

WELCOME



WE WANT TO HEAR YOUR VIEWS ON OUR LATEST PROPOSALS FOR THE NEXT PHASE OF THE DEVELOPMENT OF FOLKESTONE HARBOUR AND SEAFRONT.

Today, we are consulting on detailed proposals for Plot A and Leas Lift Square, a new public space at the foot of the Leas Lift.

These proposals are part of the regeneration of Folkestone Harbour and Seafront which secured outline planning consent in 2015 for up to 1,000 homes, as well as new public spaces. In 2018, a series of amendments to this masterplan were also approved.

After you have considered our plans for Plot A and the Leas Lift Square, we would appreciate it if you could complete a short feedback form to tell us what you think. Your views will help us to shape the future of this vibrant part of our town and will be shared with Folkestone & Hythe District Council.

You can find hard copies of the feedback form here today or online at www.folkestoneseafront.com



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ABOUT US



FOLKESTONE HARBOUR & SEAFRONT DEVELOPMENT COMPANY IS LED BY SIR ROGER DE HAAN AND AN EXPERIENCED BOARD OF DIRECTORS.

EVERY MEMBER OF THE TEAM SHARES A COMMITMENT TO DELIVERING A HIGH-QUALITY DEVELOPMENT THAT HAS AND WILL CONTINUE TO BRING SUBSTANTIAL BENEFITS FOR PEOPLE WHO LIVE AND WORK IN FOLKESTONE.

OUR VISION

By the time we acquired the Harbour in 2004 it had fallen into a serious state of disrepair. Having realised the scale of the challenge, we set about restoring the dilapidated harbour, harbour station and seafront.

Our guiding principle is to create a vibrant and attractive place that can be enjoyed by residents and those who visit Folkestone. The aim is to reinvent the English seaside experience and once again make the town one of the country's most popular destinations.

PROJECT TEAM

We have brought together a team with an international reputation for making exciting things happen – architects, planners, surveyors, engineers and construction companies. They each share our vision for quality, design and delivery – and being the best that we can be, for the benefit of Folkestone.



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HISTORY OF FOLKESTONE SEAFRONT



FOLKESTONE, LIKE MANY ENGLISH SEASIDE TOWNS WITH ITS HARBOUR AND SEAFRONT, HAS SEEN SIGNIFICANT CHANGES DURING ITS 200-YEAR HISTORY.

THE TOWN HAS CONSTANTLY EVOLVED FROM A SMALL FISHING HARBOUR TO GENTEEL VICTORIAN RESORT WITH THE ARRIVAL OF THE RAILWAY IN THE 1840S. IT WAS A PIVOTAL PORT OF EMBARKATION DURING BOTH WORLD WARS AND WENT ON TO BECOME A FREIGHT AND CARGO PORT, FERRY TERMINAL AND FAIRGROUND.



A SEAFRONT IN DECLINE

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. The area had been abandoned and was inaccessible to the public, providing no benefit to Folkestone.

Since purchasing the site, we have repaired and restored damaged structures in the Harbour and brought new life and purpose to the area – including developing the extremely successful Harbour Arm. However, in order to sustain this success, we must continue to develop within the masterplan.

TODAY

No longer derelict, today Folkestone Harbour and Seafront is a hive of activity with people of all ages enjoying themselves. It is a place the town can be rightly proud of, having been visited more than 2.3 million times during 2021.

Our proposals to redevelop the site with new residential apartments and homes brought with them a commitment to repair and restore much of the key structures of the harbour. This has largely been completed, breathing new life and purpose into the area, and work is continuing on delivering the residential elements of the project.

The new proposals offer an exciting new chapter for the town, its residents and local businesses.



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PROGRESS TO DATE



LOCAL RESIDENTS, AND VISITORS, WILL HAVE SEEN THE TRANSFORMATION OF FOLKESTONE HARBOUR AND SEAFRONT IN RECENT YEARS – MAKING IT ONE OF THE DISTRICT'S MOST POPULAR DESTINATIONS FOR A DAY OUT.

