

WELCOME



FOLKESTONE HARBOUR & SEAFRONT DEVELOPMENT COMPANY IS WORKING WITH ACME ARCHITECTS ON PROPOSALS FOR THE FUTURE OF THE FOLKESTONE SEAFRONT.

Folkestone's harbour and seafront is an integral part of the town's heritage and identity, and was once a thriving hub for tourism and trade.

This project aims to build on this, bringing new homes and shops alongside community facilities and improved public spaces.

In 2015 we were granted outline planning consent for a mixed use development, including new homes, cafes and restaurants as well as extensive public recreational space. In April 2018 a series of amendments to this planning consent (based on the masterplan) were approved.

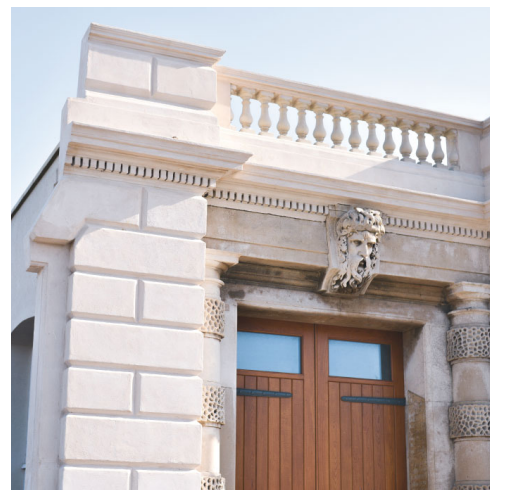
We are now consulting on detailed proposals for the first phase of our redevelopment of the site.

The company understands the importance of this project to the whole community in Folkestone. We are pleased to share our detailed plans, and would particularly welcome suggestions about the new public space at the base of the Leas.

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



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.

The company is 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, building on the successes already achieved in creating new public spaces at the Harbour Arm, renovated railway station and viaduct and the Boardwalk.



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 THEIR CLOSURE.



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.

THE HARBOUR AND SEAFRONT



PASSENGER FERRIES RAN UNTIL THE LATE 1990S, WHEN OPERATORS ENCOUNTERED GROWING COMPETITION AND SUBSEQUENTLY THE PORT WAS CLOSED. 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 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 damaged structures of the Harbour and brought new life and purpose to the area.

PHOTOGRAPHY COURTESY OF SHANE RECORD AND ROBERT KEELER

A SEAFRONT IN DECLINE



PHOTOGRAPHY COURTESY OF SHANE RECORD AND ROBERT KEELER

FOLKESTONE TODAY



TO HELP THE TOWN DEAL WITH CHALLENGES FACED BY MANY SEASIDE COMMUNITIES, FOLKESTONE HARBOUR & SEAFRONT DEVELOPMENT COMPANY HAS BEEN WORKING TO BRING NEW LIFE AND PURPOSE TO THE HARBOUR AND SEAFRONT AREA.

We are pleased to be playing an important part in Folkestone's success. Our plans have emerged through extensive discussions over time with neighbours, community groups and businesses.

Our approach is all about making sure Folkestone is a great place to live, work and visit.

Over the last few years we have focused on creating attractive new spaces for local people and visitors to enjoy by repairing and restoring the Harbour Arm, station, viaduct, signal box and lighthouse, many of them important heritage assets that can now be properly appreciated for the first time.

As our wider redevelopment takes shape over the coming years, the company will continue to coordinate the project to maintain coherence.

