

THE EBRINGTON SITE



Listed Buildings

RED

Retained Buildings

YELLOW

The Star Fort Wall is a scheduled monument

1. INFRASTRUCTURE/ENABLING WORKS

New Service Roads

- Service Road behind Building 80/81. Completed November 2020.
- Main entrance at Limavady Road – Works complete and road open.

The Square

- Significant events area
- Over ground car parks are also utilised for events.

New Public Realm

- A new public realm area has been created between buildings 102 and 104 accommodating the Peace Pledge Tree which was officially opened in November 2019.

Services

- Water supply – Upgrade works both inside and outside the site have been completed and will be imminently adopted by NI Water.
- Foul and Storm water upgrade works underway.

De-contamination

- Remediation works completed.

Building Refurbishment

- Enabling works on-going to several buildings in line with Government Protocol for Listed Buildings.

1. OCCUPIED BUILDINGS

Building 80/81 Creative Industries Hub



The creative industries provides incubation and follow on space, meeting rooms, communal space to facilitate networking and clustering, and bespoke support programmes for the creative and digital content sectors.

Buildings 57/59 The Stables



The building has been renamed 'The Stables'. The business has been impacted by Covid-19 and is operating a take away coffee/food service only at this time in line with social distancing guidelines.

Building 70

Walled City Brewery



Produces premium quality beer and has an extensive food menu. The business has been impacted by Covid-19 and is operating a coffee take away service only at this time in line with social distancing guidelines.

Building 104

Small-medium enterprises



Building 104 was a purpose built accommodation block constructed between 1895 and 1904 and is a listed building. Opened in July 2018 it can accommodate 19 new Small-Medium Enterprise (SMEs) business start-ups, and provide employment opportunities for up to 45 staff. Enterprise North West manage the building under a ten year lease. Building access is restricted at present due to Covid-19 guidelines.

Building 62

Glen Caring



Building 62 was constructed between 1875 and 1904 and opened for business in July 2017 to provide community caring/respice services.

Building 4

Office



Kevin Watson Group (KWG) has just completed fit-out and taken ownership of the Building to accommodate its expanding business. The building opened in February 2020 and staff numbers occupying the building will increase to 35 when Covid restrictions are lifted.

Buildings 115 & 116

Atelier Hair and Urban 3D



Buildings 115 and 116 were originally the boys and girls school houses and joined by a central link built in 1955.

These buildings were offered to the market in April 2019 as two separate buildings and preferred tenants identified. Restoration and fit-out works were completed in July 2020. Both businesses opened in August/September 2020.

Building 83

Action for Children



Building 83 is an L shaped two storey former accommodation building with a ballroom attached to the rear constructed around 1904. Opened in November 2020 it accommodates Action for Children who employ 14 full time and 25 part time staff. Following an extensive renovation and fit-out by Ebrington Holdings Ltd they entered a 10 year lease for the whole building with Action for Children. This completes the first of seven phases of redevelopment planned by EHL/TEO for the land and buildings located on the eastern half of the Ebrington site.

2. Office Development by Heron Property Ltd – IN PROGRESS

Grade A Office Accommodation Building One



Grade A offices currently under construction above the existing underground car park will provide 62,500 sq² gross of office space and expected to open in March 2022. It has the potential to accommodate up to 400 staff. Construction works started in December 2019 but works ceased temporarily in March due to Covid 19. Works restarted in July 2020 and are on programme.

Building 30 Café/Bike Hire



The selected tenant intends to develop Building 30 into a café and bike hire business. Planning and Scheduled Monument Consent approvals are in place. Works to the 'yards' and within the building are well progressed. Delays to the works associated with Covid 19 means that the tenant now plans to occupy the building in April 2021.

Building 40 Restaurant/Bar



The preferred tenant has sought planning permission to develop Building 40 into a licensed restaurant and bar. Planning and LBC approvals have been delayed with approvals now expected by February 2021.

Buildings 63, 67, 68, 69 & 79 4-Star Hotel with Spa & Leisure Facilities



Ebrington Leisure Holdings has achieved planning permission to develop this group of buildings into a 4-star, 152 bed resort hotel with spa and leisure facilities in a two-phased development. Construction was planned to start in May 2020. However construction was delayed due to both the health and economic implications of Covid 19. Works are now planned to start in summer 2021.

Building 102 Convenience Store



An established retailer has received planning permission to develop this building as a convenience retail store. Legal agreements are complete and works were started in early 2020. Planned opening was originally June 2020 but due to both the health and economic implications of Covid 19 the planned opening date is now May 2021.

Buildings 85, 117 & 118 + Development Lands



Building 85 was formerly the Officer's mess built c1875, and is a two storey brick Victorian villa. Buildings 117 and 118 were formerly married quarters built in the late nineteenth century.

A Development Agreement has been completed between TEO and Ebrington Holdings Ltd to create mixed uses for the buildings, develop the land and provide car parking in line with the Ebrington Development Framework. The development includes plans for residential, commercial office space, and art/creative industries. Works to Phase One (Building 83) are complete.

4. Pending Projects:

Building 10



A listed building located on the south side of the 1841 Star Fort, building 10 was the original guard house. This building was offered to the market in June 2019. Tenants have been secured and the approvals process is complete. Legal matters are complete. A planning application was submitted in December 2020. Occupation is expected in January 2022.

Building 10A



A listed building located on the south side of the 1841 Star Fort, building 10A was the originally a cell house. A long term tenant has been secured, the approvals and legal processes are complete. Planning and LBC approvals are expected in February 2021 with refurbishment works starting in May 2021.

Building 11



Building 11 overlooks the south side of Ebrington Square and was built in 1841 as a “barrack store”. The building can be extended to the rear and is located beside the underground car park. The foundations of the southern wall of the Star Fort are clearly visible to the rear of Building 11. This building was offered to the market in June 2019. Tenants have been secured and the approvals process is complete. Works are planned to start in January 2021.

Building 17



A listed building located on the south side of Ebrington Square overlooking the River Foyle, the Barrack Master’s House has a walled garden within the Star Fort. It has also been known as the Admiral’s House. Conservation and preservation works to the building are ongoing. This building was offered to the market in November 2020. Tenants have been secured and the approvals process is now underway. Details remain commercial in confidence.

5. Maritime Museum Project

Buildings 45, 46 and 49

The local Council have prepared a business case to re-develop the buildings as Maritime Museum.