 4 no. Boat repair workshops
 Traditional workshops to be fully
 restored + renovated and existing
 use retained.



NORTH WEST ELEVATION facing creek.

2 no. new buildings with mixed use, craft workshops, retail shops
 cycle hire, tourist information centre, apartments + parking



What is planned for the future?

Phase 2: 2012

Sensitive restoration of the quayside buildings and provision of sustainable future uses

Standard Quay lies within the Faversham Conservation Area and has a very distinctive collection of listed buildings as well as more recently built Atcost-style commercial warehouses and offices.

The listed buildings include three timber framed weatherboard clad, black stained, former grain stores and a white painted former manager's house – Buildings 1-4. The oldest building at Standard Quay is the timber framed and brick Monks Granary, originally part of Faversham Abbey.

In recent years these buildings have been used as small workshops, storage sheds and offices, but their condition has deteriorated over the last few decades.

A programme of renovation and improvement has commenced and Planning/Listed Building Applications have been prepared and submitted to Swale Borough Council for the necessary works.



Building 1

The largest of the black weatherboard buildings on the quayside still retains some of the original grain store features, but the building has suffered fire damage in the past and sensitive restoration is now required to strengthen the structure and reinstate its original king post roof. The works to this building will require major expenditure which will have to be balanced by introducing new commercial uses.

It is proposed to use the ground floor as a signature restaurant and also a museum/exhibition space for the Cambria Trust to illustrate the story of the barge's restoration.

The first floor remains as an open plan space for use as an art gallery and function/meeting room.

Guidance has been sought from English Heritage and Swale Borough Council's Conservation and Planning Officers on how best to restore and change the use of this building.



Building 2

The existing use of this building as boat repair workshops and storage areas will be retained and other local crafts will be encouraged to rent the workshop space. The five individual units will have improved facilities – new electric installations, WCs and an external staircase.



Building 3

The white timbered building which currently houses the Cambria Exhibition will be used for offices and management accommodation/operations.



Building 4

The fourth black weatherboarded building will house a ships' chandlers store and workshop on the ground floor plus first floor offices and, as with Building 2, will have improved facilities.

The Monks Granary

This important listed building already houses a variety of businesses – a tea shop, garden centre, furniture restoration workshop and showroom plus an antiques and collectables centre on the first floor.

The restoration works already carried out, and the wide variety of businesses that it has attracted, will ensure its preservation and its success will benefit Faversham generally.