



Where Legends were created



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The Interface Land

Chatham Maritime & The Historic Dockyard

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A once-in-a-lifetime development at

Chatham Maritime is underway. New roads and transport links have made Chatham Maritime a thriving business and residential community. The Medway Tunnel emerges in the centre of the site linking Chatham Maritime by dual carriageway directly to the M2 (a ten-minute drive) and to the M25 (a fifteen-minute drive). A fast rail link from Chatham to London Victoria takes a little over forty-five minutes. All this puts more than seven million people within one hour of the development.

Those who come to Chatham Maritime discover an unrivalled living and working environment where major international architects are competing to generate the most innovative and eye-catching designs. The use of modern building materials, together with the best in contemporary architecture creates a fresh, vibrant atmosphere. It is a balanced development with 140 hectares dedicated to leisure, retail, residential, university, business and office projects.

SEEDA's brief is to make Chatham Maritime into a World Class example of excellence in development and design. Over £250million of private sector and public investment has been spent to date on infrastructure and other improvements.

Progress has been significant and impressive with:

- The provision of 80,000sq.m. of offices and educational facilities
- 18,500sq.m. of new offices under construction or shortly to begin, including the North Kent Police Headquarters Building
- 850 new houses completed, with a further 200 houses under construction
- A new 300-berth marina
- A Factory Outlet Shopping Centre of 14,500sq.m.

Other recent announcements have included:

- A conditional agreement with a hotel developer and operator for a conference facility for 1,000 people and a 300-bedroom 4* hotel.
- The success of a joint bid by Greenwich University and University of Kent to the Higher Education and Funding Council which will enable an innovative partnership between the universities to take the student population at Chatham Maritime to more than 6,000.

Section One Chatham Maritime

In the custodianship of an independent

charitable trust, The Historic Dockyard has become a thriving community. Over 100 small businesses and organisations employing approximately 1,000 people are now established on site. Following completion of the residential development there are some 400 people living within The Historic Dockyard. Students of all ages study at the University of Kent's outstation in the restored Clock Tower building. Together with visitors, this means that on average approximately 2,000 people use the site daily – equivalent to 700,000 per year.

Four major galleries have been established and opened to the public, three historic ships have been acquired for preservation, and numerous other initiatives in education, access and conservation have been carried forward. £3million has recently been granted by the Heritage Lottery Fund to undertake further building and site maintenance and to complete the restoration of the Victorian Sloop HMS Gannet. A joint venture with three national museums and SEEDA is currently undertaking a feasibility study on the joint use of the Number 1 Smithery building to provide an exciting, visitor-focused, development for this important building.

Chatham Historic Dockyard has been nominated for World Heritage Site Status as the supreme example of a Royal Dockyard largely unaltered since the age of sail, at a period when the Royal Navy was instrumental in Britain's global influence and when, before the impact of the Industrial Revolution, naval dockyards were the largest industrial centres in Europe.

Section Two

The Historic Dockyard Chatham



Located between the River Medway to the west, Western Avenue to the north, The Historic Dockyard Chatham to the south, and Dock Road Chatham to the east, the last major development area straddles the boundary of The Historic Dockyard and Chatham Maritime.

The site extends to 8.39 hectares, and includes three historic buildings, the North Mast Pond, and some seven hectares of cleared, largely flat land falling westward to the river. Bordered to the south by iconic 18th-century buildings providing an impressive backdrop, the site must be one of the best development opportunities in the South East.



Section Three The Development Area

The Interface Land presents an

opportunity for a stunning mixed development that complements rather than competes. The site may be developed as housing with commercial and leisure support projects that create a sense of place adding to the greater integrated destination environment. The area is not deemed suitable for retail development and therefore is unlikely to become a major motivator of visits in its own right.

The strategic development vision for the Interface Land has the following:

- A high-quality, sustainable, mixed-use 'village' providing scale and significance and a lively, vital atmosphere. The development will incorporate a combination of ground-floor commercial and leisure use in the heart of the site, together with a good level of residential and (possibly) office use.
- A seamless integration of the site between the Historic Dockyard and the Dockside Outlet Shopping Centre with strong pedestrian links, providing and encouraging visitor-flow between the two.

Key Outputs:

- Design excellence
- Synergy with surrounding developments
- Broad-based consumer appeal
- Operator and tenant appeal
- Developer appeal
- Economic viability and longer-term sustainability
- Connectivity between Chatham Maritime and The Historic Dockyard

Section Four The Strategic Vision



SEEDA and Chatham Historic Dockyard Trust

seek a developer to carry out a design-led, commercially deliverable development of The Interface Land which will maximise the development potential whilst respecting its history and constraints.

Land use must engage the market and implement the strategic development vision.

SEEDA and Chatham Historic Dockyard Trust invite 'expressions of interest' from developers. Those interested will then be invited to submit an outline of the proposed uses, company information, background and development history. A short list of developers will be provided with a Development Brief, and invited to prepare schemes for consideration by SEEDA, Chatham Historic Dockyard Trust, Medway Council and English Heritage.

The chosen developer will then be granted exclusivity to allow it to design the scheme. A Development Agreement will enable the successful developer to carry out the scheme in accordance with agreed and detailed designs, approved appropriate land uses and to agreed timescales.

The completed scheme will be the subject of ground leases for some 150 years at a peppercorn rent, but subject to a service charge. Full details of the service charge and the ground lease will be provided for the short list developers.

Section Five Disposal

