

10. Appendix B

Heritage Lottery Fund Bid

WORKING HERITAGE GRANTS APPLICATION – THE DOME
March 2012

Title of your project

The Dome Restoration Works, Spanish City, Whitley Bay

SECTION ONE – About your organisation

1a Name and address of your organisation

Robertson Construction Group Limited,
Robertson House,
Blue Sky Way,
Monkton Business Park South,
Hebburn,
Tyne and Wear.

Full postcode

NE31 2EQ

1b Address of your project if difference from 1a.

Name of site or place

The Dome,
Spanish City,
Whitley Bay,
Tyne and Wear,

NE26 1AR

1c Details of main contact person

Name

Martin Westgate

Position

Business Development Director

Address (if different from 1 a)

As above

Full postcode

As above

Daytime phone number (include the area code) – this should not be a mobile number

0191 469 7448

Mobile number (optional) –

please tell us if this is the number you prefer us to contact you on

07772 834307

Email

m.westgate@robertson.co.uk

1d The legal status of your organisation

Please tick one of the following

- Local authority
- Other public sector organisation
- Organisation not in the public sector

1e Describe your organisation's main purpose and regular activities

The restoration of the Dome and wider regeneration of Spanish city will be delivered by a partnership of North Tyneside Council and Robertson.

Robertson is a privately owned group of companies that provide solutions within the infrastructure, support services and construction sectors throughout the United Kingdom. Robertson have a proven track record for undertaking regeneration projects and completing complex construction projects within listed buildings, for example His Majesty's Theatre, Aberdeen, Eden Court Theatre Inverness and Laurieston Transformation Regeneration Project, Glasgow, which is being undertaken in partnership with Glasgow City Council and has an overall value of £90M.

Further details are contained within our project information sheets which are provided as an appendices to this application.

1f Describe the size and staff structure of your organisation

As identified above the restoration of the Dome and wider regeneration of Spanish city will be delivered by a partnership of North Tyneside Council and Robertson.

Robertson was established in Elgin, Scotland in 1966. Presently there are ten Robertson Business units directly employing over 1000 people across six market sectors, and generating a turnover of £250M per annum.

Operating through the whole of the United Kingdom, Robertson has a number of regional offices throughout Scotland, North East England and North West England.

The Robertson Group will support the Robertson construction group and contains a timber frame engineering business, a facilities management company, a capital projects business that is dedicated to PFI and PPP investments.

Robertson construction group consists of six regionally based construction companies and a property development company.

As identified above, there are six regional construction companies within the Robertson Construction Group. The North East regional business which is based in Hebburn, South Tyneside, will deliver this project in partnership with North Tyneside Council.

All Robertson Companies are dedicated to quality, creating value and operating in a safe environment for the client's we work for, Client's who include; Public Sector Bodies, Local Authorities, Ministry of Defence, NHS, Scottish National Heritage, and Highlands and Islands Enterprise.

Robertson also aim to deliver environmental and sustainable solutions for our clients and we continue to work in partnership with our clients to achieve these goals.

In addition to our commitment to partnership working with our clients, Robertson has developed a strong, entrepreneurial culture across all of its diverse companies.

Further details can be found on the Robertson web site: www.robertson.co.uk

North Tyneside council's dedicated Regeneration team, which sits within the Regeneration, Development and Regulatory Services area of the chief Executives department will play a key role in the successful delivery of the regeneration of this important historic landmark building.

The team consists of a Senior Manager, three Regeneration Project Managers, two Regeneration Officers and a Regeneration Assistant. The team has extensive experience of undertaking complex regeneration scheme, many which have a strong heritage and conservation focus.

For example: Stag Line building North Shields restoration; Tynemouth village conservation scheme; Wallsend Parks restoration scheme; Saville Exchange (old Town Hall) North shields restoration; Spanish city Dome weather proofing and structural integrity project (as part of the wider Whitley Bay regeneration scheme) and Tynemouth Station canopy restoration project which was completed in March 2012.

Robertson, the Regeneration team and the council's Engagement team will work together to develop a strong programme of community activities and to work in partnership with local people and organisations to develop a full activity plan as well as supporting the Friends of Spanish City to become a constituted group.

1g Bank account details

Account name

Robertson Construction Group Limited

Name and address of bank or building society

Royal Bank of Scotland PLC, 209 High Street, Elgin, Moray. IV30 1DL

Sort code

[REDACTED]

Account number or roll number

[REDACTED]

1h Are you VAT registered?

Yes

If yes, give the registration number – VAT number 927530029

1i If your project involves buildings, land or heritage items, do you own these outright?

No, the building is owned by our partner, North Tyneside council

1j Does your park or project involve leasehold land or buildings?

The building (Dome), which is part of a larger regeneration scheme, will be leased to Robertson by North Tyneside Council on a 125 year lease.

1k Does your organisation have, or are you planning to take, out, mortgage or other loans secured on the property or item?

No

1l Have you received advice from us, or anyone else, before making your application?

Yes. Stephen Hughes – HLF Newcastle Office

SECTION TWO – THE HERITAGE

2a What is the heritage that your project focuses on?

The project celebrates the heritage of our popular seaside culture of which Spanish City and its Iconic Dome is recognised as a building of national importance since its innovative construction in 1910. The Spanish City once occupied an area of approximately 6 acres with the Dome providing the principle gateway to the Pleasure Gardens and Amusement Park. It was considered the “Playground of the North” and attracted families from across the region and beyond for fun filled days by the seaside.

The key areas of the project are:

- The restoration of the Grade II listed Dome as the flagship building along the North East coast. This will include works to return removed external features such as the tower tops (cupolas), loggias, decorative plaster work, shop fronts and windows as well as internal works such as repairing and replacing decorative plaster cornicing.
- Celebrating the heritage of popular seaside culture in Whitley Bay through a varied programme of focused events including the building history from 1910 to the present day; construction technique used to construct this striking building; utilising the memories/memorabilia of people who worked and visited the Dome and the attached Spanish City funfair
- Develop an imaginative interpretation strategy for the Dome including former activities such as ballroom dancing, various funfair rides building upon and weaving in the memories of the people who worked and visited the site
- Utilise the extensive array of photographic material showing the site pre Spanish City up to the present day and also develop a means of displaying various items of memorabilia from small collectables to examples of arcade games

The building is of local, regional and national significance and its restoration has important heritage value in its own right. The reintroduction of the building as an important community leisure and social asset is the second strand of the heritage value of the project. We will enable local people to celebrate their past while giving a new lease of life to an iconic building.

The project fulfils local economic need and is a keystone to North Tyneside Councils ongoing Coastal Regeneration Strategy to increase tourism within the area.

2b Why is your heritage important and who is it important to?

