One Pound Lane

Press Release
1 Pound Lane & Westgate Towers Canterbury

A destination venue offering a contemporary British experience in a stunning historic setting.
A vibrant, higher end experience to fill the current gap in Canterbury’s offering, fusing contemporary British design with spectacular original features

It is our pleasure to announce that Canterbury City Council councillors have voted to award the lease of One Pound Lane and the Westgate Towers in Canterbury to our company One Pound Lane Ltd. We have exciting and ambitious plans for the property including a new British restaurant, atmospheric bar, business hub for local firms and the reopening of the existing Westgate Towers museum.

Key to the project is the celebration of the history of this beautiful collection of buildings, in some parts dating back to 1380. Plans include the restoration of the former police station cells never before open to the public, to transform them into unique private dining rooms as part of the restaurant and bar, retaining all of the stunning original details such as the Victorian glazed bricks and original cell doors complete with oversized locks and inspection hatches. (Please see attached image for an example digital render of one of the transformed police cells)

All areas of the building will be brought to life to maximise its potential, creating a vibrant daytime, visitor and evening destination for the city. The building lends itself naturally to being divided into multiple uses, which has been encouraged by local planning policy and our pre-application advice.

We have a huge respect for the work of the late Mr Charles Lambie and will continue the same level of detail and quality throughout our project, for the next chapter in the rich history of this treasured Canterbury building.

The project is the vision of two local entrepreneurs Stephen Allen and James Caldon, who both live in the city and are extremely excited to begin the process of launching the new businesses with the support of their highly experienced team in late Autumn 2014.

This is an exceptionally exciting time for the area with the £1M Westgate Parks project neighbouring the property, the proposed Business Improvement District which has our full support, the planned restorative works to the exterior of the Westgate Towers this coming Autumn and the proposed St. Dunstan’s pedestrian improvements planned by KCC. We see our project as an essential component in revitalising this special area of Canterbury and to compliment the city’s investment in outstanding leisure and entertainment projects such as the new Marlowe Theatre.

We see the St. Dunstan’s area as the city’s food and entertainment destination. Higher end restaurants, bars and visitor attractions are an essential element of a successful and prosperous city, attracting desirable visitors and residents to the area on a national and international level. Our project will bring a new vibrancy to this important area for the city and help link the riverside area, Westgate Parks and the high street with St. Dunstan’s.

We see One Pound Lane as more than just a restaurant, bar, museum and business hub, it is a project which will not only benefit the local area, but also enhance the cultural and entertainment offering and attractiveness of the city to visitors and residents.

We have exciting future plans for the Westgate Towers which we will announce towards the end of the year and we hope to apply for planning permission for a new river bridge and riverside terrace as soon as possible, the setting beside the Towers will offer a very special outdoor space to enjoy lunch and a G&T!

The One Pound Lane Project will create in excess of 30 jobs for the local economy, for further information on jobs and a development diary of the transformation, you can follow us on Twitter @OnePoundLane.

Stephen Allen on behalf of One Pound Lane Ltd
Executive members considered a detailed report setting out two high quality bids for a lease for One Pound Lane, which incorporates the Westgate Towers Museum and Kent Music School.

The report explained that the council had carried out a comprehensive evaluation of the two bids. It set out the key components of both projects, the level of planned investment, planning and licensing issues, financial information and the respective timetables.

Councillors decided to grant the lease to a company called One Pound Lane Ltd for a scheme that includes a restaurant, bar, opening of the existing museum space and business hub, along with other longer term proposals.

The report said the One Pound Lane Ltd bid was ‘professionally put together and very well researched’, with ‘high quality proposals that fit with both the property and Canterbury's local and visitor economies.

Naturally we are very pleased to have secured an exciting scheme that we believe will enhance the city’s culture and business offer and bring this historic and high profile building back into use for residents and visitors to enjoy.
One Pound Lane Concept

“A destination venue, with excellent value for money, offering a contemporary British experience, in a stunning historic setting”

- We plan to create a vibrant, higher end experience to fill the current gap in Canterbury’s offering
- The Interior will fuse contemporary British design with the spectacular original features
- The menu will offer high quality but value for money, locally sourced British cooking, with influences from around the world to reflect our unique culture and visitor market
- Our venues interior, menu and offering will very much have a British identity and appeal
- It will offer an atmospheric setting, open for brunch, lunch, dinner and evening drinks to maximise the potential of the site and compliment the cultural and entertainment offerings in the city
Initial Phase

- Phase 1 includes the redevelopment of the entire ground floor to form a stunning contemporary restaurant & bar and the opening of the existing museum spaces

- Key features of this phase:
  - Reinstating the cell corridor to its dramatic full length to reveal this special historical aspect
  - Transformation of the Victorian police cells to form unique private dining rooms and lounges
  - A feature 7m bar in the main space
  - Relocation of the kitchen to allow the stunning vaulted area to be transformed and enjoyed as a restaurant and lounge space
  - Allowing historic spaces to be open to the public for the first time to be enjoyed by the widest audience possible
  - Estimated to be operating by late Autumn 2014
Second Phase

- Shortly after Phase 1 the 5 first & second floor rooms will be redeveloped to form high specification offices with a separate entrance from street level to form a business hub.

Key features of this phase:

- 5 High quality flexible office spaces for high value local companies.
- Rooms will be named after previous uses e.g. The Old Infirmary to add to the unique appeal.
- With the Canterbury Innovation Centre currently full, our hub will offer valuable space for start-ups and small local businesses.
- A competition will be held to offer a start-up company rent free office space for a year.
Future Phase

- Ambitious redevelopment plans for the Westgate Towers and landscaping improvements. Details to be released towards the end of the year.

- Key features of this phase:
  - A modernised museum with revitalised displays and modern technology to add to the experience of younger visitors.
  - A rare opportunity to reinvigorate the museum and maximise the potential of the historic tower space & its assets.
  - Wide ranging appeal to the city’s key target markets, bringing new attractions, audiences and events to the local area.
  - Plans will maximise use of the tower space outside of museum hours and will allow it to be used by a wider group of people who may not choose to visit the museum itself.
  - Riverside terrace & landscaping improvements as soon as possible.
Heritage

- All heritage features will be restored, revealed and enhanced for the enjoyment of visitors & future generations.

- We have immense respect for the building and its former uses, the original architecture will be the focus of the interior design.

- We will continue the fantastic work of the previous development, continuing the use of a high quality palette of materials and design.

- Our concept is to bring the history out of the museum and to a wider audience, using heritage assets as part of the design.

Taken in the late nineteenth century in the location of the new glazed extension.
Existing Victorian police station cell
Potential transformation to private dining room

Key features:
- Original Victorian glazed bricks restored and used as the main focus of the interior design
- Minimal palette of high quality materials introduced, including British designed brass pendants
- All additions removable
Existing vaulted kitchen area (former prisoner day room)
Potential transformation to restaurant seating area

Key features:
- Original vaulted ceiling becomes the main focus of the interior design
- Minimal palette of high quality materials, including British designed copper pendants and tiles
- All additions removable
Local Area Context

- The Marlowe Theatre: 3 mins / 0.2 miles
- Canterbury Cathedral: 7 mins / 0.3 miles
- Whitefriars Shopping Area: 9 mins / 0.4 miles
- Canterbury High Street: 6 mins / 0.3 miles
- Canterbury West Station: 5 mins / 0.2 miles
- One Pound Lane & Westgate Towers: 3 mins / 0.2 miles