

WELCOME



FOLKESTONE HARBOUR & SEAFRONT DEVELOPMENT COMPANY IS A LOCAL BUSINESS THAT IS INVESTING IN FOLKESTONE TO BRING NEW LIFE AND PURPOSE TO THE HARBOUR AND SEAFRONT AREA.

Today we are consulting on Plot C1, the second phase of development in our masterplan for Folkestone Harbour & Seafront. The site sits immediately to the east of the first phase, where construction is progressing well. We are keen to hear your feedback and thoughts on these plans.

The masterplan itself secured outline planning consent in 2015 with a series of amendments to the plans agreed in 2018. This all followed extensive public consultation over a number of years and now sets the parameters for all our developments. It is now fixed and not open for consultation.

We invite you to take a look first at the history of the site and the masterplan, which provides important context for our proposals today. After you have seen the plans for Plot C1 we invite you to complete a questionnaire to tell us what you think. Your views will help us to shape the future of this vibrant part of our town.



Folkestone Harbour and Seafront Development Company is a trading name of Folkestone Harbour Limited Partnership, registered address Strand House, Pilgrims Way, Monks Horton, Ashford, Kent TN25 6DR



THE COMPANY AND VISION



ABOUT US

Folkestone Harbour & Seafront Development Company is based in Folkestone and led by Sir Roger De Haan, who is supported by an experienced board of directors with a shared commitment to delivering a high-quality development that will bring substantial benefits for people who live in and visit Folkestone.

OUR VISION

Our vision is to restore the dilapidated Harbour, harbour station and seafront that had, by the time we acquired them, fallen into a serious state of disrepair. We are creating a vibrant and attractive place that can be enjoyed both by those who live in Folkestone and those who visit it.

OUR TEAM

Jenner
(Construction)

ACME
(Architect)

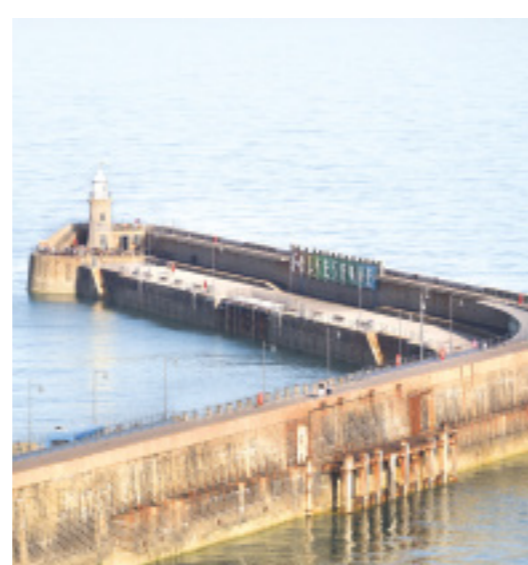
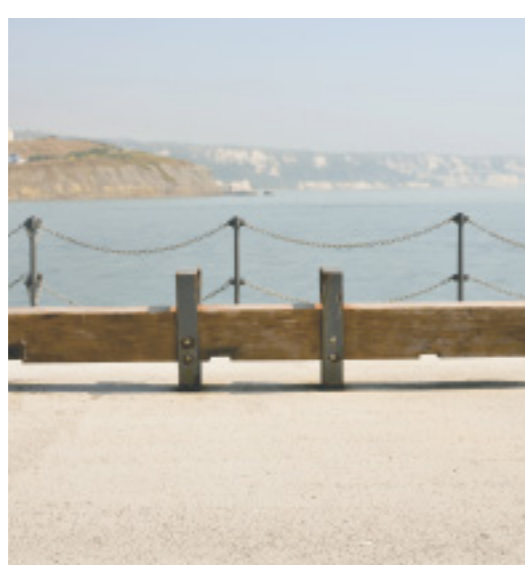
Savills
(Planning Consultant)

SPACEHUB
(Landscape Architects)

Eckersley O'Callaghan
(Structural Engineering)

Cudd Bentley
(Mechanical Services)

Orion
(Fire Consultant)



A HISTORY OF FOLKESTONE SEAFRONT



PHOTOGRAPHY COURTESY OF ALAN F. TAYLOR, FOLKESTONE & DISTRICT LOCAL HISTORY SOCIETY

FOLKESTONE HARBOUR AND SEAFRONT HAS SEEN SIGNIFICANT CHANGES IN ITS TWO HUNDRED YEAR HISTORY, HAVING DEVELOPED FROM A SMALL FISHING HARBOUR TO BECOME A FREIGHT AND CARGO PORT, FERRY TERMINAL AND FAIRGROUND. THE SITE BECAME RUN DOWN AND LARGELY DISUSED FOLLOWING

EARLY YEARS

Begun in the early 1800's to support the town's fishing industry, The Harbour grew to become a busy port.

