

The Harbour Plan
Design & Access
Statement

Reserved Matters Application
Plots F-1, F-2, G-1, G-2 & H

A IS FOR



Document Control

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Harbour Plan



Client



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Heritage

A IS FOR _____

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Maxim PR

Community Engagement



MEP, Sustainability, Fire Safety



Structure + Facade



Planning Consultants



Inclusive Design



Transport



Building Control

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Introduction

1.0

1.1
A Vision for Folkestone Harbour & Seafront

The development of Folkestone Harbour and Seafront represents an opportunity to create a new waterfront environment of the highest quality that provides potential for people to live, work and visit a unique seaside location, yet within an attractive town.

The Kent seaside town of Folkestone grew rapidly in the nineteenth and early twentieth centuries, driven by investment in the harbour and the growth of seaside tourism. Since the turn of the millennium the town has responded to the loss of the ferry connection across the English Channel and the decline in tourism by establishing a growing reputation as a centre of creative activity, epitomised by the new Creative Quarter and the internationally recognised Folkestone Triennial art exhibition. There has also been considerable investment in schools and sports facilities, together with funding for programmes that encourage wider participation by the community.

The plans for the development of Folkestone Harbour and Seafront are designed to complement and work alongside existing Victorian and Edwardian architecture, whilst establishing a vibrant and exciting neighbourhood that will provide a home to a new community, and whose buildings will themselves stand the test of time.

Folkestone Harbour &
Seafront Development Company

Fig 1.1
Harbour view from above



1.2

Executive Summary

This Design & Access Statement has been prepared on behalf of Folkestone Harbour & Seafront Development Company to support a Reserved Matters application for Plots F-1, F-2, G-1 , G-2 and H which correspond to Phases 5 and 6 of the consented Seafront Development and which are collectively referred to in this application as the Harbour Plan.

The Reserved Matters Application discharges the relevant condition from the Outline Planning Consent (Ref Y12/0897/SH) which has been in place since 2015 and was amended through a Minor Material Amendment (Section 73 Ref Y17/1099/SH) in 2017. The designs being brought forward follow the requirements of the approved parameter plans and design guidelines.

Folkestone's harbour has a long history of transformation, and as the main area of economic activity it is intrinsically connected to the life of the town. It evolved from a small fishing port on a naturally sheltered bay to an important transportation hub and fashionable Edwardian resort. The early 1960's brought with them the advent of cheap international flight and the decline of tourist activity. The loss of the ferry service to France and the closing of the Harbour Station, meant that the whole area fell into serious disrepair.

When the Folkestone Harbour & Seafront Development Company purchased the brownfield site with the intent of regenerating it, it was closed-off, unsafe, and in the presence of the caustic marine environment, rapidly degrading.

Even prior to obtaining outline planning consent for the development the FHSDC undertook significant repairs and refurbishment to the Harbour Arm with the view of opening it to the public.

In 2017 the leftover concrete paving on the beach was removed and the whole area was dressed in shingle. The beach was re-levelled to take into

account flood and wave over topping and the boardwalk was installed following the outline of the development plots. The Harbour Station was renovated and became an award-winning public promenade, connected to the landscaped Viaduct and Swing Bridge. The Harbour Master's House, Signal Box and Custom's House have all been restored and given a new purpose.

As of today the Harbour is home to some 40 new and independent businesses employing over 150 people and has become an incubator for local hospitality entrepreneurs, attracting over 2 million visits a year.

The Harbour Plan seeks to fulfil the aim of the outline planning consent of delivering up to 1000 high quality homes and 10,000m² of commercial area, ensuring the economic viability of the harbour in the future, as well as delivering the infrastructure upgrades that will make it resilient to rising sea-levels and increased flood risk, including raising the ground level an average of 1.2m and creating a new revetment and sea wall on the southeast side.

Rather than simply repeating the seafront typology, it creates a new mixed-use quarter that embraces the activity and excitement of the current meanwhile uses such as, the food & beverage offerings, leisure and crafts and gives them a new year-round home, with additional space for makers and residents amenities that complements the offer of the town centre, all in a pedestrian and cyclist first environment with restricted vehicle access on the ground floor.

The consolidated design for these plots has evolved over 20 months in consultation with the traders, local authority, local civic societies and the general public. The community engagement included 7 presentations and 2 public exhibitions attended by over 2000 people as well as several workshops with local stakeholders. Each of these moments was an important opportunity to gather feedback and adapt the design.

The design includes 405 residential units, circa 7,500m² of commercial area and spaces spread over 14 buildings connected by a single-storey raised basement containing 874 parking spaces.

The residential typologies vary from 1 to 4 bed units in either townhouses and duplexes or flats. The tallest buildings are on the northeast and south corners of Plot G-1 and are 12 storeys high.

The architecture was developed re-fencing themes and geometries present on site, as well as the need to create spaces that are sheltered and active and react to the local climate conditions, maximizing comfort and reducing energy consumption.