Architectural Significance

The architectural significance of the Grade II Listed Dome is high on a local, regional and national scale. It can be measured by considering its intrinsic and aesthetic design qualities, by the importance of its architects, Cackett & Burns Dick, its Structural Engineers, L-G. Mouchel and by the innovative method of construction.

The Dome's national importance within the context of other examples of seaside architecture is also significant.

The Dome's Edwardian Baroque style has many classical orders and elements on its symmetrical front elevation. Its interior, also originally designed in the style of the Baroque, but now with equally strong Art Deco details added during the 1920s alterations.

The Dome can be seen as an interesting link between the traditional seaside palaces and piers of the late Victorian period and the Modern movement, typified by Bexhill's De la Warr Pavilion (1935), particularly in its use of reinforced concrete.

The Dome was regarded as a highly notable scheme worthy of comment by two of the leading national architectural journals of the time and can be seen as one of the most important architectural additions to Whitley Bay and the region during this period.

The Construction using Hennebique Ferro-concrete

The material chosen for much of the building's construction was then known as 'Ferro-concrete', the name given to it by its inventor, François Hennebique (1842-1921), a Belgian working in France. He had devised a method of using steel instead of iron to strengthen concrete under tension. He had patented his inventions in 1892 and set up as a consulting engineer. His business became very successful, for by 1917 he had completed 17,962 building contracts in Europe.

The project will focus on restoring removed or damaged historic features including the loggias; cupola tower tops; decorative plaster work (external and internal), returning windows and doors as per the original building the magnificence of which is demonstrated in the attached historic photographs..

The Structural Engineers, L-G. Mouchel & Partners

Louis-Gustave Mouchel (1852-1908) became Hennebique's British agent based at Neath in 1895. In 1899 Mouchel sent French engineer TJ Gueritte to Newcastle upon Tyne to open the North of England & Scottish office at 18, Victoria Square, Jesmond, Newcastle, which was licensed to use the patented technique. It is of particular note that many of the early British reinforced concrete structures were built in the North East between 1900 and 1913, including the Dome, details of which are listed below;

1900 CWS warehouse, Quayside, Newcastle (now the Malmaison Hotel).

1900 CWS Soap Factory & Granary, Dunston, Gateshead.

1903 Goods station & warehouse, New Bridge Street, Manors, Newcastle.
1906 Goods station & warehouse for the North Eastern Railway, Forth Banks, Newcastle upon Tyne.
1908 Armstrong Shipyard, Walker (Patented cylinder pile foundations)
1910 Whitley Pleasure Gardens (Spanish City), Whitley Bay
1900-10 Five other Marine Works, Tyneside
1911 Cross House office building, Westgate Road, Newcastle upon Tyne (also by Cackett & Burns Dick).
1913 Burn Closes Bridge, Wallsend.

The Dome is one of the earliest Ferro-concrete domes in the UK, using Hennebique's patented system and in 1911, was considered the largest in the UK at 16 metres.

Other early landmark buildings by Mouchel in the UK are:

1905 Lion Chambers, Hope Street, Glasgow
1908 Brooklands Race Track, Surrey
1909 Royal Liver Building, Liverpool
1931 Battersea Power Station Chimneys
1935 Earls Court Exhibition Hall

It is significant that the Dome was clearly advanced for its time in the choice of material and in the manner of its use.

The heritage of the popular leisure culture of the British seaside resort is considerable and Spanish City is one of those resorts which had a national reputation to attract visitors from its incarnation in 1910. Up until the increased popularity and accessibility of cheap foreign package holidays during the late 1960's through the 1970's, Spanish City continued to attract thousands of visitors. Even into the 1980's 'Scottish fortnight' continued to bring many visitors from Scotland to our coast for their holiday.

North Tyneside Council has undertaken extensive works to repair the building and make it wind and water tight and structurally sound. The final works, bringing the total spent by the authority to circa £3m on keeping the building safe, were completed in August 2010. This programme of works enabled the building to be included in the 'Heritage Open Days' programme for September 2010 as part of the celebrations to mark the centenary of the Dome.

The Heritage Open day Weekend was an overwhelming success people queued for over 2 hours to get into the building and view the exhibition and then queued for another hour to get the chance to go onto the roof of the building and experience the spectacular views of the coastline.

With over 13,000 visitors over four days (the most popular Heritage Open Day in the United Kingdom with over half as many visitors again as the next most popular attraction) and to meet demand, the building was opened again the following weekend where a further 3,000 people visited.

The visitor book indicates people from all over the country visited the Dome for the Heritage Open Days celebration as well as international visitors from as far afield as Germany and Australia!

The evidence of the success of the Heritage Open Days provided a snap-shot of not only the importance the Spanish City still holds to many people, but comments passed by those

visitors indicated that the right mix of leisure based uses in the restored building would generate more visits and return visits.

The ethos of the Dome when it was constructed in 1910 was to provide family friendly leisure activities, our restoration plans will enable the building to not only be reopened to the public but will restore its original purpose through the provision of modern leisure, socialising and educational visitor facilities for the whole family to enjoy.

The heritage of the building is also important to people and visitors, again borne out by comments made during the Heritage Open Days and the appetite for this information and knowledge is strong. Many people provided photographic information as well as memorabilia for the exhibition and a number agreed to film their accounts of days at the Spanish City which were shown on a rolling film also as part of the exhibition.

There is much information on the rich history of the building and the amusement park site that would form the basis of a rolling series of exhibitions based on the changing history of the site.

For many years Spanish City successfully weathered fluctuations in leisure pastimes, offering ballroom dancing, cinemas, funfairs and amusement arcades, constantly reinventing itself to meet popular demand.

The site is iconic not just as a landmark building, but is also an icon in people's own personal history, providing a venue for blossoming romances and fun packed family days out.

So many people we've spoken to have fond memories of Spanish City and the Dome and it is important that the project does more than just restore the fabric of the building but also captures this social history and also tells the story of both the Spanish City and the Dome for future generations.

This is an important aspect of the project, which is so much more than just a building project. The building will be restored but the social history of both the Spanish City and the Dome, seaside holidays, funfairs and amusement arcades, ballroom dancing all needs to be celebrated and interpreted for younger generations to learn about their local history and heritage and for older ones to enjoy reliving memories of their childhood day trips to the seaside.

The Dome was given Grade II listed status in 1986 and we enclose a copy of listing details as an appendix to this application.

In addition to the listing details we also attach copies of the information received during the Robertson public consultation exercises and the comment books from the Heritage Open Days events.

2c How do you manage your heritage today?

The site is currently owned by North Tyneside Council who bought the Spanish City Dome and amusement park in 2000. The building has been empty since 2000 and a large proportion of the amusement park site was used to construct a new primary school (Marine Park First School).

North Tyneside Council undertook several OJEU processes to find suitable developers to bring the Dome and surrounding site back into productive use but up until the last OJEU advert in autumn 2009, no suitable solution had been developed.

