

Folkestone Harbour Plan

Plots F1, F2, G1, G2 + H

Landscape and Public Realm Strategy Report

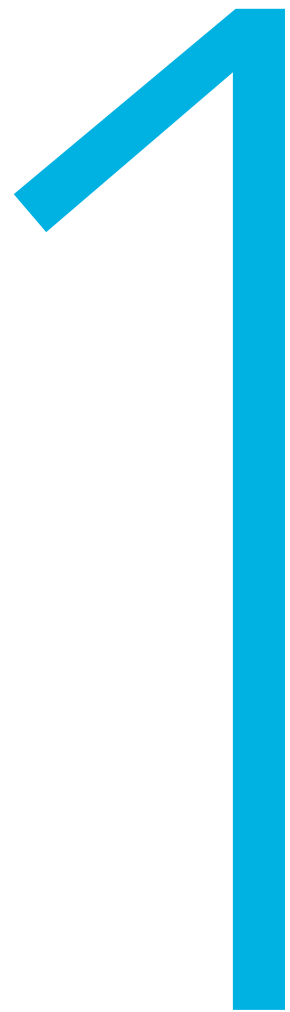
**Folkestone Harbour Plan (Plots F1, F2, G1, G2 + H)
Landscape and Public Realm Strategy Report
Reserved Matters Application**

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1.0 Introduction



1.0 Introduction

1.1 Spacehub

Spacehub is a landscape architecture, urban design and ecology practice base in East London; the practice is led by Giles Charlton and Tom Smith.

Since Spacehub’s inception in 2010, they have delivered a number of high-quality mixed use projects at a range of scales, from major planning applications such as The Goodsyard in Shoreditch to the on-site delivery of prominent public realm schemes such as London Wall Place in the City of London.

Spacehub design public realm and landscape that is specific and memorable. Their design process rigorously explores a site’s complexities so they can amplify its unique qualities, ultimately delivering simple yet creative design solutions. This means listening and understanding; being responsive to site, nature, context and culture.

Design team

Spacehub have been working on the wider Folkestone Seafront Masterplan for a number of years. This work includes the S73 amendment to the Outline Permission, Reserved Matters Applications and detailed design and delivery of Plot B1. Spacehub have worked in close collaboration with the wider design team, in particular Spider PM, A is For_ and Acme architects to develop an integrated approach to the design of the public realm, landscape and architecture.

Design process + Collaboration

A close dialogue with Folkestone and Hythe District Council planning officers has been key to guiding the evolution of the design proposals.

Feedback has been taken into account and the design proposals reflect comments received from the Design Review Panels, the stakeholder and public consultations, and other consultees.



Good Luck Hope



London Wall Place



The Goodsyard

1.2 Executive Summary

This Landscape and public realm strategy has been prepared by Spacehub on behalf of Folkestone Seafront Development Corporation in support of the Reserved Matters Planning Application (RMA) for The Harbour Plan, containing plots F1, G1, and H, along with the surrounding public realm.

This is a hugely exciting opportunity to create a unique new public realm for Folkestone set around the historic harbour. The proposals described in this report will:

- Provide high quality, publicly accessible open space of distinctive character, as part of the Folkestone Seafront Masterplan;
- Provide extensive areas of planting with distinct character areas;
- Provide biodiversity benefits by introducing native plant, shrub and tree species, biodiversity roofs and habitat creation;
- Create landscape settings that are accessible and welcoming to all, fostering a sense of well-being and encouraging imaginative play and interaction through landforms;
- Provide a holistic relationship between architecture and landscape, enhancing indoor-outdoor connections whilst improving access and permeability;
- Provide good quality and hard wearing materials to maximise longevity of the landscape proposals for the development
- Provide a variety of accessible and inclusive play and amenity for users integrated throughout the design.

The proposals aim to create an environment that performs on a number of levels. It is intended that the landscape will provide a balance between providing an attractive setting, climate mitigation and habitat creation. On top of these, the proposals also aspire to create an inclusive landscape where people feel comfortable whilst adding a sense of delight that is developed from the identity and character of the area.