HOW WE GOT HERE



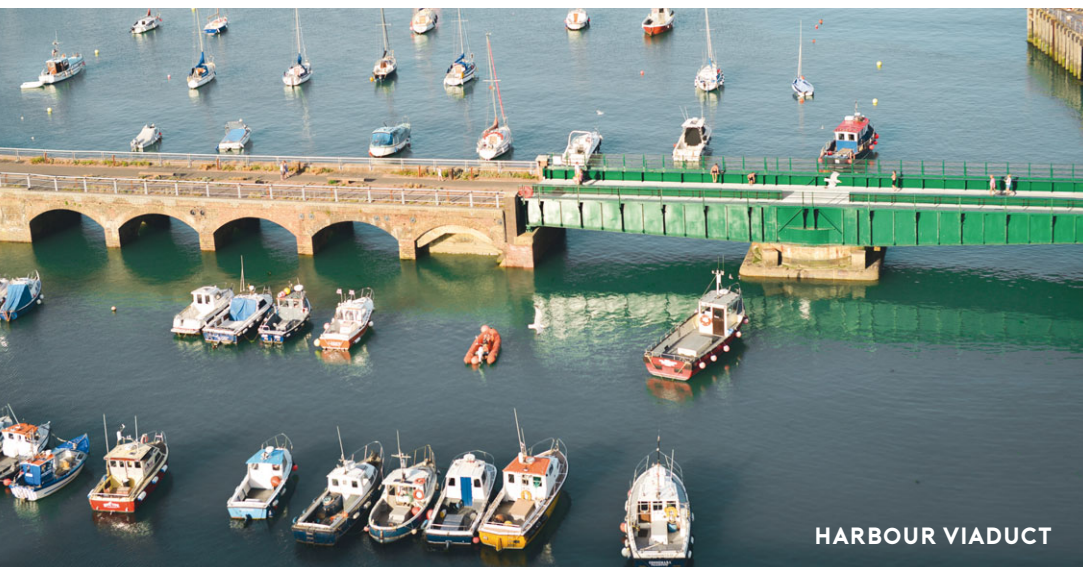
HARBOUR VIADUCT



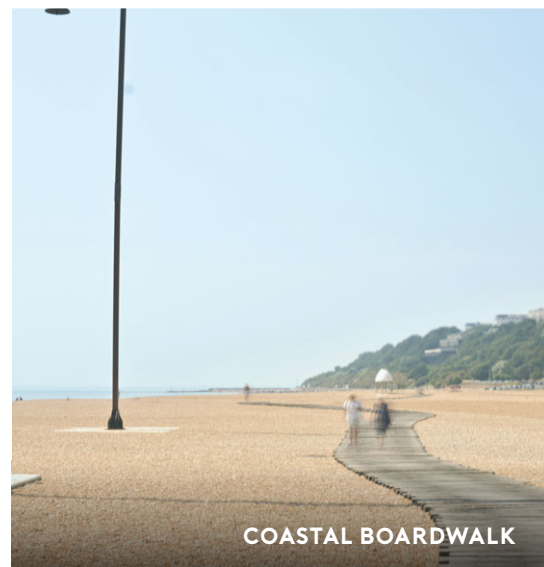
FOUNTAIN SQUARE



HARBOUR ARM



HARBOUR VIADUCT



COASTAL BOARDWALK



LIGHTHOUSE

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. Our development proposals will build on this progress and continue the our considerable investment in Folkestone.

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



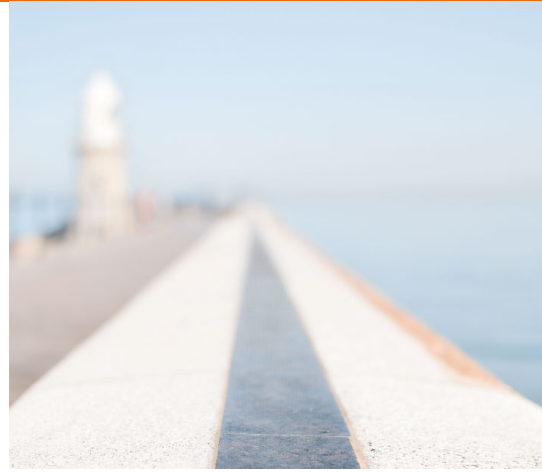
From 2015, we have been working to restore some of Folkestone's most historic buildings and structures. These include the Customs House, lighthouse, viaduct and former railway station.

BOARDWALK



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

CONTINUING INVESTMENT



MASTERPLAN

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

In 2015, we were granted outline planning consent for a mixed use development, including new homes, cafes and restaurants as well as extensive public recreational space. In April 2018 a series of amendments to this planning consent (based on the masterplan) were approved.

The masterplan for the seafront establishes the location, size and uses of buildings, but not the detail of what they would look like.



KEY BENEFITS

WE WANT TO CREATE AN ATTRACTIVE AND VIBRANT HARBOUR AND SEAFRONT THAT BRINGS NEW LIFE AND PURPOSE TO THE AREA.

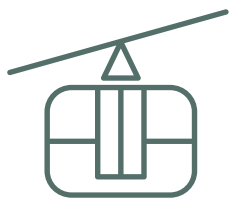
The wider development will deliver the following benefits to local people:



SUPPORTING LOCAL EMPLOYMENT

10,000 sqm of commercial space, including retail space

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



TRANSFORMING THE PUBLIC REALM

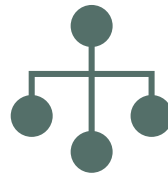
£750,000 to support the re-opening of the Leas Lift

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 to suit different local needs



INVESTING IN LOCAL INFRASTRUCTURE

Up to **£1.2 million for GP facilities**, 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**