The investment by Folkestone Harbour & Seafont Development Company has, and continues to, improve the area and transform its fortunes. We are proud to have created new and attractive spaces that local people and visitors can enjoy. We have repaired, restored and enhanced the Harbour Arm, station, viaduct and swing bridge, signal box and lighthouse, each important heritage assets that can now be properly appreciated again.

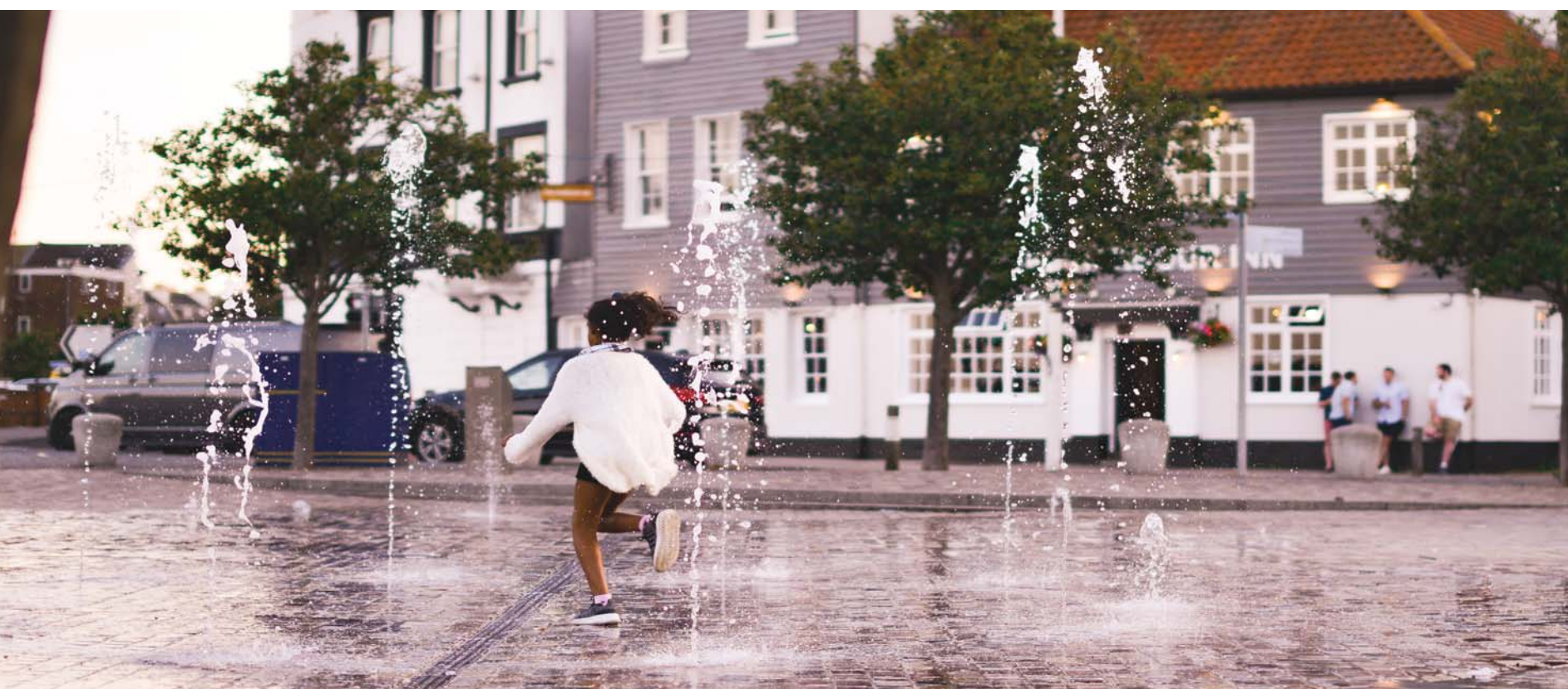
In addition to these heritage restorations, we installed an interactive fountain for local residents and visitors to enjoy, as well as constructing the boardwalk, connecting the Harbour Arm with the Lower Leas Coastal Park.

