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# NENE WATERFRONT NEWS



## Forum is the fulcrum for funding ideas

Community involvement in this project is the key to public 'ownership' of the exciting new quarter of Wisbech and a Nene Waterfront Regeneration Community Forum has been inaugurated.

The forum was set up to explore ways of adding value to the project. A wealth of ideas generated by members of the forum will add considerable value to the regeneration of Wisbech. Ideas have now focused on five key areas: Art, Young People and Education, Heritage and Tourism, the River Group and Access and Environment.

Each group is currently working up proposals that may be taken forward for potential funding.

The forum has already succeeded in turning three ideas into reality. Project Management Consultants, MACE Regeneration, have provided £5,000 to fund 21 schools to produce giant murals depicting the future of Wisbech that will become an open air gallery around the site.

The funding will also pay for a computer to be installed in the building site office connecting the 21 schools via a broadband link to key members of the construction team from the architects and quantity surveyors to the crane drivers, electricians and brick layers. The aim is to help pupils learn about the site that will transform their town while at the same time giving them a flavour of potential careers when they leave school.

Funding has also been found by the project partners to pump-prime the gathering of an oral history of the area from elderly residents which will be recorded digitally for posterity and for educational use.

The partners have also agreed to help fund a heritage trail for visitors to follow and learn about the fascinating history of Wisbech.

Bidwells, the property consultants on the project, have put in £1,000 towards sending four youngsters on a five-day sailing course on a yacht sailing from the South Coast to Wisbech.



Taylor Woodrow artist's impression

## Space to relax...

A great deal of emphasis has been placed on creating a 21st Century environment that people will enjoy living and working in.

The development will provide local people with an environmentally-friendly vision of the future. To that end, new public squares will be created within the development and a linear park will be created across the river on the west quayside.

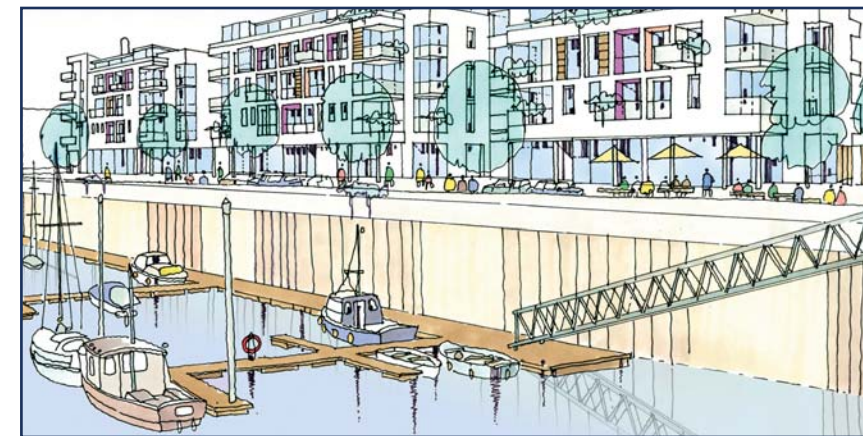
## Improved accessibility

Within the development there will be extensive traffic calming measures and Nene Parade will become a pedestrian-priority tree-lined waterfront boardwalk with cafes and seating.

The development will ensure that access to the town centre from the Waterlees area will be greatly enhanced with much improved cycling and pedestrian links. A new foot and cycle bridge is planned to link the Old Market Place and Nene Quay area of the town centre.

Traffic that traditionally used Nene Parade as access to the port area, will be redirected to the port via Mount Pleasant Road. The Mount Pleasant route and port access will be subject to improvements, including new lighting and off-street parking provision. Key junctions around the redevelopment sites will be improved with traffic lights and pelican crossings.

## Work begins on Nene Waterfront Regeneration Project



Taylor Woodrow artist's impression

The multi-million pound regeneration of over 20 acres of derelict land at the heart of Wisbech, is set to transform the economic fortunes of the whole of Fenland.

The ambitious plan started in 2000 with Fenland District Council commissioning a £20,000 feasibility study for the site that had lain dormant for 20 years.

This was used to lever in more than £10 million of public funding from a unique partnership between Fenland District Council, East of England Development Agency (EEDA), national regeneration agency English Partnerships and the European Objective 2 Programme (Go-East), with support from Cambridgeshire County Council.

The money is being used to purchase and clean up the sites for development

as well as provide infrastructure and access improvements ready for the private sector to come in and invest further to build over 300 dwellings, 13 per cent of which will be affordable homes.

The public funding is also being used to create the flagship design and construction of the multi-use Boathouse complex which will accommodate the port office, 31 small business units and studio spaces, a new yacht club as well as conference and training facilities. It will also increase the number of pontoons for yachts and smaller boats and provide additional support facilities.

The regeneration project will increase the population of Wisbech by about 900 people; create an estimated 150 new jobs and provide off-street parking spaces and dedicated on-street parking bays.



## Taylor Woodrow set to develop Nene site

Taylor Woodrow, a leading UK home builder, has signed a Co-operation Agreement with lead partner in the regeneration project, Fenland District Council, to build over 300 of its Bryant brand homes on the site.