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 **£1 million** contribution to the **seasports centre on The Stade** and other beach and water sports facilities

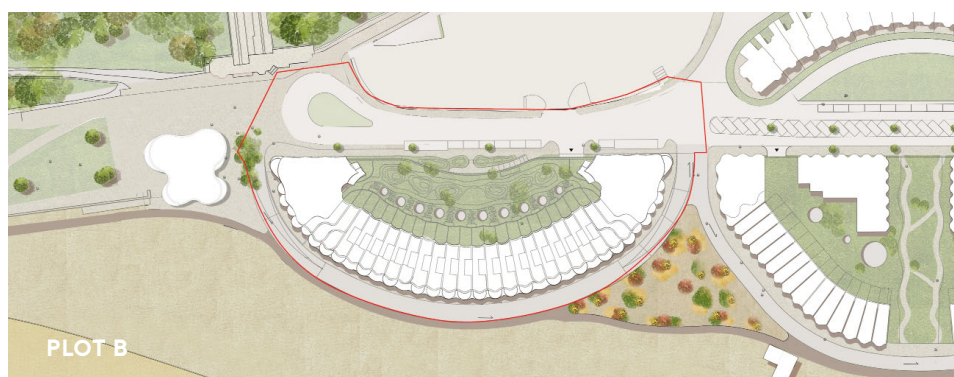
THE FIRST PHASE



PROPOSED VIEW FROM MARINE PARADE

Given the scale and complexity of this project, we will be bringing our proposals forward in phases over the coming years. We are here to present plans for the first phase, a residential block.

The outline consent fixed the size and heights of the buildings and we will work within those limits. We are now focused on the details of the development. These plans deal with the architecture of individual buildings, landscaping and practical details.



- **86 NEW HOMES WITH A GOOD RANGE OF ACCOMMODATION**
- **COMMUNAL AND PRIVATE AMENITY SPACES FOR NEW RESIDENTS**
- **A LANDSCAPED SHINGLE GARDEN ADJOINING THE BEACH**

This is an important step in creating a vibrant and attractive place for people to enjoy and take pride in and that respects and builds on Folkestone's rich history.

ENHANCING THE SEAFRONT



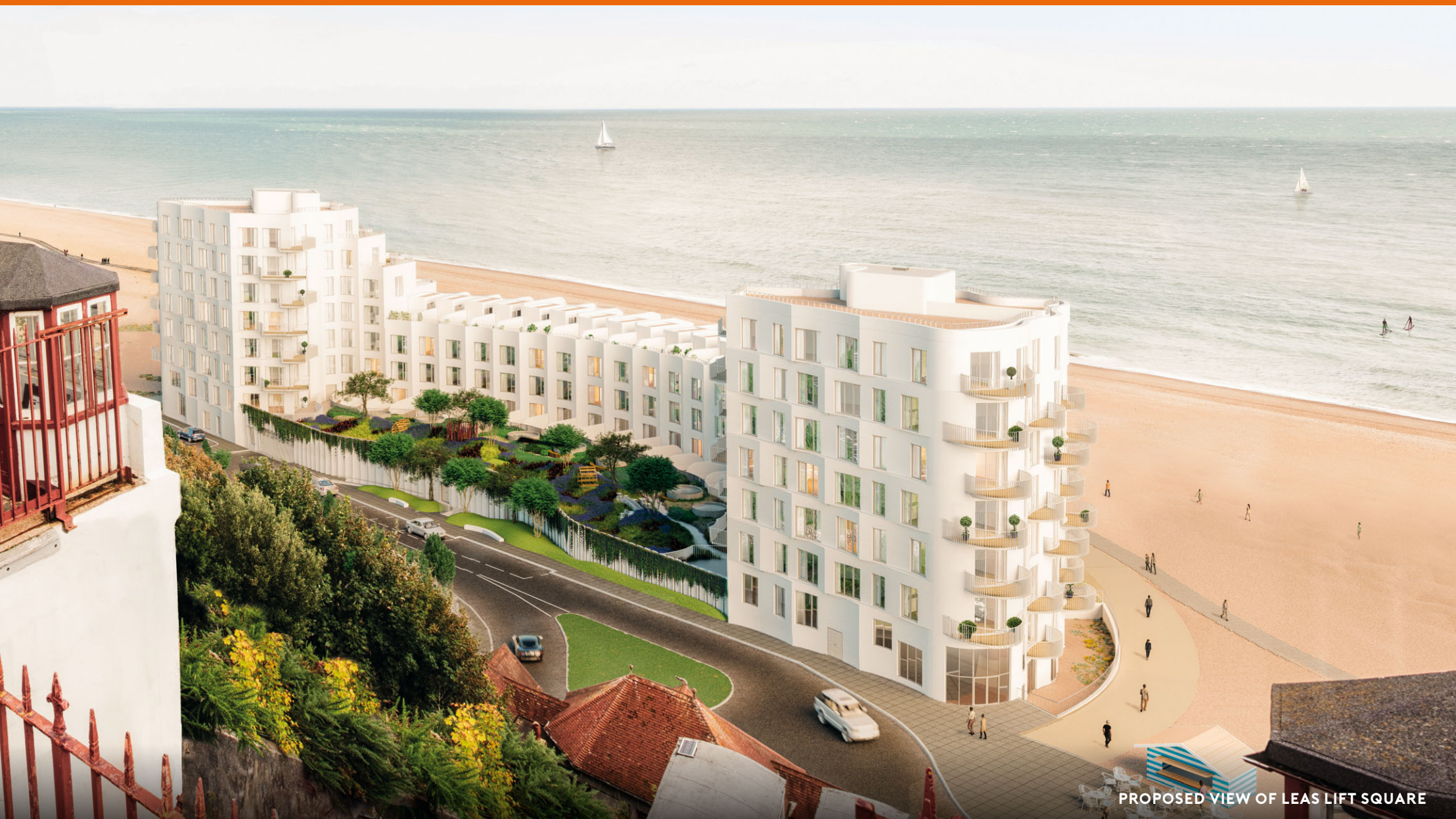
Our proposals for the public realm build on previous achievements, such as the delivery of the Harbour Arm and Boardwalk.

