

Welcome

We are developing plans for the former gasworks in Ship Street. We are committed to bringing this brownfield site back into use as a high quality housing-led development. This event is a chance for you to see what we are suggesting and to give us your views.

Your views will shape and influence the evolving development proposals to repair this tear in the urban fabric of Folkestone, which has blighted East Folkestone over 60 years.

We have appointed an experienced team of designers and engineers from Arup and Fletcher Priest Architects who have an excellent track record in developing proposals for complex sites.

illustrative view from Broadmead Road



Feedback from March 2022

Residents gave their views on the proposals for a mixed use, housing-led development on the site at a public consultation event in March 2022. Over 130 people attended the event and shared their views via an online questionnaire or at the in-person event at the Quarterhouse.

There was strong support for a residential-led redevelopment. The following were the main views in the feedback (with the percentage of people who agreed and strongly agreed with them):

Buildings must be low emitters of carbon, energy efficient and economical to heat and cool (92%)

The scheme should include affordable homes to rent and buy (87%)

The scheme should have shared public amenity and creative space (75%)

Building homes on the site will improve the look and security of the area (74%)

We should prioritise the site for high-quality homes for families (70%)

The scheme should incentivise residents to use public transport, cycling and car clubs (68%)



Ship Street Gasworks - history

This large site is situated in a strategically important position between Folkestone Central station and the town centre – including the harbour area.

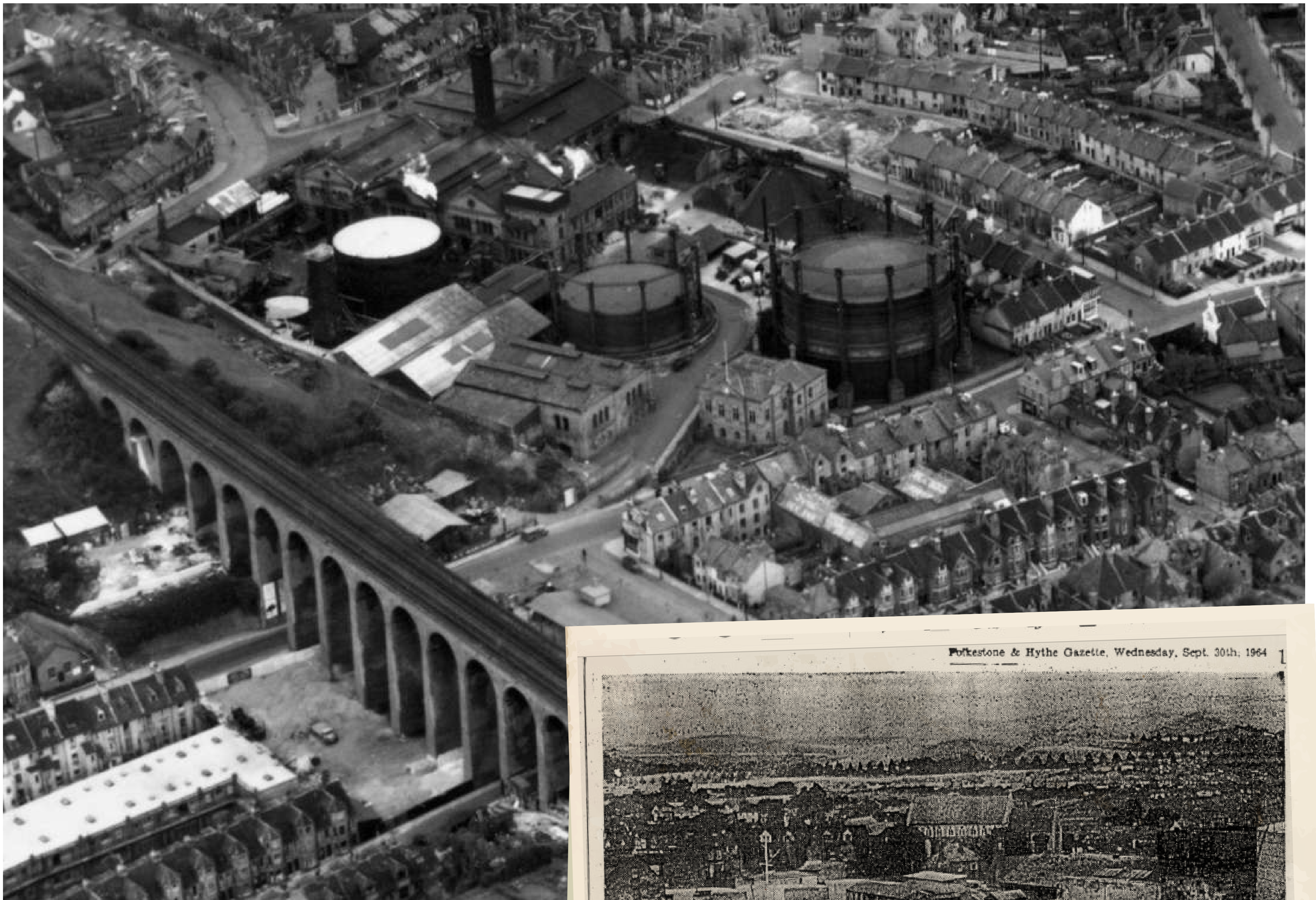
It is a five-minute walk to Folkestone Central station and a three minute walk to Radnor Park.

The former gasworks site is part of Folkestone's history but has been largely derelict since 1956. Remediation of the site took place between 2009-11, and Southern Gas sought to sell it. To encourage a purchaser the council included it in a list of sites for housing development in 2015. No offers were made.

Given the lack of interest from the private sector Folkestone & Hythe District Council bought the site in 2021.

It requires further remediation and by taking ownership, the Council wants to drive development and be able to access any funding for land remediation.

The Ship Street site in Folkestone is allocated for housing development in the Local Plan.

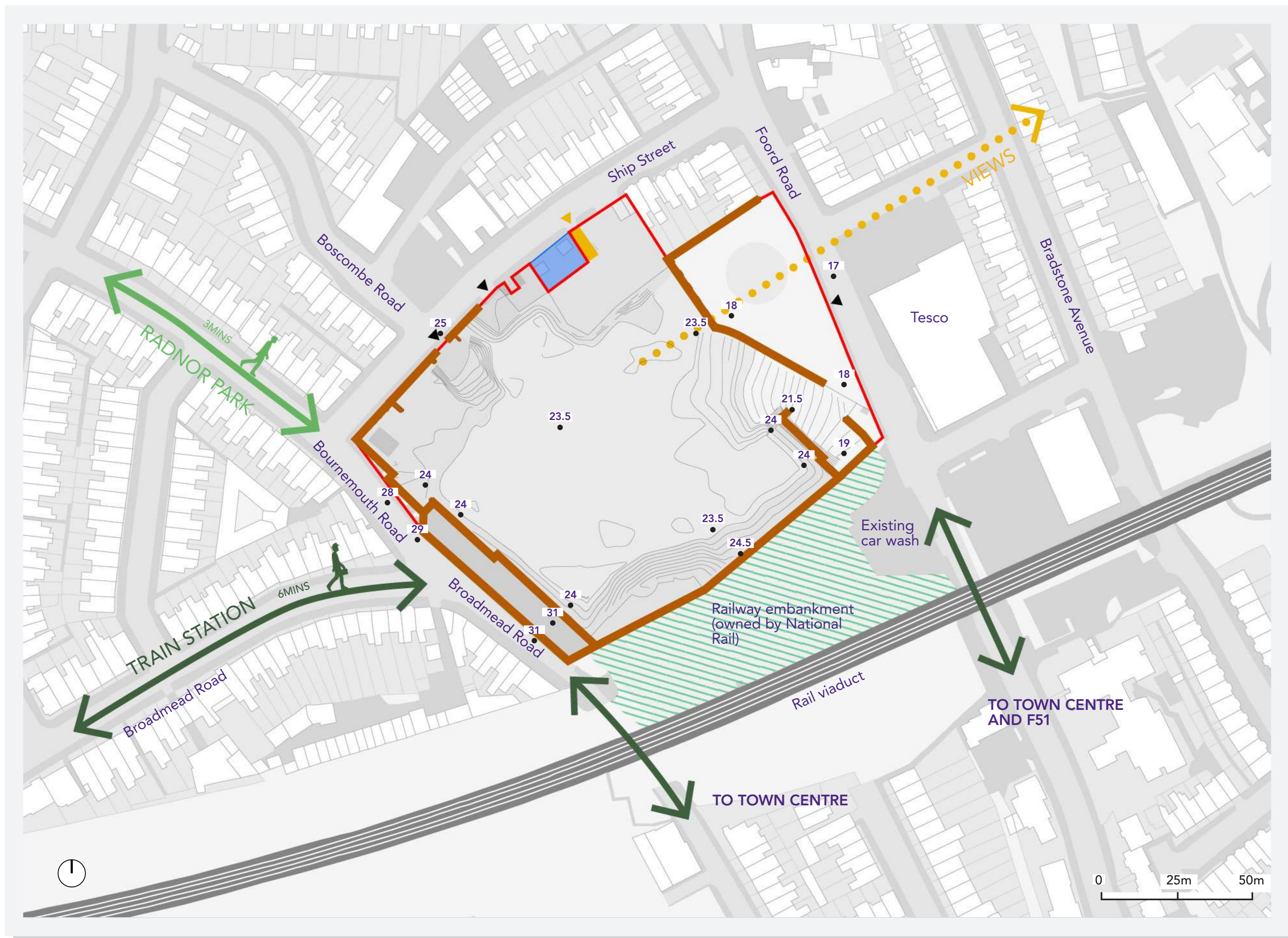


Site conditions

The site was subject to an extensive though not comprehensive, remediation scheme in 2009-2011. During 2022, the Council have had surveys carried out to ascertain ground conditions, and make recommendations and cost estimates of the work needed to make it suitable for housing redevelopment. Following these surveys, we are applying for funds from the Brownfield Land Release

Fund (BLRF) to carry out these works, in parallel with the design development.

Much of the site is 'made ground' rather than soil and grass, so areas for soft planting will need to have clean cover (new soil) brought onto the site. Site levels fall significantly from west to east, with a 12 metre level difference across the site.



- site boundary
- GasGov land
- GasGov required access
- ▲ existing site access points
- retaining walls
- ▨ green edge
- 17 ● site levels in metres above ordnance datum (AOD)



View looking south



View looking west

The proposals

The site can deliver an exciting new residential development which will also provide pleasant walking and cycling links from Folkestone Central station to the town centre and harbour.

A study in 2021 identified a number of key principles we are taking into account in the design.

A green link across the site can create a pedestrian route from station to town centre and F51 (the new skatepark) and open up views to the hills beyond.

The lower section of the site to the east offers scope for a small public open space that can benefit the wider neighbourhood.



New homes



Through well-designed and sustainable housing, the development will positively add to the distinctive cultural character of Folkestone.

Homes will be a mixture of houses and apartments to cater for a range of different sizes and types of households.

Car parking could be provided with regard to existing levels of car ownership in East Folkestone. Or maybe fewer people will own cars in future so less should be provided. What do you think?



Examples of building scale, roof forms and material palette

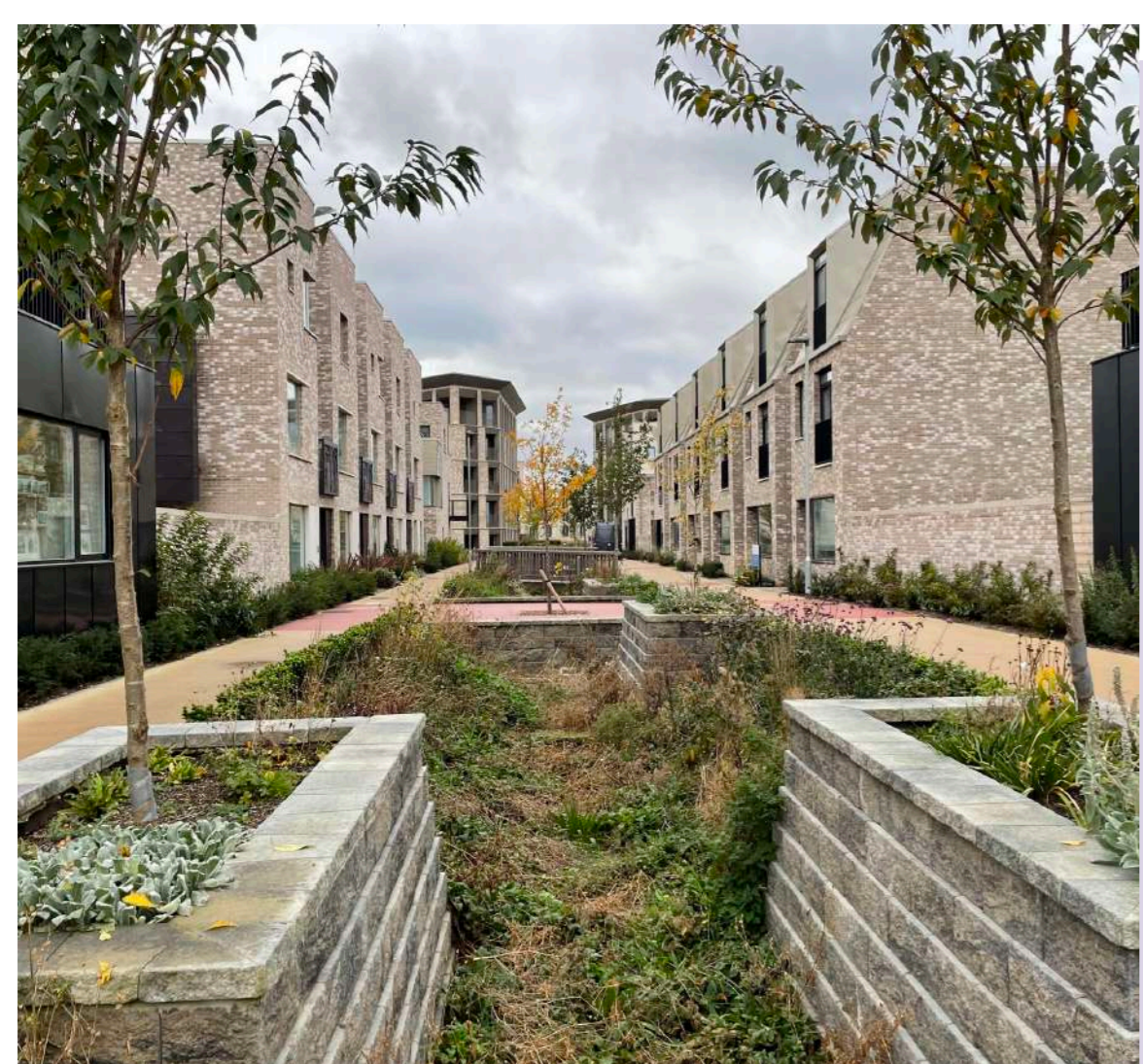
Public realm

The proposals increase permeability through the site including the creation of a pedestrian route through from Bournemouth Road to Foord Road. It includes a range of spaces for people to come together at the heart of the site.

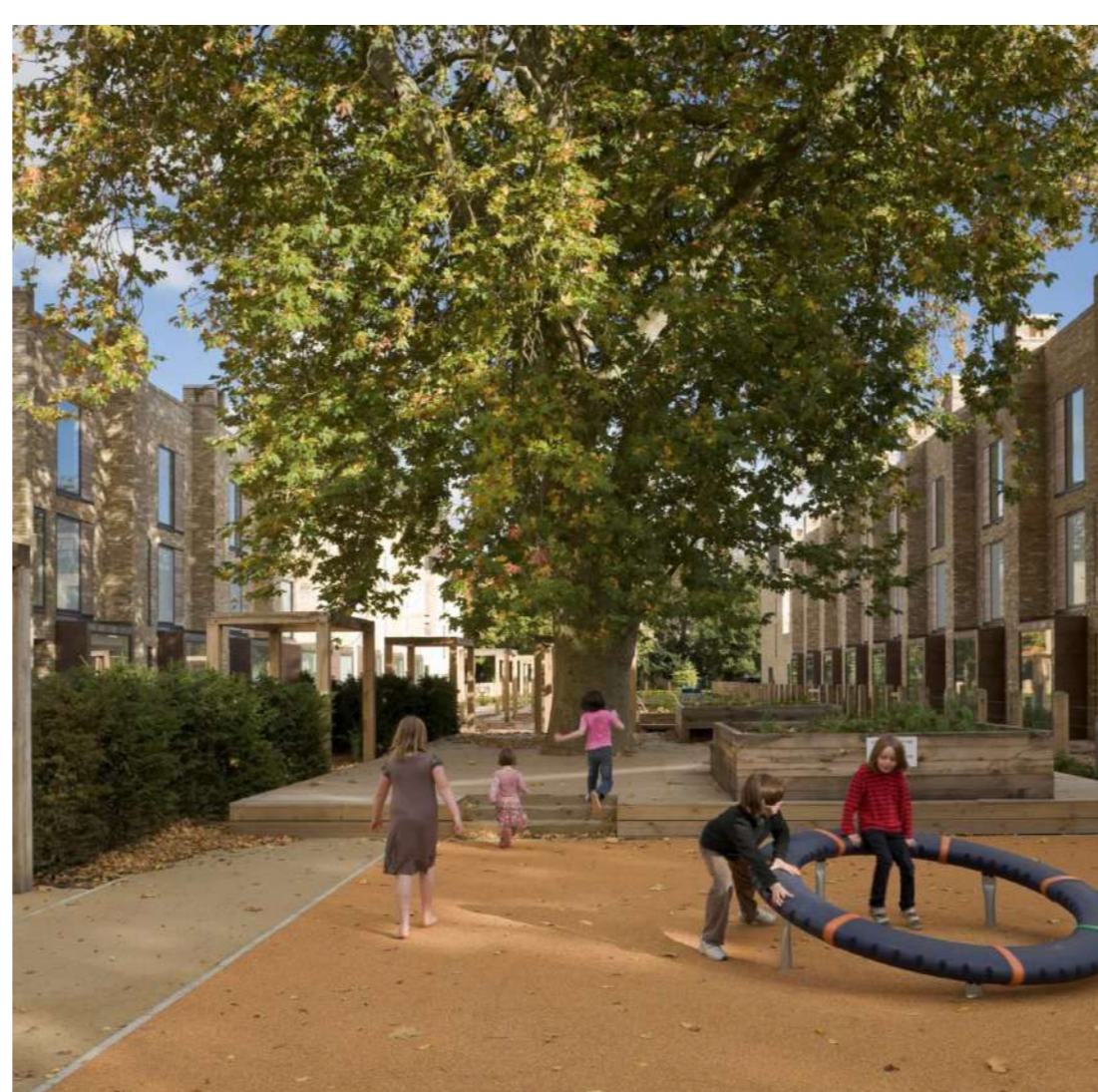
The proposals seek to activate the edge along Foord Road and create a focal space for the wider community around a new pocket park.



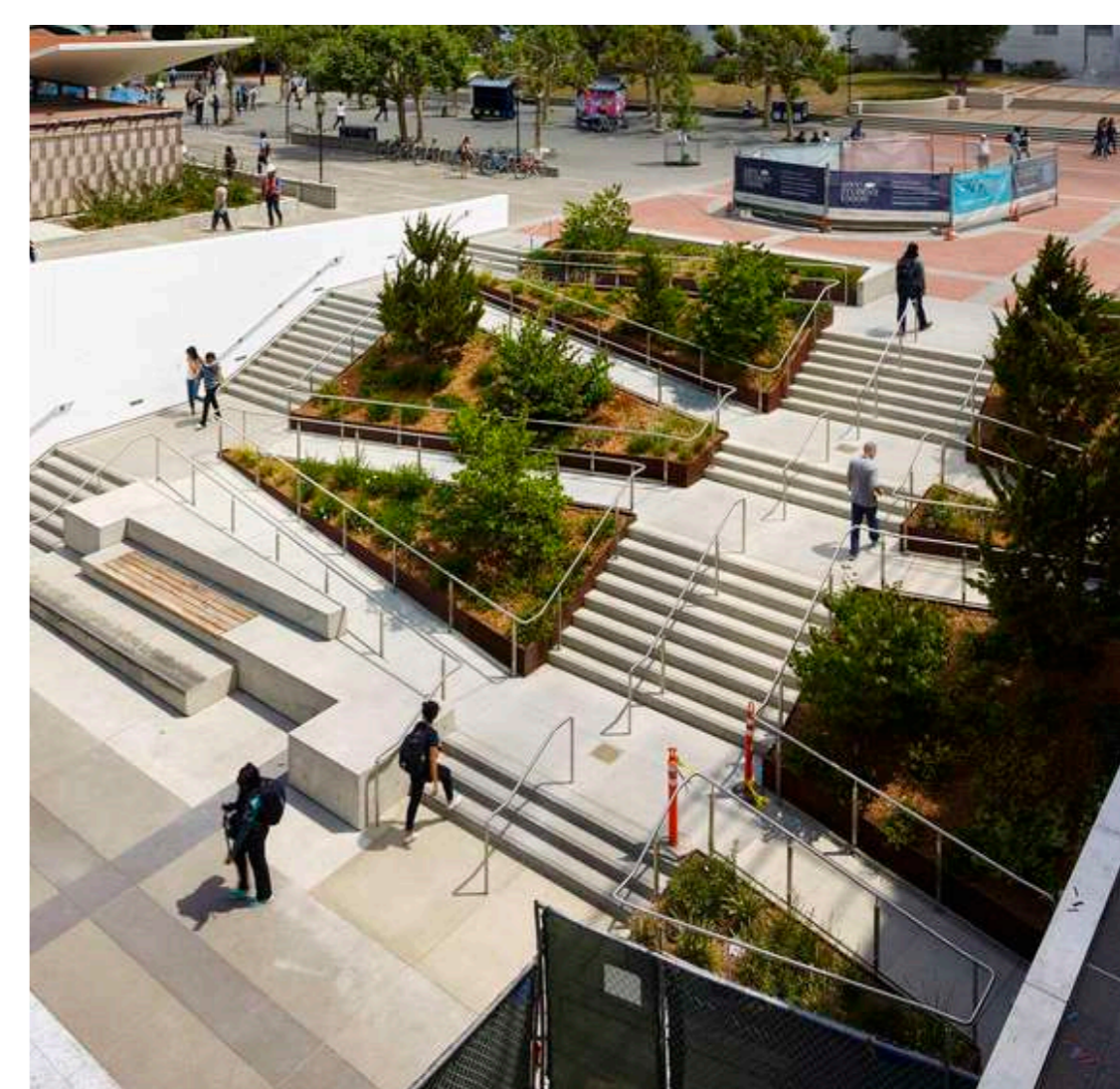
Example of stepped landscape with play areas (Payers Park)



A car-free link route can incorporate food growing and sustainable drainage systems



The public realm will incorporate areas for play



Stepped landscape to provide access across the steep topography

illustrative view along the green link



Sustainability

The proposals support F&HDC's aspiration towards Net Zero Carbon by 2050. This project is an opportunity to demonstrate ambitious embodied carbon and energy use targets in a cost-effective way.



Biodiversity and urban greening

The proposals include planting of new trees and soft landscaping to encourage wildlife and increase biodiversity



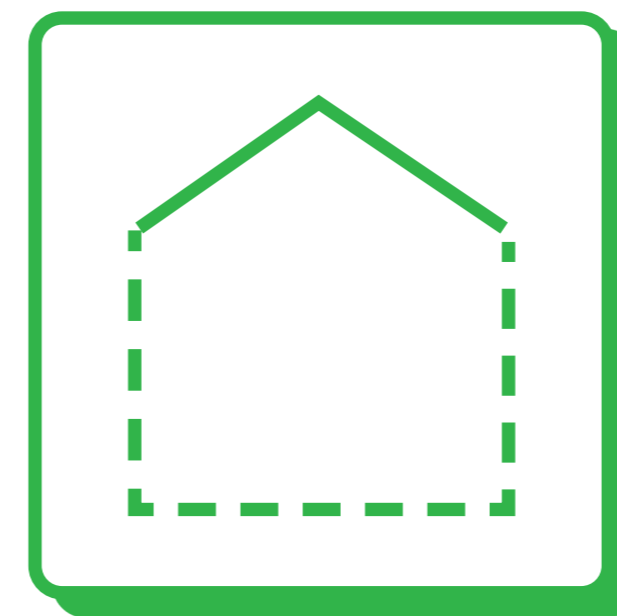
Healthy Homes

Designs will focus on providing well designed, comfortable, healthy homes



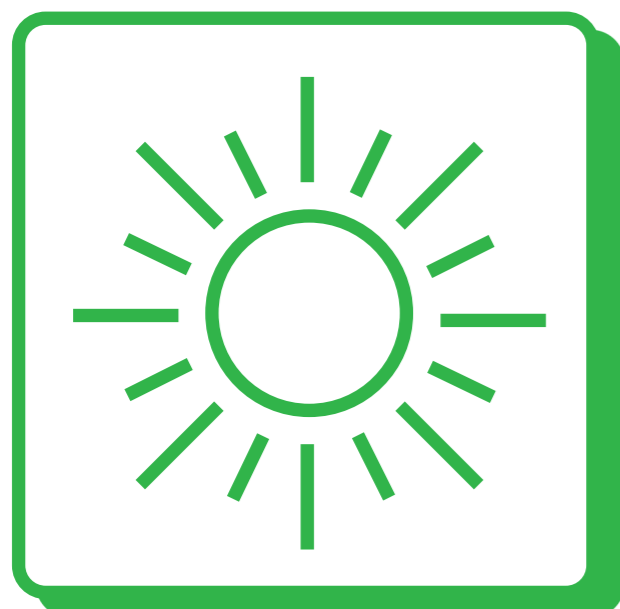
Form Factor

Buildings with efficient surface area to reduce thermal envelope



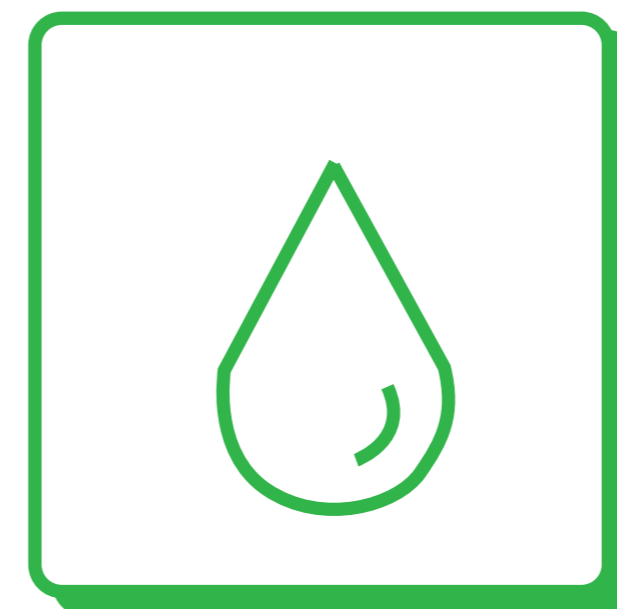
Fabric Performance

Buildings will have efficient envelopes in line with the new building regulations (Part L)



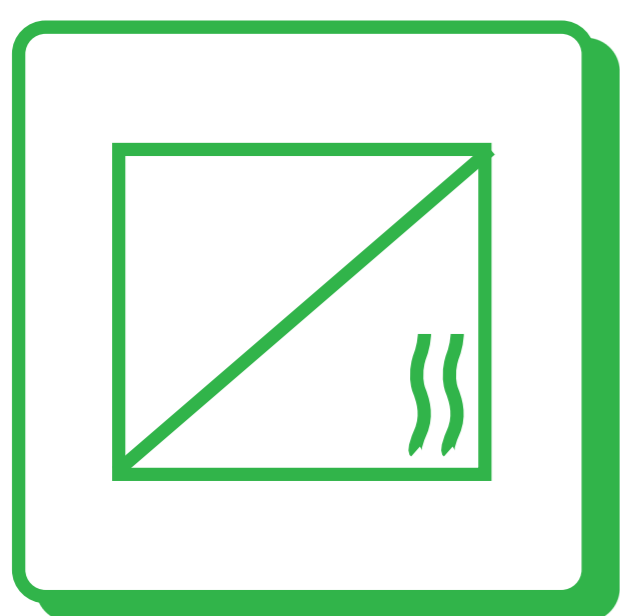
Microclimate

Homes will be designed to balance daylight, comfort and passive heating



Water Efficiency

Mains water consumption designed to meet target of 110 litres or less per person per day. Low flow water fittings to be installed to reduce water consumption



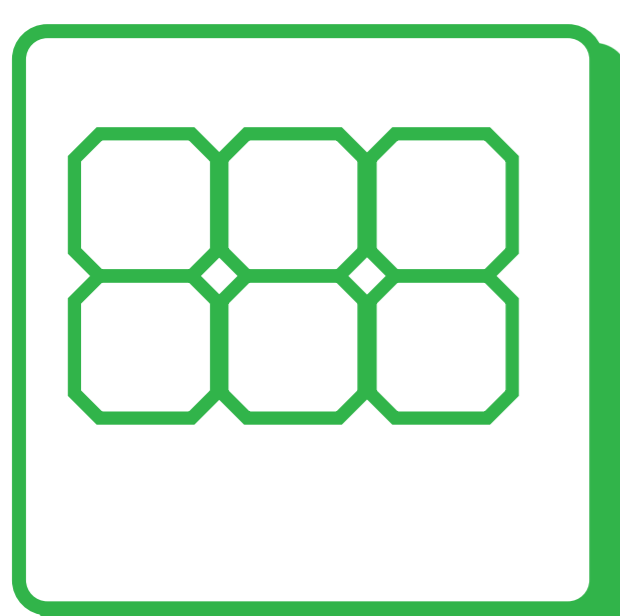
Air Source Heat Pumps

An all electric scheme using airsource heat pump technology to generate heating.



Active travel

Convenient cycle parking for residents and legible and safe walking routes encourage active travel



Solar Photovoltaics

Photovoltaic panels (solar panels) to generate electricity locally



Electrical Vehicle Charging Points

Electric vehicle charging points to support low carbon travel

Next steps



illustrative view from Foord Road

Design development and refinement	Spring 2023
Brownfield Land Release funding application	Spring 2023
Planning submission	Summer 2023
Planning Decision	Winter 2023/4
Procure Developer Partner	Winter 2023/4

Please complete our feedback form on your views of the proposals