

## **Endeavour Wharf – Focus Group Meeting 3**

**Hilary Room, Sneaton Castle, Monday 3<sup>rd</sup> August**

### Notes of Meeting

Alex Richards (AR) Scarborough Borough Council

Welcomed the attendees, recapped the rationale for the development and outlined the permitted development criteria for the project. The focus group and the public consultation are part of SBC's requirements for a meaningful consultation programme for the development.

Stuart McNiven (SMcN) Dalby Offshore Services

Briefed the meeting on Dalby Offshore Services and its current work activity. He emphasised that the timing was now right for the project to progress and that Dalby is willing to make the necessary financial commitment to the project. As a local company Dalby is committed to local employment and bringing benefit to the local area from the development.

The building itself needs to stand the 'test of time'; it is also a large building in the context of Whitby so the development needs to be right.

He hoped that building would commence early in the new year and that the building would be operational within 2016 – this will match the timeframe for the Round 3 renewables sites.

Laurie Farmer (LF) Dalby Offshore Services

Advised the meeting about the architects' tender and the selection of Group Ginger as the preferred architect. The brief for the tender was developed taking into account comments from the previous focus group meetings. He noted that the selection has been undertaken in consultation with industry and with both the planning officers and planning committee of SBC.

Simon Baker (SB) and David Pogson (DP) Group Ginger

SB outlined the context of the building and the design brief. Group Ginger had developed the concept design from historic waterfront developments and the harbour-side buildings in Whitby. This gave a particular look/feel to the frontage and this is then combined with the requirements for building volume. The North side of the building also had to be appealing. Material choices in particular for cladding have not been settled and are part of the discussion and consultation process.

In response to a question SB outlined options for timber cladding and treatment to preserve the colouration of the building over time.

SB noted that there was a specific requirement to meet floor areas so that the building would have an internal open plan structure. It is also a working harbour and a working building so the design should not be over pretty or gentrified; the building should remain fit for its purpose. The design also incorporates different framing sizes to provide different roof heights and shapes, again to match the context of Whitby.

Comments from the meeting were that this is an exciting design which looks very good /amazing and Group Ginger were complemented on the approach. It would be necessary to ensure the building did not overpower the area. A suggestion was made to provide the highest apex to the NW rather than NE; that the cladding needs to be right and that the building has to stand the test of time. Comments from the meeting were that a tall apex could be argued to be either in the NE or NW corner; mixed materials on the building / cladding may also suit. The vehicle loading area in the centre of the development was thought to be a positive

SB agreed that it was important to understand how the building sits in its context and one of the next steps would be to produce some further representations of the building in-situ ideally prior to the public exhibition. The tallest part of the building was similar in height to the developments North of Dock End.

In response to a question LF outlined the vehicle flows around the development. The meeting felt that this was a subject for further discussion with SBC on the grounds of security and safety as permitted car parking on dock end was in conflict with the open public access for the exhibition space. SB noted that there would be a need for a space control diagram for security and access.

In reply to a question on solar glare and a comment on any use of tinted glass SB noted that the glazing detail has not been undertaken and would need to take into consideration the heat through-put into the building. A number of options could be considered including louvres.

Other comments from the meeting included a discussion about lost car parking space; also noting that Endeavour wharf was a temporary car park and should be viewed as a working wharf. Bridge Openings should also be considered; SMcN did not envisage that there would be extensive additional bridge openings.

In response to a query LF outlined the current contractual status between SBC and Dalby. Cllr. Derek Bastiman (DB) confirmed to the meeting that as a consequence of the work at SBC and the proposed hub development at Endeavour Wharf, SBC had received a number of further development enquiries. He emphasised that Whitby business park was part of the development mix. He felt that the development will act as a boost to training and employment in Whitby. SMcN confirmed that Dalby was taking on additional apprentices as the fleet grew.

SB outlined the group ginger approach to energy and sustainability.

LF outlined a draft consultation plan to include a public exhibition and a public presentation. This was agreed by the meeting. LF noted that Dalby and Group Ginger will also be available to meet with representative organisations as required.

Richard Buckley (RB) Buckley Burnett Limited

As the development consultant RB outlined the next steps in the planning process noting that although this is permitted development the same detailed planning steps need to be taken. This will commence shortly.