SEAFRONT REGENERATION CONTINUES

Businesses that call the Harbour Arm their home have increased from five food outlets in 2017 to an estimated 53 by the end of 2022. The current 40 independent businesses employ more than 150 people, and in the last 12 months we doubled our number of employees to 26. We are proud to have created an incubation space for new local businesses that go on to thrive and employ their own staff.

On the Harbour Arm, the Goods Yard has increased its capacity. Thanks to the Harbour Screen, it can host free sports and cinema events for local people to enjoy. A new adventure golf course and café next to the Little Rock restaurant and Pilot beach bar will open shortly, adding to the popularity of Beachside.

Despite the challenges of the last two years, we have continued to invest in the town and play our part in making Folkestone a fantastic place to live, work and visit.



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THE MASTERPLAN – THE BIGGER PICTURE



FOLKESTONE HARBOUR & SEAFRONT DEVELOPMENT COMPANY IS PERFECTLY PLACED TO DELIVER UPON ITS PROMISES THANKS TO THE VISION AND FINANCIAL COMMITMENT MADE BY SIR ROGER DE HAAN. HIS FAMILY IS SYNONYMOUS WITH THE TOWN AND THE SAGA GROUP OF COMPANIES, WHERE HE IS CHAIRMAN.

A DIFFERENT APPROACH TO DEVELOPMENT

Following extensive public consultation, the regeneration of Folkestone Harbour and Seafront secured outline planning consent for up to 1,000 homes, as well as new public spaces.

In most residential and commercial developments, the public and community benefits are delivered in phases as the project hits key milestones.

In the case of the redevelopment of Folkestone Harbour and Seafront, the improvements to the public realm were funded first as a way of delivering the benefits for local businesses, residents and the town as a whole. More enhancements will follow as we continue to develop within the masterplan.

PHASED DEVELOPMENT

To maintain the quality of design and construction and keep pace with demand, we have adopted a phased approach to the delivery of the new homes. It also enables us to work with Kent-based contractors to maximise the benefit for the county.

Work is currently under way on Plot B – known as Shoreline – with a collection of 84 townhouses and apartments now under construction, and Plot C, with its 110 new homes the subject of a detailed planning application submitted to Folkestone & Hythe District Council in April 2022.

The masterplan for the seafront establishes the location, size and uses of buildings, but not the detail of how they would look. As a result, we are now consulting on the next proposed phase of the development in fine detail as part of the next stage of the planning process.

THE BENEFITS

The whole masterplan delivers benefits to local people and the economy by:

- Transforming the public realm
- Delivering new homes
- Creating employment opportunities
- Enabling local residents to become business owners
- Enhancing Folkestone's reputation as a place to visit
- Bringing wider benefits to the town
- Substantial investment in local infrastructure



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OUR PROPOSALS FOR PLOT A



WE HAVE DEVELOPED OUR DESIGNS IN LINE WITH THE OUTLINE PLANNING CONSENT RECEIVED PREVIOUSLY, ALTHOUGH THE RESIDENTIAL BUILDING IS SMALLER THAN THE MASS THAT WAS ORIGINALLY APPROVED.

Located at the most westerly edge of the masterplan, adjacent to the Lower Leas Coastal Park, Plot A has been designed in parallel with Leas Lift Square, which will be a new area of public realm adjacent to the Grade II* listed Leas Lift building.

PLOT A WILL DELIVER:

- 13 apartments
- A public space, known as Leas Lift Square, alongside support to bring the Leas Lift back into use
- Residents' and visitor car parking spaces within the plot

THE NEW HOMES

The proposal for Plot A is to build 13 apartments within an eight storey signature building, providing panoramic views of the English Channel and the cliffs.

As the first building coming into view when approaching from the Lower Leas Coastal Park, people will be assured that the quality build and ambiance they have experienced in the park will continue in the Folkestone Harbour and Seafront area.