This document examines the landscape context and identifies constraints and opportunities for the site. It sets out the design principles on which the proposals are based and illustrates how they are then incorporated into the landscape and public realm design proposals.

This report illustrates strategic approaches to access, function, character, urban greening, materiality, lighting, biodiversity and habitat creation.

The key to delivering a successful landscape strategy is having a vision that includes people and place-making at its core. Some key issues which the design of the open space has sought to address include the following:

- Function and character
- Ease of movement
- Safety and security
- Legibility
- Materiality
- Inclusivity

These principles have been integrated into the site wide design through the creation of a variety of spaces of differing character and function.

1.0 Introduction

1.3 This Application

This document has been prepared by Spacehub on behalf of the Folkestone Harbour & Seafront Development Company to support the Reserved Matters Application for the Harbour Plan (comprising Plots F1, G and H) of the Folkestone Seafront Masterplan. It has been prepared in close collaboration with architects A is For_.

This document describes the landscape proposals for the following areas within the Harbour Plan Reserved Matters Application boundary line, as well as describing their context within the overall Masterplan:

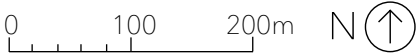
- Harbourside
- Harbour Master's Square
- Seafront Park
- Shingle Garden + Beachside
- Residential Garden
- Harbour Station
- Maker's Row
- The Walk
- Lighthouse Lane
- The Passages
- The Boardwalk

All other areas shown beyond the reserved matters application boundary are included for contextual and illustrative purposes only.

This document should be read in conjunction with approved document FS3 Folkestone Seafront Landscape Guidelines (REV 3).



Figure 1. Folkestone from above



1.4 The Folkestone Seafront Masterplan

The Harbour Plan sits at the east of the overall Folkestone Seafront Masterplan. This application includes Plots F1, G1 and H, plus the landscape and public realm that surrounds them. The Harbour is the final and largest area of the Seafront Masterplan to be submitted under Reserved Matters for planning.

The delivery of Plot F1 will allow the provision of the final Shingle Garden on the beach, located between Plots E1 and F1. The Harbour Masterplan includes a variety of publicly accessible gardens and public realm as detailed in this document.

Certain elements within this application around Plot F1 will mirror those in Plots B1, C1, D1 and E1, such as the treatment of Crescent Way, the Shingle Garden and residents' spaces - to maintain a unified and consistent approach across the Seafront Masterplan. However, the Harbour Plan has a language and a character all of its own - and will differ from the plots that have come before it.



Figure 2. The Folkestone Illustrative Seafront Masterplan (Acme 2017)

- Masterplan boundary
- ⬢ The Harbour Plan - Reserved Matters Application Boundary

1.0 Introduction

1.5 Consented Masterplan Character Areas

Areas of defined and distinctive characters were identified within the Masterplan, as set out in FS3 Folkestone Seafront Landscape Guidelines (Rev 3). Each character area is described in terms of its function, composition and activities which could occur there.

A set of mandatory design guidelines were outlined for each character area, which provide a basis for the proposals in this document. Illustrative material and concept montages also indicate the quality of the public realm spaces and residents' gardens to be achieved through the development of the Masterplan.

In FS3 Folkestone Seafront Landscape Guidelines, section 3.0 Illustrative Open Space Proposals sets out specific guidelines for the Harbour Edge, the Viaduct and Station, the Harbour Arm and Residents' Gardens.