Taylor Woodrow is currently working on the preparation of a detailed planning application for the mixed-use development, to be submitted in February 2007 to Fenland District Council. Part of the process will include a public exhibition to be held in late January 2007.

The signing of the Co-operation Agreement has been fully supported by the core funding partners: the East of England Development Agency (EEDA), English Partnerships and the European Regeneration Development Fund.

Taylor Woodrow's homes, 13 per cent of which will be categorised as 'affordable', will be constructed from Autumn 2007 over the next four years. It will transform this derelict area of Wisbech into a vibrant new quarter, linking the town centre, the river front and the adjacent Waterlees Ward to the north.

# Nene Waterfront Regeneration Project Milestones

- July 2006 - Outline planning application submitted by EEDA for the whole site approved by Fenland District Council.
- December 2006 - Detailed planning application submitted by EEDA for the Boathouse approved by Fenland District Council.
- December 2006 - Compulsory Purchase Order Public Inquiry. Decision announcement anticipated Spring 2007.
- January 2007 - Work starts on the improvements to Mount Pleasant Road.
- January 2007 - Public Exhibition of the development and overall regeneration proposals.
- February 2007 - Taylor Woodrow due to submit detailed planning application for more than 300 homes.
- February 2007 - Work to start on Phase 1 pedestrianisation of Nene Parade (includes widening of Silver Street and remediation of two vacant sites).
- March/April 2007 - Work on boatlift facility and wet dock at Crab Marsh due to be completed.
- April 2007 - Opening of the Open Air Gallery exhibition of school mural paintings.
- Summer 2007 - Work to start on construction of the Boathouse (12 month construction period).
- Autumn 2007 - Taylor Woodrow's house building arm, Bryant Homes, to start construction on the mixed-use development (scheduled to be completed within four years).
- September 2007 - Work to start on creation of Linear and Pocket Parks on the north bank close to Freedom Bridge.

## Yacht harbour expansion



Wisbech is set to become an attractive destination for the yachting and boating fraternity with the expansion of the leisure marine facilities in the town.

Wisbech has taken a strategic decision to diversify from the traditional commercial shipping to accommodate more leisure craft.

This is part of an overall strategy to broaden the local economy and to develop the town, and Fenland as a whole, as an attractive tourist destination.

To complement the flagship Boathouse development (which includes a yacht club), new high-tech pontoons have been created, taking the berthing capacity of the yacht harbour from 70 to 128.

In addition, a new wet dock and boat lift facility are being installed to make Wisbech even more attractive as a destination and as a base for yachts and power boats.

It is planned to supplement these with a slipway and workshops to provide repair and inspection facilities for leisure and commercial vessels.

The Wash is one of Britain's last unspoilt wildernesses and Wisbech is being marketed as the gateway to this wild and spectacular environment.

Anyone who would like to know more about utilising the yacht harbour facilities should contact Port Manager and Harbour Master, Peter Harvey, on 01945 580587.

## Foyer Project a boon to Fenland's young people



The innovative Foyer Scheme will provide much-needed accommodation, training, education and employment support for young people aged between 16 and 24.

The Foyer Project is taken from a French model of providing an holistic approach to helping young people by providing them with accommodation, training and help with finding employment.

Axiom Housing Association acquired the site within the Nene Waterfront Regeneration envelope and work started on building the 17-bed facility, complete with computer training suite, disabled facilities and a cafe, in November 2005. The Foyer opened to residents in December 2006.

The Foyer will extend its education and training remit to include links with local training facilities and colleges.

# Boathouse set to add 'wow' factor



The highly-realistic computer-generated image of the Boathouse has been supplied by the building's architects, Norwich-based Fielden + Mawson.

The Boathouse is the £3.5m flagship that will set the design quality tone and standard for the whole project.

The building will be a sister facility to the already successful South Fens Business Centre in Chatteris, operated by Fenland District Council.

The Boathouse will contain 31 managed office units and focus on attracting knowledge-based businesses, an emphasis that has been designed to broaden the skills base of the local economy and attract high-tech businesses looking for links with Cambridge and its immediate hinterland.

The visual attraction of the Boathouse will be supported by retail, cafe and restaurant units on the south side of the new Harbour Square and along Nene Parade.

The Boathouse is designed to provide a focus for economic growth in

Wisbech and across the Fens. It is estimated to generate some 150 jobs.

Situated on the banks of the Nene River, close to the yacht harbour, the whole area has been designed to have a modern, up-market feel with pedestrian areas and pleasant squares with attractive street furniture.

To enhance the nautical theme of the development, the building will be home to the new Yacht Club, with showers and toilet facilities for visiting yacht crews as well as cyclists.

The Boathouse will also incorporate local conference and training facilities.

Anyone who would like to know more about the facilities available at the Boathouse, or who may be interested in acquiring space in the development once it has been completed in Autumn 2008, should contact Terry Brownbill at Fenland District Council on 01354 622257.

## Webcam offers Bird's eye view

A webcam situated above the site will allow pupils at local schools to watch the transformation from derelict wasteland to thriving development.

So far 21 schools in Wisbech will have access to the webcam. It will offer a myriad of opportunities for pupils at primary and secondary level to learn about, and be involved in, the construction process.

Pupils will be able to incorporate into their school work what they see of the construction work taking place.