This first phase sees the beginning of a landscaping plan that will include the creation of shingle gardens and new public squares.

The plans for improvements to the public realm in the first phase are set out on the right.

- **A PUBLICLY ACCESSIBLE SHINGLE GARDEN, WHICH WILL BE PLANTED WITH TYPES OF NATURALLY OCCURRING VEGETATION AND WILD FLOWERS TYPICAL TO EAST KENT**
- **LOW LEVEL PLANTING AND TREES SUITABLE FOR A SEAFRONT ENVIRONMENT**
- **PLAY SPACE FOR LOCAL CHILDREN TO ENJOY**

A NEW LEAS LIFT SQUARE



PROPOSED VIEW OF LEAS LIFT SQUARE



ART



COMMUNITY



PLANTING

THE LANDSCAPING AND OTHER DETAILS SHOWN IN IMAGES INDICATE THE CLEAR INTENTIONS OF THE FOLKESTONE HARBOUR & SEAFRONT DEVELOPMENT COMPANY IN RELATION TO LEAS LIFT SQUARE AND PLOT A, WHICH DO NOT FORM PART OF THIS RESERVED MATTERS APPLICATION.

The Leas Lift was built in 1885 and is one of the oldest water lifts in the country. However it has been closed since 2017, and requires significant investment to bring it back into use. We want to support the reopening of the iconic water lift, with a significant financial contribution as defined in the Section 106 Agreement, and create a new public space at its base, 'Leas Lift Square'.

This space will create a new landscaped gateway to the Lower Leas Coastal Park and continue to provide views from the Leas Lift to the sea.

We are highlighting the possibility of providing new activity in this area. We see the space as flexible and able to accommodate uses ranging from temporary art installations to community performances. We are also looking at how best to animate the area, with options for planting and play space.

We want your input as we develop our ideas for Leas Lift Square. If you have any suggestions for what you'd like to see here, please take a moment to fill our feedback form.

THANK YOU



PROPOSED VIEW ACROSS SHINGLE BEACH

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These proposals for the harbour and seafront will celebrate and build on Folkestone's unique heritage, bringing new life and purpose to the area.

Our first phase will deliver:

- **86 NEW HOMES, WITH A RANGE OF ACCOMMODATION**
- **A PUBLIC GATHERING PLACE, LEAS LIFT SQUARE, ALONGSIDE SUPPORT TO BRING THE LEAS LIFT BACK INTO USE**
- **PUBLIC REALM IMPROVEMENTS INCLUDING PLANTING, A SHINGLE GARDEN, PLAY SPACE AND EXERCISE FACILITIES**
- **RESIDENTS' CAR PARKING SPACES**

NEXT STEPS

Following our public exhibition, we will shortly be submitting a reserved matters application for our first phase. The earliest date for a planning decision would be Winter 2018. We are then committed to bringing forward the delivery of the proposals as soon as possible.

We will keep you updated as plans for future phases are developed.

CONTACT

If you have any further questions or would like more information please do contact us on:

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