Each apartment would offer high-quality residential space, including a generous balcony and external terraces, private parking and storage.



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OUR PROPOSALS FOR PLOT A



DESIGN

Each of the buildings in the masterplan has its own unique identity, although they are all white and of an extremely high quality. As they are on the seafront, we have ensured the materials specified are very robust and will maintain their appearance for many years to come.

Plot A will use trencadis tiles to decorate the exterior and each apartment will have full height glazing and linear design. Significant greenery will be planted throughout.

SUSTAINABILITY

Plot A applies a holistic approach to sustainability, focusing on longevity and durability in a marine environment. Carbon emissions have been minimised and where possible, natural materials such as timber and clay have been used.

High performance glazing reduces heat loss and solar gains while air source heat pumps with mechanical ventilation and heat recovery (MVHR) provide carbon efficient domestic heating and hot water. Electric induction hobs ensure no carbon is emitted on site from domestic use.

Rainwater will be harvested for use in the scheme and sanitary fittings will be water efficient through measures such as dual flush toilets and low flow taps.

Extensive planting and a green roof will support local wildlife, encouraging a biodiversity net gain.

CAR PARKING AND SERVICING

The existing Leas Cliff Coastal Park car park will remain open to the public.

Residents of Plot A will have access to underground private storage and car parking, with each space having the capability to charge an electric vehicle.

There will also be a space for refuse and delivery vehicles servicing the building to turn around safely which will be managed by Folkestone Harbour & Seafront Development Company. These designs have been presented to KCC Highways and they are supportive.

LANDSCAPING

Extensive planting is proposed on the ground floor to offer private gardens and uninterrupted views over the shingle beach, boardwalk and English Channel.



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A NEW PUBLIC SQUARE FOR FOLKESTONE



THE LEAS LIFT WAS BUILT IN 1885 AND IS ONE OF THE OLDEST WATER LIFTS IN THE COUNTRY. IT HAS BEEN CLOSED SINCE 2017 AND REQUIRES SIGNIFICANT INVESTMENT TO BRING IT BACK INTO USE. FOR MORE THAN A CENTURY IT TRANSPORTED PASSENGERS BETWEEN THE SEAFRONT AND LEAS PROMENADE.

As an integral part of our proposal, we will be supporting The Folkestone Leas Lift Company CIO and their mission to reopen the iconic Leas Lift, with a significant financial contribution of £750,000 as defined in the Section 106 Agreement.

This financial contribution will support the £5m capital project, in addition to contributions from supporters including the National Lottery Heritage Fund, The Architectural Heritage Fund and Folkestone & Hythe District Council, leaving a fundraising target of £400,000 to deliver the project.

Our intention is to create a new public space at its base, known as Leas Lift Square, to celebrate a key part of the town's heritage and better connect the Leas with rest of the seafront development.

Designs have been developed in conjunction with The Folkestone Leas Lift Company CIO and very much support their plans to create a sustainable lift operation that will be financially viable for many years to come.