ARRIVAL OF THE RAILWAY

After the railway arrived in the 1840's, Folkestone reinvented itself as an attractive seaside resort, drawing tourists from around the UK and beyond.

SUPPORTING THE WAR EFFORT

The Harbour played a prominent role during the First World War, as its close proximity to mainland Europe made it an ideal embarkation point for British troops.

RECENT DECLINE

However, during the latter half of the 20th century, tourism and traditional industries such as ferries went into decline, creating a challenging environment for the town.



A SEAFRONT IN DECLINE



PASSENGER FERRIES RAN UNTIL THE LATE 1990s, WHEN OPERATORS ENCOUNTERED GROWING COMPETITION CLOSED DOWN.

The Harbour underwent a period of decline, and in the following years hosted a large concrete lorry park, a collection of dilapidated buildings and a scrap metal yard.

The Rotunda Amusement Park functioned as a popular attraction until it was closed by its previous owners in 2003.

By the time we acquired the Harbour in 2004 and the Rotunda site in 2007, they had fallen into a state of serious disrepair. As well as bringing forward our proposals to redevelop the wider site, we have already repaired and restored much of the damaged structures of the Harbour and have begun to bring new life and purpose to the area.



PHOTOGRAPHY COURTESY OF SHANE RECORD AND ROBERT KEELER

INVESTMENT PROGRAMME



FOLKESTONE HARBOUR & SEAFRONT DEVELOPMENT COMPANY HAS ALREADY MADE SIGNIFICANT INVESTMENT IN THE HARBOUR AND SEAFRONT, HELPING TO IMPROVE THE AREA AND CHANGE ITS FORTUNES

We are proud that our work has already helped to create new and attractive spaces that local people and visitors can enjoy - by repairing and restoring the Harbour Arm, station, viaduct, signal box and lighthouse, important heritage assets that can now be properly appreciated again.

COVID-19 has been difficult for everyone, including residents in Folkestone. During this challenging time the Company has not only maintained its commitment with the first phase of development, but also attracted new businesses and maintained a programme of activities on the Harbour Arm and seafront.

As life returns to a new normal after more than a year of challenges and restrictions we are ever more determined to invest in the town, playing our part in making Folkestone a fantastic place to live, work and visit.



FOUNTAIN SQUARE



In 2011, we installed an interactive fountain for local residents and visitors to enjoy.



HARBOUR ARM



From 2014, we have been refurbishing and repairing the dilapidated structure of the Harbour Arm. This has created a popular new destination for Folkestone, animated with live music, an open air cinema, and a hub for independent traders.



HERITAGE RESTORATIONS



From 2015, we have been working to restore some of Folkestone's most historic buildings and structures. These include the Customs House, lighthouse, viaduct and former railway station.

BOARDWALK



In 2017, we constructed the boardwalk, connecting the Harbour Arm with the Lower Leas Coastal Park.