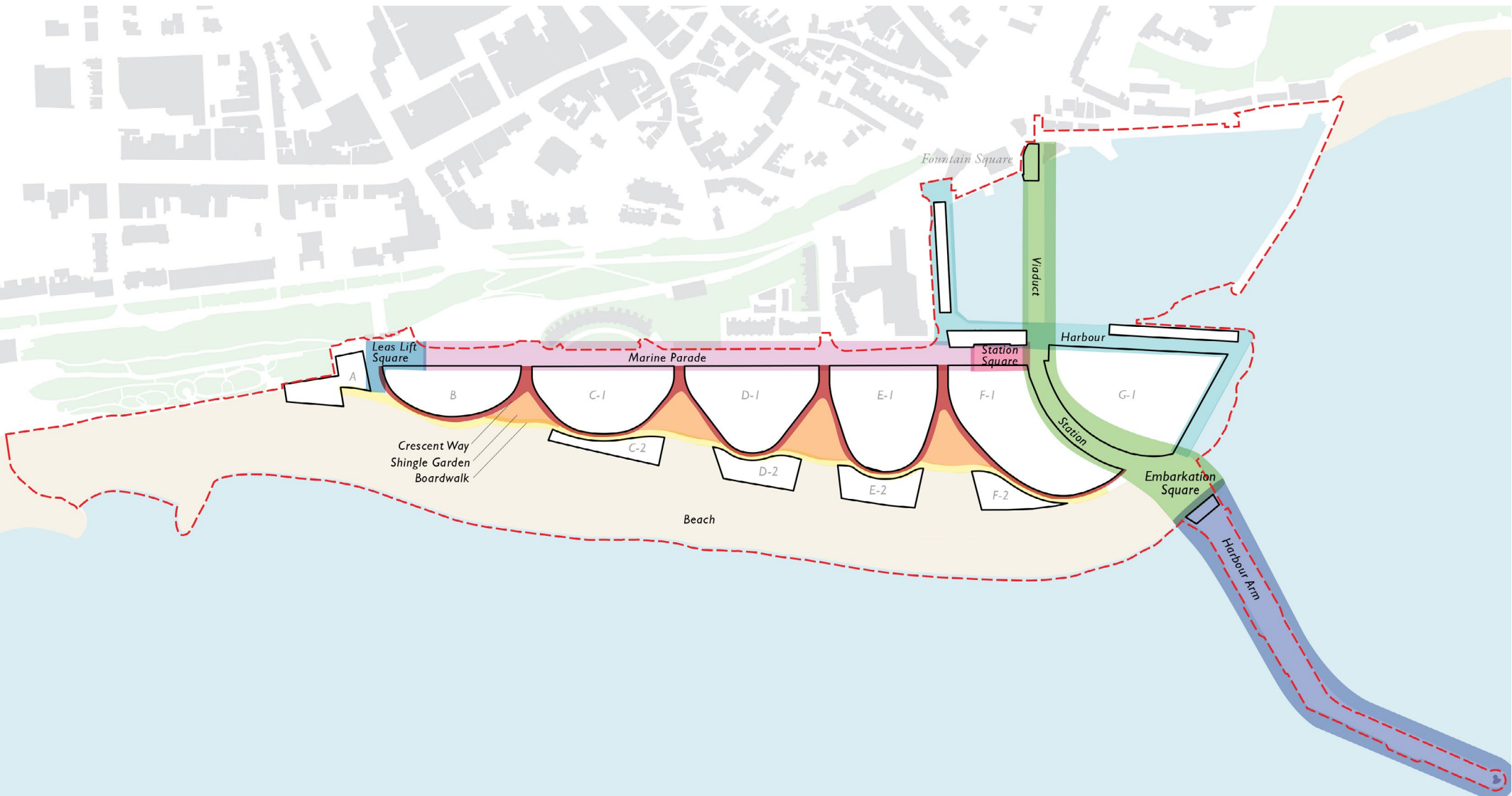


Figure 3. Masterplan character areas (Acme 2017)

-  Masterplan boundary

 Leas Lift Square

 Marine Parade

 Station Square

 Boardwalk

 Beach
-  Viaduct, Station and Embarkation Square

 Shingle Garden

 Crescent Way

 Harbour

 Harbour Arm

2.0 Site Context and Analysis



2.0 Site Context and Analysis

2.1 Strategic View Corridors

The prominent position of the site on Folkestone's Seafront gives the site a range of views of Folkestone and beyond. Maintaining these view corridors has become a key driver of the layout of the Harbour Plan - both in architecture and landscape.