The design targets an embodied carbon of 500kgCO/m² and 60 kwh/m² of operational energy which is in line with the best sustainability practices for this scale of development, but it also takes a long view in terms of flexibility of uses and buildings systems to advances in technology and building regulations by introducing highly modular structural grids and façades. The façades are designed to be low-maintenance, using recycled materials where possible, and they react with overhangs and self-shading to reduce solar gain in summer and increase it in winter.

The extensive greening, which includes the creation of a new Seafront Park, the Shingle Gardens and a residents podium garden results in a biodiversity net gain of 154.06%.

How to read the DAS

The Design & Access Statement should be read in conjunction with the other planning documents and drawings submitted as part of this application, specifically the Landscape Statement, Transport Statement, Planning Statement and other technical reports.

The chapters in this report are Outline Planning Consent, Site Analysis, Project Brief, Design Evolution Summary, Placemaking, Community Engagement, Concept, Layout, Scale & Appearance, Sustainability and Inclusive Design. **Outline Planning Consent** This section refers to the applicable constrains and guidance present in the outline planning documentation.

Site Analysis

This chapter sets out the location of the plot and describes its physical, regulatory and historical context.

Project Brief

This chapter explains the aims and objectives of the project.

Design Evolution Summary

This chapter shows how the designed evolved in response to the existing constraints and in consultation with the local authorities, the Folkestone & Hythe Place Panel, local civic groups and the wider community.

Placemaking

This section summarizes the approach to placemaking that has guided the design.

Layout

The Layout section shows the different programmatic components of the proposed development including the location and number of the various residential types, the commercial areas, vehicle, pedestrian and cycle routes.

Scale & Appearance

This chapter deals with the scale, form and appearance of the proposed development in accordance with the mandatory parameter and design guidelines, including frontage design and materiality.

Sustainability

The Sustainability chapter explains how the development addresses embodied carbon, energy efficiency and well-being.

Inclusive Design

This chapter focuses on accessibility for those with disabilities, both in the residential units and on the public realm.

1.3
**The Harbour Plan
development plots**

The Harbour Plan refers to the design of Plots F-1, G-1 and H presented together as a cohesive scheme within the limitations and parameters of the outline planning consent.



- Outline Planning Application Boundary
- RMA Application Boundary
- Plot F-1, G-1 and H Boundary