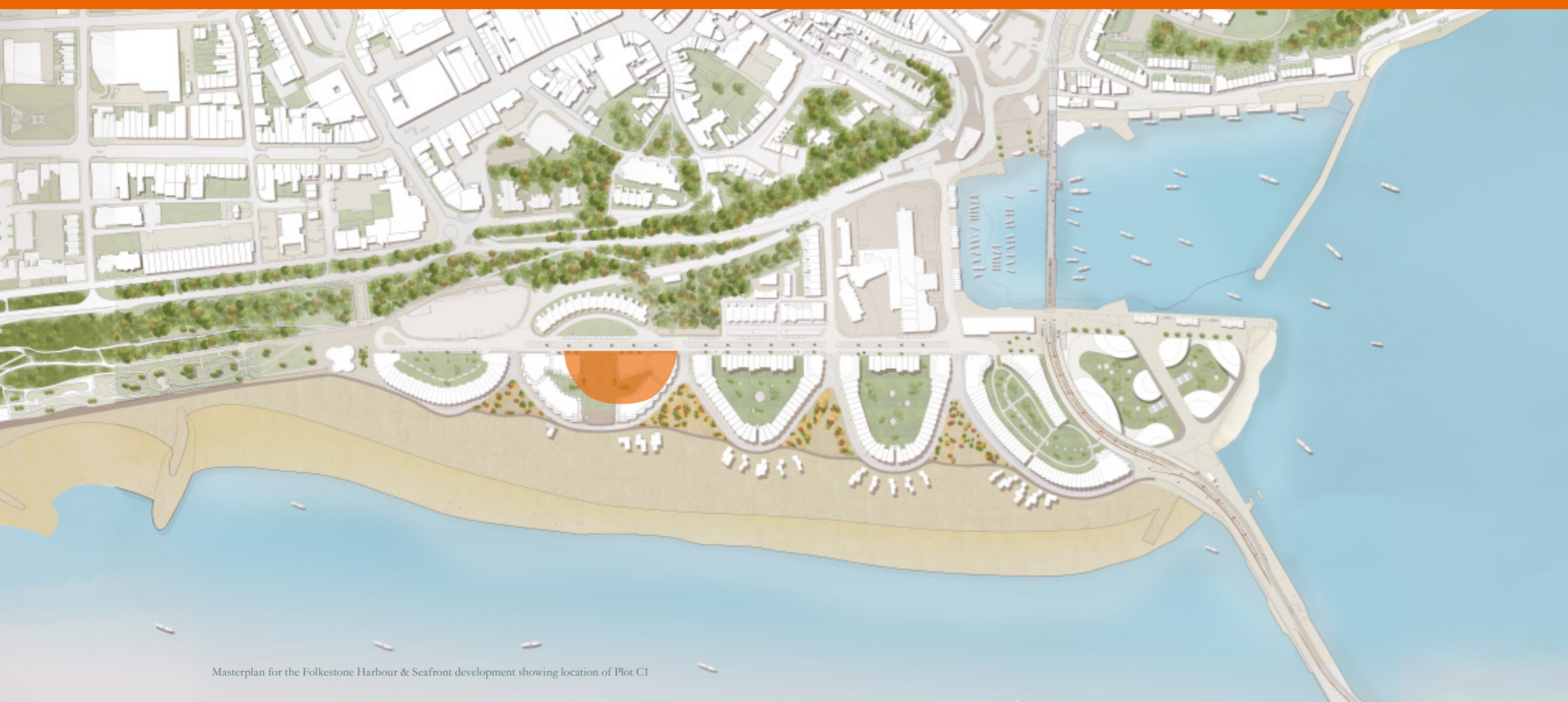
CULTURE AND LEISURE



Despite the challenges of the last year the Harbour Arm continues to attract vibrant new businesses and activities



MASTERPLAN



OUR VISION HAS ALWAYS BEEN TO CREATE AN ATTRACTIVE AND VIBRANT HARBOUR AND SEAFRONT THAT CELEBRATES AND BUILDS ON FOLKESTONE'S UNIQUE HERITAGE.

The masterplan for the seafront establishes the location, size and uses of buildings, but not the detail of what they would look like. The reserved matters application for Plot C1 fills in those details not set out in the masterplan.

The whole masterplan development will deliver the following benefits to local people:



SUPPORTING LOCAL EMPLOYMENT

10,000 sqm of commercial space, including retail

Hundreds of new jobs for Folkestone, including construction and hospitality jobs – alongside apprenticeship opportunities



TRANSFORMING THE PUBLIC REALM

£750,000 to support the restoration and re-opening of the Leas Lift

The wider development will deliver **new public squares, green spaces and shingle gardens**



NEW HOMES

Up to **1,000 new homes**, with a range of accommodation

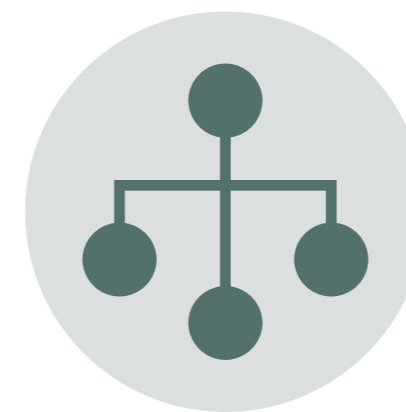


SUPPORTING OUR COMMUNITY

Up to **£3 million** to support **primary schools and educational services** around Folkestone

