



DEE HOUSE: THE FUTURE

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

- De-listing of Dee House should be discounted as an option.
- The whole scale demolition of Dee House should be discounted as an option.
- Further excavation of the amphitheatre should be discounted as an option.
- Dee House is an important part of a unique urban landscape and an important building in the story in Chester, and should be retained.
- Future proposals for the site should celebrate the over 8,000 years of the City's history that the area encapsulates.
- The building is in a significant and declining state of disrepair with a significant building conservation deficit.
- Funding climate is extremely challenging given competing challenges on Council resources and limited and highly competitive nature of other public funding opportunities.
- A public/private partnership approach appears to offer the best solution to achieving a positive outcome.
- Action is taken to safeguard Dee House, thereby removing the conservation deficit and enhancing the proposition for potential development partners.

- Supports broad principles of the approach set out by CHBPT to safeguard Dee House with caveats to:
 - maximise efforts to retain internal configuration where reasonably practical and retain and re-use stripped out features
 - adopt a sensitive approach to lightweight replacement roof structure.

- Strongly advocates that any future use should incorporate a meaningful interpretation element and maximise opportunities for accessible community use acknowledging that this will need to be balanced with other uses to achieve viable commercial returns that will secure long term sustainability of the building.

- Recognition that there are a range of potential implementation routes to deliver the project involving the Council/private sector and potentially CHBPT (as outlined in the Project Viability report) which will require further exploration by Cheshire West Council.

- Strongly advocates that action is taken to ensure that any future scheme maximises the potential of the amphitheatre and the linkages to St John's, Roman Gardens and Grosvenor Park.

- The Council should build upon the collaborative and partnership approach that has been established through the Working Group as it responds to the recommendations of the Group and CHBPT and makes decisions about the next steps in taking the project forward.

Useful Links

Chester Growth Partnership – www.chestergrowth.co.uk/

Public Event: 4th July 2019 – <https://youtu.be/3UI6K00twms>

Working Group videos from Tony Wilmott and Stewart Ainsworth – <https://www.youtube.com/playlist?list=PLCeIOMY061ruYo2Cu0Jgz5Y717yUBa0ti>