

# DOVER HARBOUR BOARD UPDATE 21

*A Report by John Gerrard*



## **Wellington Dock - Factory Shopping - Phase 3**

Not content with having recently announced the go-ahead for the £5 million Old Park developments and the £17 million second Cruise Terminal on the Admiralty Pier, the Board has now approved the third Phase of the Wellington Dock development.

The scheme involves the provision of a new £5 million factory shopping precinct on the north side of the dock and a low-level multi-storey car park. The scheme also involves the provision of a special landscaped area to the rear of Cambridge Terrace which will link nicely with the £250,000 improvement scheme currently being undertaken along Cambridge Road.

## **New Marina - Granville Dock**

In the face of increasing commercial demand the Board has agreed to invest £600,000 to develop 119 new marina berths in the Granville Dock, thus preserving this valuable area of water. Work will start shortly and the new berths will be available next April. The scheme will incorporate a splendid new yachting facilities building on the former Powell Duffryn site at the ballast quay. The grain loading activities currently carried out at Granville Dock will be transferred to the Eastern Arm.

## **Western Docks - Southern House**

From a preservation viewpoint it is also pleasing to be able to report that the Board has agreed to the purchase of Southern House (formerly the Lord Warden Hotel) in anticipation of the need for new offices following the forthcoming transfer of much of our freight processing activity to the Western Docks. In this context, we are about to spend £2.6 million on a major improvement to the freight clearance building and associated facilities in that area.

## **Second Cruise Terminal - Admiralty Pier**

The main civil engineering contractor is busy clearing the train ferry berth site in preparation for the main reclamation contract and one of the world's largest floating cranes recently lifted out the huge steel bridges which are to be stored in the Admiralty Pier sidings area for possible future re-use.

Special hydraulic model tests will start shortly to ensure that the roof and walls of the new terminal building are capable of withstanding the heavy wave forces that we experience at the outer end of the Pier from time to time.

### **The Churchill Hotel**

The hotel is doing extremely well and the Board has seen fit to continue its investments to further improve it. The latest £260,000 changes will be the provision of improved bathroom facilities and a major extension of the narrow covered glazed area on the seaward side which will be much roomier and give fine views of the port activities. This extension has been very carefully designed to harmonise with the elegant Waterloo Mansions facade and will have a curved roof profile to echo the smaller balcony roofs above.

### **Eastern Docks Reclamation**

Work continues on the new 7 acre Eastern Docks reclamation and for those members who have expressed concern about the aesthetic impact of the new sheet pile wall I can report that above the high water mark, up to the top of the wall (+ 7m to + 11.0 m above chart datum) the sheet piling will be covered with a concrete finish to minimise its visual impact. The large pile of dark material currently stored on top of the sand fill is blast furnace slag from the steelworks at Dunkirk and this will form the sub-base for the main heavy duty paving.

### **New Tugs**

In order to safely handle the ever growing number of large cruise ships the Board has agreed that we need to replace our two existing 12 year old tugs the "Deft" and "Dextrous" with two much larger versions and in the next few months our mariners and marine engineers will be on the hunt around European and U.K shipyards. Likely combined cost for the two vessels will be £6 million thus underlining our commitment to having the right tools for the job.

### **Eastern Docks - Face-lift**

Many of our terminal facilities are getting on in years and we are about to embark upon a £2.5 million refurbishment programme covering our departure and arrivals areas. Over the next few years this programme will be extended to all other areas

## *Emmaus Update*

TERRY SUTTON

The Duke of Kent, in Dover to officially name the lifeboat, at his own request visited the St. Martin's Emmaus community at Archcliffe Fort.

Just under three years ago the trustees launched a £400,000 appeal and this has now been surpassed and only about £10,000 is required to complete the task of restoring a range of buildings into flats, community rooms, workshops and a retail shop within the walls.

There are already nine residents—called Companions—living at Archcliffe Fort and work is well advanced in converting a large Victorian barrack block into flats. When that is completed there will be accommodation for 25 single Companions which was the original aim.

Since July 1997 the centre has accommodated 28 individuals with a room occupancy of 96.6 per cent. It is expected the centre will lose money on a day-to-day basis until there are about 16 Companions living there, sufficient to run a second collection van, open a shop in a town centre and to make fuller use of the workshops.