Over **£135,000** towards **local libraries and other community projects**

Up to **£200,000** contribution to **seasports**



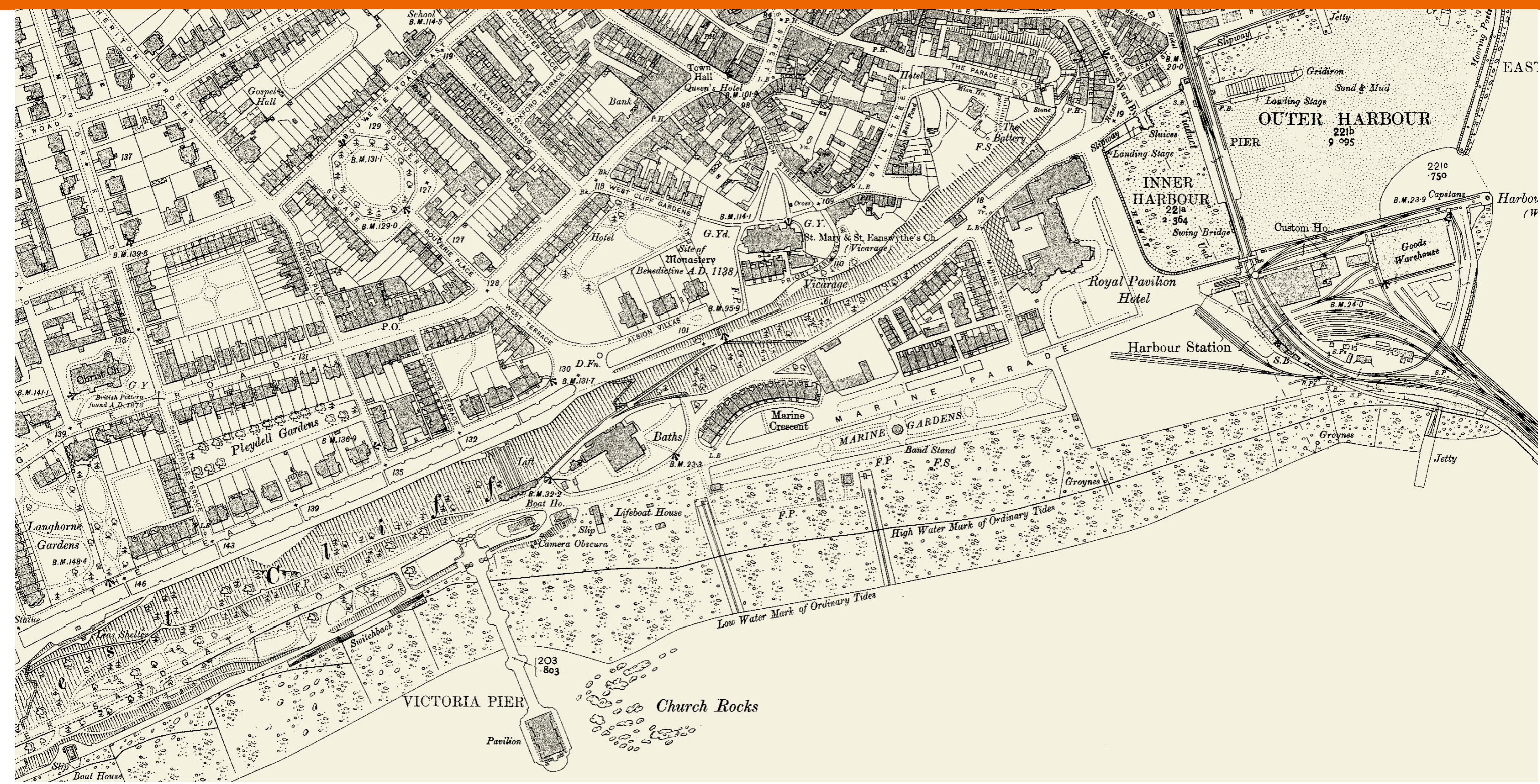
INVESTING IN LOCAL INFRASTRUCTURE

Up to **£1.2 million** for a local GP facility, as well as **health and social care provision** in the area

More than **£500,000** to improve the **local transport network**

Over **£300,000** to improve **local playspace facilities**

PLOT C1 HISTORY



THE RAILWAYS INJECTED LIFE INTO VICTORIAN FOLKESTONE OPENING UP THE PROSPECT OF ENJOYING THE SEASIDE AND FOREIGN TRAVEL TO THE CONTINENT.

Like many other Victorians, Charles Dickens visited Folkestone often between 1849 and 1865 to enjoy the seaside. He memorably described fishing boats stranded in the mud of low tide in the harbour looking like “dead marine monsters” but coming to life high tide and getting into “good spirits and dance”.

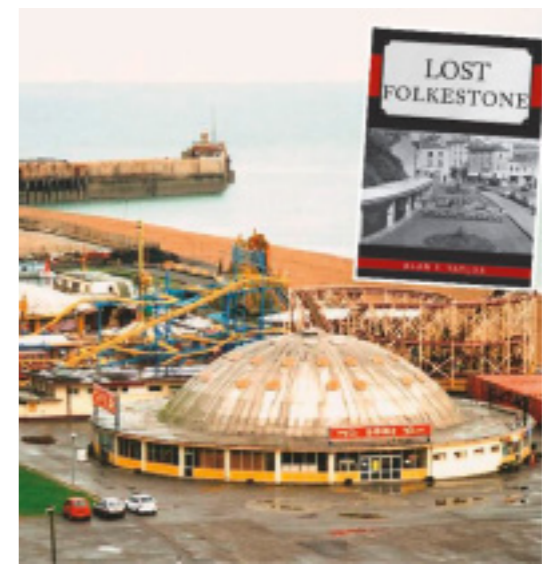
Food has always been an essential part of the seaside holiday: kiosks clustered around the Victoria Pier included Rossi’s ice cream, whilst cockles and whelks were sold on The Stade. Plot C1 sits in the old “Marine Gardens” and there famously “The Chocolate King” used to offer up his treats to tourists and locals alike.

For us, our homage to the past comes through our architectural principles. We want to draw from the rich legacy of the Royal Crescent in Bath and Regency Square in Brighton and complement John Pope’s Marine Crescent which was completed in 1870.