Fig 1.13
The Harbour Plan development plan

Outline Planning Application

2.0

2.1
Planning Timeline

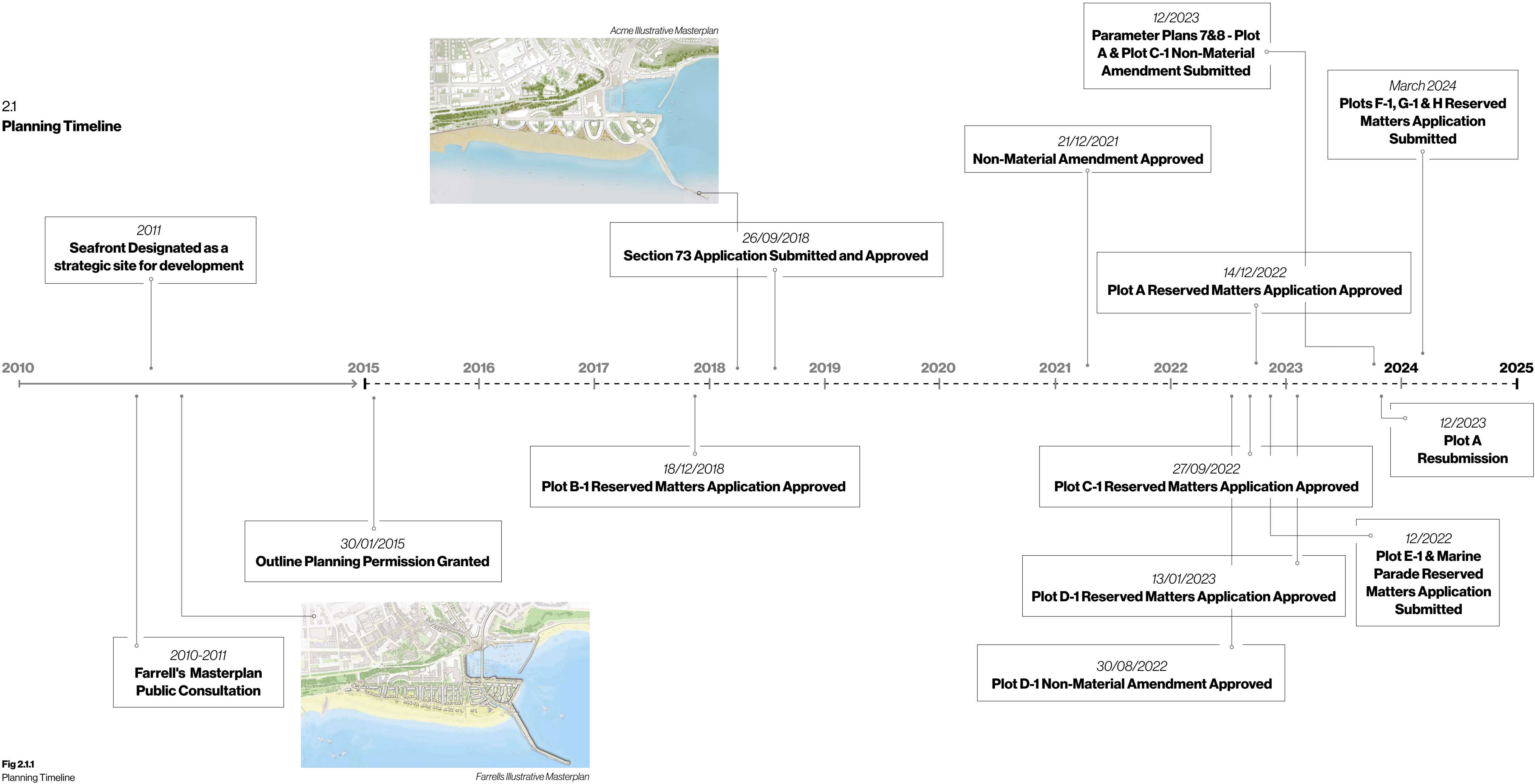
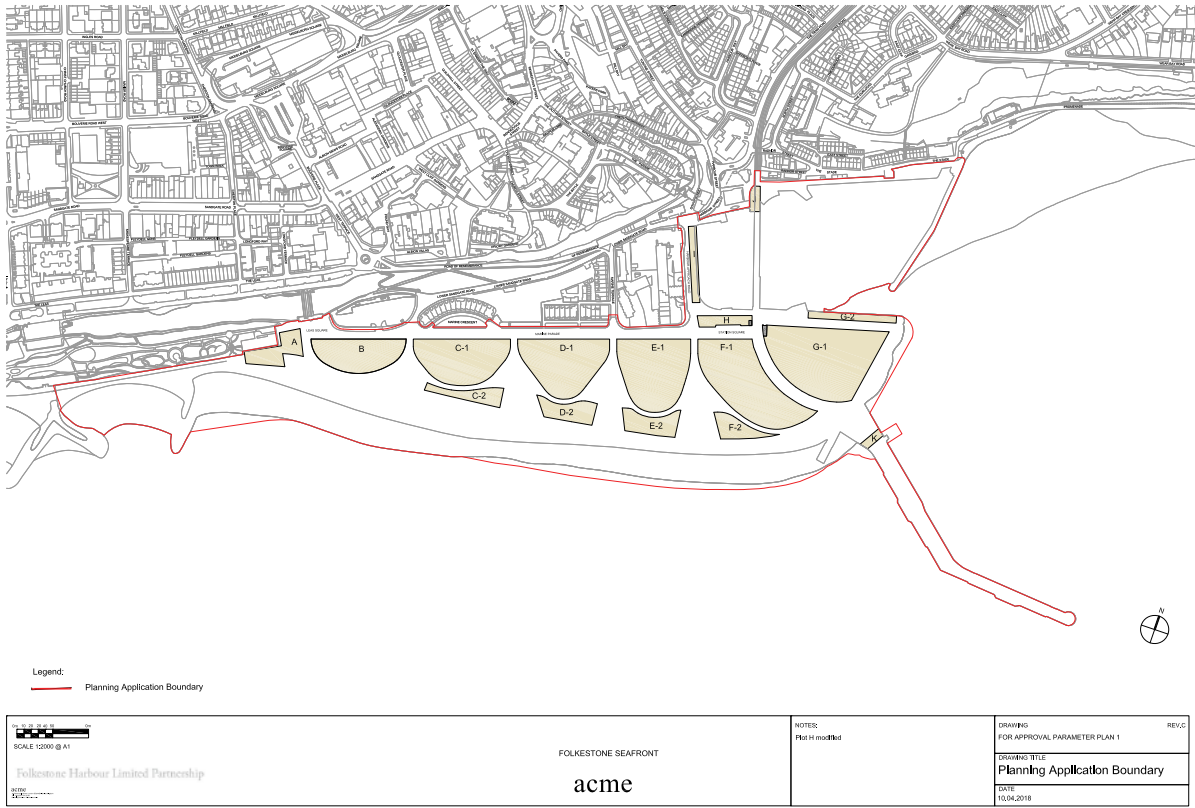