However, a consortium led by Robertson submitted a proposal to bring back family friendly entertainment to the Dome whilst sympathetically restoring the building to its former glory.

Robertson have been appointed as preferred developer for the site and have undertaken extensive public consultation events to ensure public buy-in to the scheme but to also enable the public to help to shape the proposals.

Robertson will undertake the restoration of the Dome and are actively seeking sustainable end uses for the restored building.

Robertson will be granted a long lease (125years) and will manage the building when the restoration works are completed. Robertson will develop a management and maintenance programme for the building.

The vast array of materials available that document not only the construction history of the building but also its social history are currently not catalogued and we would seek to utilise the expertise of Tyne and Wear Museums to assist in collating this information.

This will form a vital element of this project and will draw the restoration and history of this fabulous building together to ensure a sustainable future.

Early discussions with Ian Thilthorpe of Tyne and Wear Museums & Archives, have indicated their enthusiasm to get involved with us in delivering a comprehensive programme of community learning and visitor experiences at the restored Dome.

We plan to use the in-house expertise of North Tyneside Council's Heritage Manager and his team to co-ordinate and plan activities. We will create a new post as part of this project to engage someone to facilitate community activities at the site.

2d How do people get involved with and learn about your heritage now?

Although the Dome is closed to the public for general access, the building was opened as part of the Heritage Open Days in September 2010 to celebrate the centenary of the Dome, in total, over 16,000 people visited the building, which as previously noted was the most successful Heritage Open Day event in the UK.

The display in the Dome, which was established as part of Heritage Open Days was developed following an invitation from North Tyneside Council, in which they asked people to submit photo's, memories, memorabilia etc which formed part of the display and ultimately in the publication of a book about the Dome:

Display boards were produced showing the history of the site from pre Spanish City, a video of people telling their personal accounts of either working in the building or coming down to the amusement park was also produced and shown over the weekend.

The momentum and desire of people to see this great building restored and brought back into use remains strong as evidenced below:

Consultation and Engagement undertaken to date;

In conjunction with the heritage open days, Robertson has undertaken 3 public presentations within the Dome itself, these presentations were undertaken between June and September 2011, with over 500 local people attending.

The purpose of the presentations was to provide an overview of the proposed development plans and to allow members of the public to comment upon and help to shape the proposals going forward.

Each attendee was able to discuss the development with a member of the project team either collectively or on a one to one basis.

Following each presentation all attendees were provided with a "free post" post card onto which they could provide any thoughts, comments and feedback on the presentation and the scheme as a whole.

To date, 303 number postcards have been received by the project team, all of which have been collated, scheduled and reviewed.

The feedback received has subsequently been utilised by the project team to influence the design proposals.

The feedback received also demonstrated an over whelming support for the project and a desire for the project to commence as soon as practicable, as the redevelopment of the Dome is seen as the catalyst for the redevelopment of Whitley Bay as a whole.

In addition, 30% of people who responded expressed an interest in setting up a focus group for the project.

Taking on board the feedback received, a focus group, the "Friends of Spanish City" was established in September 2011.

The focus group provides an active link between the local community and the project team and is the focal point of communication between all parties.

A face book page has also been established which allows members of the public to view the current proposals, whilst receiving project updates and also enables them to post comments and feedback to the project team.

In addition to the aforementioned face book page, a project website has also been established, which can be viewed on www.spanish-city.co.uk.

Links have also been established with Marine Park First School, which is situated adjacent to the Dome, on the site of the former amusement park.

In particular a display of artwork by the children was displayed in the building during December 2011, which ran in conjunction with "Santa's Grotto" and the Christmas fair, which was also held within the Dome during December 2011, both of which were visited by over 3000 people.

Our extensive consultation has indicated huge support to have this much-loved building restored to its former glory.

Our ability to engage local people in the heritage of the building is currently hampered by the physical condition of the site, whereby only certain restricted areas can be opened to the public for one-off events such as Heritage Open Days.

A full activity programme will help local people to learn about and appreciate the building and its role in Whitley Bay's growth as a seaside resort can be developed and implemented on site if the building restoration can be funded.

As North Tyneside Council has already spent £3million on works to protect the building and make it weatherproof, Robertson are also making significant investment into the building, we are unable to fund the entire restoration works and still require external grant aid to achieve our goal

SECTION THREE – YOUR PROJECT

3a What is your project? (200 word limit)

The North East coastal town of Whitley Bay is home to the famous Dome which is a national, regional and local icon, featuring in paintings and pop songs, such as Dire Straits hit, "the tunnel of love", which evoke fond memories for the millions of visitors who have passed through the building since its grand opening on 18th May 1910.

Sadly the decline of British seaside holidays has taken its toll as the Dome and amusement park fell out of favour with visitors and residents, like many of our traditional seaside towns, resulting in its closure in 2000.

The first phase of the restoration (ensuring the building is weather tight and structurally sound) is now complete. These works will enable the building to be restored back to its former grandeur, replacing lost historic features, returning the original purpose to the building by providing family-friendly leisure activities and providing a new permanent space to narrate and interpret the history of the building.

The restoration project will protect this landmark building so that new audiences can learn about their local history of seaside entertainment. Investment will ensure that visitors to Whitley Bay can enjoy using the Dome for many generations to come.

3b What will your project do?

In Summary the outputs of the project will be;

In addition to the historic restoration of the Dome and the reinstatement of key historic and conservation features the regeneration of the building will act as a catalyst for the much wider regeneration of Whitley Bay as a whole and in particular the sea front area, which in recent years has seen a steady decline in visitor numbers.

Currently, both Robertson and North Tyneside Council are involved in a number of public / private initiatives to redevelop Whitley Bay and re establish the area as a prime visitor attraction along the North East coast.

The regeneration of the Dome will create a focal point for visitors, coupled with the creation of self sustaining business opportunities and full time employment opportunities for a number local people.

These works will also provide stimulus to the local economy, whilst encouraging sustainable, organic growth of the local economy and business.

It is anticipated that the regeneration works will generate a footfall of 300,000 people, per annum,

The regeneration of the Dome will also provide the opportunity to showcase historic and conservation works within the local area, whilst providing the opportunity to develop key links with the local schools, universities and business alike.

In addition to providing opportunities to local schools, universities and businesses the regeneration of the Dome will also provide the local people to be involved in the regeneration process, through the iterative design process and through the establishment of the focus group, face book page, website and ongoing public presentations.