Extensive view analysis was carried out by A is For_ and further detail can be found in their report.

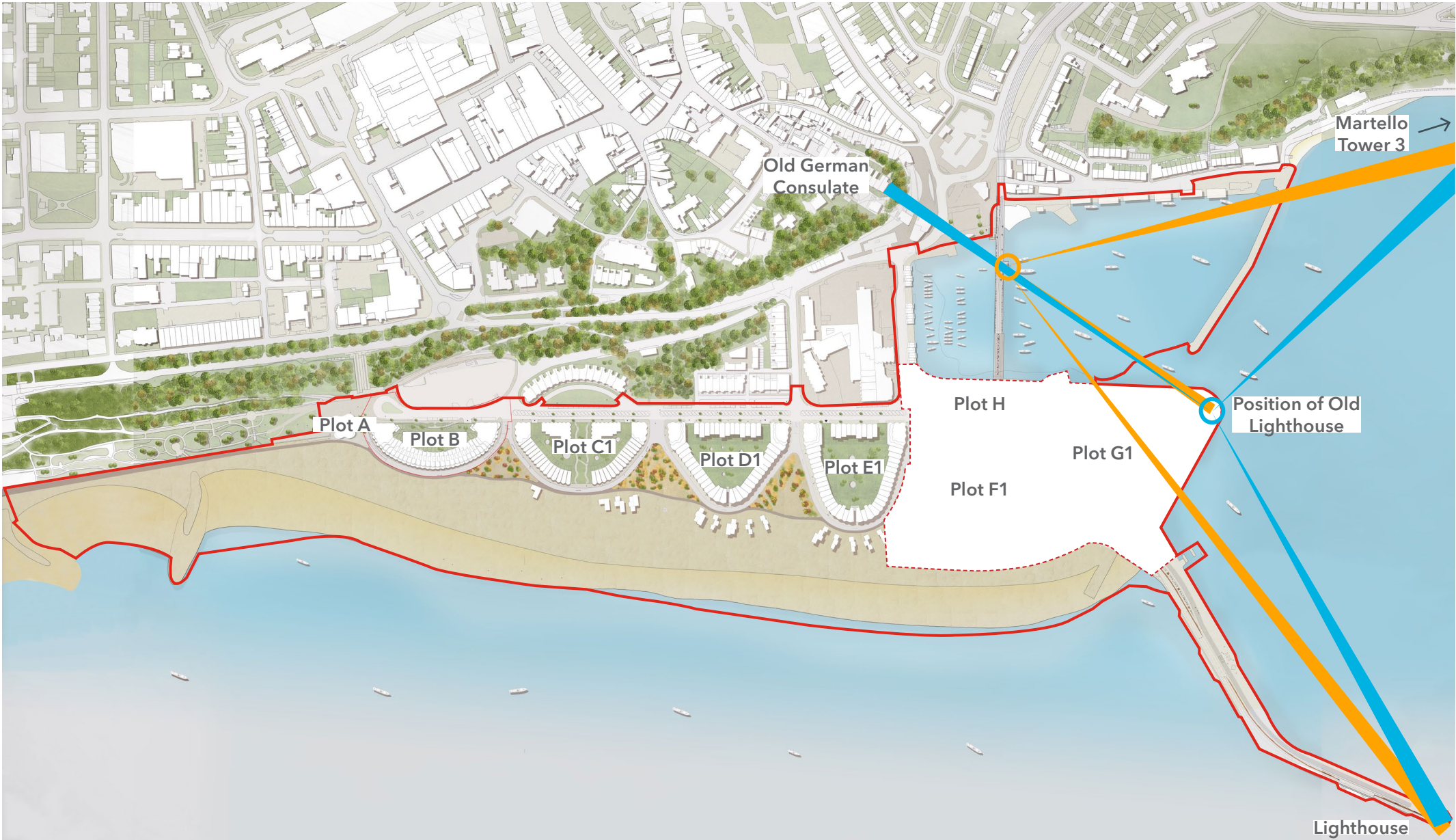


Figure 4. Strategic view corridors diagram

- Masterplan boundary
- The Harbour Plan - Reserved Matters Application Boundary
- View corridors from the Viaduct
- View corridors from the Harbour