Fig 2.1.1
Planning Timeline

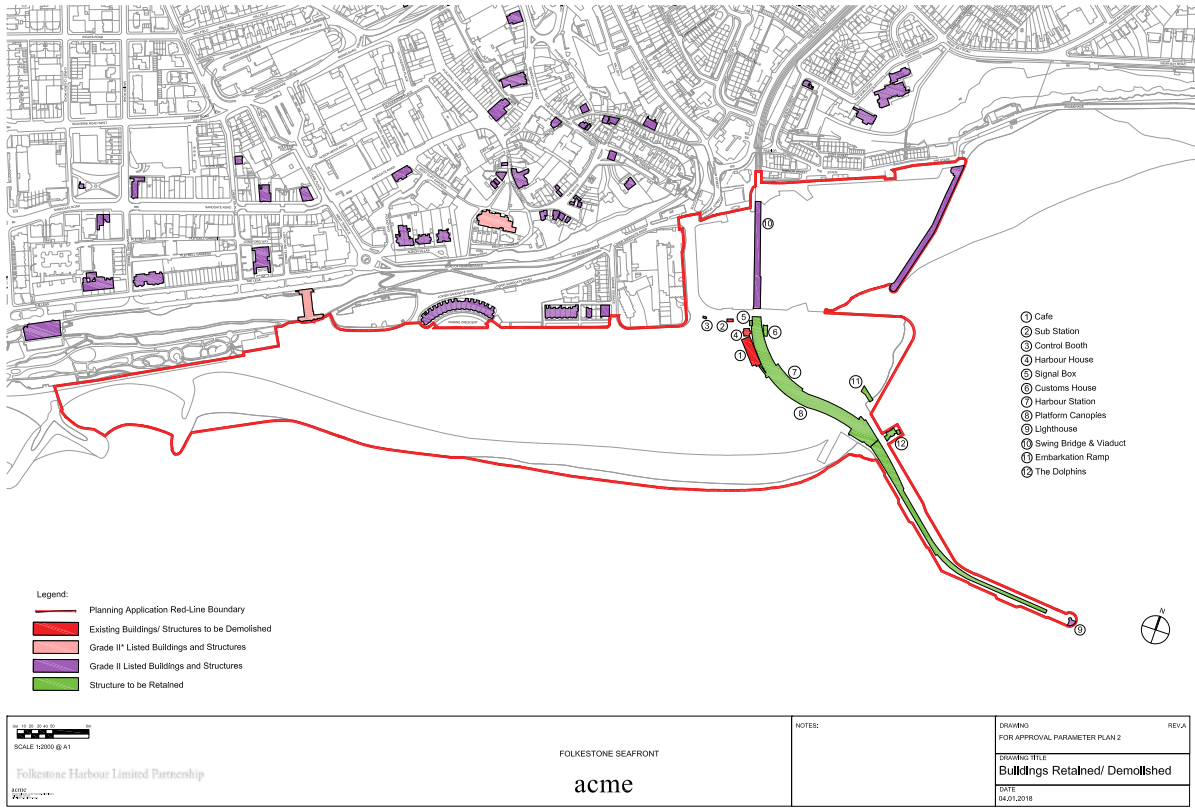
2.1

Parameter Plans

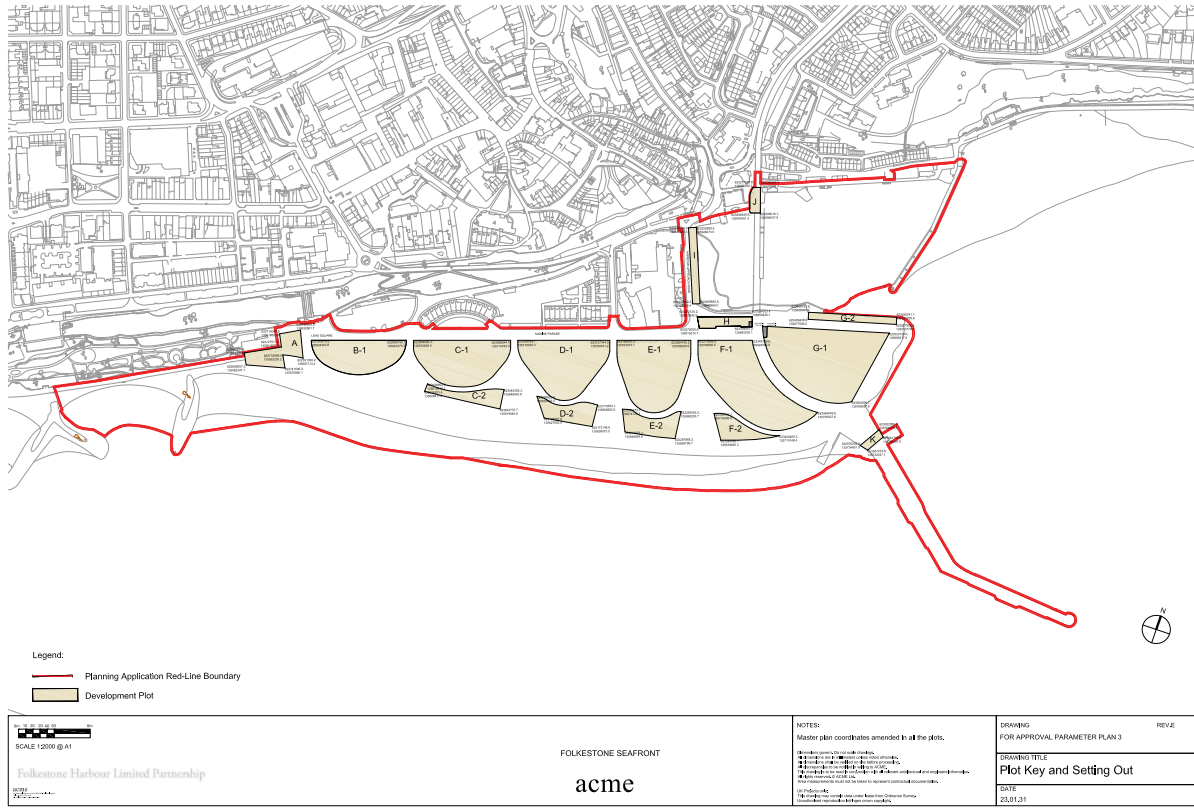
The outline planning consent includes eight plans that define the parameters and extent of the development