Capital Works;

The following capital works and activities will be incorporated into the regeneration of the dome;

- Installation of structural steelwork and rebuilding of existing brickwork to ensure the Dome and all ancillary space is structurally sound (Works Completed by North Tyneside Council)
- Installation of new roof covering, render repairs and waterproofing system to ensure that the Dome and all ancillary space are water tight. (Works Completed by North Tyneside Council)
- Reinstatement of all existing window and door openings, many of which have been blocked up or removed.
- The installation of new windows, based upon the original style, doors and shop fronts (promenade elevation) to return the structure to its former appearance.
- Installation of loggias to the first floor terrace areas
- Installation of the cupolas to the existing towers and the re instatement of the "dancing girls"
- Reinstatement of all decorative plasterwork to both the interior and external elevations of the Dome (including cornice, wreaths, column surrounds)
- Installation of all primary electrical and mechanical installations (including heating, chilled water, ventilation, hot & cold water, sanitary ware, power & distribution, lighting, security & access equipment, fire alarms and sprinklers)
- Reinstatement of all wall finishes, floor finishes and ceilings (including terrazzo repairs)
- Installation of passenger lift(s) to comply with disability access requirements. Currently reviewing the possibility of utilising the location of the existing passenger lift, as identified on the original designs of 1910.
- Reinstatement of all toilets (including accessible toilets to meet current legal requirements)
- Full decoration of all internal areas and external elevations. All areas given over to tenant fit out will be decorated by the respective end user.
- Provision of all statutory incoming services.
- Reinstatement of all internal and external drainage systems
- Completion of external landscaping works to meet the requirements of the planning conditions
- Reinstatement / repairs to all staircases and handrails (Including external fire escapes)
- Reinstatement / repairs to all floors and ceilings
- Reinstatement of all decorative metal work and features, such as handrails to the main entrance

A full Activity Plan will be developed as part of our Stage 2 bid. This will enable us to work with the local community to develop a partnership group who will be fully involved in both designing the activity programme, delivering some activities and whom will also be involved as part of the management group responsible for the building's future operation. We will develop and sustain the rich historical information which depicts the history of the important building from its innovative construction to its place in history as a social gathering place.

Our aim is to return the Dome to its former aesthetic glory, while providing modern, family friendly leisure activities and social history learning activities for the whole community to be able to celebrate its local heritage.

3c How have you arrived at this project?

North Tyneside Council purchased the Dome and amusement park site in 2000 and undertook the development of a new primary school on the site of the existing amusement park.

The ambition has always been to return the Dome to its former glory and to have long-term sustainable use/uses which would attract families (residents and visitors alike) to visit the area.

Whitley Bay, like many seaside towns, has suffered since the emergence of the cheap package holiday and the number of visitors fell during the 1970's and 1980's which meant facilities such as the Spanish City suffered with falling visitor numbers.

This had a knock-on effect on the wider Whitley Bay area and town.

North Tyneside Council has sought to find a suitable sustainable solution for the site since its purchase but until recently, a suitable solution had not been identified.

North Tyneside Council has undertaken various works to the building to make it wind and water tight. The building has been cleared of debris left when the final occupants vacated the Dome; damaged plaster work has been removed to enable the structure to dry out; damaged cornicing has been saved to either repair and reinstate or use as moulds, retained the last remaining original style windows which have been used to design the window details for the reinstatement of the large windows which were removed from the Dome many years ago.

Repairs have been undertaken to the towers and the dancing girls, the staircase towers have been rebuilt, the former kitchen and gable wall have been rebuilt, extensive areas of mortar have been replaced and large areas of the building re-rendered, the roof around the base of the Dome has been completely renewed.

This work has been undertaken by North Tyneside Council as it recognises the local and national significance of this iconic building and as such, North Tyneside Council has invested circa £3m to safeguard this building whilst seeking a long-term sustainable use for the Dome

As previously noted and following a successful OJEU procurement process, Robertson were appointed as preferred developer for the Spanish City site and have brought forward a scheme which will see the Dome returned to its former glory with original features returned and bring the building back into use for family leisure use.

The concept is to provide space with a range of activities for people of all ages to enjoy whatever the weather.

Following extensive consultation exercises, the public are very keen to see the Dome brought back not only into use, but returned to its former glory as well.

Copies of the comments received are attached for information. Given the commitment of North Tyneside Council, Robertson and the strength of support from the community, the proposals detailed within this bid form the basis of our project to return the Dome to its former glory.

Throughout this time, the restoration of the Dome has regained its high profile in Whitley Bay and beyond and the desire of North Tyneside Council and Robertson to restore the building has proved to resonate deeply with many local people as well as those from further field, borne out by the popularity of the Heritage Open Days and the desire of people to take an active part in shaping the development. The project is deeply embedded in the wider community which is vitally important for a project of this stature which seeks to safeguard the heritage of the popular seaside holiday culture.

SECTION FOUR – PROJECT OUTCOMES

4a What difference will your project make to your heritage?

The project will rejuvenate the existing Dome and return the building to its former glory, whilst returning lost architectural details, thus resulting in a structure that reflects the 1909 design of Cackett & Burns Dick.

The building has significant recognition, not only for the unique form of architecture, but for being the first building within the United Kingdom to utilise Hennebiques technique for reinforced concrete. The technique not only produced cheaper construction costs but reduced construction time, with the dome being constructed by contractors Davidson & Miller in only 82 days.

The Dome is currently closed and is a depressing sight. It will be restored as phase 1 of the wider redevelopment of the area, and will provide a multi-use community facilities, exercise area, cafe's, restaurants and retail facilities. The distinctive tower cupolas and dancing girls will be re-instated, along with the individual ground floor retail units that will provide business opportunities for the local area but will also allow the public to enjoy the amenities whilst encouraging increased footfall along the promenade.

Inside the building, it is proposed that existing feature plasterwork and rotunda will be restored to its former glory, with the first floor space potentially housing a restaurant / dining area and space for several small retail boutiques.

As previously identified, we have actively engaged with the local residents, interested parties, planning and conservation officers to ensure that the proposals provide a sustainable development solution, whilst maintaining the heritage and character of the Dome.

The proposed restoration works represent the catalyst for a much wider regeneration of not just the sea front, but the North Tyneside coast as a whole.

Returning lost architectural details – tower tops, loggias, windows and doors, shop fronts, internal and external decorative plasterwork is essential to restore this fabulous building to its original state. Many of the above have been removed and lost, for example, the tower tops were removed in the 1960's and lowered to the flat tower tops we see now; the loggia's were removed before this date and other features have been removed or replaced around the same timeframe.

The building is recognised not only locally but also nationally as significant for its construction method, returning it to its former glory and bringing it back into use will add to the status of this iconic building.

The anticipated outputs for the Activity Plan part of the project include:

- 1 new community /voluntary group established
- 4 community heritage events held in year 1 (increasing year on year thereafter)
- 500 visitors in relation to the heritage features within Year 1 (10% increase year on year thereafter)
- A minimum of 10 new businesses supported
- 1 new permanent heritage exhibition created
- 500 people learn more about their heritage in Year 1 (10% increase year on year thereafter)
- 50 school pupils engaged in the project and learn about their heritage
- 20 FE/university students engaged in the project

4b What difference will your project make for people?