PEDESTRIANISATION

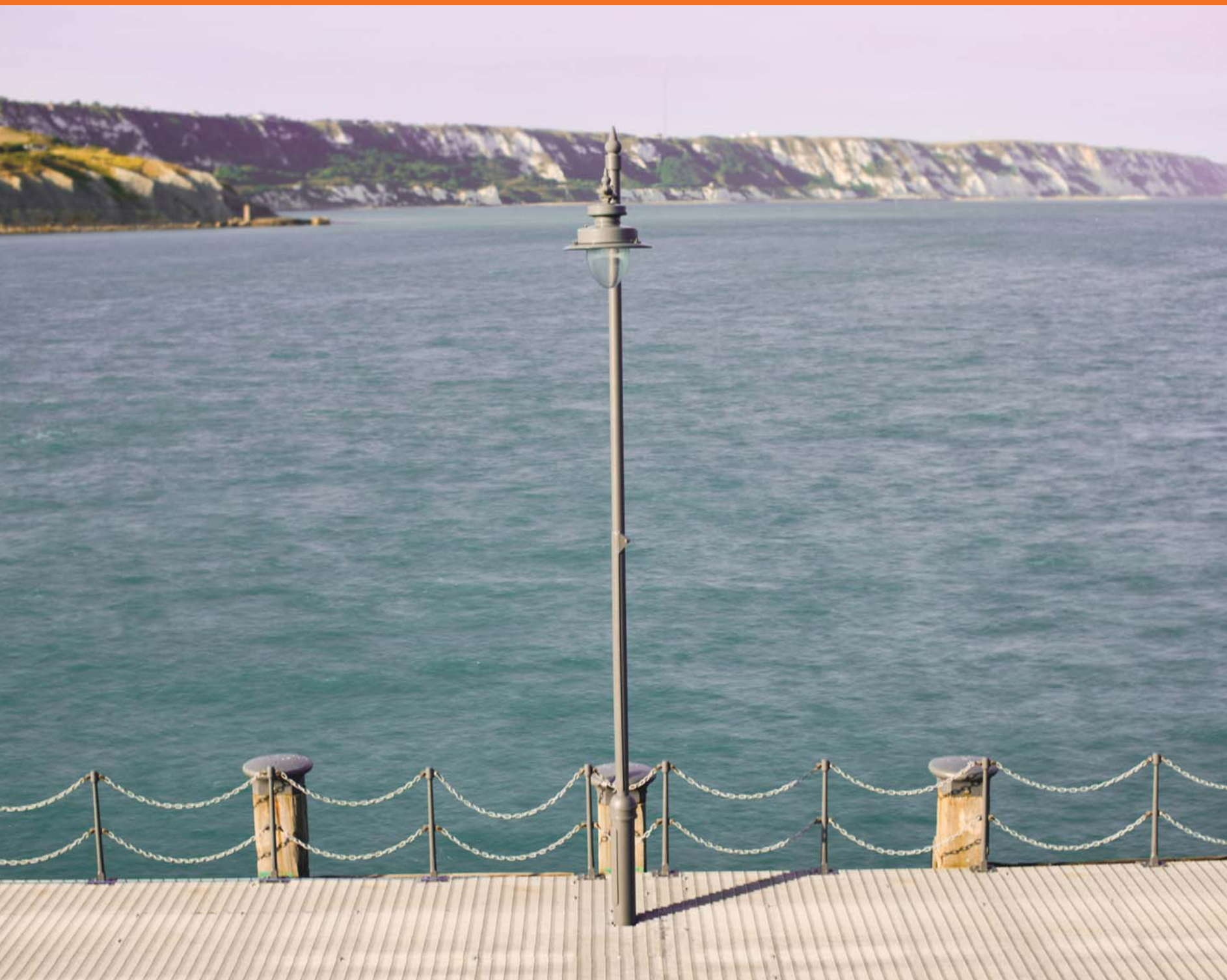
Designated as a 'pedestrian dominated space', pedestrians and cyclists will be given priority over vehicles with speeds restricted to 20 mph. Space is provided elsewhere for vehicles to turn around and we are proposing to collaborate with Folkestone & Hythe District Council to redirect vehicles if the car park reaches capacity.

New seating and planting will make this an attractive and calm space to sit, enjoy the views and wait for the lift.



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NEXT STEPS



FOLLOWING THE CONSULTATION WITH LOCAL RESIDENTS, BUSINESSES AND STAKEHOLDERS, WE WILL SUBMIT DETAILED PROPOSALS TO FOLKESTONE & HYTHE DISTRICT COUNCIL TO DEMONSTRATE HOW WE INTEND TO DELIVER THE NEXT STAGE OF THE MASTERPLAN WITHIN OUR AGREED PLANNING CONSENT.

Thank you for attending today's event. Before you leave, please complete a feedback form [here](https://www.folkestoneseafront.com) or you can find it online at www.folkestoneseafront.com.



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