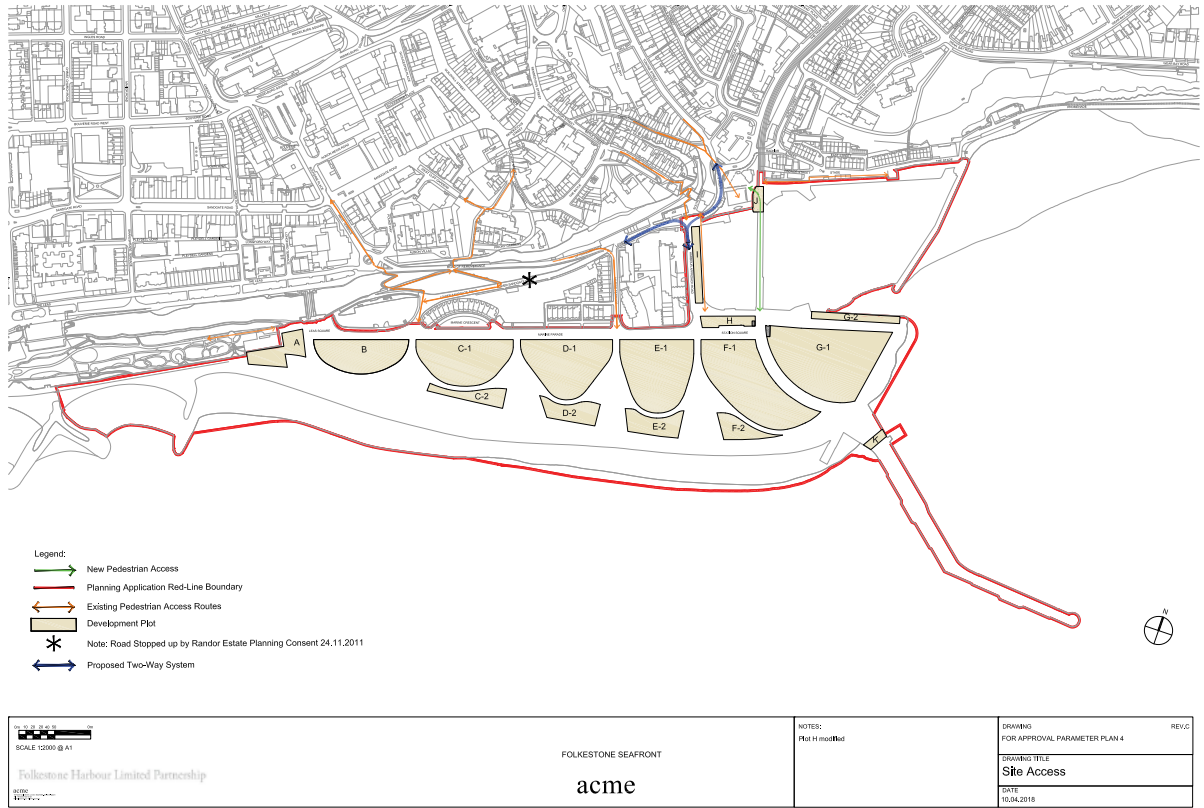
1. Planning Application Boundary
This drawing defines the planning application boundary of the masterplan.



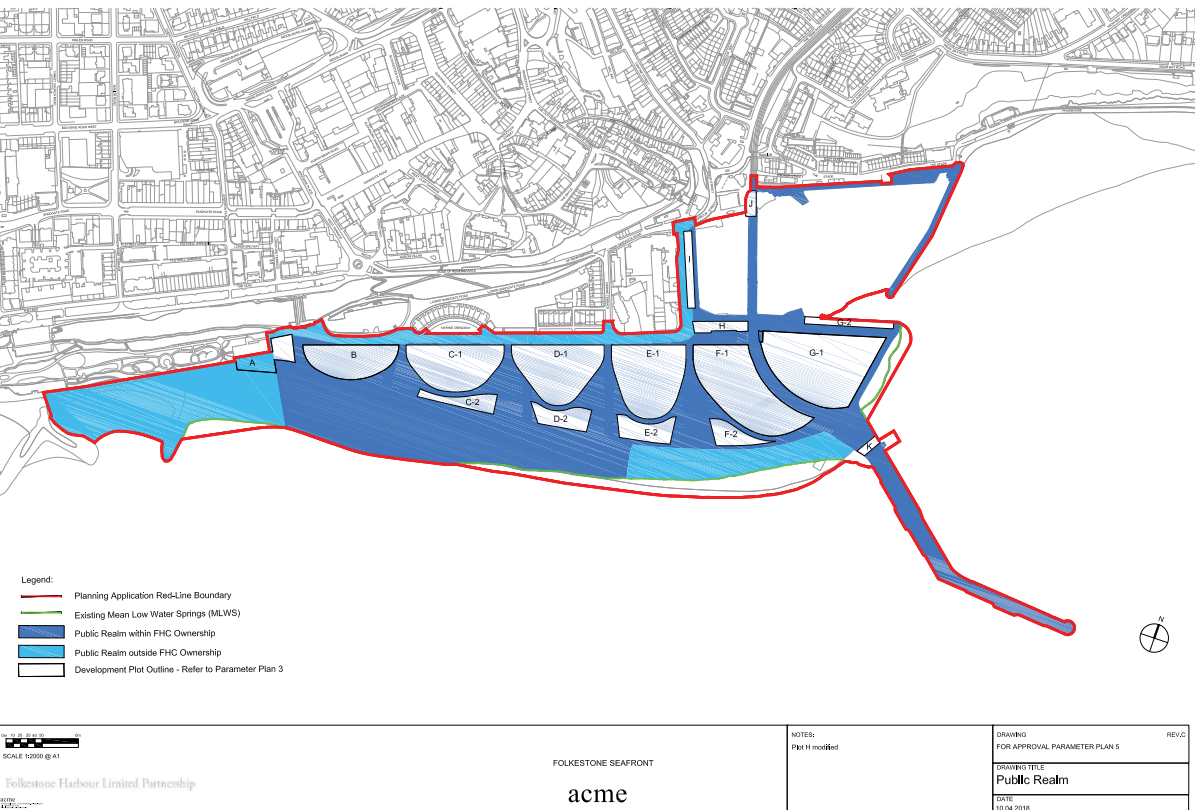
2. Buildings Retained / Demolished
This drawing lists the existing structures within the application boundary and outlines what is to be retained and what is to be demolished.