The restoration and reopening of the Dome will have a major impact upon the visitor appeal of Whitley Bay, whilst providing the catalyst for future regeneration of the sea front area and the town as a whole, this in turn will increase the desire for British sea side holidays that were popular until the 1970's and 1980's.

It is anticipated that 300,000 people per annum will visit the Dome following the completion of the restoration works.

As previously indicated the restoration and re opening of the building will have a significant positive impact upon the local economy, through both increased business opportunities and visitor numbers, and therefore, re-establishing Whitley Bay a premier British sea side destination.

The restoration of the Dome and the wider regeneration of the surrounding area will provide the following education and training opportunities;

- Apprenticeships provided by Robertson and their supply chain, in conjunction with opportunities with potential end users of the retail units, cafe / restaurant space and multi use area.
- Supply chain development with support for local businesses, which in turn could generate further local employment opportunities.
- Work experience and training for all people (of all ages) within construction, engineering and specific courses related to the retail, service and hospitality industries.
- Engagement with local schools, colleges and universities to provide access and coursework opportunities associated with the regeneration works and ongoing business development.

Public Access

Public access to the dome is fundamental to the project and the following would be pursued to ensure that there was public access and support for the regeneration proposals;

- Tours on heritage open days and further public consultation events
- Hosting film premiers and the Whitley Bay Film Festival.
- Use of the promenade frontage and retail units, main entrance or multi use community space as a "shop window" for publicising the project and progress of the works, thus taking advantage of the Dome's location as a gateway when accessed from promenade.
- Regular updates on the Spanish city website / friends of the Spanish City face book page, which presently has had over 20,000 hits to date.
- Regular update meetings / forums with the general public and the friends of Spanish City, including the publication of a newsletter

Volunteers

It is the intention to build into the management plan for the Dome the use of volunteers to run public events and open days.

This will draw upon the large number of respondents who attended the public consultations during June to September 2011 and those who have expressed an interest in the focus group the friends of Spanish city.

It is envisaged that a Facilities Manager will be employed, not just to manage the physical structure but also the ongoing activities of the volunteers.

A bi-monthly meeting of the Management Committee will be held. The Committee will include representatives from Robertson, North Tyneside Council, the Facilities Manager and members of the community, friends group and representatives of the businesses /concessions operating within the building.

Socio Economic Factors

It is almost impossible to overestimate either the symbolic or tangible impact that the regeneration of the Dome represents for the communities of Whitley Bay and the Borough of North Tyneside. Its over-riding effect will be one of enhanced reputation, renewed self-confidence and improved economic prospects.

In specific areas such as education and training the project will provide a fresh focus on opportunities for school children, school leavers, students and the unemployed. During the construction phase Heritage Apprenticeships will be created through the restoration of the Dome and work experience provided for local people in engineering and construction trades.

Additionally it is envisaged that upon completion of the restoration works, we anticipate to be able to provide a number of local employment opportunities for a wide cross section of the community.

Coupled with the aforementioned educational programme that will ensure that both local and International visitors alike are informed of the Dome's rich history, whilst re-establishing Whitley Bay as a premier British sea side resort.

4c What are the main groups of people who will benefit from your project?

First round only

The Spanish City site and the Dome itself are not just of regional significance, they are known nationally and even internationally. Previously visitors have come to Spanish City and the Dome from all areas of the United Kingdom and beyond.

It is envisaged that residents, visitors and businesses within the communities of Whitley Bay and the Borough of North Tyneside will benefit most from their participation in the project and from its employment, learning, training and regenerative impact.

Visitors from the local and sixty to ninety minute catchment areas will also benefit in terms of their leisure, learning experience and the encouragement the Dome provides for a visit to Whitley Bay.

It is also anticipated that with appropriate marketing, the Dome's regeneration and subsequent re-opening will be the trigger for a visit to Whitley Bay by visitors from further afield who will once again enjoy the splendour of the Dome and discover other points of interest including the sea front, links, Panama Gardens and town centre.

Please now go to question 4d

4d How will you maintain the benefits of your project in the long term?

The Dome will be self sustaining and will not require cross revenue subsidy.

The phasing strategy for the development ensures that not only that the most fragile heritage assets are regenerated first, but that the area of the Dome which generate income is dealt with first. This strategy enables any income generated from the multi use community space, activity space / gym, retail units and cafe / restaurants cross subsidises the revenue account for the building as a whole.

The revised development strategy indicates the Dome can be subdivided into the following areas, to maximise both tenant potential and income generation;

- Ground Floor – Activity Space, Multi use community space, Retail
- First Floor – Food, Retail, Display space and Cinema

Furthermore, the revised business case takes into account the proposal from North Tyneside Council (Sports and Leisure Department), who have confirmed an interest in taking 650m² (6500 sq ft) of ground / first floor space, for a gym and fitness area. This would result in North Tyneside Council becoming the anchor tenant for the Dome.

Furthermore this would provide additional gym/fitness facilities at the coast for which demand is extremely high.

The present footfall for the gym within the Waves centre is 127,670 per annum, which is split 91,355 for direct gym use and 36,315 for specialist classes.

Having considered the above footfall, the revised business case predicts that with an increase in floor area, an increase in visitor number and subsequently being located in a more prominent position footfall can be increased to 300,000 people per annum., through the provision of restaurant / cafe space, retail units and family orientated leisure activities.

Additionally the increase in footfall is an attractive proposal for other potential occupiers and as such there is also considerable interest from commercial operators in the project, in particular for the provision of coffee shop and restaurant space. Preliminary discussions have commenced with these prospective operators and the initial feedback has been extremely positive.

This is the indication of the attractiveness of the scheme, with the perspective end users indicating that they are will to meet all capital costs relating to the fit out of their respective space whilst the income generated will also subsidise the ongoing costs of maintenance and the common parts of the building.

Project evaluation will also be factored into the project development process.

The first objective is to set a benchmark to help evaluate the success of the redevelopment of the Dome once it is established.

Following a stakeholder workshop the following elements were listed as indicators of success:

- Creation of jobs
- Training and education opportunities
- Support and development for the local area in particular local businesses and economy
- Catalyst for the redevelopment of the sea front and Whitley Bay as a whole

Further evaluation work will be undertaken as part of the project development. This will include holding key stakeholder workshops to identify what the project is required to deliver or any perceived change from the initial project deliverables. This will include how to collect the necessary data on:

- Age group
- Ethnic background
- Socio-economic groups
- Disability
- Gender
- The main areas of evaluation will focus on the following areas: Training and education benefits delivered - i.e. number of skills qualifications achieved; number of school visits; and number of people assisted in finding jobs
- Increased support to local businesses.