1911

1954

1949



Historic images of Folkestone seafront and Plot C1



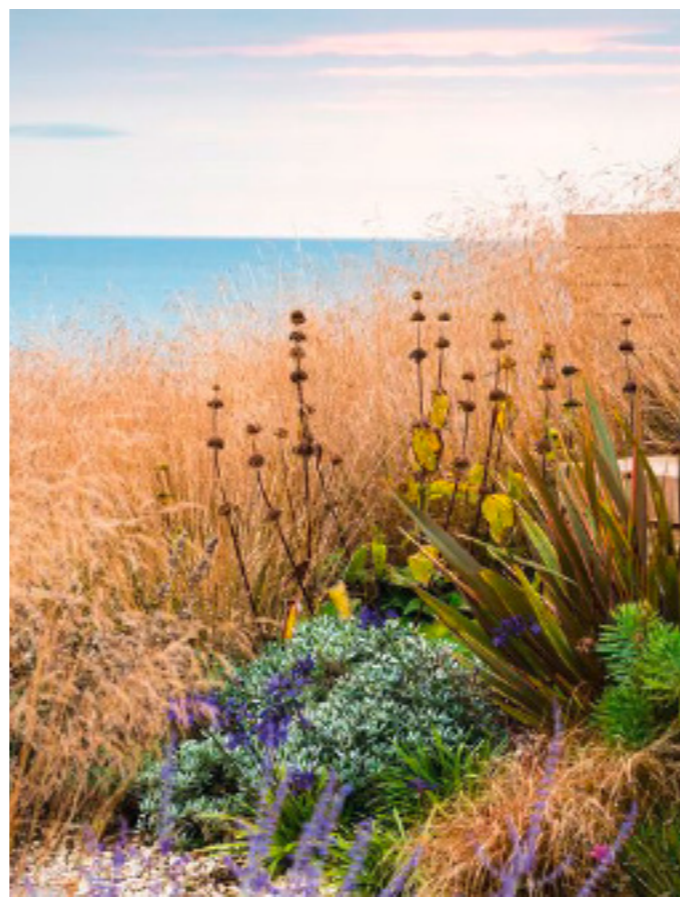
FOLKESTONE
HARBOUR
SEAFRONT
DEVELOPMENT CO.

PRINCIPLES OF DEVELOPMENT

OUR VISION IS TO CREATE A BEAUTIFUL SET OF NEW HOMES AND OUTSTANDING OPEN SPACES FOR EVERYONE TO ENJOY. THE OUTLINE PLANNING APPLICATION IN 2015 SET THE SIZE AND MASSING OF DEVELOPMENT AND THIS APPLICATION FILLS IN THE DETAILS – DRIVEN BY HIGH QUALITY DESIGN, ACCESSIBILITY AND SUSTAINABILITY.



DEVELOPING WITHIN
THE MASTERPLAN
PARAMETERS



INVESTING IN THE
LANDSCAPE & NEW
GARDENS



A DESIGN DRAWING ON
HISTORICAL PRECEDENTS



A HIGHLY SUSTAINABLE &
BIODIVERSE DEVELOPMENT



TOUGH MATERIALS THAT
STAND UP TO THE HARSH
MARINE ENVIRONMENT



GREAT VIEWS

OUR PROPOSALS



Artist's impression of Marine Parade looking east

PLOT C1 REPRESENTS THE NEXT EXCITING PHASE OF DEVELOPMENT ON FOLKESTONE HARBOUR & SEAFRONT.

It is an opportunity to bring new architecture, homes and commercial spaces to Marine Parade. New planting, shingle gardens and a play area around the site will enliven the boardwalk, with a new terrace for everyone to enjoy the sea views from.

Over the next few panels we will explain our proposals for the site in detail, but in summary they comprise:

- 120 new homes
- New commercial spaces
- New public shingle gardens
- A play area for children
- Private podium gardens for residents
- New beach terrace



Aerial view of the proposals



View of the proposals from the Boardwalk looking west

MARINE PARADE



Artist's impression of Marine Parade looking east with a new commercial space suitable for a local shop as well as new planting

THE MASSING STRATEGY FOR PLOT C1 IS TO HAVE TALLER BUILDINGS BOOKENDING THE SITE FACING MARINE PARADE, WHICH STEP DOWN TOWARDS THE SEAFRONT.

A gap between the seafront buildings maintains views from Marine Crescent and allow for an elevated beach terrace open to the public, along with a commercial unit suitable for a beach café or workspace.

We will invigorate Marine Parade with new life and activity as well as planting new trees along the street, which will be carefully placed to maintain views to the Crescent.

We are proposing tough materials that will stand up to the harsh marine environment, so they will look as good in decades to come as they do today. These help shape the building's identity, as they do in precedent buildings like Regency Square in Brighton, Regent's Park Crescent in London, and both the Royal Crescent and Lansdown Crescent in Bath.

Two commercial units on Marine Parade would be suitable for a local shop and restaurant.