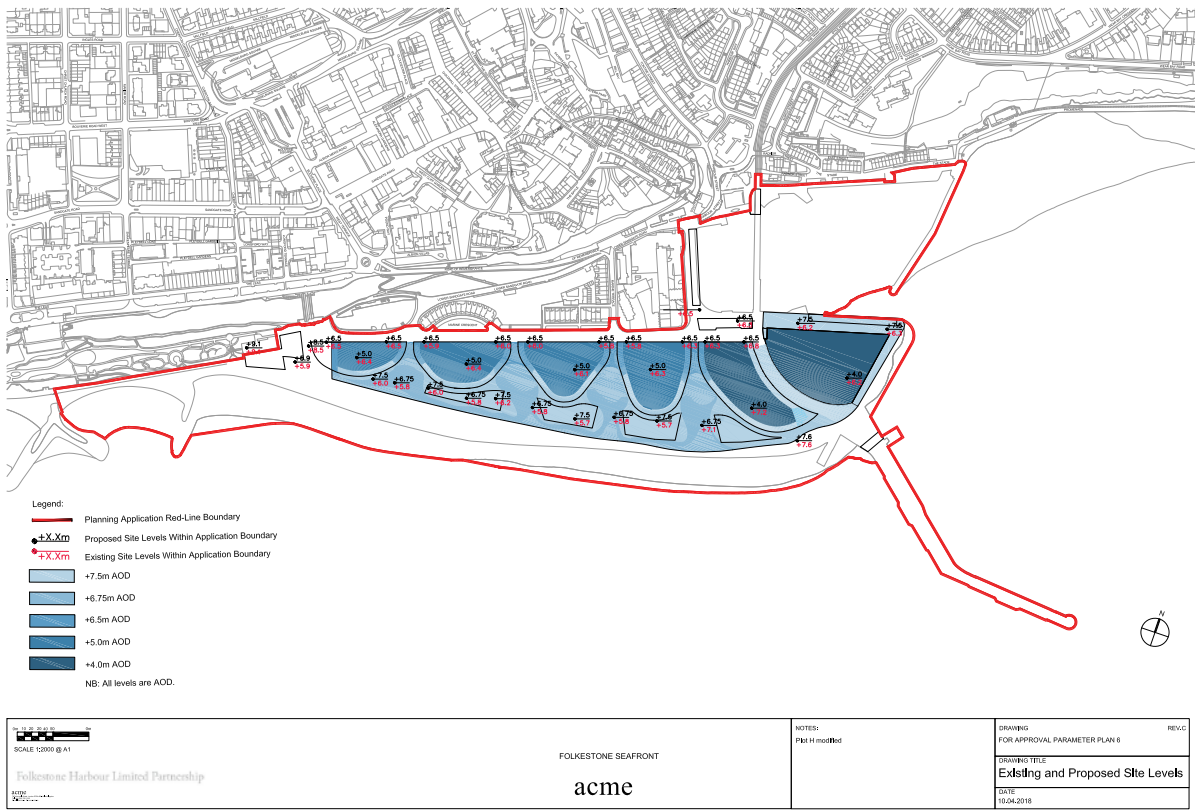
3. Plot Key and Setting Out
This drawing identifies the development plot boundaries and gives their setting out locations as northings and eastings.