2.0 Site Context and Analysis

2.2 Landscape Context

The site has a particularly rich landscape context, with 3 contrasting edges. To the north, the site faces back towards the harbour itself, and towards the town centre. To the east, expansive views out across the English Channel are framed by The Warren and the Lighthouse at the end of the Harbour Arm. To the south, the site is bordered by the beach, which is currently the location of several bars and restaurants with outdoor spill-out areas.

The site will also responds to the context of the emerging masterplan. To the west of the site, the Harbour Plan faces plot E1, which is the final full crescent plot. Between E1 and F1, the final shingle garden will be located, which has strategic importance as the playspace to service the Eastern half of the masterplan.

Further from the site, the Lower Leas Coastal Park, the Lower Leas, and The Warren all provide a rich language of established landscape typologies which the proposals draw from.

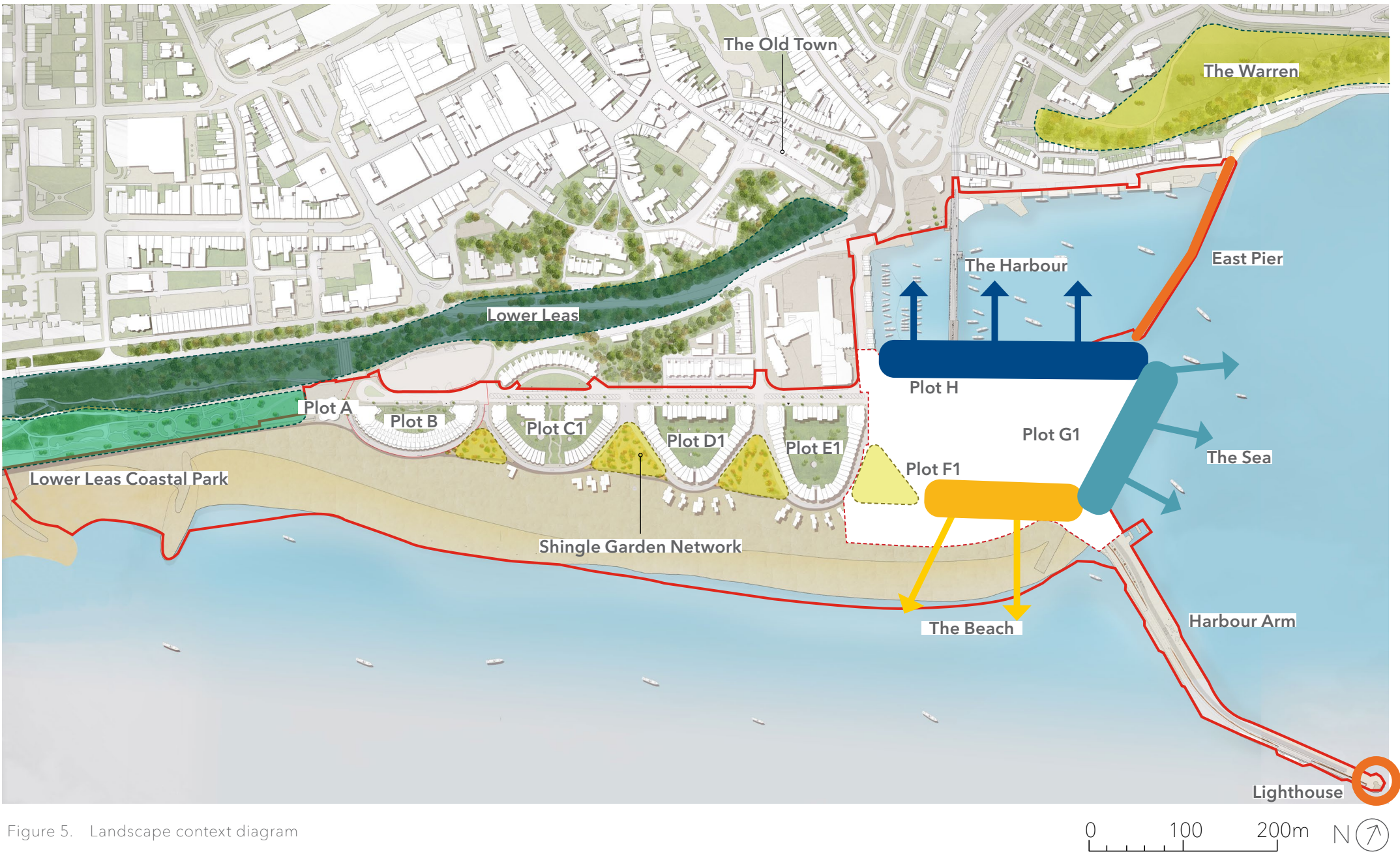


Figure 5. Landscape context diagram

- Masterplan boundary
- The Harbour Plan - Reserved Matters Application Boundary

2.0 Site Context and Analysis

2.3 Pedestrian Movement

The main pedestrian routes into the Harbour are generally limited to 4 key paths.

From the town centre or the Stade, pedestrians are generally expected to come across the Harbour Viaduct and into / along the Station route through to the Harbour Arm. Additionally, some pedestrians will walk around the Inner Harbour to approach the site.

When the Leas Lift comes back into commission, it is expected more pedestrians will walk down Marine Parade towards the Harbour. Other pedestrians from the west may come along the boardwalk, which forms part of the England Coast Path (ECP).

With the delivery of the Harbour Plan, there is the opportunity to develop more meaningful routes along the edges of the Harbour.

The convergence of these routes results in a series of wayfinding nodes. These points in the Harbour Plan become important for navigation through, some even combining with view corridors for better wayfinding.

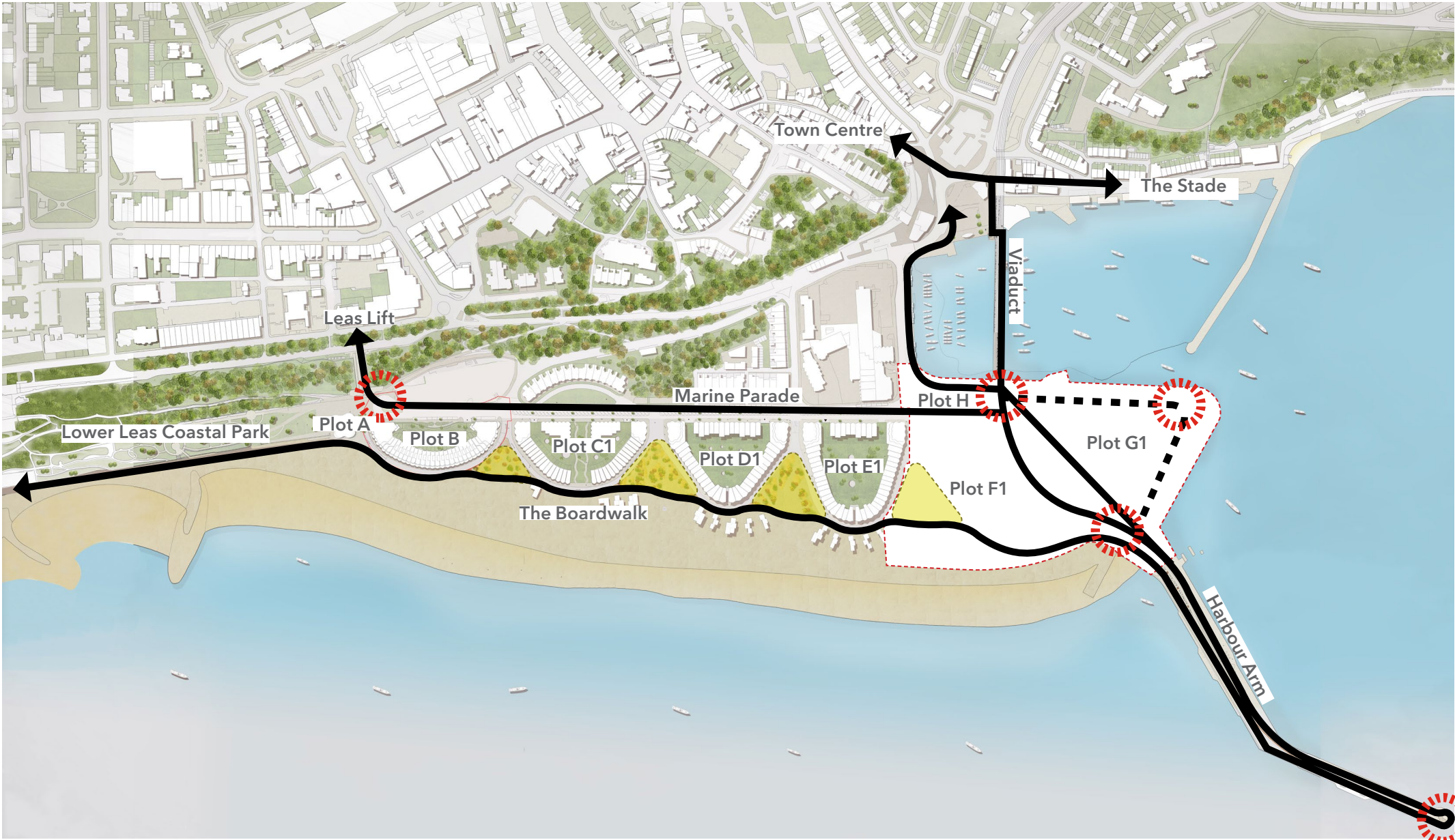


Figure 6. Pedestrian movement diagram

- Masterplan boundary
- The Harbour Plan - Reserved Matters Application Boundary
- ★ Key wayfinding node
- ➔ Major pedestrian route
- Potential new pedestrian route

2.0 Site Context and Analysis

2.4 Local Open Space

Fountain Square serves as a pivotal connecting point for Folkestone's revitalisation of public space. The space connects the Creative Quarter, The Stade, The Old High Street and town centre itself.

The Stade Square is a slightly raised paved area looking over the harbour, where the existing planters and arrangements for seating have fallen into disrepair. The Stade was originally a working area alongside ships berthing in the harbour, but now for the most part it has been given over to leisure activities and car parking.

The Goodsyard takes its name from its historical significance as a former railway goods yard. Once used for the storage and transportation of goods, it is now being repurposed to meet the evolving needs of the community and contribute to the town's regeneration. The project has transformed the Goodsyard into a leisure destination with big screen events and a variety of Food and Beverage stalls.

Situated to the west of the Lower Leas Coastal park, the Leas Cliff Hall is a versatile venue which plays host to touring performances, concerts, comedy acts, ballet productions, and wrestling events.

Adjacent to the Lower Leas Coastal Park, the Leas Lift Square will be a new area of public realm adjacent to the Grade II* listed Leas Lift building.



Figure 7. Local Open Space

- 1. Fountain Square
- 2. The Stade Square
- 3. The Goodsyard
- 4. Leas Cliff hall
- 5. Leas Lift Square (future build)

2.0 Site Context and Analysis



Figure 8. Fountain Square



Figure 9. The Stade Square



Figure 10. The Goodsyrd



Figure 11. Leas Cliff Hall



Figure 12. Leas Lift Square

2.0 Site Context and Analysis

2.5 The Existing Harbour

The Harbour site ceased to be a working industrial area and any leftover warehouses were replaced by car parking in the mid 2010s. The site remains largely in that same condition, except over the last 7-8 years specific interventions to attract people to the area have been built.

The Harbour Viaduct and Station have been refurbished and established as a linear garden and pedestrian route. At roughly the same time, the Harbour Arm was also refurbished so food and drink businesses could establish throughout.

Later, this street food market further extended back into the Harbour, in an area now referred to as the Goodsynd - and along the beach edge close to the boardwalk.

Today, the site is thriving at weekends, particularly during summer months.

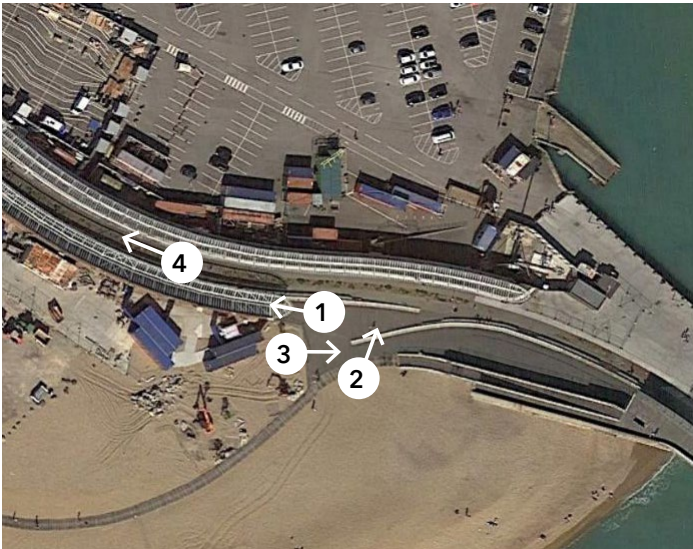
Aside from the Harbour Station, other existing structures of note within the site include the Harbour Master's House, Custom's House and the Signal Box.

The next 4 pages take a photo tour around the existing site.



Figure 13. Aerial photograph of the existing harbour

2.0 Site Context and Analysis



1. View north west along the Harbour Station



2. View north east from end of the boardwalk across the Harbour Station

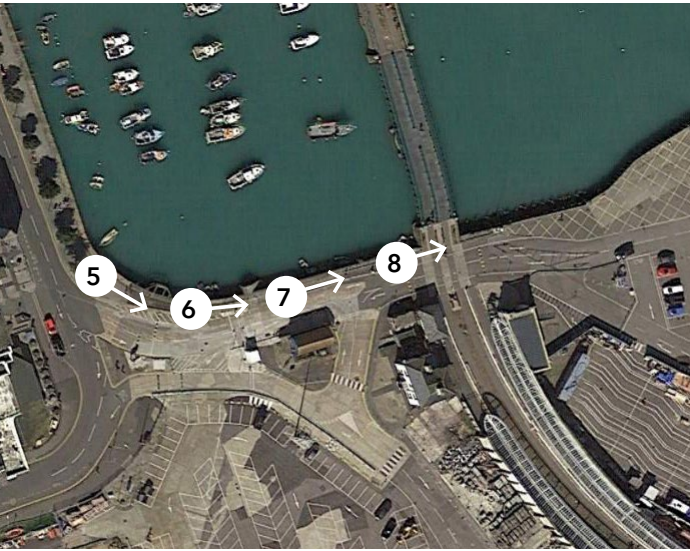


3. View east from the Harbour Station platform, near the top of the Harbour Arm



4. View north west along the Harbour Station

2.0 Site Context and Analysis



5. View towards Harbour from Harbour Approach Road



6. View along north edge of the Harbour, looking towards the Viaduct



7. View along north edge of the Harbour, looking east



8. View at the southern end of the Viaduct, looking east