Finally, we will measure the difference made to the heritage structures by assessing progress against the measures set out in the Conservation Management Plan, which has been prepared as part of the project development stage.

4e How will your project affect the environment?

The project will make a major contribution to the built environment of Whitley Bay by bringing into beneficial use a prominent central, Sea Front site that has been largely unused since 2002.

The Project will restore to full use the Dome, a disused grade II listed structure, which is currently the most prominent, disused building on Whitley Bay's seaside promenade and the major architectural monument of the Whitley Bay seafront area.

The redevelopment of the Dome will also benefit from the re alignment of the link road which is now located to the rear of the site, thus allowing for a pedestrian piazza to be developed along the front of the building which will connect with the existing seafront promenade. Soft landscaping will 'green' this area of the former highway and provide a flowing connection between the nearby Whitley Park, the Dome and the sea front promenades.

This pedestrian area, coupled with improved transport links from the bus and metro station within the town centre, will ensure that the Dome is once again the focal point of Whitley Bay.

FREEDOM ON INFORMATION PAGE – SEE PDF VERSION

SECTION FIVE – DEVELOPING AND DELIVERING YOUR PROJECT

5a Who are the main people responsible for developing and delivering your project?

The restoration of the Dome and the wider area regeneration will be led by a partnership team from Robertson and North Tyneside Council.

The key members of the project team are listed below;

- Andy Mcleod – Managing Director, Robertson North East. Andy will have overall responsibility for the successful delivery of the overall project. Andy has a wealth of experience and has been involved in a number of regeneration projects throughout the North East and has forged a strong working relationship with North Tyneside Council.
- Martin Westgate – Business Development Director, Robertson North East. Martin is the director responsible for the successful delivery of the overall project. Martin has a wealth of experience and has been involved in a number of regeneration projects throughout the country and has forged a strong working relationship with North Tyneside Council.
- Chris Price – Senior Project Manager, Robertson North East. Chris will have overall responsibility for the day to day project management of the works and ensuring that all works are delivered safely, on time, to the required standards and within budget. Chris has been involved in a number of regeneration projects within the North East and has forged a strong working relationship with North Tyneside Council.
- Stuart Hopley – Property Development Manager, Robertson Property. Stuart will have responsibility for securing the end users for the scheme, including establishing a robust maintenance and management structure to ensure that the building operates efficiently. Stuart has been involved in a number of large scale developments throughout the united kingdom.
- Julie Bews – Regeneration Project Manager, North Tyneside Council. Julie is the Regeneration Project Manager with responsibility for coastal regeneration. Julie has worked on a number of successful regeneration projects in Whitley Bay including the refurbishment of the Playhouse theatre, Waves Leisure Centre and the structural works to the Dome. Julie was involved in the OJEU process to appoint a preferred developer for Spanish City and has forged a strong working relationship with Robertson North East.

CV's and an organisation structure are included as appendices to this response. The organisation structure identifies the hierarchy of the project delivery team and the relationships (including levels of responsibility) between the key individuals.

Specialist conservation and planning advice has been sought from the following parties;

- Robin Coombes (Conservation Architect) – B3 Architects
- Steve Barker – Prism Planning

In addition to the specialist advice noted above, the following consultants have been appointed to the project team;

- B3 Architecture – Architects
- RPS Gregory – Services Engineers
- Patrick Parsons – Civil & Structural Engineers
- Waterman Group – Landscaping / Public Realm Works

During the development and construction phase of the works, all works will be managed by Robertson, North Tyneside Council will assume the role of client during the period of the works.

5b Describe in detail the development work needed for your project.

Robertson have prepared detailed programmes which identify the pre construction works, the regeneration of the Dome and of the overall site. Copies of these aforementioned programmes are contained as appendices to this response.

The development stage, phase 1 will encompass the following activities;

- Design and costing of the scheme from RIBA stage B to RIBA stage D. These will be based upon revised proposals developed by B3 following the withdrawal of the YMCA as a development partner and the proposal by North Tyneside Council to undertake the role of anchor tenant:
- Obtaining outline planning for the overall development site. Application has been lodged with North Tyneside Council and is currently being validated.
- Submission of a full planning application for the restoration of the Dome:
- Securing listed building consent for the Dome. This will include detailed costing and method statements for the restoration :
- Review of the conservation management plan and implementation of strategy's contained within. This will be intrinsically linked to the development of the design solution for the building:
- Secure tenants / end users for remaining Lettable areas within the building:
- Development of business case and financial model for the Dome and overall development of the site, including all subsequent phases.
- Agreement of project management procedures, change control mechanisms and cost management procedures.
- DDA review. The existing layout of the Dome raises a number of complex issues relating to access / egress.
- Identification of apprenticeships / work placement opportunities
- Support the development of the emerging Friends community group
- Further consultation with local community and schools to develop the Activity Plan
- Establish a community partnership to help manage the long-term development of the building and the activities that are undertaken on the site.

The implementation stage, of phase 1 of the regeneration works will encompass the following activities;

- Construction / restoration works to the Dome
- Operation of change control and cost management of capital spend
- Ongoing discussions / agreement of end users for remaining Lettable areas
- Grant accountabilities to funders
- Implementation of apprenticeships / work placement opportunities

5c What are the main risks to developing and delivering your project and how will manage those risks?

Risk	How likely is the event? High, Medium or Low	How serious would the effect be? High, Medium or Low	Consequence	Action you will take to help prevent the risk	Who is responsible for dealing with the risk?
Lack of community buy-in	Low	High	Public backing for the full planning application would not be forthcoming	Continue to undertake consultation exercises and ensure public have the opportunity to be involved in shaping the scheme	Robertson / North Tyneside Council
The overall costs for restoring the Spanish City increase	Medium	High	All of planned works will be subject to reviewed in line with the revised budget	Tight budget control and value engineering exercise in conjunction with ongoing dialogue with the conservation officer / planner will reduce this risk	Robertson
Planning approval and listed building consent are not received	Medium	High	Project would be significantly delayed	Continue to consult and keep all Elected Members and the community apprised with proposals	Robertson/North Tyneside Council

No commercial lettings are achieved	Low	High	Lack of funds to maintain the building	Achieve lettings prior to completion of the scheme	Robertson
Failure to secure private sector funding	Medium	High	Delay and disruption to end user procurement and internal fit out works	Progress ongoing discussions with potential end users and funding sources, such as land sales from the remaining areas of the site	Robertson

5d Provide a timetable

As previously noted, Robertson have prepared detailed programmes which identify the timeline for the restoration of the Dome and the regeneration of the overall site. Copies of these aforementioned programmes are contained as appendices to this response.