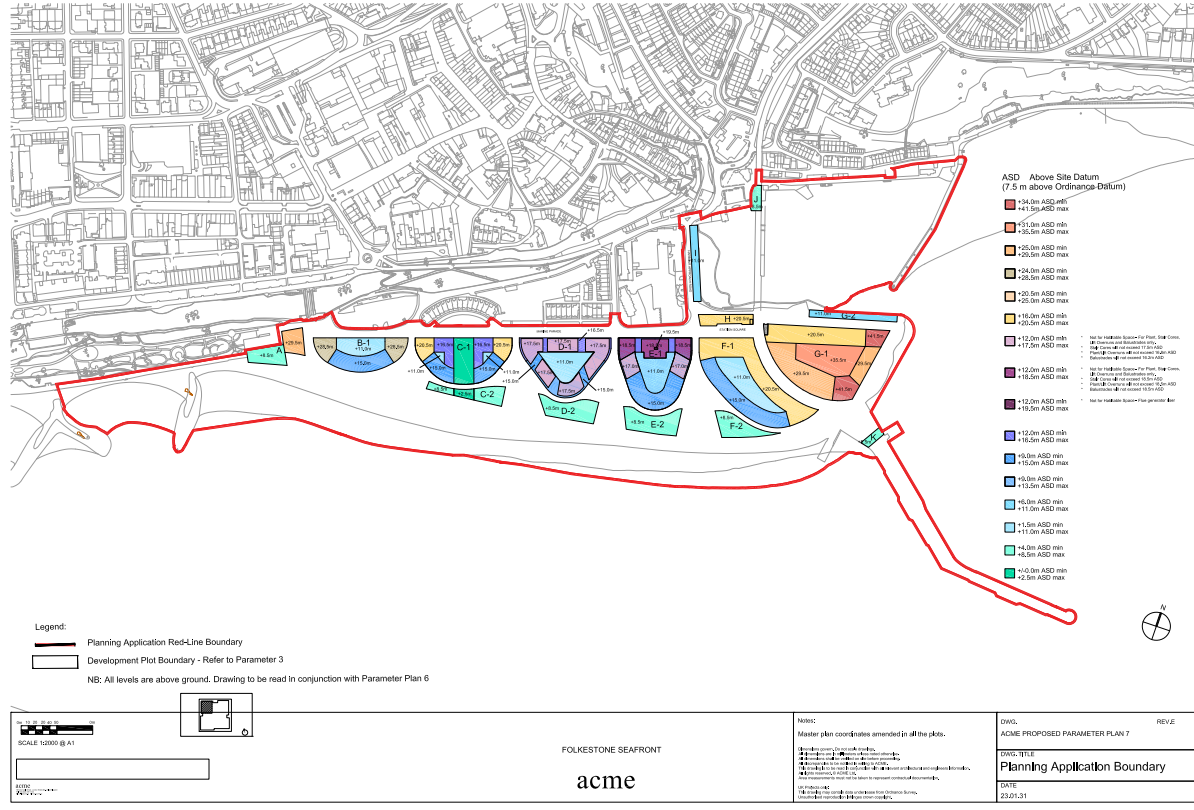
4. Site Access
This plan outlines the vehicle and pedestrian access for the planning application site. The routes are differentiated as existing and proposed.



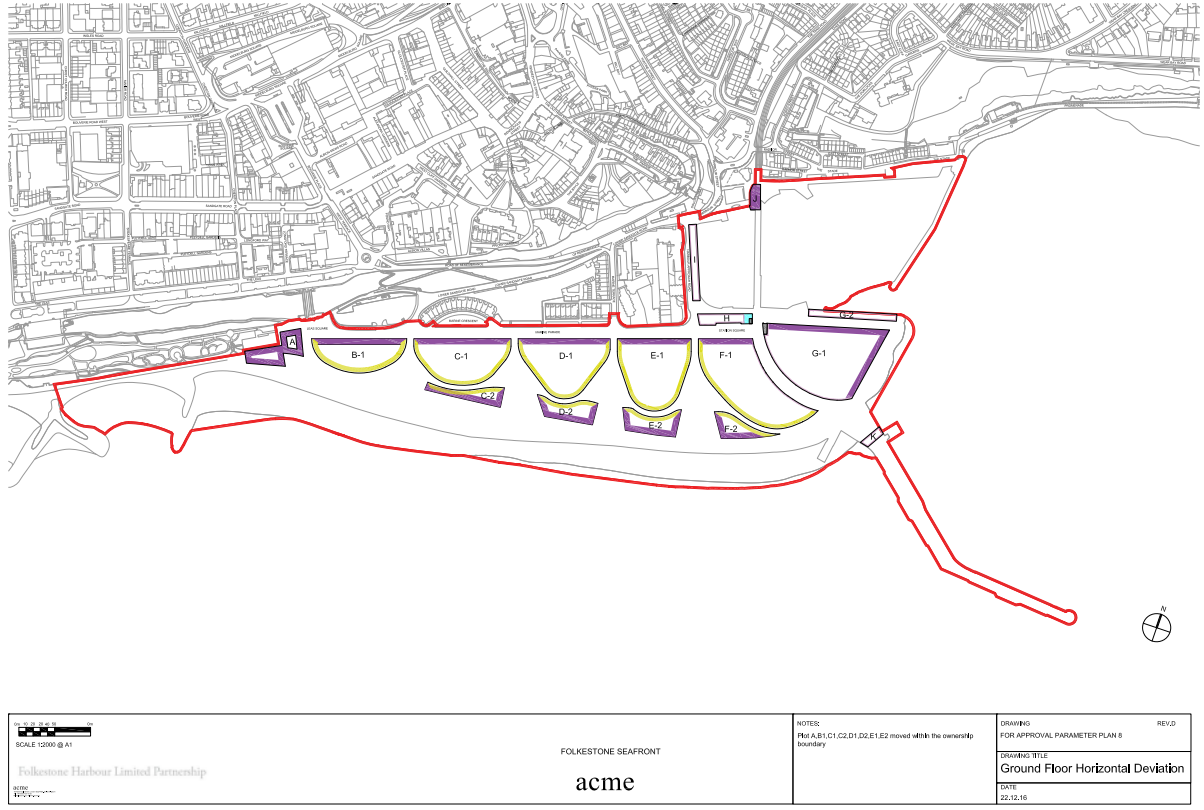
5. Public Realm
This drawing defines the area of public realm within planning application that is in the ownership of Folkestone Harbour Limited Partnership.



