



Marina Car Park & The Pavilion Project

Update for Neighbourhood Forum

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Torbay
Development
Agency

Introduction

- Purpose of the Presentation
- Background to the Proposal & Important Issues
- Possible Benefits of the Proposal
- Current Status of the Proposal
- Questions and Answers

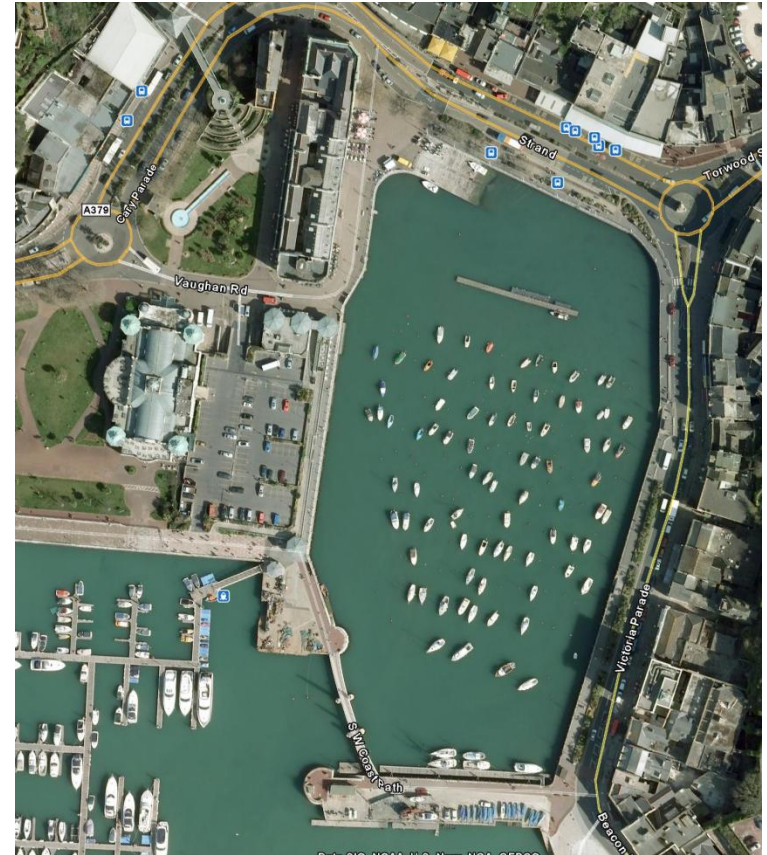
Purpose of the Presentation

- Proposal to develop Marina Car Park and the Pavilion are well known:
 - Public Consultation at RICC
 - Herald Express coverage
 - Questionnaire at the Pavilion
- **Update the Neighbourhood Forum so that fully aware and up to date**



Background

- Why considering this Proposal?
 - Car Park adjacent to the water's edge
 - Pavilion needs a several £m investment
 - Pavilion needs a viable economic future



Background – The Pavilion



- Grade II Listed Building
- Built 1911
- Steel framed building
- Decorative ceramic tiles
- Elaborate roof details / joints
- Flat roof sections

Background – The Pavilion

- Not watertight!
- Steel completely rusted in places
- New steel members inserted



Background – The Pavilion

- Decorative ceramic brick covering has cracked
- Further water penetration



Background – The Pavilion



- Leased to MDL (Marina Developments Ltd) from 1985
- Repair or renew?
- Barristers provided Counsel's opinion
- Cost to repair / make good? Several £m
- Continuous maintenance – the Forth Bridge!

The Proposal

- The Current Proposal
 - 65 bed 4 * + spa hotel with bar and restaurant
 - 45 apartments
 - Cafes and restaurants on ground floor overlooking the inner harbour
 - Retains existing car park and provides approx. 280 car parking spaces for the marina, hotel and apartments
 - Pavilion restored and incorporated into the hotel's publically accessible areas, eg. reception, bar, restaurant, cafe



Possible Benefits of the Proposal

- Possible Benefits

- Year round facility
- Diversifies the existing hotel offer in the Bay
- Active frontage to the inner harbour and more seated drinking around the inner harbour

- **Provides an economically viable future for the Pavilion**

- **Creates over 200 direct jobs adding £4m pa to the local economy (developer's figures, need to be verified)**

- **Plus estimated £5m pa to the local economy from visitors and indirect jobs (developer's figures, need to be verified)**

- **Plus jobs created during the construction of the project**

Current Status of the Proposal

- Cary Green previously part of the Proposals
- Currently considering car parking on Cary Green
 - Shared space for other uses when not busy?
 - Neighbourhood Forum need to be aware
 - Views on parking cars on Cary Green?



Questions and Answers

Any Questions?