MATERIALS & CHARACTER

BASE



MIDDLE



TOP



Artist's impressions showing details of the character and materials proposed for the new buildings.

HISTORICAL PRECEDENTS



Clockwise from top: Regent's Park Crescent in London, Lansdown Crescent in Bath and Regency Square in Brighton

THE BOARDWALK



View of the proposals from the beach looking north east



View of the proposals from the boardwalk looking north west

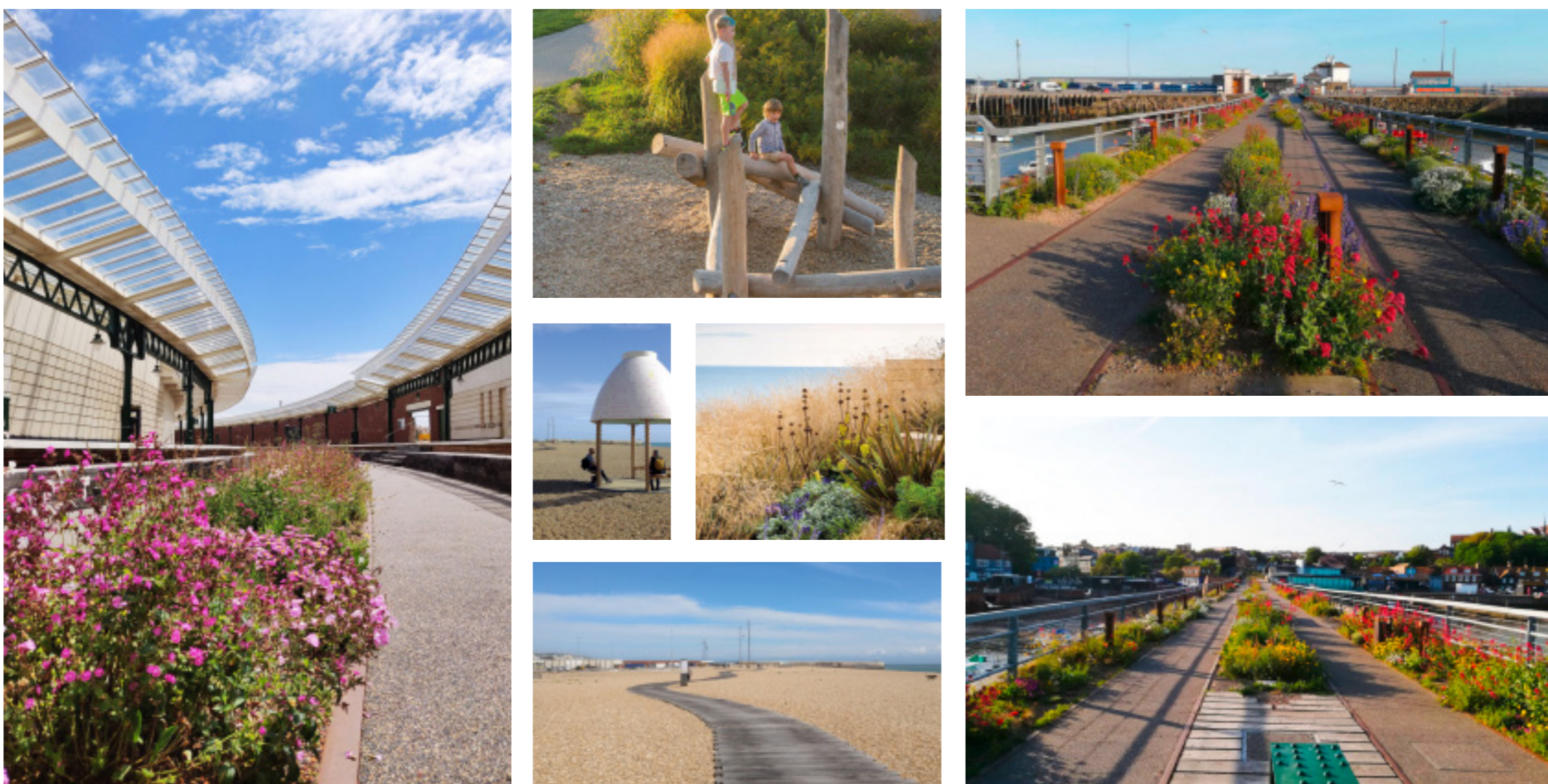
THE BOARDWALK RUNS ALONG THE BEACH, BACKING ONTO NEW HOMES FOR RESIDENTS. NEW SHINGLE GARDENS AND A CHILDREN'S PLAY AREA WILL ENLIVEN THIS ALREADY FANTASTIC ROUTE, WITH PLANTING THAT IS CAREFULLY CHOSEN TO WITHSTAND THE SEASIDE WEATHER.

podium level of the building with steps up from the boardwalk. It will be a great space for people to meet, eat and relax whilst enjoying wonderful sea views. We will also create new links from the beach to Marine Parade.