6. Existing and Proposed Site Levels
This drawing demonstrates where levels in the site are to be altered as recommended in the engineers Flood Risk Assessment.



7. Minimum / Maximum Development Plot Level
This Plan defines the maximum and minimum deviation of each plot above Ordinance Datum level. Each building or group of buildings shall be as tall as the minimum vertical deviation and no taller than the maximum vertical deviation indicated on these plans.



8. Ground Floor Horizontal Deviation
This plan defines the permitted maximum and minimum horizontal deviation for each development plot. Façades must be located on or within the space between the minimum and maximum horizontal deviations.

Fig 2.1.1
A series of 8 parameter plans established at the outline planning stage.

2.2

Maximum and Minimum Development

The maximum height of the buildings in Plots F-1, G-1 and H are set-out in Parameter Plan 7 of the outline planning permission.

The volume maximum heights vary between +20.5m and +41.5m on Plot G-1, +11.0m and +20.5m on Plot F-1 and Plot H sits at a maximum height of +20.5m.

There are no buildings planned for Plot G-2 or F-2 at this stage.

+/-0.00m ASD corresponds to +7.5m AOD

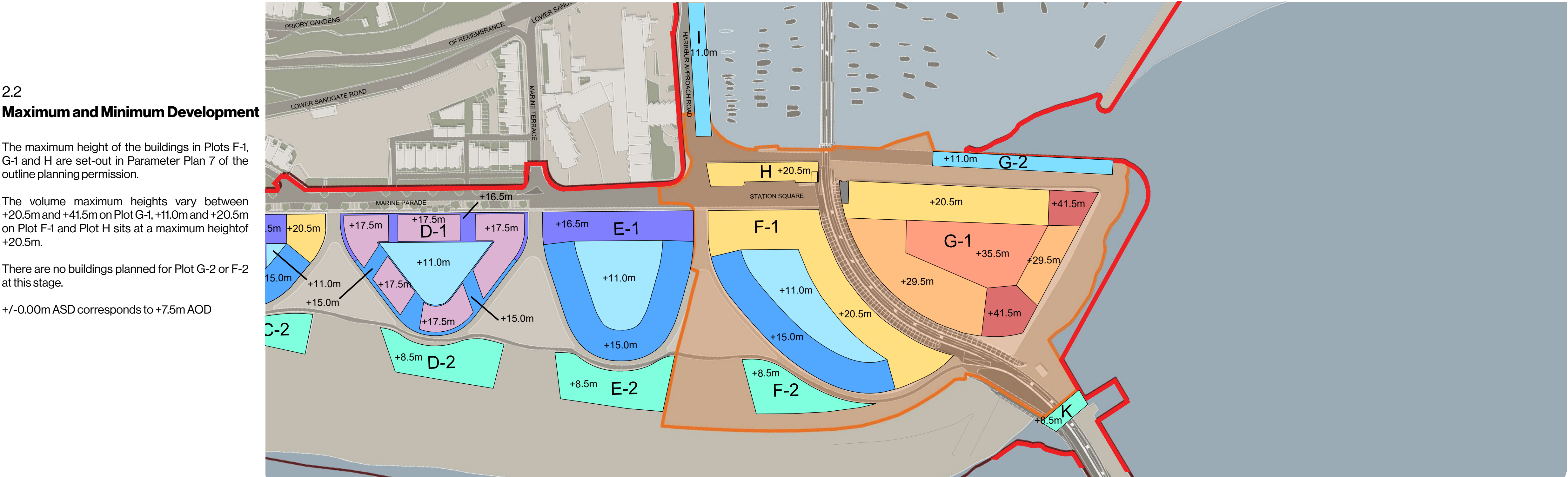


Fig 2.2.1
Parameter Plan 7 overlaid on site plan

- RMA Application Boundary
- Planning Application Red-Line Boundary

- +29.5m ASD
- +20.5m ASD
- +17.5m ASD
- +16.5m ASD
- +15.0m ASD
- +11.0m ASD
- +8.5m ASD
- +2.5m ASD