The principle project landmarks are as follows;

- Granting of outline planning permission (Inc judicial review period) – 08/06/12
- Submission of full planning application, including listed building consent (Dome) – 11/06/12
- Granting of full planning permission (inc Judicial review period) – 11/12/12
- HLF Stage 1 application – 5/4/12
- HLF stage 2 application – 6/8/12
- HLF approval – 14/11/12
- Scheme Design to RIBA Stage D – 11/06/12
- Scheme Design to RIBA Stage K – 11/12/12
- Construction Commencement – January 2013

The design for the Dome has been completed to RIBA stage C. This process has included input from a number of experienced professionals and reflects the business plan. The stage C design proposal will be utilised as a basis for the applications that are to be submitted to potential funders, namely the Heritage Lottery Fund (HLF).

There is a desire to reopen the Dome to the public as soon as possible, as this will act as a catalyst for the redevelopment of the remaining areas of the site.

Works are scheduled to commence on site in early January 2013, with the restoration works to the dome taking 50 weeks to complete, thus resulting in a completion date of December 2013.

The remaining phases of the project will be driven by the realisation of various development funding streams.

The high level development programme indicates works commencing in 2013 and being completed in late 2015.

SECTION SIX – THE COSTS OF YOUR PROJECT

A First Round – Development costs to detailed proposals

Cost Heading	Description	Cost £	VAT you cannot Claim back £	Contingency £	Total £
A1 Managing the project	Regeneration Project manager, coordinating management of the professional team, working with specialist advisors, overseeing public events, land owner advice.	19,500	3,900		23,400
A1 Managing the project	Project Manager for Robertson Developments in overseeing site related elements, feasibility for end users and engaging and procuring the design teams	19,500	3,900		23,400
A2 Professional fees	Legal and VAT advice, organising heads of terms for Tenants, Section Agreements, Wayleaves, land access, etc.	10,000	2,000		12,000
A2 Professional fees	Architectural services including advice on heritage and conservation elements, structural, civil, services and related design specialism's to develop proposals to RIBA stage D	115,000	23,000		138,000
A2 Professional fees	Electronic measurement survey of current building works	7,500	1,500		9,000
A2 Professional fees	Ecological, condition surveys to input for development of design	3,000	600		3,600
A2 Professional fees	Topographical and radar survey including drainage to assess current building and services profiles	11,500	2,300		13,800
A2 Professional fees	Ground testing and contamination testing for below ground works, reports and monitoring	2,000	400		2,400
A2 Professional fees	Acoustic Survey report	1,000	200		1,200
A2 Professional fees	Flood Risk Assessment	1,000	200		1,200
A2 Professional fees	Transport Statement	9,500	1,900		11,400
A2 Professional fees	Air quality testing	1,000	200		1,200
A2 Professional fees	Development of Business plan for the various Tenants and ongoing proposal for the dome, including life cycle, maintenance and implementation plans	12,000	2,400		14,400

A3 Staff costs					
A4 Recruitment	Recruitment of lead consultants and advertising	1,000	200		1,200
A5 Other	Temporary exhibitions- Temporary partitions/ screens including suitable access and safety in providing public, educational and local historic groups to visit the dome and get in-site into the history and proposed usage	5,000	1,000		6,000
A5 Other	DDA Advice	1,500	300		1,800
A6 Non-cash contributions	Advice and formulating data from various sources in formulating historic information for the dome. Collating data from repair works for future integration into reinstatement.	2,500	0		2,500
A6 Non-cash contributions	Public consultation events and stakeholder interaction visits	3,500	0		3,500
A7 Volunteer time	Value of time in organising and facilitating events to generate local interest including understanding past history of the building and historic construction methods	12,250	0		12,250
Total costs		£238,250	£44,000		£282,250

B First Round - Funding

Income	Description	Total
B1 Cash	Survey works, ground testing, acoustic, flood risk, transport and air quality undertaken.	14,500
B1 Cash	Robertson Developments investment into the project	54,000
B1 cash	North Tyneside Council contribution	60,000
B2 Non-cash contributions	As identified above	Is this secured? Yes 6,000
B3 Volunteer time	Volunteer time identified below	12,250
B4 Our grant (%)	48%	135,500
Total income		£282,250

Breakdown of volunteer contributions

Description of volunteer tasks	Number of days	Cost each day	Estimated value
Events	20	£150.00	3,000
Guided tours	20	£150.00	3,000
Clearing site for access	20	£50.00	1,000
Developer input in running events	15	£350.00	5,250
		£700	£12,250

C Second Round - Delivery Costs

Cost Heading	Description	Cost £	VAT you cannot Claim back £	Contingenc y £	Total £
Further development costs					
C1 Managing the project	The Partnership will employ a Project Manager as a member of staff who will be responsible for the project for the duration of the capital works	75,000			75,000
C2 Professional Fees	Included in C12				
C3 Staff Costs	Admin support in organising events	2,100			2,100
C4 Recruitment	Recruitment of lead consultants and advertising	500			500
C5 Other					
Capital Costs					
C6 Purchase price of items or Property					
C7 Repair & conservation Work	Major works to restore the structural elements of the project and provide a watertight structure	3,000,000			3,000,000
C7 Repair & conservation work	Major repair and conservation works to reinstate internal fabric of the building back to original standards	1,615,000			1,615,000
C7 Repair & conservation work	Elevation treatment in restoring windows, doors, shop fronts, pilasters, fascia's and associated features	314,000			314,000
C7 Repair & conservation work	Replacing original feature turrets to 2nr towers present in 1910 and removed in 1964.	116,000			116,000
C7 Repair & conservation work	Redecoration works	72,000			72,000
C8 New building Work and features*	Reinstatement of Loggia and timber columns either side of the main dome	225,000			225,000
C9 Other physical Work	Landscaping and public access areas	110,000			110,000
C9 Other physical work	Refitting building services, lifts, DDA provision, toilet and welfare provisions for public and end user usage	1,092,000			1,092,000

C9 Other physical work	Works to shop units, gym, café, restaurant areas	2,270,000			2,270,000
C10 Equipment & materials					
C11 Other					
C12 Professional fees relating to the above	Architectural services including advise on heritage and conservation elements, structural, civil, services and related design specialism's to develop proposals to RIBA stage E-L	235,000			235,000
Activity costs					
C13 Staff costs	Co-ordinator heading up public investment and education groups during delivery stage	50,000			50,000
C14 Training for staff					
C15 Training for Volunteers					
C16 Travel for staff	Mileage allowances for staff members	1,500			1,500
C17 Travel for Volunteers					
C18 Expenses for volunteers	Safety Clothing, H&S, PPE during capital works for visitors and groups	2,000			2,000
C19 Equipment & Materials	Educational material for events, photographic displays, historic events	2,500			2,500
C20 Producing printed materials	Information leaflets, event advertising	1,500			1,500
C21 Other					
C22 Professional fees relating to the above					
Other project costs					
C23 Managing the project					
C24 Recruitment					
C25 Publicity & promotion	On-going consultation works with end users promoting the restoration works and promotion of the Spanish City via local and national media.	5,000			5,000
C26 Evaluation	Project Evaluation following completion and opening	3,000			3,000
C27 Overheads					
C28 Inflation	Based upon market predictions based upon mid-point capital works procurement	162,000			162,000
C29 Non-cash Contributions					