These new amenities are just the start of investment in the boardwalk and each future phase of the masterplan will bring new gardens, planting and amenities for the public to enjoy along the length of the beach.

A new publicly accessible beach terrace will sit at the

Reference images of how the Shingle Gardens will look



PODIUM GARDENS



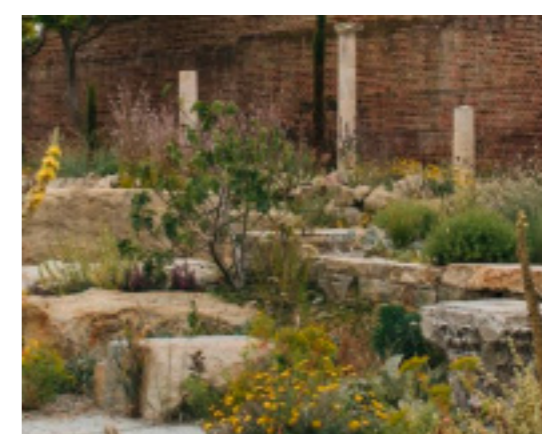
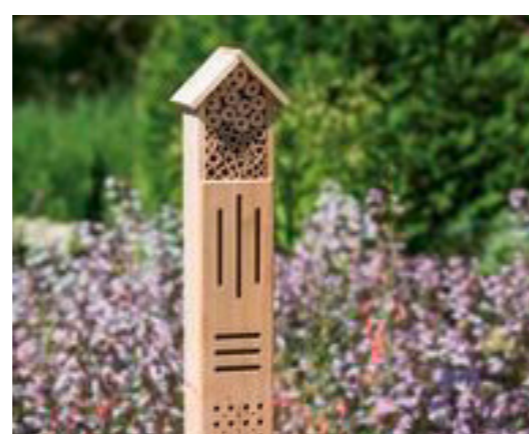
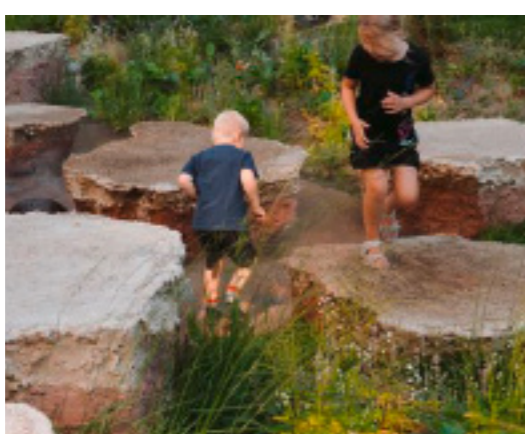
View of the scheme from within the Podium Gardens looking north west

THE PODIUM GARDENS WILL BE A SHARED GARDENS FOR RESIDENTS WITH VIEWS THAT WOULD REMAIN CLEAR AND UNINTERRUPTED TOWARDS THE BEACH. JUST AS IMPORTANT THE DESIGNS KEEP A REALLY IMPORTANT VIEW CORRIDOR THROUGH THE SITE FROM MARINE CRESCENT.

To promote a rich biodiversity, there would be a planting strategy and design suited to marine conditions – in particular the coastal wind. We have taken inspiration from the nearby Lower Leas Coastal Park.

The beach-facing areas are particularly exposed. The Podium, however, is more sheltered and allowing real diversity and larger plants, shrubs and trees.

Reference images of how the Podium Gardens will look and feel



BENEFITS

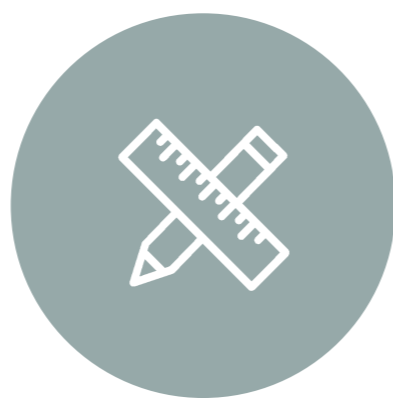


View of the scheme from the Boardwalk looking east

TOGETHER WITH THE OTHER DEVELOPMENTS IN THE MASTERPLAN, PLOT C1 SCHEME WILL HELP DELIVER:



120 NEW HOMES



BEAUTIFUL ARCHITECTURE



BRING NEW ACTIVITY TO MARINE PARADE



NEW COMMERCIAL SPACES



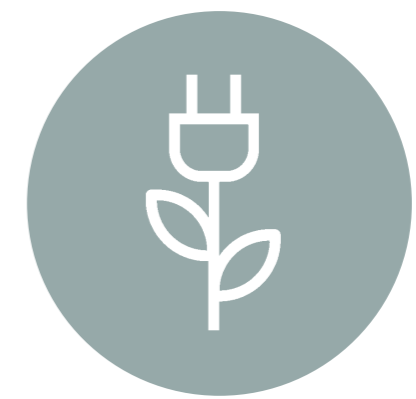
A BEACH TERRACE WITH GREAT VIEWS



NEW SHINGLE GARDENS & PLANTING AROUND THE SITE



PLAY AREA FOR CHILDREN



A HIGHLY SUSTAINABLE SCHEME



NEW CONSTRUCTION & COMMERCIAL JOBS

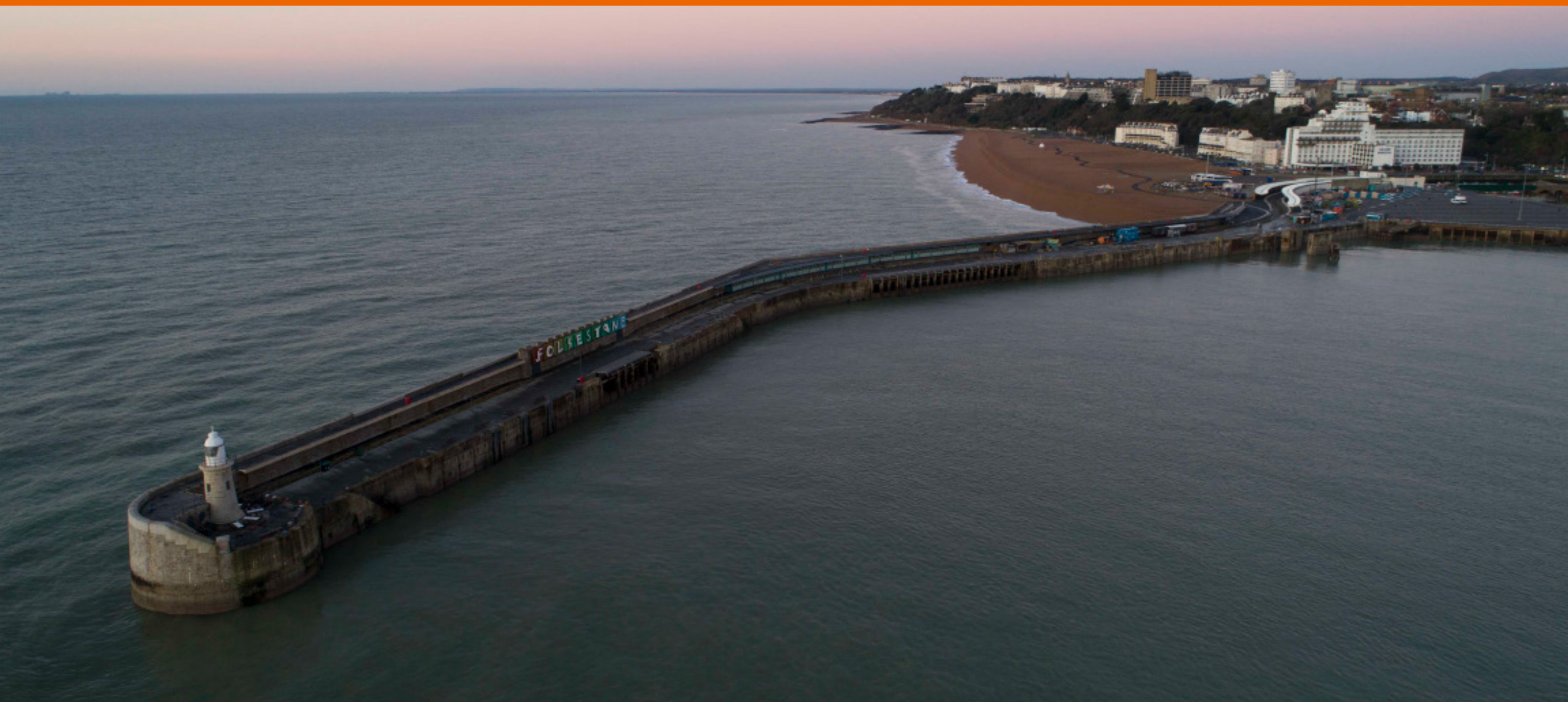


ON-SITE PARKING FOR ALL RESIDENTS



CONTRIBUTING TO FOLKESTONE'S ECONOMY & GROWTH

NEXT STEPS



THANK YOU FOR VISITING THE EXHIBITION TODAY

Please take a moment to give us your feedback to tell us what you think. We anticipate submitting the application later on this summer and going before a Planning Committee at Folkestone & Hythe District Council in autumn/winter 2021.

Plot C1 is part of an ongoing commitment by Folkestone Harbour & Seafront Development Company to implement the masterplan. We will be consulting on other sections of the masterplan later on this year and next year.

CONTACT US

If you want to learn more please email folkestoneconsultation@fourcommunications.com or call us on 01303 622018 for more information. You can also find out more details at: