

# The Citadel, Dover



Stock Image

## Bringing the Casemates back in cultural use at Dover Citadel

### CLIENT

Dover Citadel Limited

### LPA

Dover District Council

### STATUS

Ongoing

### SERVICES

Business Cases and Funding

### Our role

- The Western Heights of Dover comprise a series of forts, strong points and ditches. They are now preserved as listed buildings and scheduled ancient monuments.
- Dover Citadel Limited have a detailed masterplan for the redevelopment and re-use of the Citadel for a range of innovation, leisure, cultural, hospitality and residential uses that will be completed in phases.
- The Casemates form part of The Citadel which comprises 33 acres with over 220,000 sq ft of existing space formed from several different portions of the Western Heights area.
- The business case for South East LEP funding focussed on Casemates building numbers 51 and 52 in the Citadel which comprise 10,890 sq ft in total. These buildings were in a poor condition, requiring urgent maintenance and upgrading to accommodate a unique mix of cultural uses including a gallery, market, recording studio and bar for the ambitious TechFort vision.
- We modelled the economic benefits of the requested £1 million grant investment. The scheme will provide net additional Gross Value Added (GVA) economic benefits of £5.6 million and wellbeing benefits of £4.4 million (at present values) over ten years as well as a one-off heritage benefit of £476,000.

### Results

- In 2022, we produced the entire application in four weeks (based the HMT's Five Case Model) and the money was awarded to scheme which has now been completed.
- As experts in funding applications and business cases, we were able to rapidly create a compelling and evidence-based business case that considered all relevant aspects of a complex heritage project.
- The project will bring back into used on the largest fort complexes in the country and help to regenerate to key town of Dover.

**Turley**