C30 Volunteer time	Value of time in organising and facilitating events to generate local interest including understanding past history of the building and historic construction methods	7,000			7,000
Cost Totals		£9,361,100			£9,361,100

D Second round – funding

Income	Description	Total
D1 Cash	North Tyneside investment in undertaking structural repairs and providing a watertight structure.	3,000,000
D1 Cash	Private sector investment which consists of; Land receipts from the sale of the residential / care home & hotel sites will generate £1.589M Contributions for internal fit out costs from Tenants / end users will generate £1.770M	3,359,100
D2 Non-cash contributions		Is this secured? Yes/No
D3 Volunteer time	Volunteer time as identified below	7,000
D4 Our grant (%)	32%	2,995,000
Total income		£9,361,100

Breakdown of volunteer contributions

Description of volunteer tasks	Number of days	Cost each day	Estimated value
Events	10	£150	1,500
Guided tours	30	£150	4,500
Clearing site for safe access during works	15	£50	1,000
		£400	£7000

6b if the contributions from other sources have not yet been confirmed, when do expect them to be

The contributions from the private sector will be confirmed by commencement of works onsite.

6c how have you worked out the share of your organisation's overheads that relate to your project (if this applies)?

Overheads will not be claimed by North Tyneside Council for their role within this restoration project.
Robertson overhead is contained within the project management role costs and is based upon an industry standard percentage.

SECTION SEVEN – AFTER YOUR PROJECT ENDS

7a How will you make sure your project is financially secure in the long-term, including meeting maintenance costs?

Robertson will be establishing a Management Company specifically for the Dome, which will adopt responsibility from completion. They will be responsible for all aspects of the marketing, management and maintenance of the Dome. We already have an experienced team based in Newcastle and are therefore ideally placed to manage the Dome on a "local" level.

It is planned that the Dome will be subdivided into separate bookable/ Lettable areas. These will be generally defined by levels, walls/partitions or marked up areas and captured in licence and lease agreements. Where we have large open plan areas such as within the Dome this will allow flexible use of the space available.

It is our intention to combine the non income generating/community benefit elements of the scheme with attractive commercial enterprise. This is expected to provide sufficient income to cross subsidise the not for profit participants in the Dome.

We are currently in discussions with a number of commercial and non commercial companies and organisations to establish a positive tenant mix that will encourage long term commitment to the Dome. It will be our mission to ensure that the users are complimentary to each other, which in turn should lead to excellent tenant loyalty.

The net effect of this marketing strategy should be optimum footfall, low vacancy rates, and sustainable commercial rental levels.

We will need to secure the commitment of the tenants in the upkeep of the structure and we will be seeking where possible Full Repairing and Insuring leases with clearly defined roles to include for example "stay open" clauses ensuring that the Dome remains a vibrant place during opening hours.

There will be a team dedicated to securing events and attractions all year round with these events targeting all age groups including minority and disability participants. This role will be co-ordinated by Robertson and the on-site Manager and staff. Where these events will be profit making, the Dome will benefit from a rent or licence fee.

We have an experienced facilities management team, Robertson FM Ltd who will be responsible for the reactive and planned maintenance of the Dome. They will address issues such as the external envelope of the building ensuring this is wind and water tight and they will also maintain all the internal common parts, services and external landscaped areas.

These costs will be met through a mixture of rents received from the tenants and from the hosting of events within the Dome. Robertson FM have produced a comprehensive "life cycling" and maintenance cost for the scheme. We have also included for management of the dome and other incidental costs and we are confident that we will achieve the income required to meet these commitments.

7b What are the main risks facing the project after it has been completed and how will you manage those risks?

Risk	How likely is the event? High, Medium or Low	How serious would the effect be? High, Medium or Low	Consequence	Action you will take to help prevent the risk	Who is responsible for dealing with the risk?
We fail to attract visitors to the Dome	Low	High	The scheme is poorly attended and the tenants close/withdraw	We secure attractive and interesting events and tenants which appeal to the public	Robertson
No commercial lettings are achieved	Low	High	Lack of funds to maintain the building	Achieve lettings prior to completion of the scheme	Robertson
The building requires additional money to manage the building	Low	Medium	Lack of funds to maintain the building	Ensure the lease clauses cover additional expenditure	Robertson
We suffer voids in the commercial elements of the scheme	Low	Medium	Lack of funds to maintain the building	Secure excellent tenants.	Robertson

7c How will you evaluate the success of the aims of your project (as set out in section three)?

The Dome will be returned to its former impressive glory as the centre piece of attractions along the North East coast. There will be a variety of family friendly leisure attractions available within the Dome and a rolling programme of exhibitions, information boards, interactive activities (touch screen technology) and regular heritage talks to inform the public of the history of the building and its place in the wider seaside holiday culture.

The projected outputs and outcomes of this project (and the Activity Plan that will be developed at Stage 2) will be monitored and evaluated by the Facilities Manager and progress will be regularly reported back to the Management Committee. The Facilities Manager will also observe and comply with all monitoring requirements stipulated by Heritage Lottery Fund.

The Dome will once again be the heart of the seaside and will 'buzz' with noise and activity as it did in its heyday.

Other information about your organisation
See pdf application form

SUPPORTING DOCUMENTS YOU MUST SEND WITH YOUR APPLICATION FORM

Attach all the supporting documents listed below. If you need to send them to us as a hard copy (for example, documents larger than A3 which may be difficult for us to print out), send two copies of each with your signed declaration and number them as shown below. Please tell us in the right hand column how you will send the supporting documents.

First round application

	Hard copy (H), Electronic (E) Does not apply (N/A)
1. Copy of constitution unless you are a public organisation	N/A
2. For joint applications – a copy of your agreement signed by everyone involved which sets out how the project will be managed	N/A
3. A copy of your organisation's accounts for the last financial year – does not apply to LA's	Robertson's attached
4. Copies of deeds, leases, mortgages or other proof of ownership if your project involves work to land, buildings or heritage items.	NTC to provide paper copies
5. A small selection of visual aids that you consider will help illustrate your project, eg drawings and photographs	See attached disk
6. A signed copy of the declaration	
For the development phase to the second application round	
7. Detailed timetable for the development period	Attached
8. Briefs for development work	
9. Job descriptions for new posts to be filled during the project development period	N/A
For capital works projects with total grant requested of £1million or more (and for more complicated capital work projects with total grant request below £1million)	
10. A conservation statement	See attached disk